TAHIMANA DRAFT CONDITIONS – LAND USE

Land use consent to construct a generic dwelling on each of the allotments in the Tahimana Subdivision specified below, with consent for reduced boundary setbacks, together with Land Use Consent to erect Utility Structures

- **98 residential allotments, being Lots 14-28,34-58,63-74,88-110,113-136.**
- **3 serviced lifestyle allotments being Lots 87, 111 and 145.**
- **38 lifestyle allotments being Lots 1-13,20,29-33,59-62,75-86,112,137 -138.**
- **2 rural conservation allotments Lots 140 and 141.**

General

1 The activity shall be in general accordance with the information submitted with the application and in particular with the following;

a. Fast Track Substantive Application for Tahimana prepared by Staig and Smith Ltd, August 2026

b. Building Location Areas marked on Sheet 2, Scheme Plan, *Being Proposed Subdivision of Lots 1 & 3 DP450728, in the Tahimana Development Design Plan set* prepared by Staig and Smith Ltd, Project No. 12498, July 2026. attached to this consent.

c. The Landscape Assessment Report, Tahimana Subdivision, prepared by Rough Milne Mitchell Landscape Architects, July 2026

d. The Landscape Masterplan, Vegetation Strategy and Landscape and Visual Mitigation Strategy, prepared by Rough Milne Mitchell Landscape Architects Ltd dated July 2026, attached to this consent.

e. The Tahimana, Stagecoach Road Acoustic Design Report, including the Noise Level Contour Plan (attached to this Consent) prepared by Bladon Bronka Acoustics, July 2026

If there is conflict between the information submitted with the consent application and any conditions of this consent, then the conditions of this consent shall prevail.

Commencement and Lapse

2 For Lots 1 -138, 140,141 and 145, this consent commences on the date that title to the lot issues.

3 This consent lapses 10 years after the date of commencement if the consent has not been given effect to unless the Council has granted an extension pursuant to Section 125(1)(b) of the Resource Management Act 1991 or any replacement legislation.

Dwellings

4 For the purposes of this consent a dwelling is permitted to contain two self-contained housekeeping units provided both are contained in the one building and one is clearly subsidiary to the other.

Building Location Areas

5 The construction of a dwelling and associated buildings must be within the identified Building Location Area (**BLA**) shown on the plan required by Condition 14 of the Tahimana subdivision consent, except that:

a. Up to 20% of the dwelling may extend beyond the BLA on the Lifestyle Lots and Rural Conservation Lots provided the setbacks in conditions 8 and 9 are met.

b. On the Residential Lots and Serviced Lifestyle Lots, water tanks may be located outside the BLA provided they are partially buried and / or screened.

c. On the Lifestyle Lots and Rural Conservation Lots, water tanks may be located outside the BLA provided they are no closer than 15m from any lot boundary, not situated on the edge or top of any spurs or ridgelines within the lot, and they are partially buried and / or screened. Screening must consist of either informal evergreen hedging or an area of naturalised native shrub and tree planting a minimum of 3m wide. Screening must be located to the eastern side of the water tanks for Lots 1-13,29-31,33,59, 61-62,81-86,112,137, 138 and 140, and to the western side of the water tanks for Lots 32,60,75-81 and 141.

Boundary Setbacks

8 Building setbacks on the Residential Lots and Serviced Lifestyle Lots must comply with the Residential Zone setbacks under the Tasman Resource Management Plan, except for those allotments that have more than one road frontage, in which case the road boundary Residential Zone setback is only required to be met at the road boundary from which access is taken, the internal boundary setback requirement will apply to other road setbacks.

9 Building setbacks for the Lifestyle Allotments and Rural Conservation Allotments must meet the Rural 3 Zone setback minimum of 5m for all internal boundaries, with the setback from the Road boundary being a minimum of 5m.

Height of Dwellings

10 Buildings on Lots 1-18, 20-23, 26-36,56-65,73-86,87-92,100-102,107-116,134-138,140 and 141 must have a maximum height of 5.5m. Buildings on all other lots may have a maximum height of 7.5m. Height is to be measured from the finished level of the Building Platform within the BLA as detailed on the Survey Plan and accompanying Table required by condition 14 of the Subdivision Consent and specified in the Consent Notice for each allotment. In all other respects the height is to meet the definition of height set out below:

Height, in relation to a building, means the vertical distance between ground level at any point and the highest part of the building immediately above that point. For the purpose of calculating height, account is taken of parapets, but not of:

(a) radio and television aerials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5 metres;

(b) *chimneys (not exceeding 1.1 metres in any direction); or finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5 metres.*

Advice Note:
For the avoidance of doubt, ground level is defined in the Tasman Resource Management Plan as follows:

Ground Level – means the natural ground level, or where that has been altered by subdivision, means the actual finished ground level when all works associated with the subdivision of the land are completed, and excludes any excavation or filling associated with the building activity.

Building Coverage

11 Building coverage on lots of 600m2 and below shall not exceed 40%. Building coverage on any lot over 600m2 shall not exceed 33%.

Building Design

12 Buildings on each lot must be clustered and of complementary architectural style and colour to the main building so as to appear as a uniform complex of structures. All buildings and hard surfaces are to be restricted to a curtilage area not exceeding 1000m^2.

13 Within the Lifestyle Lots and Rural Conservation Lots, built form should be appropriately situated within the existing topography of the hill face rather than protruding out from or over the landform. The following sketch illustrates a building form that is protruding and a building form that is appropriately situated (sympathetic to the landscape):

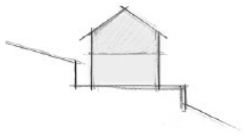


Figure 1. Prominent protruding built form

Figure 2. Built form sympathetic to landform

14 Building colours and materials must be recessive and consistent with those colours' Reflectance Value (RV) and Greyness Value (GV) as identified in the BS5252 – A, B, C and D group range. Colours from greyness group E are not allowed. The RV and GV of all walls, facades and joinery must not exceed 40%. The RV of roofs must not exceed 15% within A, B and C greyness group.

15 Mirrored glazing must not be used.

Utility Structures on Lots 144 and 146

16 A water tank and related infrastructure may be erected on Lot 146. to a maximum height of 7.5m above the finished pad level shown on Sheet 48 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026, attached to this Consent. The Water tank shall be set back a minimum of 5m from the Road and internal boundaries.

17 Wastewater infrastructure in the form of tanks and supporting plant may be erected on Lot 144, provided the structures do not exceed 7.5m in height and are set back a minimum of 5 m from any boundary. This setback does not apply to disposal field driplines and pipelines.

Acoustic Performance

18 All habitable spaces located within the 55dB L_{Aeq} (24hr) noise level contour (see noise level contour plan attached to this consent), shown in Appendix B of the Bladon Bronka Acoustic (BBA) Acoustic Design Report, must be provided with a ventilation and cooling system as specified in that report and set out below:

a. Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. The sound of the system must not exceed 30dB $L_{Aeq(30s)}$ when measured 1m away from any grille or diffuser.

b. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. The sound of the system must not exceed 35 dB $L_{Aeq(30s)}$ when measured 1m away from any grille or diffuser.

c. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 °C. The sound of the system must not exceed 35 dB $L_{Aeq(30s)}$ when measured 1m away from any grille or diffuser.

Landscape Plans and Planting on Lifestyle Lots, Serviced Lifestyle Lots and Rural Conservation Lots

19 At the time of or prior to applying for Building Consent for any proposed dwelling or accessory buildings on any Lifestyle Lot, Serviced Lifestyle Lot or Rural Conservation Lot, a Landscape Plan must be prepared by a suitably qualified landscape professional and submitted to Council's Consent Planner - Land Use for confirmation that it meets the requirements of these consent conditions. The Landscape Plan shall show/include the following:

a. planting and grassing of any cut and fill batters for earthworks for driveways or Building Platforms;

b. planting focussed on the curtilage, to integrate any buildings and any associated water tanks into the landscape;

c. planting to soften and filter views of built form in views from adjacent properties in Westmere:

d. planting should, where undertaken in proximity to wetland restoration planting, be in keeping with that planting to extend the ecological corridors proposed along the Tahimana Wetlands;

e. how landscaping will provide privacy and amenity between the newly designed house and garage and the neighbouring properties;

f. details of the proposed species, density and plant size, which relates to the native ecology of the area and plants shall be predominantly sourced from the Moutere Downlands – Hill Country Ecological District plant list;

g. landscaping – including (but not limited to) any plantings, paths, decks, fencing, walls and alterations to the ground contour – is not located where it would affect stormwater secondary flow paths or overland flow paths.

20 Landscaping shall be implemented in accordance with the approved Landscape Plan within 18 months of the code of compliance certificate for the dwelling and maintained in accordance with the approved Landscape Plan, with any dead, dying or diseased plants replaced.

Additional Mitigation Planting requirements for Lots 1,9, 20,29-33,60,62,75-76,84-87,111-112, 137-138

21 On Lots 1,9, 20,29-33,60,62,75-76,84-87,111-112, 137-138, the Landscape Plan required by Condition 19 must also show the mitigation planting detailed on pages 52, 53 and 54 of the Landscape Design Document prepared by RMM Landscape Architects (attached to this consent). Mitigation planting areas must be maintained by the relevant Lot owners, with any dead plants replaced with the same species. The mitigation planting cannot be altered or removed.

Additional Mitigation Planting requirements for Lots 79-83

22 The mitigation planting shown on the Vegetation Strategy Plan attached to this Consent for Lots 79-83 adjoining the walkway adjacent to Beulah Ridge must be implemented at the time of subdivision by the Subdivision Consent Holder. Thereafter lot owners must maintain the mitigation planting, with any dead plants replaced with the same species. The mitigation planting cannot be altered or removed.

Landscape Plans and Planting Requirements for Residential Lots

23 Prior to applying for a building consent for a dwelling on a Residential Lot, a Landscape Plan shall be prepared and submitted to Council's Consent Planner – Land Use for confirmation that it meets the requirements of this consent. The Landscape Plan shall demonstrate that landscaping – including (but not limited to) any plantings, paths, decks, fencing, walls and alterations to the ground contour – does not affect stormwater secondary flow paths or overland flow paths, and must be prepared with consideration of the following guidelines:

a. The front yard landscape design for each lot should be planned to harmonise with the streetscape, house materials, and layout of the road corridor, promoting a sense of continuity in the overall streetscape.

b. An entrance to the front door of the house must be clearly delineated and visible from the street.

c. The front yard shall predominantly consist of softscape (lawn and planting) outside of the driveway and front door areas. Large expanses of hard paving are to be avoided.

d. Boat and trailer parking is to be carefully designed to avoid creating an extra wide driveway. A separate parking bay must be incorporated into the design.

e. Outdoor spaces are encouraged to utilise hardscape structures and elements such as pergolas, louvres, raised planters and landscape walls to create structure and interest in the back and front yard areas. A range of materials can be used for these features and should be selected with the aim of creating visual harmony with the house materials and wider context.

f. Each hardscape element must aim to complement the colour, scale and aesthetic of the dwelling and outdoor space.

g. Planting and grassing of any cut and fill batters for earthworks for driveways or Building Platforms.

h. Planting should, where undertaken in proximity to wetland restoration planting, be in keeping with this planting to extend the Ecological corridors proposed along the Tahimana Wetlands.

i. The use of a planting palette that includes plants that thrive in the local climate, create good evergreen structure, exhibit good seasonal colour and form part of the overall Tahimana planting palette.

j. Clipped hedging is encouraged as a means of demarcating private areas and spaces.

k. Front and back yard planting is highly encouraged. Front yard and back yard planting should predominantly from the Moutere Downlands – Hill Country Ecological Planting list.

l. In general the use of conifers is not encouraged and is not considered to be an appropriate part of the Tahimana character.

24 Landscaping shall be implemented in accordance with the Landscaping Plan within 18 months following the issue of the Code of Compliance Certificate for the dwelling. Planting shall be maintained in perpetuity and any dead, dying or diseased plants shall be replaced.

Additional planting

25 Additional planting is not precluded, provided that the additional planting complies with all applicable rules of the TRMP (other than where a departure from the rule is authorised by this consent) and complies with the conditions of consent.

Water Supply to Lifestyle Lots and Rural Conservation Lots

26 Prior to the dwellings on Lifestyle Lots and Rural Conservation Lots being occupied, potable water storage of at least 23,000 litres in volume must be provided.

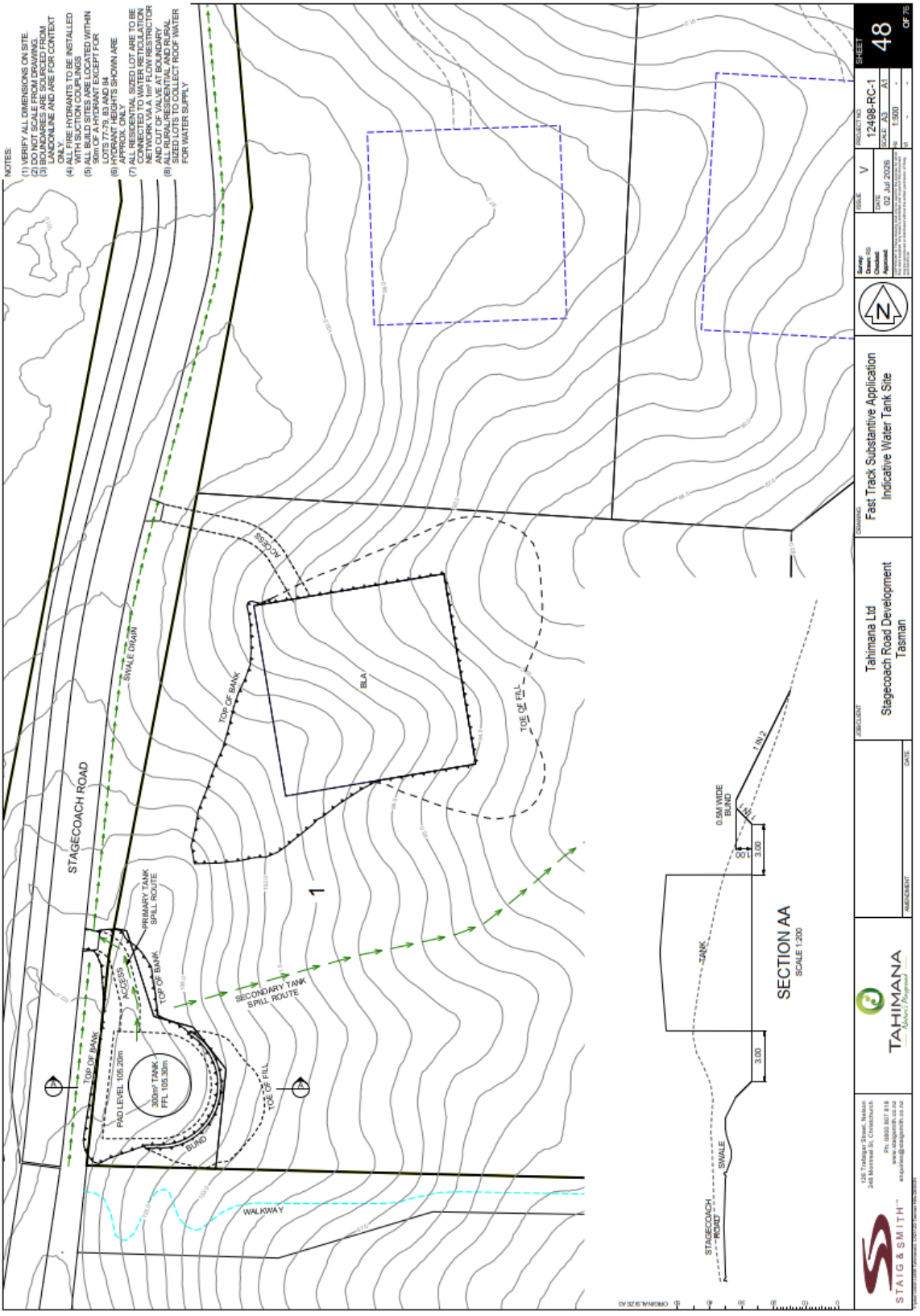
Advice Note:
Access to a fire hydrant to provide the firefighting water supply will be provided for these allotments as part of the subdivision development.

Water Supply to Residential Lots and Serviced Lifestyle Lots

27 Prior to the dwellings on the Residential Lots and Serviced Lifestyle Lots being occupied, a 3000-litre water tank must be installed along with a pump to provide a pressurised water system for the dwelling.

Advice Note:
All Residential Lots and Serviced Lifestyle Lots will be connected to the community reticulated potable water system and will be provided with a restricted flow connection providing $1m^3$ of water per day, for this reason on site storage is required. Access to a fire hydrant to provide the firefighting water supply will be provided for these allotments as part of the subdivision development.

Draft Land Use Consent Conditions – July 2026



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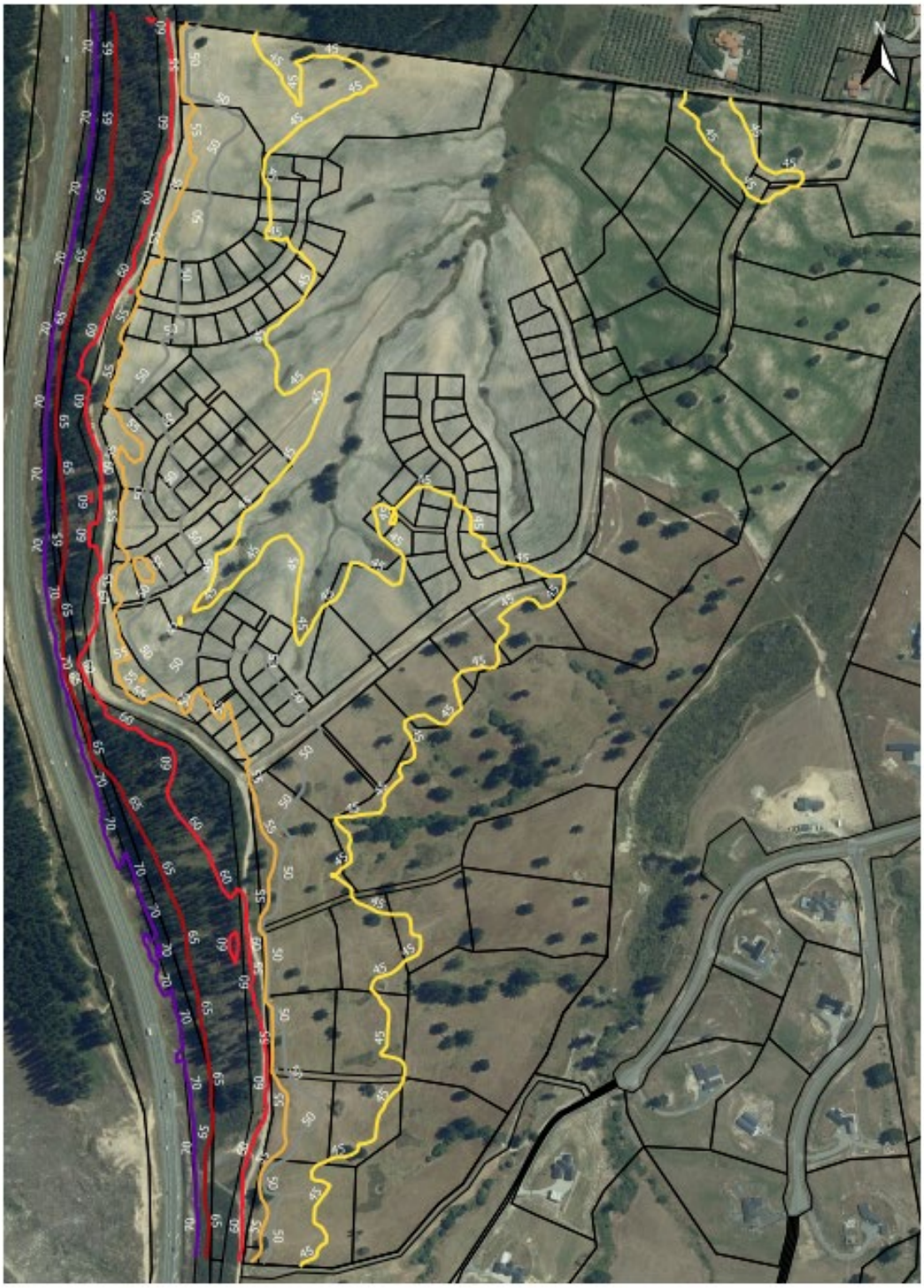
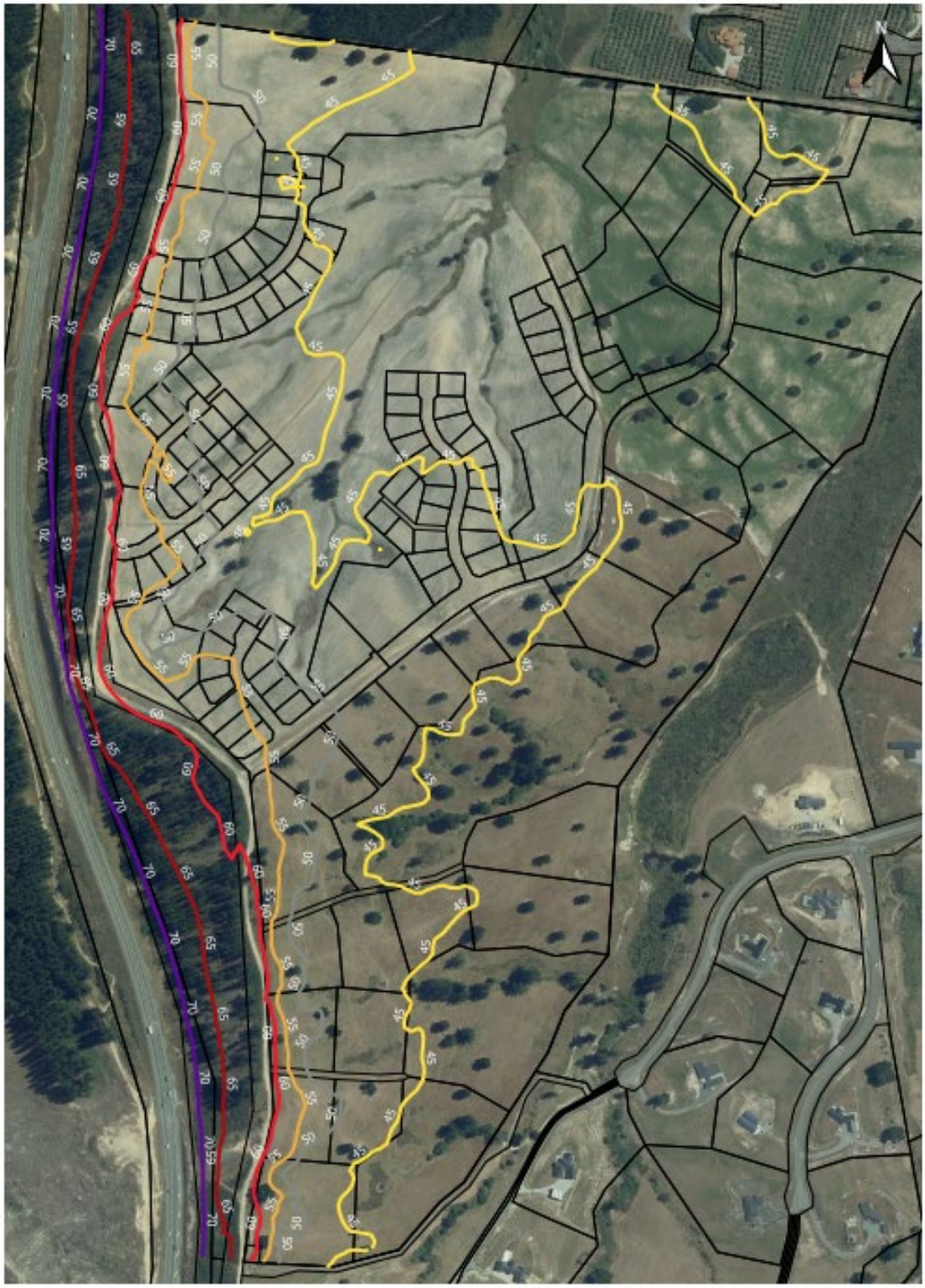


Predicted traffic noise levels at 1.5m height (ground floor) - dB $L_{Aeq(24hr)}$
(includes +3dBA to account for future growth)



Predicted traffic noise levels at 4.5m height (first floor) - dB $L_{Aeq(24hr)}$
(includes +3dBA to account for future growth)

LANDSCAPE MASTER PLAN

1. Stagecoach Road improvements with tree planting to double as screening / backdrop planting
2. Ridgeline road with clustered street tree planting to double as screening / backdrop planting
3. Roads to access cluster housing (typical)
4. Wetland planting network through gullies (typical)
5. Planted Stormwater retention basin with bund (typical)
6. Public path (typical)
7. Neighbourhood reserve
8. Openspace
9. Native planting on wastewater dispersal fields
10. Building platforms (typical)
11. Shared private right-of-ways (typical)
12. Letter Boxes

N →

1:4,000 @ A3

VEGETATION STRATEGY
Legend
Mitigation Planting
Street Trees
Planted Stormwater Retention Basins
Existing Pond
Streamside Planting (3m Approx)
Wetland Treatment
Wetland Edge Planting (3m Approx)
Riparian Buffer Planting (7m Approx)
Wastewater Treatment Area Boundary Planting
Wastewater Treatment Area Planting
Grassed Wastewater Dispersal Area
Stormwater Retention Basin Bund Planting
Stream
Stormwater Retention Basins Boundary
N
1:4,000 @ A3

VEGETATION STRATEGY

	Botanical name	Common name
Wetland	Austroderia richardii	Toetoe (South Island)
	Blechnum novae-zelandiae	Kiokio
	Carex geminata	Rautahi
	Carex maorica	Māori sedge
	Carex secta	Purei
	Carex virgata	Pukio
	Coprosma propinqua	Mingimingi
	Coprosma tenuicaulis	Hukihuki
	Cordyline australis	Tī kouka, cabbage tree
	Dacrycarpus dacrydioides	Kahikatea
	Laurelia novae-zealandiae	Pukatea
	Leptospermum scoparium	Mānuka
	Machaerina rubiginosa	Baumea
	Phormium tenax	Harakeke
Wetland Edge and Streamside	Juncus australis	Wiwi
	Juncus edgariae	Wiwi
	Uncinia uncinata	Hookgrass
	Juncus pallidus	Tall swamp rush
	Austroderia richardii	Toetoe (South Island)
	Blechnum novae-zelandiae	Kiokio
	Carex geminata	Rautahi
	Carex maorica	Māori sedge
	Carex virgata	Pukio
Planted Stormwater Retention Basins	Austroderia richardii	Toetoe (South Island)
	Carex geminata	Rautahi
	Carex maorica	Māori sedge
	Carex secta	Purei
	Juncus australis	Wiwi
	Juncus edgariae	Wiwi
	Machaerina rubiginosa	Baumea
	Uncinia uncinata	Hookgrass

	Botanical name	Common name
Wastewater Treatment Area Boundary Planting	Austroderia richardii	Toetoe (South Island)
	Carex secta	Purei
	Carex virgata	Pukio
	Juncus australis	Wiwi
	Juncus edgariae	Wiwi
	Phormium tenax	Harakeke
	Veronica stricta var. stricta	Koromiko
Riparian Buffer	Austroderia richardii	Toetoe (South Island)
	Carpodetus serratus	Putaputāwētā
	Coprosma propinqua	Mingimingi
	Coprosma robusta	Karamū
	Cordyline australis	Tī kouka, cabbage tree
	Dacrycarpus dacrydioides	Kahikatea
	Elaeocarpus hookerianus	Pōkākā
	Leptospermum scoparium	Mānuka
	Melicytus ramiflorus	Māhoe
	Pennantia corymbose	Kaikōmako
	Pseudowintera colorata	Horopito
	Veronica stricta var. stricta	Koromiko
	Coprosma tenuicaulis	Hukihuki
	Phormium tenax	Harakeke
Stormwater Retention Basin Bund Planting	Austroderia richardii	Toetoe (South Island)
	Coprosma propinqua	Mingimingi
	Coprosma robusta	Karamū
	Melicytus ramiflorus	Māhoe
	Veronica stricta var. stricta	Koromiko
	Phormium tenax	Harakeke
	Phormium cookianum	Whaririki

	Botanical name	Common name
Mitigation Planting	Trees	
	Coprosma repens	Taupata
	Coprosma robusta	Karamū
	Coryline australis	Tī kouka
	Dodnaea viscosa	Akeake
	Kunzea ericoides	Kānuka
	Leptospermum scoparium	Mānuka
	Pittosporum eugnioides	Tarata
	Pittosporum tenuifolium	Kōhūhū
	Pseudopanax crassifolius	Horoeka
	Shrubs	
	Veronica stricta var. stricta	Koromiko
	Olearia avicennifolia	Grey tree daisy
	Phormium cookianum	Whaririki
Street Trees	Trees	
	Plagianthus regius	Manatu, Ribbonwood
	Sophora microphylla	South Island Kōwhai
	Alnus cordata	Italian Alder
	Carpinus betulus ‘Fastigiata’	Upright Hornbeam
	Liquidambar styraciflua ‘Little Richard	Sweet Gum

LANDSCAPE AND VISUAL MITIGATION STRATEGY