

## Attachment 25: Volunteered Consent Conditions

It is within this Attachment that the draft sets of volunteered consent conditions are provided. There are separate sets of draft consents that are clearly labelled and provided as follows:

#	Type	Activity
A	Land Use (s9)	Comprehensive Housing Development
B	Land Use (s9)	Earthworks and vegetation clearance
C	Land Use (s9)	Demolish Shearing Shed and Chimney
D	Land Use (s9)	Koata House
E	Land Use (s9)	Temporary Water Reservoir
F	Land Use (s9)	Wastewater Pump Station
G	Land Use (s9)	Open Space & Recreation Area
H	Land Use (s9)	Landfill
I	Subdivision (s11)	Maitahi Village subdivision and development
J	Land Use (s13) & NES_FW	Disturbance and deposition of material in the bed of Kākā Stream and it's tributaries, including reclamation
K	Water Permit (s14)	Dam and divert water
L	Discharge Permit (s15)	Discharge contaminants during construction
M	NES-CS	Remediation of contaminated land

<b>A</b>	<b>Land Use (s9)</b>	<b>Comprehensive Housing Development</b>
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 10 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

#### **General conditions**

- 1 The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_.
  - Servicing Report – Arvida Maitahi Village (February 2025) prepared by David Ogilvie & Partners.
  - Maitahi Village – Civils Drawing Set (Arvida Civils) (February 2025) prepared by David Ogilvie & Partners.
  - Arvida Maitahi Village (February 2025) design drawing set prepared by JTB Architects & Rough Milne Mitchell Landscape Architects Ltd.
  - Cultural Impact Assessment (dated February 2025) prepared by Thirdspace Projects Aotearoa Ltd
  - Statement of Cultural Values (dated January 2025) prepared by Thirdspace Projects Aotearoa Ltd for Ngati Tama ki te Waipounamu Trust.
- 2 The consent holder shall advise the Council’s 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](mailto:regulatory@ncc.govt.nz) and advise the consent number \_\_\_\_.

#### **Construction & Environmental Management Plan**

- 3 No less than 10 working days prior to the commencement of any site development works, the consent holder shall provide a CEMP to the Monitoring Officer for the certification of the Manager. The purpose of the CEMP is to ensure construction effects including noise, dust and sediment control, and vehicle traffic are effectively managed.
- 4 The CEMP 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, including details of how the works may be integrated with works undertaken pursuant to resource consents \_\_\_\_\_;
  - d. Measures to minimise any risks from works proposed in proximity to high voltage electricity lines, including the results of any consultation with the Lines operator;
  - e. Measures to manage construction vehicle traffic and parking;
  - f. Details of on-site access, turning and manoeuvring for heavy vehicles;
  - g. The location and content of any construction signage;

- h. Erosion and sediment control measures including (but not limited to);
    - i. Measures to prevent fugitive dust and windblown sediment beyond the site boundary;
    - ii. Measures to manage sediment content in construction stormwater and to avoid sediment entering surface water bodies adjacent to the site;
    - iii. Details of any measures to control mud and detritus from vehicles onto the surrounding road network or adjoining land; 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 dust emissions;
  - i. Procedures for the management of construction stormwater;
  - j. Measures for the management of construction noise and vibration;
  - k. Any recommendations from the Geo-professional;
  - l. Details relating to the Storage of fuel and/or lubricants and any handling procedures along with contingency plans (including use of spill kits);
  - m. Contact details for site manager;
  - n. Complaints procedures and register; and
  - o. Procedures for the monitoring, audit and review of the management plan.
- 5 Should the Manager refuse to certify the CEMP, the Consent Holder shall submit a revised CEMP to the Manager for certification. The certification process shall follow the same procedure and requirements as outlined in conditions 3-4. No construction or earthworks activities shall commence on site prior to the CEMP being certified.
- 6 All construction and earthwork activities on the site shall be carried out in general accordance with the certified CEMP.
- 7 The CEMP may be amended at any time by the Consent Holder. Any amendments to the CEMP shall be submitted by the Consent Holder to the Monitoring Officer for the certification of the Manager. If the amended CEMP is certified, then it becomes the certified plan for the purposes of condition 3. Any amendments to the CEMP shall be:
- a. For the purposes of improving the measures outlined in the CEMP for achieving the CEMP purpose (see condition 3);
  - b. Consistent with the conditions of this resource consent; and
  - c. Prepared by a suitably qualified expert or experts.

#### **Construction hours of operation and noise limits**

- 8 Hours of operation shall be limited to between 7.00am to 6.00pm Monday to Friday and 8.00am to 5.00pm on Saturdays. No earthworks shall take place on Sundays or Public Holidays.
- 9 Construction noise from earthworks, building and service installation activities shall not exceed the recommended upper limits set out in Table 2 of New Zealand Standard NZS6803:1999 *Acoustics – Construction Noise* when measured at, or within, the boundary of the site (7 Ralphine Way). Any measurements and assessments shall be in accordance with NZS6803:1999.

#### **Landscape Design**

- 10 The site shall be landscaped and fenced in general accordance with the Landscape Design Package prepared by \_\_\_\_\_.

- 11 The fencing shown as \_\_\_\_\_. For the avoidance of doubt, the boundary fencing may be erected progressively, provided that the relevant length of the boundary is fenced prior to the adjoining building at that location being constructed.
- 12 The fencing shown as \_\_\_\_\_ shall be erected prior to the occupation of any residential unit located immediately adjacent to the boundaries along which that fencing is proposed on the \_\_\_\_\_ plan.
- 13 The landscape planting identified in the Landscape Design Package may be established progressively to coincide with development staging. All landscaping must be planted no later than 40 working days from the code of compliance certificate being issued for the final building constructed on-site.
- 14 Within 20 working days of all landscaping in the Landscape Design Package being completed, the Consent Holder shall provide to the Monitoring Officer a statement by its landscape design professional confirming the landscaping has been established in general accordance with the Package.
- 15 All fencing and landscaping in the Landscaping Design Package shall be maintained by the Consent Holder in perpetuity. Any dead or dying vegetation shall be replaced within the next growing season with the same or similar species. Any damaged fencing shall be repaired or replaced as soon as practicable.

#### **Architectural Design Plans**

- 16 The development – including all buildings, roading and landscape areas – shall be constructed in general accordance with the plans, elevations and sections attached as ... to the application and indexed in Table 1 above.

#### **Roading, Parking and Loading**

- 17 The internal roads shall be formed and permanently surfaced in accordance with the widths and standards set out in the Traffic Concepts Limited report provided in support of the application.

**Note:** 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.

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

#### **Water Supply**

- 19 A water supply main connecting the site to \_\_\_\_\_ shall be installed prior to the occupation of any building on-site.
- 20 Internal water reticulation, complete with all mains, valves, fire hydrants, backflow prevention devices and other necessary fittings shall be installed as generally shown on \_\_\_\_\_ indexed in Table 1 above and water measures and housing box shall be provided to the site in accordance with the requirements of the NTLDM.

**Note:** the development is anticipated to be constructed in stages and as such the staged implementation of the internal water reticulation network is also enabled by this consent.

- 21 The location and details of water meters shall be recorded on Council's Water Meter Location Form which shall be submitted to Council for approval prior to the relevant building(s)' occupation.

#### **Wastewater**

- 22 Prior to the occupation of any building on-site:
  - a. A wastewater main shall be installed connecting the site to the reticulated main in \_\_\_\_\_; and
  - b. The existing main in \_\_\_\_\_ shall be duplicated as generally described in \_\_\_\_\_

- 23 Internal sewer reticulation shall be installed as generally shown on \_\_\_\_\_ indexed in Table 1 above complete with all necessary manholes and connections in accordance with the requirements of the NTLDM.

#### **Stormwater**

- 24 Internal stormwater reticulation shall be installed complete with all necessary manholes, sumps, inlets and a connection to each dwelling as generally shown on \_\_\_\_\_ indexed in Table 1 above and in accordance with the requirements of the NTLDM.
- 25 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 as indicatively shown on \_\_\_\_\_ indexed in Table 1 above and will be capable of conveying the 2% AEP storm event.

#### **Cabling**

- 26 Telephone/broadband and electric power connections shall be provided to the site. Any cabling in Council road reserve shall be underground and be installed according to Sections 10 and 11 of the NTLDM.

#### **Engineering design, construction and certification**

- 27 All engineering works shall be completed by the Consent Holder in general accordance with the design drawings and reports referred to unless otherwise to the satisfaction of the Manager Infrastructure.
- 28 Upon completion, any works that are to be vested to Council as public infrastructure shall be shown on "As-built" engineering drawings to the requirements of the NTLDM, and to the satisfaction of the Manager Infrastructure.
- 29 Prior to the occupation of any building on-site, the Consent Holder shall provide to the Manager the written certification [\_\_\_\_\_] from a suitably qualified chartered professional engineer that all works have been completed in accordance with the requirements of the conditions of this consent and the Building Code or NTLDM as applicable. If the development is undertaken in stages, written certification can be provided for each stage to satisfy this condition.

#### **Staging**

- 30 \_\_\_\_\_

#### **Easements**

- 31 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. The Memorandum shall be submitted to the Manager Infrastructure prior to the occupation of any building on-site. All documentation for the registration of the easements shall be prepared at the Consent Holder's expense.

#### **Review**

32. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions 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.

<b>B</b>	<b>Land Use (s9)</b>	<b>Earthworks and vegetation clearance</b>
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 5 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

#### **General conditions**

- 1 The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_.
  - Erosion & Sediment Control Assessment Report (dated February 2025) prepared by Southernskies Environmental Ltd
  - Chemical Treatment Management Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Erosion and Sediment Control Monitoring Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Site Specific Erosion and Sediment Control Plans (dated February 2025) prepared by Southernskies Environmental Ltd
  - Ecological Assessment Report (dated February 2025) by Robertson Environmental Ltd
  - Ecological Recommendations for Land Contamination (dated February 2025) by Robertson Environmental Ltd
  - Remediation Action Plan (dated February 2025) prepared by Envirolink Limited.
  - Geotechnical Assessment Report (dated February 2025) prepared by Tonkin & Taylor Ltd
  - Cultural Impact Assessment (dated February 2025) prepared by Thirdspace Projects Aotearoa Ltd
  - Statement of Cultural Values (dated January 2024) prepared by Thirdspace Projects Aotearoa Ltd for Ngati Tama ki te Waipounamu Trust.
- 2 The consent holder shall advise the Council's 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](mailto:regulatory@ncc.govt.nz) and advise the consent number \_\_\_\_.

#### **Construction & Environmental Management Plan**

- 3 No less than 10 working days prior to the commencement of any site development works, the consent holder shall provide a CEMP to the Monitoring Officer for the certification of the Manager. The purpose of the CEMP is to ensure construction effects including noise, dust and sediment control, and vehicle traffic are effectively managed.
- 4 The CEMP 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, including details of how the works may be integrated with works undertaken pursuant to resource consents \_\_\_\_\_;
  - d. Measures to minimise any risks from works proposed in proximity to high voltage electricity lines, including the results of any consultation with the Lines operator;
  - e. Measures to manage construction vehicle traffic and parking;
  - f. Details of on-site access, turning and manoeuvring for heavy vehicles;
  - g. The location and content of any construction signage;
  - h. Erosion and sediment control measures including (but not limited to);
    - i. Measures to prevent fugitive dust and windblown sediment beyond the **site** boundary;
    - ii. Measures to manage sediment content in construction stormwater and to avoid sediment entering surface water bodies adjacent to the site;
    - iii. Details of any measures to control mud and detritus from vehicles onto the surrounding road network or adjoining land; 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 dust emissions;
  - i. How the staging of the earthworks will minimise the extent of exposed soil at any given time;
  - j. Rainfall response and contingency measures including inspection measures and timing, procedures to minimise adverse effects in the event of significant rainfall events and/or failure of any key erosion and sediment control structures;
  - k. Procedure for reporting any incidents resulting from a significant rainfall event to the Council's Monitoring Officer;
- Note:** For the purposes of this criterion, a significant rainfall event is 60mm or more over a 24-hour period as measured at either Nelson Airport or the Tasman District Council/Nelson City Council rainfall recording site at Princes Drive.
- l. Details, including specific recommendations of the Ecologist, of how the performance of control measures will be measured and responded to on-site, including:
    - i. Measurement of the quality of discharges;
    - ii. The setting of trigger points for adapting control measures;
    - iii. Processes to be followed where triggers are exceeded;
    - iv. Processes to be adopted in the event of any control measures failing; and
    - v. Timeframes and reporting responsibilities for notifying the Council in writing of all incidences where trigger points are exceeded or control measures failed, and the remedial measures taken.
  - m. Procedures for the management of construction stormwater;
  - n. Measures for the management of construction noise and vibration;
  - o. Any recommendations from the Geo-professional;
  - p. Protocols to be adopted for the discovery of any unrecorded and archaeological site;

- q. Details relating to the Storage of fuel and/or lubricants and any handling procedures along with contingency plans (including use of spill kits);
  - r. Contact details for site manager;
  - s. Complaints procedures and register; and
  - t. Procedures for the monitoring, audit and review of the management plan.
- 5 Should the Manager refuse to certify the CEMP, the Consent Holder shall submit a revised CEMP to the Manager for certification. The certification process shall follow the same procedure and requirements as outlined in conditions 3-4. No construction or earthworks activities shall commence on site prior to the CEMP being certified.
- 6 All construction and earthwork activities on the site shall be carried out in general accordance with the certified CEMP.
- 7 The CEMP may be amended at any time by the Consent Holder. Any amendments to the CEMP shall be submitted by the Consent Holder to the Monitoring Officer for the certification of the Manager. If the amended CEMP is certified, then it becomes the certified plan for the purposes of condition 6. Any amendments to the CEMP shall be:
- a. For the purposes of improving the measures outlined in the CEMP for achieving the CEMP purpose (see condition 3);
  - b. Consistent with the conditions of this resource consent; and
  - c. Prepared by a suitably qualified expert or experts.

#### **Earthworks and Vegetation Clearance**

- 8 Prior to any earthworks commencing, the Consent Holder shall provide to the Monitoring Officer a letter of engagement confirming the Geo-professional's availability to undertake the geotechnical supervision, reviews and inspections of the proposed cuts and foundations during the implementation of this consent.
- 9 At least 5 working days prior to earthworks commencing the Consent Holder, the Geo-professional, the Ecologist and the contractor shall schedule and attend a pre-construction meeting with the Monitoring Officer to review the certified CEMP pursuant to condition 3.
- 10 At no time shall the works, including backfilling and drainage, encroach into any other site not the subject to this consent.
- 11 All practical measures shall be taken by the Consent Holder to prevent any sediment, erosion, or dust effects beyond the boundaries of the site. Erosion and sediment control measures shall be:
- a. Established in general accordance with the \_\_\_\_\_;
  - b. Maintained in working order for the duration of works; and
  - c. Decommissioned after works are completed, with any sediment remaining in the measures removed and disposed of in a manner such that sediment does not enter the stormwater network or surface water.
- 12 No earthworks resulting in cut or fill faces shall be undertaken in any location which has not been addressed by the erosion and sediment control measures adopted pursuant to condition 11 and in the certified CEMP if rain is forecast in the period before measures can be implemented to secure the ground from the effects of overland flows.
- 13 Where flocculent is used in sedimentation ponds, daily monitoring of dose rates and pH levels shall be undertaken and the results be made available to the Monitoring Officer upon request.
- 14 In the event of any unanticipated dust, erosion or sediment effects occurring beyond the boundaries of the site, all earthworks will cease until the breach has been remedied to the satisfaction of the Monitoring Officer.



- 15 Earthworks shall be staged to minimise the area of land exposed at any time in accordance with the CEMP certified pursuant to condition 3. The Consent Holder shall adopt the recommendations of the Ecologist with respect to the staging of works in the bed and margins of Kākā Stream.
- 16 Notwithstanding the requirements of conditions 14 and 3, should the Consent Holder cease, abandon work on site, stop the works for a period longer than 14 consecutive days, or be required to allow time gaps in accordance with the proposed timeline, it shall first take adequate preventive and / or remedial measures to prevent sediment discharge, and shall ensure that any commenced earthworks are permanently stabilised by either planting, seeding, mulching or otherwise covering any exposed ground so as to minimise the risk of dust, erosion and sedimentation. These measures shall be maintained thereafter until the site soils have been reinstated to an erosion-free state.
- 17 There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from the earthworks authorised by this consent that, in the opinion of the Monitoring Officer, is considered to be unreasonable. In the event that an unreasonable deposition does occur it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater system or any receiving water courses.
- 18 Any retaining walls greater than 1.2 metres in height or supporting surcharge loads shall be specifically designed by a suitably qualified and chartered professional engineer practising in structural engineering.
- 19 All earthworks and associated drainage shall be designed, implemented and inspected during construction under the supervision of the Geo-professional.
- Note:** *The Consent Holder is responsible for ensuring inspections are undertaken by the geo-professional. Inspections undertaken by the supervising engineer, the contractor or the Council's Building Inspector do not fulfil the inspection and supervision requirements of this condition.*
- 20 All fill shall be certified in accordance with NZS4431: *Earthfill for Residential Development* unless the Geo-professional otherwise deems unnecessary.
- 21 If at any stage in the implementation of this consent earthworks reveal adverse ground conditions, such as the presence of soft and / or water-saturated ground, or layers of plastic clay, or evidence of slope movement is observed, all works shall be ceased immediately and the services of the Geo-professional shall be obtained. Subsequent works shall follow the recommendations made by the Geo-professional.
- 22 For each stage, prior to the construction of any buildings, the Consent Holder shall provide the following information from the Geo-professional to the Monitoring Officer for the Manager:
- a. Written certification that risk of settlement to structures has been addressed and that building/construction areas are suitable for development;
  - b. The results of any detailed intrusive geotechnical investigations (such as cone penetrometer testing) undertaken in the footprint for the main building and surrounding area, and the recommendations of the Geo-professional in response to the results;
  - c. A geotechnical statement of suitability for residential development complete with specific development recommendations for the proposed building sites and an accompanying geotechnical report – the geotechnical statements and reporting are to comply with the requirements of NZS4404:2010 *Land Development and Subdivision Infrastructure*.
- 23 Earthworks and ground shaping shall be constructed to prevent ponding and provide a positive gradient away from foundational elements.
- 24 If the ground conditions differ from the design assumptions, the design engineer shall seek advice from the Geo-professional, and shall follow any recommendations made by the Geo-professional (providing the recommendations do not conflict with any other conditions of this consent).

- 25 Settlement ponds shall be specifically investigated, designed and inspected during construction by or under the direction of a chartered professional engineer practising in civil or geotechnical engineering. The engineering design shall be reviewed by the Geo-professional who shall also confirm to the supervising engineer that the ground conditions are suitable for the works proposed.

#### **Construction hours of operation and noise limits**

- 26 Hours of operation shall be limited to between 7.00am to 6.00pm Monday to Friday and 8.00am to 5.00pm on Saturdays. No earthworks shall take place on Sundays or Public Holidays.
- 27 Construction noise from earthworks, building and service installation activities shall not exceed the recommended upper limits set out in Table 2 of New Zealand Standard NZS6803:1999 *Acoustics – Construction Noise* when measured at, or within, the boundary of the site (7 Ralphine Way). Any measurements and assessments shall be in accordance with NZS6803:1999.

#### **Ecology**

- 28 Prior to any works commencing, the Consent Holder shall provide to the Monitoring Officer a letter of engagement confirming the Ecologist's availability to undertake the site briefing, best practice advice, supervision, reviews and inspections of the proposed works during the implementation of this consent.
- 29 Prior to any earthworks commencing, the Consent Holder shall ensure the Ecologist briefs and contractors undertaking the works, including any methods that must be employed by the contractors to minimise adverse effects on aquatic life at the commencement of works as referenced in the ..... report dated ..... and attached as .... to the consent application.
- 30 No works shall be undertaken during the period 1 April to 15 August (in koaro and kokopu spawning areas) unless it has been determined by the Ecologist that no spawning habitats exist or that sedimentation will not pose a risk to any spawning area.
- 31 Prior to earthworks and vegetation clearance commencing the Ecologist shall assess the subject watercourse to determine native fish should be captured and transferred to other reaches of Kākā Stream. No earthworks in or within 5 metres of the watercourse shall occur prior to any fish salvage and transfer as directed by the Ecologist.
- 32 The Ecologist shall provide recommendations to the contractor and (where deemed necessary by the Ecologist) supervision of works during the construction of the overflow channel and tree removals on Kākā Stream.
- 33 The Ecologist shall be on site during the de-watering of any construction area and shall manage and supervise fish salvage activities throughout the de-watering period until fish passage is restored.
- 34 If any reach of Kākā Stream is diverted during the months of September to December (inclusive), the Ecologist shall determine, for the full duration of the diversion, if fish passage should be reinstated. The duration of any diversion should be based on advice from the Ecologist.
- 35 The Ecologist shall inspect all sediment controls, coffer dams and temporary fish passage barriers to ensure they are functioning properly.
- 36 At the completion of works, fish passage shall be reinstated and the working areas and stream bed shall be rehabilitated to a naturally functioning and durable state to the satisfaction of the Ecologist. Within 20 working days of the completion of works, the Consent Holder shall provide to the Manager written confirmation from the Ecologist that fish passage has been reinstated for the full reach of Kākā Stream modified by the proposal.
- 37 Existing vegetation on the \_\_\_\_ of Kākā Stream, including the \_\_\_\_ shall, where possible, be retained to provide overhead canopy shade for the stream. The Consent Holder shall adopt the recommendations of the Ecologist for the purposes of optimising vegetation retention.
- 38 Notwithstanding any other condition of this consent, the Consent Holder shall not cause any of the following effects in Kākā Stream (or any other watercourse) in the opinion of the Monitoring Officer:

- a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
  - b. After reasonable mixing, any conspicuous change in colour or visual clarity that is not typical of ambient background levels at that time; or
  - c. Any emission of objectionable odour.
- 39 All machinery used on the site shall be refuelled at least 20 metres away from any watercourse. Refuelling and maintenance work shall be undertaken in such a manner as to prevent contamination of land and surface water. If spillage of any contaminants into any watercourse or onto land occurs, this shall be adequately cleaned up so that no residual potential for contamination of land and surface water runoff from the site occurs. If a spill of more than 20 litres of fuel or other hazardous substances occurs, the Consent Holder shall immediately inform the Monitoring Officer and undertake all necessary remedial actions immediately.
- 40 Machinery and equipment shall not be cleaned within 10 metres of any open watercourse.
- 41 All reasonable endeavours shall be taken by the applicant to ensure machinery shall be free of plants and plant seeds prior to entering the construction area.

### **Riparian Landscaping and Fencing**

- 42 No less than 10 working days prior to the commencement of any earthworks or vegetation clearance, the Consent Holder shall provide a Riparian Landscape Plan to the Manager for certification. The purpose of the Riparian Landscape Plan is to ensure effects from earthworks and vegetation clearance in and adjacent to Kākā Stream are remediated in an effective, timely manner.
- 43 The Riparian Landscape Plan shall be informed by the recommendations of the Ecologist and address the following (at a minimum):
- a. Description of the mix of species, density and location of new vegetation to be established, with guidance from:
    - i. Section ..... of the ..... report dated ..... and attached as ... to the consent application; and
    - ii. \_\_\_\_\_
  - b. Methodology of timing and staging earthworks, vegetation clearance and re-establishment of landscaping to minimise loss of shade in Kākā Stream and the extent of exposed surfaces as much as practicable; and
  - c. Measures to ensure species are successfully established and maintained over time.
- 44 Should the Manager refuse to certify the Riparian Landscape Plan, the Consent Holder shall submit a revised Plan to the Manager for certification. The certification process shall follow the same procedure and requirements as outlined in conditions 28-41. No earthworks or vegetation clearance work shall commence on the site prior to the Riparian Landscape Plan being certified.
- 45 All works on the site shall be carried out in accordance with the certified Riparian Landscape Plan.
- 46 Within 30 days of completion of the earthworks, vegetation clearance and shaping of the overflow channel adjacent to Kākā Stream, the Consent Holder shall construct a fence adjacent to Kākā Stream to prevent stock access to the water body. The fence shall, at a minimum, span from \_\_\_\_\_ to be upgraded by this consent. The Consent Holder shall be responsible for maintaining and repairing the fence as necessary to prevent stock from accessing the water body.

### **Staging**

- 47 \_\_\_\_\_

### **Review**

52. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions 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.

#### **Māori Archaeological Sites**

- 48 In the event of Māori archaeological sites (e.g. shell midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga) or koiwi (human remains) being uncovered, activities in the vicinity of the discovery shall cease. The Consent Holder shall then notify Tiaki at Taiao and Heritage New Zealand Pouhere Taonga Central Regional Office (phone 04 494 8320), and shall not recommence works in the area of the discovery until the relevant approvals to damage, destroy or modify such sites have been obtained.

**Note:** *The discovery of any pre-1900 archaeological site (Maori or non-maori) which is subject to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 needs an application to Heritage New Zealand Pouhere Taonga for an authority to damage, destroy or modify the site.*

*If the site is of Maori origin, the Site Manager or Consent Holder shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, and shall ensure all statutory requirements under legislation are met (including Heritage New Zealand Pouhere Taonga Act 2014, and Protected Objects Act 1975).*

<b>C</b>	<b>Land Use (s9)</b>	<b>Demolish Shearing Shed and Chimney</b>
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 2 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

#### **General conditions**

1. The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_.
2. Prior to the “shearing shed” and “chimney” being demolished, the consent holder shall record the existing shearing shed and chimney by digital 3D scanning inside and outside and a 3D model produced.
3. At least 5 working days prior to any demolition works proceed on the “shearing shed” and “chimney”, the consent holder shall provide a copy of the 3D record to the Nelson City Council’s monitoring officer.
3. Prior to the “shearing shed” being demolished, the consent holder shall:
  - a) salvage of the shearers’ graffiti on the rusticated weatherboard clad walls and sliding doors to Woolshed Part A1 and Part B (refer Miller 2022) for adaptive reuse and presentation;
  - b) salvage of the shearing equipment and the ground floor windows to Part A1 (refer Miller 2022), including any timber and building materials that are recoverable and reusable.
4. Photographs of the salvaged items, along with information as to their storage for reuse, and/or presentation shall be provided to the Nelson City Council’s monitoring officer.
5. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent’s conditions 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.

**Note:** “Shearing shed” and “chimney” in this rule relate to the specific structures identified within the Origin Consultants Limited Memo updated 6 April 2022 and entitled “Investigations into selected heritage structures – timber woolshed/barn, concrete chimney, and concrete/stone wall remnants” and presented within PPC28. Furthermore, in relation to the shearing shed, it is only part A1 of the building that is captured by this rule.

<b>D</b>	<b>Land Use (s9)</b>	<b>Koata House</b>
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 5 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

**General conditions**

1. The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_.
  - Koata House / Te Whare ō Koata – Maitahi Village (January 2025) architectural draiwn gset prepared by Waka Group Architecture Ltd.
2. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions 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.

<b>E</b>	<b>Land Use (s9)</b>	<b>Temporary Water Reservoir</b>
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 3 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

#### **General conditions**

1. The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_.
  - Servicing Report -Maitahi Village (February 2025) prepared by Davis Ogilvie & Partners Ltd
2. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions 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.

<b>F</b>	<b>Land Use (s9)</b>	<b>Wastewater Pump Station</b>
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 3 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

#### **General conditions**

1. The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_.
  - Servicing Report -Maitahi Village (February 2025) prepared by Davis Ogilvie & Partners Ltd
2. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions 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.



<b>G</b>	<b>Land Use (s9)</b>	<b>Open Space &amp; Recreation Area</b>
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 10 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

#### **General conditions**

1. The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_.
  - Ecological Assessment Report (dated February 2025) by Robertson Environmental Ltd
  - Ecological Recommendations for Land Contamination (dated February 2025) by Robertson Environmental Ltd
  - Cultural Impact Assessment (dated February 2025) prepared by Thirdspace Projects Aotearoa Ltd
  - Statement of Cultural Values (dated January 2024) prepared by Thirdspace Projects Aotearoa Ltd for Ngati Tama ki te Waipounamu Trust.
  - Erosion & Sediment Control Assessment Report (dated February 2025) prepared by Southernskies Environmental Ltd
  - Chemical Treatment Management Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Erosion and Sediment Control Monitoring Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Site Specific Erosion and Sediment Control Plans (dated February 2025) prepared by Southernskies Environmental Ltd
  - Remediation Action Plan (dated February 2025) prepared by Envirolink Limited.
  - Geotechnical Assessment Report (dated February 2025) prepared by Tonkin & Taylor Ltd
  - Maitahi Village – Landscape Design Document (February 2025 prepared by Rough Milne Mitchell Landscape Architects Limited.
2. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions 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.

H	Land Use (s9)	Landfill
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 10 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

#### **General conditions**

1. The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_:
  - Geotechnical Assessment Report (dated February 2025) prepared by Tonkin & Taylor Ltd
  - Erosion & Sediment Control Assessment Report (dated February 2025) prepared by Southernskies Environmental Ltd
  - Chemical Treatment Management Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Erosion and Sediment Control Monitoring Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Site Specific Erosion and Sediment Control Plans (dated February 2025) prepared by Southernskies Environmental Ltd
  - Remediation Action Plan (dated February 2025) prepared by Envirolink Limited.
  - Cultural Impact Assessment (dated February 2025) prepared by Thirdspace Projects Aotearoa Ltd
  - Statement of Cultural Values (dated January 2025) prepared by Thirdspace Projects Aotearoa Ltd for Ngati Tama ki te Waipounamu Trust.
2. The consent holder shall advise the Council's 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](mailto:regulatory@ncc.govt.nz) and advise the consent number, xxxxxx.
3. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions 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.

#### **Design and Construction Methodology**

4. Prior to any works commencing on site, the Consent Holder shall submit a Design and Construction Methodology (DCM) from the Contractor and reviewed and approved by the Geo-professional to Nelson City Council's ('Council') Monitoring Officer. The DCM shall include, but not be limited to, the following items:
- i. Design and construction details of any toe buttress. This shall be designed by a Geo-Professional. This design shall consider the size of the rock and the depth at which to key the rock into good material;
  - ii. Fill details (material, volumes, height);
  - iii. Design of permanent stormwater swales and channels (must designed in accordance with the Nelson Tasman Land Development Manual 2019);
  - iv. Location, design and construction details of sediment retention pond; and
  - v. Details of vegetation clearance.
5. All earthworks shall be designed by a Geo-Professional where relevant to achieve a low level of geotechnical instability risk.

#### **Erosion and Sediment Control Plan**

6. The Consent Holder shall prepare an Erosion and Sediment Control Plan (ESCP) which shall be reviewed and approved by the Geo-Professional prior to any works commencing on site and shall be submitted to Council's Monitoring Officer prior to works commencing. The ESCP shall cover the design, implementation, and decommissioning of control measures. The ESCP shall be prepared in accordance with the "Nelson Tasman Erosion and Sediment Control Guidelines 2019" and the following documents submitted with the application:
- Erosion & Sediment Control Assessment Report (dated February 2025) prepared by Southernskies Environmental Ltd
  - Chemical Treatment Management Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Erosion and Sediment Control Monitoring Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Site Specific Erosion and Sediment Control Plans (dated February 2025) prepared by Southernskies Environmental Ltd
7. The Sediment and Erosion Control measures as shown in approved ESCP (as required under condition 6) shall be implemented and maintained until such time as the fill operation has been permanently stabilised. Should any of the Erosion and Sediment Control measures be found not to be functioning as intended, all earthworks shall immediately cease until the necessary repairs or modifications have been made to the satisfaction of the Geo-Professional and a suitably qualified and experienced person in ecology.
- Note:** For the purposes of this condition 'permanently stabilised' shall mean planting, seeding, mulching or otherwise covering any exposed ground so as to reduce the risk of dust, erosion and sedimentation in accordance with the NTESCG.
8. If the Design and Construction Methodology (DCM) or Erosion and Sediment Control Plan (ESCP) changes significantly, the Consent Holder shall notify Council's Monitoring Officer of any changes and submit an updated DCM or ESCP within 3 working days of the change.

Note: Should an amendment to the DCM or ESCP require a variation to this consent (such as but not limited to, new outfalls to the stream, structures within the banks of the river) then all works must cease on-site and the Consent Holder shall apply to the Council for a change of conditions prior to works recommencing. Minor changes that are in line with the NTESCG do not require the ESCP to be updated or re-submitted.

#### **Stormwater control and Sediment Retention Ponds**

9. Sediment retention ponds shall be approved by a Geo-Professional in accordance with the ESCP and in accordance with either GD05 Auckland Erosion and Sediment Control Guide for Land Disturbance Activities or the Nelson Tasman Erosion and Sediment Control Guidelines 2019 otherwise referred to as 'best practice'.

#### **Ecological Testing**

10. Prior to any works commencing on site, the Consent Holder shall undertake eDNA testing in the reach of the Kākā Stream directly below the landfilling area to determine if any species of significance are present. The consent holder shall submit the testing results to Council within 3 days of receiving the results.
11. Where testing results (as required under condition 10) indicate that there are species of significance in the immediate Kākā Stream reach, the Consent Holder shall amend the ESCP to provide additional measures to ensure that these species are appropriately protected, and any potential adverse effects on them will be mitigated.

Note: the proposed additional measures shall be reviewed and approved by a suitably qualified and experienced person in erosion and sediment control to confirm that they will work effectively. The measures shall then be reviewed and approved by a suitably qualified and experienced person in ecology to confirm that the additional measures will mitigate any potential effects on the Kākā Stream.

12. Only fill material from the development of the Maitahi Village Subdivision shall be placed in the landfill area.
13. In the event of any dust, erosion or sediment effects occurring beyond the boundaries of the site or to the Kākā Stream and those effects are not already provided for under the approved resource consents, all earthworks shall cease and the Geo-professional and/or Ecologist shall provide recommendations to mitigate and remedy the adverse effects. Works may resume after the mitigations have been implemented and effects have been remedied to the satisfaction of the Monitoring Officer.
14. The Consent Holder shall ensure the correct installation and operation of all erosion and sediment control measures to ensure earthworks are carried out in accordance with the with best practice as defined above so that the risk of sedimentation or contamination of Kākā Stream shall be managed in accordance with the risk management provision set out in the NTESCG (specifically chapters 5 and 13).
15. During construction, the Geo-professional shall undertake regular inspections to ensure the design is suitable for the prevailing ground conditions, and to provide further geotechnical recommendations in the event of unforeseen ground conditions.

#### **Machinery**

16. Machinery and equipment shall not be cleaned within 10 metres of any open watercourse.
17. All machinery on the work site shall be refuelled at least 20 metres away from any open watercourse. Refuelling and maintenance work shall be undertaken in such a manner as to prevent contamination of land and surface water. If spillage of any contaminants into any watercourse or onto land occurs, this shall be adequately cleaned up so that no residual potential for contamination of land and surface water runoff from the site occurs. If a spill of more than 20 litres

of fuel or other hazardous substances occurs, the Consent Holder shall immediately inform the Council's Monitoring Officer.

#### **After construction**

18. Following the satisfactory completion of the earthworks, the Geo-Professional shall submit a completion report that provides a professional opinion that there is a low ongoing geotechnical risk associated with the completed works. This report shall also provide confirmation that the site has been appropriately stabilised.
19. Once the Geo-Professional has confirmed that the site has been stabilised, the erosion and sediment control measures detailed in condition 6 shall be removed and any sediment within the controls shall be disposed of in a manner that prevents the sediment from discharging into a watercourse prior to the control being removed.

#### **Monitoring**

20. Further monitoring shall be carried out in the event of a rainfall event that exceeds the design limits of the ESCP.
21. In the event of failure of a structural or erosion and sediment control measure, the Consent Holder shall notify Council's Monitoring Officer of the incident no later than 24 hours following the incident. The notification shall include, but not be limited to the following:
  - i. Time and date of the incident
  - ii. Details of the nature of the incident, including the cause, scale of the incident and any effects that the incident has imposed on the receiving environment.
  - iii. Any measures taken to prevent further effects.

I	Subdivision (s11)	Maitahi Village subdivision and development
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 10 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

#### **SUBJECT TO THE FOLLOWING CONDITIONS:**

#### **General Conditions**

1. The subdivision shall be carried out in general accordance with the application lodged with Council on \_\_\_\_\_ and, the further information received on \_\_\_\_\_, including the documents listed below:
  - Geotechnical Assessment Report (dated February 2025) prepared by Tonkin & Taylor Ltd
  - Stormwater Assessment Report (dated February 2025) prepared by Tonkin & Taylor Ltd
  - Ecological Assessment Report (dated February 2025) by Robertson Environmental Ltd
  - Ecological Recommendations for Land Contamination (dated February 2025) by Robertson Environmental Ltd
  - Cultural Impact Assessment (dated February 2025) prepared by Thirdspace Projects Aotearoa Ltd
  - Statement of Cultural Values (dated January 2024) prepared by Thirdspace Projects Aotearoa Ltd for Ngati Tama ki te Waipounamu Trust.
  - Erosion & Sediment Control Assessment Report (dated February 2025) prepared by Southernskies Environmental Ltd
  - Chemical Treatment Management Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Erosion and Sediment Control Monitoring Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Site Specific Erosion and Sediment Control Plans (dated February 2025) prepared by Southernskies Environmental Ltd
  - Remediation Action Plan (dated February 2025) prepared by Envirolink Limited.
  - Maitahi Village – Landscape Design Document (February 2025 prepared by Rough Milne Mitchell Landscape Architects Limited.
  - Integrated Transportation Assessment (February 2025) prepared by Traffic Concepts Limited
  - Maitahi Village – Landscape Design Document (February 2025 prepared by Rough Milne Mitchell Landscape Architects Limited.

2. The activity shall be carried out in general accordance with the Approved Scheme plans labelled 350E, 351E, 352E, 353E, 354E, 355E, 356E, 357E, 358E, 359E, 360E, 361E and 362E.

Where there is any apparent conflict between the application and plans referred to in conditions 1 and 2 and the consent conditions, the consent conditions shall prevail.

#### **Lapse of consent**

3. The subdivision authorised by this consent shall lapse on \_\_\_\_\_ if it has not been given effect to.
- 4.

#### **Staging**

5. The subdivision may be undertaken in two stages in accordance with the subdivision scheme layout plan referred to in Condition 1
  - a) Stage 0 is for a boundary adjustment.
  - b) Stage 1 is for 1 future development lot serviced by Road 2000 and includes lots 501 and 518 (to be vested as Local Purpose - Stormwater Reserve), Lots 516, 519, and 520 (to be vested as Esplanade Reserve), lot 517 (to be vested as Local Purpose – Recreational Reserve).
  - c) Stage 2 is for 1 future development lot serviced by Road 2001
  - d) Stage 3 is for 37 residential lots serviced by Road 2002 and includes Lots 503 and 504 (to be vested as Local Purpose - Stormwater Reserve)
  - e) Stage 4 is for 19 residential lots serviced by Road 2004 and includes Lots 521 (to be vested as Local Purpose – Stormwater Reserve), and 500 (to be vested as Local Purpose - Water Reserve)
  - f) Stage 5 is for 11 residential lots and 1 commercial lot serviced by Road 2003 and includes Lots 522 (to be vested as Local Purpose - Protection Reserve), and 505 (to be vested as Local Purpose - Recreation Reserve)
  - g) Stage 6 is for 34 residential lots serviced by Road 2005 and includes Lots 522 (to be vested as Local Purpose - Stormwater Reserve), and 506 (to be vested as Local Purpose - Recreation Reserve)
  - h) Stage 7 is for 14 residential lots serviced by Road 2006 and includes Lots 515 (to be vested as Local Purpose - Stormwater Reserve)
  - i) Stage 8 is for 24 residential lots serviced by Road 2007 and includes Lots 507 and 508 (to be vested as Local Purpose - Stormwater Reserve) and 509 (to be vested as Local Purpose - Recreation Reserve)
  - j) Stage 9 is for 19 residential lots serviced by Road 2008 and includes Lots 510, 511 and 512 (to be vested as Local Purpose - Stormwater Reserve).
  - k) Stage 10 is for 24 residential lots serviced by Road 2008 and includes Lots 523, 524 and 526 (to be vested as Local Purpose - Stormwater Reserve) and 514 and 525 (to be vested as Esplanade Reserve) and 513 (to be vested as Local Purpose - Recreation Reserve)
  - l) Stage 11 is for 2 balance lots.
6. Stages 0, 1 and 2 are to proceed in sequence, all other stages can proceed in any sequence.
7. Before a Section 224(c) Certificate is issued for any particular stage, all conditions relevant to that stage shall be complied with.

### **Commencement of works**

8. The Consent Holder shall advise the Consents Manager in writing, at least 10 working days prior to works commencing on site for the first stage, so that monitoring of the conditions of this consent can be undertaken. Please email [regulatory@ncc.govt.nz](mailto:regulatory@ncc.govt.nz) and advise the consent number, \_\_\_\_\_.

Thereafter, the Consent Holder shall advise the Consents Manager in writing, at least 5 working days prior to works recommencing or continuing for each subsequent stage as advised by Condition 5.

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

#### **Easements**

9. 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 submitted for the purposes of section 223 of the Act. Easement widths shall be in accordance with the Nelson Tasman Land Development Manual 2020 requirements. All documentation for the registration of the easements shall be prepared at the Consent Holder's expense.
10. For the Council's reticulated water, wastewater and stormwater services, these shall be easements in gross in favour of Nelson City Council and in accordance with the requirements of the Nelson Tasman Land Development Manual 2019 (NTLDM).
11. All documentation for the registration of the easements shall be prepared at the Consent Holder's expense and the wording shall be subject to the approval of the Team Leader, Resource Consents prior to approval of the Survey Plan pursuant to Section 223.

#### **Certification**

12. The Consent Holder shall provide written certification from a Licensed Cadastral Surveyor that the stormwater, wastewater, water and other services are located within the respective easement areas shown on the Title Plan.

#### **Geotechnical Certification**

13. All of the services subject to conditions 19 - 21 (Water, Wastewater and Stormwater) shall be reviewed by a Chartered Professional Engineer practicing in geotechnical engineering or an experienced Engineering Geologist ('the geotechnical professional') who shall specify appropriate slope instability mitigation measures as part of the detailed design process to ensure that there is a low risk of instability affecting the pipes. This shall include verification of all secondary flow routes to mitigate adverse effects of stormwater conveyance across natural ground and engineered ground.

#### **Road Vesting**

14. Lots 2000 to 2010 shall vest in Nelson City Council as 'Legal Road' without compensation.

#### **Local Purpose Reserve**

15. Lots 501, 518, 503, 504, 500, 505, 522, 507, 508 510, 511, 512, 523, 524 and 526 shall vest in Nelson City Council as 'Local Purpose Reserve' without compensation.

#### **Esplanade Reserve**

16. Lots 516, 519, 520, 514 and 525 shall vest in Nelson City Council as 'Esplanade Reserve' without compensation.



### **Recreation Reserve**

17. Lots 505, 517, 506, 509 and 513 shall vest in Nelson City Council as 'Recreation Reserve' with compensation. The value of the allotment must be determined by a valuation from a registered valuer. The valuation used to determine the reserves contribution must be no older than six months from when the Council receives it as part of the section 224(c) application.

### **Roading**

18. Unless specified otherwise in Condition 12, the Consent Holder shall submit detailed engineering designs for Roads and ROWs in general accordance with Plans \_\_\_\_ for the approval of Group Manager Infrastructure. The detailed engineering design plans shall address all of the Road Safety Audit recommendations provided in the Safety Audit Report submitted with the application dated \_\_\_\_ to be resolved as a part of the detailed engineering design.

### **Water**

19. The Consent Holder shall submit detailed engineering designs for the proposed reticulated water network that shall serve the respective stage including the high pressure main through \_\_\_\_ for the approval of Group Manager Infrastructure.

### **Wastewater**

20. The Consent Holder shall submit detailed engineering wastewater plans that shall clearly show all lots connected to the Council's reticulated wastewater system through piped gravity outfalls. The Consent Holder shall submit detailed engineering wastewater plans that provide a combination piped gravity outfalls and any individual pressure pump laterals that shall connect to the reticulated wastewater network for the approval of Group Manager Infrastructure.

### **Stormwater**

21. The Consent Holder shall submit detailed engineering stormwater plans that shall clearly show all lots connected to the Council's reticulated stormwater system through piped gravity outfalls for the approval of Group Manager Infrastructure. The plans shall include details of all secondary flow paths.

### **Prior to the issuing of a Certificate pursuant to Section 224(c) for any stage of the subdivision**

### **Landscape**

22. A Landscape Plan shall be submitted for the acceptance of Manager Consents and Compliance. The plan shall provide a list of details that show how it is consistent with the Landscaping strategy listed under condition 1 (and the planting and species details) attached to this consent and the Landscape Plan required to be submitted. The plan shall include but not be limited to:
- a. Plant species;
  - b. Plant spacing details;
  - c. The density of planting using current horticulture best practice;
  - d. Areas of Amenity and Mitigation Plantings;
  - e. Confirmation from an appropriately qualified and experienced stormwater engineer that the planting locations and specimens will not affect stormwater flows;
  - f. Revegetation areas as referred to in Landscaping strategy listed under condition 1 ;
  - g. The Planting Palettes shown in Landscaping strategy listed under condition 1 ;
  - h. Details that confirm that the plantings will not obstruct traffic sightlines; and

23. The Landscape Plan required by condition 22 shall be submitted to the Council for the approval of the Manager Parks and Facilities prior to it being accepted under condition 22.
24. All landscaping planting on all lots shall thereafter be carried out in accordance with the accepted Landscape Plan within the first planting season (being \_\_\_\_\_) following the substantial completion of the stage and shall be maintained for a period of 3 years following 224 certificate approval.
25. Prior to the application for a section 224 certificate for each stage, the Consent Holder shall provide written notice to the Manager Parks and Facilities to inspect the plantings undertaken in accordance with conditions 22 - 24 and provide written confirmation that they have been completed in accordance with the certified plans or direct any remedial action to be undertaken.

#### **Roading**

26. Roads 2000 to 2010 and ROW's 1 to 4 shall be constructed and formed in accordance with the detailed engineering plans approved by Council in accordance with condition 18 of this consent.
27. The Consent Holder shall install all road marking, street signs and street lighting for the new road and ROWs in accordance with the NTLDM and at the Consent Holders cost.
28. Vehicle crossings shall be provided for each lot on Roads 2000 to 2010 and ROW's 1 to 4 and constructed in accordance with the NTLDM.

#### **Water**

29. The Consent Holder shall connect to the water connection point(s) as indicated in the detailed engineering plans approved by Group Manager Infrastructure subject to condition 19 of this consent. The Consent Holder shall provide a reticulated water connection to the boundary of each lot. The connection point shall be confirmed by a chartered professional experienced engineer as capable of supplying sufficient water for the development. A Council approved water meter shall be installed in accordance with the requirements of the NTLDM.
30. The location and details of the water meters 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.

#### **Wastewater**

31. A wastewater drain lateral, which drains (or is pumped) directly to the Council's reticulated wastewater system in accordance with the approved detailed wastewater engineered plans subject to condition 20 of this consent shall be provided to the boundary of each residential lot.

#### **Stormwater**

32. A stormwater drain lateral, which drains directly to Council's reticulated stormwater network shall be provided to the boundary of all residential lots in accordance with the approved detailed stormwater engineering plans subject to condition 21 and shall be constructed in accordance with the NTLDM.
33. All stormwater secondary flow paths shall be constructed in accordance with the approved detailed stormwater engineering plans subject to condition 21 and in accordance with the NTLDM. Stormwater from all hard surfaces (including roads, parking areas etc) shall be conveyed to drain to Council's reticulated stormwater network.

### **Telecommunications/Electrical Cabling**

34. Telephone and electric power connections shall be provided to the boundary of all residential lots. All cabling shall be underground. Cabling shall be installed in accordance with Chapter 8 and 9 of the NTLDM.
35. Confirmation of the above from the supply authority and a copy of the service provider's Certificate of Compliance shall be provided to the Council prior to the issue of a Section 224(c) Certificate. Certification shall be in accordance with Section 9.11.3 of the NTLDM.

### **Geotechnical Services Mitigation**

36. For water, wastewater and stormwater pipe routes as shown on the approved engineering plans subject to conditions 19 - 21 of this consent, the slope instability mitigation measures highlighted in accordance with condition 13 shall be implemented to mitigate potential slope instability.

### **Engineering Design and Construction**

37. All of the works in Conditions 18 – 21, and 26 - 33 shall be shown on "Design" engineering drawings to the requirements of the NTLDM, except as required by any specific condition of consent. The plans shall also address the recommendations that arise from\_\_\_\_\_
38. The "Design" engineering drawings shall be submitted in stages to the Council's Group Manager Infrastructure for approval. No works shall commence until the "Design" engineering drawings for each appropriate stage have been approved.
39. All works in Conditions 18 – 21, and 26 - 33 shall be completed by the Consent Holder in accordance with the respective stage-approved design drawings to the satisfaction of the Council's Group Manager Infrastructure prior to the issue of a Section 224(c) Certificate.

### **As-built plans**

40. All of the works in Conditions 18 – 21, and 26 - 33 shall be shown on the respective stage's "As-built" engineering drawings to the requirements of the NTLDM and to the satisfaction of the Council's Group Manager Infrastructure.

### **Engineering Certification**

41. Prior to the issue of a Section 224(c) Certificate a suitably qualified chartered professional engineer or registered professional surveyor shall provide the Council's Manager Consents and Compliance with written certification that all works within the respective stage 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 Subdivisional Work" contained on Appendix D Chapter 2 of the NTLDM.

### **Building Site/Geotechnical Certification**

42. Certification that the proposed residential lots within each stage contain an accessible site suitable for the erection of a residential building shall be submitted to Council by a chartered professional engineer practising in geotechnical engineering or from an experienced engineering geologist.
  - a. The certification shall define the areas within lots that is suitable for building on and shall list development conditions pertaining to the site and the lot generally which shall become Consent Notices on the relevant titles.
  - b. Should any mitigation measures be required as part of the building site certification then these shall be designed and constructed under the supervision of the certifier of the

building site. Any mitigation measures that require either ongoing monitoring or maintenance shall be subject to consent notice on the title of the relevant Lots.

- c. A Section 224(c) Certificate will not be granted if a suitable building site is not defined with the exception of Lots 1002, 1003 and 6000.
- 43. The Geo-professional shall, on completion of construction, undertake a slope stability risk assessment of the pipe routes in accordance with the Nelson City Council risk criteria in July 2016 and provide a statement of professional opinion that the pipes are subject to no more than a low level of slope instability risk.
- 44. The Consent Holder shall lodge with Council certification from the chartered professional engineer practicing in geotechnical engineering for any retaining structures constructed as part of subdivision development stating that any retaining structures comply with the Building Code.

#### **Maintenance Performance Bond**

- 45. The Consent Holder shall provide the Council with a performance bond in accordance with Section 1.4 of Appendix 1 the NTLDM. The amount of the bond shall be \$1,500 per lot (to a maximum of \$30,000 per stage, plus a \$150 bond administration fee) and shall run for a period of two years.
- 46. The bond shall provide that fair wear and tear and damage by third parties will be accepted. Provision shall be made for resolution of disputes which is satisfactory to both parties.
- 47. The Council and the Consent Holder shall enter into a Maintenance Contract to give effect to condition 46.

#### **Consent Notices/Ongoing Conditions**

- 48. The following conditions shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice. 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.
  - a. Any mitigation measures required in accordance with condition 42 on any lots that require either ongoing monitoring or maintenance.
  - b. The recommendations of the LMP for ongoing management and maintenance on any lots required by condition 22.
  - c. The owners of any lots that have been planted with either mitigation or amenity planting in accordance with conditions 22 or 42 shall not remove or cut down any of the plantings or trees. Any dead or dying plants/trees shall be replaced with a similar tree or plant and planted within the next planting season being 1 May – 30 September.
  - d. The owners of any lots that share a boundary with a Local Purpose Reserve or Esplanade Reserve shall not construct a fence greater than 1.2m in height within 1.5m of the shared boundary. Where board paling fences are used, structural railings shall not face the reserve and the timber on the reserve side of the fence shall be left with a natural finish.
  - e. The Owners of any lots that share a boundary with a Local Purpose Reserve or Esplanade Reserve shall meet all the costs of any fence constructed on the boundary with no cost to the Council.
  - f. That no log burners may be installed within the subdivision.
- 49. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions 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.

<b>J</b>	<b>Land Use (s13)</b>	<b>Disturbance and deposition of material in the bed of Kākā Stream and its tributaries, including reclamation</b>
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 10 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

### **General Conditions**

1 The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_. Where there is any apparent conflict between the application documentation and consent conditions, the consent conditions shall prevail.

- Stormwater Assessment Report (dated February 2025) prepared by Tonkin & Taylor Ltd
- Ecological Assessment Report (dated February 2025) by Robertson Environmental Ltd
- Ecological Recommendations for Land Contamination (dated February 2025) by Robertson Environmental Ltd
- Maitahi Village – Landscape Design Document (February 2025 prepared by Rough Milne Mitchell Landscape Architects Limited.
- Cultural Impact Assessment (dated February 2025) prepared by Thirdspace Projects Aotearoa Ltd
- Statement of Cultural Values (dated January 2024) prepared by Thirdspace Projects Aotearoa Ltd for Ngati Tama ki te Waipounamu Trust.
- Erosion & Sediment Control Assessment Report (dated February 2025) prepared by Southernskies Environmental Ltd
- Chemical Treatment Management Plan (dated February 2025) prepared by Southernskies Environmental Ltd
- Erosion and Sediment Control Monitoring Plan (dated February 2025) prepared by Southernskies Environmental Ltd
- Site Specific Erosion and Sediment Control Plans (dated February 2025) prepared by Southernskies Environmental Ltd
- Remediation Action Plan (dated February 2025) prepared by Envirolink Limited.
- Geotechnical Assessment Report (dated February 2025) prepared by Tonkin & Taylor Ltd

### **Construction & Environmental Management Plan**

2 No less than 10 working days prior to the commencement of any site development works, the consent holder shall provide a CEMP to the Monitoring Officer for the certification of the Manager. The purpose of the CEMP is to ensure construction effects including noise, dust and sediment control, and vehicle traffic are effectively managed.

- 3 The CEMP 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, including details of how the works may be integrated with works undertaken pursuant to resource consents \_\_\_\_\_;
  - d. Measures to minimise any risks from works proposed in proximity to high voltage electricity lines, including the results of any consultation with the Lines operator;
  - e. Measures to manage construction vehicle traffic and parking;
  - f. Details of on-site access, turning and manoeuvring for heavy vehicles;
  - g. The location and content of any construction signage;
  - h. Erosion and sediment control measures including (but not limited to);
    - i. Measures to prevent fugitive dust and windblown sediment beyond the **site** boundary;
    - ii. Measures to manage sediment content in construction stormwater and to avoid sediment entering surface water bodies adjacent to the site;
    - iii. Details of any measures to control mud and detritus from vehicles onto the surrounding road network or adjoining land; 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 dust emissions;
  - i. How the staging of the earthworks will minimise the extent of exposed soil at any given time;
  - j. Rainfall response and contingency measures including inspection measures and timing, procedures to minimise adverse effects in the event of significant rainfall events and/or failure of any key erosion and sediment control structures;
  - k. Procedure for reporting any incidents resulting from a significant rainfall event to the Council's Monitoring Officer;
 

**Note:** For the purposes of this criterion, a significant rainfall event is 60mm or more over a 24-hour period as measured at either Nelson Airport or the Tasman District Council/Nelson City Council rainfall recording site at Princes Drive.
  - l. Details, including specific recommendations of the Ecologist, of how the performance of control measures will be measured and responded to on-site, including:
    - i. Measurement of the quality of discharges;
    - ii. The setting of trigger points for adapting control measures;
    - iii. Processes to be followed where triggers are exceeded;
    - iv. Processes to be adopted in the event of any control measures failing; and
    - v. Timeframes and reporting responsibilities for notifying the Council in writing of all incidences where trigger points are exceeded or control measures failed, and the remedial measures taken.

- m. Procedures for the management of construction stormwater;
  - n. Measures for the management of construction noise and vibration;
  - o. Methodology for culvert replacement and placement of utility structures in/under the bed & margins of surface water bodies;
  - p. Protocols to be adopted for the discovery of any unrecorded and archaeological site;
  - q. Details relating to the Storage of fuel and/or lubricants and any handling procedures along with contingency plans (including use of spill kits);
  - r. Contact details for site manager;
  - s. Complaints procedures and register; and
  - t. Procedures for the monitoring, audit and review of the management plan.
- 4 Should the Manager refuse to certify the CEMP, the Consent Holder shall submit a revised CEMP to the Manager for certification. The certification process shall follow the same procedure and requirements as outlined in conditions 3-4. No construction or earthworks activities shall commence on site prior to the CEMP being certified.
- 5 All construction and earthwork activities on the site shall be carried out in general accordance with the certified CEMP.
- 6 The CEMP may be amended at any time by the Consent Holder. Any amendments to the CEMP shall be submitted by the Consent Holder to the Monitoring Officer for the certification of the Manager. If the amended CEMP is certified, then it becomes the certified plan for the purposes of condition 3. Any amendments to the CEMP shall be:
- u. For the purposes of improving the measures outlined in the CEMP for achieving the CEMP purpose (see condition 2);
  - v. Consistent with the conditions of this resource consent; and
  - w. Prepared by a suitably qualified expert or experts.

#### **Earthworks & Vegetation Clearance**

- 7 All practical measures shall be taken by the Consent Holder to prevent any sediment, erosion, or dust effects beyond the boundaries of the site. Erosion and sediment control measures shall be:
- a. Established in general accordance with the \_\_\_\_;
  - b. Maintained in working order for the duration of works; and
  - c. Decommissioned after works are completed, with any sediment remaining in the measures removed and disposed of in a manner such that sediment does not enter the stormwater network or surface water.
- 8 No earthworks resulting in cut or fill faces shall be undertaken in any location which has not been addressed by the erosion and sediment control measures in the certified CEMP if rain is forecast in the period before measures can be implemented to secure the ground from the effects of overland flows.
- 9 Where flocculent is used in sedimentation ponds, daily monitoring of dose rates and pH levels shall be undertaken and the results be made available to the Monitoring Officer upon request.
- 10 In the event of any unanticipated dust, erosion or sediment effects occurring beyond the boundaries of the site, all earthworks will cease until the breach has been remedied to the satisfaction of the Monitoring Officer.



- 11 Earthworks shall be staged to minimise the area of land exposed at any time in accordance with the CEMP certified pursuant to condition 3. The Consent Holder shall adopt the recommendations of the Ecologist with respect to the staging of works in the bed and margins of Kākā Stream.
- 12 Notwithstanding the requirements of conditions 14 and 3, should the Consent Holder cease, abandon work on site, stop the works for a period longer than 14 consecutive days, or be required to allow time gaps in accordance with the proposed timeline, it shall first take adequate preventive and / or remedial measures to prevent sediment discharge, and shall ensure that any commenced earthworks are permanently stabilised by either planting, seeding, mulching or otherwise covering any exposed ground so as to minimise the risk of dust, erosion and sedimentation. These measures shall be maintained thereafter until the site soils have been reinstated to an erosion-free state.
- 13 There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from the earthworks authorised by this consent that, in the opinion of the Monitoring Officer, is considered to be unreasonable. In the event that an unreasonable deposition does occur it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater system or any receiving water courses.
- 14 Any retaining walls greater than 1.2 metres in height or supporting surcharge loads shall be specifically designed by a suitably-qualified and chartered professional engineer practising in structural engineering.
- 15 The earthworks shall be graded and/or appropriate drainage put in place to prevent ponding and to divert water away from foundation elements or slope risk areas.
- 16 The earthworks shall not detrimentally alter surface drainage of the site or of neighbouring properties.
- 17 All drainage pipes shall have sufficient inspection points to allow future inspection and monitoring.
- 18 Retaining walls shall include provision for an adequate, appropriate and maintainable groundwater drainage system behind the wall draining into the NCC stormwater reticulation system in general accordance with section 9.2.3 of the NTLDM.
- 19 The Consent Holder shall, on completion of the earthworks and as soon as climatic conditions allow, permanently stabilise the site by planting, seeding, mulching or otherwise covering any exposed ground so as to minimise the risk of dust, erosion and sedimentation and to enhance slope stability.

#### **Construction hours of operation and noise limits**

- 20 Hours of operation shall be limited to between 7.00am to 6.00pm Monday to Friday and 8.00am to 5.00pm on Saturdays. No earthworks shall take place on Sundays or Public Holidays.
- 21 Construction noise from earthworks, building and service installation activities shall not exceed the recommended upper limits set out in Table 2 of New Zealand Standard NZS6803:1999 *Acoustics – Construction Noise* when measured at, or within, the boundary of the site (7 Ralphine Way). Any measurements and assessments shall be in accordance with NZS6803:1999.

#### **Ecology**

- 22 Prior to any works commencing, the Consent Holder shall provide to the Monitoring Officer a letter of engagement confirming the Ecologist's availability to undertake the site briefing, best practice advice, supervision, reviews and inspections of the proposed works during the implementation of this consent.
- 23 Prior to any earthworks commencing, the Consent Holder shall ensure the Ecologist briefs and contractors undertaking the works, including any methods that must be employed by the contractors to minimise adverse effects on aquatic life at the commencement of works as

referenced in the Robertson Environmental Limited report dated February 2025 provided in support of this consent application.

- 24 No works shall be undertaken during the period 1 April to 15 August (in koaro and kokopu spawning areas) unless it has been determined by the Ecologist that no spawning habitats exist or that sedimentation will not pose a risk to any spawning area.
- 25 Prior to earthworks and vegetation clearance commencing the Ecologist shall assess the subject watercourse to determine native fish should be captured and transferred to other reaches of Kākā Stream. No earthworks in or within 5 metres of the watercourse shall occur prior to any fish salvage and transfer as directed by the Ecologist.
- 26 The Ecologist shall provide recommendations to the contractor and (where deemed necessary by the Ecologist) supervision of works during the construction of the overflow channel and tree removals on Kākā Stream.
- 27 The Ecologist shall be on site during the de-watering of any construction area and shall manage and supervise fish salvage activities throughout the de-watering period until fish passage is restored.
- 28 If any reach of Kākā Stream is diverted during the months of September to December (inclusive), the Ecologist shall determine, for the full duration of the diversion, if fish passage should be reinstated. The duration of any diversion should be based on advice from the Ecologist.
- 29 The Ecologist shall inspect all sediment controls, coffer dams and temporary fish passage barriers to ensure they are functioning properly.
- 30 At the completion of works, fish passage shall be reinstated and the working areas and stream bed shall be rehabilitated to a naturally functioning and durable state to the satisfaction of the Ecologist. Within 20 working days of the completion of works, the Consent Holder shall provide to the Manager written confirmation from the Ecologist that fish passage has been reinstated for the full reach of Kākā Stream modified by the proposal.
- 31 Existing vegetation on the \_\_\_\_ of Kākā Stream, including the \_\_\_\_ shall, where possible, be retained to provide overhead canopy shade for the stream. The Consent Holder shall adopt the recommendations of the Ecologist for the purposes of optimising vegetation retention.
- 32 Notwithstanding any other condition of this consent, the Consent Holder shall not cause any of the following effects in Kākā Stream (or any other watercourse) in the opinion of the Monitoring Officer:
  - a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
  - b. After reasonable mixing, any conspicuous change in colour or visual clarity that is not typical of ambient background levels at that time; or
  - c. Any emission of objectionable odour.
- 33 All machinery used on the site shall be refuelled at least 20 metres away from any watercourse. Refuelling and maintenance work shall be undertaken in such a manner as to prevent contamination of land and surface water. If spillage of any contaminants into any watercourse or onto land occurs, this shall be adequately cleaned up so that no residual potential for contamination of land and surface water runoff from the site occurs. If a spill of more than 20 litres of fuel or other hazardous substances occurs, the Consent Holder shall immediately inform the Monitoring Officer and undertake all necessary remedial actions immediately.
- 34 Machinery and equipment shall not be cleaned within 10 metres of any open watercourse.
- 35 All reasonable endeavours shall be taken by the applicant to ensure machinery shall be free of plants and plant seeds prior to entering the construction area.

### **Culvert Replacement**

- 36 The Consent Holder shall take all practicable steps to minimise sedimentation and increased turbidity of the stream during and following completion of the works, including:
- a. Completing all works in the minimum time practicable;
  - b. Undertaking works in dry weather and low flow conditions, as far as practicable;
  - c. Avoiding placement of construction material or excavated material in the flowing channel, except as required for the construction of the temporary diversion and the physical replacement of the culvert;
  - d. Separating construction activities from flowing water;
  - e. Installing and maintaining appropriate erosion control and sediment control measures; and
  - f. Rapidly and progressively stabilising all disturbed areas.

### **Temporary Diversions**

- 37 Prior to the removal of the existing culvert, the Consent Holder shall form a temporary diversion in the stream channel. The diversion shall be formed under the recommendations and supervision of the Ecologist to manage fish passage during the works and minimise disturbance of the bed and margins of Kākā Stream.
- 38 Following the construction of the replacement culvert, the temporary diversion shall be removed under the supervision of the Ecologist. Care shall be taken to minimise disturbance to the bed of the stream.

*Note: Temporary diversions are authorised by RM\_\_\_\_\_.*

- 39 The Consent Holder shall ensure that any fish found stranded as a result of the works are immediately transferred to another suitable reach in Kākā Stream by the Ecologist.

### **Maintenance**

- 40 The replacement culvert shall remain the responsibility of the Consent Holder and shall be maintained to the satisfaction of the Manager so that:
- a. Any erosion, scour or instability of the stream bed or banks that is attributable to the works carried out as part of this consent is remedied by the Consent Holder, and
  - b. Any adverse effects caused by the presence of the structures that limit or restrict fish passage shall be rectified by the Consent Holder.

**Note:** Maintenance does not include any works outside the scope of the application. Any additional works (including structures, reshaping or disturbance to the bed of the watercourse) following completion of the construction works as proposed in the application, may require further resource consent.

### **Review**

- 41 Pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent 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 mitigate 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.
- 42 The Consent Holder shall advise the Council's 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](mailto:regulatory@ncc.govt.nz) and advise the consent number \_\_\_\_\_.

K	Water Permit (s14)	Dam and divert water for construction purposes
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 10 years after consent commences

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

### General Conditions

1 The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE], including: .

- Ecological Assessment Report (dated February 2025) by Robertson Environmental Ltd
- Maitahi Village – Landscape Design Document (February 2025 prepared by Rough Milne Mitchell Landscape Architects Limited.
- Cultural Impact Assessment (dated February 2025) prepared by Thirdspace Projects Aotearoa Ltd
- Statement of Cultural Values (dated January 2024) prepared by Thirdspace Projects Aotearoa Ltd for Ngati Tama ki te Waipounamu Trust.
- Erosion & Sediment Control Assessment Report (dated February 2025) prepared by Southernskies Environmental Ltd
- Chemical Treatment Management Plan (dated February 2025) prepared by Southernskies Environmental Ltd
- Erosion and Sediment Control Monitoring Plan (dated February 2025) prepared by Southernskies Environmental Ltd
- Site Specific Erosion and Sediment Control Plans (dated February 2025) prepared by Southernskies Environmental Ltd

Where there is any apparent conflict between the application documentation and consent conditions, the consent conditions shall prevail.

2 The Consent Holder shall take all practicable steps to minimise sedimentation and increased turbidity of the stream during and following completion of the works, including:

- a. Completing all works in the minimum time practicable;
- b. Undertaking works in dry weather and low flow conditions, as far as practicable;
- c. Avoiding placement of construction material or excavated material in the flowing channel, except as required for the construction of the temporary diversion and the physical replacement of the culvert;
- d. Separating construction activities from flowing water;
- e. Installing and maintaining appropriate erosion control and sediment control measures; and
- f. Rapidly and progressively stabilising all disturbed areas.

## Ecology

- 3 Prior to any works commencing, the Consent Holder shall provide to the Monitoring Officer a letter of engagement confirming the Ecologist's availability to undertake the site briefing, best practice advice, supervision, reviews and inspections of the proposed works during the implementation of this consent.
- 4 Prior to any earthworks commencing, the Consent Holder shall ensure the Ecologist briefs and contractors undertaking the works, including any methods that must be employed by the contractors to minimise adverse effects on aquatic life at the commencement of works as referenced in the Robertson Environmental Limited report dated February 2025 provided in support of this the consent application.
- 5 No works shall be undertaken during the period 1 April to 15 August (in koaro and kokopu spawning areas) unless it has been determined by the Ecologist that no spawning habitats exist or that sedimentation will not pose a risk to any spawning area.
- 6 The Ecologist shall be on site during the de-watering of any construction area and shall manage and supervise fish salvage activities throughout the de-watering period until fish passage is restored.
- 7 If any reach of Kākā Stream is diverted during the months of September to December (inclusive), the Ecologist shall determine, for the full duration of the diversion, if fish passage should be reinstated. The duration of any diversion should be based on advice from the Ecologist.
- 8 The Ecologist shall inspect all sediment controls, coffer dams and temporary fish passage barriers to ensure they are functioning properly.
- 9 At the completion of works, fish passage shall be reinstated and the working areas and stream bed shall be rehabilitated to a naturally functioning and durable state to the satisfaction of the Ecologist. Within 20 working days of the completion of works, the Consent Holder shall provide to the Manager written confirmation from the Ecologist that fish passage has been reinstated for the full reach of Kākā Stream modified by the proposal.
- 10 Notwithstanding any other condition of this consent, the Consent Holder shall not cause any of the following effects in Kākā Stream (or any other watercourse) in the opinion of the Monitoring Officer:
  - a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
  - b. After reasonable mixing, any conspicuous change in colour or visual clarity that is not typical of ambient background levels at that time; or
  - c. Any emission of objectionable odour.

## Review

- 43 Pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent 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 mitigate 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.

- 44 The Consent Holder shall advise the Council's 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](mailto:regulatory@ncc.govt.nz) and advise the consent number \_\_\_\_\_.

L	Discharge Permit (s15)	
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 10 years after consent commences

**Expiry date:** 11 years after consent commences

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

**General conditions**

- 1 The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_.
  - Ecological Assessment Report (dated February 2025) by Robertson Environmental Ltd
  - Cultural Impact Assessment (dated February 2025) prepared by Thirdspace Projects Aotearoa Ltd
  - Statement of Cultural Values (dated January 2024) prepared by Thirdspace Projects Aotearoa Ltd for Ngati Tama ki te Waipounamu Trust.
  - Erosion & Sediment Control Assessment Report (dated February 2025) prepared by Southernskies Environmental Ltd
  - Chemical Treatment Management Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Erosion and Sediment Control Monitoring Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Site Specific Erosion and Sediment Control Plans (dated February 2025) prepared by Southernskies Environmental Ltd

**Construction & Environmental Management Plan**

- 2 No less than 10 working days prior to the commencement of any site development works, the consent holder shall provide a CEMP to the Monitoring Officer for the certification of the Manager. The purpose of the CEMP is to ensure construction effects including noise, dust and sediment control, and vehicle traffic are effectively managed.
- 3 The CEMP 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, including details of how the works may be integrated with works undertaken pursuant to resource consents \_\_\_\_\_;
  - d. Erosion and sediment control measures including (but not limited to);
    - i. Measures to prevent fugitive dust and windblown sediment beyond the site boundary;



- ii. Measures to manage sediment content in construction stormwater and to avoid sediment entering surface water bodies adjacent to the site;
    - iii. Details of any measures to control mud and detritus from vehicles onto the surrounding road network or adjoining land; 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 dust emissions;
  - e. Details, including specific recommendations of the Ecologist, of how the performance of control measures will be measured and responded to on-site, including:
    - i. Measurement of the quality of discharges;
    - ii. The setting of trigger points for adapting control measures;
    - iii. Processes to be followed where triggers are exceeded;
    - iv. Processes to be adopted in the event of any control measures failing; and
    - v. Timeframes and reporting responsibilities for notifying the Council in writing of all incidences where trigger points are exceeded or control measures failed, and the remedial measures taken.
  - f. Procedures for the management of construction stormwater;
  - g. Contact details for site manager;
  - h. Complaints procedures and register; and
  - i. Procedures for the monitoring, audit and review of the management plan.
- 4 Should the Manager refuse to certify the CEMP, the Consent Holder shall submit a revised CEMP to the Manager for certification. The certification process shall follow the same procedure and requirements as outlined in conditions 3-4. No construction or earthworks activities shall commence on site prior to the CEMP being certified.
- 5 All construction and earthwork activities on the site shall be carried out in general accordance with the certified CEMP.
- 6 The CEMP may be amended at any time by the Consent Holder. Any amendments to the CEMP shall be submitted by the Consent Holder to the Monitoring Officer for the certification of the Manager. If the amended CEMP is certified, then it becomes the certified plan for the purposes of condition 6. Any amendments to the CEMP shall be:
- a. For the purposes of improving the measures outlined in the CEMP for achieving the CEMP purpose (see condition 3);
  - b. Consistent with the conditions of this resource consent; and
  - c. Prepared by a suitably qualified expert or experts.

#### **Construction phase erosion & sediment control**

- 7 Prior to commencement of any earthworks authorised by RM\_\_\_\_, clean water diversion drains, outfall and dissipating structure shall be installed by the Consent Holder. The drains, outfall and dissipating structure shall be designed by a suitably qualified and experienced engineer and in general accordance with \_\_\_\_\_ indexed in Table 1 above and the NTLDM.
- 8 The Consent Holder shall ensure that the clean water diversion drains subject to condition 7 shall be discharged to Kākā Stream through an outfall structure from a pipe drop structure constructed in general accordance with the NTLDM.

- 9 The clean water diversion drains shall be constructed after the installation of the sediment retention pond shown on \_\_\_\_\_ and before any other earthworks occur. The clean water diversion that will discharge to Kākā Stream shall be lined with a non-erosive geotextile cloth firmly secured the bottom of the drain.
- 10 The outfall structure shall be constructed at the outlet to ensure no localised erosion of the water course occurs. The direction of the discharge shall be aligned with the natural downstream flow as much as practicable so as to prevent erosion of the opposite stream bank.
- 11 No obstructions shall be placed in the cut off or diversion drains that will impede the natural flow.
- 12 The Consent Holder shall provide an as-built plan of the discharge point clearly identifying the location (including coordinates) of the outfall structure to the Monitoring Officer not later than 20 working days following the commencement of the discharge.

#### **Maintenance of outfalls**

- 13 The stormwater outfall structures required under condition 10 shall be cleaned and maintained as necessary to ensure it is operating effectively and in general accordance with the intended design and purpose at all times.

#### **Water Quality**

- 14 Notwithstanding any other condition of this consent, the Consent Holder shall not cause any of the following effects in Kākā Stream (or any other watercourse) in the opinion of the Monitoring Officer:
  - a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
  - b. After reasonable mixing, any conspicuous change in colour or visual clarity that is not typical of ambient background levels at the time; or
  - c. Any emission of objectionable odour.

#### **Monitoring & Review**

- 15 The Consent Holder shall advise the 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](mailto:regulatory@ncc.govt.nz) and advise the consent number, RM\_\_\_\_\_.
- 16 Pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent annually commencing 12 months from the date this consent is granted, for any of the following purposes:
  - a. To require the Consent Holder to adopt the best practicable option to mitigate any adverse effect upon the environment, arising from the generated effects of the activity.
  - b. 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.

M	NES-CS	Remediation of contaminated land
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**Resource Consent:** .....

**Grants to:** CCKV Maitai Dev Co Limited Partnership

**Lapse Date:** 2 years after commencement date

**Expiry date:** No expiry

**Location:** 7 Ralphine Way, Maitai Valley, Nelson

*Subject to the following conditions:*

#### **General conditions**

1. The activity shall be carried out in general accordance with the information and plans submitted with the application lodged on [DATE]. The Approved Consent Documentation has been entered into Council records as \_\_\_\_\_.
2. The remedial works shall be undertaken in accordance with the:
  - Remediation Action Plan (dated February 2025) prepared by Envirolink Limited.
  - Ecological Recommendations for Land Contamination (dated February 2025) by Robertson Environmental Ltd
  - Ecological Assessment Report (dated February 2025) by Robertson Environmental Ltd
  - Erosion & Sediment Control Assessment Report (dated February 2025) prepared by Southernskies Environmental Ltd
  - Chemical Treatment Management Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Erosion and Sediment Control Monitoring Plan (dated February 2025) prepared by Southernskies Environmental Ltd
  - Site Specific Erosion and Sediment Control Plans (dated February 2025) prepared by Southernskies Environmental Ltd
  - Geotechnical Assessment Report (dated February 2025) prepared by Tonkin & Taylor Ltd
3. Prior to undertaking the works authorised by this resource consent(s), the Consent Holder shall appoint a representative(s) who shall be the Council's principal contact person(s) in regard to matters relating to these resource consents.
4. The consent holder shall advise the Council's 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](mailto:regulatory@ncc.govt.nz) and advise the consent number \_\_\_\_\_. The Consent Holder shall arrange for a site meeting between the Consent Holder's principal contractor and the Council's assigned monitoring officer, which shall be held on site prior to any works commencing. No works shall commence until the Council's assigned monitoring officer has completed the site meeting.
5. The Consent Holder shall, at least 10 working days prior to the commencement of works, prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Team Leader - Compliance & Investigation for certification. No works shall be undertaken until the ESCP has been certified by Council's Team Leader - Compliance & Investigation.

**Advice Note:**

Certification of the ESCP is in the nature of certifying that adoption of the ESCP will result in compliance with the conditions of this consent.

- 6 The following shall apply in respect of Condition 7:
- (a) the Consent Holder may commence the activities in accordance with the submitted plans 15 working days after their submission, unless the Council advises the Consent Holder in writing that it refuses to certify them on the grounds that it fails to meet the requirements of the condition and gives reasons for its decision; and
  - (b) should the Council refuse to certify the plan(s), the Consent Holder shall submit a revised plan to the Council for certification. Clause (a) shall apply for any resubmitted plan.
- 7 The ESCP required by Condition 5 shall set out the practices and procedures to be adopted in order that compliance with the conditions of this consent is achieved. The ESCP shall include as a minimum:
- (a) an aerial image of the site detailing, as a minimum, the location of:
    - (i) property boundaries;
    - (ii) surface waterbodies;
    - (iii) roads;
    - (iv) electricity transmission structures;
  - (b) Procedures to minimise the risk of soil loss and the creation of dust including:
    - (i) during soil removal;
    - (ii) during transport;
    - (iii) during soil storage; and
    - (iv) during vegetation establishment.
    - (v) all erosion, sediment and dust control measures; and
    - (vi) stormwater management measures and the direction of stormwater flows.
  - (c) detailed drawings and specifications of all designated erosion and sediment control structures;
  - (d) construction timetable for the erosion and sediment control works, bulk earthworks, restabilisation of exposed ground, and planting;
  - (e) maintenance, monitoring and reporting procedures;
  - (f) rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures; and
  - (g) hydrocarbon spill response and contingency measures.

Evidence that the ESCP has been approved by a Geo-professional shall be included with the ESCP submitted to Council's Monitoring Officer.

Any changes to the Erosion and Sediment Control Plan shall be confirmed in writing by the Consent Holder and authorised by the Council's Monitoring Officer and shall not be implemented until notified of the authorisation.

- 8 Prior to undertaking work authorised by this consent, the Consent Holder shall ensure that all personnel working on site are made aware of, and have access to the following:
- (a) the contents of this resource consent;
  - (b) the ESCP as required by Condition 5; and
  - (c) the EMP as required by Condition 11.

#### **Contaminated Land**

- 9 A Contaminated Land Management Plan shall be produced by a suitably qualified and experienced professional for the site and submitted to Councils' Monitoring Officer for approval. The site shall be managed in accordance with the approved Contaminated Land Management Plan.

- 10 On completion of contaminated soil disturbance / removal works a Site Validation Report (SVR) shall be prepared. The SVR shall be prepared by a SQEP in accordance with Ministry for the Environment Contaminated Land Guidelines No. 1:

Reporting on Contaminated Sites in New Zealand, Revised 2021 and, at the minimum include:

- (a) a summary of contaminated soil earthworks undertaken at the site;
- (b) evidence of appropriate disposal of surplus contaminated soils;
- (c) results of soil validation sampling undertaken with comparison to Soil Contaminant Standards for residential land use, and to background values; and
- (d) identification of areas of residual contamination (if any) that exceed background and or Soil Contaminant Standards (SCS) for industrial land use.

The SVR shall be submitted to Nelson City Council for review and approval following the completion of works.

- 11 Should residual contamination in excess of SCS remain, an ongoing Site Management Plan shall be prepared setting out monitoring and ongoing management requirements for residual contamination at the site. The Site Management Plan (SMP) shall be submitted to Council for review and approval.
- 13 Any contaminated material removed from the site shall be disposed of at a facility authorised to receive such material. Records shall be made available to Council on request detailing the disposal location and volume of material.

#### **During Work**

- 14 Work authorised by this consent shall only occur between the following hours:
- (a) 7.00 am to 6.00 pm Monday to Saturday;
  - (b) no work shall occur on Sundays or Public Holidays.
- 15 All activities shall be carried out so as to comply with NZS6803:1999 Acoustics - Construction Noise standards. If necessary for the purposes of determining compliance, noise shall be measured and assessed in accordance with this standard.
- 16 The Consent Holder shall adopt the best practical means to prevent the movement of disturbed soil or vegetation into surface water. These measures may include, but are not restricted to:
- (a) working during periods of fine weather when the likelihood of erosion and sedimentation will be less;
  - (b) stormwater run-off controls around the area of disturbance, such as filter fences, cut-offs, culverts, and water tables to prevent scour, gullying or other erosion;

- (c) providing undisturbed buffers between the land disturbance and any water body along with filter fences or other means of intercepting stormwater run-off;
  - (d) sediment traps adequate to contain and treat sediment-laden run-off water;
  - (e) any other measures appropriate to the nature and scale of the land disturbance.
- 17 The Consent Holder shall ensure that any discharge associated with the works does not cause any of the following in receiving waters:
- (a) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
  - (b) any conspicuous change in the colour or visual clarity;
  - (c) any emission of objectionable odour;
  - (d) the contamination of freshwater to the extent that it is not suitable for farm animals to drink; or
  - (e) adverse effects on aquatic life that are more than minor.
- 18 If during the works fill or excavated soil needs to be temporarily stockpiled on-site, then the Consent Holder shall ensure stockpiles are:
- (a) kept tidy and with a stable slope; and
  - (b) stored in a manner that minimises any potential discharge of material into the surrounding environment.
- 19 The Consent Holder's operations shall not give rise to any discharge of contaminants (e.g., dust), at or beyond the site boundary, which is noxious, dangerous, offensive or objectionable. Dust control measures shall be available and used on site, in accordance with the certified ESCP, to ensure compliance with this condition.
20. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent's conditions 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.
  - (d) To comply with national environmental standards made under section 43 of the Resource Management Act 1991.