

Draft Conditions – Responses from the Applicant – Dated 15 August 2025

F	Land Use (s9)	Wastewater Pump Station
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Resource Consent:

Grants to: CCKV Maitai Dev Co Limited Partnership

Commencement Date:

Lapse Date: 3 years after commencement date

Expiry date: No expiry

Location: 7 Ralphine Way, Maitai Valley, Nelson

The activity:

Land use consent (Section 9 RMA) to establish and operate a wastewater pump station

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

Subject to the following conditions:

	General condition
1	The activity, of establishing and operating a wastewater pump station shall be carried out in accordance with the application for resource consent, including any further information provided by the Consent Holder, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail.
	Specific Conditions of Consent
2	<p>The development shall proceed in general accordance with the Plans A and B contained within Appendix A to this consent and labelled:</p> <ul style="list-style-type: none">• Plan A: Servicing Report -Maitahi Village (Davis Ogilvie & Partners Ltd, dated 13 February 2025)• Plan B: Wastewater Pump Station and Storage Tank – Layout (Tonkin & Taylor Limited, Figure No. 1012937.1000-W-F15, dated June 2025)• Plan C: 13.3(V2) Maitahi Civils Set 2 – Drainage (David Ogilvie & Partners Ltd, Dwg. C205, dated July 2025)
3	The wastewater system and pump station shall be subject to detailed design to the standards of the Nelson Tasman Land Development Manual (NTLDM).
	Pump Station Design Detailed
4	<p>Prior to lodging a building consent for the proposed wastewater pump station, detailed design plans of the of the pump station shall be submitted to (Council's) Monitoring Officer for approval.</p> <p>The design plans shall show as minimum:</p>

	<p>a) Space for a screened overflow chamber with connection to Council's wastewater system shown.</p> <p>b) Dedicated space for Council to provide additional treatment in the future.</p> <p>c) Odour treatment.</p> <p>d) Manhole space.</p> <p>e) A dedicated on site generator and associated acoustic design requirements to ensure noise does not exceed the following limits measured at, or within, the boundary of any site in the Residential Zone:</p> <p style="padding-left: 40px;">Day Time L10: 55 dBA</p> <p style="padding-left: 40px;">Other Times L10: 45 dBA</p> <p style="padding-left: 40px;">Lmax: 75 dBA</p> <p style="padding-left: 40px;">Day Time means: 7am to 10pm Monday to Friday, and 9am to 10pm Saturdays, Sundays and Public Holidays.</p> <p style="padding-left: 40px;">All measurements and assessment in accordance with NZS 6801:2008 and NZS 6802:2008.</p> <p>f) Dedicated space for Council to provide further storage in future.</p> <p>g) Vehicle access and off-street parking for maintenance operation.</p> <p>h) Fencing and security details.</p> <p>i) A reticulated water connection including meter and back flow prevention.</p> <p>j) In accordance with RM105388V1 (condition 3), the pump station shall provide at least 4 hours of storage.</p>
CCKV Comments	Change requested
Other Comments	<p>NCC</p> <p>Prior to lodging a building consent for the proposed wastewater pump station, detailed design plans of the of the pump station shall be submitted to (Council's) Monitoring Officer for approval <u>certification by the Group Manager Infrastructure or the equivalent role.</u></p> <p>The design plans shall show as minimum:</p> <p>a) Space for a screened overflow chamber with connection to Council's wastewater system shown.</p> <p>b) Dedicated space for Council to provide additional treatment in the future.</p> <p>c) Odour treatment.</p> <p>d) Manhole space.</p> <p>e) A dedicated on site generator and associated acoustic design requirements to ensure noise does not exceed the following limits measured at, or within, the boundary of any site in the Residential Zone:</p> <p style="padding-left: 40px;">Day Time L10: 55 dBA</p> <p style="padding-left: 40px;">Other Times L10: 45 dBA</p> <p style="padding-left: 40px;">Lmax: 75 dBA</p> <p style="padding-left: 40px;">Day Time means: 7am to 10pm Monday to Friday, and 9am to 10pm Saturdays, Sundays and Public Holidays.</p> <p style="padding-left: 40px;">All measurements and assessment in accordance with NZS 6801:2008 and NZS 6802:2008.</p>

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CCKV Response	Agreed.
5	The pump station shall be designed and operated so that it does not result in any offensive or objectionable odours beyond the boundary of the site.
	Pump Station Landscaping
6	<p>Prior to lodging a building consent for the area associated with the proposed wastewater pump station, the Consent Holder shall submit a Landscape Plan from a suitably experienced landscape design professional to Council's Monitoring Officer for approval. The landscape management plan shall:</p> <p>a) Show the location, type and spacing of plant species (trees, shrubs and groundcovers) for the site perimeter (excluding access) including interface between the wastewater pump station and neighbourhood park.</p> <p>b) Provide direction on the establishment of planting, weed and pest control, replacement planting, irrigation and maintenance.</p>
CCKV Comments	Change requested
Other Comments	<p>NCC</p> <p>Prior to lodging a building consent for the area associated with the proposed wastewater pump station, the Consent Holder shall submit a Landscape Plan from a suitably experienced landscape design professional to Council's Monitoring Officer <u>for review to confirm that the Landscape Plan contains the information required by this condition.</u>for approval. The landscape management plan shall:</p>
CCKV Response	Agreed.
7	All landscaping planting shall be carried out in accordance with the approved Landscape Plan within the first planting season (being 1 May – 30 September) following installation of the wastewater pump station.
8	Within 2 months following completion of the landscape planting, the Consent Holder shall provide to the Council Monitoring Officer a statement from its landscape design professional confirming the landscaping has been established in accordance with the Landscape Plan
9	All plants shall be planted following best horticultural practice including use of at least 20mm of topsoil, fertiliser, and watering in to ensure best outcomes and shall be maintained by the Consent Holder for a period of, at least, two years.
	Review
10	<p>For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review the conditions of this and related consents annually commencing 12 months from the date this consent is granted, for any of the following purposes:</p> <p>(a) To modify existing conditions of consent relating to the effects of the activity on the environment.</p>

	<p>(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.</p> <p>(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.</p>
	Advice Notes:
1	<p>Where a condition requires notification to, or review/approval by, Nelson City Council, all relevant documents, plans, and communications shall be submitted to the Council's Monitoring Officer in the first instance.</p> <p>The Monitoring Officer will coordinate any review/approval with the appropriate Nelson City Council staff, as follows (examples only):</p> <ul style="list-style-type: none"> • Team Leader Environmental Compliance – for documents such as Dust and Erosion and Sediment Control Plans (DESCPs), earthworks methodologies, and potentially noise and vibration plans. • Team Leader Transport Operations – for transport and roading-related documentation, such as Construction Traffic Management Plans (CTMPs). • Team Leader Integrated Catchments – for ecological restoration plans, lizard management plans, and related matters. • Team Leader Water & Air – for wetland and stream restoration plans. <p>Where no Council review/approval is required by a condition but an action or document is to be provided (e.g. notice of commencement of works, geotechnical or SQEP engagement letters), these should also be sent directly to the Monitoring Officer.</p>
CCKV Comments	Agreed
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	<p><u>staff or external experts. This review is undertaken solely to determine whether the submitted material addresses all the matters required by the applicable condition(s) of consent. The use of terms such as “confirmation” or “review” in these conditions reflects this process and does not imply that the Monitoring Officer, or Council more generally, is providing technical approval of the methodology or design.</u></p> <p><u>Please note that this does not apply to any conditions requiring infrastructure approvals from Council’s Group Manager Infrastructure.</u></p>
CCKV Response	Agreed.
2	It is acknowledged here that the process of detailed design may result in some alterations to the layout of the pump station within this site.
3	This land use consent provides for the establishment of this wastewater pump station of land zoned as Open Space & Recreation. This wastewater infrastructure is to be vested in the Nelson City Council as a part of Stage 1 of the subdivision consent. Once operational, the pump station will also be subject to the resource consent for pump stations relating to overflow discharges (RM105388V1).
4	With the installation of odour treatment as a part of the pump station, along with operation and management procedures and compliance with the above conditions, the discharge to air (odour) is permitted pursuant to Rule AQR.20 of the Nelson Air Quality Plan.