

A	Land Use (s9)	Comprehensive Housing Development
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Resource Consent: _____

Grants to: CCKV Maitai Dev Co Limited Partnership

Lapse Date: 10 years (commencing from the issue of title for Lots 1000 and 1001 respectively)

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 accordance with the application for resource consent, including any further information provided, 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.
- 2 The comprehensive housing development shall proceed in accordance with the:
 - Arvida Maitahi Village (Issue 27/6/2025), prepared by JTB Architects Limited and Rough Milne Mitchell Landscape Architects (Attachments 14.1-14.11, containing 243 pages), including the plans identified in Appendix A: with the following also attached and labelled:
 - Plan A: Villa Typology Plan (page 17);
 - Plan B: Landscape Masterplan (page 31)
 - Plan C: Fence Treatment – Area A (page 43)
 - Plan D: Fence Treatment – Area B (page 44)
- 3 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 and advise the consent number ____.

Development

- 4 The development subject to this consent on Lot 1000 shall not be undertaken until Stage 1 of the subdivision consent has received Section 224 certification and the design engineering drawings have been approved by Council’s Group Manager Infrastructure.
- 5 The development subject to this consent on Lot 1001 shall not be undertaken until Stage 2 of the subdivision consent has received Section 224 certification and the design engineering drawings have been approved by Council’s Group Manager Infrastructure.

Site Specific Erosion and Sediment Control Plan (SSESCP)

- 6 No less than 10 working days prior to the commencement of any site development works, the consent holder shall provide a SSESCP to the Monitoring Officer for the certification of the Manager of Consents. The purpose of the SSESCP is to ensure construction effects including erosion, dust, sediment control, are effectively managed.
- 7 The Site Specific Erosion and Sediment Control Plan (SSESCP) 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,;
 - d. Measures to manage construction vehicle traffic and parking;
 - e. Details of on-site access, turning and manoeuvring for heavy vehicles;
 - f. The location and content of any construction signage;
 - g. Erosion, dust 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 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; 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 or suppressing dust emissions;
 - h. Procedures for the management of construction stormwater;
 - i. Details relating to the storage of fuel and/or lubricants and any handling procedures along with contingency plans (including use of spill kits);
 - j. Contact details for site manager;
 - k. Complaints procedures and register; and
 - l. Procedures for the monitoring, audit and review of the management plan.
- 8 Should the Manager of Consents decline to certify the SSES CP, the Consent Holder shall submit a revised SSES CP to the Manager of Consents for certification. The certification process shall follow the same procedure and requirements as outlined in conditions 6-7. No construction or earthworks activities shall commence on site prior to the SSES CP being certified.
- 9 All construction and earthwork activities on the site shall be carried out in accordance with the certified SSES CP.
- 10 The SSES CP may be amended at any time by the Consent Holder. Any amendments to the SSES CP shall be submitted by the Consent Holder to the Monitoring Officer for the certification of the Manager. If the amended SSES CP is certified, then it becomes the certified plan for the purposes of condition 6. Any amendments to the SSES CP shall be:
- a. For the purposes of improving the measures outlined in the SSES CP for achieving the SSES CP purpose (see condition 6);
 - b. Consistent with the conditions of this resource consent; and
 - c. Prepared by a suitably qualified expert or experts.

Iwi Engagement and Reporting

- 11 The consent holder shall provide the SSES CP no less than 20 working days prior to the commencement of any site works authorised under this consent. In addition:
- a. The consent holder shall maintain a record of correspondence, including the dates the SSES CP was provided and any feedback received.
 - b. The consent holder shall establish and maintain monthly communication with Te Tauihu Iwi Pou Taiao for the duration of works.

- c. Project updates to iwi shall be provided in writing at intervals of no more than six (6) weeks apart, starting from the date of site establishment.
- d. These updates shall include (but not be limited to) the status of works, any incidents, environmental monitoring outcomes, and responses to iwi concerns.
- e. All such correspondence shall be copied to the Nelson City Council Monitoring Officer, and a full record shall be retained by the consent holder and made available on request.

Construction Noise and Vibration

Construction vibration limits

- 12 All construction works on the site must be designed and conducted to ensure that the construction vibration does not exceed 5mm/s PPV when measured within 500m of ground level on the foundation or structure of any building on another site. Vibration shall be measured and assessed in accordance with the German Standard DIN 4150-3:2016 Structural vibration – Effects of vibration on structures.

Construction Noise Levels

- 13 Construction noise levels generated from the Site shall comply with the following limits, when measured and assessed 1m from the façade of any occupied dwelling or building on any other site in accordance with NZS 6803:1999: Acoustics – Construction Noise:

Time period	Maximum noise levels	
	L _{Aeq} (15min)	L _{AFMax}
7:30am- 6:00pm, Monday to Saturday	70 dB	85 dB
All other times and on Public Holidays	45 dB	75 dB

Roading, Parking and Loading

- 14 The internal private roads shall be formed and permanently surfaced in accordance with the following widths and standards,,:
 - Main Village Road: 6.5m wide, including 1.5m shared pedestrian path
 - Shared Space Cluster Road: 4.5m wide
 - Shared Pedestrian/Buggy link: 2.2m wide.
- 15 All parking and loading spaces shall be formed, sealed and marked out in accordance with the requirements of the NTLDM.

Wastewater

- 16 Prior to the occupation of any building on-site:
 - a. The development shall be reticulated by a low pressure pumped sewer system discharging directly to the Council's reticulated wastewater network. This pressure system shall be 'private' and maintained by the Consent Holder. The design of the low pressure wastewater system shall be supported by a design report and shall be designed to minimise infiltration and minimise odour. An Operation and Maintenance (O & M) Report shall also be provided.
 - b. The Consent Holder shall adhere to the Operation & Maintenance Report and provide an annual maintenance report to Council's Monitoring Officer.

Stormwater

- 17 Internal stormwater reticulation shall be installed complete with all necessary manholes, sumps, inlets and a connection to each building.
- 18 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 and will be capable of conveying the 1% AEP storm event.

- 19 If the Stormwater Management Area serving the overall Maitahi development does not have sufficient capacity to provide stormwater treatment, on-site treatment shall be provided using proprietary devices or rain gardens, in accordance with the Stormwater Management Plan(Tonkin & Taylor Limited, August 2022, Job No: 1012397.1000.v3).

Cabling

- 20 Live telephone/broadband and electric power connections shall be provided (at the Consent Holder's expense) to each residential unit or facility and all wiring must be underground to the standard required by the supply authority.

Engineering design, construction and certification

- 21 All engineering works including water, stormwater and wastewater shall be shown on engineering drawings in accordance with the NTLDM to be submitted to Nelson City Council for approval prior to the issue of a building consent. All engineering works shall be completed by the Consent Holder in accordance with the approved design drawings and reports referred to unless otherwise to the satisfaction of the General Manager Infrastructure.
- 22 Upon completion of works and prior to occupation of any new dwellings/units, as-built plans detailing the services required related to that stage of development shall be provided to Council's Group Manager Infrastructure for approval.
- 23 Prior to the occupation of any building on-site, the Consent Holder shall provide to the Manager Consents and Compliance written certification from a suitably qualified chartered professional engineer that all civil works have been completed in accordance with the requirements of the conditions of this consent and Nelson Tasman Land Development Manual as applicable. If the development is undertaken in stages, written certification can be provided for each stage to satisfy this condition.

Landscape Design

- 24 The site shall be landscaped and fenced in accordance with plans referenced in condition 2.
- 25 The fencing shall be as shown on the '*Fencing Treatment Plan – Landscape Resource Consent Package*'. For the avoidance of doubt, the boundary fencing may be erected progressively, provided that the relevant length along the boundary is fenced prior to the adjoining building at that location being constructed.
- 26 The landscape planting identified on the 'Landscape Master Plan' in the Landscape Design Package may be established progressively to coincide with development staging.
- 27 Within 2 months following completion of each landscape stage as the Village is developed, the Consent Holder shall provide to the Monitoring Officer a statement by its landscape design professional confirming the landscaping has been established in accordance with the Landscape Master Plan and Landscape Design Package.
- 28 Entranceway gates and associated structures associated with the development shall not be placed on Council Road Reserve.
- 29 The fence heights and landscaping for the dwellings facing Road 1 (and the shared path) shall be no more than 900mm in height and comply with the visibility splays in accordance with Figure 4-11 of the Nelson Tasman Land Development Manual 2020 (NTLDM).

Café Noise

- 30 Cumulative noise levels from the operation of Non-Residential Activity (Café) within the retirement village shall comply with the following noise limits when measured and assessed in accordance with NZS6801:2008 Measurement of environmental sound and NZS 6802:2008 Acoustics - Environmental noise at the notional boundary of any dwelling in a Rural Zone:

<i>Timeframe</i>	<i>Noise rating level</i>
<i>Monday to Sunday 6am – 10pm</i>	<i>50 dB L_{Aeq}</i>
<i>All other times</i>	<i>40 dB L_{Aeq}</i> <i>75 dB L_{AFmax}</i>

Review

31. 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.

Advice 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.

Advice Note 2: The purpose of Condition 11 this provision is to support iwi review, promote cultural and environmental oversight, and allow for any feedback on plan content before implementation.

Appendix 1: Approved Plans

	<i>Pages (of 243)</i>	<i>Drawing Title</i>
DESIGN PROPOSAL - OVERVIEW		
	17	Villa Typology Plan
DESIGN PROPOSAL - LANDSCAPE STRATEGY		
	32	Street Typology Plan
	35	Hardscape Area A
	36	Hardscape Area B
	37	Retaining walls Area A
	38	Retaining walls Area B
	39	Softscape Area A
	40	Softscape Area B
	43	Fence Treatment - Area A
	44	Fence Treatment - Area B
	49	Lighting Strategy - Area A
	50	Lighting Strategy - Area B
DESIGN PROPOSAL - ARCHITECTURAL RESPONSE		
	55	Material Palette Strategy
APPENDIX A - ARCHITECTURAL DRAWINGS		
	68-70	Care Facility – plans and Sections
CLUBHOUSE		
	75, 78	Clubhouse – plan and sections
PAVILION		
	82-84	Pavilion – plan and elevations
RESIDENTS SHED AND MAINTENANCE AREA		
	89-90	Maintenance Shed – plan and elevations
	93-95	Residents Shed – plan and elevations
VILLAS - CLASSIC		
	101-104	Whio – plan and elevations
	108-111	Kiwi 2 – plan and elevations
	115-118	Kiwi 3 – plan and elevations
	122-125	Kiwi 3 (Stepped) – plan and elevations
	129-132	Miromiro – plan and elevations
	136-139	Kokako – plan and elevations
	143-146	Kokako – Duplex – plan and elevations
VILLAS - LIFESTYLE		
	151-153	Waimea 2B SG (North) – plan and elevations
	158-161	Waimea 2B SG (South) – plan and elevations
	165-168	Waimea 2B DG (North) – plan and elevations
	172-175	Waimea 2B DG (South) – plan and elevations
	179-182	Waimea 3B SG (North) – plan and elevations
	186-189	Waimea 3B SG (South) – plan and elevations
	193-196	Waimea 3B DG (North) – plan and elevations
	200-203	Waimea 3B DG (South) – plan and elevations
	207-211	Ruru – plans and elevations
VILLAS - PREMIUM		
	217-220	Lake Hayes – plan and elevations
	224-227	Takahe – plan and elevations
	231-234	Shotover – plan and elevations
	238-241	Hihi – plan and elevations

Plan A: Villa Typology Plan (page 17).

(to insert)

Plan B: Landscape Masterplan (page 31).

(to insert)

Plan C: Fence Treatment – Area A (page 43).

(to insert)

Plan D: Fence Treatment – Area B (page 44).

(to insert)