

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

G	Land Use (s9)	Open Space & Recreation Area
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Resource Consent:
Grants to: CCKV Maitai Dev Co Limited Partnership
Commencement Date:
Lapse Date: 10 years after commencement date
Expiry date: No expiry
Location: 7 Ralphine Way, Maitai Valley, Nelson

The activity:

Land use consent (Section 9 RMA) to establish an open space and recreation corridor and neighbourhood reserve, with integrated stormwater management and recreational features

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

Subject to the following conditions:

	General condition
1	The activity, of establishing an open space and recreation corridor and neighbourhood reserve, with integrated stormwater management and recreational features 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 information contained within Appendix A to this consent and labelled:</p> <ul style="list-style-type: none"> • 16.2(A)(V2) Landscape Design Document – Part 2(a) – Design Report (prepared by RMM, dated 2 July 2025 – Pages 04-25) • 16.2(B)(V2) Landscape Design Document – Part 2(B) – Design Report (prepared by RMM, dated 2 July 2025 – Pages 27-41) • 16.2(C)(V2) Landscape Design Document – Part 2(C) – Design Report (prepared by RMM, dated 2 July 2025 – Pages 43-50)
	Playground Design and Construction
3	The Consent Holder shall collaborate with Nelson City Council (Council), in the detailed design and construction of the two proposed playgrounds within the development. The final design shall be submitted to Council's Monitoring Officer for approval prior to construction commencing. The detailed design plans shall also identify maintenance access arrangements for the proposed reserves.
CCKV Comments	No comment
Other Comments	NCC requested change did not change the Panel's draft condition

CCKV Response	No comment.
	Agreement on Planting Species
4	The Consent Holder shall collaborate with Council, on the final selection of plant species and landscape plan for all landscape planting within Open Space Recreation Zones and other publicly vested areas. A Landscape Plan with planting schedule shall be submitted to Council's Monitoring Officer for approval no later than one month prior to planting being carried out.
	Reserve Landscape Plan
5	The Consent Holder shall collaborate with Council, in the detailed design and construction of the Reserves within the development. The Detailed Design Plans shall also identify maintenance access arrangements for the proposed reserves. Detailed Design Plans of each Reserve shall be submitted to Council's Monitoring Officer for approval prior no later than one month prior to construction commencing.
CCKV Comments	No comment
Other Comments	<p>NCC</p> <p>The Consent Holder shall collaborate with Council, in the detailed design and construction of the Reserves within the development. The Detailed Design Plans shall also identify maintenance access arrangements for the proposed reserves. Detailed Design Plans of each Reserve shall be submitted to Council's Monitoring Officer for approval review prior no later than one month prior to construction commencing.</p>
CCKV Response	Agreed.
	Application of Residential Zoning Rules to Specific Lots
6	Future use and development which complies with the permitted activity rules and standards for the Residential Zone in Chapter 7 of the NRMP as at (insert decision date), shall be allowed on Lots 100, 101, 140, 180, for the purposes of land use under this consent.
	Review
7	<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> <ul style="list-style-type: none"> (a) To modify existing conditions of consent relating to the effects of the activity on the environment. (b) To require the Consent Holder to adopt the best practicable option to reduce or remove any adverse effect upon the environment, arising from the generated effects of the activity. (c) If the Council deems that it is necessary to do so in order to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which is appropriate to deal with at a later date.
	Advice Notes:
1	<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.
Other Comments	<p>NCC</p> <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> <p><u>For the avoidance of doubt, Council's Monitoring Officer is not in a position to approve or certify the technical content of plans or reports submitted under these conditions of consent. The Monitoring Officer's role is to receive the submitted information and coordinate its review by the relevant qualified Council staff or external experts. This review is undertaken solely to determine whether the submitted material addresses all the matters required by the applicable condition(s) of consent. The use of terms such as "confirmation" or "review" in these conditions reflects this process and does not imply that the Monitoring Officer, or Council more generally, is providing technical approval of the methodology or design.</u></p>
CCKV Response	Agreed.
2	Conditions 3 and 4 is to ensure that species selection aligns with Council's requirements and expectations and allows for appropriate input at the detailed design stage.
3	No public car parking areas is to be provided within the reserve areas. On-street parking only is to be relied upon for these areas.

4	Condition 5 contains flexibility shall be provided in the condition to allow for refinement through the detailed design process, to ensure the Reserves achieve the desired outcomes of both the Consent Holder and Council.
5	This consent covers the establishment, layout, and use of the open space corridor and neighbourhood reserve. The works to form this area including integrated stormwater features are subject to other relevant consents e.g. earthworks, vegetation clearance, remediation of contaminated land.
6	Condition 6 is also secured by way of a consent notice registered on the relevant computer freehold registers. This is required due to minor alignment differences between the detailed design of Road 1 and the indicative road alignment shown on the Structure Plan in Schedule X. Portions of proposed Lots 100, 101 and 180 (within Stage 7), Lot 140 (within Stage 9), are shown as being partially within the Open Space and Recreation Zone. Condition 6 and the consent notice recognise the residential function, form, and intent of these lots as part of the development.