Draft Conditions - Panel Version – Dated 4 August 2025 (Clean)

A	Land Use (s9)	Comprehensive Housing Development

Resource Consent: .....
Grants to: CCKV Maitai Dev Co Limited Partnership
Commencement date: .....
Lapse Date: 10 years after commencement date
Expiry date: No expiry
Location: 7 Ralphine Way, Maitai Valley, Nelson

The activity:

Land use consent (Section 9 RMA) to undertake a Comprehensive Housing Development (residential retirement village)

Note: To be read in conjunction with (.....)

Subject to the following conditions:

General conditions

1. The activity of undertaking a Comprehensive Housing Development (residential retirement village) shall be carried out in accordance with the application for resource consent, including any further information provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail.

Specific Conditions of Consent

2. The comprehensive housing development shall proceed in accordance with the:
   - Arvida Maitahi Village (Issue 27/6/2025), prepared by JTB Architects Limited and Rough Milne Mitchell Landscape Architects (Attachments 14.1-14.11, containing 243 pages), including the plans identified in Appendix A: with the following also attached and labelled:
     - Plan A: Design Proposal Overview - Villa Typology Plan (page 17);
     - Plan B: Landscape Strategy - Landscape Masterplan (page 31)
     - Plan C: Landscape Strategy - Fence Treatment – Area A (page 43)
     - Plan D: Landscape Strategy - Fence Treatment – Area B (page 44)

3. The Consent Holder shall advise the Nelson City Council's (Council) Monitoring Officer in writing, at least 5 working days prior to works commencing on site, so that monitoring of the conditions of this consent can be undertaken. Please email regulatory@ncc.govt.nz and advise the consent number .....

Development

4. The development subject to this consent on Lot 1000 shall not be undertaken until Stage 1 of the subdivision consent has received Section 224 certification and the design engineering drawings have been approved by Council's Group Manager Infrastructure.

5. The development subject to this consent on Lot 1001 shall not be undertaken until Stage 2 of the subdivision consent has received Section 224 certification and the design engineering drawings have been approved by Council's Group Manager Infrastructure.

Site Specific Erosion and Sediment Control Plan (SSESCP)

6. No less than 10 working days prior to the commencement of any site development works, the Consent Holder shall provide a SSESCP to the Council Monitoring Officer for approval. The purpose of the SSESCP is to ensure construction effects including erosion, dust, sediment control, are effectively managed in a manner consistent with Schedule X.16, Objective 6.1 and Policies RE6.1.i, RE6.3 and RE6.5.

7. The SSESCP shall be prepared by a suitably qualified expert(s) and address the following (at the minimum):

    a. Description of the works, laydown areas, anticipated equipment and processes;

    b. Hours of operation and anticipated duration of works;

    c. Methodology for the timing and staging of new building construction, service installation and associated site earthworks,;

    d. Measures to manage construction vehicle traffic and parking;

    e. Details of on-site access, turning and manoeuvring for heavy vehicles;

    f. The location and content of any construction signage;

    g. Erosion, dust and sediment control measures including (but not limited to);

        i. Measures to prevent fugitive dust and windblown sediment beyond the site boundaries being Lots 1000 and 1001 respectively;

        ii. Measures to manage sediment in construction stormwater and to avoid sediment entering surface water bodies adjacent to the site;

        iii. Details of any measures to control the spreading or deposition of mud and detritus from vehicles onto the surrounding road network; and

        iv. Description of the methods proposed for the disposal of material removed from any sedimentation ponds or impounding area if and where flocculent has been used;

        v. Description of the equipment that will be available on site during the works for the purposes of minimising or suppressing dust emissions;

    h. Adaptive management procedures that will be applied with triggers and responses when effects are greater than anticipated;

    ~~h.~~i. Procedures for the management of construction stormwater;

    ~~i.~~j. Details relating to the storage of fuel and/or lubricants and any handling procedures along with contingency plans (including use of spill kits);

    ~~j.~~k. Contact details for site manager;

    ~~k.~~l. Complaints procedures and register; and

    ~~l.~~m. Procedures for the monitoring, audit and review of the SSESCP.

8. Should the Council's Monitoring Officer decline to certify the SSESCP, the Consent Holder shall submit a revised SSESCP to Council's Monitoring Officer for certification. The certification process shall follow the same procedure and requirements as outlined in conditions 6-7. No construction or earthworks activities shall commence on site prior to the SSESCP being certified.

9. All construction and earthwork activities on the site shall be carried out in accordance with the certified SSESCP.

Commented [SG1]: The SSCMP purpose is uncertain and not linked to achieving the specific outcomes anticipated by Schedule X.16 and relevant policies.

Commented [SG2]: From Schedule X.16

10. The SSESCP may be amended at any time by the Consent Holder. Any amendments to the SSESCP shall be submitted by the Consent Holder to the Council Monitoring Officer for ~~the~~ certification. If the amended SSESCP is certified, then it becomes the certified plan for the purposes of condition 6. Any amendments to the SSESCP shall be:

    a. For the purposes of improving the measures outlined in the SSESCP for achieving the SSESCP purpose (see condition 6);

    b. Consistent with the conditions of this resource consent; and

    c. Prepared by a suitably qualified expert or experts.

Iwi Engagement and Reporting

~~11.~~ Prior to certification, the Consent Holder shall provide the SSESCP to Te Tauihu Iwi Pou Taiao no less than 20 working days prior to the commencement of any site works authorised under this consent. The purpose of this condition is to support iwi review, promote cultural and environmental oversight, and allow for any feedback on plan content before certification and implementation.

12. The Consent Holder shall maintain a record of all correspondence, including the dates the SSESCP was provided, ~~and~~ any feedback received, and recommended actions included within the SSESCP.

13. The Consent Holder shall establish and maintain monthly communication with Te Tauihu Iwi Pou Taiao for the duration of works.

14. Project updates to iwi shall be provided in writing at intervals of no more than six (6) weeks apart, starting from the date of site establishment.

15. These updates shall include (but not be limited to) the status of works, any incidents, environmental monitoring outcomes, and responses to iwi concerns.

16. All such correspondence shall be copied to Council's Monitoring Officer, and a full record shall be retained by the Consent Holder and made available on request by iwi.

Construction Noise and Vibration

<u>Construction Noise and Vibration Management Plan</u>

17. Prior to any earthworks commencing on site, the Consent Holder shall prepare a Construction Noise and Vibration Management Plan (CNVMP). This Plan shall be forwarded no later than 10 working days prior to works commencing to Council's Monitoring Officer for approval. The objective of the CNVMP is to set out the methods and procedures that will be used to ensure compliance with the hours of work and noise and vibration controls in these conditions.

18. The CNVMP shall provide as a minimum, the following details:

    a) The relevant conditions setting out limits on noise levels, vibration levels and hours of work

    b) The programme of works and consented hours of construction work.

    c) Identification of surrounding noise sensitive receivers.

    d) Procedures for ensuring that the Consent Holder provides surrounding noise sensitive receivers with ongoing and regular updates throughout the various stages of construction work so that receivers have advanced notice of the approximate dates and duration of the busiest and noisiest construction activities on site that may affect receivers.

19. The CNVMP shall address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise and the AAAC Guideline for interpreting and applying NZS 6803:1999 as a minimum. The CNVMP and any amendments must be prepared by a suitably qualified acoustics consultant (e.g., MASNZ). Amendments that include changes to the construction methodology must be tracked and any revised CNVMP shall be submitted to Council's Monitoring Officer for approval.

20. All construction works on the site shall be carried out in accordance with the CNVMP and a copy of the CNVMP must be kept on site during construction hours.

Construction Vibration Limits

21. All construction works on the site must be designed and conducted to ensure that the construction vibration does not exceed 5mm/s PPV when measured within 500m of ground level on the foundation or structure of any building on another site. Vibration shall be measured and assessed in accordance with the German Standard DIN 4150-3:2016 *Structural vibration – Effects of vibration on structures*.

Construction Noise Levels

22. Construction noise levels generated from the Site shall comply with the following limits, when measured and assessed 1m from the façade of any occupied dwelling or building on any other site in accordance with NZS 6803:1999: *Acoustics – Construction Noise*:

Time period	Maximum noise levels	
	$L_{Aeq(15min)}$	L_{AFMax}
7:30am- 6:00pm, Monday to Saturday	70 dB	85 dB
All other times and on Public Holidays	45 dB	75 dB

Traffic Management Plan (TMP)

23. Prior to the commencement of any construction or earthworks activity on the site, the Consent Holder shall submit a Traffic Management Plan (TMP) to the Council's Monitoring Officer for approval. The TMP shall be prepared by a SQEP and shall be in accordance with industry best practice for temporary traffic management, such as the Waka Kotahi Code of Practice for Temporary Traffic Management (CoPTTM), or any equivalent standard accepted by Council.

24. The purpose of the TMP is to ensure that construction traffic is managed in a way that maintains the safety and efficiency of the surrounding transport network, minimises disruption to road users, and protects the amenity of the surrounding environment.

25. The TMP shall include, but not be limited to, the following:

    a) The location and design of vehicle access points and haul routes.

    b) Anticipated construction traffic volumes and types of vehicles.

    c) Hours of operation for construction traffic.

    d) Measures to avoid, remedy or mitigate adverse effects on traffic safety and the efficiency of the road network, including signage, temporary traffic control, and parking restrictions if required.

    e) Provision for safe pedestrian and cyclist access past the site.

    f) Measures to prevent dust, debris, and mud being carried onto the public road network.

    g) Access arrangements for emergency services and affected properties.

    h) Procedures for ongoing review and amendment of the TMP as necessary.

    i) Contact details for the site manager and the person responsible for traffic management.

26. All construction-related traffic shall be managed in accordance with the TMP for the duration of the works.

Servicing - General

27. All servicing for the Arvida Maitahi Village shall be designed in accordance with the Nelson Tasman Land Development Manual (NTLDM), where applicable, and as described in the Arvida Maitai Servicing Report prepared by David Ogilvie dated 13 February 2025 and shown on:

    a. Plans 1-5 - 13.7(V2) Arvida Maitahi Village – Engineering Design – Stormwater Drainage Plan.
    b. Plans 1-5 13.7(v.2) Arvida Maitahi Village – Engineering Design – Wastewater Drainage Plan.
    c. Plans 1-5 13.7(v.2) Arvida Maitahi Village – Engineering Design – Roading Plan.
    d. Plans 1-5 13.7(v.2) Arvida Maitahi Village – Engineering Design – Water Plan.

Roading, Parking and Loading

28. The internal private roads shall be formed and permanently surfaced in accordance with the following widths and standards as set out in the Design Proposal – Landscape Strategy – Street Typology Plan (Arvida Maitahi Village (Issue 27/6/2025), Page 32):

    - Main Village Road: 6.5m wide, including 1.5m shared pedestrian path
    - Shared Space Cluster Road: 4.5m wide
    - Shared Pedestrian/Buggy link: 2.2m wide.

29. All parking and loading spaces shall be formed, sealed and marked out in accordance with the requirements of the NTLDM.

Wastewater

30. Prior to the occupation of any building on-site:

    a. The development shall be reticulated by a low pressure pumped sewer system discharging directly to the Council's reticulated wastewater network. This pressure system shall be 'private' and maintained by the Consent Holder. The design of the low pressure wastewater system shall be supported by a design report and shall be designed to minimise infiltration and minimise odour. An Operation and Maintenance (O & M) Report shall also be provided.

    b. The Consent Holder shall adhere to the O~~peration~~ & M~~aintenance~~ Report and provide an annual maintenance report to Council's Monitoring Officer.

Stormwater

31. The Consent Holder shall prepare a Stormwater Management Plan which must be provided to Council's Monitoring Officer for certification no later than 20 working days prior to works commencing. The objective of the Stormwater Management Plan is to demonstrate that the matters in Policy RE6.3 have been applied in the subdivision and development design process and will continue to apply in the implementation stages as required by Policy RE6.3

32. The Stormwater Management Plan shall be based on the Stormwater Management Plan (Tonkin & Taylor Limited, August 2022, Job No: 1012397.1000.v3) and must include:

    a. Breakdown of sub-catchments including landcover (roads, roofs, hardstand, gardens, open space etc) and associated imperviousness;
    b. Mapping of existing waterways, natural wetlands and overland flow paths;
    c. Mapping of predevelopment infiltration capacities to be adopted in design;
    d. Assumptions for sizing of rainwater tanks (contributing roof areas, people per dwelling and non-potable demands);

Commented [SG3]: Schedule X.13 provides that applications for development within Schedule X must provide a Stormwater Management Plan:
- that demonstrates that the matters in Policy RE6.3 have been applied in the subdivision and development design process
- And must be comprehensive and catchment wide

Must include the matters in X.13a – j

Policy RE6.3 refers to implementation of these matters during implementation as well as design/planning

These conditions do not achieve the requirements of X.13

Any reference to a Stormwater Management Plan should be to a plan that is based on the draft prepared by T&T but certified by Council

e. Assumptions for the design of all stormwater treatment devices (size relative to contributing catchments, hydraulic function, design attributes, contaminant reduction) including allowance for climate change;
f. Summary of sub-catchment water quality treatment and hydrological mitigation strategy including areas draining to reuse tanks, soakage, consolidated raingardens or wetlands;
g. Summary of pre and post development hydrology including estimates of losses (evapotranspiration/reuse), infiltration and surface runoff reported as mean annual volumes, with assessment of impacts on baseflow and stream channel erosion;
h. Summary of the existing flood hazard affecting the application area, and the potential adverse effects of the development on flood hazard affecting downstream and off-site properties. This should also include any proposed mitigation measures to address these potential effects, and how any mitigation measures are expected to perform. In particular, how changes to the magnitude, duration and timing of peak flows during the range of design events will be managed so as to avoid or mitigate potential adverse effects such as increased flood risk or stream scour;
i. Summary of pre and post development water quality including estimates of nutrients, metals and sediments reported as mean annual loads. Include comparison with 'do nothing' approach to show proportion of contaminants reduced through proposed water sensitive design measures; and
j. Mapping of post developed treatment/soakage locations, waterway enhancements, overland flow paths and flood attenuation devices.

~~32.~~33. Internal stormwater reticulation shall be installed complete with all necessary manholes, sumps, inlets and a connection to each building.

~~33.~~34. The internal piped primary stormwater network shall be capable of conveying the 6.67% AEP storm event. Secondary flow paths will be via the internal roading network and will be capable of conveying the 1% AEP storm event.

~~34.~~35. If the Stormwater Management Area serving the overall Maitahi development does not have sufficient capacity to provide stormwater treatment, on-site treatment shall be provided using proprietary devices or rain gardens, in accordance with the Stormwater Management Plan (condition 32) ~~(Tonkin & Taylor Limited, August 2022, Job No: 1012397.1000.v3)~~.

Cabling

~~35.~~36. Live telephone/broadband and electric power connections shall be provided (at the Consent Holder's expense) to each residential unit or facility and all wiring must be underground to the standard required by the supply authority.

Engineering design, construction and certification

~~36.~~37. All engineering works including water, stormwater and wastewater shall be shown on detailed design engineering drawings in accordance with the NTLDM to be submitted to Council's Monitoring Officer for certification prior to the issue of a building consent. All engineering works shall be completed by the Consent Holder in accordance with the approved design drawings and reports referred to unless otherwise to the satisfaction of the Council's Monitoring Officer.

~~37.~~38. Upon completion of works and prior to occupation of any new dwellings/units, as-built plans detailing the services required related to that stage of development shall be provided to Council's Monitoring Officer for approval.

~~38.~~39. Prior to the occupation of any building on-site, the Consent Holder shall provide to Council's Monitoring Officer. written certification from a suitably qualified chartered professional engineer that all civil works have been completed in accordance with the requirements of the conditions of

this consent and NTLDM as applicable. If the development is undertaken in stages, written certification can be provided for each stage to satisfy this condition.

Landscape Design

~~39.~~40. The site shall be landscaped and fenced in accordance with plans referenced in condition 2, specifically including:

a. Plan C: Landscape Strategy - Fence Treatment – Area A (page 43)

b. Plan D: Landscape Strategy - Fence Treatment – Area B (page 44)

~~40.~~41. For the avoidance of doubt, the boundary fencing may be erected progressively, provided that the relevant length along the boundary is fenced prior to the adjoining building at that location being constructed.

~~41.~~42. The landscape planting identified on Plan B – Design Proposal – Landscape Strategy - Landscape Master Plan (Page 31) in the Landscape Design Package may be established progressively to coincide with development staging.

~~42.~~43. Within 2 months following completion of each landscape stage as the Arvida-Maitahi Village is developed, the Consent Holder shall provide to Council's Monitoring Officer a statement by its landscape design professional confirming the landscaping has been established in accordance with the Landscape Master Plan and Landscape Design Package.

~~43.~~44. Entranceway gates and ~~associated~~ structures associated with the development shall not be placed on Council Road Reserve.

~~44.~~45. The fence heights and landscaping for the dwellings facing Road 1 (and the shared path) shall be no more than 900mm in height and comply with the visibility splays in accordance with Figure 4-11 of the Nelson Tasman Land Development Manual 2020 (NTLDM).

Lighting Effects – Ecological Areas

~~45.~~46. Prior to the installation of any external lighting in common areas as identified in:

a. Design Proposal – Landscape Strategy - Lighting Strategy Area A Plan (Page 49)

b. Design Proposal – Landscape Strategy - Lighting Strategy Area B Plan (Page 50)

the Consent Holder shall submit written confirmation from a suitably qualified and experienced Ecologist to Council's Monitoring Officer that the lighting design has been designed to minimise light spill and achieve no greater than a low magnitude of effect (EIANZ Guidelines 2018) on any adjoining ecological habitat, including but not limited to native vegetation, wetlands, or wildlife habitat.

Café Noise

~~46.~~47. Cumulative noise levels from the operation of Non-Residential Activity (Café) within the retirement village shall comply with the following noise limits when measured and assessed in accordance with NZS6801:2008 Measurement of environmental sound and NZS 6802:2008 Acoustics - Environmental noise at the notional boundary of any dwelling in a Rural Zone:

Timeframe	***Noise rating level***
Monday to Sunday 6am – 10pm	*50 dB L_{Aeq}*
All other times	*40 dB L_{Aeq}* *75 dB L_{AFmax}*

Review

46. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review the conditions of this and related consents annually commencing 12 months from the date this consent is granted, for any of the following purposes:

    (a) To modify existing conditions of consent relating to the effects of the activity on the environment.

    (b) To require the Consent Holder to adopt the best practicable option to reduce or remove any adverse effect upon the environment, arising from the generated effects of the activity.

    (c) If the Council deems that it is necessary to do so in order to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which is appropriate to deal with at a later date.

Advice Notes:

1. Where a condition requires notification to, or review/approval by, Nelson City Council, all relevant documents, plans, and communications shall be submitted to the Council's Monitoring Officer in the first instance.

   The Monitoring Officer will coordinate any review/approval with the appropriate Nelson City Council staff, as follows (examples only):

   - Team Leader Environmental Compliance – for documents such as Dust and Erosion and Sediment Control Plans (DESCPs), earthworks methodologies, and potentially noise and vibration plans.
   - Team Leader Transport Operations – for transport and roading-related documentation, such as Construction Traffic Management Plans (CTMPs).
   - Team Leader Integrated Catchments – for ecological restoration plans, lizard management plans, and related matters.
   - Team Leader Water & Air – for wetland and stream restoration plans.

   Where no Council review/approval is required by a condition but an action or document is to be provided (e.g. notice of commencement of works, geotechnical or SQEP engagement letters), these should also be sent directly to the Monitoring Officer.

2. The development is anticipated to be constructed in stages and as such the staged implementation of the internal roading network is also enabled by this consent.

3. This is not a discharge permit. In the event of any unanticipated dust, contamination, erosion or sediment effects occurring beyond the identified areas of the contaminated site, all earthworks must cease until the breach has been remedied to the satisfaction of the Council's Monitoring Officer.

4. Should a site specific construction phase stormwater discharge consent be required, this shall be obtained prior to earthworks commencing.

5. Council Officers, at their discretion and at the Consent Holders expense, may seek (where not available inhouse) independent advice from suitably qualified professionals to support and provide advice as part of any review and/or approval.

Appendix 1: Approved Plans

	Pages (of 243)	*Drawing Title*
DESIGN PROPOSAL - OVERVIEW		
	17	Villa Typology Plan
DESIGN PROPOSAL - LANDSCAPE STRATEGY		
	32	Street Typology Plan
	35	Hardscape Area A
	36	Hardscape Area B
	37	Retaining walls Area A
	38	Retaining walls Area B
	39	Softscape Area A
	40	Softscape Area B
	43	Fence Treatment - Area A
	44	Fence Treatment - Area B
	49	Lighting Strategy - Area A
	50	Lighting Strategy - Area B
DESIGN PROPOSAL - ARHCITECTURAL RESPONSE		
	55	Material Palette Strategy
APENDIX A - ARCHITECTURAL DRAWINGS		
	67-70	Care Building and Café – plans and Sections
CLUBHOUSE		
	75-78	Clubhouse – plan and sections
PAVILION		
	82-84	Pavilion – plan and elevations
RESIDENTS SHED AND MAINTENANCE AREA		
	89-90	Maintenance Shed – plan and elevations
	93-95	Residents Shed – plan and elevations
VILLAS - CLASSIC		
	101-104	Whio – plan and elevations
	108-111	Kiwi 2 – plan and elevations
	115-118	Kiwi 3 – plan and elevations
	122-125	Kiwi 3 (Stepped) – plan and elevations
	129-132	Miromiro – plan and elevations
	136-139	Kokako – plan and elevations
	143-146	Kokako – Duplex – plan and elevations
VILLAS - LIFESTYLE		
	151-153	Waimea 2B SG (North) – plan and elevations
	158-161	Waimea 2B SG (South) – plan and elevations
	165-168	Waimea 2B DG (North) – plan and elevations
	172-175	Waimea 2B DG (South) – plan and elevations
	179-182	Waimea 3B SG (North) – plan and elevations
	186-189	Waimea 3B SG (South) – plan and elevations
	193-196	Waimea 3B DG (North) – plan and elevations
	200-203	Waimea 3B DG (South) – plan and elevations
	207-211	Ruru – plans and elevations
VILLAS - PREMIUM		
	217-220	Lake Hayes – plan and elevations
	224-227	Takahe – plan and elevations
	231-234	Shotover – plan and elevations
	238-241	Hihi – plan and elevations

Plan A: Villa Typology Plan (page 17)

Plan B: Landscape Masterplan (page 31)

Plan C: Fence Treatment – Area A (page 43)

Plan D: Fence Treatment – Area B (page 44)