**Earthworks conditions for resource consents**

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| **Assessment matter / reason for condition** | **Conditions** |
| **8.9.4.1 Nuisance – sediment, dust and erosion**  ***a. The extent to which any potential dust nuisance, sedimentation and water or wind erosion effects can be avoided or mitigated.*** | ***Low/medium risk sites (Use 1-7 for flat land and simple/single hill sites)***   1. All earthworks must be carried out in accordance with a site specific Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified and experienced professional, which follows the best practice principles, techniques, inspections and monitoring for erosion and sediment control contained in Environment Canterbury’s Erosion and Sediment Control Toolbox for Canterbury <http://esccanterbury.co.nz/>.  The ESCP must be held on site at all times and made available to the Council on request. 2. The consent holder must notify Christchurch City Council no less than three working days prior to works commencing, (via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz)) of the earthworks start date and the name and contact details of the site supervisor. The consent holder must at this time also provide confirmation of the installation of ESCP measures as per the plan referred to in Condition + above. 3. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council’s stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council’s stormwater system.   *Note: For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.*     1. No earthworks may commence until the ESCP has been implemented on site. The ESCP measures must be maintained over the period of the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP must be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces must be adequately topsoiled **and** vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation. 2. Dust emissions must be appropriately managed within the boundary of the property in compliance with the *Regional Air Plan*. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times. 3. All loading and unloading of trucks with excavation or fill material must be carried out within the subject site. 4. Any surplus or unsuitable material from the project works must be removed from site and disposed at a facility authorised to receive such material.   ***High risk sites - larger sites – greenfield subdivisions, commercial developments, large scale earthworks.***  ***Use conditions 3 – 7, 10, plus 8 (ESCP) where standard or 9 (EMP) where other overlapping matters to tie together such as waterways, NES etc***   1. The draft ESCP provided with the application is accepted in principle. All filling and excavation work must be carried out in accordance with an OR a final *(use if draft approved in principle)* Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate Environment Canterbury (ECan) resource consent for stormwater discharge or ECan resource consent for excavation/filling, the ESCP will require formal acceptance by Christchurch City Council’s Subdivision Engineer (via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz)) prior to any work starting on site.   The ESCP is to be designed by a suitably qualified person and a design certificate ([Appendix IV in IDS Part 3](https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/Infrastructure-Design-Standard/Part-3-Quality-Assurance.pdf)) supplied with the ESCP for acceptance at least 5 working days prior to any earthworks commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control must be based on ECan’s Erosion and Sediment Control Toolbox for Canterbury <http://esccanterbury.co.nz/>.  The ESCP must include (but is not limited to):   * + Site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc;   + Details of proposed activities;   + A report including the method and time of monitoring to be undertaken;   + A locality map;   + Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of run on/runoff;   + Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;   + Environmental monitoring and auditing, including frequency;   + Corrective action, reporting on solutions and update of the ESCP;   + Stabilised entrance/exit and any haul roads;   + Site laydown and stockpile location(s) and controls.  |  | | --- | | Advice Note:  Any changes to the accepted ESCP must be submitted to the Council in writing following consultation with the Council’s Subdivision Engineer. The changes must be accepted by the Subdivision Engineer prior to implementation. |  1. The draft EMP provided with the application is accepted in principle. All filling and excavation work must be carried out in accordance with an OR a final *(use if draft accepted in principle)* Environmental Management Plan (EMP) which must include an Erosion and Sediment Control Plan (ESCP). Unless approved as part of a separate ECan resource consent for stormwater discharge or ECan resource consent for excavation/filling the EMP will require formal acceptance by Christchurch City Council’s Subdivision Engineer (via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz)) prior to any work starting on site.     The EMP must be designed by a suitably qualified person and a design certificate ([Appendix IV in IDS Part 3](https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/Infrastructure-Design-Standard/Part-3-Quality-Assurance.pdf)) supplied with the EMP for acceptance at least 5 working days prior to the works commencing. The best practice principles, techniques, inspections and monitoring for erosion and sediment control must be based on ECan’s Erosion and Sediment Control Toolbox for Canterbury <http://esccanterbury.co.nz/>.  The EMP must include (but is not limited to):   * + The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites;   + A site description, i.e. topography, vegetation, soils, etc;   + Details of proposed activities;   + A locality map;   + Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff;   + Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;   + Stabilised entrance/exit and any haul roads;   + Site laydown and stockpile location(s) and controls;   + Drawings showing the protection of natural assets and habitats;   + A programme of works including a proposed timeframe and completion date;   + Emergency response and contingency management;   + Procedures for compliance with resource consents and permitted activities;   + Environmental monitoring and auditing, including frequency;   + Corrective action, reporting on solutions and update of the EMP;   + Procedures for training and supervising staff in relation to environmental issues;   + Contact details of key personnel responsible for environmental management and compliance.   Note: IDS clause 3.8.2 contains further detail on Environmental Management Plans.  Advice Note:  Any changes to the accepted EMP must be submitted to the Council in writing following consultation with the Council’s Subdivision Engineer. The changes must be accepted by the Subdivision Engineer prior to implementation.  ***Use 10 in conjunction with condition 8 or 9***   1. The accepted EMP / ESCP referred to in condition + must be implemented on site over the entire construction phase. No earthworks may commence on site until:    1. *For condition 9:* All measures required by the EMP, including the associated ESCP, have been installed; *or for condition 8:* All measures required by the ESCP have been installed;    2. An Engineering Completion Certificate([Appendix VII in IDS Part 3](https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/Infrastructure-Design-Standard/Part-3-Quality-Assurance.pdf)),signed by an appropriately qualified and experienced engineer, has been submitted to the Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the accepted EMP / ESCP;    3. The Council has been notified (via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz)) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor.    4. The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work. |
| **8.9.4.1 Nuisance – vehicle movements**  ***b. The extent to which effects on neighbouring properties, and on the*** [***road***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=124064) ***network, of*** [***heavy vehicle***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123796) ***and other vehicular traffic generated as a result of*** [***earthworks***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123685) ***can be avoided or mitigated.*** | ***Use 11 if earthworks up to road boundary, RoW, large volume (e.g. >300m3)***   1. Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, must be reinstated as specified in the [Construction Standard Specifications](https://ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/) (CSS) at the expense of the consent holder and to the satisfaction of the Council.   ***Use 12 for arterial roads, very narrow roads (e.g. Lyttelton), large volume for residential (e.g. >1000m3), works affecting footpath***   1. 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 through 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](mailto: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. |
| **8.9.4.1 Nuisance - drainage**  ***c. The extent to which any potential changes to the patterns of surface drainage or subsoil drains can be avoided or mitigated if those changes would put the*** [***site***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=124110) ***or*** [***adjoining***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123489) ***land at higher risk of drainage problems, inundation run-off, flooding, or raise that*** [***site***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=124110)***’s or*** [***adjoining***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123489) ***land’s water table.*** | ***Use 13 generally for flat land filling, especially if changing levels near site boundary. Use second part in red where some risk exists***   1. Any change in ground levels must not cause a ponding or drainage nuisance to neighbouring properties. All filled land must be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties must be maintained. Following the completion of the filling and associated work an engineering report including a finished section level as built, with retained wall height and slope batter details, must be submitted to the Subdivision Engineering Section of the Council. This report must be undertaken by a suitably qualified engineer. The information contained in this report will be placed on the property record.   ***Use 14 generally for hill sites where changing runoff patterns***   1. Stormwater runoff must be mitigated so that it does not cause a nuisance to neighbouring properties.   ***Use 15 for hill sites where earthworks/construction involves concentrating stormwater***   1. All concentrated stormwater or collected groundwater, including that from behind the retaining walls, must be discharged in a controlled manner to the Council network. |
| **8.9.4.1 Nuisance - trees**  ***d. Whether any change in*** [***ground level***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123754) ***would be likely to impact on trees in terms of access to water and drainage.*** | ***As advised by arborist if necessary to consider*** |
| **8.9.4.1 Nuisance - groundwater**  ***e. The extent of any potential adverse effects on the quality of groundwater and whether any such can be avoided or mitigated.*** | ***No std. conditions – consider as required*** |
| **8.9.4.1 Nuisance – noise/vibration**  ***f. The extent to which any adverse effects from noise and vibration associated with*** [***earthworks***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123685) ***and land improvement can be avoided or mitigated, and the effectiveness of any methods to mitigate such effects.*** | ***Use below as an advice note (intro text and first bullet for all, in addition to second for residential zone, or third for non-res) – these are activity standards (Rule 6.1.6.1.1 P2 a. and 8.9.2.1 P1 std. e. and f.) and must be complied with unless consent is sought to breach them. Note we shouldn’t be imposing permitted activity standards as conditions, nor should we be imposing conditions that are more stringent than permitted activity standards***  Advice Note:  It is the consent holder’s responsibility to ensure that the activity, including where carried out by contractors on their behalf, complies with the below Christchurch District Plan standard - failure to do so may result in enforcement action and the need for additional land-use consent:   * Rule 6.1.6.1.1 P2 - All earthworks related construction activities must meet relevant noise limits in Tables 2 and 3 of [NZS 6803:1999 Acoustics - Construction Noise](https://shop.standards.govt.nz/catalog/6803%3A1999%28NZS%29/view), when measured and assessed in accordance with that standard.   AND for residential zones   * Rule 8.9.2.1 P1 Activity Standard e. - [Earthworks](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123685) involving mechanical or illuminating equipment must not be undertaken outside the hours of 07:00 – 19:00 in a Residential Zone. Between the hours of 07:00 and 19:00, the noise standards in Chapter 6 Rule [6.1.5.2](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=84963) and the light spill standards at Chapter 6 Rule [6.3.6](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=85029) both apply.   OR outside of residential zones   * Rule 8.9.2.1 P1 Activity Standard f. - [Earthworks](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123685) involving mechanical equipment, other than in residential zones, must not occur outside the hours of 07:00 and 22:00 except where compliant with [NZS 6803:1999](https://shop.standards.govt.nz/catalog/6803%3A1999%28NZS%29/view).  Between the hours of 07:00 and 22:00 the noise standards in Chapter 6 Rule [6.1.5.2](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=84963) apply except where [NZS 6803.1999](https://shop.standards.govt.nz/catalog/6803%3A1999%28NZS%29/view) is complied with, and the light spill standards in Chapter 6 Rule [6.3.6](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=85029) apply.   ***Use below as an advice note – it is an activity standard (Rule 8.9.2.1 P1 std. d.) and must be complied with unless consent is sought to breach it. Use where rock or ground improvement works***   * Earthworks involving soil compaction methods which create vibration must comply with German Standard DIN 4150 1999-02 (*Structural Vibration – Effects of Vibration on Structures*) and compliance must be certified via a statement of professional opinion from a suitably qualified and experienced chartered or registered engineer. The statement of professional opinion is to be submitted to the Christchurch City Council via [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz) a minimum of five working days prior to any compacting activities commencing. |
| * + - 1. **Resources & assets**   *Relates to versatile soils/national grid/electricity distribution lines* | ***No std. conditions – consider as required*** |
| * + - 1. **Land stability**  1. ***Whether the*** [***earthworks***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123685) ***affect the stability of*** [***adjoining***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123489) ***land and its susceptibility to subsidence or erosion upon*** [***excavation***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123697) ***taking place.*** 2. ***The extent of any alteration to natural*** [***ground levels***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123754) ***in the vicinity and, consequently, to the*** [***height***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123797) ***and bulk of*** [***buildings***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123544) ***that may be erected on the*** [***site***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=124110)***.*** 3. ***Whether the*** [***earthworks***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123685) ***affect the future development potential of land for permitted activities, taking account of the nature of*** [***filling***](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123736) ***material proposed and the degree of compaction.*** | ***Use 16 where some risk (e.g. large cut >3m, fill>2m, large volume >300m3, rockfall, no B.C.***   1. The earthworks and construction work must be under the control of a nominated and suitably qualified engineer.   ***Use 17 on hill sites where cut >0.75m depth or within 1m of site boundary***   1. No permanent unsupported cut or batter may be formed any steeper than 26° in loess soil, unless approved by a chartered professional engineer.   ***Use 18 for all fill applications***   1. The fill sites must be stripped of vegetation and any topsoil prior to filling. The content of fill must be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).   ***Use 19 where works within a few metres of boundary***   1. Any change in ground levels must not affect the stability of the ground or fences on neighbouring properties   ***Use 20 where height of fill > distance to boundary. Use second note for subdivision earthworks only.***   1. The consent holder must submit a report and calculations detailing any filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties. Any retaining wall construction over 0.5m high must be included and certified as part of the Earth Fill Report in condition +.   Note:   * 1. Any retaining wall that exceeds 6m² is regarded as a building and requires a separate resource consent if not specifically addressed within the application supporting this consent.   2. This report may be presented as part of the Design Report for the subdivision works under condition +.   ***Use 21 for any fill that could accommodate future buildings, house extension etc.***   1. All filling exceeding 300mm above excavation level must be in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures. At the completion of the work an Earth Fill report including a duly completed certificate in the form of Appendix D of NZS 4431 must be submitted to the Council at [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz) so that the information can be placed on the property record. This report must detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill. |
| * + - 1. **Coastal hazards** | ***No std. conditions – consider as required*** |
| Quarries | ***No std. conditions – consider as required*** |
| Amenity | ***No std. conditions – consider as required*** |
| 8.9.4.7 Indigenous biodiversity, natural character, and landscape features | ***No std. conditions – consider as required*** |
| 8.9.4.8 Historic Heritage | ***No std. conditions – consider as required*** |
| 8.9.4.9 Sites of Ngāi Tahu Cultural Significance  1. Where the [earthworks](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=123685) are within a [Site of Ngāi Tahu Cultural Significance](https://districtplan.ccc.govt.nz/common/user/contentlink.aspx?sid=124089) identified in [Appendix 9.5.6](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=87893), the matters set out in [Rule 9.5.5](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=87889) as relevant to the site classification:    1. [Rule 9.5.5.1](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=87890) - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;    2. [Rule 9.5.5.2](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=87891) - Ngā Tūranga Tūpuna; and    3. [Rule 9.5.5.3](https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=87892) - Ngā Wai. | ***As advised by MKT***   1. 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](mailto:mkt.admin@ngaitahu.iwi.nz) or phone 03 377 4374). This will enable 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. 2. 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](mailto:resourceconsentmonitoring@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. |
| 8.9.4.10 Coastal environment | ***No std. conditions – consider as required*** |