**Resource Consents Unit**

**STANDARD CONDITIONS & ADVICE NOTES**

***Note – Under Section 108AA conditions can only be imposed if at least one of the following applies:***

* ***The applicant agrees to the condition; or***
* ***The condition is directly connected to an adverse effect on the environment; or***
* ***The condition is directly connected to a relevant rule or NES; or***
* ***The condition relates to administrative matters essential for the effective implementation of the consent.***

**There needs to be an evidential base for the conditions.**

The standard conditions are only a guide so please scrutinise their use and adapt to suit each consent.

***Note – this is a working document.***

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| --- |
| **Categories** |

[General 3](#_Toc200050119)

[Advice note for when building close to recession plane, setback etc 3](#_Toc200050120)

[Billboards 3](#_Toc200050121)

[Construction (without earthworks) 5](#_Toc200050122)

[Notification prior to on-site works commencing 5](#_Toc200050123)

[Noise/ Hours of Operation/ Vibration 5](#_Toc200050124)

[Traffic Management Plan 5](#_Toc200050125)

[Construction Management Plan 5](#_Toc200050126)

[Development contributions 7](#_Toc200050127)

[Earthworks 7](#_Toc200050128)

[Earthworks within the Building Footprint only - Exemption 8.9.3.a.iv 7](#_Toc200050129)

[Cultural monitoring during earthworks 7](#_Toc200050130)

[Accidental discovery (refer also to heritage conditions) 8](#_Toc200050131)

[Ecological (lizard) habitat 8](#_Toc200050132)

[Engineering acceptance conditions on land use applications 9](#_Toc200050133)

[Flood hazard management 9](#_Toc200050134)

[Heritage 11](#_Toc200050135)

[Home occupation / Non-residential / Change of Use 11](#_Toc200050136)

[Landscaping / Fencing 12](#_Toc200050137)

[Lightspill 13](#_Toc200050138)

[Monitoring 13](#_Toc200050139)

[Multi-unit residential complexes 13](#_Toc200050140)

[Lighting plans 14](#_Toc200050141)

[NES Contaminants in soil 15](#_Toc200050142)

[Noise 16](#_Toc200050143)

[Sensitive activities – acoustic insulation 16](#_Toc200050144)

[Operation and Fit out 17](#_Toc200050145)

[Noise & Operational Management Plan 18](#_Toc200050146)

[Advice Notes 19](#_Toc200050147)

[Older persons’ housing (OPH) 19](#_Toc200050148)

[Residential unit size – covenant 19](#_Toc200050149)

[Retirement village addressing 20](#_Toc200050150)

[Review of consent 20](#_Toc200050151)

[Signage 20](#_Toc200050152)

[Social housing 21](#_Toc200050153)

[Storage space 21](#_Toc200050154)

[Summit Road Protection Act 21](#_Toc200050155)

[Parking, transport & roads 21](#_Toc200050156)

[Parking & access 21](#_Toc200050157)

[Traffic Management Plan 22](#_Toc200050158)

[Advice notes – vehicle crossings, manoeuvring and building on/over road 22](#_Toc200050159)

[Trees (protected) 23](#_Toc200050160)

[Removal of tree protected by subdivision consent (combined land use / s221 application) 24](#_Toc200050161)

[Moving street tree in greenfield subdivision within the Defect Liability Period (not yet Council-owned) 25](#_Toc200050162)

[Street trees in greenfield subdivisions *(to be used within 5 years of section 224(c) only)* 25](#_Toc200050163)

[Waste/Water Supply Pipes – Council assets on site 26](#_Toc200050164)

[Waterway Intrusions (incl landscaping within setback) 26](#_Toc200050165)

[Other authorisations required 27](#_Toc200050166)

[Other advice notes 27](#_Toc200050167)

General

* The development must proceed in accordance with the information submitted with the application, including the stamped approved plans entered into Council records as RMA/+.
* Except where varied by the conditions of this consent [*if the conditions go beyond what is proposed in the RC application*], the development must proceed in accordance with the information and plans submitted with the application, *including … e.g. the further information/amended plans submitted on + (be specific about what the additional/amended information relates to), approved plan details if necessary (plans prepared by +, dated +)*

**Responsibility of consent holder**

* The consent holder, and all persons exercising this consent, must ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision and +, prior to the commencement of the works. A copy of these documents must also remain on-site through the duration of the works

*Consents where it’s important for applicants to properly brief different contractors or operators, e.g. quarries, large scale earthworks, bars, or to avoid accidental damage to a protection item/tree.*

Advice note for when building close to recession plane, setback etc

* Building close to planning standards: Please note that the building is close to the required boundary setback distance of +m on the + boundary / maximum height of +m / recession plane(s) on the + boundary. Any deviation of the floor level or building siting may result in non-compliance with the Christchurch District Plan. **THE BUILDER SHOULD BE MADE AWARE OF THIS MATTER.**
* **Resource Consent Plans do not match Building Consent Plans:** The approved building consent plans under BCN/+/+ will need to be amended (+ how) to allow for the Section 37 certificate to be lifted and building work able to commence. Please contact a Building Consent Officer (phone 941 8999) for advice.

Billboards

**Images**

* Only still images may be displayed on the billboard, with a minimum duration of 8 seconds *(non-sensitive location)* / X seconds/minutes *(more sensitive locations, traffic safety)* per image.
* There must be no transitions between still images apart from cross-dissolve of a maximum of 0.5 seconds. *(non-sensitive location)* OR

 The transitions between still images must include a cross-dissolve between images of 0.5 seconds. *(sensitive location)*

* The screen must not display any of the following:
1. Live broadcast or pre-recorded video;
2. Movement or animation of images;
3. Flashing images;
4. Sequencing of consecutive advertisements;
5. A split screen (i.e. more than one advertisement at any one time);
6. Images using graphics, colours or shapes in such a way that they could resemble or distract from a traffic control device; or
7. Content that invites or directs a driver to take any kind of driving action.
* The screen must not contain any retro-reflective material.
* There must be no sound associated with the sign and no sound equipment is to be installed as part of the screen.
* In the event of digital screen failure, the billboard screen must either default to black or switch off.

**Luminance / light spill**

* The billboard must result in no more than 10.0 lux spill (horizontal and vertical) of light when measured or calculated 2 metres within the boundary of any adjacent site, and any arterial or collector road. *Replace with light spill rules for more sensitive zones where relevant, and can add reference to any site specific feature, e.g. overbridge.*
* The digital screen must incorporate lighting control to automatically adjust brightness in line with ambient light levels.
* The billboard must not exceed the following luminance values:
1. Daytime: 5500 cd /m² *(non-sensitive location) OR* 3000 cd/m2 *(sensitive location)*; and
2. Night-time: 250 cd/m² maximum and 150csd/m2 maximum average *(non-sensitive location) OR* 175 cd/m2 maximum. *(sensitive location)*

Note: Maximum average luminance and maximum luminance is to be measured in accordance with Section 3.3.5.5 of AS/NZS 4282:2019. For the purpose of determining daytime, reference should be made to the sunrise and sunset data provided on the MetService website (<https://www.metservice.com/towns-cities/locations/christchurch>).

* Within 30 working days of the display becoming operational, the consent holder must submit a certification report from an appropriately qualified lighting designer/engineer confirming compliance with conditions 7-10. The report must include at least three luminance readings of the billboard, including:
1. One recording at midday;
2. One recording during the hours of darkness; and
3. One recording up to 30 minutes after sunrise or 30 minutes prior to sunset.

 The report must be submitted to the Council via email to rcmon@ccc.govt.nz, Attention: Team Leader Compliance and Investigations.

**Maintenance**

* The condition and appearance of the billboard must be maintained at all times.
* Prior to the erection of the billboard *(new)*/installation of the digital billboard *(conversion)*, a written maintenance programme, in the form set out in [Appendix 6.11.16](https://districtplan.ccc.govt.nz/pages/plan/Book.aspx?exhibit=DistrictPlan&hid=230408), must be prepared by the operator/provider and submitted to the Christchurch City Council via email to rcmon@ccc.govt.nz, Attention: Team Leader Compliance and Investigations.
* Pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the consent holder of its intention to review, in whole or in part, conditions xxx, in order to deal with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later time.

 The purpose of this condition is to address xxx effects e.g. road safety at the intersection, luminance levels of the billboard, image duration, transition time Specify the timing of the review(s), e.g. A review may be initiated within any six month period from the date the consent was given effect to, for up to 5 years.

**Advice note**:

* The consent holder’s attention is drawn to the following:
	+ The guidelines for advertising contained in the [NZTA Traffic Control Devices Manual, Part 3, Advertising Signs](http://www.nzta.govt.nz/assets/resources/traffic-control-devices-manual/docs/part-3-advertising-signs.pdf).
	+ The Advertising Standards Authority Advertising Code of Practice and the Broadcasting Act 1989.

Construction (without earthworks)

Notification prior to on-site works commencing

* Prior to the commencement of any on-site works, the consent holder must appoint a site supervisor responsible for ensuring that compliance with conditions of this consent are observed at all times. Contact details (name, position, phone number) for the appointed site supervisor must be provided to the Council, Attention: Monitoring Officer by way of email to rcmon@ccc.govt.nz, at least + working days prior to the commencement of any works associated with this resource consent.

Noise/ Hours of Operation/ Vibration

* No construction work, other than maintenance of dust and erosion and sediment control measures, must be undertaken on Sundays, Public Holidays or outside the hours of 7.30am to 6.00pm Monday to Saturday, without the Council's prior consent.

[can also discuss other exceptions such as pre-inspection of plant (but not the operation of plant) and staff briefings/meetings with applicant]

* All construction work (including any demolition and/or site preparation works) must be designed, managed and conducted to ensure that construction noise complies with the requirements of NZS 6803:1999 Acoustics – Construction Noise for residential / rural / industrial / commercial areas (see applicable Table on Page 11 of this standard).
* Vibration from construction work must not exceed the limits of, and must be measured and assessed in accordance with, German Standard DIN 4150 1999-02 Structural Vibration – Effects of Vibration on Structures.

Traffic Management Plan

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

 The TMP must identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It must also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority’s Local Operating Procedures.

 The TMP must be submitted to the relevant Road Controlling Authority via the web portal [www.myworksites.co.nz](http://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.

Construction Management Plan

* All proposed works must be carried out in accordance with an accepted Construction Management Plan (CMP). The purpose of the CMP is to ensure that any potential effects arising from construction activities on the site is effectively managed. The CMP must be prepared by a suitably qualified and experienced practitioner.

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

1. Site description, topography, vegetation, soils and other reference information;
2. Details of proposed works;
3. Roles and responsibilities, including contact details for the site manager appointed by the Consent Holder;
4. Site establishment;
5. Timing of works (including any staging required);
6. An Erosion and Soil Control Plan (ESCP), including drawings, specifications and locations of mitigation measures as necessary;
7. Construction noise management measures;
8. Site access and Traffic Management measures;
9. Storage of fuel and/or lubricants and any handling procedures;
10. Contingency plans (including use of spill kits);
11. Protocols for the discovery of archaeological material;
12. Construction traffic management measures, including measures to be adopted in accordance with the NZTA Code of Practice for Temporary Traffic Management;
13. On-site parking areas for construction staff;
14. Measures for identification and remediation of contaminated soil; and
15. Environmental compliance monitoring and reporting.
* The consent holder must submit this CMP to the Council, Attention: 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 CMP is to be certified by the Team Leader or their nominee as meeting the requirements of Condition + 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 conditions +.
* The CMP may be amended at any time by the Consent Holder. Any amendments to the CMP must be submitted by the Consent Holder to the Council for certification. Any amendments to the CMP must be:
1. for the purposes of improving the measures outlined in the CMP for achieving the CMP purpose (see condition +), and;
2. consistent with the conditions of this resource consent.

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

**Advice Notes:**

* In relation to Condition +, the Council Subdivision Engineer, +, can be contacted on
* In relation to Conditions +, the term ‘construction work’ relies on the definition contained in NZS 6803:1999.

Development contributions

**Development Contributions *Where DCs NOT Payable***

No development contributions are payable on this consent.

**Development Contributions *Where DC assessment is available***

Insert table and Advice notes prepared by DC Assessors here

**Development Contributions *Where DC assessment is NOT available***

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/](https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.ccc.govt.nz%2Fconsents-and-licences%2Fdevelopment-contributions%2F&data=05%7C01%7CCatherine.Elvidge%40ccc.govt.nz%7Ccf15a64b9dd14f614a4e08da5303853c%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C637913571821548078%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=P0iXpXhavO1f06jBKwi%2FULsCUyGJpZoeXBDExBiPVjE%3D&reserved=0). 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.

Earthworks

Refer to the **standard earthworks conditions in P-425a**

Earthworks within the Building Footprint only - Exemption 8.9.3.a.iv

*If building consent has not yet been granted:*

* The consent holder has confirmed that any earthworks associated with this development will occur wholly within the building footprint and comply with exemption 8.9.3.a.iv in that they will be covered by an approved building consent prior to commencing any on-site works.

*Include wording in planning framework and as advice note. The statement from applicant is treated as evidence of compliance with the rule so will need to be included in the Approved Consent Document.*

*If building consent has been granted:*

A building consent (BCN/+/+) has been approved for this project and exemption 8.9.3.a.iv applied.

Cultural monitoring during earthworks

Condition

* At least 10 working days prior to any earthworks being undertaken, the consent holder must contact Te Ngāi Tūāhuriri Rūnanga (change if different Rūnanga) via Mahaanui Kurataiao Ltd (email mkt.admin@ngaitahu.iwi.nz or phone 03 377 4374). This must allow a Rūnanga representative trained in the recognition of archaeological deposits the opportunity to be onsite to assist and offer cultural insights/advice during all excavations.

Advice note

* Condition x allows a member of the Te Ngāi Tūāhuriri Rūnanga (change if different Rūnanga) be present on site during excavation work to carry out cultural monitoring.  The fees for cultural monitoring will be invoiced by Mahaanui Kurataiao Ltd and borne by the consent holder.  For onsite monitoring there is a base rate of $240 equivalent to 4 hours being onsite.  If monitoring exceeds 4 hours, additional time will be invoiced at a rate of $60 per hour. Travel costs are also additional.

Accidental discovery (refer also to heritage conditions)

* In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder must immediately:
1. Cease earthmoving operations in the affected area of the site; and
2. Advise the Council of the disturbance via email to rcmon@ccc.govt.nz
3. Advise appropriate agencies, including Heritage New Zealand Pouhere Taonga and the local Mana Whenua (Ngāi Tūāhuriri Rūnanga or swap in relevant rūnanga) of the disturbance.

**Advice Notes:**

* 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.**
* It is unlawful for any person to destroy, damage, or modify the whole or any part of an archaeological site without the prior authority of the Heritage New Zealand Pouhere Taonga. This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The Heritage New Zealand Pouhere Taonga Act 2014 provides for substantial penalties for unauthorised damage or destruction.
* Refer also to the Accidental Discovery Protocol (ADP) set out in Appendix 3 of the Mahaanui Iwi Management Plan (IMP).

*Areas where this advice note will be most relevant are the Central City, Lyttelton and Banks Peninsula and the city's older suburbs including areas with character area overlays. Note just for buildings and sites with district plan heritage protection; it applies where the site was used in the 19th century or before this.*

Ecological (lizard) habitat

*Depending on the significant of the issue, a condition and/or advice notes may be appropriate, based on advice from Chris McClure, Ecologist.*

* As the site has been identified as having lizard habitat, prior to commencement of works the consent holder must submit a copy of the DOC wildlife permit to the Council, or a letter from a suitably qualified person setting out that a wildlife permit is not required in relation to indigenous lizards.

**Advice notes:**

* A site survey may need to be undertaken to confirm the presence/absence of lizards, allow for the confirmation of species present, and to provide a rough estimate of the number of animals which may be affected, and the general location of lizards throughout the site. This helps determine the salvage and relocation work.
* An application for a DOC wildlife permit (Wildlife Act Authority) may be needed for this site as construction could impact indigenous lizards. A lizard management plan will be needed should an application be required.

Engineering acceptance conditions on land use applications

*Advice note where conditions of a land use consent or outline plan require acceptance of engineering plans/designs, including off-site roading improvements and assets to vest in Council at a later date:*

* **Engineering acceptance and inspection fees**

This consent requires post-issue acceptance of engineering plans/designs and may require on-site monitoring while the works are carried out. Time spent by the Council’s Subdivisions Engineer and other specialist staff will be on-charged separately from the consent-processing costs, at the rates listed in the [RMA Fee Schedule](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.ccc.govt.nz%2Fassets%2FDocuments%2FConsents-and-Licences%2Fresource-consents%2FP-301-Resource-Management-Fee-Schedule.pdf&data=05%7C02%7CCatherine.Elvidge%40ccc.govt.nz%7Cd593ee9466dd4777b76e08dd9c15db42%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638838339861275102%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=dfkK6uqW3dH6pAATh%2FmSM9yQnSf761gRuRpOHx7h6GA%3D&reserved=0).

Flood hazard management

*Advice note re building consent where sites are identified as being in the 50-year flood extent:*

* As the site is shown by Council flood hazard modelling to be affected by flooding in a 2% annual exceedance probability event, the land is considered to be subject to a natural hazard and the building consent application will be considered under section 71 – 72 of the Building Act. If adequate provision for protection from this natural hazard is not made, the building consent will be granted subject to the condition that a natural hazard notice will be entered on the record of title.  Please contact the Duty Building Consent Officer for more information (dutybco@ccc.govt.nz).

*Advice note re upcoming modelling results:*

* As part of the Council’s ongoing flood modelling work, **updated modelling results for the Heathcote, Halswell and Sumner catchments are expected to be released from mid-April 2023**. The floor level requirements under both the Building Code and the District Plan (Flood Management Areas outside of the Fixed Minimum Floor Level overlay) for these areas are likely to change once Council starts using the new model results for floor level assessments. For the latest floor levels please check with floorlevels@ccc.govt.nz from the third week of April 2023. *Add to consents in the Heathcote, Halswell and Sumner catchments until the new modelling information is available, along with the 50yr advice note above*

**Flood hazard**

* The garage and storage area must be constructed such that only elements (including but not limited to construction materials, linings, and electrical services) designed to withstand the impact of flood inundation through durability/water-resistance are located below 12.36m RL (Christchurch City Datum).
* The filling above existing ground levels must not exceed that shown on the Site Plan, labelled RMA/201+/+ Page + of the Approved Consent Document.
* ~~A clear evacuation route of at least 3m in width must be maintained at all times for a boat to safely navigate to the + [front entrance or the deck] within the site via the + [access]. This is to enable the safe evacuation of occupiers during extreme flood events. This route must not be obstructed by structures such as gates or landscaping features in perpetuity. [Best practice would be to get a site plan from applicant showing this and then refer to that plan]~~

Advice Note:

* *Under the Council’s Water Supply, Wastewater and Stormwater Bylaw 2014 no person may obstruct any overland flow path or floodplains with any material or structures such as fences and retaining walls. As the application site forms part of the flood plain for (name of waterway), any proposed fencing will require authorisation from the Stormwater and Land Drainage Team contacted via email* *Stormwater.Approvals@ccc.govt.nz**.*
* *The finished ground levels (after the cut and fill works) must not cause ponding/drainage/run-off related nuisance to the neighbouring (surrounding) properties or change of the current drainage patterns (existing overland flow paths) to the detriment of the surrounding properties. In the event that the consented works result in the aforedescribed effects these must be rectified at the expense of the consent holder and to the satisfaction of Council Stormwater and Land Drainage Team.*

Conditions on RMA/2023/2174, Marriner St/Esplanade – Commercial units below minimum floor level:

* All structural and material elements (including floor coverings) and fixed fittings within the area of the buildings located below 12.62m RL, must be durable and designed to withstand periodic inundation from saline floodwaters with only the need for cleaning to restore them.
* All electrical fittings and mechanical services/wiring including all heat, air ventilation, cooling plant and switchboards shall be located above 12.62m RL wherever practicable, and where below this level must be RCD protected and designed to withstand submersion in saline water without needing to be replaced.
* Tenancy agreements/leases for the commercial tenancies must include clauses to inform future occupants of the flood risk presented by the low building finished floor level, including the likelihood of above floor inundation by floodwaters and depth of floodwaters projected by Christchurch City Council in the 10%, 2% and 0.5% annual exceedance probability flood events (incorporating freeboard), updated for each new tenancy when modelling information is updated.

*Note – this information can be obtained from Council stormwater planning engineers on request. Please email* *rcmon@ccc.govt.nz* *to request this information.*

* Tenancy agreements/leases for the commercial tenancies must include clauses to require tenants to adhere to the requirements of conditions 22 and 23 of this consent.
* All internal fitouts for the commercial units must comply with conditions 22 and 23 of this consent, with evidence of this provided to the Council (via email to rcmon@ccc.govt.nz) prior to the first occupation of each tenancy and thereafter on request.
* Copies of signed tenancy agreements (with commercially sensitive information redacted) must be supplied to the Council prior to the first tenant occupying each commercial tenancy, and thereafter on request (via email to rcmon@ccc.govt.nz) to ensure compliance with conditions 24 and 25 of this consent.

High flood hazard management area outside RUO where flooding predominantly attributable to sea level rise, or in RUO where no previous house on the site (discuss with TL/Principal Advisor before using these conditions)

* 2.i. Activity on the site shall cease within 12 months of X metres of relative sea level rise being confirmed by the Christchurch City Council or equivalent legal entity. The following shall occur on the site:

a. Residential activity shall cease on the site;

b. All buildings, fencing and structures shall be removed from the site (excluding boundary fencing with neighbouring properties);

c. All services (except stormwater) shall be capped and sealed at the road boundary;

d. All hard surfaces shall be removed (including private driveways) and shall be reinstated with topsoil and vegetation; and

e. Ground levels shall be maintained so that water drains to Portchester Street.

ii. All costs associated with meeting this condition shall be borne by the consent holder.

iii. For the purposes of conditions 2, 3 and 4, relative sea level rise is the level of sea level rise at the most appropriate gauge as deemed by Christchurch City Council, adjusted to take into account vertical land movement on the site (related to average ground levels). Vertical land movement is as defined in section X of this report (refer Chapter 5 interpretation table) and does not incorporate any filling of the site. With Xm relative sea level rise the site is projected to receive 1m depth of flooding in a 0.2% Annual Exceedance Probability (1 in 500 year) event, which equates to a high flood hazard that must be avoided. Xm of relative sea level rise will be determined by a 20-year rolling average of high tide levels, adjusted to take into account vertical land movement on the consent site. The 20-year rolling average will be calculated from the raw data of high tide levels. The high tide measurements will be conducted at the most appropriate gauge as deemed by Christchurch City Council. 0m of sea level rise will be the 20 year rolling average high tide levels calculated as at the date of this resource consent. Vertical land movement will be calculated by the Council using an appropriate dataset, updated at intervals not exceeding ten years, with updated figures provided to the consent holder on request where available.

3. Within 18 months of Xm of relative sea level rise being confirmed by the Christchurch City Council or equivalent legal entity, all relevant documentation shall be provided to demonstrate compliance with condition 2 to the Council’s Compliance Officer (via email to rcmon@ccc.govt.nz or equivalent communication method). The documentation shall include photographs of this site and copies of necessary Council approvals for service removal and building removal.

Advice Note:

Tide level data can be requested from Council’s Three Waters and Waste Unit as Council conducts regular measurements of tide levels. Council are investigating ways to publish this data to Council’s public website. Vertical land movement at the site as at the date of this consent is estimated to be -4.84mm/year.

4. An encumbrance or similar legal instrument shall be registered on the computer freehold register for the property in favour of the Christchurch City Council that sets out conditions 2 and 3, at the time a building consent for the residential unit is lodged (prior to the construction of the residential unit on the site) and at the cost of the consent holder. Evidence of the registration of this encumbrance shall be provided to rcmon@ccc.govt.nz.

Heritage

Refer Heritage Team’s working set of conditions and advice notes:**TRIM 15/1141125**

Note – the instruction to send documentation to rcmon@ccc.govt.nz is included in an advice note at the end of the heritage conditions, to avoid duplication throughout.

Home occupation / Non-residential / Change of Use

* A maximum of + staff are to be employed on site at any time as part of the + business, one of whom is to be +.
* No more than + people may be employed in the operation of the activity on the site.
* The hours of operation of the activity must be restricted to …….

**Home occupation involving staff who live off-site:**

* At least + person employed in the business must permanently reside on the property.

*Advice note:*

* A **Change of Use application under section 114 of the Building Act** is required for the proposed changes. As there will be staff working in the home occupation who do not reside on the site, further building work for fire rating between the residential and business activities and sanitary facilities may be required and this is likely to require a **Building Consent**. Your attention is drawn to sections 114 and 115 of the Building Act. It is your responsibility to establish and obtain any necessary Building Consent/Change of Use approvals under the Building Act, and failure to do this may result in enforcement action.

Information about Change of Use is available on the Council’s website: [Change of use : Christchurch City Council (ccc.govt.nz)](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fccc.govt.nz%2Fconsents-and-licences%2Fbuilding-consents%2Fbefore-you-build%2Fchange-of-use&data=05%7C01%7CCatherine.Elvidge%40ccc.govt.nz%7C545b7a9ed47d4d8c486b08db8cbf362d%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638258525096023719%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=hoyz4zgbtjLvy5T3krsuATfneuLo3sdFSTXL6kG8BXk%3D&reserved=0). For more information about this please contact our Duty Building Consent Officer (phone 941 8999) or via email to DutyBCO@ccc.govt.nz .

Note that should any further changes to the floor plan and use of spaces be needed to achieve Building Act compliance, then a s127 change to the resource consent conditions or a further resource consent is also likely to be required.

*Note – this applies even where there has been a previous Change of Use under the Building Act for commercial use of the dwelling, if they now have a combined residential/non-residential activity with staff who reside elsewhere.*

Landscaping / Fencing

* The proposed landscaping must be established in accordance with the Site/Landscape Plan labelled RMA/201+/ Page + of the Approved Consent Document.
* The existing landscaping comprising +, located +, as shown the Site/Landscape Plan labelled RMA/201+/ Page + of the Approved Consent Document, must be maintained in perpetuity.

*Note: it is important in these instances that dated photos of existing landscaping are kept on the file so that we can prove (in Court if necessary) what the existing level of screening was at that time. This could be attached to your consent report as ‘Appendix 1’ and then referenced in the consent condition.*

* The proposed landscaping must be established on site within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection.
* The proposed trees/shrubs [stipulate these], as shown on the Site/Landscape Plan labelled RMA/201+/+ Page + of the Approved Consent Document, must be at least + m in height at the time of planting and once established must be maintained at a height of at least + m thereafter.
* 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 and capable of achieving a minimum height of + m [and location if necessary].

**Advice Note:**

* The consent holder is reminded that planter beds for landscaping must be free from service installations to ensure that plants can establish and thrive, and to ensure that any kerbing of access ways does not decrease the area available for planting or impact on vehicle maneouvring.

*Fencing:*

* The fence, shown on the Site/Landscape Plan labelled RMA/201+/+ Page + of the Approved Consent Document, must have a minimum of 50% transparency (100mm palings and 100mm gaps). Any other fencing within the street setback must be consistent with this (if applicable).

*Visibility Splay - Condition*

* No fence, wall or other structure or vegetation that exceeds 1m in height must be established/erected within the visibility splays shown on the Site/Landscape Plan labelled RMA/201+/+ Page + of the Approved Consent Document.

Or:

*Visibility Splay - Advice Note:*

* The consent holder has confirmed that no fencing, vegetation or other structure that exceeds 1m in height will be established/erected within the required visibility splays as shown on the site plan.

Lightspill

* At least 10 working days prior to the commencement of construction work associated with this resource consent, the consent holder must provide a design certificate from a suitably qualified and experienced person confirming that the development will achieve compliance with the following requirements:
1. There must be no lighting poles on the site, excluding bollard lighting.
2. The maximum height of any wall mounted exterior light must be + metres above ground level.
3. The maximum height of any bollard lighting must be + metres above ground level.
4. Any bollard lighting must be located no closer than + metres from any residential boundary.
5. Lighting of the parking area must be maintained at a minimum level of + lux, with high uniformity, during the hours of operation.
6. All exterior lighting must be directed away from adjacent properties and roads.
7. There must be no light spill at any residential boundary exceeding + lux. The point of measurement for the lux spill is either at a point 2 metres inside the boundary, or at the closest window, whichever is the nearer, of the property affected by glare from the proposed activity.
* Upon completion of the lighting installation, an installation certificate from a suitably qualified person must be provided to the Council showing that the lighting has been installed in accordance with design certificate.

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

* Four bollard lights must be installed at regular intervals along the accessway to +. These lights must not exceed a height of 1m above ground level and must not result in a greater than 4.0 lux spill (horizontal and vertical) when measured or calculated 2 metres within the boundary of any adjacent site.

Monitoring

* **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 initial inspection fee OR document verification fee *(only use for remote locations)* will be charged to the applicant 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](https://www.ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/P-301-Resource-Management-Fee-Schedule.pdf).

Multi-unit residential complexes

* The development must not commence until Lot X DP XXXX and Lot Y DP YYYYY have been held together in one record of title. Evidence of the resultant combined title must be provided to the Council via rcmon@ccc.govt.nz prior to construction of any building commencing on the site. *(For RSDT where the definition of multi-unit residential complex requires the units to be held in one title and the development goes over title boundaries/includes more than one title)*
* Planter beds for landscaping must be free from service installations to ensure that plants can establish and thrive. Any kerbing of access ways must not decrease the area available for planting or impact on vehicle manoeuvring.

**Advice notes:**

* *Where manoeuvring is non-compliant:*

 **Vehicle manoeuvring:** The consent holder should make prospective purchasers and/or tenants aware that the vehicle manoeuvring for Unit(s) + does not comply with the District Plan, which means that additional manoeuvres are required for the 85th percentile vehicle to access/exit the carpark/garage for Unit(s) +, and that a larger vehicle may not be able to access the space at all.  An 85th percentile vehicle equates to an intermediate sedan.

* *Where maneouvring is compliant but tight for 85%ile vehicle*

 **Vehicle manoeuvring** assessed for this resource consent is compliant with the layout shown. Any addition of kerbing or similar features that impede the movement of vehicles may affect manoeuvring and lead to a non-compliance requiring an additional consent or change of conditions.

The consent holder should make potential purchasers and/or tenants aware that manoeuvring <into/out of> the <carpark/garage> for <Unit X> is compliant for an 85th percentile vehicle only, which equates to an intermediate sedan. Larger vehicles may require additional manoeuvres or may not be able to access the space.

Lighting plans

***For 4-8 units with a simple site layout such as shown below generally use this condition:***

* Prior to the lodgement of a building consent application, the consent holder must provide an exterior Lighting Plan by a qualified lighting designer to the Head of Planning and Consents (or their nominee) for acceptance, via email to rcmon@ccc.govt.nz. This Plan must detail how the lighting will meet sub-categories PR5 (carparks, open space, bike and bin areas) and PP5 (shared pedestrian access ways) of NZS1158.3.1, and be controlled and supplied throughout the lifetime of the development.

 Information about lighting plans is available on our website: <https://www.ccc.govt.nz/lighting-plans>

 The accepted Lighting Plan must be maintained and replaced as necessary to ensure it meets condition + throughout the lifetime of the development.



 *4-8 unit development which requires a basic lighting plan.*

***For 8+ or more complex layouts use this. Note - these will generally go to UD who can advise.***

* Prior to the lodgement of a building consent application, the consent holder must provide an exterior Lighting Plan, by a qualified lighting designer to the Head of Planning and Consents (or their nominee) via email to rcmon@ccc.govt.nz.The Lighting Plan must include calculations and a design report demonstrating how lighting will be controlled and supplied throughout the lifetime of the development and compliance with the following lighting sub-categories within NZS1158.3.1: Delete below where necessary based on CPTED assessment of the proposal
	+ - Shared pedestrian access ways: PP5 [use this typically if a generally low risk of crime i.e. good sightlines and access-way 2800mm for <6 units or 3100 for >6 units), and good surveillance opportunities]; PP4 [Low-medium level risk of crime i.e. narrower access way, long dead end; dog-legged access way, and / or less surveillance over an access way];
		- Shared carparks: PR5 [use this typically for low-medium levels of pedestrian / cycle activity i.e. less than 10 carparks]; PR4 [medium-high levels of pedestrian / cycle activity i.e. more than 10 carparks];
		- Communal open space areas, shared bike racks and / or shared rubbish enclosures: PR5 [low fear of crime]; PR3/4 [low-medium fear of crime] or PR3 [med-high fear of crime].

 Additionally, the Lighting Plan should demonstrate how glare, upward waste light, and uniformity of light are managed to avoid adverse amenity effects on occupants of the site and surrounding properties.

 Information about lighting plans is available on our website: <https://www.ccc.govt.nz/lighting-plans>

* The accepted Lighting Plan must be maintained and replaced as necessary to ensure it meets condition + throughout the lifetime of the development.

NES Contaminants in soil

**Disposal of Soils Off-site**

* Any soils removed from the site during the course of the activity must be disposed of to a facility authorised to accept the material. The consent holder must submit evidence (i.e. weighbridge receipts or waste manifest) of the disposal of surplus soils from the site to an authorised facility to the Council, Attention: Team Leader Environmental Health by way of email to rcmon@ccc.govt.nz, no later than 20 working days following this disposal.

**Discovery of Unforeseen Contamination**

* In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) engaged by the consent holder has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder must immediately notify the Council Attention: Team Leader Environmental Health, by way of email to rcmon@ccc.govt.nz. Any measures to manage the risk from potential soil contamination must also be communicated to the Council prior to work re-commencing.

**Site Validation Report**

* The consent holder must submit a Site Validation Report to Council, Attention: Team Leader Environmental Health, by way of email to rcmon@ccc.govt.nz no later than 20 working days following the completion of soil disturbance. The Site Validation Report must include but not be limited to:
1. Details of the project works completed
2. A site plan showing the location and volume of the completed earthworks and drawing of the 'as built' state of the site.
3. For soils imported to site; information on the soil source site and any sample results.
4. Documentation of any incidents and how they were resolved
5. The results of any sampling undertaken.
6. The soil guideline value that the site has been remediated to
7. Records of the disposal of material identified as containing concentrations of contaminants above background levels. The record must include:
	1. The approximate location of the site where the contaminated material was found;
	2. The name of the person and company that collected the contaminated material from the site;
	3. The date of collection;
	4. The destination of the material;
	5. A description of the material, including known contaminants; and
	6. The volume of the material collected.
	7. Evidence of that disposal to an authorised facility.

The Site Validation Report must be written in accordance with the Ministry for the Environment Guideline for Reporting on Contaminated Sites in New Zealand (revised 2011).

* The site works for the removal of contaminated material is to proceed in accordance with the Remedial Action Plan (RAP) included in the application prepared by ( *name of business that has prepared it)* and dated *(date)*.

**Site Management Plan (SMP)**

*When submitted with the application*

* All earthworks associated with the proposed activity must be undertaken in accordance with the approved Site Management Plan (SMP) forming Pages x to x of the Approved Consent Documentation.

*When planned to be submitted after the application has been approved (very rare and should be carefully worded)*

* All earthworks associated with the proposed activity must be undertaken in accordance with an approved Site Management Plan (SMP). The consent holder must prepare a SMP and submit this to Council, Attention: Team Leader Environmental Health by way of email to rcmon@ccc.govt.nz at least 10 working days prior to the commencement of any earthworks associated with this consent. The information contained in this SMP must include +. This plan is to be certified by the Team Leader Environmental Health (or their nominee) as meeting the requirements of this condition prior to the commencement of any earthwork. Once certified, the SMP will thereafter form part of the Approved Consent Document.

***Advice Notes:***

* ***Other Authorisations Required:*** *This resource consent has been processed under the Resource Management Act 1991 and relates to NES soil disturbance and Christchurch District Plan excavation matters only.* ***The applicant is advised that a separate resource consent is/may be required from Environment Canterbury for the discharge of stormwater (construction phase) from this site. Environment Canterbury can be contacted on 0800 324 636 or*** ***ecinfo@ecan.govt.nz******.***

*If a building consent has already been lodged with CCC, Council may have provided advice regarding the acceptance of stormwater discharge during construction/operational phase under the Global Stormwater Discharge Consent that CCC holds with ECAN. This correspondence is normally found under the building consent file in TRIM.*

* *A building consent (BCN/201+/+) has been lodged with Council for this project. Environment Canterbury confirms that stormwater discharge during construction/operational phase from the following project is authorised under the Interim Global Stormwater Discharge Consent CRC090292.*

Noise

Sensitive activities – acoustic insulation

**Prior to issuing the resource consent, Planner to check whether BCN has been lodged and if it has, ensure an acoustic design report has been provided and sent to EHOs (via Connect task). Section 37 should not be lapsed until the EHO has accepted the acoustic report as meeting the rule requirements.**

*Noise attenuation outside the Central City*

* When applying for a building consent, the consent holder will need to provide a **design report prepared by a suitably qualified acoustics specialist** stating that the design is capable of achieving compliance with District Plan Rule 6.1.7.2.1 Sensitive activities near roads and railways (including mechanical ventilation and air conditioning where required).  The development must be constructed in accordance with this information.

 If design changes are required to meet the requirements of the design report, and are outside the scope of this consent, an application under s127 for a change of conditions will need to be lodged and processed at the consent holder’s expense.

*Noise attenuation within the Central City:*

* When applying for a building consent, the consent holder must demonstrate **compliance with an acceptable solution** listed in Appendix 6.11.4 Noise Attenuation Construction Requirements or provide a **design report prepared by a suitably qualified acoustics specialist** stating that the design is capable of achieving compliance with District Plan Rule 6.1.7.2.3 Sensitive activities near roads in the Central City.  The development must be constructed in accordance with this information.

 If design changes are required to meet the requirements of rule 6.1.7.2.3, and are outside the scope of this consent, an application under s127 for a change of conditions will need to be lodged and processed at the consent holder’s expense.

Operation and Fit out

* The hours of operation, including the sale of alcohol, must be limited to + to +, seven days a week.
* There must be no deliveries or handling/disposal of rubbish, bottles or kegs into outdoor bins or skips between the hours of +pm and +am.
* The outdoor seating area [check whether smoking is permitted in this at night], as shown on the Site Plan labelled RMA/201+/+ Page + of the Approved Consent Document, must be closed to dining and drinking between the hours of +pm to +am.
* The in-house sound system for playing both pre-recorded and live music will be set to a noise level limited to no greater than + dB LAeq for both music and patron noise combined.
* Outdoor speakers must not be installed or operated in the + [describe area] as shown on the Site Plan labelled RMA/201+/+ Page + of the Approved Consent Document. No live music will be provided in + [describe area] at any time.
* All windows and doors on the street-facing façade must be kept closed after +pm, except for the timely entry and exit of staff and patrons.
* All external doors facing + are to be fitted with acoustic seals and both doors and seals are to be of a type certified by +. The consent holder must submit evidence of the on-site installation of the doors and seals to Council via email to rcmon@ccc.govt.nz at least + working days prior to the opening of the premises to the public.
* All glazing of + must be comprised of +. The consent holder must submit evidence of the glazing construction compliance and installation to Council via email to rcmon@ccc.govt.nz at least + working days prior to +. [for noisy activities or sensitive activities that need to protect themselves]
* All external mechanical plant and equipment must be designed, installed and operated in order to ensure that the noise levels received at the boundary of any adjacent property do not exceed + dB LAeq.
* At least 20 working days prior to +, the consent holder must provide a statement from a suitably qualified and experienced acoustic engineer confirming that the final mechanical plant (including noise from air-conditioning and extraction fans/outlets and pumping equipment) will comply with the noise limit of + dB LAeq applying at all internal boundaries, at all times. This statement must be provided to Council, Attention: Monitoring Officer, by way of email to rcmon@ccc.govt.nz.
* At least 20 working days prior to opening of the premises to the public, the consent holder must erect an acoustic fence along + as shown on the Site Plan labelled RMA/201+/+ Page + of the Approved Consent Document. The acoustic fencing must have a minimum surface mass of at least 8.0kg/m2. This fencing must be continuous and maintained without gaps. This will require timber palings to be well-overlapped (25mm minimum) or a "board and batten" system, and a sleeper rail connecting the base of the palings to the ground.

*Advice note: Materials meeting the surface mass specification include 20mm thick timber overlapped or in a board and batten configuration, or a range of proprietary building materials such as Hardiflex, Titan Board, concrete block, or Hebel block.*

Noise & Operational Management Plan

*Note: It is best practice to get this before consent is granted.*

* The operation of the proposed activity must be undertaken in accordance with a Noise Management Plan (NMP**)**. The purpose of the NMP is to ensure that the noise associated with the operation of both the pool and function-related activities does not exceed a reasonable level when measured at any residential site. The NMP must be prepared by a suitably qualified and experienced acoustic engineer. A copy of the approved NMP must be kept on the premises at all times.
* In addition to the noise management measures identified in Conditions + above, the NMP must address, but not be limited to, the following matters:
1. Hours of operation for all event types and activities;
2. Applicable noise limits and assessment criteria;
3. Physical noise mitigation and acoustic mitigation;
4. Window/door closing policy to control noise;
5. Education and staff training to control noise, including in the car parking area;
6. Education and training of non-staff to control noise, including in the car parking area;
7. Noise monitoring and reporting requirements;
8. Noise complaint procedures including:
	1. the methods for recording any noise complaints and the key details (date and time of complaint, type of activity, type of noise and location of complaint);
	2. Process for investigating noise compliances and recording the action taken to avoid, mitigate or remedy the noise to prevent reoccurrence; and
	3. Reporting requirements to Council;
9. Non-compliance contingency measures;
10. Methods to review the certified NMP; and
11. Any measures to mitigate noise associated with use of new equipment installed on site.
* The NMP must be provided to Council, Attention: Team Leader Compliance and Investigations for certification via email to rcmon@ccc.govt.nz at least 20 working days prior to the operation of the facility. This NMP is to be certified by the Team Leader (or their nominee) as meeting the requirements of Condition + prior to the commencement of any construction work and, once certified, the NMP will thereafter form part of the Approved Consent Document.

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

* Should the Team Leader refuse to certify the NMP, the Consent Holder must submit a revised NMP to the Team Leader for certification. The certification process must follow the same procedure and requirements as outlined in Conditions +.
* The NMP may be amended at any time by the Consent Holder. Any amendments to the NMP must be submitted by the consent holder to the Team Leader for certification. Any amendments to the NMP must be:
1. for the purposes of improving the measures outlined in the NMP for achieving the NMP purpose (see condition +);
2. consistent with the conditions of this resource consent; and
3. prepared by an appropriately qualified and experienced acoustic engineer.

If the amended NMP is certified, then it becomes the certified NMP for the purposes of Condition + and will thereafter form part of the Approved Consent Document.

Advice Notes

* This resource consent has been assessed on the basis that all activities on the site will comply with relevant District Plan Noise Standards [Quote these].
* Any swimming pool equipment such as pumps and generators must comply with the noise standards in Chapter 6.1.5.2.1 of the Christchurch District Plan.  Please take note of this requirement when considering the placement of such equipment in proximity to shared internal boundaries.

Helicopter Movements

* This application has been processed on the basis that it complies with Rule 6.1.6.2.8 Helicopter Movements, namely:
	+ Helicopter movements shall only occur between 08:00 hours and 18:00 hours:
	+ The number of helicopter movements on site shall not exceed 24 in any calendar year, or 10 in any month, or six in any week.

The definition of helicopter movement in the District Plan means the landing or take-off of a helicopter. Should the application result in helicopter movements outside the above hours, or exceeding the permitted number, an additional resource consent will be required.

Older persons’ housing (OPH)

**Advice notes:**

* No unit *(or specify which units)* may be permanently occupied by persons other than “older persons”, as defined in the District Plan. ‘Older person’ means a person over the age of 60 years or a person who qualifies for a permanent supported living payment on health grounds. It includes the partner, spouse, dependants or caregiver of such a person, notwithstanding that the partner, spouse, dependents or caregiver may be under the age of 60 years.

 This application has been assessed on the basis that *all/some* of the units within this development will be used as older person’s housing units as defined by the District Plan. For this to be the case, the Certificate/s of Title for the site must be encumbered by way of an appropriate legal arrangement, which ensures that the use of the units is confined to “older persons”.

* The completed [Request for Encumbrance form](https://cccweb.cwp.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Forms/P-011-Request-for-encumbrance-Older-Persons-Housing-Units-PDF.pdf) should be forwarded to ResourceConsentApplications@ccc.govt.nz, and an invoice for the fee will be sent to you. Alternatively, the form and fee can be delivered to Civic Offices, 53 Hereford Street. The fee does not include any fees charged by your own solicitor. *(Delete if encumbrance form already submitted with RC application)*.
* Please note that no building work is permitted to occur until the encumbrance has been registered on the Certificate of Title of the site. Failure to register the encumbrance would breach the rules of the District Plan.

Residential unit size – covenant

*(All three bullet points to be included as conditions)*

* At the time of the deposit of the plan for any subdivision of this site (Record of Title +) a section 108 covenant shall be registered on the title of the land shown as Lot 2 with the following conditions:
	1. The residential unit shall have a maximum gross floor area of +m2; and
	2. Any buildings shall be single storey.

*Note: If any building additions (not already consented for in the land use application or addressed in the covenant) were to be constructed on Lot +, a separate application would need to be lodged as a within scope amendment or s127 amendment application. Council would have the discretion to approve or refuse the application under section 127 of the Resource Management Act 1991 on its merit.*

* A solicitors undertaking shall be provided to ensure that the covenant required by Condition + is registered on Lot + at the time the plan deposits and titles are created.
* The covenant required by Condition + shall be prepared by the Council’s solicitor at the cost of the consent holder.

Retirement village addressing

**Road Naming and Addressing***(advice note)*

* Private road(s) and/or accesses within this retirement village need to be named for addressing purposes. *[Planner to liaise with Leashelle or Paul re road naming requirements]*. All road/access names need to be approved by the relevant Community Board upon application by the developer and this process can take six weeks. The staff costs associated with this process will be invoiced to the consent holder when the road names have been approved.

For more information on road naming and an application form, refer to the following webpage: <https://ccc.govt.nz/consents-and-licences/resource-consents/subdivision-consents/road-and-right-of-way-naming>. When road names are finalised, street addresses can be created - information on this process is available on the following webpage:  <https://ccc.govt.nz/consents-and-licences/property-information-and-lims/property-numbering/apply-for-a-new-street-number-or-change-an-existing-number>

Review of consent

* Pursuant to Section 128 of the Resource Management Act 1991, the Council may review conditions by serving notice on the consent holder within a period of one month of any 12 month period following the date of this decision, in order to deal with any adverse effects on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage. *Specify the scope of the review, i.e. what type of effects may be considered, e.g. traffic and parking effects.*

The cost of the review shall be borne by the consent holder, in accordance with the Resource Management Fee Schedule.

Signage

* The sign must be erected in accordance with the + plan labelled RMA/201+/+ Page + of the Approved Consent Document in Council records.
* The signage for the site must be restricted to +

**Advice note:**

* No signage is authorised by this consent. Any future signage will therefore need to comply with the relevant District Plan rules or obtain a separate resource consent.

Social housing

**Advice note:**

* This consent has been assessed and granted on the basis that it was applied for as a social housing complex as defined in the District Plan. If any units are to be used for other purposes, including as standard residential units, a separate resource consent will be required.

Storage space

* Internal storage space provided in the attic/loft as shown on page xx of the Approved Consent Plans/Document must:
	+ Be accessible by a retractable attic ladder or set of stairs integrated into the ceiling access hatch;
	+ Contain an area of flooring suitable for and capable of supporting stored items above the layer of ceiling insulation for the extent of the storage area shown; and
	+ Not locate the ceiling access hatch in a bedroom or private bathroom.

**Advice note** *(where a building consent has already been lodged/issued)*

* The s37 certificate on BCN/+ will not be lapsed until the building consent is amended to include the attic storage area required by Condition +.

Summit Road Protection Act

*Include for all applications within the Summit Road Protection Act overlay*

**Advice note:**

* The application site is within the area covered by the [Summit Road (Canterbury) Protection Act 2001](https://www.legislation.govt.nz/act/local/2001/0003/latest/DLM85721.html), which generally applies to land above, and approximately 30m vertically below, Summit Road. Separate approval is required from the Summit Road Protection Authority before work may commence on the proposed activity. The Authority’s approval was requested when this resource consent application was lodged, so now that resource consent has been granted Council staff will prepare a report to the Authority. The Authority will contact you directly to let you know when its decision has been made.

Parking, transport & roads

## Parking & access

* The cycle parking, shown on the Site Plan labelled RMA/201+/+ Page + of the Approved Consent Document, must be provided at least 20 working days prior to opening of the premises to the public.
* The two staff car parking spaces, shown on the Site Plan labelled RMA/201+/+ Page + of the Approved Consent Document must be designated and marked for the exclusive use of staff employed on the site at all times.
* The new accessway, shown on the Site Plan labelled RMA/201+/+ Page + of the Approved Consent Document, must be restricted to left-hand and right-hand entry and left-hand egress only.
* The restriction on left-hand egress, required by Condition +, must be managed by the consent holder through the provision of road marking on the accessway and signage, as shown on the <plan> numbered RMA/+ on the Approved Consent Plans document. This signage must be installed at least 20 working days prior to opening of the premises to the public.
* The proposed crossing must be signed and marked as “In” or “Entrance only”, or similar including a sign facing back into the site reading “No Exit”.
* The garage of the proposed dwelling must be fitted with a sectional door which can be opened automatically by residential vehicles returning to the property. The purpose of this condition is to mitigate the garage door set back non-compliance and prevent occurrences of vehicles blocking the footpath for pedestrians.

## Traffic Management Plan

* All proposed works must be carried out in accordance with an approved Traffic Management Plan TMP). The consent holder must prepare a TMP and submit this to Council, Attention: Christchurch Transport Operation Centre (CTOC) by way of email to rcmon@ccc.govt.nz, at least 10 working days prior to the commencement of construction work associated with this consent. The TMP must identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures and comply with the NZTA New Zealand Guide to Temporary Traffic Management (NZGTTM). The TMP must also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic delay or inconvenience to road users as possible without compromising safety.

## Advice notes – vehicle crossings, manoeuvring and building on/over road

* *New/altered vehicle crossing:* DRAFT

As the proposal involves the construction or alteration of a **vehicle crossing**, a Vehicle Crossing Application to the Council's Transport Unit is required. Refer to our webpage for more information: [Vehicle crossings : Christchurch City Council](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.ccc.govt.nz%2Ftransport%2Fworking-on-our-roads%2Fvehiclecrossing%2F&data=05%7C02%7CCatherine.Elvidge%40ccc.govt.nz%7Cb1a10e7194ef47a305e908dd1318a0d2%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638687718676901549%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=3lBpVNl6NjRGblPbO4NkVbrRa7utKA1rFK1nq%2FeRU8Y%3D&reserved=0). 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.

* *Redundant vehicle crossing:* DRAFT

As the proposed development will result in the redundancy of an existing **vehicle crossing**, the consent holder will need to consult with the Council’s Vehicle Crossing Engineer to reinstate the redundant crossing. Please refer to our webpage for more information: [Vehicle crossings : Christchurch City Council](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.ccc.govt.nz%2Ftransport%2Fworking-on-our-roads%2Fvehiclecrossing%2F&data=05%7C02%7CCatherine.Elvidge%40ccc.govt.nz%7Cb1a10e7194ef47a305e908dd1318a0d2%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638687718676901549%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=3lBpVNl6NjRGblPbO4NkVbrRa7utKA1rFK1nq%2FeRU8Y%3D&reserved=0). The costs of making the changes must be met by the consent holder.

* *Where manoeuvring is non-compliant:*

 **Vehicle manoeuvring:** The consent holder should make prospective purchasers and/or tenants aware that the vehicle manoeuvring for Unit(s) + does not comply with the District Plan, which means that additional manoeuvres are required for the 85th percentile vehicle to access/exit the carpark/garage for Unit(s) +, and that a larger vehicle may not be able to access the space at all.  An 85th percentile vehicle equates to an intermediate sedan.

* *Where maneouvring is compliant but tight for 85%ile vehicle*

 **Vehicle manoeuvring** assessed for this resource consent is compliant with the layout shown. Any addition of kerbing or similar features that impede the movement of vehicles may affect manoeuvring and lead to a non-compliance requiring an additional consent or change of conditions.

The consent holder should make potential purchasers and/or tenants aware that manoeuvring <into/out of> the <carpark/garage> for <Unit X> is compliant for an 85th percentile vehicle only, which equates to an intermediate sedan. Larger vehicles may require additional manoeuvres or may not be able to access the space.

* **Structure on legal road**

Separate permission to erect a structure on legal road is required from the Council’s Transport Unit for the proposed garage.  This requires an application to be lodged under the Structures on Road Policy.  Please refer to Council’s website for the Policy and application form: [Structures on Roads Policy : Christchurch City Council](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fccc.govt.nz%2Fthe-council%2Fplans-strategies-policies-and-bylaws%2Fpolicies%2Froads-and-footpaths-policies%2Fstructures-on-roads-policy&data=05%7C02%7CCatherine.Elvidge%40ccc.govt.nz%7C5899c00532084e67e35a08dcfe9cffbe%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638665197461381196%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=NHJl%2BdXjX4vZiUa3fUUJIaaMLzryxeF9i9ONDV2x1VI%3D&reserved=0) Note that there are fees and possibly a licence or lease required as part of any application and approval.

* **Building over road airspace**

The consent plans indicate parts of the building will occupy airspace above the adjoining road. Separate permission to erect a structure above legal road is required from the Council’s Transport Unit.  This requires an application to be lodged under the Structures on Road Policy.  Please refer to Council’s website for the Policy and application form: [Structures on Roads Policy : Christchurch City Council](https://aus01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fccc.govt.nz%2Fthe-council%2Fplans-strategies-policies-and-bylaws%2Fpolicies%2Froads-and-footpaths-policies%2Fstructures-on-roads-policy&data=05%7C02%7CCatherine.Elvidge%40ccc.govt.nz%7C5899c00532084e67e35a08dcfe9cffbe%7C45c97e4ebd8d4ddcbd6e2d62daa2a011%7C0%7C0%7C638665197461381196%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=NHJl%2BdXjX4vZiUa3fUUJIaaMLzryxeF9i9ONDV2x1VI%3D&reserved=0). Note that there are fees and possibly a licence or lease required as part of any application and approval.

Trees (protected)

* The consent holder must appoint a suitably experienced and qualified Arborist, to monitor and supervise all works, including earthworks and tree removals, located within the 5m setback of the base of any road corridor trees for the duration of the proposed works.

*Advice notes:*

* *A Temporary Protection Plan prepared by the arborist will need to be submitted with a corresponding vehicle crossing application (in accordance with the Part 1 Section 22.3 of the* [*Christchurch City Council Construction Standard Specification*](https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/download-the-css/)
* *A list of supervising arborists is available on our website:* [*https://ccc.govt.nz/consents-and-licences/resource-consents/general-rules-and-information/protected-trees-and-guidelines/*](https://ccc.govt.nz/consents-and-licences/resource-consents/general-rules-and-information/protected-trees-and-guidelines/)
* Prior to commencement of the consented works, the consent holder must install protective fencing to isolate the road corridor trees from on-site works. The location of this fencing must be determined by the appointed arborist specified in Condition +. This fencing must not be relocated or removed until the final, passed building inspection. If this fencing is damaged, on-site work must cease and not recommence until this has been repaired, inspected and approved by the appointed arborist.
* The existing tree(s) located +, comprising +, as shown on the Site/Landscape Plan labelled RMA/201+/+ Page + of the Approved Consent Document / Plans, must be removed in accordance with the information contained in the application.
* The proposed replacement tree(s) must be established in accordance with the Site/Landscape Plan, labelled RMA/201+/+ Page + of the Approved Consent Document. These tree(s) must comprise + species and have a minimum height at planting of +m and once planted, capable of growing to a minimum height of +m.

 *Advice Note: The final locations and species of the trees are to be approved by the council Parks Arborist responsible for the street and park trees in this part of the city.*

* All works within +m of the base of any road corridor trees must be in accordance with the [Christchurch City Council Construction Standard Specification](https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/download-the-css/) (in particular Part 1 Section 22.3 Protection of Trees and Vegetation).
* Soil excavation within +m of base of any road corridor trees must only occur under the direction and supervision of the appointed Arborist. This excavation must only be undertaken by hand or air spade, hand digging being the preferable option. No ripping or tearing of roots (including the root plate itself) must occur.
* Roots over 25mm in diameter at point of severance must only be severed with the prior approval of the Council Arborist.
* If any roots less than 25mm in diameter at point of severance are required to be severed, they must be severed cleanly with pruning secateurs or a hand saw. All root pruning must be carried out by the appointed Arborist, and is to occur where in the opinion of the appointed Arborist the root pruning will have no more than minor effects on the health of the trees.
* When soil is cleared around any tree roots they must not be left exposed for an extended time [stipulate - check timeframe with John T], and they must be protected from desiccation and damage by the use of damp Hessian or good quality topsoil, as specified by the appointed Arborist.
* Following any excavations, backfilling must take place at the earliest opportunity, and prior to backfilling, any protective material over the roots should be removed. The backfill material should be of sufficient quality to allow for the continued growth/health of the root systems.
* Materials, machinery/vehicles, excavated soil or chemicals must not be stored/parked within the 5m setback of the road corridor trees at any time.
* Water used to wash down machinery (e.g. concrete mixers) likely to contain concrete or fuel must not be disposed of on the root plate of the road corridor trees.

**Advice Notes**

* When the tree has been felled, please let us know by emailing resourceconsentapplications@ccc.govt.nz so we can arrange for it to be removed from the District Plan.
* The applicant has advised that they will engage a Council-contracted arborist to supervise the earthworks within 5m of the street tree, which is required for these works to be permitted under Rule 9.4.4.1 P12 and the application has been assessed on this basis. Currently Council’s contract arborists are TreeTech and City Care, so the consent holder must engage one of these companies to supervise the earthworks or a further resource consent will be required under Rule 9.4.4.1.3 RD8. *A Temporary Protection Plan prepared by the arborist will need to be submitted with a corresponding vehicle crossing application (in accordance with the Part 1 Section 22.3 of the* [*Christchurch City Council Construction Standard Specification*](https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/download-the-css/)

Removal of tree protected by subdivision consent (combined land use / s221 application)

1. A replacement tree of the species +must be planted within the site. OR

 A replacement tree must be planted within the site, chosen from the following species:

 +

1. The replacement tree must be planted + *(specify approximate location). Only include this condition if necessary to mitigate effects/recommended by the specialist, but check it with the applicant first. Note - it should not be the same location as the removed tree, due to stump/root remains or disease if present.*
2. The replacement tree must have a minimum height of 1.5 metres at the time of planting.
3. Photographs confirming that the replacement planting has been carried out must be sent to the Council at resourceconsentapplications@ccc.govt.nz.

 *Note: This confirmation must be received before the Council will issue a certificate under section 221(3) to vary/cancel the consent notice.*

1. If the replacement tree dies, becomes diseased or is damaged, it must be replaced with another tree complying with conditions 1 and 2 / 1-3, within the following planting season (between 1 April and 30 September).
2. Removal of the + tree must be carried out by a qualified arborist in a manner that avoids damage to other protected trees nearby *(or be more specific if there are only one or two trees).* *Only include the list of arborists in an advice note if the applicant has not previously engaged an arborist.*

 Note: A list of Works arborists is available on our website: <https://ccc.govt.nz/consents-and-licences/resource-consents/general-rules-and-information/protected-trees-and-guidelines/>

Moving street tree in greenfield subdivision within the Defect Liability Period (not yet Council-owned)

**Advice note:**

The street tree/s are/is not yet Council-owned as the landscaping for the subdivision is currently in the Defect Liability Period. It is the responsibility of the developer to manage the street trees during this period. The applicant will need to contact the developer regarding the relocation/removal of the tree. The developer will then send Council a non-conformance report (NCR) via landscape.approval@ccc.govt.nz, and will arrange for their contractor to move, remove or replace the street tree.

Street trees in greenfield subdivisions *(to be used within 5 years of section 224(c) only)*

*The following specific conditions should be used for vehicle crossings being formed within 5m of a street tree in the more recent greenfield subdivisions, i.e. those completed / s224 issued less than 5 years ago. These conditions can be used without the need for any input from the arborists/Parks Unit.*

*(Note: Older existing subdivisions will be subject to individual investigation by the arborists at the time of any request as per normal procedure, as those trees will have larger root systems and will need to be dealt with differently.)*

1. This consent only allows works within 5m of the trunk of a street tree, within 5 years of the date of the title being issued for the lot to which the crossing applies.
2. Any earthworks within the legal road associated with the construction of a new vehicle crossing and to install water supply connections must be setback a minimum of 2m from the trunk of any street tree.

Note:The minimum separation distances between street trees and driveways specified in the Christchurch City Council [Infrastructure Design Standards](https://www.ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/) (IDS) must be adhered to (refer IDS 10.9.11 Location of trees in streets).

1. No other works or parking of vehicles or stockpiles or storage of materials are permitted within 5m of the trunk of a street tree, except that vehicles may park on the carriageway of the road.
2. Prior to the commencement of works, a temporary protective fence must be erected around the tree at a minimum distance of 2m from the trunk of the tree, except that this can be reduced to 1.5m where the vehicle crossing is to be installed or to the edge of any sealed area (such as a footpath or kerb and channel).
3. The temporary protective fence must be constructed of mesh material with a “post” system spaced at intervals of at least a metre apart and consisting of a type that has no underground strip footing.
4. The temporary protection fence must be maintained at all times during the construction process. If the protective fencing is damaged it must be repaired immediately.
5. No water used to wash down machinery (e.g. concrete mixers) likely to contain concrete or fuel must be disposed of within 5m of the trunk of a street tree.
6. At the completion of works any exposed earth within the berm must be reinstated and planted with grass.
7. Any person undertaking works within 5m of a street tree under this consent must notify Christchurch City Council no less than five working days prior to works commencing, (email to rcmon@ccc.govt.nz) of:
	1. the earthworks start date and the name and contact details of the site supervisor.
	2. the temporary protective fence being erected (provide photographic evidence)
	3. a schedule/list of activity.
8. Within 5 working days of sealing the vehicle crossing photographs of the site must be taken and forwarded to rcmon@ccc.govt.nz.
9. The site manager must keep a copy of this consent on site at all times and will be responsible for informing the labour force with regard to the conditions of the consent.

Waste/Water Supply Pipes – Council assets on site

**Advice Note:**

* The maintenance access corridor of a Council asset (stormwater/water supply/wastewater) affects this site.  No building work (including eaves, other cantilevered structures and minor landscaping structures), earthworks, private services or trees/tree roots are to occur in the area protected under Council’s ([Stormwater and Land Drainage Bylaw 2022](https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/stormwater-and-land-drainage-bylaw-2022) OR [Water Supply and Wastewater Bylaw 2022](https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/water-supply-and-wastewater-bylaw-2022)) without prior approval from the Council’s Three Waters Unit.  Any hard surface treatments over Council's asset/easement need to be limited to plain unreinforced concrete or asphalt surfaces (i.e. exposed aggregate concrete surfaces, permeable paving, or coloured concrete will not be accepted) and any trees, tree roots or hedges need to be kept well away from the pipework.  The maintenance access corridor width varies based on pipe size and depth, but is the greater of:

a. twice the buried depth of the pipe (surface to trench base), plus the outside diameter of the pipe; or

b. 1.5 metres from either side of the centre of the pipe.

The physical location of the Council asset must be confirmed on site by the applicant via survey including potholing if necessary. Refer to <https://ccc.govt.nz/building-near-water-and-wastewater> for further guidance. All enquiries should be directed to the Council’s Three Waters Unit (email Stormwater.Approvals@ccc.govt.nz (stormwater) or BuildNearPipes@ccc.govt.nz (wastewater/water supply)).

Waterway Intrusions (incl landscaping within setback)

* Intrusions into the waterway setback of (name of waterway) due to building, filling or excavating, must not exceed that detailed in the application, as shown on the + Plan labelled RMA/201+/+, Page + of the Approved Consent Document.
* The best practicable methods of sediment control must be employed by the consent holder and any appointed contractors to ensure that the discharge of sediment to [name of waterway] does not result from works undertaken in accordance with this consent. The means of erosion and sediment control must be selected, installed, and maintained in accordance with performance criteria detailed in Environment Canterbury's Erosion and Sediment Control Toolbox (ESCT) for Canterbury (<http://esccanterbury.co.nz/>) and must remain in place until the work area is stabilised (i.e. grassed).
* The proposed landscaping, including surface treatments and planting, must be established in accordance with the Site/Landscape Plan labelled RMA/201+/+, Page + of the Approved Consent Document.
* All required landscaping must be established on site within the first planting season (between 1 April and 30 September) following the final, passed building inspection, and must be maintained in perpetuity. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the next planting season with plants/trees of a similar species.

**Advice Notes:**

* Under the [Council’s Stormwater and Land Drainage Bylaw 2022](https://cccweb.cwp.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/stormwater-and-land-drainage-bylaw-2022/) no person may obstruct any overland flow path or floodplains with any material or structures such as fences and retaining walls. As the application site forms part of the flood plain for (name of waterway), any proposed fencing will require authorisation from the Asset Planning Stormwater and Waterways Team who can be contacted via email Stormwater.Approvals@ccc.govt.nz.
* To improve biodiversity values and the extent of native habitat in the area, Ngāi Tahu encourages the applicant to utilise locally sourced indigenous plant species for landscaping. Guidance on native tree species can be found on  the DOC website ‘Canterbury native plants by area’ <https://www.doc.govt.nz/our-work/motukarara-conservation-nursery/canterbury-native-plants-by-area/> and Christchurch City Council Streamside Planting Guide <https://www.ccc.govt.nz/assets/Documents/Environment/Water/StreamsidePlantingGuide-streamsideplanting.pdf>

Other authorisations required

* This resource consent has been processed under the Resource Management Act 1991 and relates to [District – put in if know that consent is needed from the Regional Council] planning matters only.
	+ You will need to comply with the requirements of the Building Act 2004. For more information about the building consent process please contact our Duty Building Consent Officer (phone 941 8999) or go to our website <https://ccc.govt.nz/consents-and-licences/>
	+ You will need to comply with the regional planning framework administered by the Canterbury Regional Council (Environment Canterbury). Please contact them (phone 0800 324 636) for advice.
	+ You will need to obtain separate permission from the **Council as owner of the land** before you may carry out the proposed activity on this site. Please contact Kelly Hansen, Policy Advisor, Parks Unit via email at Kelly.Hansen@ccc.govt.nz*.* (Include this advice note where the proposal is on Council land)
	+ Under the [Council’s Stormwater and Land Drainage Bylaw 2022](https://cccweb.cwp.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/stormwater-and-land-drainage-bylaw-2022/) no person may obstruct any overland flow path or floodplains with any material or structures such as fences and retaining walls. As the application site forms part of the flood plain for (name of waterway), any proposed fencing will require authorisation from the Asset Planning Stormwater and Waterways Team who can be contacted via email Stormwater.Approvals@ccc.govt.nz.
	+ Stormwater attenuation is required if (i) the additional impervious area (over pre-development conditions) is greater than 150m2 AND (ii) the overall site impervious coverage is greater than 70%. If both conditions are exceeded then mitigation will be required. Mitigation includes attenuation, which will be at a rate of 5m3 per 100m2 of roof area. Council’s Stormwater team will review this when a building consent application is lodged.
	+ The application shows a shed/s cycle parking close to nominated internal boundaries. Please note that under the building code these structures are required to be provide a fire resistance rating if they are located within their own height from a boundary. If the site is intended to be subdivided this will need to be addressed.

Other advice notes

Commencement of consent

The commencement date for your resource consent is the date of this letter advising you of the Council’s decision, unless you lodge an objection against the decision. The commencement date will then be the date on which the decision on the objection is determined.

Monitoring of conditions

It is important that all conditions of consent are complied with, and that the consent holder continues to comply with all conditions, to ensure that the activity remains lawfully established.

The Council monitors resource consents 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 costs incurred in carrying out any such monitoring will be charged to the consent holder in accordance with the Resource Management Fees Schedule.

Lapsing of this consent

This resource consent will lapse **five years** from the date of this letter unless it is given effect to (i.e. the activity is established) before then.Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted and approved prior to the consent lapsing.