

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

I	Subdivision (s11)	Maitahi Village subdivision and development
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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 Subdivision consent (Section 11 RMA) to undertake a **Subdivision-subdivision** of a site legally described as Section 26-27 and Part Section 29 Square 23, Part Section 58, 59-60, 62-64 Suburban North District, Lot 2 DP 564514, Part Section 11 District of Brook Street and Maitahi and Part Section 8 Square 23.

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

Subject to the following conditions:

Lapse date:

This consent will lapse in ten years **after it commences**, unless it has been given effect to before then (section 125 of the RMA). For subdivisions, the consent is given effect to when the Consent Holder has submitted a survey plan to the Council for the subdivision under Section 223 of the Act. Once the survey plan has been approved by the Council under Section 223 of the Act, the consent lapses three years thereafter unless it has been deposited with the District Land Registrar as outlined in Section 224 of the Act.

CONDITIONS

General Condition

1. The activity shall be carried out in general 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 subdivision shall proceed in general accordance with the subdivision scheme plans A-L identified in Appendix A and labelled:

Plans 1 – 13 - ‘Proposed Subdivision Scheme Plan – Maitahi Village’ (Davis Ogilvie, Drawings 350-362, Version H, dated July 2025)

Staging & Servicing Constraints

3. The subdivision shall be undertaken in general accordance with the subdivision scheme plan referred to in Condition 2.
 - a) Stage 0 is for a boundary adjustment to create Lots 7000 and 7001.

- b) Stage 1 is for 1 future development lot (Lot 1000) serviced by Road 1 (Lot 2000) and includes Lot 500 (to be vested as Local Purpose - Stormwater Reserve), Lot 517 (to be vested as Local Purpose – Amenity Reserve), and Lot 3000 (to be vested as Local Purpose – Wastewater Reserve) (at no cost to Council)).
 - c) Stage 2 is for 1 future development lot (Lot 1001) serviced by Road 1 (Lot 2001).
 - d) Stage 3 is for 37 (Lots 1-35, Lot 174, Lot 175) residential lots serviced by Roads 2 & 5 (Lot 2002) and includes Lots 501 and 502 (to be vested as Local Purpose - Stormwater Reserve)
 - e) Stage 4 is for 19 residential lots (Lots 45-61, Lots 63-64) serviced by Road 4 (Lot 2004) and includes Lot 514 (to be vested as Local Purpose – Protection Reserve)
 - f) Stage 5 is for 11 residential lots (Lots 36-44, Lot 62, Lot 1002) and 1 commercial (Koata House) lot (Lot 1003) serviced by Roads 2 & 3 (Lot 2003) and includes Lots 515 (to be vested as Local Purpose - Protection Reserve), and 503 (to be vested as Local Purpose - Recreation Reserve – Neighbourhood Park).
 - g) Stage 6 is for 34 residential lots (Lots 65-96, Lot 177, Lot 182) serviced by Roads 1, 9 & 10 (Lot 2005) and includes 504 (to be vested as Local Purpose - Amenity Reserve (at no cost to Council))
 - h) Stage 7 is for 14 residential lots (Lots 97-106, Lots 178-180, Lot 183) serviced by Road 1 (Lot 2006) and includes Lots 505 (to be vested as Local Purpose - Stormwater Reserve).
 - i) Stage 8 is for 24 residential lots (Lots 107-129, Lot 181) serviced by Road 11 (Lot 2007) and includes Lots 506 and 507 (to be vested as Local Purpose - Stormwater Reserve) and 508 (to be vested as Local Purpose Amenity Reserve (at no cost to Council))
 - j) Stage 9 is for 19 residential lots (Lots 130–148) serviced by Road 8 (Lot 2008), ROW 1 (serving Lots 136-139), ROW 2 (serving Lots 145-148) and includes Lots 509, 510 and 511 (to be vested as Local Purpose - Stormwater Reserve).
 - k) Stage 10 is for 24 residential lots (Lots 149-151, Lots 153-173) serviced by Road 3 (Lot 2010), ROW 3 (serving Lots 149-151, Lot 153) and ROW 4 (serving Lots 156-159) and includes Lot 513 (to be vested as Esplanade Reserve) and 512 (to be vested as Local Purpose - Amenity Reserve (at no cost to Council))
 - l) Stage 11 is for 2 balance lots (Lot 5000 and Lot 6000).
4. Stages 0 and 1 shall proceed in numerical sequence. All other stages may proceed in any sequence or combination subject to the lot(s) within each stage being provided with legal and physical access to a road, connections to all reticulated network utilities for water, wastewater, stormwater, power and telecommunications, and overland stormwater flow paths to a Council approved system.
 5. Prior to the issue of the Section 224(c) Certificate for any particular stage, all conditions relevant to that stage shall be complied with.
 6. Prior to the issue of the Section 224(c) Certificate for any Stage other than Stage 0, the following transport constraints shall be completed and approved by Council’s Team Leader Transport Activity Management:
 - (a) The upgraded intersection of Nile Street East and Maitai Valley Road;
 - (b) The upgraded intersection of Maitai Valley Road and Ralphine Way;
 - (c) The works consented within RM245337-340.
 7. Prior to the issue of the Section 224(c) Certificate for any Stage other than Stage 0 & 11, the Consent Holder shall obtain confirmation from Council’s Group Manager Infrastructure that all necessary works to ensure there is available servicing capacity to facilitate development have been completed to the extent required for that stage.

Geotechnical Risk Assessment of Land to Vest to Council

8. A Geotechnical Risk Assessment shall be provided for all land proposed to vest in each stage of the development. This assessment must be prepared by a suitably qualified and experienced Geo Professional and specifically:
- (a) assess all stream and channel banks, paths and stairs/steps, or other park infrastructure, to ensure they are stable and present a low risk of collapse or scour, and
 - (b) identify and recommend any risks and necessary mitigation measures.
- All identified risks must be mitigated to a level acceptable to Council, consistent with the intended use of the Reserve.

Impervious Area Assessment

9. An impervious area and stormwater flow assessment, that calculates the level of revegetation that will need to be planted, in accordance with the approved Ecological Restoration Plan, to achieve no increases in post development stormwater flows on the downstream environment, shall be provided with any "Design" Engineer drawing for any stage.

Channels & Stormwater Wetland Treatment Areas

10. The widths of the channels and stormwater wetland treatment areas shown on the approved plans (required by Condition 11) shall be sufficient to meet the standards of the Nelson Tasman Land Development Manual 2020 (NTLDM) ~~and/or to the satisfaction of Council's Senior Engineer Land Development.~~

Commented [SG1]: Reserves a discretion to the Council.

Prior to approval of the Survey Plan pursuant to Section 223 of the Act

Staged Detailed Design (Stages 1-10)

11. Prior to applying for Section 223 for any of stages 1-10, detailed "Design" drawings, in accordance with the requirements of the NTLDM, and in accordance with the approved plans (except as otherwise required by any specific condition of consent) shall be provided to the Council's Manager Utilities Activity Management. These "Design" drawings shall include the roads (including footpaths), rights of way, vehicle crossings, cycleways, reserve maintenance access and reticulated service networks (including secondary flowpaths).

Detailed landscaping plans shall also be prepared in accordance with the conditions of any relevant and provided with the detailed design drawings.

The detailed "Design" drawings shall be supported with technical reporting and assessments that shall address but not be limited to the following matters in these respective stages:

A) Stage 1:

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit, of the upgraded intersection of Nile Street East and Maitai Valley Road, the upgraded intersection of Maitai Valley Road and Ralphine Way, and other transport infrastructure within the stage, to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) A traffic signal peer review, for the Nile Street East / Clouston Terrace / Maitai Valley Road intersection to inform the traffic signal and intersection design, shall be undertaken by an independent suitably qualified traffic signal design specialist.

- iii) Bus Stops at 15m in length and 2.5m wide which shall be incorporated into the road design of Road 1 (Lot 2000), and the roundabout design providing for a 12m long bus to undertake a 270 degree turn at the Road 1 and Road 3 intersection.
- iv) The deflection is provided in the roundabout intersection design for northbound vehicles to manage approach speeds for traffic safety.
- v) The re-arrangement of the boundaries for Lot 25 to allow the alignment of Road 5 to curve with a radius of 40m minimum into Road 2 and the remaining Road 5 creates a T-intersection.
- vi) The incorporation of a temporary turning head at the end of Road 1.
- vii) The increase in the services berm to 1.6m in width on both sides of Road 1 and confirmation the Road 1 road reserve width will meet the requirements for 'sub collector' classification.
- viii) Street tree and Open Channel Planting Plans (where applicable).
- ix) Street and reserve lighting details (where applicable) 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.
- x) Details of any other transport infrastructure within the stage (where applicable).

Stormwater & Flood Risk

- xi) Long sections and cross sections of all channels showing:
 - a. channel profile, design flow (including AEP), depth, velocity, freeboard, and setback distances from the road edge and property boundaries, along with longitudinal sections;
 - b. The location and depth of proposed underground services shown on the same typical cross sections if applicable.
 - c. An indication of the surface materials and construction methods to be used to withstand scouring effects from flood flows that overtop Culvert 3 in Road 1 without the road deteriorating or resulting in failure.
- xii) An assessment by a suitably qualified and experienced stormwater engineer ('the stormwater engineer') outlining the extent of rainwater tank installation and use required for allotments in order to achieve a 25% reduction in mean annual run-off volumes. This assessment shall include which allotments require tanks, the volume of the tanks, and for what stage(s) from the Western and Central catchments the tanks will be installed to mitigate potential stream bank erosion in small low frequency rain events. In the event at least 25% reduction cannot be achieved through rain tank storage, the additional storage required to achieve 25% shall be included into the wetland design.
- xiii) A critical storm assessment undertaken by the stormwater engineer using variable scenarios including the nested rainfall pattern for small catchments in section 3.2 of the Nelson City Council's Inundation Practice Note to determine: the setting of building platform/ground levels and Infrastructure under the 2130 RCP8.5M 1% AEP Maitai/Mahitahi River flood level unless that Infrastructure is designed to be flood resistant; culvert and bridge blockage assessment from a 1 in 500 year storm event debris flow risk.
- xiv) A calculated design by the stormwater engineer reviewed and approved by a suitably experienced ecologist of all the wetland ponds and treatment areas based on allotment size and estimated impervious areas for all stages of the subdivision development including a document that outlines the operational and maintenance requirements of the wetland and any associated structures including but not limited to: Inspection and maintenance; anticipated frequency for maintenance activities, odour and insect control and estimated costs.

- xv) A review of the Esplanade Reserve Landscape Planting Plan by a suitably qualified flood or stormwater engineer to determine the extent and type of planting required to avoid adverse flooding effects on the wider environment or on any neighbouring properties.
- xvi) Design of all outfalls and connecting stormwater drains required for Lots 1000 and 1001 as shown in the Davis Ogilvie *Arvida Engineering Design Overall Layout* Dwg No C100 Rev A2 dated 27/06/25 and outfalls from Road 1 as shown in the Davis Ogilvie *Mahitahi Development Engineering Design Overall Drainage Plan* Dwg No C200 Rev A2 dated 09/07/25.

Commented [SG2]: This is unlawful – this is a matter that should be determined as part of the decision granting approvals

Wastewater

- xvii) Designs of the wastewater pump station and associated wastewater infrastructure.
- xviii) An assessment by a chartered professional wastewater engineer that confirms the wastewater pump station and associated infrastructure is designed to service the maximum yield for the catchments in which the pump station will serve, including the maximum yield of super lot 1002, up to 200 lots for Bayview Nelson Limited, and taking into consideration the Recreation Reserve toilet block. Details and the basis for the design capacity and any constraints of the pumpstation and downstream Council system shall also be provided.

Water

- xix) Designs of the temporary water reservoir and associated infrastructure to connect to Lot 1000 for firefighting purposes and details of the access track to the temporary water reservoir. The designs shall be accompanied by a detailed water design report for the overall development that shall address at least the minimum information:
 - a. The platform level of the reservoir.
 - b. The contour the reservoir can service by gravity – that will meet the minimum pressure and flow requirements of the NTLDM plus any requirement for pressure and/or flow boosting for upper levels of the Maitahi Village development
 - c. Any pressure control measures necessary within the development area and at the property connection to the NCC trunkmain in Ralphine Way.
 - d. How this reservoir will be managed when the NCC 2,500m³ and 500m³ bulk storage reservoirs are constructed and if it has a longer-term purpose.
 - e. How chlorine residuals will be maintained in order to ensure a potable water supply.
 - f. How service and fire-fighting water requirements for the various stages of the development will be met from the proposed reservoir.

Landscaping

- xx) Detailed design plans of the Esplanade Reserves (Lot 500, Lot 513) prepared by a suitably qualified experienced Landscape Architect that is consistent with the approved Ecological Restoration Plan (ERP) and Fire and Emergency New Zealand Guidelines (FENZ) showing all paths, tracks, plantings, lighting, and structures (being walls, fences, benches or art). The planting plans shall be supported by a planting methodology and monitoring and maintenance programme.

B) Stage 2

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) The Bridge design for Road 1 (Lot 2001) including freeboard requirements to the NTLDM.
- iii) Street Tree and Open Channel Planting Plans (where applicable).

- iv) Street and reserve lighting details (where applicable) 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
- v) The incorporation of a temporary turning head at the end of Road 1.
- vi) Details of any other transport infrastructure within the stage (where applicable).

Stormwater

- vii) A critical storm assessment undertaken by the stormwater engineer for culverts, waterways, open drains and bridge blockage assessment from a 1 in 500-year storm event debris flow risk.

C) Stage 3

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit, to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) Incorporation of a temporary turning head at the end of Road 2.
- iii) Street Tree and Open Channel Planting Plans (where applicable).
- iv) Evidence that driveways compliant with the NTLDM can be achieved for the first 5m into all allotments without the need for retaining structures on Road Reserve.
- v) Street and reserve lighting details (where applicable) 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
- vi) Details of any other transport infrastructure within the stage (where applicable).

Stormwater

- vii) Long Sections and Cross section of Channels 3 (a & b) showing:
 - a. Cross section channel profiles, design flow (including AEP), depth, velocity, freeboard, and setback distances from road edge and property boundaries, along with longitudinal sections;
 - b. The location and depth of proposed underground services shown on the same typical cross sections if applicable;
 - c. Typical cross and long sections (to scale and fully dimensioned) of proposed vehicle entrances and culverts;
 - d. A longitudinal section of the proposed wastewater and stormwater laterals from Road 2 (Lot 2002) to the eastern lots, demonstrating sufficient cover and grade;
 - e. Details of secondary flow capacity and how overland flow will be managed in the event of a culvert blockage, including whether driveways are designed with low points to allow overland flow to re-enter the channel downstream.
- viii) Indicate the surface materials and construction methods to be used to withstand scouring effects from flood flows that overtop Culvert 3a in Road 2 without the road deteriorating or resulting in failure.

Landscaping

- ix) Detailed Planting plan for Lots 501 and 502.

D) Stage 4

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit, to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) Realignment and modification to the property boundaries made during detailed design (where required) to provide one smooth curve radius for Road 4.
- iii) Details on vertical road design and level areas at the intersection of Roads 2 and 4.
- iv) Evidence that driveways compliant with the NTLDM can be achieved for the first 5m into the allotments without the need for retaining structures on Road Reserve.
- v) Street Tree and Open Channel Planting Plans (where applicable).
- vi) Street and reserve lighting details (where applicable) 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
- vii) Detailed plans for Lots 514 & 515 (in Stage 5) including the footpath from Road 4 (Lot 2004) to the Road 2 (Lot 2003) connection point in Stage 5.
- viii) Details of any other transport infrastructure within the stage (where applicable).

Stormwater & Flood Risk

- ix) The design and surfacing of the diversion bund in Lots 514 & 515 (in Stage 5) detailing the bund profile and the location for access for future operation and maintenance requirements for machinery to remove debris to the requirements of the NTLDM.

Landscaping

- x) Detailed planting plans for Lots 514 & 515-

E) Stage 5

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit, to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) Incorporation of increased berms on both sides of Road 3 by providing a 750mm width and this shall be increased if other services require more space as per the NTLDM or insufficient space has been provided for proposed street tree planting.
- iii) An assessment from a suitably experienced traffic engineer outlining whether any ~~insert~~ parking adjacent Lot 503 (the Recreation Reserve) is required and recommendations on how the parking will be designed if required.
- iv) Incorporation of a temporary turning head at the end of Road 3.
- v) An assessment from a suitably qualified traffic engineer indicating that the proposed under-width road reserve arrangement for Road 3 can operate safely, efficiently and house all necessary services. In addition, this assessment shall indicate the maximum potential residential traffic yield that could use the proposed under-width road reserve arrangement for Road 3. If the assessment indicates that Road 3 cannot operate safely, efficiently and house all necessary services and / or cannot provide for the potential residential yield of Lot 6000,

the width of Road 3 (Lot 2003) shall be increased to accommodate the potential traffic numbers.

- vi) Subject to Condition 11.E.xii below, evidence that any dip in Road 3 ensures intersection visibility is not compromised.
- vii) Street Tree and Open Channel planting plans (where applicable).
- viii) Street and reserve lighting details (where applicable) 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
- ix) Detailed plans for Lots 514 & 515 including the footpath/pathway from Road 4 (Lot 2004) to the Road 2 (Lot 2003) connection point in Stage 5 (only if Stage 5 occurs before Stage 4).
- x) Details of any other transport infrastructure within the stage (where applicable).

Stormwater & Flood risk

- xi) The design and surfacing of the diversion bund in Lots 514 & 515 detailing the bund profile and the location for access for future operation and maintenance requirements for machinery to remove debris to the requirements of the NTLDM (only if Stage 5 occurs before Stage 4).
- xii) A critical storm assessment under variable scenarios including the nested rainfall pattern for small catchments in section 3.2 of the Nelson City Council's Inundation Practice Note to determine the potential for culvert blockage as the NTLDM and from a 1 in 500-year storm event debris flow risk and design solutions to mitigate and potential adverse effects on the road formation. This assessment shall also determine the design solution to convey flows or debris over Road 3 whether it is a dip in the road or an alternative solution.

Geotechnical Risk Assessment Reserve

- xiii) Geotechnical plans showing the Mechanically Stabilised Earth retaining wall is entirely located within Lot 1003.

Landscape

- xiv) Detailed planting plans for Lots 514 & 515 (only if Stage 5 occurs before Stage 4).

F) Stage 6

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) Design of the linking walkways between Roads 9 & 10 through Local Purpose Reserve Lot 504 and connecting to the Esplanade Reserve (Lot 503).
- iii) Street tree and Open Channel Planting Plans (where applicable).
- iv) An adjustment to the Road 1 alignment in the vicinity of Lot 90 to Lot 97 to provide one smooth curve of a consistent radius along with design methods from the Traffic Engineer to consider on-street parking and how this will influence lane geometry.
- v) Vertical road design and level areas at the intersection of Roads 9 and 10.
- vi) Any cycle crossing at the Road 9 and Road 1 intersection, shall include signs that give cyclists on the cycleway priority.
- vii) Incorporation of a temporary turning head at the end of Road 1.
- viii) Detailed plans for Lots 504 including any footpath/pathway from Road 1, Road 9, and Road 10 to Lot 513.

- ix) Street and reserve lighting details (where applicable) 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.
- x) Details of any other transport infrastructure within the stage (where applicable).

Stormwater

- xi) Long sections and cross sections of Channels 5b & 5b1 showing:
 - a. channel profile, design flow (including AEP), depth, velocity, freeboard, and setback distances from road edge and property boundaries, along with longitudinal sections;
 - b. The location and depth of proposed underground services shown on the same typical cross sections if applicable.
 - c. Indicate the surface materials and construction methods to be used to withstand scouring effects from flood flows to Road 1.

Landscape

- xii) Detailed planting plan for Lot 504.

G) Stage 7

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit, to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) The incorporation of a turning head at the end of Road 1 (within legal road or covered by a right of way easement in gross in favour of Council over Bayview land).
- iii) Evidence that driveways compliant with the NTLDM can be achieved for the first 5m into the allotments without the need for retaining structures on Road Reserve.
- iv) Street tree and Open Channel Planting Plans (where applicable).
- v) Street and reserve lighting details (where applicable) 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.
- vi) Details of any other transport infrastructure within the stage (where applicable).

Stormwater

- vii) Long sections and cross sections of Channels 5b & 5b1 and Culvert 5b1 showing:
 - a. channel profile, design flow (including AEP), depth, velocity, freeboard, and setback distances from road edge and property boundaries, along with longitudinal sections;
 - b. The location and depth of proposed underground services shown on the same typical cross sections if applicable.
 - c. An indication of the surface materials and construction methods to be used to withstand scouring effects from flood flows to Road 1.
- viii) A critical storm assessment under variable scenarios including the nested rainfall pattern for small catchments in section 3.2 of the Nelson City Council's Inundation Practice Note to determine the potential for culvert blockage as the NTLDM and from a 1 in 500-year storm event debris flow risk and design solutions to mitigate and potential adverse effects on the road formation.

Services General

- ix) All network utilities extended to the boundary of Lot 7000 (Bayview Nelson Limited) in Road 1.

H) Stage 8

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit, to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) Detailed plans of the walking track/pathway through Lot 508 and Lot 512 (as part of Stage 10).
- iii) Street tree and Open Channel Planting Plans (where applicable).
- iv) Street and reserve lighting details (where applicable) 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.
- v) Details of any other transport infrastructure within the stage (where applicable).

Stormwater

- vi) Long sections and cross-section of Channels 5b & 5b2 and Culvert 5b2 showing:
 - a. channel profile, design flow (including AEP), depth, velocity, freeboard, and setback distances from road edge and property boundaries, along with longitudinal sections;
 - b. The location and depth of proposed underground services shown on the same typical cross sections if applicable.
 - c. Indicate the surface materials and construction methods to be used to withstand scouring effects from flood flows to Road 1.
- vii) A critical storm assessment under variable scenarios including the nested rainfall pattern for small catchments in section 3.2 of the Nelson City Council's Inundation Practice Note to determine the potential for culvert blockage as the NTLDM and from a 1 in 500-year storm event debris flow risk and design solutions to mitigate and potential adverse effects on the road formation of Road 11.

Landscaping

- viii) A detailed plan shall be provided by a suitably qualified experienced Landscape Architect in accordance with the Ecological Restoration Plan (ERP) provided by the Ecologist, outlining the area of replanting for the Residential Green Overlay to ensure that native vegetation achieves 80% canopy cover within the Residential Green Overlay area within each lot.

I) Stage 9

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit, to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) Street tree and Open Channel Planting Plans (where applicable).
- iii) Street and reserve lighting details (where applicable) 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.
- iv) Details of any other transport infrastructure within the stage (where applicable).

Stormwater

- v) Long sections and cross-section of Channels 5b showing:
 - a. channel profile, design flow (including AEP), depth, velocity, freeboard, and setback distances from road edge and property boundaries, along with longitudinal sections;
 - b. The location and depth of proposed underground services shown on the same typical cross sections if applicable.
 - c. Indicate the surface materials and construction methods to be used to withstand scouring effects from flood flows to Road 1.
- vi) A critical storm assessment under variable scenarios including the nested rainfall pattern for small catchments in section 3.2 of the Nelson City Council's Inundation Practice Note to determine the potential for culvert blockage as the NTLDM and from a 1 in 500-year storm event debris flow risk and design solutions to mitigate any potential adverse effects on the road formation of Road 8.

J) Stage 10

Transport

- i) A Road Safety Audit report (detailed design audit), specific to the stage and addressing any recommendations of the preliminary Road Safety Audit, to determine whether the measures are effective design solutions. This shall be undertaken by an independent and suitably qualified Safe System Auditor.
- ii) Detail and changes needed as a result of the assessment in Condition 11.E.v in respect to Road 3 width and overall design.
- iii) A temporary turning head at the end of Road 3.
- iv) Street Tree and Open Channel Planting Plans (where applicable).
- v) Street and reserve lighting details (where applicable) 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.
- vi) Details of any other transport infrastructure within the stage (where applicable).

Stormwater

- vii) Details on the cut-off drain or diversion bund extended from Channel 2a along and within the boundaries of Lots 163-173.
- viii) Details of foot/cycle bridges within the esplanade reserves in accordance with Table 10.3 of the NTLDM.

Services General

- ix) All network utilities services extended to the boundary of Lot 6000.

Landscaping

- vii) Details of the planting, walking tracks, structures such as but not limited to bridges, benches, fences or art.

12. The "Design" engineering drawings and landscaping plans (with proposed easements also shown) shall be submitted to the Council's Group Manager Infrastructure and Group Manager Environmental Management for approval. Please email drawings to land.development@ncc.govt.nz. No works relating to the construction of stormwater treatment wetlands, roads, building development or any reticulated services shall commence until the "Design" engineering drawings have been approved by Council.

Easements

13. All necessary easements as required for right of way, right to drain water and sewage and right to convey water, telecommunications, computer media and electricity shall be shown under a Memorandum of Easements on the Survey Plan for each respective stage in accordance with the approved detailed "Design" drawings submitted for the purposes of section 223 of the Act.
14. An easement in gross in favour of Council for a right of way, to drain water, convey water, electricity and telecommunications shall be provided to the temporary water reservoir in Stage 1 provided this easement is not via a reserve to be vested in Council.
15. The location and widths of easements in gross in favour of Council shall be determined at the Detailed "Design" stage for each respective subdivision stage and may also need to cover channels and overland flow paths that are part of other stages for the efficiency of ongoing maintenance for the public. The approved easement areas shall be shown on the Survey Plan for the purposes of Section 223.
16. All documentation for the preparation and registration of the easements and the instruments review by Council shall be at the Consent Holder's expense.

Certification

17. Prior to the approval of the Survey Plan under Section 223 for each respective stage, the Consent Holder shall submit as-built engineering plans for the certification of the Group Manager Infrastructure.

Vesting

18. Lots 513 and 500 shall vest in the Nelson City Council as Esplanade Reserve in their respective stages unless the land has been assessed as having an unacceptable land instability risk to Council, in which case the land shall be amalgamated to adjoining land.
19. Lots 501, 502, 505, 506, 507, 509, 510, and 511 shall vest to Council as Local Purpose- Utility Stormwater Reserve in their respective stages unless the land has been assessed as having an unacceptable land instability risk to Council, in which case the land shall be amalgamated to adjoining land.
20. Lot 3000 shall vest as Local Purpose Utility Reserve – Wastewater pumpstation in Stage 1.
21. Lots 503 shall vest to Council as Recreation Reserve - Neighbourhood Park in Stage 5.
22. Lot 514 and 515 shall vest to Council as Protection Reserve in their respective stages.
23. Lots 504, 508, 512, 517 shall vest to Council as Local Purpose- Amenity Reserve in their respective stages unless the land has been assessed as having an unacceptable land instability risk to Council, in which case the land shall be amalgamated to adjoining land.
24. Lots 2000 to 2008 shall vest to Council as legal road in their respective stages.

Prior to the issuing of a Section 224(c) Certificate for the subdivision

Site Validation

25. Prior to the issue of a Section 224(c) Certificate for Stage 1, a Site Validation Report by a Suitably Qualified Experienced Practitioner in contaminated soils shall be provided to Council that shall confirm that the land within the Reserves has been remediated to the standards of the NESCS for Recreational Reserve Standards.
26. Prior to the issue of a Section 224(c) Certificate for Stage 11, an Ongoing Site Management Plan (OSMP-Landfill) by a Suitably Qualified Experienced Practitioner in contaminated soils shall be

provided to Council for the encapsulated cell on Lot 6000. This Report shall include, but not be limited to:

i. Ownership and Responsibility:

- Identification of the cells' specific location by way of a registered professional survey.
- Identification, including contact details, of the party responsible for ongoing monitoring, maintenance, and reporting and procedure for updating Council's Monitoring Officer should this contact information change.
- A mechanism to ensure responsibilities are maintained in perpetuity (e.g. consent notice, land covenant, or other legal instrument registered on the title).

ii. Inspection and Monitoring Regime:

- Schedule of inspections (at least annually) to assess the condition of the encapsulation cell cover, surface drainage, any erosion or subsidence, and vegetative cover.
- Groundwater level monitoring, with specified monitoring location(s).
- Landfill leachate monitoring via an observation well installed by a SQEP.
- Contingency measures if monitoring identifies leachate migration, cap failure, or other risk to people and/or the environment.

iii. Maintenance Requirements:

- Procedures for maintaining the integrity of the capping system, drainage infrastructure, and access controls.
- Remedial action procedures in the event of damage or failure of any containment components.

iv. Record-Keeping and Reporting:

- A log of all inspections, maintenance, and monitoring results, to be retained for the life of the cell.
- Reporting to Council's Monitoring Officer no less than once every two years, or immediately if any failure or exceedance is detected.

v. Site Access and Security:

- Measures to restrict unauthorised access to the encapsulation cell area and maintain security of the site.

The OSMF-Landfill shall be the subject to a Consent Notice to be registered on the title of the land it is within.

Commented [SG3]: Edit as per Landfill consent condition changes

Revegetation and Residential Green Overlays

27. The Revegetation planting as required by Condition 9 shall be planted prior to the issue of a Section 224 certificate for that stage.
28. The planting of the Residential Green Overlay, (as designed to achieve 80% canopy cover), shall be undertaken prior to the issue of a Section 224 Certificate for Stage 8.

Civil Engineering and Reserves Construction

29. All of the planned works as shown in the stage certified "Design" drawings subject to Conditions 10, 11 (all), 12 shall be completed in accordance with the certified design drawings to the satisfaction of the Council's Group Manager Infrastructure and Group Manager Environmental Management prior to the issue of a Section 224(c) Certificate for their respective stage.

30. Any identified secondary flow path over a residential allotment shall be subject to a Consent Notice registered on the title that prevents the alteration or obstruction of the flow path.
31. Any vehicle crossing or right of way that has a secondary flow path overtop at the location of the culverts or any similar devices shall have the surface of the vehicle crossing or right of way at that point designed to resist scour forces.
32. The stormwater assessment in Condition 11A.xii. relating to the number and volumes of rainwater reuse tanks in order to mitigate stream bank erosion in small frequent events shall indicate which allotments in in what stages these allotments relate. These allotments shall be subject to a Consent Notice condition that requires the rainwater reuse tanks installation and ongoing maintenance by the lot owner.
33. At each stage, every residential allotment shall be provided with a connection to a network utility for water, stormwater, wastewater, power and telecommunications and a vehicle crossing or approved connection to a legal road.
34. The location and details of the meters for each residential allotment shall be recorded on Council's Water Meter Location Form which shall be submitted to Council for approval prior to the issue of a Section 224(c) Certificate.
35. Written confirmation of the above from the supply authority shall be provided to the Council in accordance with Section 9.11.3.6 of the NTLDM.

As-built Plans

36. All of the works in the certified "Design" drawings relating to roading, water, stormwater and wastewater shall be shown on "As-built" engineering drawings to the requirements of the NTLDM, and to the satisfaction of the Council's Group Manager Infrastructure.

Engineering and Reserve Certifications

37. Prior to the issue of a Section 224(c) Certificate for each stage a suitably qualified chartered professional engineer or registered professional surveyor shall provide the Council's Manager Resource Consents with written certification that all works have been completed in accordance with the requirements of the conditions of this consent and the NTLDM.

This written certification shall be on the prescribed form 'Certificate upon completion of Subdivision Work' contained in Appendix D of Section 2 of the NTLDM.

Note: If any of the works required in Condition 4 are carried out and signed off at Building Consent stage before Section 224(c) Certification is applied for, the Consent Holder must still ensure that the Certification required under Condition 37 is provided in the prescribed form at the time Section 224(c) Certification is applied for. Sign off under a Building Consent does not fulfil Condition 24 of this consent.

38. Prior to the issue of a Section 224(c) Certificate for Stages 1 the Ecologist and Landscape Architect shall provide written certification that the wetlands, and plantings of any Reserve to vest has been undertaken in accordance with the conditions of consent _____.

Building Site/Geotechnical Certification

39. Prior to the issue of a Section 224 Certificate for each stage (other than stages 0 & 11), a Geotechnical Site Certification Report shall be submitted to Council by a chartered professional engineer practising in geotechnical engineering or from an experienced engineering geologist that all the proposed residential allotments in that stage contains an accessible site suitable for the erection of a residential building and confirm the risk any land to vest to Council is of an acceptable level considering its purpose.

- a) The certification shall define the area within each stage that is suitable for building on and shall list development conditions pertaining to the site and the lot generally that shall become Consent Notices on the relevant titles.
- b) Should any mitigation measures be required as part of the building site certification or be located on balance land, then these shall be designed and constructed under the supervision of the certifier of the building site. Any mitigation measures requiring ongoing monitoring and/or maintenance shall be subject to a consent notice on the title of the relevant lots. With the exception of any debris catch fences or similar devices on land to be vested, such devices shall be located within the allotment(s) it is relevant to protecting from potential adverse effects.
- c) A Section 224(c) Certificate will not be granted if a suitable building site is not defined or the risk of instability to land to vest to Council is not of an acceptable level.
- d) Any lots upon which a certified building site has not been identified or contains land to vest to Council that does not have a risk level acceptable to Council shall be amalgamated with an adjacent lot containing a certified building site or the balance land.

Maintenance Performance Bond

40. The Consent Holder shall provide the Council with a performance bond for each stage in accordance with Section 1.4 of Appendix 1 of the NTLDM. The bond for defects will be for the sum of \$_____ per lot or residential site from a minimum of \$_____ to a maximum of \$_____ per stage, plus a bond administration fee of \$_____ except for Stage 1 which shall have the maximum \$_____ applied. For significant infrastructure items (i.e. stormwater treatment ponds and wastewater pump station) that are to vest with Council, an additional bond amount will be required. This amount will be set by Council's Engineering Manager.

The term of the performance bond for defects liability will be for a minimum period of twenty-four (24) months from the issue of a 224 certificate as required under the RMA for all civil works whereas a five-year period from the issue of a 224 certificate shall be imposed for all works and plantings within the Reserves.

- 41. The bond shall provide that fair wear and tear and damage by third parties will be excepted. Provision shall be made for resolution of disputes which is satisfactory to both parties.
- 42. The Council and the Developer shall enter into a Maintenance Contract to give effect to the above condition.

Consent Notices/Ongoing Conditions

43. The following conditions (in addition to those conditions above that require Consent Notice conditions) shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to Section 221 of the Act. The Consent Notice(s) documentation shall be prepared by the Consent Holder's Solicitor and all costs associated with the approval and registration of the Consent Notice(s) shall be met by the Consent Holder. Where a condition including a Consent Notice ~~condition~~ refers to an assessment outcome, or management plan, or OSMP-Landfill, the wording of the Consent Notice shall be determined by the Council's Delegated Officer based on the recommendations of that assessment at the time of Section 224 application.

General

- a) The discharge to air from any small-scale solid fuel burning appliance (including any small scale ultra-low emission or pellet burning appliance) installed within a building shall be prohibited.
- b) The installation of zincalume, copper or bare corrugated iron roofing shall be prohibited.
- c) The recommendations from the Geotechnical certification report.

- d) The requirement for ongoing maintenance of the rainwater reuse tanks.
- e) The requirement for ongoing maintenance of the encapsulation cell on the balance land, and future Lot 6000, in accordance with the conditions of Consent ____.
- f) Any identified secondary flow path over a residential allotment shall be subject to a Consent Notice registered on the title that prevents the alteration or obstruction of the flow path.

Stage 1

Lot 1000 (Arvida A)

- g) The finished ground level and finished floor levels on Lot 1000 shall meet the requirements in the conclusions of the critical storm assessment report required in Condition 11.A.xii. The platform ground levels shall not be lowered without a flood assessment from a Chartered Professional Engineer with experience in flood management. Lowering of the ground does not include the trenching of services where the trenches are backfilled to the original level.
- h) A low-pressure onsite wastewater system will be required for this lot. Details of the system design shall be provided to Council no later than the time of the application for Building Consent. The lot owner shall be responsible for all ongoing monitoring and maintenance of the system.

Stage 2

Lot 1001

- i) The finished ground level and finished floor levels on Lot 1001 shall meet the requirements in the conclusions of the critical storm assessment report required in Condition 11.A.xiii.
- j) A low-pressure onsite wastewater system will be required for this lot. Details of the onsite system design shall be provided to Council prior to the application for Building Consent. The lot owner shall be responsible for all ongoing monitoring and maintenance of the system.
- k) The ongoing maintenance of all proprietary stormwater treatment devices.

Stage 3

- l) The owners of Lots 11, 13, 14, 15 and 16 with a culvert or similar device under the vehicle crossing for their lot shall be responsible for the ongoing maintenance and any replacement of this device, (and shall repair any associated damage to their vehicle crossing) at their own cost.

Stage 5

- m) With the exception of the Koata House development (Consent Ref.....), any future development and activities within Lot 1003 shall adhere to the permitted activity rules and standards of the Nelson Resource Management Plan's Chapter 9 Suburban Commercial Zone rules at (decision date). Any breach of these rules shall be considered under a resource consent assessing those matters relevant to the rules in which consent is sought.

Stage 7

- n) Future use and development of lots 100, 101 and 180 shall be allowed under this consent provided it complies with the permitted activity rules and standards of Chapter 7 of the NRMP as at (decision date).

Stage 8

- o) Lot owners with lots subject to the plantings of the Residential Green Overlay in Stage 8 (including any balance land) shall be responsible for the ongoing maintenance of all the plantings on their lot. These planting shall not be removed unless the planting is dead or dying. In the event the planting is dead or dying, the planting shall be removed and replaced with another plant of the same species within the next available planting season.

Stage 9

- p) Future use and development of lot 140 shall be allowed under this consent provided it complies with the permitted activity rules and standards of Chapter 7 of the NRMP as at (decision date).

Stage 10

- q) The lot owners of the surface cut-off drain or diversion bund ('the device') subject to Condition 10.J.iii, shall be responsible for the ongoing monitoring and maintenance and costs of repair of the device to prevent it from becoming obstructed. The lot owners shall not undertake any activity that compromises the function of the device.

Stage 11

- r) The owner of Lot 6000 shall adhere to any recommendations of the OSMP-Landfill subject to Condition 26 of this consent.

Lot 5000 Revegetation

- s) Lot 5000 shall be managed in accordance with the Ecological Restoration Plan (ERP), including any ongoing pest and weed management requirements.

Fencing

- t) Any fence located within 1.5m of the boundary with a Reserve or future Reserve subject to this consent shall:
- i) Not exceed 1.2m in height; or
 - ii) Not exceed 1.8m in height and be visually permeable for its entire length and height;
 - iii) In either case, where board or paling fences are constructed, the structural posts and railings shall not face the Reserve;
 - iv) be constructed at the cost of the lot owner.

Arvida (Stages 1 and 2)

- u) The long term maintenance of any Proprietary WSD devices.

Prohibition on Vehicle Washing in Driveways

- v) The washing of vehicles shall not be undertaken on any impervious surface, including driveways, private accessways, or paved areas, where washwater may enter the stormwater system. This restriction is imposed to prevent the discharge of contaminants to the environment via the stormwater network. The registered proprietor of the lot shall ensure that all residents and occupiers of the property are made aware of this restriction.

ADVICE NOTES

Development Contributions

1. The Consent Holder shall pay a Development Contribution for Lot(s) encompassing any transport, water, wastewater, stormwater and community infrastructure and reserves in accordance with the Council's Development Contributions Policy 2024, which can be viewed on Council's website.
 - (a) The Development Contribution shall be paid prior to the issuing of a Section 224(c) Certificate for the subdivision.
 - (b) Under Section 208(a) (i) of the Local Government Act 2002, the Council may withhold the issuing of the Section 224(c) Certificate if the Development Contribution is not paid.
 - (c) Should a Building Consent be issued for any dwelling(s) on any Lots before a Section 224(c) Certificate is issued, any Development Contributions paid under the Building Consent will be deducted from the required amounts.

- (d) The Development Contribution for community infrastructure and reserves shall be calculated in accordance with Section 7.4 of the Council's Development Contributions Policy 2024, and Section 203(1) of the Local Government Act 2002.

Street Naming

2. Roads to Vest in Council – under the Council's Road Naming Procedure, the Developer is asked to submit three names for each road to vest. The names will be considered by the Council's Hearings Panel. The full road naming policy and guidelines are available on request from Council officers. The Developer is encouraged to liaise with iwi regarding appropriate names. Iwi contact details are available from the Resource Consents Administrator.
3. Any application for street naming should be submitted at the time the 223 application is submitted, or at any time before that. If more than one street is to be named, the application should include all the roads to be named (including names for roads to vest at later stages), so that the Hearings Panel can consider the names as a group.

Naming of Private Ways

4. Land Information New Zealand (LINZ) requires that in the case of any right of way or jointly owned access lot that serves more than more than 5 lots, the properties on the Right of Way must receive whole numbers, or alternatively the Right of Way may be named as a private way.

Easements over Reserve Land

5. If any easement is to be registered over reserve land that is to vest in Council, full Council approval is required, as set out in the Minister's delegations of the Reserves Act 1977. This requires Council Officers to present a paper to the relevant Committee and then to a meeting of full Council. Depending on timing and the Committee schedule this may take one to three months. Please take this into consideration when providing Nelson City Council with easement documentation for signing over reserve land.

Advice Notes in relation to Specific Conditions

Condition 10(D).ii

6. Consideration should also be provided at the same time how on street parking will be used and if any restrictions will be required as that will influence the lane geometry.

Condition 10(D).iii

7. The space for maintenance access to the temporary water reservoir will assist in determining the extent of the boundaries for Lots 514 & 515.

Condition 11

8. It is acknowledged that some design plans may be approved under different consent conditions relating to the stream re-alignment, earthworks or other land use consents associated with the overall development. It is expected that the Consent Holder will manage each consent and ensure all conditions for all consents are being met, and will ensure for efficiency at the time of Section 224 that all reports and conditions are provided to Council Monitoring Officer regardless of whether these were previously provided to the Council Monitoring Officer under other consents.

Condition 14

9. Easements over the Reserves as shown on the approved consent plans may be subject to change or not required. If these are to remain these easements may be subject to Section 239 of the RMA.

Condition 16

10. Approval of the Land Transfer (LT) plan or scheme plan is facilitated by the provision of a LT plan or scheme plan with as built details overlaid on the plan to show services. Alternatively, provide a copy of the As Built Plan with easement boundaries overlaid on the plan.

11. Where there are services easements through private lots and right of ways please show the stormwater pipe in green and the wastewater in red line colour and show all pipe laterals. Please show the water pipe as blue.

12. Where there are roads to vest, please show the kerb lines and footpath as magenta colour.

Condition 38(a)

13. The building site shall be defined with respect to boundary pegs and/or survey co-ordinates, the latter to be provided by a registered surveyor.

General

14. This resource consent authorises only the activity described above. Any matters or activities not consented to by this consent or covered by the conditions above must either:

- (a) comply with all the criteria of a relevant Permitted Activity in the Nelson Resource Management Plan (NRMP); or
- (b) be allowed by the Resource Management Act 1991; or
- (c) be authorised by a separate resource consent.

15. This consent is granted to the Consent Holder, but Section 134 of the Act states that such consent “attaches to the land” and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to “Consent Holder” in any conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.

16. The Consent Holder should note that this resource consent does not override any registered interest on the property title.

17. 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.

18. 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.

Appendix A

Proposed Subdivision Scheme Plan – Maitahi Village’ (Davis Ogilvie, Drawings 350-362, Version H, dated July 2025)

Plan A: Stage 0

Plan B: Stage Overall

Plan C: Stage 1

Plan D: Stage 2

Plan E: Stage 3

Plan F: Stage 4

Plan G: Stage 5

Plan H: Stage 6

Plan I: Stage 7

Plan J: Stage 8

Plan K: Stage 9

Plan L: Stage 10

Plan M: Stage 11