

TAHIMANA DRAFT CONDITIONS – STORMWATER AND DETENTION BASINS.

Proposed Activity: Discharge of stormwater to Land and Water, and diversion of stormwater, including to detention dams (constructed outside waterbodies) and within, or within a 100m setback from a natural inland wetland, resulting in a change in the water level range in some wetlands.

General

- 1 All works shall be carried out in general accordance with the information received in support of the application and in particular:
 - a. Fast Track Approval Substantive Application for Tahimana prepared by Staig and Smith Ltd, August 2026;
 - b. Stormwater, Wastewater and Water Servicing Assessment Tahimana prepared by Envirolink Ltd and dated July 2026;
 - c. Sheets 2, 28, 49 - 59 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No. 12498, July 2026, attached to this Consent
 - d. Tahimana Subdivision, Tasman, Fast Track Substantive Application, Ecological Effects Assessment, the Draft Ecological Planting Plan and Draft Native Freshwater Fish Capture and Relocation Plan, prepared by RMA Ecology Ltd, dated July 2026.
 - e. RMM Landscape Architects Vegetation Strategy dated July 2026 attached to this Consent.

In the event that there is any conflict between the above documents and any condition(s) of this consent, the conditions shall prevail.
- 2 Detailed design of the stormwater drainage, attenuation, infiltration and treatment devices shall be supplied to Council's Group Manager – Community Infrastructure for approval prior to construction commencing. The detailed design shall ensure that stormwater discharge from the site is limited to pre-developed flows for the 10% AEP and 1% AEP RCP8.5 2100 30-minute, 120 minute and 360 minute storm events.
- 3 The Consent Holder shall comply with all land disturbance and subdivision consent conditions during the construction of any part of the stormwater management system. This shall include adherence to the certified Construction and Environmental Management Plan (CEMP).
- 4 Stormwater detention shall be provided so that post-development peak flows do not exceed pre-development peak flows for the 10% Annual Exceedance Probability (AEP) and 1% AEP rainfall events (RCP8.5 2100 30-minute, 120 minute and 360 minute storm events).

- 5 Except where non compliances have been approved through this Consent, the Land Disturbance Consent and the Wetland Structures Consent, the general conditions set out in Regulation 55(7), (8), (9) and (12) of the National Environmental Standards for Freshwater 2020 must be met.

Stormwater Management

- 6 Stormwater from Roads B, C, D, E, F & G and rights of way C & E will be directed to a sump prior to discharging to the reticulated stormwater network.
- 7 Stormwater from Stagecoach Road & Road 1 and rights of way A, B & D will be directed to side drains before being discharged to gully areas.
- 8 Stormwater generated from impervious areas within Lots 1 – 13, 20, 29 – 33, 59 – 62, 75 – 86 & 112, 137, 138, 140, 141, 143, 145 & 146 will be directed to on-site swales prior to being discharged to gully areas as shown on sheets 49 – 57 the application plans.
- 9 Roof water from Lots 21-28, 88-95, 107-110, 116-124, 34, 35, 37, 38, 46-49, 51-58, 64, 66-69, 73 and 74 is considered clean water and is to be discharged directly to secondary stormwater laterals located in gully areas as shown on sheets 49 – 57 of the application plans.
- 10 Ten Soak pits shall be located as shown on Sheets 49-57 and designed in accordance with the Typical Detail Sheet 28, Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project 12498, July 2026, attached to this Consent.
- 11 Site levels shall ensure that if filling obstructs the natural runoff from an adjoining property, then provision shall be made for the drainage of that property.
- 12 Site grades shall ensure that there is continuous fall either towards the street that the site drains to or gully areas adjoining the site.
- 13 The stormwater disposal system (including stormwater detention devices) shall be designed in accordance with the Design Plans attached to this consent and conditions of this consent.
- 14 The discharge shall not cause or contribute to any erosion, nor damage caused by flooding on any adjacent property.
- 15 The stormwater discharge points shall be located more than 20 metres from any bore used for potable water supply.
- 16 No household or construction chemical waste, such as paint or detergents, shall be discharged in circumstances where they may enter the stormwater system.
- 17 All stormwater collection points, including catchpits, sumps, gully traps and/or intakes shall be clearly marked to avoid the discharge of contaminants to waterbodies.
- 18 The discharge shall not contribute to or cause in receiving waters any of the following:

- a. The production of any visible oil or grease films, scums or foams, or conspicuous floatable or suspended material;
 - b. Any conspicuous change in the colour or visual clarity;
 - c. Any emission of objectionable odour;
 - d. Any adverse effect on aquatic life that is more than minor.
- 19 The quality of stormwater discharge authorised by this consent shall not exceed the following quality standards:
- a. Total petroleum hydrocarbons 15 milligrams per litre
 - b. Total suspended solids 100 milligrams per litre
- 20 Overland flow paths within the subject site must remain unobstructed, i.e., clear from landscaping, fill, fencing, debris, and buildings.
- 21 Scour protection shall be provided and maintained to ensure any discharge to a watercourse does not cause or contribute to any erosion or scouring. This shall include erosion control measures to minimise scour potential from any piped stormwater system.
- 22 The Consent Holder shall undertake planting of gully areas in accordance with the Vegetation Strategy and Plan prepared by RMM Landscape Architects, dated July 2026.

Detention Basins

- 23 The spillway for the dams and detention basins shall provide at least 500 millimetres of freeboard above the design capacity.
- 24 Each dam and detention basin must be located entirely within the boundaries of one lot so that they do not straddle any lot boundaries.
- 25 The detention basins shall be designed and constructed in accordance with the Nelson Tasman Land Development Manual 2020. A suitably experienced Chartered Professional Engineer shall design each detention basin decant system and spillway and provide a construction inspection schedule and design certification covering all aspects of the design.
- 26 The design of dams E5d and W4 will include provision for fish passage. The culverts will be designed to comply with the conditions in Regulation 70 of the NES-F.
- 27 In accordance with the Land Disturbance Consent, prior to the construction of the detention dams E3a, E6a, E7 and W2, the adjacent Farm Ponds are to be removed and any native freshwater fish in these ponds are to be captured and relocated in accordance with the Native Freshwater Fish Capture and Relocation Plan that is required by the Subdivision Consent and Land Disturbance Consent.

- 28 At the completion of the detention basins' construction, areas of channel upstream or within the detention basin are to be planted generally in accordance with the Vegetation Strategy and Plan prepared by RMM Landscape Architects, dated July 2026, attached to this Consent.

Certification and Reporting

- 29 Prior to construction of any detention basin the Consent Holder must provide Council's Team Leader – Compliance & Investigation with a copy of the detention basin design, inspection schedule and certification required under Condition 25 for acceptance.
- 30 Prior to the construction of dams E3a, E6a, E7 and W2, the Consent Holder must provide Council's Team Leader -Compliance & Investigation with a copy of the Native Freshwater Fish Capture and Relocation Plan required under the Subdivision Consent and Land Disturbance Consent and a copy of the report, prepared by a suitably qualified and experienced Ecologist, following the completion of each salvage and relocation operation in accordance with the Native Freshwater Fish Capture and Relocation Plan.
- 31 Within 3 months of completion of construction of any detention basin the Consent Holder will provide Council's Team Leader – Compliance & Investigation with certification from a suitably experienced Chartered Professional Engineer that the detention basin decant system and spillway have been constructed in accordance with the design documentation required by condition 24.
- 32 Within 3 months of completion of construction of the stormwater reticulation network the Consent Holder will supply Council's Group Manager – Community Infrastructure with certification in the form of Appendix D of the NTLDM2020 for the stormwater reticulation system.
- 33 Within 3 months of completion of construction of the stormwater reticulation network the Consent Holder shall submit a set of final "as-built" plans to the Council's Team Leader – Compliance & Investigation which show the siting of all components of the stormwater system. For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for the Council to locate all structures identified on the plans.

Stormwater Maintenance

- 34 An Operations and Maintenance Manual must be developed by the Chartered Professional Engineer responsible for the design of the stormwater detention basins. The Operations and Maintenance Manual shall detail the maintenance requirements of the stormwater detention basins, stormwater gullies and stormwater swales. Maintenance shall include the maintenance of the plantings. The maintenance requirement and frequency shall be in accordance with the designer's recommendation for the assets. The Operations and Maintenance Manual shall be provided to the Council's Team Leader - Compliance & Investigations prior to issue of the section 224 certificate for the subdivision.
- 35 The management and maintenance of the stormwater detention basins and associated infrastructure shall be undertaken in accordance with the Operations and Maintenance Manual approved as part of the subdivision and stormwater consents. An annual report

detailing the maintenance that has been carried out on these systems shall be submitted to the Council's Team Leader – Compliance & Investigations.

- 36 All aspects of the stormwater systems shall be checked on a regular basis as required to ensure full function of treatment, drainage, gullies and detention basins, but not less than once every year and after extreme rainfall. Records shall be kept of each inspection and shall include the date of inspection, the name of the inspector, component(s) inspected, any issues found, and any works undertaken.
- 37 All stormwater and sediment control structures associated with the discharge shall be maintained in effective operational order at all times.

Transfer of Consent

- 38 Once the detention basins have been constructed to the satisfaction of the Council's Team Leader – Compliance & Investigation and certified by a Chartered Professional Engineer, the consent shall be transferred to the owner of the land on which the detention basin is located.

Review of Consent Conditions

- 39 The Council may review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
- a. to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - b. to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - c. to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - d. to allow, in the event of concerns about the quality or quantity of stormwater discharged, the imposition of compliance standards, monitoring regimes and monitoring frequencies and to alter these accordingly; and/or
 - e. to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

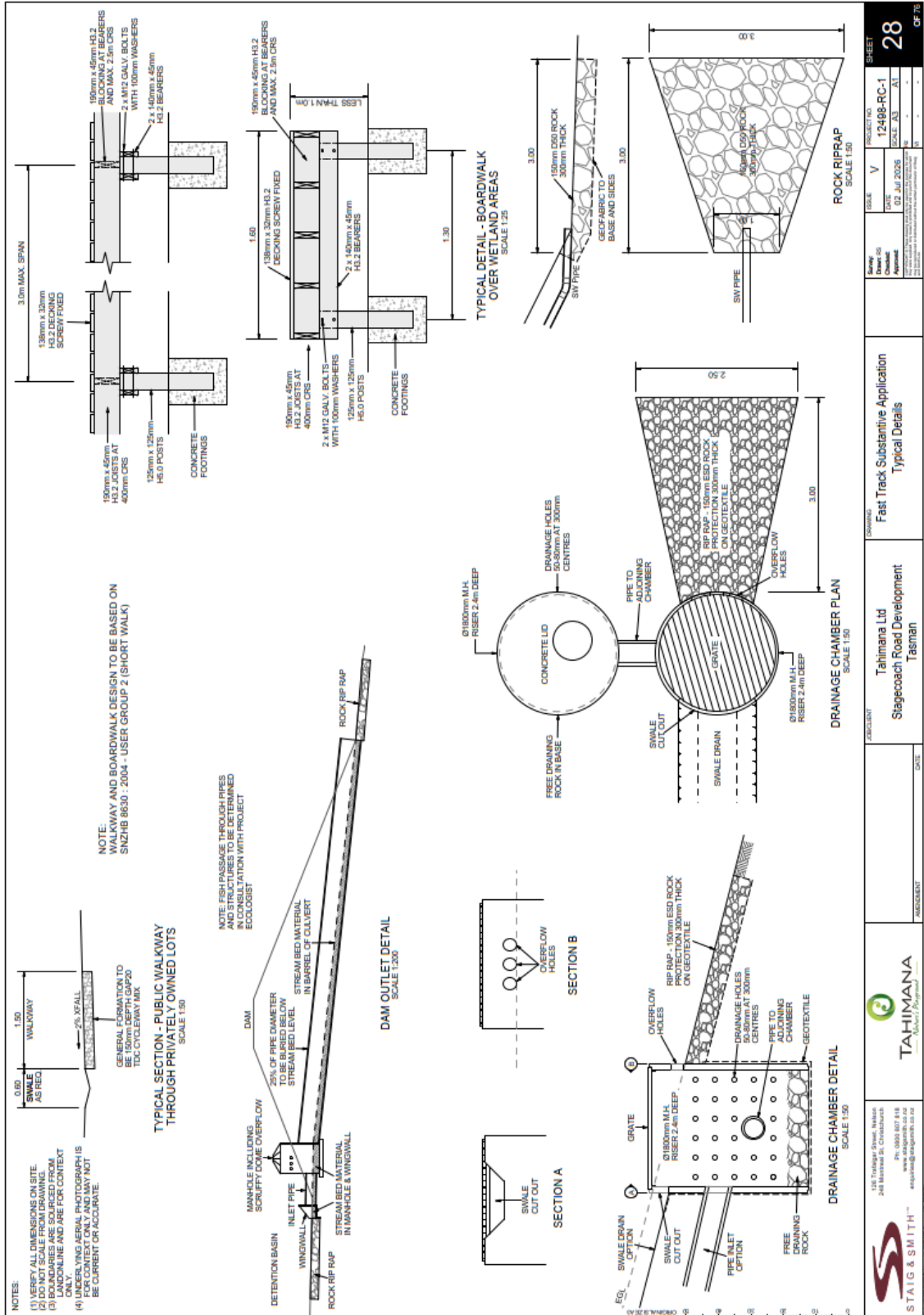
Lapse and Expiry

- 40 Pursuant to Section 125 of the Act this consent shall lapse 10 years after the date this consent commences unless either the consent is given effect to, or the Council has granted an extension pursuant to Section 125(1)(b) of the Act.

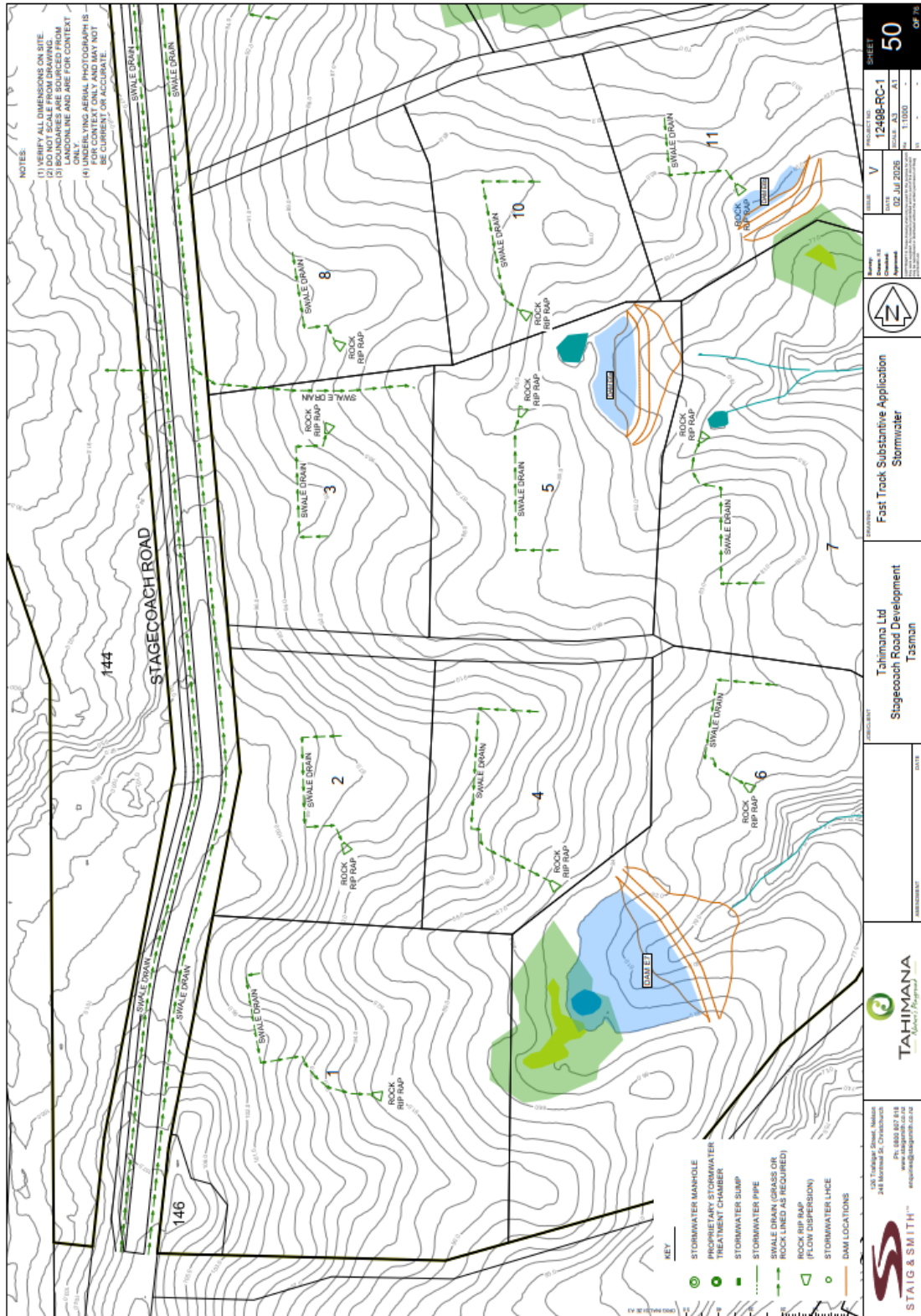
Advice Note:

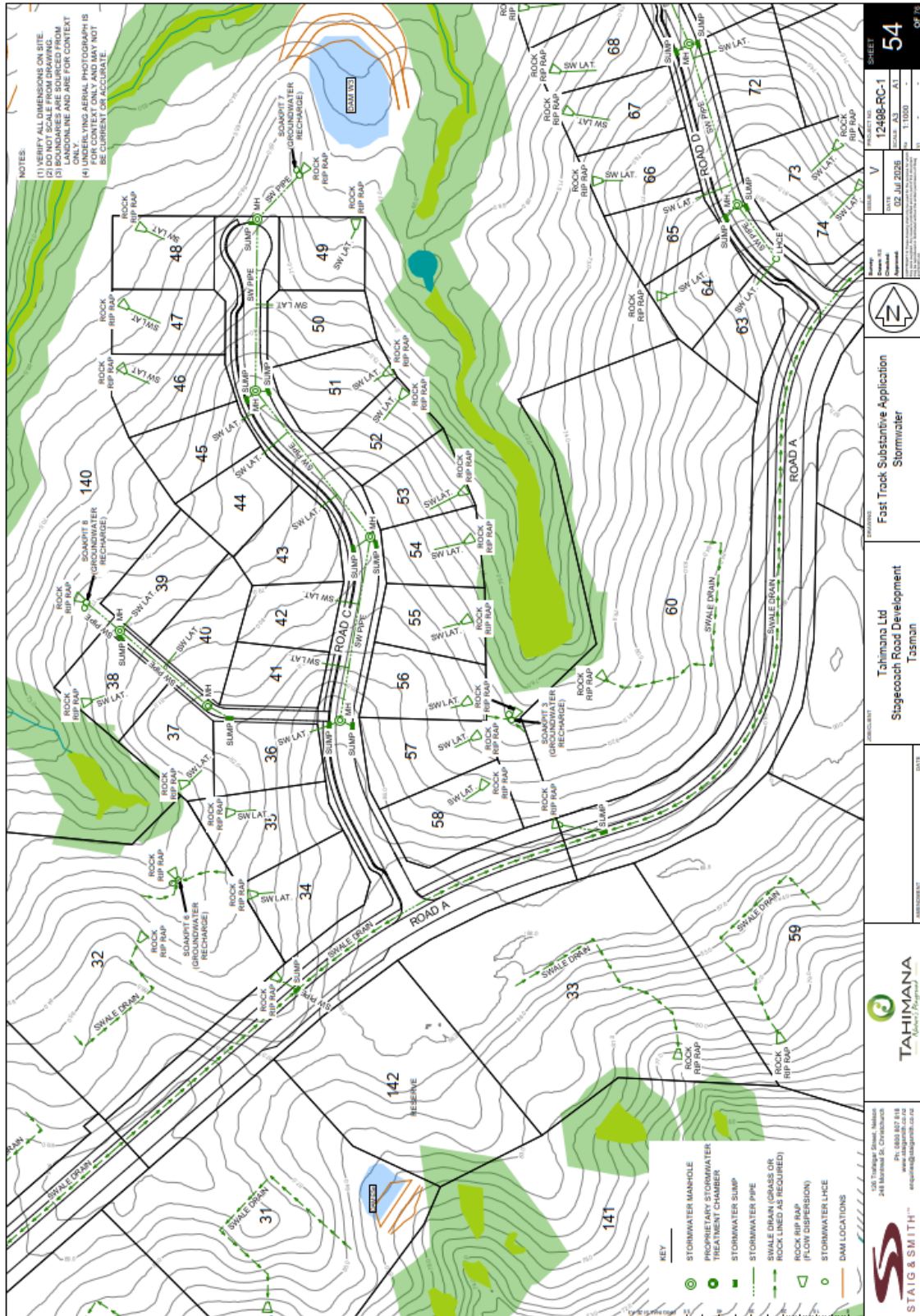
It is considered that the stormwater consent is given effect to as soon as the earthworks authorised by RMXXXX begin as the drainage characteristics of the catchment will be altered as a result of the land disturbance works.

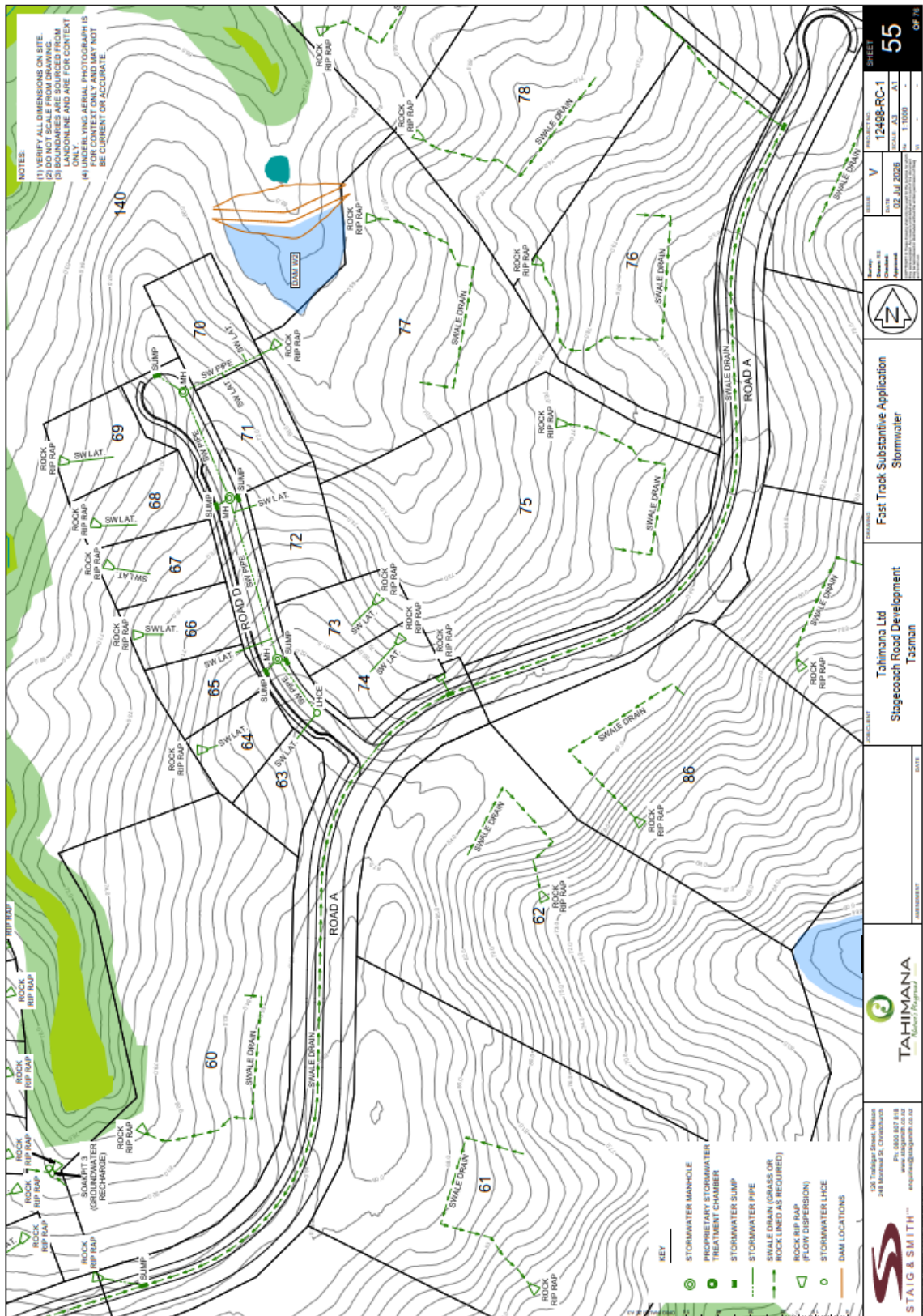
- 41 This resource consent shall expire in 35 years.

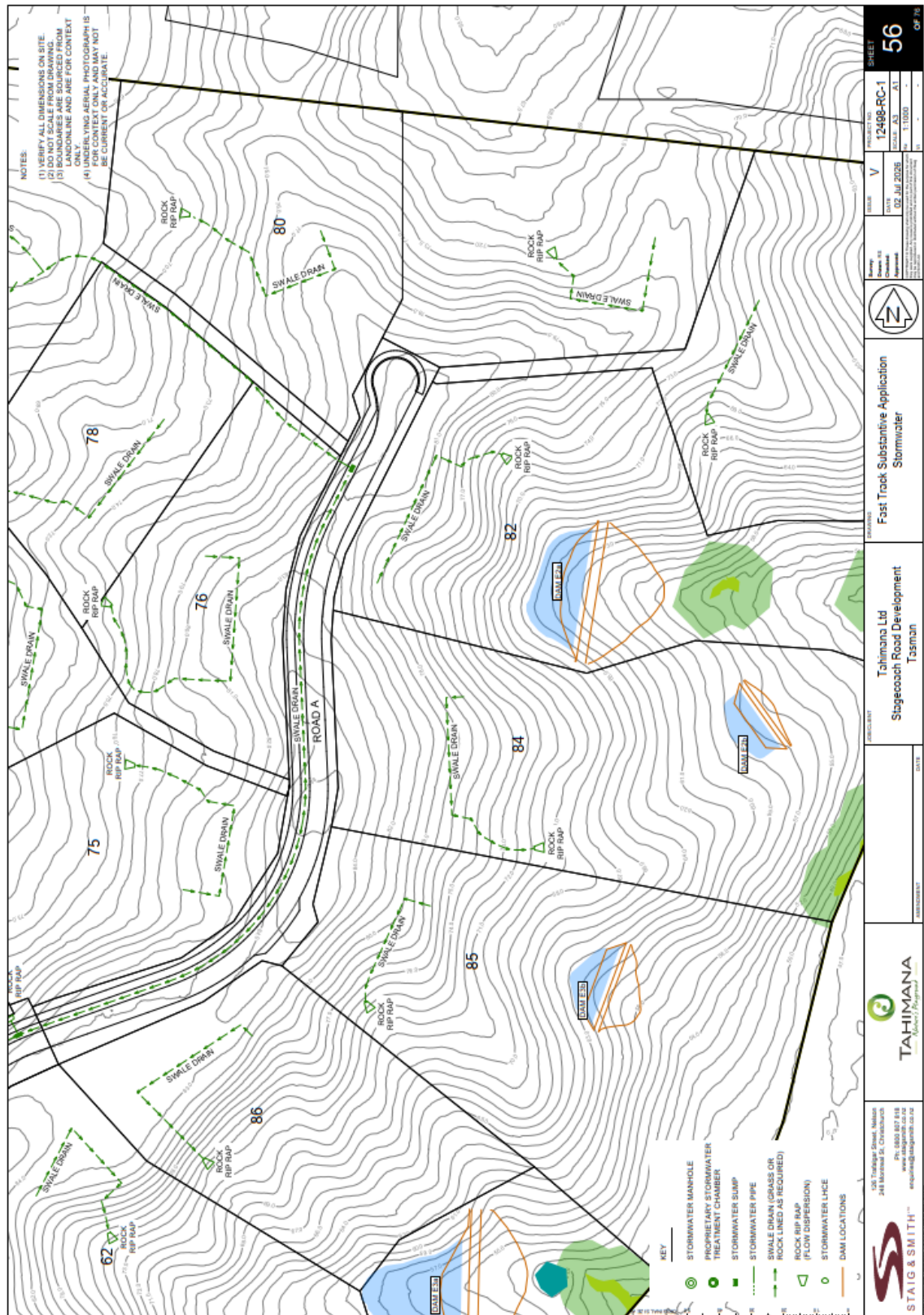


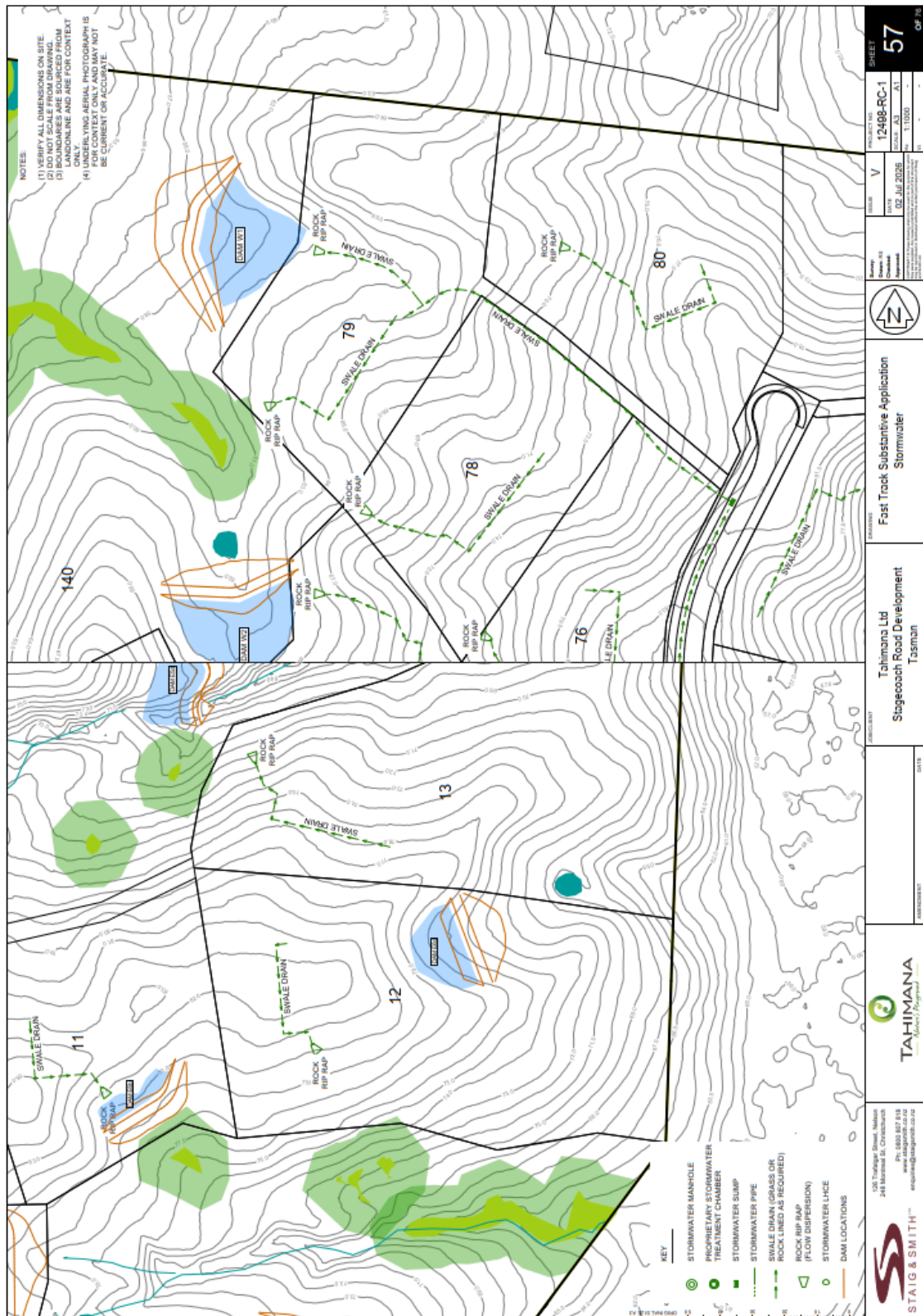


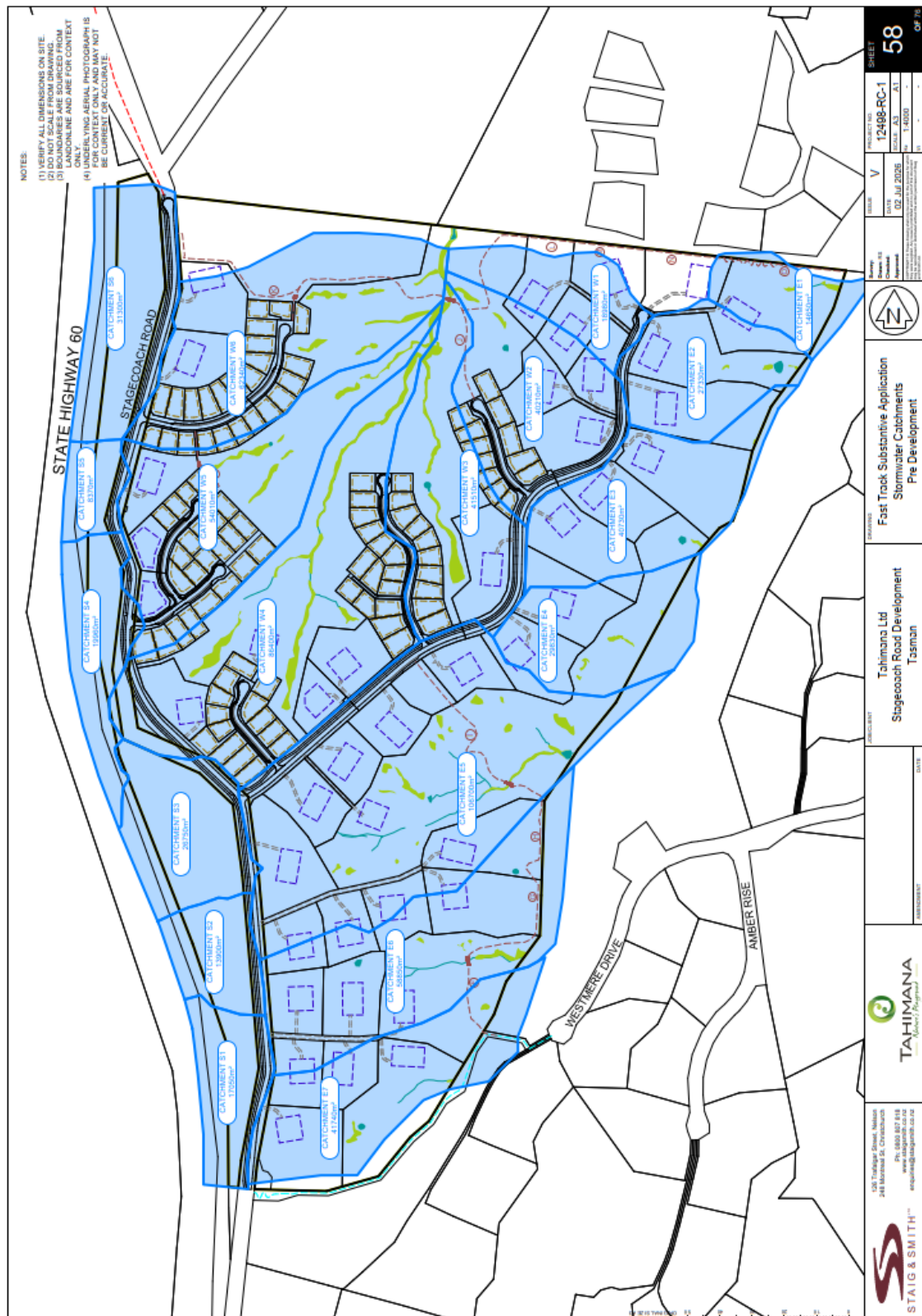


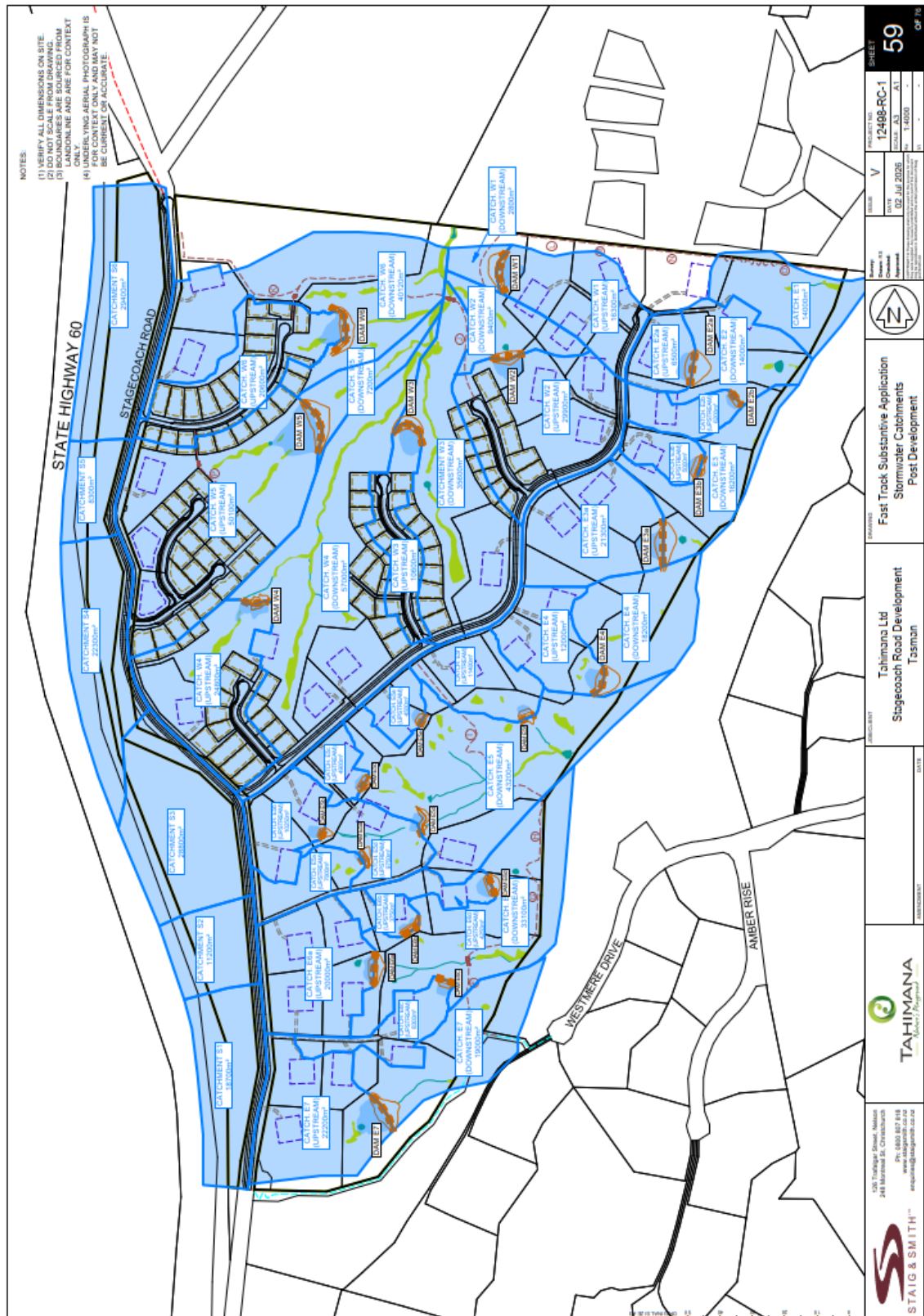












VEGETATION STRATEGY



VEGETATION STRATEGY

	Botanical name	Common name	Wastewater Treatment Area Boundary Planting	Botanical name	Common name	Mitigation Planting	Botanical name	Common name
Wetland	Austroderia richardii	Toetoe (South Island)	Riparian Buffer	Austroderia richardii	Toetoe (South Island)	Street Trees	Trees	
	Blechnum novae-zelandiae	Kiokio		Carex secta	Purei		Coprosma repens	Taupata
	Carex geminata	Rautahi		Carex virgata	Pukio		Coprosma robusta	Karamū
	Carex maorica	Māori sedge		Juncus australis	Wiwi		Coryline australis	Ti kouka
	Carex secta	Purei		Juncus edgariae	Wiwi		Dodnaea viscosa	Akeake
	Carex virgata	Pukio		Phormium tenax	Harakeke		Kunzea ericoides	Kānuka
	Coprosma propinqua	Mingimingi		Veronica stricta var. stricta	Koromiko		Leptospermum scoparium	Mānuka
	Coprosma tenuicaulis	Hukihuki					Pittosporum eugnioides	Tarata
	Cordyline australis	Ti kouka, cabbage tree		Austroderia richardii	Toetoe (South Island)		Pittosporum tenuifolium	Kōhūhū
	Dacrycarpus dacrydioides	Kahikatea		Carpodetus serratus	Putaputawētā		Pseudopanax crassifolium	Horoeke
	Laurelia novae-zelandiae	Pukatea		Coprosma propinqua	Mingimingi		Shrubs	
	Leptospermum scoparium	Mānuka		Coprosma robusta	Karamū		Veronica stricta var. stricta	Koromiko
	Machaerina rubiginosa	Baumea		Cordyline australis	Ti kouka, cabbage tree		Olearia avicennifolia	Grey tree daisy
	Phormium tenax	Harakeke		Dacrycarpus dacrydioides	Kahikatea		Phormium cookianum	Wharariki
				Elaeocarpus hookerianus	Pokākā			
Wetland Edge and Streamside	Juncus australis	Wiwi	Stormwater Retention Basin Bund Planting	Leptospermum scoparium	Mānuka	Street Trees	Trees	
	Juncus edgariae	Wiwi		Melicytus ramiflorus	Māhoe		Plagianthus regius	Manatu, Ribbonwood
	Uncinia uncinata	Hookgrass		Pennantia corymbose	Kaikōmako		Sophora microphylla	South Island Kōwhai
	Juncus pallidus	Tall swamp rush		Pseudowintera colorata	Horopito		Alnus cordata	Italian Alder
	Austroderia richardii	Toetoe (South Island)		Veronica stricta var. stricta	Koromiko		Carpinus betulus	Upright Hornbeam
	Blechnum novae-zelandiae	Kiokio		Coprosma tenuicaulis	Hukihuki		'Fastiglata'	
	Carex geminata	Rautahi		Phormium tenax	Harakeke		Liquidambar styraciflua	Sweet Gum
	Carex maorica	Māori sedge					'Little Richard	
	Carex secta	Purei		Austroderia richardii	Toetoe (South Island)			
	Juncus australis	Wiwi		Coprosma propinqua	Mingimingi			
	Juncus edgariae	Wiwi		Coprosma robusta	Karamū			
	Machaerina rubiginosa	Baumea		Melicytus ramiflorus	Māhoe			
	Uncinia uncinata	Hookgrass		Veronica stricta var. stricta	Koromiko			
				Phormium tenax	Harakeke			
Planted Stormwater Retention Basins	Austroderia richardii	Toetoe (South Island)	Stormwater Retention Basin Bund Planting	Austroderia richardii	Toetoe (South Island)	Stormwater Retention Basin Bund Planting		
	Carex geminata	Rautahi		Coprosma propinqua	Mingimingi			
	Carex maorica	Māori sedge		Coprosma robusta	Karamū			
	Carex secta	Purei		Melicytus ramiflorus	Māhoe			
	Juncus australis	Wiwi		Veronica stricta var. stricta	Koromiko			
	Juncus edgariae	Wiwi		Phormium tenax	Harakeke			
	Machaerina rubiginosa	Baumea		Phormium cookianum	Wharariki			
	Uncinia uncinata	Hookgrass						