**Offered and accepted conditions to be regarded as forming part of the application/assessment of effects”**

1. Except as amended by the conditions that follow ….. [ Standard in accordance condition]

**Management Plans**

1. The following Management Plans must be prepared, submitted and implemented by the consent holder as associated with the following works:
2. Traffic Management Plan (TMP).
3. Pursuant to Condition 3 below individual TMPs are required for **both** the earthworks and development.
4. The **objective** of the TMP is to reference the combination of measures necessary during construction works to minimise as far as is reasonably practicable impacts on traffic capacity and road users; and maintain the security, safety and reliability of the adjoining transport network, including identification and provision of safe pedestrian access during works.
5. Construction Management Plan (CMP).
6. Pursuant to Condition 5 below individual CMPs are required for **both** the earthwork works and general development works.
7. The **objective** of the CMP is to ensure that any potential eﬀects arising from construction activities on the site are eﬀectively managed.

1. Erosion and Sediment Control Plan (ESCP)
2. Pursuant to Condition 6 below individual ESCPs are required for **both** the earthwork works and general development works.
3. 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.
4. Construction Noise and Vibration Management Plan (CNVMP)
5. Pursuant to Condition 18 below a CNVMP is required for works associated with the development.
6. 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 Hotel development.
7. Internal Service Vehicle Operation and Management Procedure (ISVOMP)
8. Pursuant to Conditions 20 below a ISVOMP is required to manage the conflicts between heavy vehicles and other users of the site.
9. The **objective** of the ISVOMP is to ensure that heavy vehicle access to and through the site to the Mitre 10 Mega facility is safe.
10. Crime Prevention Through Environmental Design Management Plan (CPTEDMP)
11. Pursuant to condition 22 below a CPTEDMP) is required to manage the CPTED effects.
12. The **Objective** of the CPTEDMP is to ensure that the space between the noise fence and the southern boundary fence does not present opportunities for criminal activity.

Traffic Management Plan

1. Pursuant to Condition 2.a. works on site must be subject to a Traﬃc Management Plan (TMP) which must be prepared by a suitably qualiﬁed person and submitted for acceptance prior to the commencement of demolition on the site. No works are to commence until the TMP has been accepted and installed.

The TMP must be submitted 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 3 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.*

1. The TMP the subject of condition 3. must include, but is not limited to, provision of safe pedestrian routes.

Construction management

1. Pursuant to Condition 2.b proposed works must be carried out in accordance with an accepted Construction Management Plan (CMP). The CMP must be prepared by a suitably qualiﬁed and experienced practitioner.

The CMP must include, but not be limited to the following:

* 1. Site description, topography, vegetation, soils and other reference information;
	2. Details of proposed works;
	3. Roles and responsibilities, including contact details for the site manager appointed by the Consent Holder;
	4. Site establishment;
	5. Programme and timing of works (including any staging required);
	6. Reference to the TMP prepared under Condition 3 and explicit reference of the provision of safe pedestrian routes.
	7. Storage of fuel and/or lubricants and any handling procedures;
	8. Contingency plans (including use of spill kits);
	9. Environmental compliance monitoring and reporting.
	10. All works being under the control of a nominated and suitably qualified engineer.
	11. 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.

The consent holder must submit this CMP 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 as set out in Condition 2.b. This CMP is to be certiﬁed by the Team Leader or their nominee as meeting the requirements of Condition 5 prior to the commencement of any construction work and, once certiﬁed, the CMP will thereafter form part of the Approved Consent Document.

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

Should the Team Leader (or their nominee) refuse to certify the CMP, the consent holder must submit a revised CMP to the Resource Consents Manager for certiﬁcation. The certiﬁcation process must follow the same procedure and requirements as outlined in condition 5.

The CMP may be amended at any time by the Consent Holder. Any amendments to the CMP must be submitted by the Consent Holder to the Council for certiﬁcation. Any amendments to the CMP must be:

1. for the purposes of improving the measures outlined in the CMP for achieving the CMP purpose (see condition 2.b.); and
2. consistent with the conditions of this resource consent.

If the amended CMP is certiﬁed, then it becomes the certiﬁed CMP for the purposes of condition 5 and will thereafter form part of the Approved Consent Document.

Earthworks

1. Pursuant to Condition 2.c. all filling and excavation work must be carried out in accordance with 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 must be designed by a suitably qualified person and a design certificate ([Appendix IV in IDS Part 3](https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/Infrastructure-Design-Standard/Part-3-Quality-Assurance.pdf)) 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://esccanterbury.co.nz/>.

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

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

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|  Advice 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.  |

1. 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 6 above.
2. 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.

1. 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.
2. 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.
3. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.
4. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.
5. 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](https://ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/) (CSS) at the expense of the consent holder and to the satisfaction of the Council.
6. The earthworks must be under the control of a nominated and suitably qualified engineer.

1. 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 suitably qualified engineer.  The information contained in this report will be placed on the property record.
2. 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. This is includes ensuring that any secondary overflow from all parts of the stormwater system discharges in a controlled manner either directly to the Council network or through a defined legally and physically formed flowpath.

Advice Note:

It is the consent holder’s responsibility to ensure that the activity, including where carried out by contractors on their behalf, complies with the below 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](https://shop.standards.govt.nz/catalog/6803%3A1999%28NZS%29/view), when measured and assessed in accordance with that standard.

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

Vibration and construction noise

1. Construction works associated with all aspects of the development which create vibration must be undertaken in accordance with ISO4866:2010 as monitored by the applicant, with compliance with any vibration levels to be monitored and assessed as set outin the Construction Noise and Vibration Management Plan (CNVMP) as required by Condition 2.d.
2. Pursuant to Condition 2.d. 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 suitably qualitied practitioner 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. The CNVMP must be submitted to rcmon@ccc.govt.nz at least 10 days prior to commencing the relevant works on site and include at a minimum:
3. Assessment of proposed machinery and equipment to be used;
4. Days and hours or work;
5. Management measures for noise and vibration, including specific triggers or thresholds for implementing them.
6. Procedures for noise and vibration monitoring and reporting.
7. Vibration levels must be monitored and assessed as follows:
8. Vibration monitoring must be conducted by a suitably qualified and experienced person (e.g., Member of the Acoustical Society of New Zealand or equivalent).
9. Measurements are to be undertaken to enable assessment against the relevant vibration triggers or thresholds, using metrics taken from ISO4866:2010.
10. 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.
11. Communication strategy for occupiers of neighbouring sites; and
12. Procedures for managing and responding to any complaints received about noise and vibration.

The consent holder must submit this CNVMP 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 work associated with this consent. This CNVMP is to be certiﬁed by the Team Leader or their nominee as meeting the requirements of Condition 19. prior to the commencement of any construction work and, once certiﬁed, the CNVMP will thereafter form part of the Approved Consent Document.

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

Should the Team Leader (or their nominee) refuse to certify the CNVMP, the consent holder must submit a revised CMP to the Resource Consents Manager for certiﬁcation. The certiﬁcation process must follow the same procedure and requirements as outlined in condition 19.

The CNVMP may be amended at any time by the Consent Holder. Any amendments to the CNVMP must be submitted by the Consent Holder to the Council for certiﬁcation. Any amendments to the CNVMP must be:

1. for the purposes of improving the measures outlined in the CNVMP for achieving the CNVMP purpose (see condition 2.d); and
2. consistent with the conditions of this resource consent.

If the amended CNVMP is certiﬁed, then it becomes the certiﬁed CNVMP for the purposes of condition 19 and will thereafter form part of the Approved Consent Document*.*

Internal service and vehicle operation management procedure

1. Pursuant to Condition 2.e., prior to commencement of sale of goods and services from the Mitre 10 Mega facility the consent holder must submit for certification by the Team Leader Compliance and Investigations for certiﬁcation an Internal service and vehicle operation management procedure (ISVOMP). The ISVOMP must be prepared by a suitably qualiﬁed and experienced practitioner.

The consent holder must submit this ISVOMP 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 as set out in Condition 2(iii). This CMP is to be certiﬁed by the Team Leader or their nominee as meeting the requirements of Condition 8 prior to the commencement of any construction work and, once certiﬁed, the CMP will thereafter form part of the Approved Consent Document.

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

Should the Team Leader (or their nominee) refuse to certify the ISVOMP, the consent holder must submit a revised CMP to the Resource Consents Manager for certiﬁcation. The certiﬁcation process must follow the same procedure and requirements as outlined in condition 20.

The CMP may be amended at any time by the Consent Holder. Any amendments to the ISVOMP must be submitted by the Consent Holder to the Council for certiﬁcation. Any amendments to the ISVOMP must be:

1. for the purposes of improving the measures outlined in the ISVOMP for achieving the ISVOMP purpose (see condition 2.e.); and
2. consistent with the conditions of this resource consent.

If the amended ISVOMP is certiﬁed, then it becomes the certiﬁed CMP for the purposes of condition 20 and will thereafter form part of the Approved Consent Document.

Crime Prevention Through Environmental Design

1. Pursuant to condition 2.f. the consent holder must submit for certification a Crime Prevention Through Environmental Design Management Plan (CPTEDMP) for the space between the noise fence and the boundary fence on the southern side of the site that details:
	1. How the area is to be secured from access by the public at all times;
	2. How the are will be lit - including how there will be no unacceptable light-sill or glare onto adjoining sites;
	3. How the area will be monitored by CCTV / security patrols;
	4. A minimum 2m high gate at the western end of the area where it aligns with staff carparks;
	5. That the area shall only be accessed for maintenance purposes;
	6. That the planting in the area will be dense including ground cover that is spikey;
	7. That the fencing will have no low horizontal rails below 900mm from ground level or other features that would enable a step up onto the fences and walls;
	8. Where agreed with the Council’s Parks Unit planting on the reserve to create large scale planting further limiting access and opportunities for graffiti.

The consent holder must submit the CPTEDMP 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 work associated with this consent. The CPTEDMP is to be certiﬁed by the Team Leader Compliance and Investigations or their nominee as meeting the requirements of Condition 2.f. prior to the commencement of any construction work and, once certiﬁed, the CPTEDMP will thereafter form part of the Approved Consent Document.

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

Should the Team Leader Compliance and Investigations (or their nominee) refuse to certify the CPTEDMP the consent holder must submit a revised CPTEDMP to the Team Leader Compliance and Investigations for certiﬁcation. The certiﬁcation process must follow the same procedure and requirements as outlined in condition 22.

**Retaining wall – noise fence**

1. The fill for the noise attenuation bund shall be filled to the top of the retaining wall including free draining material placed against the wall, so that any surface water is captured in the retaining wall drainage material.
2. The consent holder must submit the design of the retaining wall 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 work associated with this consent. The design is to be certiﬁed by the Team Leader Compliance and Investigations or their nominee as meeting the requirements of Condition 26 prior to the commencement of any construction work and, once certiﬁed, the design will thereafter form part of the Approved Consent Document.

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

Should the Team Leader Compliance and Investigations (or their nominee) refuse to certify the design the consent holder must submit a revised to the Team Leader Compliance and Investigations for certiﬁcation. The certiﬁcation process must follow the same procedure and requirements as outlined in condition 24.

**Site Management if works cease**

1. 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:
2. Site contouring and grassed; or
3. Compacted gravel.

**Landscaping on Council reserve**

1. The consent holder must submit for certification plans for the landscaping on the Council reserve based on the plans labelled Mitre 10 Retail Development Prestons Road, Marshlands Planting Plan Revision Date 19.12.24 Revision E Drawing PP001 and Mitre 10 Retail Development Prestons Road, Marshlands Planting Schedule Revision Date 19.12.24 Revision E Drawing PP002 a landscape plan for planting on the Council reserve showing the species, location, and spacing of plants.

The consent holder must submit the amended landscape plan the subject of condition 26 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 landscaping work associated with this consent. This landscape plan is to be certiﬁed by the Team Leader or their nominee as meeting the requirements of Condition 26. prior to the commencement of any construction work and, once certiﬁed, the landscape 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 amended landscape plan within 10 working days of receipt. Should the Team Leader (or their nominee) refuse to certify the landscape plan, then they will provide a letter outlining why certiﬁcation is refused based on the parameters contained in this condition.

Should the Team Leader (or their nominee) refuse to certify the landscape plan, the consent holder must submit a revised landscape plan to the Resource Consents Manager for certiﬁcation. The certiﬁcation process must follow the same procedure and requirements as outlined in condition 26.

1. The landscaping as certified under condition 26 must be established on site within the first planting season (extending from 1 April to 30 September) following commencement of construction of any of the buildings subject to this consent.
2. The certified landscaping under condition 26 must, where applicable, be installed in accordance with the Council’s Infrastructure Design Standards.
3. All landscaping required for this consent must be maintained by the consent holder for 24 months. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.

**Landscaping generally**

1. The consent holder must submit for certification the following amendments to the landscape plans labelled Mitre 10 Retail Development Prestons Road, Marshlands Planting Plan Revision Date 19.12.24 Revision E Drawing PP001 and Mitre 10 Retail Development Prestons Road, Marshlands Planting Schedule Revision Date 19.12.24 Revision E Drawing PP002:
2. The 3 *Liriodendrons* in the south eastern corner substituted 6 *Hoheria angustifolia* (evenly spaced apart) and the underplanting increased with more planting such as *Pittosporum tenuifolium* that would fully screen the acoustic fencing.
3. In the south eastern corner, the acoustic fence related planting and some eastern planting must also be located within the application site cadastral boundaries in case the planting beyond the site is removed.
4. The following tree species msut be included along the southern boundary;  *Hoheria angustifolia, Pittosporum eugenioides, Pittosporum tenuifolium, Carpodetus serratus,* Pseudopanax arboreus (low to moderate fire resistant plants), at max 4m spacings.
5. The following infill planting along the southern boundary shall be provided at 1m spacings.
* *Coprosma robusta* – karamu
* *Coprosma repens* – taupata
* *Griselinia littoralis* - kapuka
* *Pseudopanax crassifolius* - horoeka or lancewood
1. Landscape details ensuring that adequate topsoil, irrigation, mulching and maintenance will be provided along the southern boundary must be included.
2. Some evergreen native tree species along the western boundary for screening must be provided.
3. A visualisation of the frontage planting as it relates to the location of signage.
4. Internal carpark planting must be provided with some evergreen tree planting such as *Podocarpus totara* to provide for winter amenity.
5. The large area of carpark bays to the rear of the carpark must be provided with at least 14 large deciduous trees and 3 evergreen trees (as per *Appendix 6.11.6 Landscaping and Tree Planting - Rules and Guidance)* to provide for adequate landscape amenity and shade.

The consent holder must submit the amended landscape plan the subject of condition 30 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 work associated with this consent. This landscape plan is to be certiﬁed by the Team Leader or their nominee as meeting the requirements of Condition 30. prior to the commencement of any construction work and, once certiﬁed, the landscape 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 amended landscape plan within 10 working days of receipt. Should the Team Leader (or their nominee) refuse to certify the Landscape Plan, then they will provide a letter outlining why certiﬁcation is refused based on the parameters contained in this condition.

Should the Team Leader (or their nominee) refuse to certify the landscape plan, the consent holder must submit a revised landscape plan to the Resource Consents Manager for certiﬁcation. The certiﬁcation process must follow the same procedure and requirements as outlined in condition 30.

1. The landscaping as certified under condition 30 must be established on site within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection.
2. The certified landscaping under condition 30 must, where applicable, be installed in accordance with Chapter 6 Appendix 6.11.6 of the District Plan.
3. 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.

**Mitre 10 colour**

1. The southern façades of Mitre 10 buildings shall be painted/coloured with ‘Sandstone Grey’ (or similar) with a light reflectance value (LRV) of 27%.

**Signage**

1. Prior to the installation of signage the consent holder must submit for certification the following amendments to the signage plans labelled Elevations Sheet No C04-1 revision date 13/12/2024, Elevation & Section Sheet number C04-2 Revision Date 13/12/2024, Pylon Elevation Sheet No C04-5.
	1. The east façade Mega sign reduced to 20m2.
	2. The support structure for the free standing pylon sign shall be grey or black.

The consent holder must submit the amended signage plan the subject of condition 28 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 work associated with this consent. This landscape plan is to be certiﬁed by the Team Leader or their nominee as meeting the requirements of Condition 29. prior to the commencement of any construction work and, once certiﬁed, the landscape 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 amended signage plan within 10 working days of receipt. Should the Team Leader (or their nominee) refuse to certify the signage plan, then they will provide a letter outlining why certiﬁcation is refused based on the parameters contained in this condition.

Should the Team Leader (or their nominee) refuse to certify the landscape plan, the consent holder must submit a revised signage plan to the Resource Consents Manager for certiﬁcation. The certiﬁcation process must follow the same procedure and requirements as outlined in condition 29.

**Noise attenuation**

1. Prior to commencement of operation of the commercial activities the noise barriers along the southern boundary of the site, and the acoustic fence around the exterior yard of the building identified as 2.4m Timber Acoustic Fence on 1.2m Concrete Retaining Wall Total Height 3.6m on plan Sheet C02 Rev Date 13/12/2024 on the stamped approved plans, must be designed and installed in accordance with the details in the Marshall Day report RP001, R01 2024/1145.
2. If tonal reversing alarms are used in the loading bays and inwards goods areas of the buildings identified as Proposed Trade Drive – Thru 2,479.1m2, Proposed Retail Building 4,951.5m2, and Proposed Garden Centre 2,037.8m2 on plan on plan Sheet C02 Rev Date 13/12/2024 they must only be “broadband noise” reversing sounders – for example the Sentinel Self / Transquip adjusting broadband reversing / back up alarm 77-97dB, 12-24V – A self adjusting alarm.
3. There must be no heavy vehicle movements in the loading bays, drive through areas, and inwards goods areas before 07:00 hours and after 22:00 hours on any day.
4. All roof top plant must be designed and installed to comply with the relevant noise limits at the adjacent site boundaries as specified in Chapter 6.1 of the District Plan as it was at 12 December 2024.
5. The top of the noise fence must be at RL 18.2.

**Sale of Alcohol**

1. There must be no sale of alcohol from any commercial activity on the site located with 75m of the abutting Residential New Neighbourhood Zone or whatever residential zone that zone becomes in the future.

**Lighting**

1. 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 person confirming that the development will achieve compliance with the standards in Chapter 6.3 of the District Plan as it was at 12 December 2024.
2. Upon completion of the lighting installation, an installation certificate from a suitably qualified person must be provided to the Council showing that the lighting has been installed in accordance with design certificate.

*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**.*

**Mitre 10 activity**

1. The consent holder must ensure that the Mitre 10 Mega activity is operated in a manner that satisfies the definition of Trade Supplier as it was in the Christchurch District Plan at 12 December 2024 at all times.

**Works on Prestons Road**

General layout requirements – road layout upgrade

1. Prior to first operation of any of the commercial activities the subject of this consent. The physical layout of Prestons Road must be established in accordance with the general layout within the legal road as shown on the plan labelled Prestons Proposed Alterations For Information Drawing tg140031s1 dated 12/12/2024 in the Stamped Approved Plans.

Quality assurance

1. The design and construction of all assets must be subject to a project quality system in accordance with Part 3: Quality Assurance of the Infrastructure Development Standard (IDS)
2. Prior to the commencement of physical works on Prestons Road 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, including compliance with condition 34 (Asset Design and Construction).

Asset Design and Construction

1. All infrastructural assets to be vested in the Council must be designed and constructed in accordance with the Infrastructure Design Standard (IDS) 2022 and the Construction Standard Specifications (CSS).
2. 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.
3. All infrastructure shall be designed to resist the effects associated with earthquake induced liquefied soils. All liquefaction hazard mitigation shall 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.

1. In addition to the above all proposed infrastructure must be designed to resist the effects associated with earthquake induced liquefiable soils and lateral spread from a seismic event as defined in condition 40.
2. Prior to the commencement of physical works on Prestons 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.
3. 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.

*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.*

1. Landscaping acceptance shall be submitted at engineering design acceptance and is to be approved by Council. The Landscape Plans and Design Report must be submitted to landscape.approval@ccc.govt.nz as well as the Subdivision Engineer.

Maintaining operating conditions on Legal Road

1. 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);

*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*](https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.myworksites.co.nz%2F&data=05%7C02%7CScott.Blair%40ccc.govt.nz%7C83b93ad11cd1404f4d2a08dd1b19df39%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638696520113417003%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=J27%2B0UA78FAPO53vxSWdmZNzMan98yaD3JwkQFgQRg8%3D&reserved=0)*.*

1. 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.

Traffic Safety Audit

1. The applicant must provide traffic safety audits undertaken by a suitably qualified independent traffic engineer at the engineering acceptance stage (design) and at works completion (post construction).
2. 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

1. No excavation shall 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.

Streetscape Landscape Plans

1. Landscape plans and an accompanying Design Report for street trees and street garden beds are to be submitted to the Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) for acceptance.

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

1. The Landscape Plans and Design Report are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version). All landscaping required by this condition is to be carried out in accordance with the accepted plan(s) at the Consent Holder’s expense, unless otherwise agreed.
2. 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.
3. 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.
4. The Consent Holder must 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).
5. 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.
6. Any replacement plantings and extended establishment period required due to street trees or street garden beds not being accepted must be carried out at the Consent Holder’s expense.

Final Completion / Handover (Reserves and Streetscapes)

1. Prior to Council’s final completion inspection and acceptance of the assets at the end of the 24 month Establishment Period, the Consent Holder must submit all required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System, to provide evidence that the work has been completed and maintained in accordance with the agreed standards and conditions of this consent. Where it is not possible to determine the condition of the assets due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of the assets can be accurately determined.

Earthworks – road layout upgrade

1. 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 suitably qualified person and a design certificate ([Appendix IV in IDS Part 3](https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/Infrastructure-Design-Standard/Part-3-Quality-Assurance.pdf)) 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://esccanterbury.co.nz/>.

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

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

*Advice 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.*

1. 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.
2. 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 49. above.
3. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council’s stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the 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.*

1. Dust emissions must be appropriately managed within the boundary of the property in compliance with the *Regional Air Plan*. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.
2. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.
3. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.
4. 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.

*Advice Note:*

*It is the consent holder’s responsibility to ensure that the activity, including where carried out by contractors on their behalf, complies with the below 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*](https://shop.standards.govt.nz/catalog/6803%3A1999%28NZS%29/view)*, when measured and assessed in accordance with that standard.*

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

**Contamination**

1. Until a suitably qualified and experienced professional in land contamination has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils a Site Management Plan or Remedial Action Plan must be provided to Christchurch City Council for certification by way of e-mail to rcmon@ccc.govt.nz no later than 10 working days prior to the commencement of works.
2. Works on site must be carried out in accordance with the certified Site Management Plan or Remedial Action Plan.
3. All 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.
4. A Final Site 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.
5. A Long Term Site Management Plan 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, if required.
6. 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

**Section 128 Review condition**

1. Pursuant to section 128 of the Resource Management Act 1991 the Council may review these conditions after 12 months of commencement of operation of the Mitre 10 Mega, but before 18 months of commencement of operation of the Mitre 10 Mega in accordance with the procedures in section 129 of the Act for the purposes of reviewing to ensure heavy vehicle manoeuvring within the site does not have adverse pedestrian safety effects within the site.