

G	Land Use (s9)	Open Space & Recreation Area
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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**

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.

**Playground Design and Construction**

2. The consent holder shall collaborate with Council, specifically the Parks Team, in the detailed design and construction of the two proposed playgrounds within the development. The final design shall be submitted to Council for review and approval prior to construction commencing. The detailed design plans shall also identify maintenance access arrangements for the proposed reserves.

**Agreement on Planting Species**

3. The final selection of plant species and landscape plan for all landscape planting within Open Space Recreation Zones and other publicly vested areas shall be submitted to Council's Parks and Facilities Team for review and written agreement no later than one month prior to planting being carried out.

**Reserve Landscape Plans**

4. The consent holder shall collaborate with Council, specifically the Parks Team, in the detailed design and construction of the Reserves within the development. The final design of each Reserve shall be submitted to Council for review and approval prior to construction commencing. The detailed design plans shall also identify maintenance access arrangements for the proposed reserves.

**Application of Residential Zoning Rules to Specific Lots**

5. The Residential Zone rules shall apply to the entirety of Lots 100, 101, 140, 180, for the purposes of subdivision and land use under this consent.

**Review**

6. 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 1:** Condition 3 is to ensure that species selection aligns with Council's requirements and expectations and allows for appropriate input at the detailed design stage.

**Advice Note 2:** No public car parking areas is provided within the reserves; only on-street parking is to be relied upon for these areas.

**Advice Note 3:** Condition 4 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.

**Advice Note 4:** Condition 5 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.