

Draft Conditions - Comments from the Applicant – Dated 12 August 2025

D	Land Use (s9)	Koata House and future use of this Lot
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Resource Consent:

Grants to: CCKV Maitai Dev Co Limited Partnership

Commencement Date:

Lapse Date: 5 years after commencement date

Expiry date: No expiry

Location: 7 Ralphine Way, Maitai Valley, Nelson

The activity:

Land use consent (Section 9 RMA) to construct and operate a commercial and community facility (Koata House)

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

Subject to the following conditions:

General conditions

1. The activity, of constructing and operating a commercial and community facility (Koata House) 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 development shall proceed in general accordance with the Plan set A and B identified in Appendix A and labelled:
 - Plan set A: Koata House / Te Whare ō Koata – Maitahi Village (Waka Group Architecture Ltd, dated 31 January 2025) numbered RC1.01-1.06, RC2.01, RC3.01-3.02
 - Plan set B: Koata House / Te Whare ō Koata – Maitahi Village (RMM Landscape Architects - Landscape Concept, dated June 2024)
3. The buildings subject to this consent shall not be constructed until Lot 1003 of the subdivision consent has obtained Section 224 Certification.

Commented [ma1]: Ngati Koata has advised that it will continue to refine the architectural plans to reduce project costs, and also requested that there be scope to revisit the landscape plan in advance of this being implemented.

Landscape Plans

4. Prior to the lodgement of building consent for Koata House, a detailed landscape plan, and specification shall be submitted to the Nelson City Council's (Council's) Monitoring Officer for approval of the following:
 - a. That it is in general accordance with Plan set B: Koata House / Te Whare ō Koata – Maitahi Village (Landscape Concept, dated June 2024) and specifies indigenous species to be eco-sourced and planted, materials used, paving, retaining wall design, seating and cycle parking areas, as well as setting out any required weed and pest control, need for replacement planting e.g. should plants die or become diseased, irrigation and maintenance requirements.

5. If no response is received from Council's Monitoring Officer after 15 working days of submission, the detailed landscape plan and specification shall be treated as approved.
6. Within 2 months following completion of all landscaping, 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 requirements of this consent.

Transport Design Details for Koata House

7. At the building consent stage for the development of Koata House, the Consent Holder shall provide to Council's Monitoring Officer plans that show the following transport information:
 - a. Detailed design drawings demonstrating vehicle tracking curves for all anticipated bus and service vehicle manoeuvres associated with Koata House; and
 - b. Visibility splays designed in accordance with Figure 4.11 of the Nelson Tasman Land Development Manual 2020 (NTLDM).
8. These plans shall be prepared by a suitably qualified and experienced transport engineer and must demonstrate that access arrangements are appropriate for the expected transport demands of the 180-seat event space.
9. If deemed necessary by the suitably qualified and experienced transport engineer, a Temporary Traffic Management Plan (TTMP) specifically addressing bus and other vehicle movements and parking arrangements during larger events on the site shall be prepared by the suitably qualified and experienced transport engineer and submitted to Council's Monitoring Officer for approval.
10. The TTMP shall include, but not be limited to, the following matters:
 - The location and layout of dedicated bus drop-off and pick-up areas;
 - Proposed routes for buses to and from the site;
 - Measures to safely manage interactions between buses, pedestrians, and other vehicles;
 - Temporary signage and traffic controls (including marshalls if required);
 - Proposed bus schedules or coordination with public transport providers;
 - Provisions for emergency vehicle access;
 - Measures to avoid queuing or congestion on the surrounding road network;

The approved TTMP shall be implemented for all events above a threshold as determined suitably qualified and experienced transport engineer and all traffic management measures shall be adopted throughout the event period.

Operating Hours

11. Koata House shall operate, for the purposes of functions and events, within the hours of:

Sunday to Thursday inclusive: 7am - 11pm.

Friday, Saturday, Christmas Eve and New Year's Eve: 7am - 1am the following day.

Noise Limits

12. Noise generated from activities undertaken within Koata House shall not exceed the following limits measured at, or within, the boundary of any site in the Residential Zone:

Day Time L10: 55 dBA

Other Times L10: 45 dBA

Lmax: 75 dBA

Day Time means: 7am to 10pm Monday to Friday, and 9am to 10pm Saturdays, Sundays and Public Holidays.

All measurements and assessment in accordance with NZS 6801:2008 and NZS 6802:2008.

Future use or development of Lot 1003

13. Any future alternative use or development of this site (Lot 1003) which complies with the permitted activity rules and standards in Chapter 9 'Suburban Commercial' Zone of the Nelson Resource Management Plan 2004 (being the rules and standards as at (decision date)), is allowed.

Review

14. 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. Condition 3 is to ensure that prior to any construction, the ground beneath the buildings has been certified by a Geo-professional, the mechanically stabilised earth (MSE) wall has been completed and it is within the boundaries of the Lot 1003, the debris bund has been fully constructed and vested to Council and the building has connection to a legal road. These matters will be required as part of s224 certification for the underlying subdivision.
3. Condition 11 is not intended to limit the use of Koata House as a marae.

4. Condition 13 is also secured by way of a consent notice registered on the relevant computer freehold register. A portion of proposed Lot 1003 (Koata House) is within the Residential Zone. One of the purposes of this consent is to remedy that zoning anomaly and enable the Suburban Commercial provisions in Chapter 9 of the NRMP. Condition 13 and the consent notice recognise the Suburban Commercial function, form, and intent of this allotment as a part of the Maitahi Village development.
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.

Plan A: Koata House / Te Whare ō Koata – Maitahi Village (Waka Group Architecture Ltd, January 2025).

(insert)

Plan B: Koata House / Te Whare ō Koata – Maitahi Village (Landscape Concept Package, June 2024)

(insert)