

Report / Decision on a Resource Consent Application

(Sections 104 / 104C)

Application number:	RMA/2024/2460
Applicant:	Ferry Mead Properties Limited and Prestons Road Investments Limited
Site address:	390 - 408 Prestons Road
Legal description:	Lot 1 DP81666, Lot 2 DP81666, Lot 3 DP81666, Lot 3 DP18707, Lot 23 DP18707, Lot 1 DP18707, Lot 1 DP216442, Lot 3 DP13469
Zone:	
District Plan:	Local Centre Zone
Overlays and map notations:	
District Plan:	Liquefaction Management Area Outline Development Plan Local Centre – Policy 15.2.2.1 Waste Water Constraint Area
Road classification:	Minor Arterial
Activity status:	Restricted discretionary
Description of application:	Creation of commercial tenancies, carparking, landscaping, and signage

Introduction

A Commissioner determined on 20 December 2024 that this application be processed on a non-notified basis.

The purpose of this report is to determine whether the application should be granted or declined pursuant to Sections 104 and 104C of the Resource Management Act.

To avoid duplication this report does not repeat information contained in the section 95 report/decision. The section 95 report/decision is attached and should be read in conjunction with this report.

Proposed activity and existing environment

Refer to the section 95 report/decision.

Activity status

The proposal requires resource consent for a restricted discretionary activity under the Christchurch District Plan, and a restricted discretionary activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Refer to the section 95 report/decision for further detail. Agreed/offered conditions were identified in the Section 95 Report.

Written approvals [Section 104(3)(a)(ii)]

No written approvals have been provided with the application.

Actual and potential effects on the environment of allowing the activity [Section 104(1)]

The adverse effects of the proposed activity on the wider environment and on persons are discussed in the section 95 report/decision, and that discussion is equally applicable here. It was concluded that, subject to offered and accepted conditions which have been included in the recommendation in this report, the adverse effects on people and the environment will be less than minor.

I note that condition 16 has been slightly amended to be explicit as to what 'legally defined' means in regard to an overland flow path. The conditions, otherwise, remain unchanged.

In addition, I note that the proposal will have the following positive effects as signalled in the Objectives and Policies and Matters of Discretion as set out in Appendix A. The proposal supports the intended role of the centre. It will be a destination for:

- weekly and daily retailing including small scale comparison retailing,¹ and food and beverage outlets; and
- potential community facilities including health facilities;

to meet the needs of the surrounding community.

Overall, I conclude that the effects on people and the environment are acceptable in the context of the planning framework.

Relevant objectives, policies, rules and other provisions of the District Plan [Section 104(1)(b)(vi)]

Regard must be had to the relevant objectives and policies in the Christchurch District Plan. These are set out in Appendix A.

MDRS objectives and policies

The MDRS / Plan Change 14 process as it relates to this site has been completed. The process has resulted in the site being rezoned from Commercial Core Zone to Local Centre Zone. The objectives and policies that apply are those that are discussed in this section of the report.

Chapter 4.2 Contaminated Land

Objective 4.2.2.1 and supporting policies

The conditions relating to the soil contamination on site will ensure that the land is appropriately managed in accordance with best practice.

I consider that the outcomes sought by this objective and its supporting policies have been met.

Chapter 6.8 Sign Objectives and Policies

Objective 6.8.2.1

The proposed signage supports the needs of the activities on site. The signage does not enhance the surrounding areas amenity values, but the section 95 analysis shows that it does not detract from those amenity values. I consider that this objective has mostly been given effect to.

Policy 6.8.2.1.1

This policy is enabling. It recognises that signage is an integral part of the commercial activities proposed on the site. I consider that the proposed signage gives effect to this policy.

Policy 6.8.2.1.2

This policy refers to signage within sensitive zones such as residential or open space. The proposed signage is not within those zones.

Policy 6.8.2.1.3

¹ Not including the Mitre 10 which is not retailing within the definition of retail as discussed in the Section 95 report and decision.

In regard to this policy:

- the section 95 assessment has confirmed that the proposed signage will not detract from the amenity of the surrounding area and public realm;
- the section 95 assessment has confirmed that the proposed signage is appropriate for the buildings they are to be located on; and
- the proposed signage will not enhance the area or public realm – noting that this is a desirable outcome but not mandatory.

I consider that the proposed signage gives effect to the outcomes sought in this policy.

Chapter 7 Transport Objectives and Policies

Objective 7.2.1

The section 95 assessment has shown that the proposal:

- will be safe and efficient for all modes of transport;
- the accesses to the site are appropriately integrated with the proposed activities;
- will not particularly reduce dependency on private motor vehicles (a significant number of car parks are provided), but the site can be accessed by cycle and pedestrians;
- the assessment has taken into account the function of the entire transportation network.

The outcomes sought in this objective and its supporting policies below have been met.

Policy 7.2.1.2

The section 95 assessment has shown that the additional vehicle movements generated by the proposal can be accommodated by the transportation network – with some changes to the layout of the adjacent arterial road – Marshland Road. The applicant has accepted conditions specifying the changes needed to the layout of Marshland Road and that the consent holder is responsible for the ultimate design and cost of the changes.

There will be no significant adverse transport effects on communities and the amenity of the surrounding environment – noting that Marshland Road is an arterial road and expected to accommodate high volumes of traffic.

The outcomes sought in this policy have been met.

Policy 7.2.1.3

With the changes to the Marshland Road layout as required by this consent the vehicle access is considered to be safe and efficient.

The outcomes sought in this policy have been met.

Chapter 8 Objectives and Policies

Objective 8.2.3 and Policy 8.2.3.1

The site is within a wastewater constraint area. The projected discharge from the site has been assessed and it has been determined that there is sufficient capacity in the wastewater network to take the discharges from the site.

The outcomes sought by this objective and its supporting policies have been met.

Objective 8.2.4 and supporting policies

The development cannot be achieved without the proposed earthworks – the volume is commensurate with that required to deliver the development. The earthworks will not result in the construction of a development that is not anticipated by the zone rules. They will not lead to any significant shading, visual impact, loss of privacy or other significant detracting from amenity values.

The outcomes sought by this objective and its supporting policies have been met.

Objective 8.2.5 and its supporting policies.

The proposed earthworks have been assessed and the applicant has accepted conditions that will address the adverse effects that are detailed in these objectives and policies. I consider that the outcomes sought in this objective and its supporting policies have been met.

Commercial Objectives and Policies – Chapter 15

As a pre-amble to this discussion, it is important to remember that Trade Suppliers are not considered to be retail activities for the purposes of the commercial hierarchy. Large format outlets such as Mitre 10, Bunnings, and Placemakers fall within the definition of Trade supplier in the District Plan. This is discussed in the section 95 report. Trade suppliers meet a specific part of the commercial offer, compete only amongst themselves, and therefore do not have economic and distributional effects that may be considered².

Objective 15.2.2, Policy 15.2.2.1, 15.2.2.3, 15.2.2.4

For context the table in Policy 15.2.2.1 states a local centre is:

A destination for weekly and daily retailing needs as well as for community facilities.

In some cases, Local Centres offer a broader range of activities comprising [visitor accommodation](#), [residential activities](#), along with small-scale comparison shopping, [food and beverage outlets](#), [entertainment and recreation activities](#) and [offices](#).

...

Anchored principally by a supermarket(s) and in some cases, has a second or different anchor store.

Primarily serves the immediately surrounding suburbs.

This objective and supporting policy 15.2.2.1 identify that local centres such as 'Prestons' provide for the day to day retail needs of the surrounding community. The retail offer within the development will meet this sector of the market. The economic assessments discussed in the section 95 report have shown that the development will not cause the centre to sit outside its projected position in the hierarchy as defined in the objective.

Being appropriately sized, the proposed development:

- will not have adverse effects on the recovery of other centres including the Central City;
- will contribute to the economic vitality of the district;
- manages the adverse effects on the transport network as discussed in the section 95 assessment.

Policy 15.2.2.3

This policy references delivering a development as per an outline development plan - 8.10.25. There is a west – east cycle link through this site that is not provided for. However as discussed in the section 95 report this link can be provided, partly, via the adjoining reserve. I also note that previous development west of the site has effectively prevented delivery of the cycle path in this alignment.

Policy 15.2.2.4

This policy has limited or no relevance as the development is entirely within the Local Commercial Zone. Being a trade supplier, the proposed Mitre 10 is not large format *retail*.

Objective 15.2.4, Policy 15.2.4.1,

This objective and this policy identify that the scale, form and design of development be consistent with the role of the local centre and that adverse effects on adjoining sites be managed. The scale of development will be moderate.

² Trade competition is explicitly excluded from consideration by Section 104(3)(a) of the Act.

Adverse effects on adjoining sites are, in part, managed through built form standards. Policy 15.2.4.1 refers specifically to the **anticipated** scale of development. The anticipated scale of development is reflected in the built form standards provided for buildings which are, as relevant to this proposal:

- buildings setback 3m from the road boundary, unless built up to the road boundary.
- building at the road boundary having a visually transparent glazing of at least 40% of the façade facing the road boundary.
- a minimum building setback from a zone boundary of 3m (being the southern and eastern boundaries of the site)
- a maximum height of 14m.
- a maximum gross lease-able floor area for retail activities³ across the whole zone of 12000m².
- a maximum gross lease-able floor area for individual retail activities of 150m².
- a daylight recession plane of 4m vertical from the boundary and 60 degrees (a new standard arising from the Council's decisions of 2 December 2024 becoming operative on 12 December 2024).

Of these the only standard that is not met is the individual retail tenancy size of 150m². The section 95 assessment has found that any adverse effects relating to the individual retail activity size being more than 150m² are insignificant in terms of economic and distributional effects.

In terms of the scale and form the development I consider this objective and this policy have been met.

Policy 15.2.4.2

In regard to Policy 15.2.4.2 I note that:

- landscaping has been provided along the road frontage and along the interface with the reserve on the eastern boundary;
- taking into account the glazing and the landscaping the frontage along Marshland Road will be of a high amenity;
- there are street facing facades;
- accepted conditions will ensure that internal movements for a range of transport modes will be facilitated;
- visitors will be able to navigate within the site and to and from the site;
- accepted conditions will ensure that CPTED is provided for;
- all buildings could be re-used – including the Mitre 10 which could theoretically through land use consent to exceed the maximum retail floor area of the zone , be redeveloped into smaller tenancies;
- conditions will ensure that the stormwater system is integrated with the surrounding area. No particular provision has been made for low impact energy efficiency;
- the streetscene will be visually attractive, taking into account the retail tenancies glazing and landscaping. The Mitre 10 façade facing the street has been altered and articulated so that presents an adequate façade to the street;
- as discussed in the section 95 report wind effects are associated with larger building within the Central City;
- the Mitre 10 building has been re-oriented so that the garden centre with its higher amenity façade and landscaping will face the adjacent reserve. Building E will have glazing and doors facing the reserve;
- the proposal reflects the needs of the commercial activities and the anticipated built form for the zone;

I consider that the application gives effect to the outcomes sought in this policy.

Policy 15.2.4.4

Policy 15.2.4.4 indigenous species are predominantly proposed throughout the site (and reserve). I consider the outcomes sought in this policy have been met.

Policy 15.2.4.4

I consider there to be a mild tension with this policy as the west – east cycle lane is not provided for. However as noted above previous development has negated the delivery of this cycle link.

Conclusion District Plan Objectives and Policies.

³ Emphasising again that the Mitre 10 is not a retail activity.

Overall, I consider that the outcomes sought in these objectives and their supporting policies have been met.

Relevant provisions of a National Environmental Standard, National Policy Statement, Regional Plan, Regional Policy Statement or Coastal Policy Statement [Section 104(1)(b)]

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health is relevant to this application and is discussed in the section 95 report.

The District Plan gives effect to the relevant higher order instruments referred to in s104(1)(b), including the Regional Policy Statement, Regional Plans, and the National Policy Statement on Urban Development (NPS-UD) which has largely been implemented via Plan Change 14. As such, there is no need to specifically address them in this report.

Part 2 of the Resource Management Act 1991 [Section 104(1)]

The above considerations are subject to Part 2 of the Act which outlines its purpose and principles.

The Christchurch District Plan provisions were prepared under the higher order planning documents and, through its preparation and the process of becoming operative, have been assessed against the matters contained within Part 2.

Taking guidance from case law⁴, the District Plan is considered to be the mechanism by which the purpose and principles of the Act are given effect to in the Christchurch District. It was competently prepared via independent hearing and decision-making processes, in a manner that appropriately reflects the provisions of Part 2.

Accordingly, no further assessment against Part 2 is considered necessary.

Section 104(3)(d) notification consideration

Section 104(3)(d) states that consent must not be granted if an application should have been notified and was not. The prior section 95 assessment has concluded that the application need not be limited or publicly notified. No matters have arisen in the assessment of this application which would indicate that the application ought to have been notified.

Section 108 and 108AA - Conditions

An extensive set of conditions are recommended below. They have all either been accepted by the applicant or offered by the applicant. They have been recommended for the avoidance, remedy, or mitigation of the potential adverse effects of the proposal. The conditions are integral to the section 95 conclusion that the adverse effects of the proposal are less than minor.

Recommendation

That for the above reasons the application **be granted** pursuant to Sections 104, 104C, 108 and 108AA of the Resource Management Act 1991, subject to the following conditions:

The development shall proceed in accordance with the information submitted with the application, including revisions and now all stamped RMA/2024/2460 "Approved Application", the plans labelled RMA/2024/2460 "Approved Plans" – noting that the north elevation removed on page 15 is superseded by the north elevation on page 14 of the approved plan set.

Management Plans

2. The following Management Plans must be prepared, submitted and implemented by the Consent Holder as associated with the following works:
 - a. Traffic Management Plan (TMP).

⁴ *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

- i. Pursuant to Condition 3 below individual TMPs are required for **both** the earthworks and development.
 - ii. 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.
- b. Construction Management Plan (CMP).
- i. Pursuant to Condition 5 below individual CMPs are required for **both** the earthwork works and general development works.
 - ii. The **objective** of the CMP is to ensure that any potential effects arising from construction activities on the site are effectively managed.
- c. Erosion and Sediment Control Plan (ESCP)
- i. Pursuant to Condition 6 below individual ESCPs are required for **both** the earthwork works and general development works.
 - ii. 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.
- d. Construction Noise and Vibration Management Plan (CNVMP)
- i. Pursuant to Condition 18 below a CNVMP is required for works associated with the development.
 - ii. 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.
- e. Internal Service Vehicle Operation and Management Procedure (ISVOMP)
- i. Pursuant to Conditions 20 below a ISVOMP is required to manage the conflicts between heavy vehicles and other users of the site.
 - ii. 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.
- f. Crime Prevention Through Environmental Design Management Plan (CPTEDMP)
- i. Pursuant to condition 22 below a CPTEDMP) is required to manage the CPTED effects.
 - ii. 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

3. Pursuant to Condition 2.a. works on site must be subject to a Traffic Management Plan (TMP) which must be prepared by a SQEP and submitted by the Consent Holder for acceptance prior to the commencement of work on the site. No works are to commence until the TMP has been accepted and installed.

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 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.

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

Construction management

5. 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 SQEP.

The CMP must include, but not be 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 3 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;
- 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;

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:

- a. for the purposes of improving the measures outlined in the CMP for achieving the CMP purpose (see condition 2.b.); and
- b. 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

6. 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 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.

7. 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.
8. 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.

9. 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.
10. 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.
11. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.
12. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.
13. 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.
14. The earthworks must be under the control of a nominated and SQEP engineer.
15. 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.

Requirement for Discharge of stormwater

16. Prior to commencement of any commercial activities operational phase stormwater system must be in place to collect and treat concentrated stormwater or collected groundwater, including that from behind retaining walls (where there are any). The stormwater system must discharge in a controlled manner to the Council stormwater network. This must include a secondary overland flow path that is formed and discharged in a controlled manner to Goodmans Drain. If the secondary flow path is over private land, the formation must be secured via a legal mechanism (e.g. easement, reserve or legal road) to maintain the flow path in perpetuity.

The Consent Holder must provide evidence of the overland flow formation and the legal mechanism required prior to the operation of the stormwater system. The Consent Holder must provide evidence of the stormwater approval from Council's Three Waters Unit at this time also. All this information must be provided to rcmon@ccc.govt.nz.

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

Vibration and construction noise

18. 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 2.d.
19. 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 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. 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:

- 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.

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:

- a. for the purposes of improving the measures outlined in the CNVMP for achieving the CNVMP purpose (see condition 2.d); and
- b. 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

20. 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 SQEP.

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 20 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:

- a. for the purposes of improving the measures outlined in the ISVOMP for achieving the ISVOMP purpose (see condition 2.e.); and
- b. 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

21. 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:

- a. How the area is to be secured from access by the public at all times;
- b. How the area will be lit - including how there will be no unacceptable light-sill or glare onto adjoining sites;
- c. How the area will be monitored by CCTV / security patrols;
- d. A minimum 2m high gate at the western end of the area where it aligns with staff carparks;
- e. That the area shall only be accessed for maintenance purposes;
- f. That the planting in the area will be dense including ground cover that is spikey;
- g. 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;
- h. 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

23. The fill for the noise attenuation bund on the south boundary 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.
24. 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 23 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 design 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

25. 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.

Landscaping on Council reserve

26. 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.

27. 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.
28. The certified landscaping under condition 26 must, where applicable, be installed in accordance with the Council's Infrastructure Design Standards.
29. 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

30. 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:
 - a. 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.
 - b. 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.
 - c. The following tree species must 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.
 - d. The following infill planting along the southern boundary shall be provided at 1m spacings.
 - i. *Coprosma robusta* – karamu
 - ii. *Coprosma repens* – taupata
 - iii. *Griselinia littoralis* - kapuka
 - iv. *Pseudopanax crassifolius* - horoeka or lancewood
 - e. Landscape details ensuring that adequate topsoil, irrigation, mulching and maintenance will be provided along the southern boundary must be included.
 - f. Some evergreen native tree species along the western boundary for screening must be provided.
 - g. A visualisation of the frontage planting as it relates to the location of signage.
 - h. Internal carpark planting must be provided with some evergreen tree planting such as *Podocarpus totara* to provide for winter amenity.
 - i. 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.

31. The landscaping as shown on the plans and 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 for the Mitre 10 Mega building.
32. The certified landscaping under condition 30 must, where applicable, be installed in accordance with Chapter 6 Appendix 6.11.6 of the District Plan.
33. 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

34. The southern façades of Mitre 10 buildings must be painted/coloured with 'Sandstone Grey' (or similar) with a light reflectance value (LRV) of 27%.

Signage

35. 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.
 - a. The east façade Mega sign reduced to 20m².
 - b. 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 35 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 35.

Noise attenuation

36. 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.

37. 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.
38. 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.
39. 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.
40. The top of the noise fence must be at RL 18.2.

Sale of Alcohol

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

Note: this is agreed as explained in the Section 95 report – Augier.

Lighting

42. 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 SQEP 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.
43. Upon completion of the lighting installation, the Consent Holder must provide n installation certificate from a SQEP 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

44. 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

45. 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

46. 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)

47. 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

48. 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).
49. 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.
50. 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.

51. 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.
52. 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.
53. 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.

54. Landscaping plans shall be submitted by the Consent Holder for acceptance at the same time as the engineering design plans are submitted and is to be accepted 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

55. 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>.

56. 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

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. 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

60. 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.

Note:

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

61. 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.
62. 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.
63. 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.
64. 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).

65. 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.
66. 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)

67. 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

68. 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://esccanterbury.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.

69. 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.
70. 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.
71. 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.

72. 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.
73. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site.
74. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.
75. 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.

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

Contamination

77. Unless a SQEP 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.

78. Works on site must be carried out in accordance with the certified Site Management Plan or Remedial Action Plan or the advice of the SQEP as the case may be.
79. All soils removed from site must be disposed of to a facility consented/licensed to receive such material. The Consent Holder must provide evidence of disposal such as weighbridge receipts to the Christchurch City Council by way of e-mail to rcmon@ccc.govt.nz within three months of the completion of earthworks.
80. A SQEP must prepare a Final Site Report and the Consent Holder must provide this to Christchurch City Council by way of e-mail to rcmon@ccc.govt.nz within three months of the completion of earthworks.
81. If required, a SQEP must prepare a Long Term Site Management Plan and the Consent Holder must provide this to Christchurch City Council by way of e-mail to rcmon@ccc.govt.nz within three months of the completion of earthworks, if required.
82. 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

83. 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.

Advice Notes:

- 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.

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.

- This resource consent will **lapse five years from the date it is issued** 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 prior to the consent lapsing.
- **Monitoring** will be carried out to ensure the **conditions are complied with** and that the development proceeds in accordance with the plans and details which were submitted with the application.
- The Council will require payment of its **administrative charges** in relation to monitoring, under section 36 of the Resource Management Act 1991. The monitoring programme administration fee and document verification fee will be charged to the Consent Holder with the consent processing costs. If more than one inspection, or additional monitoring activities (including those relating to non-compliance with conditions), are required, the additional time will be invoiced to the consent holder when the monitoring is carried out, at the applicable hourly rate. The current monitoring charges are outlined on the [Resource Management Fee Schedule](#).
- This resource consent has been processed under the Resource Management Act 1991 and relates to **district planning matters only**. The Consent Holder will also need to comply with the requirements of the Building Act 2004 and any other legislative requirements (including but not limited to Environment Canterbury Regional Plans, health licence, liquor licence, archaeological authority, certificate of title restrictions such as covenants, consent notices, encumbrances, right of way or easement restrictions, landowner approval where required).

- As the proposal involves the construction or alteration of **vehicle crossings**, a Vehicle Crossing Application to the Council's Transport Unit is required. Please refer to our webpage for more information: [Vehicle crossings : Christchurch City Council](#). Please allow plenty of time for your vehicle crossing application. If any changes are needed to the road layout or markings it may require consultation and approval by Council, the Parking Committee or the local Community Board (depending on the changes) and can take up to 3 months. The costs of making the changes must be met by the consent holder.
- The Consent Holder will need to obtain separate permission from the **Council as owner of the adjacent reserve land** before the Consent Holder may carry out the proposed landscaping activity on this site. Please contact Kelly Hansen, Manager Parks Planning & Asset Management, via email at Kelly.Hansen@ccc.govt.nz.
- This site may be an archaeological site as defined and protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. Archaeological sites are defined in the HNZPTA as any place in New Zealand where there is physical evidence of pre-1900 occupation, regardless whether the site is known or not, recorded in the NZAA Site Recording Scheme or not, or listed with Heritage New Zealand or the local council. Authority from Heritage New Zealand is required for any work that affects or may affect an archaeological site. **Please contact the Heritage New Zealand regional archaeologist on 03 363 1880 or archaeologistcw@heritage.org.nz before commencing work on the land.**

Development Contributions

Please note that a development contribution may be required under the provisions of the CCC Development Contributions Policy applicable at the time of application. The Council requires Development Contributions to be paid prior to the issue of the Code Compliance Certificate for a building consent, commencement of a Resource Consent, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection.

Development contribution requirements are as defined in Council’s Development Contributions Policy established under the Local Government Act 2002. Full details of the policy are available from our website at www.ccc.govt.nz/consents-and-licences/development-contributions/. If you have any queries in relation to this matter, please contact one of our Development Contribution Assessors on phone (03) 941 8999 or email developmentcontributions@ccc.govt.nz.

Reported and recommended by: Scott Blair, Senior Planner

Date: 21 January 2025

Updated Conditions for clarification/consistency only and add advice note to condition 41, noting Mr Blair is on leave until 13th February.

Jo McAfee Team Leader PT1 – 28/01/2025.

Decision

That the above recommendation be adopted for the reasons outlined in the report.

- I have viewed the application and plans.
- I have read the report and accept the conclusions and recommendation.

<u>Decision maker notes</u>

Name: P G Rogers

Signature:

A handwritten signature in blue ink, appearing to read 'P G Rogers', is centered on the page. The signature is written in a cursive style with a large initial 'P'.

Date: 29/01/25

APPENDIX A

Objective or policy	Matter of discretion
---------------------	----------------------

<p>15.2.1 Objective – Recovery of commercial centres</p> <p>a. The importance of commercial and community activity to the recovery and long term growth of the City is recognised and facilitated in a framework that supports commercial centres.</p> <p>15.2.2 Objective - Centres-based framework for commercial activities</p> <p>a. Commercial activity <i>is</i> focussed within a network of centres (comprising the City Centre, Town Centres, Local Centres, Neighbourhood Centres and Large Format Centres) to meet the wider community’s and businesses’ needs in a way and at a rate that:</p> <ul style="list-style-type: none"> i. supports intensification within centres; ii. enables the efficient use and continued viability of the physical resources of commercial centres and promotes their success and vitality, reflecting their critical importance to the local economy; iii. supports the function of Town Centres as major focal points for commercial activities, entertainment activities, visitor accommodation, employment, transport and community activities, and Local Centres as a focal point for primarily small-scale commercial activities with a focus on convenience shopping, community activities and guest accommodation; iv. gives primacy to the City Centre followed by Town Centres and Local Centres identified as Key Activity Centres; v. is consistent with the role of each centre as defined in 15.2.2.1 Policy – Role of centres Table 15.1; vi. supports a compact and sustainable urban form that provides for the integration of commercial activity with guest accommodation, community activity, residential activity and recreation activity 	<p>15.14.1 Urban design</p> <p>The extent to which the development:</p> <ul style="list-style-type: none"> i. Recognises and reinforces the centre’s role, context, and character, including any natural, heritage or cultural assets; ii. Promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; iii. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; iv. Provides a human scale and minimises building bulk while having regard to the functional requirements of the activity; v. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; vi. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; vii. Provides safe, legible, and efficient access for all transport users; viii. Where relevant, has regard to the actions of the Suburban Centre Master Plan to support their recovery, long term growth and a high level of amenity. ix. Where within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification: <ul style="list-style-type: none"> A. Rule 9.5.5.1 – Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit; B. Rule 9.5.5.2 – Ngā Tūranga Tūpuna; and C. Rule 9.5.5.3 – Ngā Wai.
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><i>in locations accessible by a range of modes of transport;</i></p> <p>vii. <i>supports the recovery of centres that sustained significant damage or significant population loss from their catchment, including the City Centre, Linwood, and Local Centres subject to 15.2.4.3 Policy Suburban centre master plans;</i></p> <p>viii. <i>enhances their vitality and amenity and provides for a range of activities and community facilities;</i></p> <p>ix. <i>manages adverse effects on the transport network and public and private infrastructure;</i></p> <p>x. <i>is efficiently serviced by infrastructure and is integrated with the delivery of infrastructure; and</i></p> <p><i>b. recognises the values of, and manages adverse effects on, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 and natural waterways (including waipuna).</i></p> <p>15.2.2.1 Policy – Role of centres</p> <p><i>Recognise and manage commercial centres as the focal points for the community and business through intensification within centres that</i></p>	<p>15.14.2.1 Maximum tenancy size</p> <p>a. <i>The extent to which the scale of the activity:</i></p> <p>i. <i>affects recovery of the City Centre and its function as the principal Centre;</i></p> <p>ii. <i>supports the intended role of the Centre having regard to the Centres Hierarchy (Refer to 15.2.2.1 Policy – Role of centres);</i></p> <hr/> <p>15.14.2.4 Centre vitality</p> <p>a. <i>The extent to which the scale, character, form and location of the activity:</i></p> <p>i. <i>Contributes to the vitality of the centre, particularly along key pedestrian frontages;</i></p> <p>ii. <i>Supports the intended role of the centre the development is proposed in, while not eroding the role of the City Centre and Town Centres in the centres hierarchy (Refer to 15.2.2.1 Policy – Role of centres);</i></p> <p>iii. <i>Impacts upon the diversity of activities within the centre;</i></p> <p>iv. <i>Promotes the efficient use of land within the centre to achieve a compact urban form;</i></p> <p>v. <i>Reflects the functional requirements of the activity.</i></p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>reflects their functions and catchment sizes, and in accordance with a framework that:</p> <ul style="list-style-type: none"> xi. gives primacy to, and supports, the recovery of the City Centre, followed by Key Activity Centres, by managing the size of all centres and the range and scale of activities that locate within them; xii. supports and enhances the role of Town Centres; and xiii. maintains the role of Local Centres, Neighbourhood Centres, and Large Format Centres. <p>as set out in Policy 15.2.2.1, Table 15.1 – Centre’s role.</p> <p>c. Local Centre</p> <p>Local Centre</p> <p>A destination for weekly and daily retailing needs as well as for community facilities.</p> <p>In some cases, Local Centres offer a broader range of activities comprising visitor accommodation, residential activities, along with small-scale comparison shopping, food and beverage outlets, entertainment and recreation activities and offices.</p>	<p>15.14.3.6 Landscaping and trees</p> <ul style="list-style-type: none"> b. The extent to which the proposed landscaping and tree planting: <ul style="list-style-type: none"> i. achieves a high level of on-site amenity while minimising the visual effects of activities and buildings on the surroundings; ii. supports the growth of vegetation and its protection through the provision of space, or other methods e.g. barriers; iii. continues to recognise Ngāi Tahu/mana whenua values through the use of indigenous species in riparian areas, where appropriate, that supports the establishment of ecological corridors; c. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed including the species used; d. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

A wider range of activities is anticipated in Local Centres that are Key Activity Centres or located in Banks Peninsula, reflecting their distinctive roles and/or remote catchments.

Anchored principally by a supermarket(s) and in some cases, has a second or different anchor store.

Primarily serves the immediately surrounding suburbs.

High density housing is contemplated in and around larger Local Centres and medium density housing is contemplated within (above ground floor level) and around, Local Centres.

Accessible by a range of modes of transport, including one or more bus services.

The extent of the centre is the Local Centre Zone and the Commercial Banks Peninsula Zone at Lyttelton and Akaroa.

Local Centres:

... Prestons ...

15.2.2.3 Policy – New centres in residential greenfield areas

In new residential greenfield areas, land identified through zoning and/or on an outline development plan for a commercial centre shall be developed and primarily used for commercial activities and community activities, including health care facilities, to serve the needs of existing and future residents.

The development of new commercial centres in residential greenfield areas shall recognise and provide for Ngāi Tahu/ mana whenua values while not impacting on the character, coherence or amenity of the adjoining residential area.

15.2.2.4 Policy – Accommodating growth

Growth in commercial activity is focussed within existing commercial centres.

Any outward expansion of a commercial centre beyond commercial zone boundaries and/or establishment of large format retail activities within 400 metres of a commercial centre, or any upward expansion of commercial activity above height limits must:

- xiv. ensure the expanded centre remains commensurate with the centre's role and within a strategic network of centres, while not having significant adverse effects on the function of other centres;*
- xv. be integrated with the provision of infrastructure, including the transport network;*
- xvi. be undertaken in such a manner that manages adverse effects at the interface with the adjoining zone;*
- vii. be:*
 - i. responsive to the anticipated increase in population in the surrounding catchment while continuing to*

support intensification targets in and around centres; and

- ii. consistent with revitalising the **City Centre** as the primary community focal point; and*
- viii. ensure the centre is coherent in form; and*
- xix. ensure the large format retail activity proposed within 400 metres does not have a significant adverse effect on the function and viability of the centre.*

15.2.4 Objective - Urban form, scale and design outcomes

A scale, form and design of development that is consistent with the role of a centre and which:

- i. recognises the **Central City and Town Centres** as strategically important focal points for community and commercial investment;*
- ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently **accessible**, and responds positively to local character and context;*
- iii. recognises the functional and operational requirements of activities and the existing built form;*
- iv. manages adverse effects on the surrounding environment; and*
- v. recognises Ngāi Tahu/ mana whenua values through **landscaping** and the use of **low impact urban design**, where appropriate.*

15.2.4.1 Policy – Scale and form of development

- a. Provide for development of a significant scale and form in the core of **Town Centres** and **Local Centres**, and of a lesser scale and form on the fringe of these centres.*

The scale and form of development in centres shall:

- i. Reflect the context, character and the **anticipated scale** [emphasis added by author of this report] of the zone and centre's function;*

increase the prominence of buildings on street corners;

Local Centres, maintain a low rise moderate scale of built form to respect and integrate with their suburban residential context; [emphasis added by author of this report]

for Key Activity Centres and Large Format Centres, enable larger floor plates while maintaining a high level of amenity in the centre; and

manage adverse effects on the surrounding environment, particularly at the interface with residential areas, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 and natural waterways.

15.2.4.2 Policy – Design of new development

a. Require new development to be well-designed and laid out by:

- i. encouraging pedestrian activity and amenity along streets and in adjoining public spaces, to a degree that is appropriate to the location and function of the street*
- ii. providing a principal street facing façade, or facades (where located on a corner site), of visual interest that contributes to the character and coherence of a centre;*
- iii. facilitating movement within a site and with the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes;*
- iv. enabling visitors to a centre to orientate themselves and find their way with strong visual and physical connections with the surrounding area;*
- v. promoting a safe environment for people and reflecting principles of Crime*

Prevention through Environmental Design (CPTED);

- vi. enabling the re-use of buildings and sites while recognising the use for which the building is designed;*
- vii. incorporating principles of low impact design including energy efficiency, water conservation, the reuse of stormwater, on-site treatment of stormwater and/or integration with the wider catchment based approach to stormwater management, where practicable;*
- viii. achieving a visually attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments;*
- ix. providing adequate and convenient space for storage while ensuring it is screened to not detract from the site's visual amenity values;*
 - x. increasing the prominence of buildings on street corners;*
 - xi. ensuring that the design of development mitigates the potential for adverse wind-related effects;*
 - xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well-modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and*
 - xiii. recognising the importance of significant public open space by maintaining sunlight access to, and managing visual dominance effects on, these spaces;*
- b. Recognise the scale, form and design of the anticipated built form within a site and the immediately surrounding area and the functional and operational requirements of activities.*
- c. Require residential development to be well-designed and laid out to ensure a high*

<p><i>quality healthy living environment including through:</i></p> <ul style="list-style-type: none"> <i>i. the provision of sufficient and conveniently located internal and outdoor living spaces;</i> <i>ii. good accessibility within a development and with adjoining areas; and</i> <i>iii. minimising disturbance from noise and activity in a centre (and the potential for reverse sensitivity issues to arise).</i> <i>iv. Enable high quality small buildings on mid-block sites in the City Centre and Central City Mixed Use (South Frame) Zones, because they have minimal adverse effects on people and the environment.</i> <p>15.2.4.4 Policy – Greenfield development</p> <p><i>a. Support a comprehensive approach to the planning, design and implementation of development and infrastructure in greenfield areas, including stormwater management, through measures such as low impact design.</i></p>	
<p>6.8.2.1 Objective – Signage</p> <p><i>a. Signage collectively contributes to Christchurch’s vitality and recovery by:</i></p> <ul style="list-style-type: none"> <i>i. supporting the needs of business, infrastructure and community activities;</i> <i>ii. maintaining public safety; and</i> <i>iii. enhancing the visual amenity values and character of the surrounding area, building or structures.</i> <p>6.8.2.1.1 Policy - Enabling signage in appropriate locations</p> <p><i>a. Enable signage:</i></p> <ul style="list-style-type: none"> <i>i. as an integral component of commercial and industrial environments, strategic infrastructure and community activities throughout the Christchurch District; and</i> <i>ii. that is necessary for public health and safety and to provide direction to the public.</i> 	<p>6.8.5.1 All signs and ancillary support structures</p> <ul style="list-style-type: none"> <i>a. Whether the scale, design, colour, location and nature of the signage will have impacts on the architectural integrity, amenity values, character, visual coherence, and heritage values of:</i> <ul style="list-style-type: none"> <i>i. the building and the veranda on which the signage is displayed and its ability to accommodate the signage;</i> <i>ii. the surrounding area (including anticipated changes in the area);</i> <i>iii. residential activities; and</i> <i>iv. heritage items or heritage settings, open spaces, protected trees or areas possessing significant natural values.</i> <i>b. Whether the extent of the impacts of the signage are increased or lessened due to:</i> <ul style="list-style-type: none"> <i>i. the design, dimensions, nature and colour of the sign or support structure;</i> <i>ii. the level of visibility of the sign;</i> <i>iii. vegetation or other mitigating features; and/or</i>

<p>6.8.2.1.2 Policy - Controlling signage in sensitive locations</p> <p>a. Ensure the character and amenity values of residential, open space and rural zones are protected from adverse visual and amenity effects from large areas or numbers of signs, or off-site signs within these zones.</p> <p>6.8.2.1.3 Policy - Managing the potential effects of signage</p> <p>a. In considering Policies 6.8.2.1.1 and 6.8.2.1.2, ensure that the size, number, height, location, design, appearance and standard of maintenance of signs:</p> <ol style="list-style-type: none"> 1. do not detract from, and where possible contribute to, the character and visual amenity of the surrounding area and public realm; 2. integrate within the façade of the building, do not detract from the integrity of the building design, and maintain the building as the primary visual element; 3. are in proportion to the scale of buildings and the size of the site; and 4. enhance the Central City. <p>6.8.2.1.4 Policy - Transport safety</p> <p>a. Ensure that signs do not cause obstruction and/or distraction for motorists and pedestrians and other road users.</p> <p>6.8.2.1.5 Policy - Temporary signage and signage managed by other agencies</p> <p>a. Enable temporary signage subject to meeting basic activity and built form standards.</p> <p>b. Enable signage required or controlled through other legislation or government agencies.</p> <p>6.8.2.1.6 Policy - Managing off-site signage</p> <p>a. Limit off-site signs in the sensitive zones specified in Policy 6.8.2.1.2 and to enable such signage where it:</p> <ol style="list-style-type: none"> i. is compatible with the surrounding environment and is located within a commercial or industrial context; ii. is appropriately maintained; 	<ol style="list-style-type: none"> iv. the length of time that temporary election or referendum signage is proposed to be displayed. <p>c. Whether the signage combines with existing signage on the building, the site or in the vicinity, to create visual clutter or set a precedent for further similar signage.</p> <p>d. Whether there are any special circumstances or functional needs relating to the activity, building, site or surroundings, which affect signage requirements, including:</p> <ol style="list-style-type: none"> i. operational, safety, directional, and functional requirements; ii. its size, scale or nature; and iii. the length of the road frontage. <p>e. Whether the signage:</p> <ol style="list-style-type: none"> i. enlivens a space or screens unsightly activities; ii. will result in an orderly and co-ordinated display; and iii. relates to the business or activity on the site and the necessity for the business or activity to identify and promote itself. <p>f. For small-scale, grouped poster signage, the nature and extent of any management and maintenance regime in place including keeping the posters current, and the posters and sites on which they are installed clean and free of graffiti.</p> <p>g. The potential of the signage to cause distraction or confusion to motorists and/or adversely affect traffic safety due to its location, visibility, and/or content, including size of lettering, symbols or other graphics.</p> <p>h. Where the site is within the Akaroa Township Heritage Area, the matters set out in Rule 9.3.6.3.</p> <p>i. For temporary election or referendum signage that does not comply with Rule 6.8.4.2.7 (g) the following matters of discretion also apply:</p> <ol style="list-style-type: none"> i. Significant Trees Rule 9.4.6 (a)-(g) <p><u>j. Where the sign is located on or in a heritage item or in a heritage setting or heritage area, excluding Akaroa Township Heritage Area, the relevant matters set out in Rule 9.3.6.1n also apply.</u></p>
	<p>6.8.5.2 Illuminated, moving, changing, flashing or retro-reflective displays</p> <p>a. Whether the extent of the impacts of the signage are increased or lessened due to:</p> <ol style="list-style-type: none"> i. the frequency and intensity of intermittent or flashing light sources, and the proposed periods

<ul style="list-style-type: none"> iii. <i>will not cause or contribute to visual clutter and other cumulative adverse effects; and</i> iv. <i>is consistent with the outcomes sought in Policy 6.8.2.1.3.</i> 	<ul style="list-style-type: none"> of illumination and frequency of image changes; ii. the prominence of the sign due to its illuminated or animated nature and ability to draw the eye; iii. the nature of surrounding land use activities; and iv. the proximity of the display to other properties and the likely effects of such intermittent or flashing lights or changing images upon those properties and their occupants. <p>b. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3.</p>
	<p>6.8.5.3 Static and digital billboards</p> <ul style="list-style-type: none"> a. Whether the scale, design, colour, location and nature of the billboard will have impacts on the architectural integrity, amenity values, character, visual coherence, and heritage values of: <ul style="list-style-type: none"> i. the building and the veranda on which the billboard is displayed and its ability to accommodate the signage; ii. the surrounding area (including anticipated changes in the area); iii. residential activities; and iv. heritage items or heritage settings, open spaces, protected trees or areas possessing significant natural values. b. Whether the extent of the impacts of the billboard are increased or lessened due to: <ul style="list-style-type: none"> i. the design, dimensions, nature and colour of the sign or support structure; ii. the level of visibility of the billboard; and iii. vegetation or other mitigating features. c. Whether the billboard combines with existing signage on the building, the site or in the vicinity, to create visual clutter or set a precedent for further similar signage. d. Whether the billboard: <ul style="list-style-type: none"> i. enlivens a space or screens unsightly activities; and ii. will result in an orderly and coordinated display. e. Whether the extent of the impacts of the billboard are increased or lessened due to: <ul style="list-style-type: none"> i. the frequency and intensity of intermittent or flashing light sources, and the proposed periods

	<ul style="list-style-type: none"> of illumination and frequency of image changes; ii. the prominence of the billboard due to its illuminated or animated nature and ability to draw the eye; iii. the nature of surrounding land use activities; iv. the proximity of the display to other properties and the likely effects of such intermittent or flashing lights or changing images upon those properties and their occupants; and v. The potential of the billboard to cause distraction or confusion to motorists in their observance of traffic conditions, directions or controls.
<p>7.2.1 Objective - Integrated transport system for Christchurch District</p> <ul style="list-style-type: none"> a. An integrated transport system for Christchurch District: <ul style="list-style-type: none"> i. that is safe and efficient for all transport modes; ii. that is responsive to the current recovery needs, future needs, and enables economic development, in particular an accessible Central City able to accommodate projected population growth; iii. that supports safe, healthy and liveable communities by maximising integration with land use; iv. that reduces dependency on private motor vehicles and promotes the use of public and active transport; v. that is managed using the one network approach. <p>7.2.1.2 Policy - High trip generating activities</p> <ul style="list-style-type: none"> a. Manage the adverse effects of high trip generating activities, except for permitted activities within the Central City, on the transport system by assessing their location and design with regard to the extent that they: <ul style="list-style-type: none"> i. are permitted¹ by the zone in which they are located; ii. are located in urban areas and generate additional vehicle trips beyond what is already 	<p>7.4.4.9 Vehicle access design</p> <ul style="list-style-type: none"> a. The following are matters of discretion for Rule 7.4.3.7 a.: <ul style="list-style-type: none"> i. Whether the driveway serves more than one site and the extent to which other users of the driveway may be adversely affected. ii. Whether there are any adverse effects on the safety and amenity values of neighbouring properties and/or the function of the transport network. iii. The effects on the safety and security of people using the facility. iv. Whether the access disrupts, or results in conflicts with, active frontages, convenient and safe pedestrian circulation and cycling flows or will inhibit access for emergency service vehicles where on-site access is required. v. Whether the safety of pedestrians, particularly the aged and people whose mobility is restricted, will be compromised by the length of time needed to cross a wider driveway. vi. Whether the legal width of access is restricted by the boundaries of an existing site and/or an existing building. vii. Where the access exceeds the maximum gradient standards, in addition to i. to vi. above: <ul style="list-style-type: none"> A. whether the gradient will make the use of

<p>established or consented, unless the already established or consented vehicle trips are specifically included in rule thresholds;</p> <ul style="list-style-type: none"> iii. are accessible by a range of transport modes and encourage public and active transport use; iv. do not compromise the safe, efficient and effective use of the transport system; v. provide patterns of development that optimise use of the existing transport system; vi. maximise positive transport effects; vii. avoid significant adverse transport effects of activities where they are not permitted by the zone in which they are located; viii. mitigate other adverse transport effects, such as effects on communities, and the amenity values of the surrounding environment, including through travel demand management measures; ix. provide for the transport needs of people whose mobility is restricted; and x. integrate and coordinate with the transport system, including proposed transport infrastructure and service improvements. 	<p>the access impracticable, including inhibiting access for emergency service vehicles where on-site access is required.</p> <ul style="list-style-type: none"> B. whether the drainage facilities are adequately designed and will not cause adverse effects on neighbouring sites. <ul style="list-style-type: none"> viii. For 1027 Colombo Street (Lot 1 DP 17924), whether there are any adverse effects of vehicle access design and access points on the safe and efficient operation of the transport network, including the Major Cycle Route network.
<p>¹ Refers to the activity being listed as a permitted activity in the activity status table for the zone in which it is located.</p> <p>Advice note:</p> <p>1. Policy 7.2.1.2 also achieves Objective 7.2.2.</p>	<p>7.4.4.14 Maximum number of vehicle crossings</p> <ul style="list-style-type: none"> a. The following are matters of discretion for Rule 7.4.3.8 e.: <ul style="list-style-type: none"> i. Whether the extra crossing(s) will adversely affect the efficient and safe operation of the road for all road users. ii. Any cumulative effects of the introduction of extra vehicle crossings when considered in the context of existing and future vehicle crossings serving other activities in the vicinity. iii. Whether the physical form of the road will minimise the adverse effects of the extra vehicle crossings for example the presence of a solid median to stop right hand turns. iv. Outside the Central City, whether the landscaping adjacent to the road will be adversely affected by the vehicle crossings.
<p>(Proposed Plan Change 14)</p> <p>7.2.1.3 Policy - Vehicle access and manoeuvring</p> <ul style="list-style-type: none"> a. Provide vehicle access and manoeuvring, including for emergency service vehicles, compatible with the road classification, which ensures safety, and the efficiency of the transport system. <p>Advice note:</p> <p>1. Policy 7.2.1.3 also achieves Objective 7.2.2.</p>	<p>7.4.4.18 High trip generators</p> <ul style="list-style-type: none"> i. Access and manoeuvring (safety and efficiency): Whether the provision of access and on-site manoeuvring area associated with the activity, including vehicle loading and servicing deliveries, affects the safety, efficiency, accessibility (including for people whose mobility is restricted) of the site, and the transport network (including considering the road classification of the frontage road). ii. Design and Layout: Whether the design and layout of the proposed activity maximises

	<p>opportunities, to the extent practicable, for travel other than by private car, including providing safe and convenient access for travel by such modes. Within the Northern Homebase Centre, this includes consideration of:</p> <ul style="list-style-type: none"> A. the provision of pedestrian and cycle access for the public and users of the Centre through the site from Sanctuary Gardens or Havana Gardens to Marshland Road; B. integration of pedestrian and cycle access with development (including building frontages, circulation routes, sightlines and lighting) within the Northern Homebase Centre; and C. any potential safety or nuisance effects and methods to address such effects including by way of a Crime Prevention Through Environmental Design ('CPTED') assessment. <ul style="list-style-type: none"> iii. Heavy vehicles: For activities that will generate more than 250 heavy vehicle trips per day, whether there are any effects from these trips on the roading infrastructure. iv. Accessibility of the location: Whether the proposed activity has demonstrated the accessibility of the site by a range of transport modes and whether the activity's location will minimise or reduce travel to and from the activity by private vehicles and encourage public and active transport use. v. Network effects: Having particular regard to the level of additional traffic generated by the activity and whether the activity is permitted by the zone in which it is located, whether measures are proposed to adequately mitigate the actual or potential effects on the transport network arising from the anticipated trip generation (for all transport modes) from the proposed activity, including consideration of cumulative effects with other activities in the vicinity, proposed infrastructure, and construction work associated with the activity. vi. Strategic framework: Whether the proposal is consistent with the local and regional transport policy framework.
<p>8.2.4 Objective – Earthworks</p> <ul style="list-style-type: none"> a. Earthworks facilitate subdivision, use and development, the provision of utilities, 	<p>8.9.4 .1 Nuisance</p> <ul style="list-style-type: none"> a. The extent to which any potential dust nuisance, sedimentation and water or wind erosion effects can be avoided or mitigated.

<p>hazard mitigation and the recovery of the district.</p> <p>8.2.4.1 Policy - Water quality</p> <p>a. Ensure earthworks do not result in erosion, inundation or siltation, and do not have an adverse effect on surface water or groundwater quality.</p> <p>8.2.4.2 Policy - Repair of earthquake damaged land</p> <p>a. Facilitate recovery by enabling property owners to make repairs to earthquake damaged land for residential purposes, where the repairs will have acceptable adverse effects on people, property and the natural environment.</p> <p>b. Recognise the need for the repair of other earthquake damaged land as part of recovery.</p> <p>8.2.4.3 Policy - Benefits of earthworks</p> <p>a. Recognise that earthworks are necessary for subdivision, use and development, the provision of utilities, hazard mitigation and the recovery of the district.</p> <p>8.2.4.4 Policy – Amenity</p> <p>a. Ensure, once completed, earthworks do not result in any significant shading, visual impact, loss of privacy or other significant detraction from the amenity values enjoyed by those living or working in the locality.</p> <p>8.2.5 Objective - Earthworks health and safety</p>	<p>b. The extent to which effects on neighbouring properties, and on the road network, of heavy vehicle and other vehicular traffic generated as a result of earthworks can be avoided or mitigated.</p> <p>c. The extent to which any potential changes to the patterns of surface drainage or subsoil drains can be avoided or mitigated if those changes would put the site or adjoining land at higher risk of drainage problems, inundation run-off, flooding, or raise that site's or adjoining land's water table.</p> <p>d. Whether any change in ground level would be likely to impact on trees in terms of access to water and drainage.</p> <p>e. The extent of any potential adverse effects on the quality of groundwater and whether any such can be avoided or mitigated.</p> <p>f. The extent to which any adverse effects from noise and vibration associated with earthworks and land improvement can be avoided or mitigated, and the effectiveness of any methods to mitigate such effects.</p> <p>g. The extent to which earthworks in the Open Space Avon River Precinct (Te Papa Ōtākaro) Zone have an adverse effect on the Avon River and its margins</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>a. People and property are protected during, and subsequent to, earthworks.</p> <p>8.2.5.1 Policy - Land stability</p> <p>a. Avoid earthworks that will create a significant risk to people and property through subsidence, rockfall, cliff collapse, erosion, inundation, siltation or overland flows.</p> <p>8.2.5.2 Policy – Nuisance</p> <p>a. Subject to Policy 8.2.4.3, ensure that earthworks avoid more than minor adverse effects on the health and safety of people and their property, and do not generate continuous or persistent noise, vibration, dust or odour nuisance.</p> <p>8.2.5.3 Policy - Vehicle movement</p> <p>a. Subject to Policy 8.2.4.3, ensure that the transportation to and from a site of earth, construction or filling material is safe and minimises adverse transport network and local amenity value effects.</p> <p>8.2.5.4 Policy - Earthworks design</p> <p>a. Ensure that earthworks over identified thresholds are designed to enable the anticipated land use.</p> <p>8.2.5.5 Policy - Management of contaminated land</p> <p>a. Enable earthworks where necessary to appropriately manage land contamination.</p>	<p>8.9.4.2 Resources and assets</p> <p>a. Whether versatile soils would be lost to production, or have their physical and biochemical qualities compromised.</p> <p>b. In relation to National grid transmission lines and electricity distribution lines</p> <ol style="list-style-type: none"> i. the risk to the structural integrity of the National grid or electricity distribution lines; ii. compliance with NZECP 34:2001; iii. any implications arising from technical advice provided by the utility operator; iv. the effects on the ability of the utility operator to operate and upgrade and develop the National grid and/or electricity distribution lines, including on-going safe and direct access; and v. the effects on the ability of the utility operator to operate, upgrade and develop its utility, including on-going safe and direct access.
	<p>8.9.4.3 Land stability</p> <p>a. Whether the earthworks affect the stability of adjoining land and its susceptibility to subsidence or erosion upon excavation taking place.</p> <p>b. The extent of any alteration to natural ground levels in the vicinity and, consequently, to the height and bulk of buildings that may be erected on the site.</p> <p>c. Whether the earthworks affect the future development potential of land for permitted activities, taking account of the nature of filling material proposed and the degree of compaction.</p>
	<p>8.9.4.6 Amenity</p> <p>a. The level of alteration to existing ground levels and the degree to which the resultant levels are consistent with the surrounding environment.</p> <p>b. The resultant effects that result from the earthworks in terms of visual amenity,</p>

	<p>landscape context and character, views, outlook, overlooking and privacy.</p> <p>9.1.5.2 Indigenous biodiversity and ecosystems</p> <ol style="list-style-type: none"> a. The extent to which the nature, scale, intensity and location of the proposed activity will adversely affect indigenous biodiversity and ecosystems taking into account: <ol style="list-style-type: none"> i. any loss of, or effects on, indigenous vegetation or habitats of indigenous fauna, including wetlands, ecological corridors and linkages; ii. indigenous ecosystem integrity and function; iii. Ngāi Tahu values associated with indigenous biodiversity; iv. where relevant, any effects on areas of significant indigenous vegetation and/or significant habitats of indigenous fauna in Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; and v. where relevant, any effects on indigenous vegetation and habitats of indigenous fauna in the coastal environment. b. The extent to which areas of significant indigenous vegetation and/or significant habitats of indigenous fauna in Sites of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 will be protected to ensure no net loss of indigenous biodiversity; c. The extent to which adverse effects on indigenous biodiversity and Ngāi Tahu values will be managed to ensure indigenous biodiversity in the Christchurch District is maintained and enhanced; d. Any social, economic, environmental and cultural benefits resulting from the proposed activity including the extent to which the activity may protect, maintain or enhance any ecosystems or indigenous biodiversity offsets, including through the use of biodiversity offsets, covenants and/or restoration and enhancement; e. The risk of the increase in weed and pest species, and proposed management of pests; and f. Any locational, technical or operational requirements of the proposed activity and the practicality of avoiding indigenous vegetation, including the viability of alternatives. <p>9.2.8.1. Outstanding natural features and outstanding natural landscapes</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>9.2.8.3 Natural character in the coastal environment</p> <hr/> <p>6.6.7.1 Natural hazards</p> <p>All activities</p> <ul style="list-style-type: none"> a. Any adverse effects on surface drainage. <ul style="list-style-type: none"> i. Earthworks, buildings, or other structures including fences, decks, posts and struts, located in water body setbacks shall not impede the capability of waterway channels or ponding areas to store or convey surface water. ii. Adverse effects shall not be displaced to adjacent properties. b. The cumulative effect of developments adjacent to the water body on land drainage or flood risk. c. Any adverse effects likely as a result of tidal influences during flood periods including the potential for exacerbation of effects with sea level rise. d. The likely effects on the natural functioning of the water body, including any likelihood of work undertaken exacerbating inundation, erosion, alluvion or avulsion, whether upstream or downstream of the site. e. Any beneficial effects of the proposal for the function of the water body, such as decreased likelihood of blockage or improved surface drainage where these effects remain consistent with protecting the ecological health of the water body. f. Any functional necessity for the activity to locate within the water body setback. <p>Additional for buildings, other structures and impervious surfaces</p> <ul style="list-style-type: none"> g. The risk of damage to buildings and property posed by natural hazards including flooding, liquefaction (including lateral spread) and slumping and the scale and likelihood of that potential damage. <p>Additional within a Flood Management Area:</p> <ul style="list-style-type: none"> h. Matters of discretion that apply to buildings and/or filling and excavation in a Flood Management Area (Rules 5.4.1.5, 5.4.2.4 and 5.4.3.3, as relevant to the Flood Management Area).
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>15.2.2 Objective - Centres-based framework for commercial activities</p> <p><i>a. Commercial activity is focussed within a network of centres (comprising the City Centre, Town Centres, Local Centres, Neighbourhood Centres and Large Format Centres) to meet the wider community's and businesses' needs in a way and at a rate that:</i></p> <p><i>x. is efficiently serviced by infrastructure and is integrated with the delivery of infrastructure;</i></p>	<p>8.9A.3</p> <ul style="list-style-type: none"> a. Capacity in the relevant vacuum sewer system b. Effects of the proposed development on the capacity and operation of the vacuum sewer system and adjoining wastewater systems.
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------