Standard conditions – Greenfield subdivisions

DRAFT CONDITIONS - RMA/2025/2386

LAND USE CONSENT

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 Plan dated September 2025.

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.

Titles

3. Titles for Lots 1-72, 400 and 401 shall not be issued until 31 December 2027.

Industrial Use

4. Excepted as modified below in b., the future development of lots 1 – 72, 400 and 401 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.

5. Specifically excluded/ not provided for activities on Lots 1 - 72, 400 and 401 are the following (as defined in the District Plan):
   - Residential Activities / Residential Units (including for management / security purposes),
   - Heavy Industrial Activities (including Fish Processing or Packing Plants and Abattoirs or Freezing Works).
   - Education Activities

6. Except as modified below in b - d, the future development of lots 1 – 72, 400 and 401 must comply with the Built Form Standards in Rule 16.4.2 - Industrial General Zone attached as [Appendix XX] to this decision; except that:
   a. The minimum building setback from Barters Road shall be 5m.
   b. A minimum building setback of 3m applies to the northern boundary of Lots 7 – 14 and Lot 401 with the Open Space Parks Zone (Templeton Golf Course).
   c. On lots 7 – 14 and 401 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.

Noise

7. Future development of lots 1 – 72, 400 and 401 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.

8. 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.

9. 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.

10. 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).

11. The daylight limit of 50 dB LAeq (15 mins) and maximum noise limit of 65dB LAmax shall be adopted as the daytime and nighttime noise limit within 1 Maddisons Road.

Glare

12. Future development and construction activities on Lots 1- 72, 400 and 401 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.

Control of Light Spill

13. Future development and construction activities on lots 1 – 72, 400 and 401 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.

Signs

14. 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).Except:
    a. 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.

Earthworks – Post Subdivision

15. Any earthworks for the future development of lots 1 – 72, 400 and 401 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

16. Future development of lots 1 – 72, 400 and 401 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.

17. Future development of lots 1 – 72, 400 and 401 for industrial purposes must comply with the District Plan Transport Standards in rule 7.4.3 attached as [Appendix XX] to this decision.

<u>Birdstrike Management</u>

18. During the operation of the stormwater basin, 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 to the satisfaction of the consenting authority by a suitably qualified avifauna ecologist with waterfowl experience, that guides how to discourage birds from using the basin.

19. The consent holder must report to Council on a quarterly basis (email to rcmon@ccc.govt.nz) of compliance of the condition 18 including actions taken during rain events, maintenance undertaken and communication with the Christchurch International Airport.

20. Alternatively the consent holder must provide a report assessed by a suitably qualitied and experienced Avifauna Specialist in which any recommendations provided are adopted.

21. Conditions 18 - 19 will apply for the duration of the defects period

Landscaping to Barters Road – Stage 1

22. A 5m landscaping strip on Lots 1, 44 and 56 shall be established in accordance with the 'Landscape Offset Enhancement – Overall' and 'Landscape Offset Enhancement – Planting details' attached as Appendix 11 to the application. In addition, the landscaping must include:

a. Parts of the landscaping strip must consist of cleared woody vegetation from the application site which must allow habitat restoration for invertebrates. This must occur in areas where visual mitigation is not required.

23. 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).

24. 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.

Landscaping adjoining Council Land – Lots 7 to 14 and 401

25. One tree per 10m of boundary must be planted along the length of the northern boundaries of Lots 7 to 14 and 401 which is adjoining the Open Space Community Parks Zone. Tree species must be a variety sourced from the Low Plains Ecological District.

26. The tree species must be established on Lots 7 - 14 within the first planting season following construction/works of the site (Extending from 1 April to 30 September).

27. 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.

Advice Notes

Monitoring

Monitoring will be carried out to ensure the **conditions are complied with** and that the development proceeds in accordance with the plans and details which were submitted with the application.

The Council will require payment of its **administrative charges** in relation to monitoring, under section 36 of the Resource Management Act 1991. The monitoring programme administration fee and initial inspection fee will be charged to the applicant with the consent processing costs. If more than one inspection, or additional monitoring activities (including those relating to non-compliance with conditions), are required, the additional time will be invoiced to the consent holder when the monitoring is carried out, at the applicable hourly rate. The current monitoring charges are outlined on the Resource Management Fee Schedule.

SUBDIVISION CONSENT

1. Compliance with Application Information

1.1 General Survey Plan

The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan.

1.2 Staging

The subdivision may be carried out in stages. 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. At each stage any balance land is to be left as a fully serviced allotment.

1.5. 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 - A Local Purpose (Utility) Reserve, including any landscape improvements, must hold no credits towards the final Reserve Development Contributions Assessment

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.

1.6 New Road to Vest

The new roads, being lots 300-304 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

1.7 Road Naming

The new roads 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 for approval 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.

1.8 Road Widening/Corner Rounding to Vest

Lot + must be vested in the Council/Crown as corner splay / road widening being + wide / setback / radius.

Any existing fences or walls outside the new road frontage boundary are to be removed.

1.9 Right of Way Easements (Private Ways)

The rights of way easements as set out on the application plan must be duly granted or reserved.

1.10 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.

1.12 Existing Easements over areas of Road to Vest

The portion of the existing easements shown on the approved scheme plan that extend over the road to vest are to be surrendered.

1.13 Easements over Reserves (Local Purpose Reserves)

Easements over land that is to vest in the Council as local purpose reserve are to be shown on the survey plan in a Schedule of Easements. A solicitors undertaking must be provided to ensure that the easement is registered on the subject reserve at the time title is created. A section 223 certificate will not issue until such time as a section 239 certificate is obtained from Council.

Advice note: Council does not issue s239 approval for recreation reserves.

1.14 Existing easements under reserve to vest

If the Council requires the retention of existing easements over land that is to vest in the Council as Local Purpose Reserve a certificate pursuant to Section 239(2) of the Resource Management Act 1991 will be required to be obtained.

Advice note: Council does not issue s239 approval for recreation reserves.

1.15 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.

1.16 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.

1.17 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.

2. Quality Assurance

2.1 Asset Design and Construction

All infrastructure assets to be vested in the Council are to be designed and constructed in accordance with the Christchurch City Council's Infrastructure Design Standard (IDS) and the Construction Standard Specifications (CSS).

2.2 Quality Assurance

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).

2.2.1 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 for review and acceptance under clause 2.10 of the IDS 2022. The Design Report and engineering plans must provide sufficient detail to confirm compliance with the requirements of the IDS and this consent and condition 9.1 (Greenspace). This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.

2.2.2 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, for review and acceptance by Council under Clause 2.11 of the IDS 2022.

2.2.3 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 for review and acceptance under clause 2.12 of the IDS 2022. 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 and is to be approved by Council. 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 and is to be approved by both the Subdivision Engineer and other relevant Council Officers. The Landscape Plans must be submitted to stormwaterapprovals@ccc.govt.nz.

2.3 Traffic Management

An approved Traffic Management Plan (TMP) must be implemented, and no works are to commence 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.

2.5 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/

2.6 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.

2.7 Minimum Levels

To be considered satisfactory for sewer and stormwater drainage minimum ground levels must be based on a level of 100mm above the kerb at the street or right of way frontage, plus a grade of 1:300 to the rear boundary.

2.8 Earthworks

2.8.1 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.

The earthworks and construction work must be under the control of a nominated and suitably qualified engineer.

2.8.3 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 the Council's stormwater system. (Possible sources of contaminants from construction activities include uncontrolled runoff, dewatering, sawcutting 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.

2.8.4 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.

Advice note: Topsoil must not be worked excessively, to protect the integrity of the soil microbes.

2.8.5 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.

2.8.6 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.

2.8.7 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 and the changes accepted by the Subdivision Engineer prior to implementation.

2.8.8 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.

2.8.9 The accepted 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 accepted EMP.

Nuisance

2.8.11 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.

2.8.12 All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.

Works within the Legal Road

2.8.13 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).

Advice Note: A Corridor Access Request (CAR) application and TMP can be submitted to the Council through the following web portal http://www.myworksites.co.nz.

Fill

2.8.14 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.

2.8.15 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).

2.8.16 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.

Final Completion

2.8.20 All disturbed surfaces must be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation. Areas of land disturbed at any one time must not exceed 5ha.

2.8.21 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.

2.8.22 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.

Advice Note: It is the consent holder's responsibility to ensure that the activity, including where carried out by contractors on their behalf, complies with the below district plan standard - failure to do so may result in enforcement action and the need for additional land-use consent:

- *Rule 6.1.6.1.1 P2 - All earthworks related construction activities must meet relevant noise limits in Tables 2 and 3 of NZS 6803:1999 Acoustics - Construction Noise, when measured and assessed in accordance with that standard.*
- *Rule 8.9.2.1 P1 Activity Standard e. - Earthworks involving mechanical or illuminating equipment must not be undertaken outside the hours of 07:00 – 19:00 in a Residential Zone. Between the hours of 07:00 and 19:00, the noise standards in Chapter 6 Rule 6.1.5.2 and the light spill standards at Chapter 6 Rule 6.3.6 both apply.*

- *Earthworks involving soil compaction methods which create vibration must comply with German Standard DIN 4150 1999-02 (Structural Vibration – Effects of Vibration on Structures) and compliance must be certified via a statement of professional opinion provided to the Council (via email to rcmon@ccc.govt.nz) from a suitably qualified and experienced chartered or registered engineer. The statement of professional opinion is to be submitted to Christchurch City Council via rcmon@ccc.govt.nz a minimum of five working days prior to any compacting activities commencing.*

2.8.23 The consent holder must submit a design report and calculations detailing any filling proposed against existing external boundaries. This shall include details of retaining walls and any related building consents or confirm the obtaining of permissions to batter into adjacent land.

Advice note: Any retaining wall that exceeds 6m² is regarded as a building and requires a separate resource consent if not specifically addressed within the application supporting this consent.

Advice note: This report may be presented as part of the Design Report for the subdivision works under condition 2.2.

2.8.24 Any retaining wall construction must be included and certified as part of the Earthfill Report.

2.8.25 Retaining walls must be located outside of reserve areas. Retaining walls must be located outside of legal road unless supporting the legal road. Walls retaining fill must be located within the lot containing that fill.

3. Geotechnical

3.1.1 Stage 2

Prior to submission of engineering plans for acceptance works commencing within Stage 2 of the development, additional geotechnical testing must be undertaken to Lots 66 and 67 63– 67 and 73 within the areas depicted on KGA Drawing 1.5 (Appendix 5 of the application).

3.1.2 Stage 3

Prior to submission of engineering plans for acceptance, additional geotechnical testing must be undertaken to Lots 63 – 65 and 400 within the areas depicted on KGA Drawing 1.5 (Appendix 5 of the application).

The subgrade within the historic paleochannel as identified in the KGA Geotechnical Engineering Investigation reference K240545-2 dated 30 June 2025 shall be checked by a suitably experienced geotechnical engineer or geologist.

Prior to submission of engineering plans for acceptance any works commencing on Stage 4 Lot 74, 401, further geotechnical testing must be undertaken to confirm ground conditions across the entire Lot. A supplementary geotechnical report must be provided, as part of the design report, to confirm that the conclusions of the KGA Geotechnical Engineering Investigation reference K240545-2 dated 30 June 2025 Assessment are applicable to Lot 74, 401 also.

All backfilling of drains, tree and building excavations and open channels much be completed with supervision by a geotechnical specialist.

3.+ Specific Foundation Design

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: Condition 3.+ is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

4. Water Supply

This clause to be completed by Subdivision Engineer.

5. Sewer

This clause to be completed by Subdivision Engineer.

6. Stormwater

6.1 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).

6.2 The consent holder shall demonstrate that authorisation for the discharge of construction and operational phase stormwater has been obtained from Christchurch City Council or Canterbury Regional Council.

6.3 The consent holder shall submit an Engineering Design Report for acceptance by 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.

6.4 Stormwater generated from all roading and hardstand areas on all allotments shall be collected via channels, sumps, pipes or swales and discharged to a first flush treatment system. Unless otherwise approved by the Council Planning Engineer, the first flush treatment system shall be either:

a. Soil adsorption basins, or;
b. Stormwater360 Filterra proprietary treatment devices.

6.5 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;
c. 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.

6.6 If the stormwater infiltration systems 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 Council's Comprehensive Stormwater Network Discharge Consent.

6.7 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.

6.8 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.

6.9 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.

6.10 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.

6.11 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.

6.12 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.

6.13 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.

6.14 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.

6.15 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 plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths.
B. A plan showing the predicted 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.

6.16 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.

6.17 At the time of excavation of the actual infiltration site(s) during the construction phase of the development, the consent holder shall demonstrate, by means of appropriate site testing (by a suitably qualified professional) that the 'design' soakage rates for the infiltration systems are able to be achieved within the stormwater disposal sites. Measured soakage rates, determined by test, shall be reduced by a factor of three (or more) in the final design of the soakage system. 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.

6.18 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.

6.19 The consent holder shall provide easement in gross over any public stormwater infrastructure located outside of Local Purpose (Utility) Reserves or legal road.

6.20 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.

6.21 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.

6.22 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.

6.23 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.

6.24 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.

7. Access Construction Standards

The access formation must be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works must not commence until a Council engineering officer confirms that 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 received and accepted by Council.

8. Transport

8.1 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.

8.2 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.

8.3 Existing Road Frontage

8.3.1 + Road frontage is to be upgraded at the cost of the consent holder to include a service strip, 2.5 metre shared path, kerb and channel, car parking/landscaping, undergrounding of services and seal widening to achieve a 10 metre carriageway. Lighting will be reviewed and upgraded if required. *(Amend where required)*

8.3.2 No excavation shall start within legal road until service location (including depths) has been carried out, existing services shown on the engineering plans where different from those presented through the design acceptance process, and any amendments necessary to the design have been accepted by the Subdivision Engineer.

8.4 Intersection Design *(subdivision engineer to advise)*

+

8.6 New Roads *(subdivision engineer to advise)*

Lot (x being road allotment) must be designed and formed to match the existing formation of (XXXX St or specify) unless otherwise approved at the time of engineering acceptance.

8.7 Turning Facilities

The subdivision design must provide for adequate rubbish truck turning facilities which is legally secured within the application site at each stage.

Advice note: The subdivision engineer may accept turning facilities outside of the site if the Consent Holder legally secures adjacent land.

9. Greenspace

9.1 Reserve Landscape Plans

9.1.1 Landscape Plans and an accompanying Design Report for Reserves (Lots 200-202) are to be submitted to Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) for acceptance.

9.1.2 The Landscape Plans and Design Report are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS, and the WWDG (current versions): All landscaping required by this condition is to be carried out in accordance with the accepted plan(s) at the Consent Holder's expense, unless otherwise agreed.

9.1.3 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, CSS and WWDG (current versions), and the conditions of consent.

9.1.4 The Consent Holder must maintain all landscape assets on Reserve Lots 200-202 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 a final inspection and acceptance of the landscaping by Council. Acceptance will be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).

9.1.5 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the landscape assets and the works undertaken during the Establishment Period. The report must be submitted to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) within five days of the end of each month during the Establishment Period. (Refer: *Monthly Establishment Report,* CSS, Part 7 Landscape (current version).

9.1.6 The Consent Holder must enter into a separate bond with Council to the value of 50% of the cost to replace and establish all plants, trees, and turf on reserves. The bond will be held for the Establishment Period of a minimum of **24 months** and may be extended by a further **12 - 24 months** for the replacement planting(s), as required. The bond will be released after the landscape assets have been inspected and 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 landscape improvements.

9.1.7 Any replacement plantings and extended establishment period required due to plant, trees, and turf not being accepted are to be carried out at the Consent Holder's expense.

9.2 Streetscape Landscape Plans

9.2.1 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) for acceptance.

Advice note: Grassed berms within road reserves do not form part of the landscape acceptance or landscape bond.

9.2.2 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 accepted plan(s) at the Consent Holder's expense, unless otherwise agreed.

9.2.3 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.

9.2.4 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.

9.2.5 The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the landscape assets and the works undertaken during the Establishment Period (Defects Maintenance). The report must be submitted to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) within five days of the end of each month during the Establishment Period. (Refer: *Monthly Establishment Report,* CSS, Part 7 Landscape (current version).

9.2.6 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 a minimum 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 landscape improvements.

9.2.7 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.

9.3 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.

10. Fencing

10.1 All boundaries between residential allotments and reserves (Lots 1-3, 6,) must be fenced prior to issuing of the Section 224(c) certificate. The design and placement of fencing must form part of the Engineering or Landscape acceptance and must meet the requirements of condition 10.2.

10.2 Fencing along boundaries with reserves - Lots XX

Any fencing along, or within 2m of, the shared boundary with a reserve (Lots 1-3, 6,) must not exceed 2m in height. Such fencing must be:

a) No greater than 1.2m in height, where solid; or
b) Pool style fencing that is at least 80% open where between 1.2m and 2m in height.

Except that, the above requirements do not apply to fencing along a site boundary that is not shared with a reserve.

Advice Note: Condition 10.2 is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.

Landscaping to Barters Road – Stage 1

A 5m landscaping strip on Lots 1 to44 - 56 must established in accordance with the 'Landscape Offset Enhancement – Overall' and 'Landscape Offset Enhancement – Planting details' attached as Appendix 11 to the application. In addition, the landscaping must include:

b. Parts of the landscaping strip must consist of cleared woody vegetation from the application site which must allow habitat restoration for invertebrates. This must occur in areas where visual mitigation is not required.

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).

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 5-metre landscaping strip must be clearly identified on the relevant title plans at s223 certification stage.

In regard to Lots x to x, any development or works shall meet the following requirements:

- The landscaping area within Lots x to x (Areas XYZ on DP TBC) 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.
- No structures, buildings are permitted in this area
- Fencing Requirements if any?

This is an ongoing condition for which a consent notice will be issued.

Landscaping adjoining Council Land – Lots 7 to 14

One tree per 10m of boundary must be planted along the length of the northern boundaries of Lots 7 to 14 which is adjoining the Open Space Community Parks Zone. Tree species must be a variety sourced from the Low Plains Ecological District.

The tree species must be established on Lots 7 - 14 within the first planting season following construction/works of the site (Extending from 1 April to 30 September).

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.

In regard to Lots 7 to 14, any development or works shall meet the following requirements:

a. The trees within Lots 7 to 14 (Areas XYZ on DP TBC) must be maintained in perpetuity. Any dead, diseased, or damaged trees 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.

This is an ongoing condition for which a consent notice will be issued.

The tree species shall be established on Lot 74 at time this site further subdivided.

12. Terrestrial Ecology

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).

13. Bird Management During Construction

13.1 Works within bird breeding and nesting seasons (mid-August to mid-February annually) must occur in accordance with an accepted Bird Management Plan.

13.2 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 received within 15 working days it will be deemed to have been received. A Bird Management Plan must be prepared by a suitably qualified and experienced professional.

Note: the applicant's appointed ornithologist will undertake a survey of birds protected by the wildlife act and report back within 4 working days prior to the commencement of any site works. Works include earthworks and cutting/removal of vegetation.

13.3 The bird management plan must include but is not limited to:

a) 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 nest/habitats are found;

Note: the Bird Management Plan will be reviewed by Council's ornithologist during the acceptance stage. It is unlawful to harass bird species under the Wildlife Act 1953. The bird management plan must not use noise devices as part of the deterrence works.

13.4 Further actions must be implemented if identified in the Bird Survey performed within **4** working days of works commencing.

13.5 The Bird Management Plan must be provided to the contractor controlling this work and retained on site for the duration of works.

13.6 Where work ceases for more than eight consecutive days, the consent holder must make contact with Council and an additional bird survey will be performed. Further actions must be implemented if identified in the Bird Survey.

Note: the applicant's appointed ornithologist will undertake a survey of birds protected by the wildlife act and report back within 8 working days prior to the commencement of any site works. Works include earthworks and cutting/removal of vegetation.

13.7 No dogs may be brought onto the site by persons exercising or working under this consent.

13.8 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 Council's Ornithologist for advice. No works in these areas may occur until Council's Ornithologist has assessed the nest and associated birds and determined that appropriate steps are being taken to avoid adverse effects on birds.

Note: Council's Ornithologist is Andrew Crossland - [redacted]

15. Health of Land

15.1 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.

15.2 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.

15.3 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

15.4 Within three (3) months of the completion of the earthworks a Site Validation Report (SVR) shall be prepared and submitted to Council. Delivery of the SVR may be to rcmon@ccc.govt.nz. The SVR shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2021). The SVR shall include as a minimum:

- Details of any variations to the proposed work plan;
- Details of any discharges or contingency measures employed during the earthworks;
- Photographic evidence of the site works;
- Evidence the objectives of the final site remediation have been met with regard to commercial/industrial land use.
- Evidence of the disposal of any soils off site to an authorised facility.

16. Existing Buildings

Buildings located over the new lot boundaries and/or as shown on the application plan are to be demolished or removed.

17. Telecommunications and Energy Supply

17.1 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.

17.2 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.

18. Accidental Discovery

18.1 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.

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.

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.

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.

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.

+. Consent Notice

The following consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued by the Council:

<u>Fencing along boundaries with reserves - Lots 1,2,3 and 6</u>

Any fencing along, or within 2m of, the shared boundary with a reserve (Lot(s) 1-3 and 6) must not exceed 2m in height. Such fencing must be:

a) No greater than 1.2m in height, where solid; or

b) Pool style fencing that is at least 80% open where between 1.2m and 2m in height.

Except that, the above requirements do not apply to fencing along a site boundary that is not shared with a reserve.

Note: Council will prepare the Consent Notice.

+. Goods and Services Taxation Information

The subdivision will result in non-monetary contributions to Council in the form of land and/or other infrastructure that will vest in Council. Council's GST assessment form is to be completed to enable Council to issue a Buyer Created Tax Invoice.