**APPENDIX A: POUND ROAD INDUSTRIAL DEVELOPMENT**

**CHRISTCHURCH CITY COUNCIL CONDITIONS**

**Land Use Consent Conditions**

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| 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:<br>- Davie Lovell Smith Scheme Plan Drawing No E20739 revision R2, dated December 2025;<br>- Novo Group Landscape Plans<br>  o Barters Road Landscape Buffer, dated: 4/12/2025<br>  o Barters Road Landscape Buffer – Planting details, dated: 4/12/2025<br>  o Templeton Golf Course Boundary, dated 4/12/2025<br>***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. |
| 3. | All earthworks associated with the creation and formation of the subdivision must be carried out in accordance with the conditions of RMA/2025/2386 (subdivision consent). |
| **Activity Conditions and Built Form Standards** | |
| 4. | a. Except 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 1 – Schedule 1** to this resource consent.<br>b. **Specifically excluded/ not provided for activities on Lots 1-72, 400 and 401 are the following (as defined in the Christchurch Operative District Plan at 24 April 2026)**: |

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| | i. Sensitive activities (including for management / security purposes),<br>ii. Visitor Accommodation<br>iii. Heavy Industrial Activities (including Fish Processing or Packing Plants and Abattoirs or Freezing Works). |
| 5. | **Built Form Standards**<br>a. Except as modified in b. - d. below, 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, as attached to **Appendix 1 – Schedule 2** to this resource consent.<br>b. The minimum building setback from Barters Road shall be 5m.<br>c. A minimum building setback of 5m applies to the northern boundary of Lots 7 – 14 and Lot 401 with the Open Space Parks Zone (Templeton Golf Course).<br>d. On Lots 7 – 14 and 401 adjoining the Open Space Parks Zone (Templeton Golf Course), the boundary must be landscaped in general accordance with the Novo Group Landscape Plan; Drawing: Templeton Golf Course Boundary, date: 4/12/2025. |
| 6. | **Noise**<br>a. 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, 6.1.5 Zone Specific Noise Rules and 6.1.6 Activity Specific Noise Rules attached as [**Appendix 1 – Schedule 3**] to this decision, except as modified in (c), (d) and (e) below.<br>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.<br>c. The daytime limit of 55dB LAeq(15min) and maximum noise limit of 75dB Lamax shall be achieved as the daytime and nighttime noise limit within 14 Hasketts Road.<br>d. The limit of 55dB LAeq (15min) shall be achieved at the boundary with the Templeton Golf Course (273 Pound Road). |

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| | e. The daytime limit of 55dB LAeq(15min) and at night time the limit of 45dB LAeq and a maximum noise limit of 75 dB LAmax shall be achieved at the boundary with 1 Maddisons Road. |
| 7. | **Glare**<br>a. Activities authorised by this consent undertaken on Lots 1 – 72, 400 and 401 must comply with the District Plan Glare rules in 6.3.4.1 Permitted activities Control of Glare attached as [**Appendix 1 – Schedule 4**] to this decision. |
| 8. | **Control of Light Spill**<br>a. Activities authorised by this consent undertaken on Lots 1 – 72, 400 and 401 for industrial purposes must comply with the District Plan Light Spill rules in 6.3.5.1 Permitted Activities 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 1 – Schedule 5**] to this decision.<br>***Note:*** *The light spill standards specified in Rule 6.3.5.1 require the light spill received at the point of measurement comply with the receiving zone standard, not the generating zone.* |
| 9. | **Signs**<br>Activities authorised by this consent undertaken on Lots 1 – 72, 400 and 401 must comply with the District Plan Sign Rules in 6.8.4 attached as [**Appendix 1 – Schedule 6**] to this decision, as if the site were zoned Industrial General (not Rural Urban Fringe). Except that:<br>a. There shall be no LED/ Digital Signs or Billboards permitted by this consent, and<br>b. Free-standing signage or signage on buildings located on Lots 1-14 and 401 shall be oriented to face away from the Templeton Golf Course<br>c. Freestanding signs shall not be located within or forward of the 5m wide landscape strip on the Barters Road frontage, other than a single free-standing sign at each of the two access points to the site<br>***Note:*** *for interpretation purposes, 'single free-standing sign' includes a development entry sign for wayfinding purposes.*<br>***Note:*** *Illuminated signs will need to meet the glare and light spill requirements of Conditions 8 and 9 above.* |
| 10. | **Earthworks – Post Subdivision**<br>Activities authorised by this consent undertaken on Lots 1 – 72, 400 and 401 with buildings shall be undertaken in accordance with Rule 8.9.2.1 of the District Plan |

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| | attached as [**Appendix 1 – Schedule 7**] to this decision as if the site were zoned Industrial General (not Rural Urban Fringe). |
| 11. | **Shipping containers**<br>Any shipping containers located within 20m of Barters Road or Hasketts Road frontage shall not exceed a height of 15m when measured from existing ground level. |
| 12. | **Transport**<br>Activities authorised by this consent undertaken on Lots 1 –72, 400 and 401 must comply with the District Plan Activity Status Tables – Transport in Rule 7.4.2, District plan Transport Standards in Rule 7.4.3 and Appendices in 7.5, attached as [**Appendix 1 – Schedule 8**] to this decision. |
| 13. | **No Complaints Covenant**<br>A no complaints covenant shall be registered on the Record of Title of Lots 43, 44, 45 and Lot 401 in accordance with Section 108(2)(d) of the Resource Management Act for the purpose of ensuring that the location and use of future activities on the site/s do not result in odour complaints from its owners and/or occupiers that may impinge or restrict any lawfully established activity on Sec 4 SO 19454. |
| 14. | The no complaints covenant required under Condition 13 above shall state:<br>*The owner shall not, and shall precure that any person occupying any part of the Land shall not:*<br>*(a) object to, oppose, complain about or interfere with; or*<br>*(b) bring, encourage, assist, finance or contribute, or participate any proceeding relating to:*<br>*Any activities on the property located at Sec 4 SO 19454, that were lawfully established and existing as at the date of this consent or are permitted under the Canterbury Land and Water Regional Plan and/or the Canterbury Air Regional Plan.* |
| 15. | **Level Crossing Safety Impact Assessment**<br>A Level Crossing Safety Impact Assessment (LCSIA) shall be prepared by a suitably qualified and experienced transport professional, to assess the effects of the subdivision and subsequent development on the safety and operation of the Pound Road level crossing. The results of the LCSIA are to be provided to CCC for their information and incorporation into upgrades of the corridor.<br>Should an upgrade to the intersections occur in accordance with Condition 3 of the subdivision consent, the LCSIA required by this condition will be accepted as |

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| | being undertaken as part of, and addressed through that intersection upgrade process. |

**Subdivision Consent Conditions**

| **Scheme Plan and Staging** | |
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| 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 the decision report, consent and conditions and any 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.<br><br>***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. | <u>General Survey Plan</u><br><br>The survey plan, when submitted to Christchurch City Council for certification, is to be generally in accordance with the Davie Lovell Smith Scheme Plan Drawing No E20739 revision R2, dated December 2025.<br><br>unless otherwise addressed in conditions of this subdivision consent. |
| 3. | <u>Staging</u><br><br>a) The Section 224 Certificates for lots located in Stage 1 of the subdivision as shown on the plan titled "Pound Road Industrial Subdivision - For Consent Purposes," (drawing reference E20739 Revision 2, dated December 2025) shall not be issued before 31 December 2027;<br><br>b) The Section 224 Certificates for lots located in Stage 2 or Stage 3 of the subdivision as shown on the plan titled "Pound Road Industrial Subdivision - For Consent Purposes," (drawing reference E20739 Revision 2, dated December 2025) shall not be issued before 1 January 2029;<br><br>c) Section 224 Certificates shall not be issued for lots located in Stage 4 of the subdivision as shown on the plan titled "Pound Road Industrial Subdivision - For Consent Purposes," (drawing reference E20739 Revision 2, dated December 2025), unless<br><br>The intersection of State Highway 1 and Pound Road and the intersection of Waterloo Road and Pound Road (the intersections) are upgraded in general accordance with the concept design shown in drawing 0383-012-DWD1001-B prepared by Novo Group dated 27 June 2025.<br><br>d) Prior to completion of the works to upgrade the intersections in general accordance with drawing 0383-012-DWD1001-B prepared by Novo Group |

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| | dated 27 June 2025, the consent holder shall fund 20% of the costs of those works.; and<br><br>e) Condition 3a), 3b), 3c) and 3d) shall not apply if the consent holder enters into a developer agreement with NZTA and CCC for an alternative arrangement as to timing of intersection upgrades and cost sharing.<br><br>The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of all lots in any balance land left at the completion of each stage of the subdivision:<br><br>Records of title shall not be issued for lots located in Stage 4 shown on "Pound Road Industrial Subdivision For Consent Purposes", (drawing reference E20739 Revision 2, dated December 2025) unless the intersection of State Highway 1 and Pound Road and the intersection of Waterloo Road and Pound Roads (the intersections) are upgraded in general accordance with the concept design shown in drawing 0383-012-DWD1001-B prepared by Novo Group dated 27 June 2025. |
| 4. | Staging<br><br>The subdivision shall be staged as set out in Condition 2 above and as shown on the Davie Lovell Smith Scheme Plan Drawing No E20739 revision R2, dated December 2025. |
| 5. | Allotment to Vest Local Purpose (Utility) Reserve Lots - Stages<br><br>Lots 200 - 202 are to be vested as Local Purpose (Utility) Reserve.<br><br>***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 of the Resource Management Act 1991, prior to the issuing of the certificate under s223 of the Resource Management Act 1991.* |
| 6. | New Roads to Vest<br><br>The new roads, being Lots 300 - 304 are to be formed and vested in the Christchurch City Council. |
| 7. | Road Naming<br><br>a. The new roads are to be named and shown on the survey plan submitted for certification.<br><br>***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* |

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| | *processing of that application will be on a time and costs basis and charged under this consent.*<br><br>b. 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.<br><br>c. The location of the nameplates must be submitted to Council's Subdivision Engineer prior to their installation.<br><br>***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. | <u>Service Easements</u><br><br>The service easements as set out on the Davie Lovell Smith Scheme Plan Drawing No E20739 revision R2, dated December 2025 or required to protect services crossing other lots must be duly granted or reserved.<br><br>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. | <u>Easements in Gross</u><br><br>The legal instruments to create the required easements in gross in favour of the Christchurch City 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 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.<br><br>As built plans for the services covered by the easement(s) are to be provided to the Christchurch City Council (via subdivision.certifications@ccc.govt.nz) at the Section 223 certification stage. |
| 10. | <u>Public Utility Sites</u><br><br>Any public utility site and associated rights of way easements and/or service easements required by a network operator are permitted provided that they are not within any reserves to vest in the Council and do not result in any allotment |

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| | falling below minimum required District Plan standards for net area of the Industrial General Zone. |
| 11. | Plans for Geodata<br><br>The surveyor is to forward a copy of the title plan and survey plan to the Resource Consents Unit (subdivisions.certification@ccc.govt.nz) 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. |
| **Engineering Acceptance, Quality Assurance and Pre-Works Conditions** | |
| 12. | Asset Design and Construction<br><br>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).<br><br>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 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. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.<br><br>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, for review and acceptance by Council under Clause 2.11 of the IDS 2022.<br><br>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 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 |

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| | consent conditions requiring mitigation measures with respect to any liquefaction and lateral spread hazards.<br><br>***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.*<br><br>***General Advice Note for Quality Assurance:***<br><br>*Plans and reports for Landscaping acceptance shall be submitted at the engineering design acceptance stage. The Landscape Plans and Design Report must be submitted to landscape.approval@ccc.govt.nz as well as the Subdivision Engineer.*<br><br>*A waterway enhancement/works acceptance request can be submitted at a separate time to that for the engineering design acceptance. The Waterway Landscape Plans must be submitted to stormwaterapprovals@ccc.govt.nz as well as the subdivision engineer.* |
| 14. | Construction Transport Management Plan<br><br>A Construction Transport Management Plan (CTMP) shall be prepared and submitted for acceptance prior to the commencement of any construction works associated with the subdivision and works within Barters, Pound and Hasketts Road. The CTMP must be submitted to the Council through the following web portal: http://www.myworksites.co.nz.<br><br>To submit a CTMP a Corridor Access Request (CAR) must also be submitted.<br><br>A copy of the accepted CTMP and CAR must be supplied to the Subdivision Engineer (via email to subdivision.certifications@ccc.govt.nz) at least 3 working days prior to the commencement of works under this consent.<br><br>The CTMP shall, as a minimum, address the following matters:<br><br>• the anticipated construction traffic volumes, vehicle types, and routes to and from the site;<br><br>• measures to manage the safe interaction between construction traffic and other road users, including pedestrians and cyclists;<br><br>• hours of operation for construction traffic;<br><br>• measures to minimise adverse effects on the surrounding road network, including dust, noise, vibration, and congestion; |

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| | • the construction access points for the development, with access to Stage 1 being located at the northern end of Barters Road and Stage 2 via 175 Pound Road;<br>• site access and egress arrangements, including any temporary traffic management required; and<br>• procedures for responding to complaints and any unforeseen transport related issues arising during construction.<br>Construction activities must be undertaken in accordance with the certified CTMP at all times. |
| 15. | <u>CCTV Inspections</u><br>Pipeline CCTV inspections are to be carried out on all gravity pipelines to be vested in Council. The purpose of the CCTV work is to identify defects, their location, and their severity, and to classify the general structural and operational condition of the pipelines inspected. The inspections are to be carried out in compliance with the Council Standard Specifications (CSS): <u>https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/</u><br>Inspection records shall be submitted to subdivision.certifications@ccc.govt.nz as part of the application for section 224 certification. |
| 16. | <u>Services As-Built Requirements</u><br>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/<br>***Advice Note:*** *this includes RAMM and costing data (GST)*<br>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.<br>As-Builts (Reserves and Street Trees)<br>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.<br>The as-builts must be supplied at the same time as the Engineer's Report, at Practical Completion as part of the application for s224 certification. |
| 17. | <u>Minimum Levels</u> |

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| | 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. |
| **Earthworks / Erosion and Sediment Control** | |
| 18. | Earthworks must be carried out in general accordance with the concept earthworks plans provided by Davie Lovell Smith Drawing No E.20739 Sheets 1-13 REV R2, dated December 2025.<br><br>Prior to any physical works commencing, detailed engineering plans for earthworks must be submitted and accepted as part of the Engineering Acceptance process. |
| 19. | The earthworks and construction work must be under the control of a nominated and suitably qualified engineer. |
| 20. | 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, the PWRN, 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 required by condition 21 below, prior to discharge to the Council's stormwater system. (Possible sources of contaminants from construction activities include uncontrolled runoff, dewatering, sawcutting and grooving).<br><br>***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.* |
| 21. | The Erosion and Sediment Control Plan must show the positions of all stockpiles on site. Temporary mounds must be grassed or covered to prevent erosion until such time as they are removed/reused. |
| 22. | a. The draft Earthworks and Construction Management Plans provided with the application are accepted in principle. Prior to construction these will be incorporated into an Environmental Management Plan (EMP) as required in Condition (25) below, for the site and submitted to Council for reference. All filling and excavation work must be carried out in accordance with the EMP which identifies how the environmental risks of the project will be managed.<br><br>b. Except where approved as part of a separate Environment Canterbury (CRC) resource consent for stormwater discharge or CRC resource consent for excavation/filling, work must not commence until the Christchurch City Council's Subdivision Engineer (via email to rcmon@ccc.govt.nz) has formally accepted the EMP. |

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| 23. | The EMP must include an Erosion and Sediment Control Plan (ESCP) covering all earthworks associated with the consented development. The ESCP must:<br>a. Be designed by a suitably qualified and experienced professional; and<br>b. Attach a design certificate (Appendix IV in IDS Part 3) for acceptance (unless subject to Condition 22b) by the Council under clause 3.8.2 of the IDS at least ten days prior to the works commencing. |
| 24. | The ESCP must follow best practice principles, techniques, inspections and monitoring for erosion and sediment control, and be based on CRC's Erosion and Sediment Control Toolbox for Canterbury http://esccanterbury.co.nz/.<br>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, unless otherwise approved by Canterbury Regional Council as part of a separate resource consent in accordance with Condition 22 b. |
| 25. | a. The EMP must include (but is not limited to):<br>i. The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, and excavation and disposal of material from contaminated sites;<br>ii. A site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc;<br>iii. Details of proposed activities;<br>iv. A locality map;<br>v. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff, stockpiles;<br>vi. Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;<br>vii. Drawings showing the protection of natural assets and habitats;<br>viii. A programme of works including a proposed timeframe and completion date;<br>ix. Emergency response and contingency management;<br>x. Procedures for compliance with resource consents and permitted activities;<br>xi. Environmental monitoring and auditing, including frequency;<br>xii. Corrective action, reporting on solutions and update of the EMP; |

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| | xiii. Procedures for training and supervising staff in relation to environmental issues;<br>xiv. Contact details of key personnel responsible for environmental management and compliance.<br>***Advice note:*** *IDS clause 3.8.2 contains further detail on Environmental Management Plans.* |
| 26. | The EMP must be implemented on site over the construction phase. No earthworks may commence on site until:<br>a. 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.<br>b. The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work.<br>c. The preliminary works required by the EMP have been installed.<br>d. An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by suitably 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. |
| 27. | Dust emissions must be appropriately managed within the boundary of the property in compliance with the Canterbury Regional Air Plan 2017. 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. |
| 28. | All loading and unloading of trucks with excavation or fill material must be carried out within the land to which this consent relates (besides for the works to the road frontages along Barters, Pound and Hasketts Roads). |
| 29. | 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:<br>a. Approved Works Access Permit (WAP); and<br>b. Approved Traffic Management Plan (TMP).<br>***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.* |

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| 30. | Any change in ground levels must:<br>a. not cause a ponding or drainage nuisance to neighbouring properties.<br>b. not affect the stability of the ground or fences on neighbouring properties.<br>c. maintain existing drainage paths for neighbouring properties (if applicable). |
| 31. | 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 Operative District Plan – Chapter 2 Definitions (as at 24 April 2026). |
| 32. | 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 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. |
| 33. | 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. |
| 34. | 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. |
| 35. | 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. |
| 36. | The consent holder must submit to the Subdivision Engineer (via subdivision.certifications@ccc.govt.nz) 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 onto adjacent land.<br>*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.* |

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| | *Advice note: This report may be presented as part of the Design Report for the subdivision works under condition 2.2.* |
| 37. | Any retaining wall constructed must be included and certified as part of the Earthfill Report required by condition 36. |
| 38. | 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. |
| **Geotechnical** | |
| 39. | Stage 2:<br>Prior to submission of engineering plans for acceptance in accordance with condition [13], additional geotechnical testing must be undertaken within the areas in Stage 2 as depicted in the area shaded orange on the Plan 'E20739_Subcon R2 with Test Locations' attached as **Appendix 2** to this decision. |
| 40. | Stage 3:<br>Prior to submission of engineering plans for acceptance, additional geotechnical testing must be undertaken in the area shaded orange on the Plan 'E20739_Subcon R2 with Test Locations' attached as **Appendix 2** to this decision. |
| 41. | The subgrade within the historic paleochannel as identified in the KGA Geotechnical Investigation reference K240545-2 dated 30 June 2025 shall be checked by a suitably qualified and experienced geotechnical engineer or geologist to confirm subgrade foundation conditions prior to filling commencing. |

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| 42. | Prior to submission of engineering plans for acceptance on Stage 4, further geotechnical testing must be undertaken to confirm ground conditions across the entire Stage, as shaded in green on the Plan 'E20739_Subcon R2 with Test Locations' attached as **Appendix 2** to this decision.<br><br>A supplementary geotechnical report must be provided to CCC Subdivision Engineer via subdivision.certifications@ccc.govt.nz, 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 Stage 4 also. |
| **Contaminated Land** | |
| 43. | At least 15 working days prior to the commencement of works to remediate contaminated land, the Consent Holder must submit a Remedial Action Plan (RAP) to the CCC Compliance Team via email to rcmon@ccc.govt.nz for certification that it complies with conditions a- e below.<br><br>The RAP required under this condition must:<br><br>a. Outline the proposed soil sampling procedure to identify the extent of contamination, including guidelines used to analyse samples;<br><br>b. Detail a procedure for managing any discovery of contaminated soil or material;<br><br>c. Describe the methodology for soil removal and how soil will be prevented from being entrained in stormwater;<br><br>d. Outline where the contaminated soil will be disposed of; and<br><br>e. Describe any validation sampling that will be undertaken to ensure all contaminated soil is removed. |
| 44. | The RAP certified in accordance with condition (43) may be amended at any time. Any amendments must be:<br><br>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<br><br>b. Consistent with the conditions of this resource consent; and<br><br>c. Submitted in writing to the CCC Compliance Team via email to rcmon@ccc.govt.nz and certified that conditions a. and b of this condition are met. |

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| 45. | 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:<br>a. Details of any variations to those proposed under the certified RAP per condition 43;<br>b. Details of any discharges or contingency measures employed during the earthworks;<br>c. Photographic evidence of the site works;<br>d. Evidence the objectives of the final site remediation have been met with regard to commercial/industrial land use.<br>e. Evidence of the disposal of any soils off site to an authorised facility. |
| **Water Supply** | |
| 46. | a) The point of water supply for this subdivision shall be located at the intersection of Barters Road and Waterloo Road, following comprehensive upgrade of the existing water supply network by the Consent Holder (Upgraded Water Supply Network).<br><br>b) The Consent Holder is to identify the fire-fighting flow demand to be provided to the buildings on site and this will be used in water supply hydraulic modelling. The extent of the upgrades will be confirmed for acceptance following the refined hydraulic modelling co~~n~~-ordinated between the consent holder and CCC Water Supply Asset Planning Team, to be undertaken at the detailed design phase.<br><br>c) A Consent Notice is required to be included on the Record of Title for each allotment, stipulating that the Lot is only provided with water supply to the ~~a~~ fire-fighting demand flow~~–~~standard used for the hydraulic modelling and that future owners will need to provide on-site upgrades to meet a higher classification of water supply, should they require it.<br><br>d) The extent of upgrades to the public water supply network is to be agreed with CCC and implemented by the Consent Holder before the release of the s223(c) certificate for Stage 1 of the subdivision.<br><br>e) This upgrade shall include:<br>i. Upgrades to the Templeton Booster Pump Station supply mains, including the DN200 water main in Main South Road, the DN150 water main in Foremans Road, and the DN150 connection at the intersection of State Highway 1 and Halswell Junction Road;<br>ii. An upgrade to the Templeton Booster Pump Station to continue to operate in a duty/duty/standby configuration; and |

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| | iii. Upgrading the water main from the Templeton Booster Pump Station along Waterloo Road and Pound Road to the designated connection point.<br><br>*Advice note: Refined hydraulic modelling may enable optimisation of the supply water main upgrades, potentially limiting the required works to the connection between State Highway 1 and Halswell Junction Road, as well as the supply main along Main South Road.* |
| 47. | The Consent Holder shall enter into an Infrastructure Provision Agreement with the Christchurch City Council (CCC) using a form reasonably required by CCC and provided by the Council's Solicitors for review and comment. This agreement shall cover the design and construction of the Upgraded Water Supply Network and will include, but not be limited to, the following provisions:<br><br>a. That the Design Engineer shall be approved on the Three Waters HDM (hybrid delivery model) Professional Services Panel;<br><br>b. That the design shall be in accordance with the design standards and requirements as per the Council Design Guides/Standards Master List and for Council to advice any such further specifications, standards and requirements during each phase of the design;<br><br>c. For the Consent Holder to obtain Council Engineering Acceptance for each stage of the design including Concept design, Preliminary design and Detailed design;<br><br>d. That the Consent Holder shall complete the necessary investigations and assessments to adequately inform the design including geology, topography, ground contamination, archaeological, ecological and visual aspects;<br><br>e. That the design shall be comprehensive in terms of civil, mechanical, structural, electrical, SCADA and controls, landscaping, access, security, and water safety disciplines;<br><br>f. For incorporation of risk assessments (inclusive of water safety) and safety in design in the design process;<br><br>g. That the work shall be carried out by a Council Three Waters HDM (hybrid delivery model) Potable Water Tier One Contractor;<br><br>h. For Council participation and review of the Contract Quality Plan, Health and Safety Plan, Environmental Management Plan, Contract Method Statement, Testing and Commissioning Plan including Handover checklist;<br><br>i. For the assignment of a Council contracts engineer to audit the construction phase; |

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| | j. For specifying any additional As-Built, Testing and Commissioning and Operations and Maintenance Manual requirements;<br><br>k. For the Consent Holder to undertake all design and construction work at its sole cost and to meet the reasonable costs of CCC involvement, including all legal, external and internal consultants;<br><br>*For the purposes of this consent condition,* ***Upgraded Water Supply Network*** *means any works to the existing Council infrastructure up to the point of connection for the development at the corner of Waterloo and Barters Road.* |
| 48. | The internal water supply network for the subdivision shall be designed by a suitably qualified professional, in coordination with the design of the Upgraded Water Supply Network. The design must comply with the Infrastructure Design Standard and, in general, align with the relevant NZ Fire Service Fire Fighting Water Supplies Code of Practice, subject to Council engineering acceptance. Engineering drawings supported by hydraulic model outputs must be submitted for review and engineering acceptance by the Christchurch City Council_Water Supply & Wastewater Asset Planning Team prior to the commencement of any physical works. |
| 49. | Council will not grant engineering acceptance for the subdivision's water supply network until engineering acceptance of the Upgraded Water Supply Network has been issued. |
| 50. | Connection of the subdivision's water supply network shall not proceed until the Upgraded Water Supply Network has been fully commissioned and is operational. |
| 51. | All water mains and submains for the subdivision shall be installed in road to be vested in Council. Minimum DN200 water mains shall be extended along the full length of all roads to be vested and terminated with temporary hydrants in accordance with the requirements of the Infrastructure Design Standard. |
| 52. | All lots shall be provided with water supply connections extending to their boundaries. Submains shall be installed to extend at least 1 metre beyond each lot boundary. |
| 53. | The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each Lot:<br><br>a. This allotment shall be served by the Christchurch City Council's pressurized water supply network and requires the installation of a high-hazard backflow prevention device. An application for water connection must be submitted to Christchurch City Council either online or by completing a WS1 form |

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| | (application for water supply), including a water supply site plan. The water connection will not be activated until confirmation is provided to **Council** that an approved backflow prevention device has been installed. The backflow prevention device must be installed within the property boundary, on private land, as close as practicable to the water meter at the point of supply. |
| 54. | The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the Titles of each Lot:<br><br>a. The water supply network for this allotment is designed to accommodate a maximum fire demand flow of [the fire-fighting demand flow rate identified by the process in condition 46 b.] L/s Future owners must provide on-site upgrades to meet a higher classification of water supply, should they need it.<br><br>***Advice note**: This is an on-going condition and a Consent Notice will be issued under section 221 of the Act at the time of Section 224(c) certificate.* |
| **Wastewater / Sewer** | |
| 55. | The subdivision shall be serviced by a gravity sewer network connecting to a new pump station at proposed Lot 202 designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings must be sent to the Council Subdivisions Engineer for Engineering Acceptance prior to the commencement of any physical works. |
| 56. | The gravity sewer network for the extent of subdivided land shall discharge into a **New Wastewater System** comprising a dedicated wastewater pumpstation and pipe system to convey wastewater to the DN525 sewer located at the intersection of Waterloo Road and Brixton Street. The New Wastewater System shall be sized to accommodate Industrial General (IG) (suburban) design flow rates as specified in the Council's Infrastructure Design Standard. The **New Wastewater System** shall also incorporate an odour treatment and corrosion management solution, to be established in accordance with the following requirements:<br><br>a. The design shall be in accordance with the CCC Odour and Corrosion Management Design Guideline, the SCIRT Protective Coating for Concrete Wastewater Structures Designers Guideline, the Infrastructure Design Standards, the Construction Standard Specification and such other specifications or operations requirements to be provided / issued by Council as part of the engineering acceptance process.<br><br>b. The new wastewater system shall discharge into a new corrosion resistant manhole and corrosion protection shall be provided to downstream manholes within 400 metres of the discharge point.<br><br>c. The location of the odour treatment facility must be approved by Council. In makings its determination, Council will consider factors such as site |

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| | accessibility, feasibility of maintenance activities and the ability to meet service objectives. The final location of the odour treatment facility shall be adjusted as necessary to satisfy the requirements of Council. It is provisionally expected to be located in the berm of Waterloo Road, near the discharge manhole at the corner of Waterloo and Barters Road.<br><br>d. The necessary investigations, assessments and tests shall be carried out to inform the design.<br><br>e. Smoke testing is required during the commissioning of the odour treatment unit to confirm negative pressure is achieved at the design air entry point.<br><br>*<u>Advice note:</u>*<br><br>*For the purposes of this consent, **New Wastewater System** means the pump station and subsequent rising main and/or duplicate gravity sewer in Waterloo Road to the point of discharge at the intersection of Brixton Street and Waterloo Road, the odour treatment and corrosion protection in the sewer downstream of the connection point at Brixton/Waterloo Roads.*<br><br>*Optimisation of infrastructure through the comprehensive design process may support a preference for constructing a duplicate gravity sewer along Waterloo Road, rather than a dedicated rising main. This approach would result in a shorter rising main for the pump station.*<br><br>*If the odour treatment facility is located to align with the discharge point of existing rising mains, Council may enter into a cost-sharing agreement for the establishment of an integrated odour treatment facility servicing multiple discharge points.* |
| 57. | The Consent Holder shall enter into an Infrastructure Provision Agreement with the Christchurch City Council (CCC) using a form reasonably required by CCC and provided by the Council's solicitors for review and comment. This agreement shall cover the design and construction of the New Wastewater System and will include, but not be limited to, the following provisions:<br><br>a. That the Design Engineer shall be approved on The Three Waters HDM (hybrid delivery model) Professional Services Panel;<br><br>b. That the design shall be in accordance with the design standards and requirements as per the Council Design Guides/Standards Master List and for Council to advise any such further specifications, standards and requirements during each phase of the design;<br><br>c. For the Consent Holder to obtain Council Engineering Acceptance for each stage of the design including Concept Design, Preliminary Design and Detailed Design. |

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| | d. That the Consent Holder shall complete the necessary investigations and assessments to adequately inform the design including geology, topography, ground contamination, archaeological, ecological and visual aspects.<br><br>e. That the design shall be comprehensive in terms of civil, mechanical, structural, electrical, SCADA and controls, landscaping, access, security, and water safety disciplines;<br><br>f. For incorporation of risk assessments (inclusive of water safety) and safety in design in the design process;<br><br>g. That the work shall be carried out by a Council Three Waters HDM (hybrid delivery model) Wastewater Tier One Contractor;<br>h. For Council participation and review of the Contract Quality Plan, Health and Safety Plan, Environmental Management Plan, Contract Method Statement, Testing & Commissioning Plan including Handover checklist;<br><br>i. For the assignment of a Council contracts engineer to audit the construction phase;<br><br>j. For specifying any additional As-built, Testing and Commissioning and Operations and Maintenance Manual requirements;<br><br>k. For the Consent Holder to undertake all design and construction work at its sole cost and to meet the reasonable costs of CCC involved including all legal, external and internal consultants. |
| 58. | The dedicated wastewater pump station serving the New Wastewater System shall be installed on land to be vested in Council as a Utility Lot. The size and configuration of this Utility Lot, including all associated infrastructure, must be provided for acceptance by Council as part of Engineering Acceptance for the pump station design.<br><br>In determining suitability, Council will consider factors such as site accessibility, maintenance feasibility, and the ability to meet operational service requirements. The final size and location of the Utility Lot shall be adjusted as necessary to meet Council's requirements. The Three Waters Water Supply and Wastewater Asset Planning Team will confirm the land requirements in accordance with the New Wastewater System Infrastructure Provision Agreement, resulting in one of the following outcomes:<br><br>a. Confirmation that no changes to the Utility Lot size or configuration are required, based on the adequacy demonstrated through design documentation; or |

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| | b. Confirmation that the Utility Lot must be increased (or decreased) in size, with specification of the additional land required to accommodate the New Wastewater System.<br><br>Where additional (or a reduction in) land be required, the Consent Holder shall enlarge/reduce the Utility Lot accordingly. |
| 59. | Sanitary sewer laterals shall be installed to extend a minimum of 600mm into the net site area of all industrial lots at the subdivision stage. These laterals must be installed at sufficient depth to ensure adequate gradient is available to service the furthest extent of each lot. |
| 60. | Gravity network sewers to be vested in Council must have a minimum diameter of 175mm, in accordance with the IDS. All network sewers and connections to these sewers must be installed by a Council-authorised drainlayer, at the Consent Holder's expense.<br><br>*Advice note: Refer to https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/Authorised-Drainlayer-Register.pdf for a list of authorised drainlayers.* |
| **Stormwater** | |
| 61. | The stormwater management and mitigation system to be constructed under this application shall rely on stormwater treatment and disposal to ground via infiltration.<br><br>In addition to the below conditions 62 - 84, 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). |
| 62. | The consent holder shall provide CCC Stormwater Engineer (via subdivision.certifications@ccc.govt.nz) with evidence that demonstrates that authorisation for the discharge of construction and operational phase stormwater has been obtained from Christchurch City Council or Canterbury Regional Council. |
| 63. | The consent holder shall submit an Engineering Design Report for acceptance by the CCC *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. |

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| 64. | Stormwater generated from all roading and hardstand areas within the subdivision, excluding roofs, shall be collected via channels, sumps, pipes or swales and discharged to a first flush treatment system on Lots 201 and 202 to be vested in Christchurch City Council. Unless otherwise approved by the Council Planning Engineer, the first flush treatment system shall be either:<br>a. Soil adsorption basins, or<br>b. Stormwater360 Filterra proprietary treatment devices.<br>Advice note: This condition requires stormwater treatment of all impervious areas from the subdivision, except roofs, in treatment devices to be vested with CCC. |
| 65. | 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:<br>a. Consist of infiltration soak pits of trenches designed in general accordance with WWDG Part 6.5, and;<br>b. Provide sufficient storage and soakage to dispose of stormwater generated from the critical two percent annual exceedance probability storm event; and<br>c. Either provide sufficient above-ground storage to contain the stormwater runoff generated from a 10 percent annual exceedance probability storm of 18 hours duration, OR:<br>d. be fitted with redundant "capped off" rapid soakage chambers or trenches providing at least double the design soakage capacity. |
| 66. | 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. |
| 67. | 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. |

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| 68. | Lots 1 – 401: 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:<br><br>***Pre-treatment of Hardstand Stormwater Runoff***<br>*Prior to discharge into the CCC network, stormwater generated from hardstand areas within the allotment (concrete, asphalt, compact gravel, etc.) shall be pre-treated using an approved Gross Pollutant Trap (GPT), vegetated swale or other proprietary pre-treatment device. 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*.<br><br>***Hazardous Activities and Industries***<br>*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 Site 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.*<br><br>Advice note: This condition requires a consent notice for stormwater treatment of impervious areas within an individual allotment prior to connection to the CCC stormwater network. Further, subdivision wide, treatment is provided under condition 64. |
| 69. | Lots 1 – 401: 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 system.<br><br>The following consent notice, pursuant to Section 221 of the Resource Management Act 1991, shall be memorialised on Certificates of Title for all industrial allotments to ensure that ongoing conditions are complied with:<br><br>***Roof Stormwater Disposal***<br>*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* |

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| | *soakage infiltration systems shall be designed to dispose of the critical 2 percent annual exceedance probability storm event.*<br><br>***Roof and Flashing Materials***<br><br>*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.* |
| 70. | 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. |
| 71. | 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. |
| 72. | 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. |
| 73. | 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. |
| 74. | 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. |
| 75. | 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 |

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| | 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:<br>a. A plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths.<br>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.<br>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.<br>d. All elevations shall be in NZVD2016. |
| 76. | 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. |
| 77. | 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. |
| 78. | 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. |
| 79. | The consent holder shall provide easement in gross over any public stormwater infrastructure located outside of Local Purpose (Utility) Reserves or legal road. |
| 80. | 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 under condition 13 above. |

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| 81. | 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. |
| 82. | 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. |
| 83. | 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. |
| 84. | 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. |
| **Transport** | |
| 85. | The access formation for any rear allotments 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 3.3.2 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.3 has been received and accepted by Council. |
| 86. | <u>Roading</u><br>All new roads shall be designed and constructed in accordance with the CCC IDS. Physical works shall 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 by Council. |
| 87. | <u>Street Lighting</u> |

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| | 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<br><br>The Consent Holder 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). The traffic safety audits will include consideration of access to Barters Road properties and whether a flush median is necessary on Barters Road.<br><br>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. | Stage 1: Barters Road and Waterloo Road /Pound Road<br><br>That at the Consent Holder's cost the eastern side of Barters Road along the site frontage, including the two new road intersections, shall be upgraded to meet the CCC IDS standards for a rural road carrying the anticipated future traffic volumes. This is to occur prior to the opening of Stage 1 taking access off Barters Road. |
| 90. | Stage 1: shared path<br><br>a. That at the Consent Holders' cost, prior to the issue of s224 for Stage 1 of the development, a 2.5m shared path is constructed connecting the development to the Waterloo Road / Pound Road traffic signals.<br><br>b. That at the Consent Holder's cost, the northern Pound Road approach to the Waterloo Road / Pound Road traffic signals to be upgraded from the current cycle only crossing to a shared cycle and pedestrian crossing. |
| 91. | Stage 2: Pound Road<br><br>The western side of the Pound Road frontage will be upgraded to meet the IDS standards for a minor arterial road carrying the anticipated future traffic volumes. This is to be completed prior to the issue of Section 224(c) for Stage 2. |
| 92. | Stage 2: shared path<br><br>a. At the Consent Holder's cost, on-road cycle lane markings must be provided on the Pound Road sealed shoulders between the access roundabout and the existing on-road cycle lane at the Pound Road / Waterloo Road intersection. The width of the sealed shoulder shall be 2.5m, with a 1.8m wide painted cycle lane with 0.7m separation distance provided between the cycle lane and traffic lane. |

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| | b. The design of the Pound Road / Road 1 roundabout is to include suitable cycle or shared path facilities to safely accommodate cyclists heading to / from Pound Road south of this intersection. |
| 93. | Stage 4: Hasketts Road<br><br>That at the Consent Holder's cost, the eastern side of Hasketts Road frontage shall be upgraded to meet the IDS standards for a rural road carrying the anticipated future traffic volumes. This is to occur prior to the issue of s224 for Stage 4 and is to include the frontage of 14 Hasketts Road. |
| 94. | That the intersection of Hasketts Road, Maddisons Road and Barters Road be upgraded in general accordance with the scheme plans attached to the application or a similar alternative agreed with Council. This is to occur prior to the issue of s224 for Stage 4. |
| **Buffer Landscaping Barters Road frontage** | |
| 95. | The proposed landscaping must be in accordance with the Landscape Plans prepared by Novo Group and submitted with the application, as follows:<br><br>- Novo Group Landscape Plans<br>  ○ Barters Road Landscape Buffer, dated: 4/12/2025<br>  ○ Barters Road Landscape Buffer – Planting details, dated: 4/12/2025<br><br>The proposed landscaping must be established on site within each stage of the development within the first planting season (extending from 1 April to 30 September) following the issue of the first Title for that stage. |
| 96. | a. A Landscape Concept, Maintenance and Management Plan shall be prepared by a suitably qualified landscape architect and include the following:<br><br>i. A comprehensive landscape concept for the 5m landscape strip extending along Barters Road;<br><br>ii. A schedule of plant species;<br><br>iii. A statement of compliance with approved landscape plans and relevant landscape conditions of this consent;<br><br>iv. A maintenance schedule including for the establishment period.<br><br>b. Landscaping shall be established in accordance with the Landscape Concept, Maintenance and Management Plan.<br><br>c. The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of Lots 1, 44 - 56: |

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| | Landscaping on this Lot shall be maintained in accordance with the attached Landscape Concept, Maintenance, and Management Plan referenced in Condition 96(c) and stored as TRIM reference XXX in Council Records. 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 condition.<br><br>***Note:*** *In regard to (c), this is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.* |
| 97. | All landscaping required in the Landscape Concept, Maintenance and Management Plan 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<br><br>***Note:*** *This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.* |
| 98. | All fencing for Lots 1 and 44-56 shall be located on the internal boundary of the 5m wide landscape strips along the Barters Road frontage, with an access gate provided for maintenance if not otherwise accessible.<br><br>***Note:*** *This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.* |
| **Reserve Landscape Plans** | |
| 99. | 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. |
| 100. | 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 via the submission and acceptance of revised plans through the process outlined in condition 13. |
| 101. | 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. |

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| 102. | 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 as at 24 April 2026. |
| 103. | 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). |
| 104. | 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.<br><br>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. |
| 105. | 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. |
| **Streetscape Landscape Plans** | |
| 106. | 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.<br><br>***Advice note:*** *Grassed berms within road reserves do not form part of the landscape acceptance or landscape bond.* |
| 107. | 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 via the submission and acceptance of revised plans through the process outlined in Condition 106. |

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| 108. | 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. |
| 109. | 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. |
| 110. | 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). |
| 111. | 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.<br><br>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. |
| 112. | 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. |
| 113. | Final Completion / Handover (Reserves and Streetscapes)<br><br>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 |

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| | being in full leaf) then the final inspection and final completion may be delayed until the condition of the assets can be accurately determined. The completion documentation must be supplied to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz. |
| **Paparua Water Race** | |
| 114. | The culvert to be installed within the Paparua Water Race shall be designed and installed in accordance with the New Zealand Fish Passage Guidelines 2018, and a suitably qualified freshwater ecologist, nominated by the consent holder, shall certify the design prior to their installation. |
| **Herpetology** | |
| 115. | a. All works affecting lizards, including capture and relocation must occur in accordance with the [Wildlife Approval], or any subsequent variation to that authority and the Lizard Management Plan, dated November 2025 (or any subsequent version updated by variation in accordance with Clause 7 of Schedule 7 of the Fast-track Approvals Act 2024).<br><br>b._All works relating to the replacement and enhancement of lizard habitat, including the establishment of approximately 4,085 m2 of buffer amenity planting along the Barters Road frontage of the proposal site, the undertaking of rabbit and hare control (including the construction of a rabbit-proof fence) at Weedons Ross Road release site, and the enhancement and maintenance of the Kōwhai Grove release site (including the timings, planting schedules, and rock stack pile specifications), must occur in accordance with the approval obtained through this application), (or any subsequent version updated by variation in accordance with Clause 7 of Schedule 7 of the Fast-track Approvals Act 2024).. |
| **Avifauna** | |
| 116. | As far as practicable, development works should occur outside of the bird breeding and nesting season. Works occurring within bird breeding and nesting seasons (mid-August to mid-February annually) must occur in accordance with the Bird Management Plan approved in accordance with condition 115. The objective of the Bird Management Plan is to avoid, or otherwise minimise adverse effects on any Threatened or At-Risk indigenous bird species found to be within or adjacent to the development footprint. Including but not limited to South Island Pied Oystercatcher, Red-billed Gull, or Banded Dotterel. The Bird Management Plan must be prepared by a suitably qualified and experienced ecologist/ornithologist. |
| 117. | The Bird Management Plan required by Condition 114 must be submitted to the Subdivision Engineer for acceptance by Council's Ornithologist (via email to |

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| | rcmon@ccc.govt.nz) at least 15 working days before works commence for certification by CCC's Ornithologist. The Council's Ornithologist may certify the Bird Management Plan if satisfied that it achieves the objective in condition 114, is consistent with the conditions of this resource consent, and has been prepared by a suitably qualified and experienced ecologist/ornithologist. No works are to commence on site until the Bird Management Plan has been certified by the Council's Ornithologist. |
| 118. | 1. To achieve the objective in Condition 114, the Bird Management Plan must include, but is not limited to:<br>a. A description of preconstruction bird survey methods, which must be undertaken no more than eight days prior to the commencement of works or prior to the recommencement of works in circumstances where works have ceased for more than eight days.<br>b. A description of measures required to avoid disturbance of any nests identified during preconstruction surveys, including minimum setback requirements.<br>c. A description of what measures will be undertaken to limit the risk of bird occupation of disturbed areas prior to nesting;<br>d. Accidental discovery protocols if bird nest/habitats are found after works have commenced.<br>2. The bird management plan must not use noise devices as part of the deterrence works.<br>*Advice note: The Bird Management Plan will be reviewed by Council's ornithologist during the certification stage. It is an offence to disturb protected wildlife under the Wildlife Act 1953 without lawful authority.* |
| 119. | Further actions must be implemented if identified in the Bird Survey performed within 4 working days of works commencing, in accordance with the certified Bird Management Plan, to avoid disturbance of any active nests on site. |
| 120. | The Bird Management Plan must be provided to the contractor controlling this work and retained on site for the duration of works. |
| 121. | 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.<br>*Note: The Consent Holder's appointed ornithologist will undertake a survey of birds protected by the Wildlife Act and a report back within 8 working days prior to the commencement of any site works. Works include earthworks and cutting/removal of vegetation.* |

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| 122. | During the construction period, no dogs may be brought onto the site by persons exercising or working under this consent. |
| 123. | 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. |
| **Existing Buildings** | |
| 124. | Buildings located over the new lot boundaries and/or as shown on the Davie Lovell Smith Scheme Plan Drawing No E20739 revision R2, dated December 2025 are to be demolished or removed. |
| **Telecommunications and Energy** | |
| 125. | 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. This must be provided at the time of section 224 application to subdivision.certifications@ccc.govt.nz. |
| 126. | 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. This must be provided at the time of section 224 application to subdivision.certifications@ccc.govt.nz |
| **Consent Notices** | |
| 127. | The following consent notices pursuant to Section 221 of the Resource Management Act 1991 will be issued by the Council:<br>a) **Condition 3 Traffic:** The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of all lots in any balance land left at the completion of each stage of the subdivision:<br>Records of title shall not be issued for lots located in Stage 4 shown on "Pound Road Industrial Subdivision For Consent Purposes", (drawing reference E20739 Revision 2, dated December 2025) unless the intersection of State Highway 1 and Pound Road and the intersection of Waterloo Road and Pound Roads (the intersections) are upgraded in general accordance with the concept design shown in drawing 0383-012-DWD1001-B prepared by Novo Group dated 27 June 2025. |

b) **Condition 53 Water Supply:** The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the Titles of each Lot:

Backflow

i. This allotment shall be served by the Christchurch City Council's pressurised water supply network and requires the installation of a high-hazard backflow prevention device. An application for water connection must be submitted to Christchurch City Council either online or by completing a WS1 form (application for water supply), including a water supply site plan. The water connection will not be activated until confirmation is provided to Council that an approved backflow prevention device has been installed. The backflow prevention device must be installed within the property boundary, on private land, as close as practicable to the water meter at the point of supply.

c) **Condition 54 Water Supply:** The following condition must be recoded pursuant to Section 221 of the RMA in a Consent Notice registered on the Titles of each Lot:

Fire water supply

i. The water supply network for this allotment is designed to accommodate a maximum fire demand flow of [the fire-fighting demand flow rate identified by the process in condition 46 b.] L/s Future owners must provide on-site upgrades to meet a higher classification of water supply, should they need it.

d) **Condition 68 - 69 Stormwater:** The following consent notice shall be registered on the Titles of each Lot to ensure ongoing compliance with consent conditions:

Pre-treatment of Hardstand Stormwater Runoff

i. Prior to discharge into the CCC network, 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. 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

ii. 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 Site Management Plan for

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| | 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.<br><br><u>Roof Stormwater Disposal</u><br>iii. 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.<br><br><u>Roof and Flashing Materials</u><br>iv. 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.<br><br>e) **Condition 96 Landscaping on Lots 1, 44-56:** The following consent notice shall be registered on the Titles of each Lot to ensure ongoing compliance with consent conditions:<br><br>Landscaping on this lot shall be maintained in accordance with the attached Landscape Concept, Maintenance, and Management Plan, referenced in Condition 96(c), and stored as TRIM reference XXX in Council records. 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.<br><br>f) **Condition 97 Landscaping on Lots 1, 44-56:** The following consent notice shall be registered on the Titles of each Lot to ensure ongoing compliance with consent conditions:<br><br>All landscaping required in the Landscape Concept, Maintenance and Management Plan 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. |

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| | g) **Condition 98 Fencing on Lots 1, 44-56:** The following consent notice shall be registered on the Titles of each Lot to ensure ongoing compliance with consent conditions:<br><br>All fencing shall be located on the internal boundary of the 5m wide landscape strips along the Barters Road frontage., with an access gate provided for maintenance if not otherwise accessible.<br><br>***Note:*** *Council will prepare the Consent Notice*. |
| 128. | 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. |