



CHRISTCHURCH CITY COUNCIL  
Environmental Policy and Approvals Unit  
**SUBDIVISION BULLETIN NO 21**  
(August 2009)

**SB21**

**The Interim Global Stormwater Consent and its Relationship to  
Subdivision Consents**

**1 Background**

The Interim Global Stormwater Consent (IGSC) was recently granted to the CCC and became operative on 29 June 2009. It has a 7 year duration and as the title implies the consent is 'interim' until catchment consents are operative. These will be prepared for catchments in the city and when operative will replace the IGSC. For example, the South West Catchment application once operative, will cover all qualifying stormwater discharges within this catchment and will no longer be covered by the IGSC. When the IGSC became operative on 29 June all un-consented discharges were authorised under this consent. Many existing discharge consents were surrendered under the consent. Those sites with existing consents will continue to be covered under their respective consent conditions.

**2 Scope**

The IGSC covers:

1. The area within Christchurch in the catchments of the estuary and the Avon, Heathcote, Otakaikino and Styx rivers as shown on plan CRC090292A
2. Residential and non residential flat land up to 4 hectares as shown on plan CRC090292A,
3. Residential hill land up to 2 hectares as shown on CRC090292B
4. Non residential hill land up to 5,000m<sup>2</sup> as shown on CRC090292B

It does not cover:

1. Banks Peninsula. Contact Environment Canterbury (Ecan) to discuss consent requirements.
2. Any work already authorised by resource consents: CRC000315, CRC041098 and CRC981968.1
3. Schedule WQL3 activities. WQL3 activities are listed fully in one of the IGSC appendices. WQL3 is the schedule in the proposed Natural Resources Regional Plan (pNRRP) that describes activities or industry that use or store hazardous substances.
4. LLUR. Sites with environmental flags such as those with contaminated land, etc. These are listed on the Ecan Land Use Register.
5. Landfill sites. These are sites noted on the council's GIS system. Phone Drainage Plans, ground floor of the Civic Building on 941 8999
6. Discharge to ground soakage on hills (as shown on CRC090292B) where the land slope is greater than 5 degrees

Note: a copy of the IGSC is available from the Ecan website using the Consent Search tool

### 3 Design Criteria

As the CCC is the owner of the consent it reserves the right to allow applicants to exercise the consent at its discretion, providing that all conditions can be met.

Drainage design must comply as follows:

1. Stormwater Treatment and Attenuation Designs:
  - Shall be designed and constructed in accordance to the WWDG 2003 (for all volume based SW devices)
  - Shall be designed and constructed in accordance to the NZWERF 2004 (for all flow based SW devices)
2. First flush shall include but not be limited to at least the first 25mm of rainfall from the contributing impervious catchment (volume or flow depending on treatment device)
3. Onsite rainwater storage from roofs for residential developments on hills - a minimum of 9m<sup>3</sup> per residential dwelling is required.
4. Comply with the approved documents:
  - Stormwater drainage design guide: CCC Waterways & Wetlands Drainage Guide Part B Design Guide 2003 (WWDG)
  - Council accepts these design guides at its discretion: On Site Stormwater Management Guide, Ministry For The Environment Oct 2004 (NZWERF), Auckland Regional Council Technical Publication 10 (ARC TP10)
5. Include an approved erosion & sediment control plan.
6. Where warranted by the scale of the activity, a maintenance & operation manual
7. Where the treatment system is to be vested to Council the applicant should discuss the maintenance requirements with the Senior Contracts Manager Land Drainage
8. Any landscaping on land to be vested with Council will need to be approved by the Greenspace Unit
9. Works falling within the waterway setback (See City Plan for definition) will require a separate Resource Consent.

Note that the Supporting Specifications in Table 1 contains the following statement: *For large sites up to 1 ha CCC has the discretion to reduce the treatment requirement where it can be clearly demonstrated that the re-development has effects substantially more positive than the existing situation.* This occurs where the net result of re-development is an improvement in runoff quality from the site.

Also:

*For any land discharge, without an under-drainage system, seasonal high groundwater levels shall be at least 1 metre below the invert of the soakage system. Any system with an under-drainage system or a dry retention basin seasonal groundwater levels shall be at least 300mm below the invert of the basin.* The intent of this requirement is to ensure that systems such as infiltration basins have sufficient capacity for stormwater to infiltrate through the base of the basin. The second part of this requirement relates to retention systems, that may include swales, retention/detention basins. The purpose is to ensure that the ingress of groundwater into the base of the basin/swale that may result in reducing the capacity of the system or result in ponding of water/permanent wetting of vegetation, etc does not occur.

## 5 **The Check Sheet**

Check Sheet A is a simple yes/no check sheet whose purpose is to provide evidence of qualification. There are some advice notes in the Comments column which may be useful.

Check Sheet B relates to design and erosion control for Flat Land as per Table 1 of the consent and Hill Land as per Table 2. The Design and Submittals to CCC column reiterates the relevant consent condition requirements and provides guidance as to the acceptable design standards to use.

Check Sheet C is a check list designed to provide a record of the documentation to be provided in support of your lodgement of engineering plans for construction acceptance. Please note the limitations on construction start dates. For example, condition 18(a) requires the ESCP to be forwarded to Ecan at least 20 working days prior to the start of construction. This plan must first be submitted to CCC as part of the consent approval process so you need to allow further time for council to process it and send it to Ecan.

## 4 **Process**

The attached flow chart shows the process for exercising the IGSC to obtain:

1. The subdivision consent (flow chart 1)
2. Compliance with stormwater conditions for the issue of S224c certificate (flow chart 2)

## 6 **Definitions to Note**

Site refers to the total area of adjacent land blocks owned by a single entity. The purpose of the definition is to prevent cumulative effects caused by piecemeal development of a 'site'. This can cause problems when the total site area is different than the proposed work area as it may change the type of treatment standard required. It may also mean that the site area no longer complies with minimum area requirements.

CCC stormwater drainage network means the reticulated piped network, including kerb and channel, sumps, pipes and manholes; and any stormwater management system that the CCC assumes responsibility for.

Re-development means a change in activity that does not have a discharge the same or similar in character, or results in an increase in intensity and scale to the discharge that existed prior to the commencement of this consent. For example changes in landuse, zoning, or increases in total impervious areas.

## 9 **Attachments**

1. Check sheets A, B and C
2. Flow chart: Stormwater Discharge Approval for a Subdivision using the CCC Interim Global Stormwater Consent CRC90292

## CHECK SHEET A: CONSENT CONDITIONS

No.	Questions	Yes	No	Comments
1.	<p>Are stormwater discharges authorized by any other ECan consent, such as:</p> <p>CRC000315 - residential and roof stormwater discharges?            CRC041098 – Aidanfields stormwater consent?            CRC980968.1 – Upper Heathcote Global Consent?</p> <p>*This lists all the existing CCC consents that may authorize your stormwater discharge. The list will be updated when new ICMP consents come on line.</p>			If yes consent from ECan will not be required and the requirements of the IGSC will not apply.
2	Is the site located outside the CCC Catchment Boundaries as shown on Plan CRC090292A?			If you answered yes to any of the questions from 2 – 7, a separate consent will be required from ECan and the stormwater discharges from the proposed development will not be covered under the IGSC
3	Is the discharge into land, on "Hill" land as shown on Plan CRC090292B?			
4	Are there any Schedule WQL3 activities occurring at the site?			
5	Is the site listed on ECan's LLUR database? Please supply evidence.			
6	Is the site on or bounded by land historically used as a landfill			
7a Or	<p>Is the site:            To be used for residential purposes; and            Is greater than 4 hectares on the flat or 2 hectares on the hill?</p>			
7b	<p>Is the site:            To be used for non-residential purposes; and            Is greater than 4 hectares on the flat or 5000 m<sup>2</sup> on the hill?</p>			
7c	Is the site on the hill with slopes > 5 deg and soakage to ground proposed?			
8	<p>Will there be construction stormwater discharged to land or to water from sites:</p> <ul style="list-style-type: none"> <li>• Greater than 4 hectares on the flat; or</li> <li>• Greater than 5,000 m<sup>2</sup> on the hill?</li> </ul>			If you answered yes to Q8, a consent will be required from ECan for construction stormwater discharges.

If you answered "**No**" to Questions 1 – 7 above, then the stormwater discharges from the site may be authorized by the IGSC provided that all design criteria in accordance with Tables 1 and 2, as set out in Part B of this application check sheet will be met.

If you answered "**No**" to Question 8, then construction discharges from your site may be authorized by the IGSC provided that an ESCP is prepared in accordance with ECan's Sediment and Erosion Guidelines and submitted to CCC, the mitigation measures are implemented in accordance with the plan and for sites on the flat greater than 5,000m<sup>2</sup>, a certificate is submitted to CCC to confirm that all measures are in place.

**CHECK SHEET B: DESIGN CRITERIA & MITIGATION MEASURES**

Q	Criteria	Requirements	Tick if applicable and complies	Design and Submittals to CCC with Engineering Plans	Internal Use		
<b>Only one of the categories from Q1A – Q1F will apply to your proposal. Circle applicable proposal</b>							
TABLE 1 FLAT LAND	1A	Residential Flat Small (10 lots or 5,000m <sup>2</sup> )	May require submerged outlet sumps		<ul style="list-style-type: none"> <li>NZBC Clause E1 applies.</li> <li>You will also need to submit an Erosion and Sediment Control Plan. Go to Q4 and if discharging to land go to Q5.</li> <li>No first flush treatment is necessary to comply with the requirements of the IGSC consent.</li> </ul>	IGSC applies if proposal complies with Q1A, Q4 and for discharges to land Q5	
	1B	Residential Flat Large 5000 m <sup>2</sup> to 4ha	First flush treatment (≥25mm) needed		<ul style="list-style-type: none"> <li>Check your roof discharge zone on CRC000315. Supply appropriate detail for roof discharge proposal.</li> <li>Go to Q2, Q3, Q4 and if discharging to land Q5 also.</li> </ul>	IGSC applies if proposal complies with Q1B, Q2, Q3 and Q4 and if discharge to land Q5	
			Roof stormwater may be discharged via sealed system or meet requirements of CRC000315		<ul style="list-style-type: none"> <li>Erosion and Sediment Control Plans required in accordance with Q4 will need to be submitted to ECan for approval. Prior to earthworks commencing a certificate will need to be submitted to CCC certifying the installation of all construction mitigation measures.</li> </ul>		
			Stormwater quantity assessment required		<ul style="list-style-type: none"> <li>CCC will also require a certificate to certify that the stormwater system for the site is constructed in accordance with consent requirements.</li> </ul>		
	1C	Non-residential Flat small	Carparks >10 spaces or warehouse, oil interceptor, swale or equivalent required		<ul style="list-style-type: none"> <li>NZBC Clause E1 applies.</li> <li>Go to Q4 and if discharging to land go to Q5.</li> </ul>	IGSC applies if proposal complies with Q1C, Q4 and for discharges to land, Q5.	
			Site management and spill procedures required				
	1D	Non-residential flat large	First flush treatment (≥25mm)		<ul style="list-style-type: none"> <li>Check your roof discharge zone on CRC000315. Supply appropriate detail for roof discharge proposal.</li> </ul>	IGSC applies if proposal complies with Q1D, Q2, Q3, Q4 and if discharging to land Q5.	
			Roof stormwater may be discharged via sealed system or meet requirements of CRC000315		<ul style="list-style-type: none"> <li>Go to Q2, Q3, Q4 and if discharging to land Q5 also.</li> </ul>		
			Stormwater quantity assessment provided		<ul style="list-style-type: none"> <li>Erosion and Sediment Control Plans required in accordance with Q4 will need to be submitted to ECan for approval. Prior to earthworks commencing a certificate will need to be submitted to CCC certifying the installation of all construction mitigation measures.</li> <li>CCC will also require a certificate to certify that the stormwater system for the site is constructed in accordance with consent requirements.</li> </ul>		
			Site management and spill procedures appropriate		<ul style="list-style-type: none"> <li>Submit a Site Management And Spill Plan to the Stormwater Engineer</li> </ul>		
	TAB LE 2	1E	Residential Hill Sites small	On-site rainwater storage		<ul style="list-style-type: none"> <li>Min 9m<sup>3</sup> per residential dwelling required. Rain tanks designed in accordance with CCC guidelines.</li> </ul>	IGSC applies if proposal complies with Q1E and Q4.

Q	Criteria	Requirements	Tick if applicable and complies	Design and Submittals to CCC with Engineering Plans	Internal Use
		CCC may require submerged outlet sumps		<ul style="list-style-type: none"> <li>NZBC Clause E1 applies. Go to Q4.</li> </ul>	
		If discharge to waterway, appropriate erosion and scour protection of bed and banks of watercourse to be provided		<ul style="list-style-type: none"> <li>Scour protection as per CCC guidelines</li> </ul>	
1F	Residential Hill Site large	First flush (≥25mm) to be provided		<ul style="list-style-type: none"> <li>Min 9m<sup>3</sup> per residential dwelling required. Rain tanks designed in accordance with CCC guidelines. Go to Q2, Q3 and Q4.</li> </ul>	IGSC applies if proposal complies with Q1F, Q2 and Q3.
		On-site rainwater storage		<ul style="list-style-type: none"> <li>Min 9m<sup>3</sup> per residential dwelling required. Rain tanks designed in accordance with CCC guidelines.</li> </ul>	
		Roof stormwater may be separately disposed of via a sealed system with no treatment required		<ul style="list-style-type: none"> <li>You may not discharge to ground via soakage if the slope is greater than 5 degrees</li> </ul>	
		Stormwater quantity assessment needed		<ul style="list-style-type: none"> <li>Go to Q3</li> </ul>	
		Scour and erosion protection needed if discharge is to waterway		<ul style="list-style-type: none"> <li>Scour protection as per CCC guidelines</li> <li>Consent from ECan is required for construction stormwater discharges (erosion and sediment control).</li> </ul>	
2	Treatment	System will be designed to treat first flush (first 25mm)		<ul style="list-style-type: none"> <li>Submit design details and supporting calculations to the Stormwater Engineer CCC</li> </ul>	
3	Water Quantity	(i) Volume based stormwater system consistent with WWDG requirements; or (ii) Flow based stormwater systems consistent with NZWERF		<ul style="list-style-type: none"> <li>Submit design details and supporting calculations to the Stormwater Engineer at CCC.</li> <li>A "minor" effect is defined as an impact that does not create or worsen the extent or duration of flooding.</li> </ul>	
		(i) Effects minor; or (ii) If effects more than minor, detention provided to ensure post-development flows equal pre-development flows for up to 1 in 50 year events			
		Assessment of critical duration for catchment will need to be provided			
4	Erosion and Sediment Control Plans	To be provided and consistent with requirements of ECan's Erosion and Sediment Control Guidelines		<ul style="list-style-type: none"> <li>For sites covered under Q1B, the Erosion and Sediment Control Plan will need to be submitted to ECan for approval.</li> </ul>	
5	Discharge to land (only)	Only for flat land			
		Infiltration rate between 20 – 50 mm/hr based on flooded basin method; or 50 – 100 mm/hr using double ring infiltrometer method			
		Under-drainage system to be provided or highest seasonal gw levels ≥ 300 mm below invert of basin			

ESC AND DESIGN



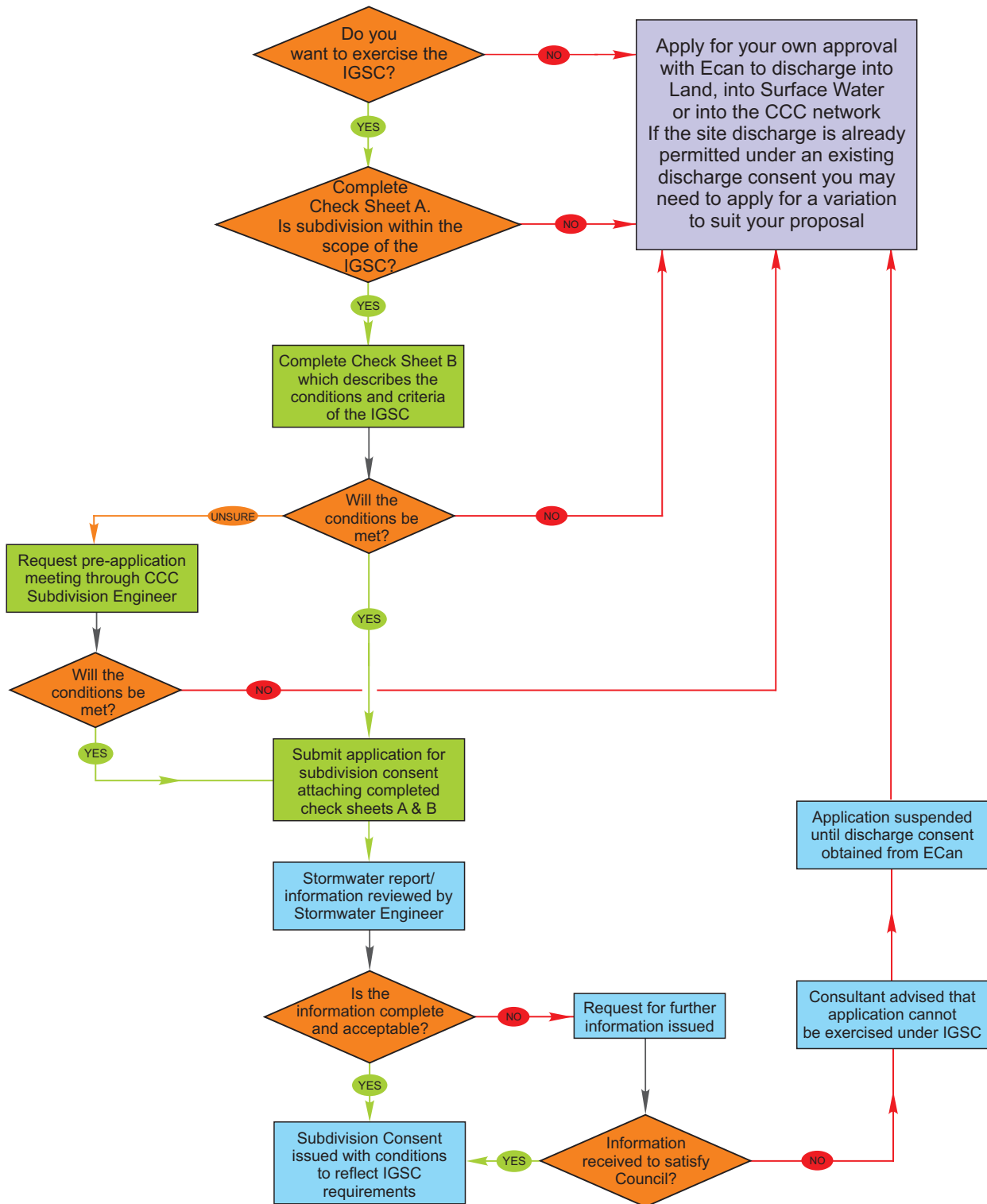
**CHECK SHEET C: SUPPORTING INFORMATION TO BE SUBMITTED WHEN  
APPLYING FOR ENGINEERING PLAN ACCEPTANCE**

	<b>Supporting information</b>	<b>Tick if provided</b>	<b>Cross-ref to IGSC conditions</b>
1	Design plans of stormwater system		7(c)
2	Calculations to support water quality and capacity requirements		7(c)
3	Hydrology and Flood Risk Assessment		7(a)
4	Maintenance requirements/Management Plan		To ensure compliance with Condition 10
5	Erosion and Sediment Control Plan		17
6	Site management and spill procedures		Tables 1 and 2

# PROCESS FLOW CHART 1 OBTAINING SUBDIVISION CONSENT



Note: Notwithstanding the process outlined in this Flow Chart you are encouraged to seek acceptance to qualify in terms of the IGSC (Interim Global Discharge Consent) in advance of the subdivision consent application. This can minimise the risk of delays caused by the timeframes described in the IGSC particularly Ecan approvals of ESCP's (Erosion Sediment Control Plan)





# PROCESS FLOW CHART 2 CONSTRUCTION PHASE & SEC224 ISSUE

