

Cottam, Rachel

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From: McDonald, Yvonne  
Sent: Monday, 15 May 2023 2:33 pm  
To: Cottam, Rachel  
Subject: RE: TRIM: RMA/2022/3611 Engineering - Earthworks - 320A Cumnor Tce suggested conditions

Follow Up Flag: Follow up  
Flag Status: Flagged

Rachel,  
I am happy for the existing underlying subdivision consent conditions to be sufficient to address the internal lots and the future subdivision.

Ngā Mihi

## Yvonne McDonald

Senior Subdivisions Engineer  
INRC-Planning Team 5

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From: McDonald, Yvonne  
Sent: Monday, 15 May 2023 2:29 PM  
To: Cottam, Rachel <Rachel.Cottam@ccc.govt.nz>  
Subject: TRIM: RMA/2022/3611 Engineering - Earthworks - 320A Cumnor Tce suggested conditions

Rachel,  
Novogroup have applied for subdivision (boundary adjustment) and partially retrospective earthworks consent for the formation of two bunds (northern and southwest) along the Heathcote River, dated December 2022. The subdivision application is to vest the esplanade reserve.

The additional lot is esplanade reserve and as such is not able to be built on, so I have no geotechnical conditions.

Earthworks to the south, to reinstate the haul road as river bank, have been carried out in part and also 'overfilled'. These earthworks were used to dispose of excess fill from Portlink under the guise of restoring the access track to landscape. The amount of material placed to the south exceeded that needed to restore the riverbank, and has potential to cause flooding issues due to changes in land drainage patterns. I am not sure exactly where the works are at now so will condition on the basis that works are not yet complete.

The southwestern bund adjacent to the development has been formed in part within the waterway setback and the reserve lot, from excess site materials overlain with topsoil. The proposed bund is battered at one vertical to two horizontal. The height is not defined and the batter slope of between 3.2 – 4.2 horizontal to one vertical (river side) and 1.8-2.8m horizontal to one vertical (development side) are indicated on the landscape plans. I have suggested conditions around the final cross section and confirmation of compaction to address land stability.

The northern bund has been formed in part within the waterway setback and the reserve lot, from crushed concrete overlain with topsoil. The 2.0m height and profile are determined by the landscape and planning requirements. I have suggested conditions around the final cross section and confirmation of compaction to address irregular

settlement with the potential to create trip hazards. I have also suggested topsoil depths, to foster landscape success.

I understand the channel across the leg of lot 305 towards the south, allowing 75/81 Kennaway Rd to drain directly to the river, has been removed.

The applicant has suggested the use of standard conditions of consent to address sedimentation and dust nuisance.

Regarding land stability, the applicant states the bulk of the earthworks are already consented and have no effect on the stability of adjacent land. They also offer the planting to improve the stability of the bunds.

1. All filling and excavation work shall be carried out in accordance with Environmental Management Plan (EMP) which shall include an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate ECan resource consent for stormwater discharge or ECan resource consent for excavation/filling the EMP will require formal acceptance by Christchurch City Council's Subdivision Engineer (via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz)) prior to any work starting on site.

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

The EMP shall include (but is not limited to):

- The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;
- A site description, i.e. topography, vegetation, soils, etc;
- Details of proposed activities;
- A locality map;
- Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff;
- Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- Stabilised entrance/exit and any haul roads;
- Site laydown and stockpile location(s) and controls;
- Drawings showing the protection of natural assets and habitats;
- A programme of works including a proposed timeframe and completion date;
- Emergency response and contingency management;
- Procedures for compliance with resource consents and permitted activities;
- Environmental monitoring and auditing, including frequency;
- Corrective action, reporting on solutions and update of the EMP;
- Procedures for training and supervising staff in relation to environmental issues;
- Contact details of key personnel responsible for environmental management and compliance.

Note: IDS clause 3.8.2 contains further detail on Environmental Management Plans.

Advice Note:

Any changes to the accepted EMP 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.

2. The accepted EMP referred to in condition **+1+** shall be implemented on site over the entire construction phase. No earthworks shall commence on site until:
  - a. All measures required by the EMP, including the associated ESCP, have been installed;

- b. An Engineering Completion Certificate (Appendix VII in IDS Part 3), signed by an appropriately qualified and experienced engineer, has been submitted to the Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted EMP;
  - c. The Council has been notified (via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz)) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor.
  - d. The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work.
3. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system.

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

- 4. The ESCP measures shall 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 shall be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces shall be adequately topsoiled and vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation.
- 5. Dust emissions shall 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 shall 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.
- 6. Any fill and topsoil placed to the haul road, in the area shaded yellow in the Design Final Contours & Bund Plan Rev 1 (page 92 TRIM 22/1718272), shall be shaped to drain generally from the lot boundary to the river. This area shall not be generally filled to a level higher than that on the existing lot boundaries.
- 7. Crushed concrete shall not be placed in the proposed esplanade reserve outside of the northern bund.
- 8. Bunds shall be formed at a maximum fill batter angle of one vertical to two horizontal and shall be planted. (I am not commenting on heights).
- 9. All planted areas on the bunds shall be finished with a minimum of 150mm topsoil (landscape are asking for more??).
- 10. All construction debris and rubbish shall be removed from the future and existing esplanade reserve.
- 11. Existing vegetation shall be protected during earthworks.
- 12. Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties.
- 13. At the completion of the work an Earthfill report, including an Engineer's Completion Certificate complying with clause 3.3.4 of the IDS, shall be submitted to the Council at [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz) so that the information can be placed on the property record. This report shall detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill and bunds.

Ngā Mihi

**Yvonne McDonald**

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INRC-Planning Team 5