

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

E	Land Use (s9)	Temporary Water Reservoir
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Resource Consent:

Grants to: CCKV Maitai Dev Co Limited Partnership

Commencement Date:

Lapse Date: 3 years after ~~consent~~ commencement date

Expiry date: No expiry

Location: 7 Ralphine Way, Maitai Valley, Nelson

The activity:

Land use consent (Section 9 RMA) to constructing and operating a temporary water reservoir

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

Subject to the following conditions:

General conditions

1. The activity, of constructing and operating a temporary water reservoir 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 temporary water reservoir shall be designed and located in accordance with the Nelson Tasman Land Development Manual (NTLDM) and the Maitai Village Servicing Report prepared by David Ogilvie dated 13 February 2025 and shown on:
 - (a) Plan 1 13.4(v.2) Maitahi Village – Engineering Design – Overall Water and Services Plan – Dwg C300.
 - (b) Plan 2 13.4(v.2) Maitahi Village – Engineering Design – Overall Water and Services Plan – Dwg C307.
3. The works under this consent shall not occur until the final right of way levels and surface to the temporary water reservoir have been ~~reviewed~~ by Nelson City Council's (Council's) Monitoring Officer.
4. Stormwater from the right of way shall be collected in a controlled manner to a Council ~~approved~~ stormwater system subject to ~~review~~ by Council's Monitoring Officer.
5. The vehicle access to the water tank platform from the right of way shall provide adequate room for turning for a 90 percentile 2-axle truck.
6. A benched area of no less than 3.0m shall be provided around the perimeter the tank for maintenance purposes and formed to the standards of the NTLDM.

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Landscaping

7. Prior to lodging a building consent for the proposed water tank, the Consent Holder shall submit a detailed Landscape Plan from a suitably experienced landscape design professional to Council's Monitoring Officer for review to confirm that the Landscape Plan contains the information required by this condition. The Landscape Plan shall show:
 - a) The location, type and spacing of plant species (trees, shrubs and groundcovers) on all cut and fill batters associated with the water tank platform and access road.
 - b) Drought tolerant native trees and shrubs consistent with species recommended in the Nelson City Council Living Heritage Plant Guide.
8. All landscaping planting shall be carried out in accordance with the approved Landscape Plan within the first planting season (being 1 May – 30 September) following installation of the temporary reservoir.
9. Within 2 months following completion of the landscape planting, the Consent Holder shall provide to the Council Monitoring Officer a statement from its landscape design professional confirming the landscaping has been established in accordance with the Landscape Plan.
10. All plants shall be planted following best horticultural practice including use of at least 20mm of topsoil, fertiliser and watering in to ensure best outcomes and shall be maintained by the Consent Holder for a period of, at least, two years.

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Water Tank

11. Construction of the water tank shall not occur until the detailed engineering plans of the Maitahi Village Subdivision required under Stage 1 of Subdivision Consent (or any subsequent variation) have been certified by Council's Group Manager Infrastructure. The Water tanks shall be fully constructed and in operation for Stage 1 of the subdivision consent.
12. The water reservoir shall be finished in dark recessive colours (and have a LRV of no more than 20%) so that it is recessive within the Kākā Hill landscape.

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Public Safety

13. A security fence around the tank site with a lockable gate located at the access entry shall be installed prior to the construction of the water tanks to the satisfaction of Council's Monitoring Officer. The gate shall not open outwards or result in an obstruction of the right of way. The Consent Holder shall install temporary locks on all lids, doors, chamber covers and gates for security and safety purposes. The Consent Holder shall ensure Council approved locks are ordered through Council and fitted to facilities. All costs associated with the supply of fitted locks shall be met by the Consent Holder.

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.

For the avoidance of doubt, Council's Monitoring Officer is not in a position to approve or certify the technical content of plans or reports submitted under these conditions of consent. The Monitoring Officer's role is to receive the submitted information and coordinate its review by the relevant qualified Council staff or external experts. This review is undertaken solely to determine whether the submitted material addresses all the matters required by the applicable condition(s) of consent. The use of terms such as "confirmation" or "review" in these conditions reflects this process and does not imply that the Monitoring Officer, or Council more generally, is providing technical approval of the methodology or design.

Please note that this does not apply to any conditions requiring infrastructure approvals from Council's Group Manager Infrastructure. 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 subdivision consent specifies the water reticulation standard, including the tank design capacity. The earthworks consent addressed the physical earthworks to form the right of way / access track and pad.
3. 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.

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