APPENDIX 14 – CONSENT CONDITIONS

Part 1: CCC Land Use Consent Conditions
Part 2: CCC Subdivision Consent Conditions
Part 3: CRC Earthworks/ Land Use Conditions
Part 4: CRC Water Permit Conditions
Part 5: CRC Stormwater Discharge Conditions

Part 1: Christchurch City Council Land Use Conditions

1.	Except where varied by the conditions of this consent the development must proceed in general accordance with the information and plans submitted with the application, including the Davie Lovell Smith Scheme Plans dated June 2025. **Advice note: This resource consent will lapse five years from the date of this decision unless it is given effect to (i.e. the activity is established) before then. Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted and approved prior to the consent lapsing.**
2.	The Consent Holder, and all persons exercising this consent, must ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision, conditions and relevant management plans, prior to the commencement of the works. A copy of these documents must also remain on-site through the duration of the works.
Activity and Built Form Conditions on Lots 1 – 74	
3.	a. Excepted as modified below in b., the future development of lots 1 – 74 for industrial uses must comply with the District Plan Activity Standards for the Industrial General Zone at rule 16.4.1.1 Permitted activities attached as [**Appendix XX**] to this decision. b. **Specifically excluded/ not provided for activities on Lots 1 - 74 are the following (as defined in the District Plan)**: • Residential Activities / Residential Units (including for management / security purposes), • Heavy Industrial Activities (Fish Processing or Packing Plants and Abattoirs or Freezing Works).
4.	a. Except as modified below in b - d, the future development of lots 1 – 74 must comply with the Built Form Standards in Rule 16.4.2 - Industrial General Zone attached as [**Appendix XX**] to this decision; except that: b. The minimum building setback from Barters Road shall be 5m. c. A minimum building setback of 3m applies to the northern boundary of Lots 7 – 14 and Lot 74 with the Open Space Parks Zone (Templeton Golf Course).

	d. On lots 7 – 14 and 74 adjoining Open Space Parks Zone (Templeton Golf Course), trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10m of the boundary or part thereof. All trees required by this rule shall be in accordance with the provisions in Appendix 6.11.6 of Chapter 6 of the District Plan. **Note: On-going compliance with this condition shall be ensured by way of a Consent Notice pursuant to section 221 of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.**
Other General Development Conditions – Noise, Outdoor Lighting, Signs	
8.	**Noise** a. Future development of lots 1 – 74 for industrial purposes must comply with the District Plan noise rules in 6.1.4 General Noise Rules and 6.1.5 Zone Specific Noise Rules attached as [**Appendix XX**] to this decision, except as modified in (c) and (d) below. b. A 2.2m high acoustic fence shall be erected along the boundaries of the development with 14 Hasketts Road. The fence shall be constructed with a minimum surface mass of 10kg/m2 (20mm timber palings or equivalent) and shall be constructed such that there are no gaps. c. The daytime limit of 55dB LAeq(15min) and maximum noise limit of 75dB LAmax shall be adopted as the daytime and nighttime noise limit within 14 Hasketts Road. d. The daytime limit of 55dB LAeq (15min) and no maximum noise limit shall be adopted as the daytime and nighttime noise limit within the Templeton Golf Course (273 Pound Road).
9.	**Glare** a. Future development and construction activities on Lots 1- 74 for industrial purposes must comply with the District Plan Glare rules in 6.3.4 Control of Glare attached as [**Appendix XX**] to this decision.
10.	**Control of Light Spill** a. Future development and construction activities on lots 1 – 74 for industrial purposes must comply with the District Plan Light Spill rules in 6.3.5 Control of Light Spill and 6.3.6 Light Spill Standards by Zone for Industrial zones (permitted lux spill horizontal or vertical 20 Lux) attached as [**Appendix XX**] to this decision.
13.	**Signs** a. Any signs part of the future industrial development of lots 1 – 74 must comply with the District Plan Sign Rules in 6.8.4 attached as [**Appendix XX**] to this decision, as if the site were zoned Industrial General (not Rural). b. Except there shall be no LED/ Digital Signs or Billboards permitted by this consent. **Advice note: Illuminated signs will need to meet the glare and light spill requirements of Conditions 9 and 10 above.**

14.	**Earthworks** Any earthworks for the future development of lots 1 – 74 with buildings and for the Industrial General zone in Table 9 Maximum Volumes - earthworks of Rule 8.9.2.1 of the District Plan attached as [**Appendix XX**] to this decision, as if the site were zoned Industrial General (not Rural).
Transport Conditions	
15.	Future development of lots 1 – 74 for industrial purposes must comply with the District Plan Activity Status Tables – Transport in rule 7.4.2 attached as [**Appendix XX**] to this decision.
16.	Future development of lots 1 – 74 for industrial purposes must comply with the District Plan Transport Standards in rule 7.4.3 attached as [**Appendix XX**] to this decision.
Barters Road Landscaping Strip	
17.	A 5m landscaping strip shall be provided along the Barters Road frontage of the site at time of development of Stage One. The landscaping strip shall be planted with indigenous species listed within the plant palette, in accordance with the 'Landscape Offset Enhancement – Overall' and 'Landscape Offset Enhancement – Planting details' attached as Appendix 11 to the application.

PART 2: Christchurch City Council: Subdivision Conditions

Scheme Plan and Staging	
1.	The Consent Holder, and all persons exercising this consent, must ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision and conditions prior to the commencement of the works. A copy of these documents must also remain on-site through the duration of the works. **Advice note: This resource consent will lapse five years from the date of this decision unless it is given effect to (i.e. the activity is established) before then. Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted and approved prior to the consent lapsing.**
2.	General Survey Plan The survey plan, when submitted to Council for certification, is to be generally in accordance with the stamped approved application plan.
3.	Staging a. The subdivision may be carried out in stages but is not required to. If staged, each stage is to be in accordance with the staging shown on the application plan. That the development may proceed in stages in no particular order in accordance with the approved subdivision plan except as set out below. b. At each stage any balance land is to be left as a fully serviced allotment, with the exception of Stage 4 which would continue to be serviced via frontage to Hasketts Road.

4.	Allotment to Vest Local Purpose (Utility) Reserve Lots - Stages Lots 200, 201 and 202 are to be vested as Local Purpose (Utility) Reserve. **Advice note: Any underground infrastructure separate from the purpose of the reserve across land to be vested as reserve will require an easement application in compliance with s239, prior to the issuing of s223 certificate.**
5.	New Roads to Vest The new roads, are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground cabling for electricity supply and telecommunications.
6.	Road/Right of Way Naming The new roads/right of ways are to be named and shown on the survey plan submitted for certification. **Advice Note: The process for naming roads is set out at https://ccc.govt.nz/consents-and-licences/resource-consents/resource-consent-activities/subdivision-consents/road-and-right-of-way-naming/ . The approval of roads names is by the relevant Community Board and may take eight weeks. The processing of that application will be on a time and costs basis and charged under this consent.** The consent holder must supply and install the road's nameplates. The nameplates must be designed and installed in accordance with the IDS and CSS. The location of the nameplates must be submitted to Council's Subdivision Engineer prior to their installation. **Advice Note: Nameplates usually take six weeks to manufacture. The location of the nameplates can be submitted in a plan which identifies the road's landscaping and location of street lighting as required by this application. The consent holder is responsible for the cost of providing and installing the nameplates.**
8.	Service Easements The service easements as set out on the application plan or required to protect services crossing other lots must be duly granted or reserved Any proposed easements over adjoining land or in favour of adjoining land are to be shown in a schedule on the Land Transfer Plan. A solicitor's undertaking will be required to ensure that the easements are created on deposit of the plan.
9.	Easements in Gross The legal instruments to create the required easements in gross in favour of the Council must be prepared & registered by the Council's solicitor at the consent holder's cost and will be based on the Council's standard easement instrument templates (as appropriate) as determined by the Council's solicitor. The consent holder's solicitor is to contact the Council's solicitor (Anderson Lloyd Lawyers) requesting the preparation and registration of the required easement instruments. Areas which are to be the subject of easements in gross in favour of the Council must not be the subject of any other easements for the same purpose, unless otherwise agreed by Council. As built plans for the services covered by the easement(s) are to be provided to the Council at Section 223 certification stage.
10.	Public Utility Sites

	Any public utility site and associated rights of way easements and/or service easements required by a network operator are approved provided that they are not within any reserves to vest in the Council.
11.	Plans for Geodata The surveyor is to forward a copy of the title plan and survey plan to the Subdivision Planner (that issued the consent), Resource Consents Unit as soon as the plan has been lodged (or earlier if possible) for checking at Land Information New Zealand for entering into the Council GIS system.
Quality Assurance	
12.	Asset Design and Construction All infrastructure assets to be vested in the Council are to be designed and constructed in general accordance with the Christchurch City Council's Infrastructure Design Standard (IDS) and the Construction Standard Specifications (CSS).
13.	The design and construction of all assets must be subject to a project quality system in accordance with Part 3: Quality Assurance of the Infrastructure Development Standard (IDS). a. Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder must submit to the Planning Team – Subdivision Engineers a Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS. The Design Report and engineering plans must be prepared by the Consent Holders suitably qualified engineers and provide sufficient detail to confirm compliance with the requirements of the IDS and this consent. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report. b. Prior to the commencement of physical works on site, the Consent Holder must submit to the Council's Planning Team – Subdivision Engineers a Contract Quality Plan and supporting Engineer's Review Certificate, complying with clause 3.3.3 of the IDS. c. Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder must submit to the Planning Team – Subdivision Engineers an Engineer's Report complying with clause 3.3.3 of the IDS and an Engineer's Completion Certificate complying with clause 3.3.4 of the IDS. The Engineer's Report must provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS and this consent, including compliance with consent conditions requiring mitigation measures with respect to any liquefaction and lateral spread hazards. **Advice Note: Part 3 of the IDS sets out the Council's requirements for Quality Assurance. It provides a quality framework within which all assets must be designed and constructed. It also sets out the process for reporting to Council how the works are to be controlled, tested and inspected in order to prove compliance with the relevant standards. It is a requirement of this part of the IDS that certification is provided for design and construction as a pre-requisite for the release of the 224c certificate. The extent of the documentation required should reflect the complexity and/or size of the project.** **General Advice Note for Quality Assurance:** **Landscaping acceptance shall be submitted at engineering design acceptance. The Landscape Plans and Design Report must be submitted to landscape.approval@ccc.govt.nz as well as the Subdivision Engineer.** **Waterway enhancement/works acceptance can be submitted at a separate time to the engineer design acceptance. The Landscape Plans must be submitted to stormwaterapprovals@ccc.govt.nz.**

14.	Traffic Management A Traffic Management Plan (TMP) must be implemented for works to: a) All site entrances to future stages; b) Works to Pound Road, Barters and Hasketts Road. No works are to commence in those specific areas until such time as the TMP has been installed. The TMP must be submitted to the Council through the following web portal http://www.myworksites.co.nz.
15.	CCTV Inspections Pipeline CCTV inspections are to be carried out on all gravity pipelines to be vested in compliance with the Council Standard Specifications (CSS): https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/
16.	Services As-Built Requirements As-Built plans and data must be provided for all above and below ground infrastructure and private work in compliance with the Infrastructure Design Standards (IDS): https://www.ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/as-built-survey-and-data-requirements/ **Advice Note: this includes RAMM and costing data (GST).** As-Built Plans are to be provided for any easements in gross over pipelines. The plans are to show the position of the pipelines relative to the easements and boundaries. As-Builts (Reserves and Street Trees) The Consent Holder shall submit As-Built asset data for any landscape improvements on land to be vested as reserves or roads, in accordance with IDS, Part 12 As-Builts records. **Advice note: The as-builts must be supplied at the same time as the Engineer's Report, at Practical Completion.**
Accidental Discovery	
17.	a. Any activity which may modify, damage or destroy a pre-1900 archaeological site or material must follow the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority is required from Heritage New Zealand to modify, damage or destroy any archaeological site, whether recorded or not in the New Zealand Heritage List/Rārangi Kōrero. b. In the event of accidental discovery of any archaeological material, all works must cease immediately in the part of the site known, or suspected, to be an archaeological site. c. The Canterbury Regional Council, Heritage New Zealand Pouhere Taonga and Papatipu Rūnanga, as well as the New Zealand Police in the case of discovery of kōiwi/human bones, must be informed immediately of the disturbance, and the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014 must be followed.

	d. In the event of the accidental discovery of Māori archaeological sites or material, the attached accidental discovery protocol for Māori archaeology must be followed in addition to the process under the Heritage New Zealand Pouhere Taonga Act 2014. e. To ensure that all statutory and cultural requirements have been met, any works in the part of the site subject to the archaeological discovery must not recommence until authorised by the Christchurch City Council and: i. Upon completion of the archaeological authority process referred to under ©; and ii. In the event of the accidental discovery of Māori archaeological sites or material, and in addition to (c) upon completion of the process referred to under (d); and iii. In the event of the discovery of kōiwi/human bones, immediately advise the New Zealand Police.
Wetland Assessment	
18.	a. Prior to commencement of any earthworks within Stage 3 as shown on the Scheme Plan, an assessment must be undertaken by a suitably qualified and experienced professional to confirm presence of wetland habitat as per Section 5.1.8 of Wildlands terrestrial assessment (Appendix 7 of this application). A copy of the assessment shall be provided to CCC via rcmon@govt.nz to confirm if wetland habitat is present. b. In the event wetland habitat is present; no works may occur within 'Stage 3' until such time as the necessary approvals are obtained.
Earthworks / Erosion and Sediment Control	
19.	Earthworks must be carried out in general accordance with earthworks plans attached as part of the Earthworks Management Plan (Appendix 13) and supplementary detailed design plans to be provided at time of Engineering Approval.
20.	The earthworks and construction work must be under the control of a nominated and suitably qualified engineer.
21.	Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to ground or to the Council's stormwater system. (Possible sources of contaminants from construction activities include uncontrolled runoff, dewatering, saw cutting and grooving). **Advice note: For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.**
22.	The Erosion and Sediment Control Plan must show the positions of all stockpiles on site. Temporary mounds, which are left unworked for more than 15 working days must be sufficiently stabilised to prevent erosion until such time as they are removed / reused.
23.	The draft Earthworks Management Plans provided with the application are accepted in principle. Prior to construction these will be incorporated into an Environmental Management Plan (EMP) for the site and submitted to Council for reference. All filling and excavation work must be carried out in general accordance with an the EMP which identifies how the environmental risks of the project will be managed.
24.	The EMP must include an Erosion and Sediment Control Plan (ESCP). The ESCP must be designed by a suitably qualified and experienced professional and a design certificate (Appendix IV in IDS Part 3)

	supplied with the ESCP to the Council under clause 3.8.2 of the IDS at least five days prior to the works commencing.
25.	The ESCP must follow best practice principles, techniques, inspections and monitoring for erosion and sediment control, and be based on ECan's Erosion and Sediment Control Toolbox for Canterbury http://esccanterbury.co.nz/. **Advice Note: Any changes to the accepted ESCP must be submitted to the Council in writing.**
26.	The EMP must include (but is not limited to): • The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites; • A site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways etc; Details of proposed activities; • A locality map; • Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff, stockpiles; • Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate; • Drawings showing the protection of natural assets and habitats; • A programme of works including a proposed timeframe and completion date; • Emergency response and contingency management; • Procedures for compliance with resource consents and permitted activities; • Environmental monitoring and auditing, including frequency; • Corrective action, reporting on solutions and update of the EMP; • Procedures for training and supervising staff in relation to environmental issues; • Contact details of key personnel responsible for environmental management and compliance. **Advice note: IDS clause 3.8.2 contains further detail on Environmental Management Plans.**
27.	The EMP must be implemented on site over the construction phase. No earthworks may commence on site until: • The Council has been notified (via email to rcmon@ccc.govt.nz) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor. • The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work • The works required by the EMP have been installed. An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the EMP.
28.	Dust emissions must be appropriately managed within the boundary of the property in compliance with the Regional Air Plan. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.
29.	All loading and unloading of trucks with excavation or fill material must be carried out within the subject site (besides for the works to the road frontages along Pound, Barters or Hasketts Road).
30.	a. The Consent Holder shall submit a Corridor Access Request (CAR) application/Works Access Permit (WAP) and TMP to the Council through the following web portal http://www.myworksites.co.nz. If no

	response to the CAR/WAP or TMP is received within 10 working days, they shall be deemed approved. b. All work within the legal road, or activities outside the legal road that affect the normal operating conditions of the legal road, cannot start until the consent holder has been issued with the following: • Approved Works Access Permit (WAP); and • Approved Traffic Management Plan (TMP).
31.	Any change in ground levels must: • not cause a ponding or drainage nuisance to neighbouring properties. • not affect the stability of the ground or fences on neighbouring properties. • maintain existing drainage paths for neighbouring properties (if applicable).
32.	The fill sites must be stripped of vegetation and any topsoil prior to filling. The content of fill must be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).
33.	All filling exceeding 300mm above excavation level must be in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures. At the completion of the work an Engineers Earthfill Report, including a duly completed certificate in the form of Appendix D of NZS 4431, must be submitted to Council at rcmon@ccc.govt.nz for all lots, including utility reserves, within the subdivision that contain filled ground. This report must detail depths, materials, compaction test results and include as-built plans showing the location and depth of fill and a finished level contour plan.
34.	All disturbed surfaces must be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation.
35.	Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, must be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of the consent holder and to the satisfaction of Council.
36.	Should the Consent Holder cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they must first install preventative measures to control sediment discharge / run-off and dust emission, and must thereafter maintain these measures for as long as necessary to prevent sediment discharge or dust emission from the site
NES / Contamination	
37.	At least 15 working days prior to the commencement of works to remediate contaminated land, the Consent Holder must submit a final copy of the full and complete DSI Investigation and a Remedial Action Plan (RAP) to the CCC Compliance Team via email to rcmon@ccc.govt.nz.
38.	The RAP required under condition (37) must: a. Outline the proposed soil sampling procedure to identify the extent of contamination, including guidelines used to analyse samples; b. Detail a procedure for managing any discovery of contaminated soil or material; c. Describe the methodology for soil removal and how soil will be prevented from being entrained in stormwater.

	d. Outline where the contaminated soil will be disposed of; and e. Describe any validation sampling that will be undertaken to ensure all contaminated soil is removed.
39.	The RAP may be amended at any time. Any amendments must be: a. Only for the purpose of improving the efficacy of the management of contaminated soil and must not result in an increase of sediment being discharged from the site; and b. Consistent with the conditions of this resource consent; and c. Submitted in writing to the CCC Compliance Team via email to: rcmon@ccc.govt.nz
40.	Within three (3) months of the completion of the earthworks a Site Validation Report (SVR) shall be prepared and submitted to Council. The SVR shall include as a minimum a. Volumes of materials moved on site; b. Details of any variations to the proposed work plan; c. Details of any discharges or contingency measures employed during the earthworks; d. Photographic evidence of the site works; e. Evidence the objectives of the final site remediation have been met with regard to Industrial land use. f. Evidence of the disposal of any soils off site to an authorised facility. The SVR shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2011). Delivery of the SVR may be by way of email to rcmon@ccc.govt.nz.
41.	At the completion of the remediation works the consent holder is to provide evidence to the satisfaction of the Councils Senior Environmental Health Officer (via email to EnvResourceMonitoring@ccc.govt.nz) that the soils have been returned to accepted health levels.
Geotechnical	
42.	a. Prior to works commencing within Stage 2 of the development, additional geotechnical testing must be undertaken to Lots 63 – 67 and 73 within the areas depicted on KGA Drawing 1.5 (Appendix 5 of the application). b. with The subgrade within the historic paleochannel as identified in teh KGA report shall be checked by a suitably experienced geotechnical engineer or geologist. c. Prior to any works commencing on Lot 74, further geotechnical testing must be undertaken to confirm ground conditions across the entire Lot. A supplementary geotechnical report must be provided to confirm that the conclusions of the KGA Geotechnical Assessment are applicable to Lot 74 also.

	d. All backfilling of drains, tree and building excavations and open channels much be completed with supervision by a geotechnical specialist.
43.	Specific Foundation design – All lots Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer. **Advice note: A Consent Notice requiring specific foundation design pursuant to section 221 of the RMA registered against the Computer Freehold Register to issue for each lot of the subdivision.**
Water Supply	
44.	The point of water supply for this subdivision shall be the DN200 PE100 water main at the intersection of Pound and Waterloo Road as well as a new water supply system to be installed by the Developer in accordance with an Infrastructure Provision Agreement to be entered into with Council (**New Water Supply System)**.
45.	The New Water Supply System shall be designed in accordance with the provisions of the Infrastructure Provision Agreement.
46.	The New Water Supply System must be installed on land vested in Council (Utility Lot). The size and configuration of the Utility Lot for the reservoir and appurtenant facilities must be accepted by Council who will consider matters such as accessibility, feasibility to conduct maintenance activities and ensuring service objectives are achievable. The final size and location of the Utility Lot must be amended to meet requirements of Council's Water Supply and Wastewater Asset Planning Team, if required. Council's Water Supply and Wastewater Asset Planning Team will confirm the land requirements under the New Water Supply System Infrastructure Provision Agreement. This will include either: a. Confirmation that no changes are required to the Utility Lot if the design work identifies that no changes are necessary to accommodate the New Water Supply System; or b. Confirmation that the Utility Lot will need to be increased in size, and detail of additional land necessary to accommodate New Water Supply System assets If additional land is required, the Consent Holder must increase the Utility Lot by reducing the area of adjacent lot(s). Any land re-allocated to the Utility Lot must be outside the adjacent existing power line easement. Changes to the layout of the Lots must be approved by Council's Water Supply and Wastewater Asset Planning Team and be incorporated into the Survey Plan prior to seeking s223 approval.
47.	Any part of the New Water Supply System that is constructed pursuant to this Consent but located on a balance lot, shall follow the alignment of the road network for the subsequent development Stage and be protected by an easement in gross in favour of Christchurch City Council, until vested as road or utility lot (as applicable) as part of the subsequent development Stage.
48.	The water main and submains on Road 1,2,3 and 4 (roads to vest) shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008, subject to Council engineering acceptance. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Planning Engineer for Engineering Acceptance by the Water Supply & Wastewater Asset Planning Team prior to the commencement of any physical work.
49.	The construction of Council vested water mains and submains shall be carried out by a Council approved water supply installer at the expense of the applicant. The construction of the New Water Supply System shall be in accordance with the Infrastructure Provision Agreement. Practical

	Completion of the relevant parts of the New Water Supply System must achieved in accordance with the Infrastructure Provision Agreement prior to the issue of a section 224 certificate.
50.	All water mains and submains for the subdivision shall be installed in road to be vested in Council.
51.	Minimum DN150mm water mains shall be extended along the full length of roads to vest as per the requirements of the Infrastructure Design Standard.
52.	All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary.
53.	Any rear lot or lot within a Right of Way shall be serviced by its own minimum DN32mm lateral within a shared access. Each water supply lateral connection shall be installed with a dummy connection spacer rod in accordance with CSS Part 4, SD 403. An easement for the right to convey water shall be created over the lateral in favour of the lot serviced by the lateral. Laterals shall be installed by a Licensed Certified Plumber and shall not cross the boundary of the net site area of other sites.
Wastewater / Sewer	
54.	The site shall be serviced by a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer.
55.	The Approved Sanitary Sewer Outfall for this site shall be to the WWMH ID45971 manhole in gravity sewer main in Pound Road.
56.	The consent holder shall put in place measures to enable the initial operation of the local pressure sewer system within and from the site during the build phase, including (but not limited to) ensuring self-cleansing flow and limiting sewage retention time within the system when the design number of pressure sewer tanks are not yet in operation. These measures shall be reported to the Council Engineer prior to seeking section 224(c) certification.
57.	Provision must be made for odour treatment and corrosion protection at a location to be confirmed by CCC, downgradient of the discharge point in accordance with Council's Infrastructure Design Standards, Construction Standard Specification, the CCC Odour and Corrosion Management Design Guide, CCC Design Guideline DG61 Protective Coatings for Concrete Wastewater Structures, and other specifications or operational requirements provided by Council as part of the engineering acceptance process. Engineering drawings supported by design calculations and specifications for the odour treatment facility and corrosion protection works must be sent to the Subdivision Engineer for acceptance prior to the commencement of any physical work. Smoke testing is required during the commissioning of the odour treatment unit.
58.	Each lot shall have a Boundary Kit located within the legal road or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
59.	Properties in a Right of Way shall be serviced by a single private pressure main. An isolation valve shall be installed on the private pressure main at the boundary of the Right of Way and the public road. Private easements shall be created over Pressure Sewer Systems in private Rights of Way.
60.	Installation of the common pressure sewer main and boundary kits in roads to vest shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
61.	Prior to the occupation of a building on any lot, each lot shall be serviced by a private Local Pressure Sewer Unit.
62.	The following conditions shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each Lot: a. Prior to the occupation of a building, each industrial lot shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by Aquatec, EcoFlow or similar.

	b. The property owner shall retain ownership of the local pressure sewer unit complete with pump, chamber and control equipment. The property owner will be responsible for the operation and maintenance of the complete system.
Stormwater	
63.	The stormwater management and mitigation system to be constructed under this application shall rely on stormwater treatment and disposal to ground via infiltration. In addition to the below conditions, the stormwater management system to be constructed under this application shall meet the requirements of the Waterways, Wetlands and Drainage Guide (2003, including updates), the Infrastructure Design Standard (IDS 2022) and the Construction Standard Specifications (CSS 2022).
64.	The consent holder shall submit an Engineering Design Report to the 3 Waters Asset Planning - Stormwater & Waterways and Resource Consents Units. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure systems.
65.	Stormwater generated from all roading shall be collected via channels, sumps, pipes or swales and discharged to a first flush treatment system. Unless otherwise agreed by the Council Planning Engineer, the first flush treatment system shall be either: a. Soil absorption basins, or; 6. Stormwater360 Filterra proprietary treatment devices.
66.	Treated stormwater and stormwater in excess of the first flush treatment system capacity shall discharge into a rapid soakage disposal system. The rapid soakage system shall: a. Consist of infiltration soak pits or trenches designed in general accordance with WWDG Part 6.5, and; b. Provide sufficient storage and soakage to dispose of stormwater generated from the critical two percent annual exceedance probability storm event, and; Either: 1) Provide sufficient above-ground storage to contain the stormwater runoff generated from a 10 percent annual exceedance probability storm of 18 hours duration, OR; 2) be fitted with redundant "capped off" rapid soakage chambers or trenches providing at least double the design soakage capacity.
67.	If the stormwater infiltration are within 2,000 metres up-gradient or 500 metres down or cross-gradient of any domestic or community drinking water supply wells, a site specific assessment undertaken by a suitably qualified person shall be provided demonstrating less than minor adverse effects on those domestic or community drinking water supply wells. This assessment shall form part of the Engineering Design Report and will be submitted to Canterbury Regional Council for certification under Councils Comprehensive Stormwater Network Discharge Consent.
68.	The following consent notice, pursuant to Section 221 of the Resource Management Act 1991, shall be memorialised on the Certificates of Title for all industrial allotments to ensure that ongoing conditions are complied with: ***Pre-treatment of Hardstand Stormwater Runoff*** *Stormwater generated from hardstanding areas within the site (concrete, asphalt, compact gravel, etc.) shall be pre-treated using an approved Gross Pollutant Trap (GPT), vegetated swale or other proprietary pre-treatment device prior to discharge into the CCC network. Unless otherwise approved by the Council Stormwater Planning Engineer, any proprietary stormwater pre-treatment device used*

	shall hold "pre-treatment" designation certification (or better) on the State of Washington Department of Ecology (U.S.A.) – Technology Assessment Protocol - Ecology (TAPE) approved technologies list. ***Hazardous Activities and Industries*** *Sites engaging in any of the activities listed in Environment Canterbury's Land and Water Regional Plan Schedule 3 Hazardous Industries and Activities (or successor schedule) shall submit a Stormwater Quality Management Plan for acceptance by the Christchurch City Council Stormwater Planning Engineer. Any site activities considered by the Council to pose a high risk of contamination of ground or surface water may be excluded from the Christchurch City Council's Comprehensive Stormwater Network Discharge Consent and may be required to obtain separate resource consent for the discharge of operational phase stormwater from Canterbury Regional Council.*
69.	Stormwater in excess of the stormwater management and disposal system capacity shall be diverted to the CCC stormwater network in Pound Road or Waterloo Road.
70.	Stormwater generated from roofs of all buildings shall be collected via a sealed stormwater system separated from all other stormwater and discharged into an onsite rapid soakage disposal system. The following consent notice, pursuant to Section 221 of the Resource Management Act 1991, shall be memorialised on the Certificates of Title for all industrial allotments to ensure that ongoing conditions are complied with: ***Roof Stormwater Disposal*** *Stormwater runoff from roofs of all buildings within this allotment shall be captured and disposed of via rapid soakage infiltration systems that are fully sealed and separated from other stormwater runoff. The rapid soakage infiltration systems shall be designed to dispose of the critical 2 percent annual exceedance probability storm event.* ***Roof and Flashing Materials*** *Roofs and flashings of all buildings within the site shall be low-zinc and low-copper generating materials (those generating less than 20 parts per million dissolved zinc and less than 3 parts per million dissolved copper, i.e.; painted steel, non-zinc treated aluminium, BUR, Modified Bitumen, Single Ply/Thermoset Membrane, Thermoplastic Polyolefin). If zinc-generating or copper-generating materials are used, treatment of stormwater runoff from the full roof area shall be provided using an approved treatment device designed to remove at least 80% of dissolved zinc and/or copper in stormwater.*
71.	Earthworks shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects of disruption of overland flow or displacement of ponded floodwaters caused by filling within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report.
72.	Prior to vesting of reserves the consent holder shall confirm, by Detailed Site Investigation and/or Validation Report (if required) that soil contaminants within all Local Purpose (Utility) Reserves containing stormwater basins or soakage systems are below ANZECC SQG-High Sediment Quality guidelines.
73.	Stormwater laterals shall be laid to at least 600mm inside the boundary of all building allotments at the subdivision stage. The laterals shall be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthermost part of the lot.
74.	The stormwater management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site for all rainfall events up to and including the critical two

	percent annual exceedance probability storm. This will require internal reticulation and conveyance to meet Council's inundation standards as specified in the WWDG. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.
75.	The primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event.
76.	A stormwater design and flood modelling report shall be provided for the subdivision which addresses the critical 10%, 2% and 0.5% annual exceedance probability rainfall events in the post-development scenario. This report shall form a part of the Engineering Design Report and shall include (but may not be limited to) the following information in PDF and GIS *.shp file format: a. A site plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths. b. A plan showing the predicated extent of flooding (for flood depths in excess of 100mm) for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events. c. A plan showing predicted floodwater levels for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events marked at every 10m interval along all overland flow paths. d. All elevations shall be in NZVD2016.
77.	The designer of the stormwater management system shall provide a report which identifies all overland flow paths proposed for storm events that exceed the capacity of the reticulated stormwater network. All overland stormwater flow paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.
78.	At the time of excavation of the actual infiltration site(s) during the construction phase of the development, the consent holder shall confirm that the initial assumptions of infiltration rates, derived from the preliminary testing, are appropriate. Subject to this investigation, the Council may review these conditions pursuant to Section 128 of the Act to require the consent holder to alter the engineering design.
79.	Upon practical completion of any soil adsorption basins (if implemented) and prior to issuance of the s224c certificate, hydraulic conductivity testing of all installations shall be undertaken and supervised by a suitably qualified consultant with the results submitted to the Senior Stormwater Planning Engineer, 3 Waters Asset Planning - Stormwater & Waterways Unit and Subdivisions Engineer, Resource Consents Unit, for acceptance. Median infiltration test results of the engineered treatment media layer shall be within the range of 75mm-300mm per hour, with no single test result less than 50mm per hour. Should that range not be achieved, the consent holder shall undertake all necessary works to achieve the required infiltration rate, at no cost to Council.
80.	The consent holder shall provide easement in gross over any public stormwater infrastructure located outside of Local Purpose (Utility) Reserves or legal road.
81.	All boundaries between industrial allotments and Local Purpose (Utility) Reserves shall be fenced. The design and placement of fencing shall form part of the Engineering or Landscape acceptance
82.	Safe and adequate access to all stormwater management and mitigation facilities for operation and maintenance, including sediment removal, shall be provided and designed in accordance with WWDG Sections 6.8 & 6.9.
83.	A Maintenance and Operations manual for all stormwater water management systems shall be provided and shall form part of the Resource Consents and 3 Waters Asset Planning - Stormwater & Waterways Unit acceptance. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.

84.	The consent holder shall provide as-built plans of the stormwater management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.
85.	No more than 90 days prior to the expiry of the engineering defects period, hydraulic conductivity testing of soil adsorption basins (if implemented) shall be undertaken and supervised by a suitably qualified consultant with the results submitted to the Senior Stormwater Planning Engineer, 3 Waters Asset Planning - Stormwater & Waterways Unit and Subdivisions Engineer, Resource Consents Unit, for acceptance. Median infiltration test results shall be within the range of 50mm-300mm per hour, with no single test result less than 30mm per hour. Should that range not be achieved, the consent holder shall undertake all necessary works to achieve the required infiltration rate, at no cost to Council.
Access Construction Standards	
86.	The access formation must be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works must not commence until the Design Report, Plans and Design Certificate complying with clause 3.3.1 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.2 has been provided to Council.
Transport	
87.	Street Lighting Street lighting is to be installed in the new road(s) to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard.
88.	Traffic Safety Audit The applicant must provide traffic safety audits undertaken by a suitable qualified independent traffic engineer at the engineering acceptance stage (design) and at works completion (post construction). Detailed engineering design for the transport network must ensure the recommendations of the Safety Engineer in the preliminary scheme design (concept) safety audit are incorporated in the design.
89.	Existing Road Frontage Road frontage upgrades to Barters Road and Hasketts Road shall occur when site access intersections are constructed to these roads at the cost of the consent holder as per the Davie Lovell Smith Plans submitted with the application.
90.	Intersection Design Intersection Designs are to be as per the Davie Lovell Smith Drawings.
91.	New Roads All road allotments must be designed and formed in general accordance with the DLS drawings.
92.	Turning Facilities The subdivision design must provide for adequate rubbish truck turning facilities.
Boundary Landscaping	
93.	Landscaping to Barters Road frontage a. The 5m landscaping strip adjacent the full length of Barters Road must be established in accordance with the 'Landscape Offset Enhancement – Overall' and 'Landscape Offset Enhancement – Planting details' attached as Appendix 11 to the application.

	b. The proposed landscaping must be established on site within the first planting season of the construction of Stage 1 (extending from 1 April to 30 September). c. All landscaping required for this consent must be maintained. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping. The following consent notice, pursuant to Section 221 of the Resource Management Act 1991, shall be memorialised on the Certificates of Title for Lots 1, 44-56 to ensure that ongoing conditions are complied with: *5m landscaping strip* *The 5m landscaping strip along Barters Road must be maintained in perpetuity. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.*
94.	Landscaping along northern internal boundary a. One tree per 10m of boundary shall be planted along the length of the northern boundary of the site adjoining the Open Space Community Parks Zone. Tree species must be a variety sourced from the Low Plains Ecological District. b. The tree species shall be established on Lots 7 - 14 within the first planting season following construction of the site (Extending from 1 April to 30 September). c. The tree species shall be established on Lot 74 at time this site further subdivided. c. The trees must be maintained in perpetuity. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees of similar species to the existing. The following consent notice, pursuant to Section 221 of the Resource Management Act 1991 shall be memorialised on the Certificates of Title for Lots 7 – 14 and 74 to ensure that ongoing conditions are complied with: *North boundary tree planting* *One tree per 10m of boundary shall be planted along the northern boundary of the site adjoining the Open Space Community Parks Zone. The trees planted along the northern internal boundary of the allotments must be maintained in perpetuity. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.*
Streetscape Landscape Plans	
95.	Landscape plans and an accompanying Design Report for street trees and street garden beds are to be submitted to the Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz). **Advice note: Grassed berms within road reserves do not form part of the landscape acceptance or landscape bond.**

96.	The Landscape Plans and Design Report are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version). All landscaping required by this condition is to be carried out in accordance with the plan(s) at the Consent Holder's expense, unless otherwise agreed.
97.	Prior to Council's practical completion inspection and acceptance, the consent holder must submit (to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) all required completion documentation in accordance with IDS Part 10.3.4 Engineer's Report and the Quality Assurance System, to provide evidence that the work is completed in accordance with the accepted plans, the IDS and CSS (current versions), and the conditions of consent.
98.	The Consent Holder must maintain all landscape assets within road corridors to the standards specified in the CSS (current version) for the 24 months Establishment Period (Defects Liability) from the date of Council's practical completion acceptance until final inspection and acceptance of the assets by Council. Acceptance must be based upon the criteria outlined in the CSS, Part 7 Landscapes.
99.	The Consent Holder must enter into a separate bond with Council to the value of 50% of the cost to replace and establish all street trees and street garden beds. The bond will be held for the Establishment Period of 24 months and may be extended by a further 24 months for the replacement planting(s), as required. The bond will be released after the trees have been accepted by Council at final completion / handover. **Advice note: Where works have not obtained practical completion acceptance by Council prior to the issuing of the Section 224(c) certificate, the value of the bond will be 100% of the cost of all incomplete landscape works.**
100.	Any replacement plantings and extended establishment period required due to street trees or street garden beds not being accepted are to be carried out at the Consent Holder's expense.
101.	Final Completion / Handover (Reserves and Streetscapes) Prior to Council's final completion inspection and acceptance of the assets at the end of the 24 month Establishment Period, the Consent Holder must submit all required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System, to provide evidence that the work has been completed and maintained in accordance with the agreed standards and conditions of this consent. Where it is not possible to determine the condition of the assets due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of the assets can be accurately determined.
Herpetology	
102.	All works relating to lizard fauna, including capture and relocation must occur in accordance with the Lizard Management Plan, attached as Appendix 8 to the application, and the permit obtained by this application under the authority of the Wildlife Act (1953).
Avifauna management during subdivision construction	
103.	Any works to occur within the bird breeding and nesting seasons (mid-August to mid-February annually) must occur in accordance with an accepted Bird Management Plan.
104.	The Bird Management Plan must be submitted to the Subdivision Engineer for acceptance by Council's Ornithologist (via email to rcmon@ccc.govt.nz) 15 working days before works commence. No works are to commence on site until the acceptance is received, except that if acceptance is not achieved within 15 working days it will deemed to have been received. A Bird Management Plan must be prepared by a suitably qualified and experienced professional.
105.	A bird management plan must include, but is not limited to: a. description of what measures will be undertaken in order to limit bird occupation of disturbed areas prior to nesting.

	b. Accidental discovery protocols if bird nests/ habitats are found. Further actions must be implemented if identified in the Bird Survey, performed within 8 working days of works commencing.
106.	The Bird Management Plan must be provided to the contractor controlling this work and retained on site for the duration of works.
107.	If works are performed outside of bird breeding and nesting seasons and a nest is found, then work within 20m of the nest must cease and the consent holder must contact a suitably qualified Ornithologist (either Council's Ornithologist, or a CCC approved Ornithologist), for advice. No works in these areas may occur until the Ornithologist has assessed the nest and associated birds and determined that appropriate steps are being taken to avoid adverse effects on birds, except that if feedback has not been received within 10 working days it will deemed to be accepted that works can recommence.
Avifauna Management – Stormwater	
108.	Birdstrike Management – Stormwater Basin 1. During the operation of the stormwater basins, the following must be complied with: a. Regular monitoring for bird usage or evidence of bird activity (e.g. guano) must be undertaken after a moderate rain event (10mm or more in a 24 hour period); b. The grass sward must be maintained between 200-300 millimetres, to reduce the attractiveness of the grass to birds; c. Assessment of water retention and appropriate water discharge after moderate rain events (10mm or more in a 24-hour period) must be undertaken to confirm that appropriate drainage is occurring, with no obstructions; d. The basin must be maintained to prevent hollows that hold standing water, and the banks should remain as steep as feasibly possible; If birds do congregate after a rain event, Christchurch International Airport must be informed. The birds must not be disturbed without guidance on the best dispersal techniques as this could increase any bird strike risk. Note: Birds on the ground pose no threat to aircraft. e. If birds are attracted to the basin - either when it is dry or after storm events - a management plan must be drafted by a suitably qualified avifauna ecologist with waterfowl experience, that guides how to discourage birds from using the basin. 2. The consent holder must report to Council on a quarterly basis (email to rcmon@ccc.govt.nz) of compliance of the condition 106.1 including actions taken during rain events, maintenance undertaken and communication with the Christchurch International Airport. 3. Alternatively, the consent holder may provide a report assessed by a suitably qualitied and experienced Avifauna Specialist in which any recommendations provided are adopted such that 106.1 does not require compliance with. 4. Conditions 107.1 and 107.2 will only apply until the Council infrastructure has been vested.
Existing Buildings	
109.	Buildings located over the new lot boundaries and/or as shown on the application plan are to be demolished or removed prior to construction of the relevant Stage.
Telecommunications and Energy	

110.	All lots must be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. For rear lots, evidence must be provided by the surveyor (in the form of as-builts and / or photos) that ducts or cables have been laid to the net area of each lot.
111.	The consent holder is to provide a copy of the reticulation completion letter from the telecommunications network operator and the s224 clearance letter from the electrical energy network operator.
Consent Notices	
112.	Compliance with conditions of the subdivision consent shall be ensured by way of a Consent Notice pursuant to section 221 of the RMA registered against the Computer Freehold Register to issue for each lot of the subdivision as described in Conditions 43, 68, 70, 93 and 94.

PART 3: Canterbury Regional Council: Earthworks Land Use Conditions

Limits	
1.	The works authorised by this resource consent are limited to the excavation of land associated with the development of an industrial subdivision at Pound Road Industrial Development at 173 Pound Road, legally described as: Lot 3 DP 33334, Lot 2 DP 33334, Lot 10 DP 23834, Lot 2 DP 23834, Lot 1 DP 33334, Lot 2 DP 20738, Lot 1 DP 20738, Lot 2 DP 38418, Lot 7 DP 23834, Lot 6 DP 23834, Lot 2 DP 24156, Lot 1 DP 24156, Lot 1 DP 23834, Lot 1 DP 38418.
2.	The maximum depth of excavation for the works authorised by this resource consent must not exceed 5.5metres below ground level. **Advice Note: It will be up to the Consent Holder to demonstrate compliance with the maximum excavation depth. This can be done, for example, via reference to a specified datum and reduced levels from that datum or via site specific survey points or other measurements.**
Prior to Commencement	
3.	Prior to commencement of the works described in Condition (1), all personnel working on the site must be made aware of, and have access to, the following: a. The contents of this resource consent document and all associated documents, including the Earthworks Management Plan prepared by Dave Lovell Smith and attached as Appendix 13; and

	b. Resource Consents and all associated documents, including the Erosion and Sediment Control Plan (ESCP).
4.	At least 10 working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) must be informed of the commencement of works.
5.	At least 10 working days prior to the commencement of works on site, the consent holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person [or persons] implementing the ESCP on the site is [are] suitably trained and/or experienced; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this resource consent document and all associated erosion and sediment control plans and any other discharge treatment methodologies employed.
Wetland	
6.	a. Prior to commencement of any earthworks within Stage 3 as shown on the Scheme Plan, an assessment must be undertaken by a suitably qualified and experienced professional to confirm presence of wetland habitat as per Section 5.1.8 of Wildlands terrestrial assessment (Appendix 7 of this application). A copy of the assessment shall be provided to CRV via ecinfo@ecan.govt.nz to confirm if wetland habitat is present. b. In the event wetland habitat is present; no works may occur within 'Stage 3' until such time as the necessary approvals are obtained under the NES-Freshwater and the Land and Water Regional Plan.
During Works	
7.	All practicable measures must be taken to: a. Minimise soil disturbance to that necessary to carry out the works described under Condition 1; b. Prevent soil erosion; c. Avoid placing excavated material in a position where it may enter: d. Any neighbouring site; e. A surface water body; and/or f. The Christchurch City Council's reticulated stormwater network, or any other private or public stormwater devices.

8.	Tracking of material off-site during the works must be avoided at all times. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.
Management of Contaminated Soil or Materials	
9.	At least 15 working days prior to the commencement of works to remediate contaminated land, the Consent Holder must submit a final copy of the full and complete DSI Investigation and a Remedial Action Plan (RAP) to the CRC Compliance Team via email to ecinfo@ecan.govt.nz
10.	The RAP required under condition (9) must: a. Outline the proposed soil sampling procedure to identify the extent of contamination, including guidelines used to analyse samples; b. Detail a procedure for managing any discovery of contaminated soil or material; c. Describe the methodology for soil removal and how soil will be prevented from being entrained in stormwater. d. Outline where the contaminated soil will be disposed of; and e. Describe any validation sampling that will be undertaken to ensure all contaminated soil is removed.
11.	The RAP may be amended at any time. Any amendments must be: a. Only for the purpose of improving the efficacy of the management of contaminated soil and must not result in an increase of sediment being discharged from the site; and b. Consistent with the conditions of this resource consent; and c. Submitted in writing to the CRC Compliance Team via email to: ecinfo@ecan.govt.nz
12.	Within three (3) months of the completion of the earthworks a Site Validation Report (SVR) shall be prepared and submitted to the Regional Council. The SVR shall include as a minimum a. Volumes of materials moved on site; b. Details of any variations to the proposed work plan; c. Details of any discharges or contingency measures employed during the earthworks; d. Photographic evidence of the site works; e. Evidence the objectives of the final site remediation have been met with regard to Industrial land use. f. Evidence of the disposal of any soils off site to an authorised facility. The SVR shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2011). Delivery of the SVR may be by way of email to ecinfo@ecan.govt.nz
Spills	

13.	All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the site. These measures must include: a. Refuelling of machinery and vehicles must not occur within 20 metres of: b. Open excavations; c. Exposed groundwater; and d. Stormwater devices. e. A spill kit must be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time, remains on site at all times. f. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, the stormwater system must be inspected and cleaned, and measures taken to prevent a recurrence; g. The Canterbury Regional Council, Attention: Compliance Manager, must be informed within 24 hours of a spill event exceeding five litres and the following information provided: h. The date, time, location and estimated volume of the spill; i. The cause of the spill; j. The type of hazardous substance(s) spilled; k. Clean up procedures undertaken; l. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; m. An assessment of any potential effects of the spill; and n. Measures to be undertaken to prevent a recurrence.
Accidental Discovery of Archaeological Material	
14.	a. Any activity which may modify, damage or destroy a pre-1900 archaeological site or material must follow the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority is required from Heritage New Zealand to modify, damage or destroy any archaeological site, whether recorded or not in the New Zealand Heritage List/Rārangi Kōrero. b. In the event of accidental discovery of any archaeological material, all works must cease immediately in the part of the site known, or suspected, to be an archaeological site. c. The Canterbury Regional Council, Heritage New Zealand Pouhere Taonga and Papatipu Rūnanga, as well as the New Zealand Police in the case of discovery of kōiwi/human bones, must be informed immediately of the disturbance, and the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014 must be followed.

	d. In the event of the accidental discovery of Māori archaeological sites or material, the attached accidental discovery protocol for Māori archaeology must be followed in addition to the process under the Heritage New Zealand Pouhere Taonga Act 2014. e. To ensure that all statutory and cultural requirements have been met, any works in the part of the site subject to the archaeological discovery must not recommence until authorised by the Canterbury Regional Council and: f. Upon completion of the archaeological authority process referred to under (c); and g. In the event of the accidental discovery of Māori archaeological sites or material, and in addition to (c) upon completion of the process referred to under (d); and h. In the event of the discovery of kōiwi/human bones, immediately advise the New Zealand Police.
After Completion of Works	
15.	Within two weeks of the completion of each stage of works authorised by this resource consent: a. All disturbed areas within the Stage must be stabilised and/or revegetated; and b. All spoil and other waste materials from the works within the Stage must be removed from site. **Advice Note: The use of polymers for site stabilisation purposes, including those forming a component of hydro-seeding formulas, may require separate authorisations under the Resource Management Act 1991. Further, polymers are not considered a long-term or permanent stabilisation technique and may require repeated application to ensure the site remains stabilised.**
Administration	
16.	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: Dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
17.	If this resource consent is not exercised before [end of quarter five years from granting], it lapses in accordance with Section 125 of the Resource Management Act 1991. **Advice Note: 'Exercised' is defined as implementing any requirements to operate this resource consent and undertaking the activity as described in these conditions and/or application documents.**

Part 4: Canterbury Regional Council: Water Permit Conditions

Limits

1.	The activities authorised by this consent shall be limited to the non-consumptive take and discharge of surface water associated with the removal of any existing redundant culverts and the installation of the culvert structure into the Paparua Water Race Network (PWRN) that sits within the road reserve and extends 20m length along the frontage of the site at Pound Rd Industrial Development (as described in the 'Site and Surrounding Environment' section of the AEE).
2.	Water may only be taken under Condition (1) for no longer than 12 weeks as an overall total. Note this work may occur in stages to complete the removal of any existing redundant culverts, but will be completed within 6 months total.
3.	A record of all water taking procedures within the site shall be kept and provided to the Canterbury Regional Council on request. This record shall include: a. The date, time and duration of the water take.
4.	All water taken in accordance with Conditions 1 and 2 must be discharged back into the lateral channel of the PWNR and shall be discharged in accordance with discharge conditions in Part 4 below.
Prior to commencement of Works	
5.	Prior to the commencement of the activities described in Condition (1), all personnel working on the site must be made aware of and have access to: a. The contents of this resource consent document and all associated erosion and sediment control plans and other discharge treatment methodologies; and b. All erosion and sediment control measures detailed in the EMP and ESCP required by Conditions 18 - 35 of the subdivision resource consent (in Part 2 above) must be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on site.
6.	At least five working days prior to the commencement of works on site, the consent holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person implementing the ESCP on the site is suitably trained and/or experienced; c. Contact details for all relevant parties; d. Expectations regarding communications between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this resource consent document and all associated erosion and sediment control plans.
7.	Prior to the commencement of works, all erosion and sediment control measures must be installed in accordance with the ESCP required under the earthworks conditions in part 3 above.
Fish Protection	
8.	The consent holder shall ensure that all practicable measures shall be undertaken to ensure that there is no stranding of fish in pools or channels up and downstream of the works.

9.	Any pump used to take water in accordance with Condition (1) must be fitted with fish screens in general accordance with the Christchurch City Council's "Standards for Temporary Fish Screens on Christchurch City Council Projects" (2023).
10.	A Fish Management Plan shall be prepared by a suitably qualified freshwater ecologist and submitted to the Canterbury Regional Council for their records (via ecinfo@ecan.govt.nz) The plan should include the following as a minimum: a. Locations where the plan will be implemented; b. Methods to ensure fish cannot access works areas c. Protocols to be followed including methods to rescue and relocate fish; d. Person/s responsible ensuring the plan is implemented; e. Protocols if pest fish are encountered; f. Protocols to ensure fish are not entrained in pumps during pumping (water pumping should have fish screens with a maximum mesh width and height size of three millimetres).
11.	In the event that fish are required to be salvaged and relocated to an appropriate waterway. The fish salvage must include the following measures: a. Be conducted by or under supervision of a certified, suitably qualified and experienced freshwater ecologist; b. Be in general accordance with Canterbury Regional Council and Christchurch City Council's "Fish Salvage Guidance for Works in Waterways" (12 October 2017); c. The fish must be relocated to a habitat deemed suitable by the certified, suitably qualified and experienced freshwater ecologist; d. The certified, suitably qualified and experienced freshwater ecologist must hold any necessary permits and approvals required by the Ministry for Primary Industries, Department of Conservation and Fish and Game to conduct fish salvage;
12.	Following the completion of works, the consent holder shall provide to the Canterbury Regional Council records (via ecinfo@ecan.govt.nz) of any fish captured and relocated. This record shall include: a. The location where fish were captured; b. The species and number of fish captured; and c. The location where fish were relocated.

Part 5: CRC Stormwater Discharge Consent (onto or into land)

Construction phase discharge to land	
Limits	
1.	The Consent Holder, and all persons exercising this consent, must ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision and conditions, prior to the commencement of the works. A copy of these documents must also remain on-site through the duration of the works.
2.	The activity authorised under this resource consent is limited to: a. the discharge of sediment-laden stormwater from exposed areas during bulk earthworks within the site of the Pound Rd Industrial Development, legally described as Lot 3 DP 33334, Lot 2 DP 33334, Lot 10 DP 23834, Lot 2 DP 23834, Lot 1 DP 33334, Lot 2 DP 20738, Lot 1 DP 20738, Lot 2 DP 38418, Lot 7 DP 23834, Lot 6 DP 23834, Lot 2 DP 24156, Lot 1 DP 24156, Lot 1 DP 23834, Lot 1 DP 38418.
3.	Sediment laden stormwater must be discharged: a. In accordance with the Erosion and Sediment Control Plan (ESCP) required by Condition XX of this resource consent; and b. Onto and/or into land at or about map reference point NZTM2000 XXXXXXX mE, XXXXXXX mN, labelled as "discharge point[s]" on the attached Plan CRC######B, which forms part of this resource consent.

4.	The area of exposed ground must not exceed 5ha at any one time, refer to the Erosion Sediment Control Management Plan attached as Appendix 13 to this application.
Prior to Commencement of Works	
5.	Prior to commencement of the activities described in Condition (1), all personnel working on the site must be made aware of and have access to: a. the contents of this resource consent document and all associated erosion and sediment control plans and other discharge treatment methodologies; and b. Resource Consents XXX and all associated documents; and c. Any other relevant management plan.
7.	All erosion and sediment control measures detailed in the ESCP required by Condition (10) of this resource consent must be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.
8.	At least 10 working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Compliance Manager (via ecinfor@ecan.govt.nz) must be informed of the commencement of works.
9.	At least 10 working days prior to the commencement of works on site, the consent holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person [or persons] implementing the ESCP on the site is [are] suitably trained and/or experienced; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and Confirmation that all relevant parties have copies of the contents of this resource consent document and all associated erosion and sediment control plans and any other discharge treatment methodologies employed.
10.	The discharges authorised under this resource consent must occur in accordance with an ESCP. The ESCP must: a. Detail best practicable sediment control measures that will be implemented to ensure compliance with the conditions of this resource consent; b. Be prepared by a suitably qualified person with experience in erosion and sediment control in accordance with:

	i. Canterbury Regional Council's *Erosion and Sediment Control Toolbox for the Canterbury Region* (ESCT), which can be accessed under http://esccanterbury.co.nz/; or ii. An equivalent industry guideline. If an alternative guideline is used, the ESCP must provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT; and c. Be signed by an engineer or suitably qualified person with experience in erosion and sediment control, confirming that the erosion and sediment control measures for the site are appropriately sized and located in accordance with the ESCT or alternative guideline.
11.	The ESCP must: a. Include a map showing the location of all works; b. Detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of run-off; c. Detail how best practicable measures are taken to minimise the discharges of sediment-laden stormwater run-off beyond the boundaries of the site; - include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the ESCT; - Detail the methodology for stabilizing the site entrance and exit points and any measures employed to prevent off-site tracking of sediment and other materials from the site. d. Include a confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the ESCT; e. Include a programme of works, including a proposed timeframe for each stage of the works and the earthworks methodology; f. Detail the management of any stockpiled material; g. Detail inspection and maintenance of the sediment control measures; h. Detail sampling procedures and protocols; i. Define the discharge points where stormwater is discharged onto land/infiltrates into land; j. Include a description of dust mitigation to be used and details of best practicable options to be applied to mitigate dust and sediment discharge beyond the site boundary; k. Detail the methodology for stabilising the site if works are paused for more than five working days or abandoned; l. Detail the methodology for stabilising the site and appropriate decommissioning of all erosion and sediment control ,measures after works have been completed; and

	m. Include measures such as Chemical Treatment Plan should the use of water treatment chemicals be required. **Advice: The use of water treatment chemicals may require additional consent under section 15 of the Resource Management Act.**
12.	a. The ESCP must be submitted to the Canterbury Regional Council, Attention: Compliance Manager, after the commencement of resource consent and at least 10 working days prior to works commencing, for approval that it complies with the ESCT and the conditions of this resource consent; b. The discharge must not commence until approval has been received from the Canterbury Regional Council that the ESCP is consistent with the ESCT or equivalent industry guideline as per the requirements under Condition (9)(b)(ii), and the conditions of this resource consent; and c. Notwithstanding Condition (12)(a), if the ESCP has not been reviewed and/or approved within ten working days of the Compliance Manager receiving the ESCP, the discharge may commence.
13.	The ESCP may be amended at any time. Any amendments must be: a. Only for the purpose of improving the efficacy of the erosion and sediment control measures and must not result in reduced discharge quality; and b. For the purpose of applying best practicable measures to mitigate (dust and) sediment transport off-site. c. Consistent with the conditions of this resource consent; and d. Submitted in writing to the Canterbury Regional Council, Attention: Compliance Manager, prior to any amendment being implemented.
14.	Erosion and sediment control measures must be inspected at least once per day, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment must be removed, and repairs made, as necessary, to ensure effective functioning of measures and devices. Records of any inspections must be kept and provided to the Canterbury Regional Council on request.
15.	If the consent holder abandons work on-site, or pauses works for more than five working days, adequate preventative and remedial measures must be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures must be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.
During works	
16.	All practicable measures must be taken to: a. Minimise soil disturbance to that necessary to minimise the potential for sediment-laden stormwater runoff to be generated; b. Prevent soil erosion as a result of stormwater runoff generated from the works area; c. Avoid placing excavated material in a position where it may become entrained in stormwater runoff and discharged to: i. Any surface water body; ii. Any neighbouring site; and/or

	iii. The CCC reticulated stormwater network.
17.	a. Tracking of material off-site during the works must be avoided at all times. b. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.
Monitoring	
18.	a. During works and when a discharge of construction-phase stormwater (and/or dewatering water) is occurring, the stormwater runoff generated during the rainfall and flowing towards the discharge points into land must be visually assessed for: i. Any sheen of oil or grease or discoloration (other than discolouration from sediment); and ii. Any sludge or emulsion; and b. Observations must be photographed and recorded; and c. Records of visual assessments including photographs must be kept and provided to Canterbury Regional Council on request.
Discovery of Contaminated Soils or Materials	
19.	In the event that any contaminated soil or material is uncovered by the works, a contamination discovery protocol must be implemented, including but not limited to the following steps: a. earthworks within ten metres of discovered contaminant soil or material must cease immediately; b. All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. Diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. Minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover. c. Notification of the Canterbury Regional Council, Attention: Contaminated Sites Manager, within 24 hours of the discovery; d. Earthworks within ten metres of discovered contaminant soil or material must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Compliance Manager that continuing works does not represent a significant risk to the environment; e. All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.
Stockpiling of contaminated material/soil	
20.	Stockpiling of contaminated material or soils must be avoided where possible. In the event that temporary stockpiling of suspected contaminated or contaminated material is required, then the contaminated material stockpiles must be managed as below:

	a. Stockpiled contaminated material or soils must be kept separate from uncontaminated excavated soils stockpiles and any virgin aggregate or other material also stockpiled on-site; and b. Stockpiled contaminated material must be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and c. Stockpiled contaminated material must include a perimeter bund or berm installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and d. Stockpiled material must be covered or dampened during dry and windy conditions so as to prevent wind erosion; and e. If any rainfall is forecasted that has the potential to cause runoff from the stockpiles, or if the stockpiles are left overnight, over the weekend or over public holidays, the stockpiled material must be covered with plastic sheeting or a suitable material such as clean topsoil, or otherwise stabilised, to prevent stormwater runoff coming into contact with contaminated material. Advice: *For the purpose of this condition, temporary stockpiling means material being stockpiled for no longer than the overall construction period or the stage of construction if construction occurs in stages, whichever is the shorter period, and only for as long as reasonably necessary. The overall requirement to avoid, where possible, the stockpiling of contaminated material or soils prevails.*
21.	All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the site. These measures must include: a. Refuelling of machinery and vehicles must not occur within 20 metres of: i. Open excavations; ii. Exposed groundwater; iii. Surface water bodies; or iv. Stormwater devices. b. A spill kit must be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time, remains on site at all times. c. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, the stormwater system must be inspected and cleaned, and measures taken to prevent a recurrence; d. The Canterbury Regional Council, Attention: Compliance Manager, must be informed within 24 hours of a spill event exceeding five litres and the following information provided: i. The date, time, location and estimated volume of the spill; ii. The cause of the spill;

	iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.
Upon Completion of Works	
22.	Erosion and Sediment control measures must not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning. Decommissioning of the measures must be undertaken in the following order: a. All disturbed areas must be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. Any visible debris, litter, sediment and hydrocarbons must be removed from all sediment control measures and disposed at a suitable facility; and c. Erosion and sediment control measures must be removed. **Advice Note: The use of polymers for site stabilisation purposes, including those forming a component of hydro-seeding formulas, may require separate authorisations under the Resource Management Act 1991. Further, polymers are not considered a long-term or permanent stabilisation technique and may require repeated application to ensure the site remains stabilised.**
23.	Upon completion of works and the removal of erosion and sediment control measures, any visible sediment accumulated on impervious surfaces within or immediately adjacent to the works site must be removed to minimise the risk of sediment becoming entrained in stormwater. All sediment removed must be disposed of at a suitable facility.
Administration	
24.	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a. Dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
25.	If this resource consent is not exercised before [end of quarter five years from granting], it lapses in accordance with Section 125 of the Resource Management Act 1991. **Advice Note: 'Exercised' is defined as implementing any requirements to operate this resource consent and undertaking the activity as described in these conditions and/or application documents.**

Discharge Consent – Global stormwater discharge consent for Lots 1 – 74 Operational Phase	
Limits	
1.	The discharge must be only stormwater generated from roofs associated with the proposed industrial subdivision 'Pound Road Industrial Development', labelled as 'Lots 1 to 74' on Plan [CRCXXXXX] attached to and forming part of this consent.
2.	Stormwater generated from the roof within each individual site must only be discharged onto and into land within the boundary of each individual site.
3.	The discharges must not arise from a site where any of the activities or industries listed in Schedule 3 of the Land and Water Regional Plan, which forms part of this consent, are conducted or operated.
4.	Unless treatment is provided, the discharge of roof stormwater must not arise from: a) copper building materials; or b) unpainted galvanized sheet materials.
Stormwater System Design	
5.	Stormwater must be discharged into (land/surface) by the following stormwater system: a. Stormwater from roofs shall be discharged via a sealed stormwater system separated from all other stormwater and discharged into an onsite rapid soakage disposal system.
6.	When the capacity of the stormwater system is exceeded, stormwater shall be directed to the road reserve.
7.	All sumps must be fitted with submerged or trapped outlets capable of trapping at least 60 litres of hydrocarbons.
7.	The inlets must be located as far as possible form the outlet or overflow structure of the first flush and storage basin.
8.	The inlet(s) to the first flush and storage basin must be designed and constructed with appropriate protection to minimise erosion and scour.
9.	Each soakage pit shall be designed and constructed to: a. Store and dispose of all stormwater from the contributing catchment for up to and including a two percent annual exceedance probability critical rainfall event; b. Have a base that extends into free draining soil strata; and c. Have at least one metre separation distance between the base and highest seasonal groundwater level at the site.
Certification	
10.	At least one month prior to the installation of the stormwater system within any individual allotment, the consent holder shall submit to the Canterbury Regional Council Attention Regional Leader – Compliance Delivery, the following documents: a) A description of the activities to be undertaken within the allotment; b) Design plans of the stormwater system to be installed; c) A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater design system experience to certify that the stormwater system has been designed in accordance with condition (x) – (x) of this resource consent. d) A statement signed by the CPEng that he/she is competent to certify the engineering work.

11.	Within 20 working days of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Delivery: a) All design plans of the stormwater system installed; b) A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system construction experience to be submitted, to certify that the stormwater system has been constructed in accordance with Conditions (4) to (9) of this consent. The CPEng shall also sign a statement confirming that they are competent to certify the engineering work.
12.	The treatment and infiltration devices shall not be constructed prior to confirmation being received from the Canterbury Regional Council that it meets the requirements under this resource consent.
Inspection and maintenance	
13.	Soakage pits must be inspected at least once every six months, and the following maintenance carried out if necessary: a) Cleaning of soakage pit inlet pipe and removal of any debris in manholes.
14.	Any material, including sediment, hydrocarbons and other contaminants removed in accordance with condition 13 of this consent shall be disposed of at a location or facility authorised to receive such material.
15.	Records of all inspections and maintenance of the stormwater system undertaken in accordance with Condition (13) of this resource consent shall be kept by the consent holder and shall provide the records to the Canterbury Regional Council on request.
Spills	
16.	All practicable measures shall be undertaken to avoid spills of fuel or any other hazardous substances within the site. In the event of a spill of fuel or any other hazardous substances, the following shall be undertaken: a) Take all practicable measures to prevent the hazardous substance being discharged into land via the stormwater system; b) The spill shall be cleaned as soon as practicable and the hazardous substance removed from the stormwater system, the spill area shall be inspected and cleaned, and measures shall be taken to prevent recurrence. c) The Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager shall be informed of a spill event within 24hours and the following information shall be provided: i. the date, time, location and estimated volume of the spill; ii. the cause of the spill iii. the type of hazardous substance(s) spilled; iv. clean up procedures undertaken including evidence of appropriate disposal; v. details of the steps taken to control and remediate the effects of the spill on the receiving environment. vi. an assessment of any potential effects of the spill; and

	vii. measures to be undertaken to prevent a recurrence.
Administration	
17.	The Canterbury Regional Council may, at any time, under section 128 of the Resource Management Act 1991 serve notice of its intention to review the conditions of the consent for the purpose of: a) Dealing with any adverse effect on the environment which may arise from the exercise of this resource consent. b) Complying with the requirements of a relevant rule in an operative regional plan; c) Achieving consistency of this resource consent in regard to the catchment management planning and stormwater management with the provisions of the Christchurch/West Melton Sub-region Section of the Canterbury Land and Regional Plan within five years of the notification of the sub-region section. d) Requiring the consent holder to adopt the best practicable option to remove or reduce any adverse effect on the environment; or e) Requiring the Consent Holder to carry out monitoring and reporting instead of, or in addition that required by the consent.
18.	The lapsing date for the purpose of section 125 of the Resource management **Advice note: 'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents.**