

Draft Conditions

~~4. Except as required by subsequent conditions, the development shall proceed in accordance with the information and plans submitted with the application, including the further information submitted on 14 February 2020 and the amended Site plan, contained in the Matapopore Landscape Plan, dated 21 April 2020, as follows:~~

- ~~• Solarchitect Limited / Homeco, Rāpaki Papakainga, Rev F, sheet A0.0 to A3.7, (16 pages).~~
- ~~• Matapopore Landscape Plan, dated 21 April 2020 (5 pages). The Approved Consent Plans have been entered into Council records as RMA/2019/2629 (21 pages).~~

1. Except as required by subsequent conditions, the development shall proceed in accordance with the information and plans submitted with the application, including:

- List here all key documents, including Authors, sheet reference numbers and any date given.

The Approved Consent Plans have been labelled (Add in unique EPA reference number and count up and confirm the number of plans) (?? pages).

Accidental Discovery

2. Should any archaeological material or sites be discovered during the course of work on the site, work in that area of the site shall stop immediately and the appropriate agencies, including the Mana Whenua and Heritage New Zealand Pouhere Taonga, shall be contacted immediately in accordance with the Accidental Discovery Protocol set out in Appendix 3 of the Mahaanui Iwi Management Plan: http://www.mkt.co.nz/wp-content/uploads/2016/05/Mahaanui-IMP-web_Part32.pdf

Earthworks

- All filling and excavation work shall 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 ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/>. The ESCP must be held on site at all times and made available to Council on request.
- Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto legal road, neighbouring properties and the adjoining waterway. 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.
- The ESCP shall be implemented on site and maintained over the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP shall be improved if initial and/or standard measures are inadequate. All disturbed surfaces shall be adequately top soiled and vegetated as soon as possible to limit sediment mobilisation. Photographs of the completed site works shall be emailed within 10 working days of completion to rcmon@ccc.govt.nz.
- Dust emissions shall be appropriately managed within the boundary of the property in compliance with the *Regional Air Plan*. Dust mitigation measures such as water carts or sprinklers shall be used on any exposed areas. The roads to and from the site, and entrance and exit, must remain tidy and free of dust and dirt at all times.
7. All loading and unloading of trucks with excavation or fill material shall be carried out within the subject site.

7-8. An approved Traffic Management Plan (TMP) shall be implemented for this earthworks / construction activity and no works are to commence until such time as the TMP has been installed. The TMP shall be prepared by an STMS accredited person, submitted through the web portal

www.myworksites.co.nz and approved by the Christchurch Transport Operation Centre – please refer to www.tmpforchch.co.nz.

- ~~8.9.~~ The consent holder must notify Christchurch City Council no less than three working days prior to works commencing, (email to rcmon@ccc.govt.nz) of the earthworks start date and the name and contact details of the site supervisor.
- ~~9.~~ All areas of exposed soils will be grassed as soon as practicable, in order to provide a vegetative cover which mitigates fugitive dust and enhances the amenity of the Site pending completion of the landscape works.
- ~~10.~~ Stormwater runoff must be mitigated so that it does not cause a nuisance to neighbouring properties.
- ~~11.~~ All concentrated stormwater or collected groundwater, including that from behind the retaining wall(s), shall be discharged in a controlled manner to the Council network.
- ~~12.~~ The earthworks and construction work shall be under the control of a nominated and suitably qualified engineer.
- ~~13.~~ No permanent unsupported cut or batter shall be formed any steeper than 26° in loess soil, unless approved by a chartered professional engineer.
- ~~10.14.~~ The fill sites shall be stripped of vegetation and any topsoil prior to filling. The content of fill shall be clean fill (as defined by the Christchurch District Plan – Chapter 2 definitions).
- ~~11.15.~~ At the completion of the works:
- a. Any public road(s), footpath, landscaped areas or service structures that have been affected/damaged by earthwork or vehicles and machinery used shall be reinstated to the relevant Council Construction Standard Specification (CSS) at the expense of the consent holder and to the satisfaction of the Council's Engineer;
 - b. Surplus or unsuitable material from the project works shall be removed from site and disposed at a facility authorised to receive such material.

Landscaping

- ~~12.16.~~ The landscaping shall be established in accordance with the Matapopore Landscape Plan, dated 21 April 2020 (5 pages) but subject to such amendments as are required to meet Condition 12.
- ~~13.17.~~ The subfloor area of Units 1-6 along the south western elevation shall be screened from view from Rapaki ~~Lane Drive~~ or adjacent properties by either additional shrub planting below the balconies or fixed screens such as trellis, prior to occupation.
- ~~14.18.~~ The landscaping shall be established on site within ~~the~~ three planting seasons (extending from 1 April to 30 September) following the final, passed building inspection.
- ~~15.19.~~ All landscaping required for this consent shall be maintained. Any dead, diseased, or damaged landscaping shall 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.

Advice Notes:

- **Landscape planting**
To enhance indigenous biodiversity values, the applicant is encouraged to consider planting locally sourced indigenous vegetation as part of any landscaping planting.
- **Earthworks**
The consent holder has advised that no ground disturbance works will start until such time as building consent has been obtained. On this basis the earthworks exemption under Christchurch District Plan rule 8.9.3 iv has been applied to earthworks within the building footprint (extending to 1.8m from the outer edge of the wall).

It is the consent holder's responsibility to ensure that the activity, including where carried out by contractors on their behalf, complies with the following noise limits:

- Rule 6.1.6.1.1 P2 - All earthworks related construction activities shall meet relevant noise limits in Tables 2 and 3 of NZS 6803:1999 Acoustics - Construction Noise, when measured and assessed in accordance with that standard.
- Rule 8.9.2.1 P1 Activity Standard e. - Earthworks involving mechanical or illuminating equipment shall 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 and the light spill standards at Chapter 6 Rule 6.3.6 both apply.

- **Acoustic Insulation**

The proposal is a sensitive activity located within 40m of Governors Bay Road, a minor arterial Road. Design details in accordance with the construction requirement of Appendix 6.11.4 of the District Plan have been provided. On the basis of these design details, the buildings will comply with the minimum external to internal noise reduction requirements specified in Rule 6.1.7.2.1. Any changes of materials or design will be required to demonstrate compliance with Rule 6.1.7.2.1.

- **Licence to Occupy Legal Road**

This consent seeks to establish vehicle access, car parking spaces 1 to 7 and part of car parking spaces 8 and 9, and a new retaining wall and fencing on legal road (i.e., the verge of Governors Bay Road). The modification and use of this land cannot take place until such time as a licence for occupation of legal road – structures has been obtained from Christchurch City Council. Failure to obtain this licence may result in this resource consent not being able to be given effect to.

Development Contributions

This proposal has been assessed for development contributions (DCs) under the provisions of the Christchurch City Council Development Contributions Policy (DCP). The proposal has been found to create additional demand on network and community infrastructure or reserves.

To help fund community facilities, the Local Government Act 2002 (LGA) allows a council to require development contributions if the effect of a development requires the council to provide new or upgraded infrastructure.

This Notice informs you of the DCs required by the Council for the development but is not a request for payment. An invoice will be issued by the Council when it requires payment of the DC's. Payment will be required before issue of a code compliance certificate for a building consent, commencement of the resource consent activity, issue of a section 224(c) certificate for a subdivision consent or authorisation of a service connection, whichever is first. An invoice can be issued earlier at your request. Council may also issue an invoice, at its discretion, if it considers the development is already utilising Council infrastructure for which DCs are being required.

Development contribution assessment summary

Where both a resource consent and building consent are required as part of the same development, a development contribution (DC) assessment will be undertaken for both consents. However the applicant need only pay for one assessment. As a result, the Council will only invoice in accordance with either the assessment on the resource consent or the assessment on the building consent, whichever is the lower of the two (after any corrections or reassessments undertaken in accordance with the DCP).

The DC assessment is valid for 24 months from the date the assessment is issued (usually with the consent). If the original assessment expires before payment is made, reassessment of the DCs required will be carried out at the same time the invoice is generated.

Reassessments will incorporate any increases to the development contribution requirement in line with the Producers Price Index (PPI) as described in Parts 2.9 and A.7.3 of the DCP. PPI adjustments will incorporate all years between the original application and the time the reassessment is carried out.

RECONSIDERATIONS AND OBJECTIONS

Under section 199A of the Local Government Act 2002 you can request that the Council reconsider the required DC on the following grounds:

- the development contribution was incorrectly calculated or assessed under the DCP; or
- the Council incorrectly applied its DCP; or
- the information used to assess your development against the DCP, or the way the Council has recorded or used it when requiring a development contribution, was incomplete or contained errors.

A Request for Reconsideration form must be lodged with Council within 10 working days of receiving this DC Notice.

Under section 199C of the Local Government Act 2002 you can object to the assessed DC requirement on the following grounds:

- the development contribution was incorrectly calculated or assessed under the DCP; or
- the territorial authority incorrectly applied its DCP; or
- the information used to assess your development against the DCP, or the way the territorial authority has recorded or used it when requiring a development contribution, was incomplete or contained errors.

An Objection to DCs form must be lodged with the Council within 15 working days of receiving this DC Notice or a reconsidered assessment. A deposit of \$1,000.00 will be required to lodge an objection.

A form to request a reconsideration or lodge an objection can be found on our website.

To request an invoice please contact a Development Contributions Assessor by phone on (03) 941-8999 or email developmentcontributions@ccc.govt.nz. Once an invoice has been issued payment is required within 30 days. Please quote the project number with all correspondence.

Further information regarding development contributions can be found on our website www.ccc.govt.nz or by contacting a Development Contributions Assessor on (03) 941-8999.

- **Monitoring**

The Council will require payment of its administrative charges in relation to monitoring of conditions, as authorised by the provisions of section 36 of the Resource Management Act 1991. The current monitoring charges are:

- i. A monitoring programme administration fee of \$102.00 to cover the cost of setting up the monitoring programme; and
- ii. A monitoring fee of \$116.80 for the first monitoring inspection to ensure compliance with the conditions of this consent; and
- iii. A monitoring fee of \$60.45 for verification of documents / photos submitted to confirm compliance with conditions; and
- iv. Time charged at an hourly rate if more than one inspection, certification of conditions, or additional monitoring activities (including those relating to non-compliance with conditions), are required.

The monitoring programme administration fee and initial inspection fee / documentation fee / inspection fees will be charged to the applicant with the consent processing costs. Any additional monitoring time will be invoiced to the consent holder when the monitoring is carried out, at the hourly rate specified in the applicable Annual Plan Schedule of Fees and Charges.

- **Development contribution assessment**

The proposal may require a development contribution under the provisions of the Christchurch City Council Development Contributions Policy. A Development Contribution assessment will be provided separately.

- **License to occupy Council road reserve**

The vehicle access, car parking spaces 1 - 7 and part of car parking spaces 8 - 9 are located on Governors Bay Road reserve land. The use of this land is the subject of a licence to occupy agreement with Council. The deed of licence must be finalised prior to construction works being undertaken.

- **Building Consent**

This resource consent has been processed under the Resource Management Act 1991 and relates to District planning matters only. You will also need to comply with the requirements of the Building Act 2004 and any other legislative requirements, including but not limited to Environment Canterbury Regional Plans and Record of Title restrictions such as covenants.