

ATTACHMENT: CONDITIONS

Conditions of Consent

Activity and Operation

1. Except as amended by the conditions that follow, the development shall proceed in general accordance with the information submitted with the application, including revisions and now all stamped RMA/2024/3209. The development must operate as follows:
 - a. The supermarket and non-supermarket tenancies must not be open to the public within the hours of 2200 – 0700. This condition does not apply to staff being on the site, gymnasiums, or healthcare activities.
 - b. The outdoor area marked as 'Village Green' on the Landscape Plan included in Condition 1 must not be used for outdoor dining or the consumption of alcohol between the hours of 2200 – 0700.
 - c. There must be no sale of alcohol from any commercial activity on the site between the hours of 2200 – 0700.
 - d. Prior to commencing operations, any proposed future activities in the non-supermarket tenancies that seek to operate between 2200 - 0700 must either obtain a Certificate of Compliance confirming compliance with the relevant District Plan night-time noise standards, or must obtain a resource consent to demonstrate that effects of non-compliance can be effectively managed.
 - e. Apart from the supermarket, there must not be any individual retail or office tenancy of more than 450m² Gross Floor Area (as defined by the District Plan at the date of this consent). This condition does not apply to recreation, health, preschool, or community activities.
 - f. There must be no external digital signage displayed on the site.

Pedestrian and cycle access to Purchas Street

2. The Consent Holder must permit public access to the site from Purchas Street in the event that an access route for pedestrians and cyclists is formed by the neighbouring landowners that connects to the footpath at the south-eastern corner of the supermarket car park.

Acoustic

3. For the acoustic conditions that follow all acoustic measurement and assessment must be as specified in the District Plan as it was at 13 October 2025.
4. Prior to operations commencing, acoustic fencing must be installed along all relevant internal boundaries shown on the Landscape Plan in Condition 1. Acoustic fencing must be constructed at the heights specified on the approved plans, be continuous and maintained with no gaps or cracks, and have a minimum mass of 12kg/m².

5. A design report confirming all mechanical plant systems (except for emergency back-up generators) have been designed to achieve 40dB LAeq at nearby sites containing residential activity at all times must be provided to Christchurch City Council by way of e-mail to rcmon@ccc.govt.nz no later than 10 working days prior to commissioning of the systems.
6. Forklifts or vehicles must not operate within the outdoor loading zone area between the hours of 2200 – 0700.
7. Forklifts must be electric, and be fitted with non-tonal reversing alarms.
8. Emptying of bottles or removal of waste bins must not occur on site between the hours of 2200 – 0700.
9. In the outdoor area marked as 'Village Green' on the Landscape Plan included in Condition 1, there must be no outdoor music between the hours of 2200 – 0700. Any amplified music played during the daytime (0700 – 2200) must be limited to a level of 75 dB LAeq at 1 metre from any speaker.
10. The activity must comply with the Christchurch District Plan noise limits at the issue of the decision, with the exception of:
 - a. Noise received at 479 and 483 Madras Street, where a daytime (0700 – 2200 hours) noise limit of 51 dB LAeq applies; and
 - b. Noise received at 'Lot 3' 472 Madras Street, where a daytime (0700 – 2200 hours) noise limit of 56 dB LAeq, and a night time noise limit of 47 dB LAeq and 70 dB Lmax applies.
11. Any tenancy occupied by a gymnasium is subject to the following conditions:
 - a. The gymnasium must not operate between the hours of 2200 – 0700 unless a sound lobby has been installed at the main entrance;
 - b. Between the hours of 2200 – 0700 all doors and windows must be closed except for the timely arrival and departure of users;
 - c. Between the hours of 2200 – 0700 any music must be limited to background levels with no significant bass component (for example, a maximum reverberant noise level in the order of 75 dB LAeq);
 - d. All free-weights areas must have rubber matting or specialised impact absorbing flooring installed to minimise noise from dropped weights;
 - e. Between the hours of 2200 – 0700 there must be no outdoor recreational activity associated with the gymnasium.

Lighting - carpark and loading bay

12. Prior to commencement of operation of any commercial activity in buildings subject to this consent the consent holder must submit a design certificate from a Suitably Qualified and Experienced Professional (SQEP) confirming that the development will achieve compliance with the standards in Chapter 6.3 and 7.4.3.6(a) of the District Plan as it was at 13 October 2025.
13. Upon completion of the lighting installation, the Consent Holder must provide an installation certificate from a SQEP to the Council showing that the lighting has been installed in accordance with the design certificate the subject of condition 12.

Note:

The required design certificate and installation certificate must be provided to the Council Attention: Team Leader Compliance and Investigations, by way of email to rcmon@ccc.govt.nz.

Lighting – Village Green area

14. Prior to commencement of operation of any commercial activity in the buildings immediately adjacent to the outdoor area marked as ‘Village Green’ on the Landscape Plan included in Condition 1, the Consent Holder must install security lighting designed by a SQEP that:
 - a. Provides lighting coverage of the village green area between the hours of 2200 – 0700;
 - b. Is motion activated;
 - c. Has a high lux level white light;
 - d. Will achieve compliance with the standards in Chapter 6.3; as it was at 13 October 2025; and
 - e. Spotlights are to be clear of vegetation and directed away from residential boundaries.

Landscape Design

15. The landscaping as shown on the Landscape Design Report (Revision E) subject to Condition 1 must be established on site prior to commencing operations. Specimen Trees must be planted to the bag sizes and heights as shown on sheet 17 of the Landscape Design Report (Revision E).
16. Except as amended by the conditions that follow the landscaping subject to condition 1 must, where applicable, be installed in accordance with Chapter 6 Appendix 6.11.6 of the District Plan as it was at 13 October 2025.
17. All landscaping required for this consent must be maintained. Any dead, diseased, or damaged landscaping must be replaced by the Consent Holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.

18. All landscaping within the visibility splays shown in the Landscape Plan and located on the southern (exit) side of the site vehicle entrances must be maintained at a maximum height of 1m.

Note:

Landscaping is to be established in accordance with the Landscape Establishment Plan (Condition 21) and thereafter maintained in accordance with the Landscape Maintenance Plan (Condition 22).

Management Plans

19. The following Management Plans must be prepared, submitted and implemented by the Consent Holder:
- a. Traffic Management Plan (TMP)
 - b. Construction Management Plan (CMP)
 - c. Erosion and Sediment Control Plan (ESCP)
 - d. Construction Noise and Vibration Management Plan (CNVMP)
 - e. Landscaping Establishment Plan (LEP)
 - f. Landscaping Maintenance Plan (LMP)
 - g. Stormwater System Management Plan (SSMP)
20. In relation to these Management Plans;
- a. The process for certifying the TMP is set out in Condition 24 and the ESCP in Conditions 26 -28. For all other Management Plans, the Consent Holder must submit the required management plans to the Council, Attn: Team Leader Compliance and Investigations for certification via email to rcmon@ccc.govt.nz at least 20 working days prior to the commencement of construction works associated with this consent. The Management Plans are to be certified by the Team Leader or their nominee as meeting the objectives of the management plan prior to the commencement of any construction work and, once certified, the management plan will thereafter form part of the Approved Consent Document.

Note:

The Team Leader (or their nominee) will either certify, or refuse to certify, the management plan within 10 working days of receipt. Should the Team Leader (or their nominee) refuse to certify the management plan, then they will provide a letter outlining why certification is refused based on the parameters contained in this condition.

- b. Should the Team Leader (or their nominee) refuse to certify the management plan, the consent holder must submit a revised management plan to the Resource Consents Manager for certification. The certification process must follow the same procedure and requirements as outlined in this condition.
- c. The management plan may be amended at any time by the Consent Holder. Any amendments to the management plan must be submitted by the Consent Holder to the Council for certification. Any amendments to the CMP must be:
 - i. for the purposes of improving the measures outlined in the management plan for achieving the management plan objective purpose; and
 - ii. be consistent with the conditions of this resource consent.
- d. If the amended management plan is certified, then it becomes the certified management plan for the purposes of Condition 19 and will thereafter form part of the Approved Consent Document.

Landscaping Establishment Plan

- 21. All landscaping must be established in accordance with the Landscape Establishment Plan (LEP).

The Objective of LEP is to ensure the landscaping shown on the Landscape Design Report is properly established.

The LEP must include, but is not limited to, the following:

- a. A scale;
- b. A schedule of plants, numbers, and bag sizes as contained in the relevant Landscape Design Report;
- c. Planting specifications;
- d. Preparation of soils; and
- e. Irrigation;

Landscaping Maintenance Plan

- 22. All landscaping must be maintained in accordance with the Landscaping Maintenance Plan (LMP).

The Objective of LMP is to ensure the landscaping shown on the Landscape Design Report is appropriately maintained.

The LMP must include, but is not limited to, the following:

- a. On going Irrigation requirements during establishment and if necessary during ongoing operations;
- b. Weeding and pruning frequency; and
- c. Maintenance of any landscaping within the vehicle exit visibility splays at a height of no more than 1 metre in accordance with Condition 18.

Traffic Management Plan (TMP)

23. Individual TMPs are required for both the earthworks and construction where they are undertaken in a staged manner. A single plan can alternatively be provided when the works are undertaken in an integrated manner.

The objective of the TMP is to ensure that any potential effects arising from construction activities on the safe and efficient functioning of the road network are effectively managed.

The TMP must include, but is not limited to, the following:

- a. Identify the location of temporary signage, traffic management devices, and cone placement to manage the safe and efficient functioning of the road network;
 - b. Notice of upcoming works where road capacity will be constrained or diverted;
 - c. Identify the location of the contractor's parking facilities and site works entrance; and
 - d. Identify and provide safe pedestrian access during works.
24. Pursuant to Condition 23, works on site must be subject to a TMP which must be prepared by a Suitably Qualified and Experienced Practitioner (SQEP) and submitted by the Consent Holder for acceptance prior to the commencement of work on the site. Works must not commence until the TMP has been accepted and installed. Works must be undertaken in accordance with the TMP.

The Consent Holder must submit the TMP to the relevant Road Controlling Authority via the web portal www.myworksites.co.nz. To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR must be supplied to the Council's resource consent monitoring team (via email to rcmon@ccc.govt.nz) at least 20 working days prior to the commencement of works under this consent.

Note: Please refer to <https://ccc.govt.nz/transport/legal-road/traffic-management-news-and-information> for more information.

Construction Management Plan (CMP)

25. Individual CMPs are required for both the earthwork works and construction works where they are undertaken in a staged manner. A single plan can alternatively be provided when the works are undertaken in an integrated manner.

The objective of the CMP is to ensure that any potential effects arising from construction activities on the site are effectively managed.

The CMP must be prepared by a SQEP and include, but is not limited to, the following:

- a. Site description, topography, vegetation, soils and other reference information;
- b. Details of proposed works;
- c. Roles and responsibilities, including contact details for the site manager appointed by the Consent Holder;
- d. Site establishment;
- e. Programme and timing of works (including any staging required);
- f. Reference to the TMP prepared under Condition 23 and explicit reference of the provision of safe pedestrian routes;
- g. Storage of fuel and/or lubricants and any handling procedures;
- h. Contingency plans (including use of spill kits);
- i. Environmental compliance monitoring and reporting;
- j. All works being under the control of a nominated and SQEP engineer; and
- k. Actions to be undertaken in the event that soils are unexpectedly found to have visible staining, odours and/or other conditions that indicate soil contamination. Including but not limited to ceasing works until a SQEP on land contamination has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils.

Erosion and Sediment Control Plan (ESCP)

26. Individual ESCPs must be produced for both the earthwork works and construction works where they are undertaken in a staged manner. A single plan can alternatively be provided when the works are undertaken in an integrated manner.

The ESCP(s) must be designed by a SQEP and a design certificate ([Appendix IV in IDS Part 3](#)) supplied with the ESCP for certification to rcmon@ccc.govt.nz at least 5 working days prior to any earthworks commencing.

The objective of the ESCP is to identify the measures that will be implemented to minimise erosion and subsequent sediment loss from the site as a result of soil disturbing activities.

The ESCP must include, but is not limited to, the following:

- a. Site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc;

- b. Details of proposed activities;
- c. A report including the method and time of monitoring to be undertaken;
- d. A locality map;
- e. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of run on/runoff;
- f. Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- g. Environmental monitoring and auditing, including frequency;
- h. Corrective action, reporting on solutions and update of the ESCP;
- i. Stabilised entrance/exit and any haul roads;
- j. Site laydown and stockpile location(s) and controls; and
- k. The best practice principles, techniques, inspections and monitoring for erosion and sediment control must be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/>.

Note:

Any changes to the accepted ESCP must be submitted to the Council in writing following consultation with the Council's Subdivision Engineer. The changes must be accepted by the Subdivision Engineer prior to implementation.

- 27. The Consent Holder must notify Christchurch City Council no less than three working days prior to works to which the ESCP relates commencing, (via email to rcmon@ccc.govt.nz) of the earthworks start date and the name and contact details of the site supervisor. The Consent Holder must at this time also provide confirmation of the installation of ESCP measures as per the plan referred to in Condition 26 above.
- 28. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system.

Note:

For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.

29. Earthworks must not commence until the relevant ESCP has been implemented on site. The ESCP measures must be maintained over the period of the relevant construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP must be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces must be adequately topsoiled **and** vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation.
30. Dust emissions must be appropriately managed within the boundary of the property in compliance with the Regional Air Plan. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.
31. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.
32. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.
33. 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 the Council.
34. The earthworks must be under the control of a nominated and SQEP engineer.
35. Any change in ground levels must not cause a ponding or drainage nuisance to neighbouring properties. All filled land must be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties must be maintained. Following the completion of the filling and associated work an engineering report including a finished section level as built, with retained wall height and slope batter details, must be submitted to the Subdivision Engineering Section of the Council. This report must be undertaken by a SQEP engineer. The information contained in this report will be placed on the property record.
36. Any change in ground levels must not affect the stability of the ground or fences on neighbouring properties

Construction Noise and Vibration Management Plan (CNVMP)

37. Individual CNVMP are required for both the earthwork works and construction works where they are undertaken in a staged manner. A single plan can alternatively be provided when the works are undertaken in an integrated manner.

The objective of the CNVMP is to ensure noise and vibration are effectively managed in accordance with the best practicable options, having regard to the construction period associated with the development.

The CNVMP must include, but is not limited to, the following:

- a. Assessment of proposed machinery and equipment to be used;
 - b. Days and hours of work;
 - c. Management measures for noise and vibration, including specific triggers or thresholds for implementing them;
 - d. Procedures for noise and vibration monitoring and reporting.
 - e. Vibration levels must be monitored and assessed as follows:
 - i. Vibration monitoring must be conducted by a SQEP (e.g., Member of the Acoustical Society of New Zealand or equivalent).
 - ii. Measurements are to be undertaken to enable assessment against the relevant vibration triggers or thresholds, using metrics taken from ISO4866:2010.
 - iii. Select measurement positions to be representative of the receiver location of interest, including sites which contain buildings, including buildings under construction at locations agreed by the Team Leader Compliance and Investigations with Christchurch City Council.
 - f. Communication strategy for occupiers of neighbouring sites; and
 - g. Procedures for managing and responding to any complaints received about noise and vibration.
38. Construction works associated with all aspects of the development which create vibration must be undertaken in accordance with ISO4866:2010 as monitored by the Consent Holder, with compliance with any vibration levels to be monitored and assessed as set out in the Construction Noise and Vibration Management Plan (CNVMP) as required by Condition 37.
39. Pursuant to Condition 37 all earthworks and construction works undertaken in conjunction with the development must occur in accordance with an accepted Construction Noise and Vibration Management Plan (CNVMP) prepared by a SQEP which addresses the requirements of NZS6803:1999 Acoustics - Construction Noise and ISO4866:2010 Vibration of fixed structures. Noise from construction works must where practicable comply with the recommended noise limits for long term duration construction outlined in NZS6803:1999, and where compliance is not practicable be undertaken in accordance with the measures outlined in the CNVMP.

Stormwater system operation management plan

40. A SSMP is required to manage the long term operation and maintenance of the stormwater system, including but not limited to the stormwater pumps and storage tanks.

The objective of the SSMP is to identify the measures that will be implemented to ensure that the system operates effectively without failure over the life of the development.

The SSMP must be designed by a SQEP and include, but is not limited to, the following:

- a. Details of the Stormwater Design and Management System
 - i. Stormwater Catchments details;
 - ii. Storage details and management;
 - iii. Conveyance details and this may include the pumping requirements;
 - iv. Stormwater reticulation details;
 - v. Management of Stormwater Secondary Flow from Large Storm Events up to 2% AEP Storm Events
 - vi. Stormwater Secondary Flow from Extreme Storm Events exceeding 2% AEP Storm Event; and
 - vii. Mitigation measures to ensure Council discharge requirements will be met.
- b. On going surety of operation in high rainfall events;
- c. Stormwater Storage, Pumping and Reticulation Monitoring and Maintenance;
 - i. Storage Monitoring and Maintenance;
 - ii. Pumping Design and Maintenance;
 - iii. Conveyance and network discharge monitoring and maintenance;
- d. Inspection and Maintenance Schedule including replacement of elements as required;
- e. Maintenance Records;
- f. Reporting Requirements.

Site Management if works cease

41. Should any works subject of this consent cease for more than two weeks the site must be retained with a stable and compacted surface, which provides effective dust control, through either of the following:
 - a. Site contouring and grassed; or
 - b. Compacted gravel.

Environmental Health

42. Works on site must be carried out in accordance with the Site Management Plan/Remedial Action Plan prepared by ENGEO.
43. Soils removed from site must be disposed of to a facility consented/licensed to receive such material. Evidence of disposal such as weighbridge receipts must be provided to the Christchurch City Council by way of e-mail to rcmon@ccc.govt.nz within three months of the completion of earthworks.

44. In the event that soils are unexpectedly found to have visible staining, odours and/or other conditions that indicate soil contamination then work must cease until a SQEP in land contamination has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils.
45. A Summary of Works (SOW)/Site Validation Report must be prepared and provided to Christchurch City Council by way of e-mail to rcmon@ccc.govt.nz within three months of the completion of earthworks.

Review Condition

46. Where not addressed by a review condition elsewhere and pursuant to Section 128 of the Resource Management Act 1991, the Council may review conditions by serving notice on the consent holder within a period of one month of any 12 month period following the date of this decision, in order to deal with any effects on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage.

Works on Madras Street

General layout requirements – Madras Street road layout alterations

47. Prior to first operation of any of the commercial activities the subject of this consent, the physical layout of Madras Street must be established in accordance with the general layout within the legal road as shown on either:
 - a. The concept plan labelled xxxxx in the Stamped Approved Plans; or
 - b. An alternative concept plan that meets the following key characteristics of the plan in (a) above:
 - i. The median must be flush and a minimum of 2.5m; and
 - ii. Safe cycle lane dimensions in both north-bound and south-bound directions must be maintained;

Any alternative plan (meeting the key characteristics under (b) above) must be prepared by a Suitably Qualified and Experienced Practitioner (SQEP) and submitted by the Consent Holder to the Road Controlling Authority for acceptance prior to the commencement of works within the road reserve. Following acceptance of the concept plan under either (a) or (b) above by the Road Controlling Authority, the Consent Holder shall prepare a detailed design subject to Conditions 48 and 49 below.

Note:

The Consent Holder is advised that the approval of the Community Board, or Council's Asset & Network Planning Team where that authority has been delegated, is required prior to any works within the road reserve. These works include amendments to lane markings, berms, footpaths, or kerb and channel alignment.

The Consent Holder is advised that relocation of power poles is subject to the approval of Orion as electricity network operator.

Quality assurance

48. 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).
49. Prior to the commencement of physical works on Madras Street 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 Council's latest Infrastructure Design Standards (IDS) and this consent.

Asset Design and Construction

50. All infrastructural assets to be vested in the Council must be designed and constructed in accordance with the Council's latest Infrastructure Design Standard (IDS) and the Council's latest Construction Standard Specifications (CSS).
51. Asset structures must include but not be limited to gravity and pressure pipelines, manholes, chambers, valves, hydrants, stormwater treatment devices, culverts or any other physical asset to be vested in Council including road pavements.
52. All infrastructure to be vested in the Council must be designed to resist the effects associated with earthquake induced liquefied soils. All liquefaction hazard mitigation must be designed for a 1 in 25 year return period serviceability limit seismic design event and a 1 in 500 year return period ultimate limit state seismic design event as defined in NZS1170.5.2004.

Beyond a SLS seismic event, it is recognised asset structures may become progressively less serviceable.

53. In addition to the above, all proposed infrastructure to be vested in the Council must be designed to resist the effects associated with earthquake induced liquefiable soils and lateral spread from a seismic event as defined in condition 52.
54. Prior to the commencement of physical works on the road 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.
55. Prior to commencement of commercial operations on the site the Consent Holder must submit to the Planning Team - Subdivision Engineers an Engineer's Report complying with clause 3.3.3 of the IDS and an Engineer's Completion Certificate complying with clause 3.3.4 of the IDS for review and acceptance under clause 2.12 of the IDS 2022. The Engineer's Report must provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS and this consent, including compliance with consent conditions requiring mitigation measures with respect to any liquefaction and lateral spread hazards.

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.

Maintaining operating conditions on Legal Road

56. 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 an Approved Works Access Permit (WAP);

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>.

Traffic Safety Audit

57. The Consent Holder must provide traffic safety audits undertaken by a SQEP and independent traffic engineer at the engineering acceptance stage (design) and at works completion (post construction).
58. 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 where those recommendations are agreed with the Council.

Existing Road Frontage

59. Excavation must not start within legal road until service location (including depths) has been carried out, existing services are shown on the engineering plans where their locations are different from those presented through the design acceptance process, and any resulting amendments to the design have been accepted by the Subdivision Engineer.
60. Prior to Council's final completion inspection and acceptance of the assets at the end of the 12 month Establishment Period, the Consent Holder must submit all required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System, to provide evidence that the work has been completed and maintained in accordance with the agreed standards and conditions of this consent. Where it is not possible to determine the condition of the assets due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of the assets can be accurately determined.

Earthworks – road layout upgrade

61. All filling and excavation work must be carried out in accordance with an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for

excavation/filling, the ESCP will require formal acceptance by Christchurch City Council's Subdivision Engineer (via email to rcmon@ccc.govt.nz) prior to any work starting on site.

The ESCP is to be designed by a SQEP and a design certificate ([Appendix IV in IDS Part 3](#)) supplied with the ESCP for acceptance at least 5 working days prior to any earthworks commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control must be based on ECan's Erosion and Sediment Control Toolbox for Canterbury <http://esc.canterbury.co.nz/>.

The ESCP must include (but is not limited to):

- a. Site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc;
- b. Details of proposed activities;
- c. A report including the method and time of monitoring to be undertaken;
- d. A locality map;
- e. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of run on/runoff;
- f. Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- g. Environmental monitoring and auditing, including frequency;
- h. Corrective action, reporting on solutions and update of the ESCP;
- i. Stabilised entrance/exit and any haul roads;
- j. Site laydown and stockpile location(s) and controls.

Note:

Any changes to the accepted ESCP must be submitted to the Council in writing following consultation with the Council's Subdivision Engineer. The changes must be accepted by the Subdivision Engineer prior to implementation.

62. Earthworks must not commence until the ESCP has been implemented on site. The ESCP measures must be maintained over the period of the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP must be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces must be adequately topsoiled **and** vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation.
63. The Consent Holder must notify Christchurch City Council no less than three working days prior to works commencing, (via email to rcmon@ccc.govt.nz) of the earthworks start date and the name and contact details of the site supervisor. The consent holder must at this time

also provide confirmation of the installation of ESCP measures as per the plan referred to in Condition 29 above.

64. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system.

Note:

For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.

65. Dust emissions must be appropriately managed within the boundary of the property in compliance with the *Regional Air Plan*. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.
66. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.
67. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.
68. All concentrated stormwater or collected groundwater, including that from behind retaining walls (where there are any), must be discharged in a controlled manner to the Council network.

Note:

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

Rule 6.1.6.1.1 P2 - All earthworks related construction activities must meet relevant noise limits in Tables 2 and 3 of NZS 6803:1999 Acoustics - Construction Noise, when measured and assessed in accordance with that standard.

69. Any change in ground levels must not affect the stability of the ground or fences on neighbouring properties.

Stormwater

70. Stormwater from all trafficable hardstanding must be treated with one of the following treatment systems before discharge to the Christchurch City Council stormwater network.

Systems Approved for Basic Treatment (private ownership and operation)	
Atlan Filter	5mm/hr
Atlan Flowfilter	5mm/hr
Atlan Flowguard	5mm/hr
Hynds Up-Flo Filter with CPZ Media	5mm/hr
Oldcastle/Austin Bluewater Perk Filter	5mm/hr
Oldcastle/Austin Bluewater Biopod	5mm/hr
Stormwater360 Filterra/Bioscape	5mm/hr
Stormwater360 Jellyfish	5mm/hr
Stormwater360 Stormfilter with ZPG Media	5mm/hr

Systems Approved for Enhanced Treatment (private ownership and operation)	
CCC Rain Garden	20mm
Oldcastle/Austin Bluewater Biopod	5mm/hr
Stormwater360 Filterra/Bioscape	5mm/hr
StormwaterRx Aquip	5mm/hr

Systems Approved for Public Treatment (owned and operated by CCC)	
First Flush Basin + Stormwater Wetland Treatment Train	25mm
Soil Adsorption Basin	25mm
Hynds Up-Flo Filter with CPZ Media*	5mm/hr
Stormwater360 Filterra/Bioscape*	5mm/hr
Stormwater360 Stormfilter with ZPG Media*	5mm/hr