

TAHIMANA DRAFT CONDITIONS – SUBDIVISION

To subdivide Lots 1 and 3 DP 450728 to create:

- 98 residential allotments ranging in area between 560m² - 1100m² (Lots 14-19, 21-28, 34-58, 63-74, 88-110, 113-136).
- 3 serviced lifestyle allotments ranging between 1780m²- 3200 m² (Lots 87, 111 and 145)
- 38 lifestyle allotments ranging in area between 5000m² - 2.09 ha (Lots 1-13, 20, 29-33, 59-62, 75-86, 112, 137 -138)
- 2 rural conservation allotments of 11.4ha and 5.64ha (Lots 140 and 141)
- 1 Reserve allotment of 3000m² (Lot 142)
- Utility allotments (Lots 139, 144, 146 and 156)
- Roads to vest, walkways and right of ways (Lots 143, 147-155 ROW A-E , Pedestrian ROW /Walkway F-P)

General

- 1 The subdivision shall be undertaken generally in 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. Sheets 2 and 3, Scheme Plans, *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. Sheets 2 and 3 are attached to this consent.
 - c. The full Tahimana Development Design Plan Set, Sheets 2-76 , prepared by Staig and Smith Ltd, Project No.12498 .
 - d. The Draft Ecological Planting Plan, the Draft Native Freshwater Fish Capture and Relocation Plan and the Draft Wetland Monitoring Plan, prepared by RMA Ecology Ltd, dated July 2026.
 - e. *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.
 - f. The Construction Noise & Vibration Assessment, 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.

Subdivision Staging

- 2 The subdivision may be undertaken in stages as set out below and as set out on Sheet 4, Staging Plan, of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026. A copy of this staging plan is attached to this Consent. The Stages maybe undertaken in any order, with the right to undertake more than one stage at a time.

Stage 1 - Lots 1-7

Stage 1A- Lot 146 (Water Utility Lot)

Stage 2 – Lots 8-13

Stage 3 – Lots 14-30, Lot 144 -145 and Lot 147

Stage 3A- Lot 141

Stage 3B- Lot 144 (Wastewater Utility Lot)

Stage 4 – Lots 31-58, Lot 142 and Lot 148

Stage 5 – Lot 20, Lots 87-101, Lot 149 and 156(Wastewater allotment)

Stage 6 – Lot 102-112, Lot 150 and 155

Stage 7 – Lots 113-119, Lots 132-136 and Lot 151

Stage 8 – Lots 120 – Lot 131, Lot 137-138 and Lot 152

Stage 8A- Lot 139 (Utility Lot Wastewater Discharge Reserve Lot)

Stage 9 – Lots 59-74 and Lot 153

Stage 10 – Lots 75-86 and Lot 154

Stage 11 – Lot 140

Staging of Landscape Planting and Restoration

- 3 The landscape planting, stream and riparian restoration planting, including wetland planting and stormwater basin planting, shall be carried out in accordance with the Landscape and Restoration Planting Phasing plan Sheet 5, of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026, and attached to this consent.

Lapsing of Consent

- 4 Each stage of the Subdivision Consent shall lapse 10 years after the date of commencement, unless the stage has been given effect to, or unless the Council has granted an extension pursuant to Section 125(1)(b) of the Resource Management Act 1991 (**RMA**) or replacement legislation.

Easements

- 5 Easements are to be created within the application site over any services located outside the boundary of the allotment that they serve (where an easement is required), as easements in gross to the appropriate authority or appurtenant to the appropriate allotment. The title plan shall show all easements which shall be endorsed as a Memorandum of Easements.
- 6 Rights of Way A-E, as shown on Sheet 2 and 3, Scheme, of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026, and as attached to this consent, shall be created as shown on the schedule of easements on Sheet 2 and shall have a minimum legal width of 5m.

- 7 Public walkway easements shown as easements F – P on Sheet 2 and 3 Scheme and Sheet 28 Typical Details, of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026, and as attached, shall be created and shall have a minimum legal width of 4 metres. A greater width may be required in some locations to accommodate topography, the formed walkway and any associated structures.
- 8 Any easements, including rights of way, that are no longer required shall be removed and reference to these shall be made on the survey plan.

Amalgamation

- 9 The Utility allotments, Lots 146,144,156 and 139 are to be held in the same record of Title. This will be achieved incrementally as the stages of development are progressed requiring the Consent Holder to request an amalgamation consultation prior to the Section 223 approval for the particular stage/s being sought. This shall include the cancellation of any existing amalgamations.

Advice Note:

The cancellation of existing amalgamation condition certificate(s) can be included in the s223 Landonline package.

Advice Note:

At the completion of all stages of the development there will be one title for all utility allotments. Utility allotments 156 and 139 will not be required as wastewater discharge application areas for the early stages of development. These allotments will be created when adjoining land is subdivided.

Road to Vest

- 10 Roads A-G, Lot 143 and Lot 155 shall vest in Council as Road and shall be shown on the relevant survey plan (for the stage of subdivision) submitted for the purpose of Section 223 approval. The legal widths of these Roads shall be in accordance with the Typical Details as shown on Sheet 27 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026., and as attached to this Consent.

Advice Note:

No compensation for the land value or surveying of the roads to vest is to be paid by Council.

Road Naming

- 11 Road A is to be named Tahimana Drive. A minimum of 10 street names for the other new roads (with reasons and background) shall be submitted to the Council's Group Manager – Environmental Assurance for approval prior to the issue of a Section 223 certificate for Stage 3.

Advice Note:

See also Condition 67 in relation to road naming requirements. Normal practice is to submit 3 name options per new road; however, as there are 6 new roads in addition to Road A, 10 street names is adequate.

- 13 The cost of a nameplate for any new street or private way sign shall be met by the Consent Holder.

Building Location Areas (BLA)

- 14 The BLA, as shown on Sheet 2 and 3, of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026, and as attached, shall be dimensioned and shown on a survey accurate plan and shall be submitted as part of the Section 223 application for each stage. The survey accurate plan shall also note the finished level of the building platform (all levels to be in terms of NZVD 2016). This plan shall be provided to Council together with a Table noting for each allotment the surveyed reduced level (RL) of the platform and the specified maximum building height above the RL for each allotment set out in the Land Use Consent and Consent Notice Condition 76.

Advice Note:

The requirement specified in this condition is for a separate survey accurate plan to accompany the Title Plan when it is lodged for 223 approval. There is no requirement to show the BLA areas on the Title Plan itself.

Site Certification

- 15 Certification that a site that is suitable for the construction of a residential building has been identified within the BLA on each of the Residential, Lifestyle and Rural Conservation allotments shall be submitted by a geoprofessional at the time of the request for the 224 Completion Certificate for the relevant stage. This certificate shall define on each lot the area suitable for the construction of residential building and shall be in accordance with NZS 4404:2010 Schedule 2A.

Any limitations identified in Schedule 2A shall be recorded on a consent notice issued pursuant to Section 221 of the RMA or replacement legislation. This consent notice shall be prepared by the Consent Holder's solicitor at the Consent Holder's expense and registered under the Land Transfer Act 2017. The consent notice shall be complied with by the Consent Holder and subsequent owners on an ongoing basis.

- 16 Where, as part of constructing the subdivision, fill material is placed on any part of an allotment to be used for residential or lifestyle purposes, a suitably experienced chartered professional engineer shall certify that the filling has been placed and compacted in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development. The certification shall, as a minimum, be in accordance with Appendix A of that standard.

Electricity and Telecommunications

- 17 Underground electricity and telecommunications cables or duct infrastructure shall be provided to the boundary of each allotment proposed to contain a dwelling and shall be to the standard required by the supply authority.

The Consent Holder shall provide written confirmation from the relevant utility provider that electricity and telecommunications infrastructure have been provided to the boundaries of the allotments. The written confirmation shall be provided prior to a completion certificate being issued for the relevant stage of subdivision pursuant to Section 224(c) of the RMA or replacement legislation.

Earthworks

- 18 All earthworks to construct the subdivision and upgrade Stagecoach Road shall be undertaken in accordance with the conditions of the resource consent for Land Disturbance.
- 19 If filling obstructs the natural run-off from an adjoining property, then provision shall be made for the drainage of that property.

Stagecoach Road Upgrade

- 20 No upgrade is required to the road carriageway of the first 650m of Stagecoach Road from the intersection with State Highway 60 which has an existing formed 6 - 6.5m wide sealed surface with metalled shoulders. From the intersection with Chaytor Road through to the end of the Stagecoach Road corridor fronting the subdivision, the informal off-road cycle/walkway path is to be replaced by a formally constructed 2.5m wide shared cycle/walkway pathway. The standard of the shared pathway must be a metal formation, formed with GAP 20 TDC cycleway mix.
- 21 From the point approximately 650m from the intersection with State Highway 60 where the existing Stagecoach Road carriageway seal ends through to southern boundary of the site:
- a. The road shall be upgraded to a 6m wide sealed carriageway.
 - b. The shared cycle/walkway pathway is to generally be formed as a separated path 2.5m in width, except that over some small sections of the shared pathway, the legal width, topography and alignment of the existing legal road corridor will not enable a separated pathway. Where these constraints are present a concrete edge restraint is required with the shared pathway placed up against the kerb.
 - c. Construction must be as detailed on sheets 64-74 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026 (except as provided in d.) and generally in accordance with the NTLDM Sub Collector – Rural standard, specified in Table 4-7.
 - d. The detailed design will seek to contain the shared pathway within the legal road corridor, however if this is not practical, parts of the shared pathway may be constructed on land owned and administered by Council and NZTA. This alternative may only proceed if there is agreement by both these Authorities in their capacity as landowners, with the ongoing maintenance undertaken by Council as part of the ongoing road maintenance programme.
- 22 The section of Stagecoach Road fronting the Subdivision shall be upgraded generally in accordance with the design shown on sheets 10-13, Roding alignment Plans, and Sheet 27, Typical Detail, of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026.

Internal Subdivision Development Road Construction

- 23 Road A shall be constructed generally in accordance with the Typical Detail Plan shown on Sheet 27 and the Scheme Plan, on Sheet 3, of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026, and as attached to this consent. Road A is to meet the relevant standards of the NTLDM 2020 for a Local Road (Rural Lifestyle) with a Design Speed of 50km/hr, except that the 600mm shoulder requirement may be replaced with a concrete edge restraint in the form of a mountable kerb and channel, with provision for a swale drain to convey road stormwater flows. Road A is to be provided with a 2.5m shared Cycle/Walkway

pathway. A carpark bay is required at two locations along Road A, adjacent to Lot 142, the proposed Reserve and adjacent to Lot 85, the proposed public lookout.

- 24 Roads B-G shall be constructed generally in accordance with the Typical Detail Plan for Roads B-G shown on Sheet 27 and the Scheme Plan on Sheet 3 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026, and as attached to this consent. The design of these roads shall generally be in accordance with the standards in the NTLDM 2020 for a Local Road, *Residential (< 20 dwellings)* road. The exceptions to the NTLDM standards are that that Road C, G and a short length of E are permitted to provide access for more than 20 dwellings and Roads B-G are only required to have a footpath on one side of the road.
- 25 A completed Road Safety Audit shall be supplied to Council prior to or in conjunction with the submission of engineering plans.

Stormwater Treatment within Subdivision Roads

- 26 Stormwater treatment of Road runoff within Road A and within Stagecoach Road fronting the Subdivision will be by way of provision of grass swale drains. Stormwater treatment for Roads B - G will be via the installation of proprietary Gross Pollutant Traps installed within the cul-de-sac heads.

Street lighting

- 27 There shall be one flag light placed at the intersection of Stagecoach Road and Road A.

Walkway Construction within the Subdivision

- 28 Public Walkways F-P, shown on Sheet 2 and 3, Scheme, and Sheet 28 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026 and attached to this Consent, shall be formed to a width of 1.5m wide with a 150m minimum depth of GAP20 TDC mix with boardwalks constructed over wetland and gully areas. The detailed design of the walkways and boardwalks will be based on SNZHB8630:2004-User Group 2 (short walk).
- 29 Walkway F is designed to be connected into the existing Westmere Drive to Stagecoach Road walkway. Walkway L-O is to be formed along the boundary with Lot 13 DP324764. This walkway will not immediately connect to any existing external walkway.

Advice Note:

Council Reserves staff have requested the provision of Walkway L-O so that in the future it can connect into a walkway being developed within Tasman Estates Subdivision being undertaken within Lot 14 DP324764 and 4 DP22172, as illustrated on Sheet 8 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026. The connection will only be possible if Council secures land or an easement for a connection over land separating the Tahimana landholding from the Tasman Estates landholding.

- 30 Walkways F-P may be formed incrementally with the relevant stages of the subdivision.

- 31 The cost of formation of the Public Walkways F-P, survey and creation of the easements shall initially be met by the Consent Holder, with the costs able to be offset against the Reserve Contributions for the relevant stage, as detailed in condition 78.

Advice Note:

Walkways F-P will be managed and maintained by Council following an initial two-year maintenance period that will be the responsibility of the Consent Holder.

Vehicle Crossings

- 32 A vehicle crossing shall be constructed to the boundary of each of the allotments with a proposed dwelling to be located on the allotment in accordance with the relevant standards of the Nelson Tasman Land Development Manual 2020. [modification may be required where non-compliant sightlines likely or approved, in that case no Variation is required to this consent].

Right of Way Formation

- 33 Rights of Way A-E, as shown on Sheets 2 and 3, Scheme, of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026 and as attached, shall be constructed generally in accordance with Table 4-13 of the NTLDM 2020, having a minimum 3m wide sealed carriageway, together with stormwater control.

Dicker Road Shared Pathway

- 34 A shared cycle/walkway path shall be formalised through the Dicker Road corridor through to the formed portion of Dicker Road near Tasman Township as generally shown on Sheet 8 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026. The informal shared pathway shall be upgraded to generally provide for a 2.5m wide formed pathway with GAP20 TDC Cycleway mix, except where existing planting necessitates a narrower formation.

Engineering Plans

- 35 Engineering Plans shall be submitted to the Council's Group Manager – Community Infrastructure for approval prior to the commencement of the relevant phase of works and are not required to all be submitted at the same time. These Plans may be sequentially submitted as separate Engineering Plan sets as follows:
- a. For works on Stagecoach Road south of the southern boundary of the site.
 - b. Stage 1 of the Subdivision
 - c. Stage 2 of the Subdivision
 - d. Stages 3 and 3A of the Subdivision.
 - e. Stage 4 of the Subdivision
 - f. Stages 5 and 6 of the Subdivision
 - g. Stages 7, 8 and 8A of the Subdivision
 - h. Stages 9 and 10 of the Subdivision.
- 36 Engineering Plans shall include (but not necessarily be limited to):

- a. all roading and associated works;
- b. Right of Way design;
- c. stormwater infrastructure including stormwater basins, swale drains, soak pits, treatment and attenuation devices, and individual lot connections;
- d. wastewater infrastructure including individual pump stations, private reticulation, and communal treatment and land application areas;
- e. water infrastructure for residential sites including the Communal supply tank, firefighting supply, reticulation and on-site storage;
- f. public walkways; and
- g. earthworks.

No works that are shown on engineering plans shall begin until the engineering plans have been approved.

Engineering Works

- 37 All engineering works shall be designed and constructed in accordance with the conditions of this consent, the Nelson Tasman Land Development Manual 2020 except where the conditions of Consent provide for a different standard, or where no standard has been specified, to the Council's Group Manager – Community Infrastructure's satisfaction.

Engineering Certification

- 38 At the completion of works the Consent Holder's Professional Advisor, being a suitably experienced chartered professional engineer or registered professional surveyor, shall provide the Council's Group Manager – Community Infrastructure with written certification that all works have been constructed in accordance with the conditions of this consent and the Nelson Tasman Land Development Manual 2020, or where not specified to the Council's Group Manager – Community Infrastructure's satisfaction.
- 39 "As-built" engineering plans detailing all completed engineering works and finished earthworks shall be provided for approval and signing by the Council's Group Manager - Community Infrastructure. The "as-built" engineering plan details shall be in accordance with the Nelson Tasman Land Development Manual 2020. A Certificate under Section 223 of the Act for each stage of the subdivision shall not be issued until the "as-built" engineering plans have been approved and signed by the Council's Group Manager - Community Infrastructure.

Stormwater Management

- 40 The design and construction of the stormwater management system shall be in accordance with the approved Engineering Plans and meet the conditions of the Land Disturbance and Stormwater Discharge Consents.
- 41 Prior to Construction of the Stormwater basins the Consent Holder must provide Council's Team Leader – Compliance & Investigation with a copy of the Native Freshwater Fish Capture and Relocation Plan prepared by an appropriately qualified

and experienced Ecologist outlining the approach for fish salvage from those areas of streams and farm ponds that will be affected by the earthworks for the construction of the stormwater detention basins. The plan shall be generally in accordance with the Draft Native Freshwater Fish Capture and Relocation Plan prepared by RMA Ecology Ltd, dated July 2026 and shall detail; the methods for fish capture, procedures for the transfer of native fish to new locations, the attributes for the transfer locations, and reporting requirements. The Native Freshwater Fish Capture and Relocation Plan shall be implemented in accordance with the Land Disturbance and Stormwater Discharge Consent.

- 42 Prior to s224 approval for each stage, the associated stormwater management measures and infrastructure shall be constructed and operational in accordance with the stormwater discharge consent. In particular detention basins and soak pits shall be constructed and located as shown on Sheet 30, Bulk Earthworks and Stormwater Basin Phasing Plan of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No 12498, dated July 2026.
- 43 A Stormwater Operations and Maintenance Manual shall be prepared for the stormwater detention basins and soak pits in accordance with the conditions of the stormwater discharge consent. This plan shall be submitted to Council's Group Manager – Community Infrastructure for approval prior to any application for Section 224 certification.
- 44 At the completion of the detention basin 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.

Wastewater

- 45 Prior to s224 approval for each stage of development proposed to be connected to the community wastewater treatment system, all related infrastructure for this system shown on the approved Engineering Plans shall be constructed and operational in accordance with wastewater discharge consent. The Wastewater Operations and Management Plan and the Asset Management Plan required by the Wastewater Discharge Consent for the communal wastewater system, shall be provided to Council prior to the Section 224 approval for the first stage of the Subdivision to be connected to the communal wastewater system.
- 46 The Wastewater Design report required by Condition XX of the wastewater discharge consent shall specify the treatment plant infrastructure and size of disposal field required to be in place to serve each stage of the subdivision proposed to be connected to that system. Confirmation that these requirements have been met shall be provided prior to s224 approval for each relevant stage.

Water Supply

- 47 Prior to the s224 approval for each stage of development proposed to be connected to the community water system, all related infrastructure for this system shown on the approved Engineering Plans shall be constructed and operational.
- 48 The water supply system is to be managed in accordance with the secondary supplier rules in the Water Services (Drinking Water Quality Assurance) Rules 2026 or their successor. Prior to the s224 approval for the first stage of the subdivision to connect to

the Community water supply, the Consent Holder shall provide to Council evidence of compliance with the relevant standards in force at the time.

Advice Note:

At the time of Consent issuing, the Water Service rules referred to in the above condition have not come into force, as such the wording of the condition seeks that the standards and obligations applicable at the time of the completion certificate are met, as these rules are not yet in force and in the intervening period there may be amended standards to meet.

Wastewater and Water Infrastructure Association

49 Prior to application for s224 certification for Stage 1, the Consent Holder shall provide an undertaking in writing from their solicitor that:

- a. An incorporated society (**Infrastructure Association**) will be established to be responsible for the ownership, management, maintenance, testing and renewal in perpetuity of all communal wastewater and communal water infrastructure.
- b. Lot 139, Lot 144, Lot 146 and Lot 156 will be transferred to the Infrastructure Association at the time of the relevant stage of subdivision as specified in Condition 2 of this Consent. These allotments will be required to remain in the ownership of the Infrastructure Association, except with the prior approval of Council, and the titles will be caveated accordingly.
- c. The Constitution required in terms of the formation, objectives and operation of the Infrastructure Association shall be in general accordance with the Legal Framework for Communal Water and Wastewater Systems (Appendix G to the Stormwater, Wastewater and Water Servicing Assessment) and shall include provision for the following items:
 - i. The construction, operation, testing, maintenance, renewal and ownership of the wastewater collection, treatment and disposal system and the water storage, treatment and delivery system to those allotments receiving water from the communal water system.
 - ii. Ongoing compliance with the requirements of the relevant Wastewater Discharge Consent and Consent Notices arising from the Subdivision Consent, and compliance with the Water standards required by the relevant Authority.
 - iii. An appropriate membership/ownership structure of the Infrastructure Association which establishes the rights and obligations of the allotment owners, together with an acceptable and legally enforceable method of management of the Infrastructure Association future affairs, and for setting and collecting an appropriate annual levy to Infrastructure Association members for the costs associated with the body's affairs and for the funds to adequately finance future maintenance and renewal obligations of the systems described in the Operation and Management Plans for the Communal Wastewater system and water system and the Asset Management Plan for the Communal Wastewater and Water system.
 - iv. A requirement for a professional external manager to be appointed to manage the administration and performance of all obligations of the Infrastructure Association.

- 50 Within 30 working days of the Infrastructure Association being incorporated, the Consent Holder shall provide a copy of the certificate of incorporation to Council's Consent Planner – Subdivision Approvals. A draft of the Infrastructure Association Constitution shall be provided to Council's Consent Planner – Subdivision Approvals prior to s224 approval for the first Stage of development containing allotments that are proposed to be connected to the Communal wastewater and/or water system. Any amendments to the Infrastructure Association Constitution must be provided to Council's Consent Planner – Subdivision Approvals.
- 51 The Infrastructure Association may not be disestablished without the prior written approval of Council's Resource Consents Manager.
- 52 The Consent Holder shall be the founding member of the Infrastructure Association. The Consent Holder shall be responsible for the initial management and operation of the incorporated society, and will be the controlling member, until such time as they no longer hold any interest in the land.
- 53 On becoming the registered owner of an allotment connected to the Communal Wastewater System and/or the Communal Water system (not including Lifestyle Allotments that may access firefighting water from the Communal Water system), the registered owner shall:
- a) Automatically become a member of the Infrastructure Association;
 - b) Remain a member of the Infrastructure Association for as long as they are the registered owner of that lot; and
 - c) Fulfil the obligations of a member as set out in the constitution of the Infrastructure Association.
- 54 Prior to the issue of s224 certificate for the first stage of the subdivision involving connections to the communal wastewater and communal water supply, the consent holder shall provide written confirmation from the Consent Holder's solicitor to Council's Consent Planner – Subdivision Approvals that Lots 144 and 146 will be transferred to the ownership of the Infrastructure Association. Prior to the issue of s224 certificate for stage 5 and 8A of the subdivision, the consent holder shall provide written confirmation from the Consent Holder's solicitor to Council's Consent Planner – Subdivision Approvals that Lot 156 in stage five and Lot 139 in stage 8A will be transferred to the ownership of the Infrastructure Association.
- 55 The Consent Holder shall provide evidence to Council's Consent Planner – Subdivision Approvals that the allotments specified in condition 54 have been transferred into the ownership of the Infrastructure Association within three months of title issuing.

Licence to Occupy

- 56 Where private services are to be located within road reserve or Council-owned land or in New Zealand Transport Authority land, a licence to occupy is to be entered into prior to s224 approval for the relevant stages of development.

Construction Times and Noise from Construction Work

- 57 Construction works shall only take place between 7.30am and 6.00pm Monday to Saturday. There shall be no works undertaken on Sundays, public holidays or between

24 December and 2 January inclusive. The restriction on hours of works shall not apply to low noise-generating activities, such as site set-up or staff meetings, painting, electrical fitout and planting which may occur outside of these hours provided they are generally inaudible off-site.

- 58 The Consent Holder may undertake activities outside the specified hours above in special circumstances. The Consent Holder must use their best endeavours to limit the frequency and duration of the activities and must minimise the effects on dwellings and businesses. The activities that constitute *special circumstances* may include, but not limited to, connection of services where such connections are required during low demand periods, works necessary prior to major forecast weather events to secure the work site.
- 59 All potentially affected receivers (identified in Table 1 and Table 2 of the BBA Construction Noise & Vibration Assessment report) shall be provided written notice of construction timeframes and the expected duration of noise and vibration generating activities, at least 3 days prior to activities occurring, noting the dates of such works commencing, work hours and expected duration. Contact details for the project liaison manager /site manager shall be provided to the occupants of these dwellings for any queries or complaints.
- 60 The noise from any construction work activity shall comply and be measured and assessed in accordance with the requirements of NZS6803:1999 Acoustics – Construction noise. The exception to the specified noise levels in those standards relates to the upgrade to Stagecoach Road where the predicted noise levels may exceed those standards for limited periods of time at the properties specified below:
- a. 78 Stagecoach Road
 - b. 100 Stagecoach Road
 - c. 158 Stagecoach Road
 - d. 208 Stagecoach Road
 - e. 58 Dicker Road
- 61 Vibration monitoring shall be undertaken at 78 Stagecoach Road at the start of the vibratory roller use outside this property. If the measured vibration levels exceed 5mm/s PPV, works shall be stopped and alternative methodology, equipment and /or mitigation shall be implemented prior to re-contouring works continuing.
- 62 Prior to any works proceeding on site or within the Stagecoach Road corridor, a Noise and Vibration Management Plan (**NVMP**) must be prepared and submitted to Council for confirmation that it meets the requirements of this consent. The NVMP must detail the site-specific physical mitigation methods to be implemented, including how construction activities and equipment are to be operated and selected with consideration to minimising noise disturbance to neighbouring receivers as far as practical. The NVMP must also outline the process of monitoring to ensure condition compliance and set out community liaison processes and procedures including complaint procedures.

Wetland Monitoring Plan

- 63 Prior to any physical works proceeding on the Site (excluding the upgrade works within the Stagecoach Road corridor) the Consent Holder must provide to Council's Team

Leader Compliance & Investigation a Wetland Monitoring Plan (**WMP**) prepared by an appropriately qualified and experienced Ecologist, which shall detail a monitoring programme to provide assurance that the subdivision development and associated works is having no measurable adverse effect on the wetlands on site. This Plan shall be in general accordance with the Draft Wetland Monitoring Plan prepared by RMA Ecology Ltd, July 2026.

- 64 In accordance with the WMP, prior to any earthworks proceeding on the Site (excluding the upgrade works within the Stagecoach Road corridor), baseline monitoring data shall be collected.
- 65 The Consent Holder must monitor and report on wetlands in accordance with the WMP required by Condition 63 for a period of 5 years from commencement of earthworks.

Landscaping Mitigation and Wetland Restoration and Riparian Planting

- 66 Prior to application for s224 approval for Stage 1 of Subdivision:
- a. a Landscape Plan that is in general accordance with the landscaping shown on the Landscape Master Plan and the Vegetation Strategy in the Rough Milne Mitchell Landscape Design Document, shall be prepared by a suitably qualified and experienced landscape professional and submitted to Council's Consent Planner – Subdivision Approvals for confirmation that it meets the requirements of condition 67.
 - b. an Ecological Planting Plan in general accordance with the Draft Ecological Planting Plan prepared by RMA Ecology, shall be prepared by a suitably qualified and experienced Ecologist and submitted to Council's Consent Planner – Subdivision Approvals for confirmation that it meets the requirements of condition 67.
- 67 The Landscape Plan and Ecological Planting Plan shall include details of the proposed species, density and plant size (which relates to the native ecology of the area and using plants predominantly sourced from the Moutere Downlands - Hill Country Ecological District plant list). The landscaping included in the Landscape Plan and Ecological Planting Plan shall achieve the following:
- a. Wetland and Riparian Restoration areas: achieve minimum 80% canopy cover after 5 years establishment period. If not achieved, then interplanting is required.
 - b. Mitigation planting areas: achieve minimum 80% canopy cover after 5 years establishment period. If not achieved, then interplanting is required.
 - c. Street trees: 100% survival after 2 years. Any trees which have not survived to be replaced.
 - d. Clearly identify any existing vegetation that must be retained.
 - e. Record any feedback received from Te Rūnanga o Ngāti Rārua, Ngāti Tama ki Te Waipounamu Trust and Te Rūnanga o Ngāti Kuia regarding species selection for restoration planting, with the goal of ensuring that taonga species are reintroduced where practicable.

- 68 Monitoring and replacement shall be undertaken as set out below and in general accordance with the Ecological Planting Plan and Landscape Plan required under condition 66:
- a. Monitoring plantings for survival, with replacement of failed or damaged plants to occur within the planting season 1 April – 30 September.
 - b. Modification of planting of planted stormwater swales and basins where plants have failed to align with water levels, including seasonal variations.
 - c. Weed control shall be undertaken three times per year for two years and thereafter twice per year up to 5 years where 80% of canopy cover is achieved, thereafter as required.
 - d. Initial monitoring and maintenance is to occur at least every two months for the first six months following planting, and thereafter in accord with the required Ecological Planting Plan and Landscape Plan.
 - e. Monitoring shall confirm a minimum of 90% of the plants are well established and showing strong growth.
 - f. Record of maintenance and monitoring: record date of inspections, condition of planting, weed status, replacement planting, trimming and maintenance actions.
- 69 The Consent Holder is responsible for planting, maintenance, pest control, replacement and management of planting required by the Landscape Plan and Ecological Planting Plan for a minimum of five years from the date of planting, except that:
- a. Individual lot owners are responsible for mitigation planting required by the Landscape Plan within individual lots.
 - b. Trees planted in the Road Reserve must be maintained by the Consent Holder for 2 years from the date of planting.
- 70 After the Consent Holder's obligations under condition 69 end:
- a. Individual lot owners are responsible for maintenance, pest control, replacement and management of planting required by the Landscape Plan and Ecological Planting Plan on their allotment.
 - b. The Infrastructure Association is responsible for maintenance, pest control, replacement and management of planting on wastewater disposal areas.
 - c. Maintenance of plants within road reserve shall be the responsibility of the Council.

Accidental Discovery Protocol

- 71 In the event that an unidentified archaeological site is located during works, the following requirements shall be complied with:
- a. Work shall cease immediately at the archaeological site and within 20 metres around the site;
 - b. The contractor shall shut down all machinery within 20 metres of the site and advise the Site Manager;
 - c. The Site Manager shall secure the site and the Consent Holder shall notify the Project Archaeologist, Heritage New Zealand Regional Archaeologist /

Poutairangahia of the discovery and consult with the Heritage New Zealand's Central Regional Office (email infocentral@heritage.org.nz, PO Box 2629, Wellington 6140, phone +64 4 494 8320);

- d. If the archaeological site is of Māori origin, the Consent Holder shall also comply with the requirements of the Archaeological Discovery Protocol - Taonga in Schedule A to this consent, and also notify Te Rūnanga o Ngāti Kuia of the discovery;
- e. If human remains (koiwi tangata) are uncovered the Consent Holder shall also comply with the requirements of the Archaeological Discovery Protocol – Koiwi in Schedule B to this consent, and also notify the New Zealand Police and Te Rūnanga o Ngāti Kuia;
- f. Works affecting the Site and / or any koiwi tangata shall not resume until Te Rūnanga o Ngāti Rārua, Te Rūnanga o Ngāti Kuia and Ngāti Tama ki te Waipounamu Trust and Heritage New Zealand Pouhere Taonga give written approval for works to continue.

Advice Note 1:

The Archaeological Discovery Protocols in Schedules A and B were provided by Ngāti Tama ki te Waipounamu Trust. Ngāti Tama ki te Waipounamu Trust and Te Rūnanga o Ngāti Rārua have advised that Ārewa is the relevant point of contact for these iwi organisations in relation to archaeological discoveries. Te Rūnanga o Ngāti Kuia wish to be contacted directly in relation to archaeological discoveries. At the time this consent was granted, the contact details for Ārewa, Te Rūnanga o Ngāti Rārua, Te Rūnanga Ngāti Kuia and Ngāti Tama ki te Wapounamu Trust were as follows:

- (a) Ārewa: Phone: 03 265 5565 Email: elevate@arewa.nz
- (b) Te Rūnanga o Ngāti Rārua: Pou Taiao 187 Bridge Street Nelson 7010 Phone (03) 553-1198 Email taiao@ngatirarua.iwi.nz
- (c) Te Rūnanga Ngāti Kuia 192 Rutherford St Nelson 7010 Phone 03 546 7556 Email Taiao@ngatikuia.iwi.nz
- (d) Ngāti Tama ki te Wapounamu Trust: Phone: (03) 548 1740, Email: taiao@ngati-tama.iwi.nz

Advice Note 2:

It is an offence under section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or a consent has been issued under the Resource Management Act 1991. In the event of an accidental discovery, Heritage New Zealand will determine if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue. Further assessment by an archaeologist may be required in the event of an accidental discovery.

Iwi Monitoring

- 73 Prior to land disturbance commencing, the Consent Holder shall invite Te Rūnanga o Ngāti Rārua, Te Rūnanga o Ngāti Kuia and Ngāti Tama ki te Waipounamu Trust to brief contractors working on site with respect to the cultural significance of the area, carry out cultural rituals (e.g., karakia) as appropriate, identify any cultural material and or taonga (e.g., midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) that may be uncovered during the disturbance works,

and ensure contractors are made aware of the provisions of the Accidental Discovery protocol required by Condition 72.

- 74 The Consent Holder shall engage an iwi monitor approved by Te Rūnanga o Ngāti Rārua, Te Rūnanga o Ngāti Kuia and Ngāti Tama ki te Waipounamu Trust to monitor all earthworks being undertaken within 10m of a wetland or waterway, including the construction of boardwalks over a wetland or waterway. The Consent Holder must give the iwi monitor 10 working days' notice of commencement of those earthworks.

Plant species selection

- 75 When preparing the Landscape and Ecological Planting Plans, the Consent Holder shall invite the views of Te Rūnanga o Ngāti Rārua, Ngāti Tama ki Te Waipounamu Trust and Te Rūnanga o Ngāti Kuia regarding species selection for restoration planting, with the goal of ensuring that taonga species are reintroduced where practicable.

Road Naming and Cultural Recognition through Information Boards

- 75 Prior to volunteering road name suggestions to Council, the Consent Holder must invite Te Rūnanga o Ngāti Rārua, Te Rūnanga o Ngāti Kuia and Ngāti Tama ki te Waipounamu Trust to make suggestions for road names in the development that reflect mana whenua and tangata whenua connections with the site, other than Road A which is to be named Tahimana Drive. The Consent Holder shall provide details of engagement with those iwi to Council with the road name suggestions the Consent Holder proposes.
- 76 Prior to lodging detailed design plans with Council for approval of the design and layout of the reserve, entranceway treatment and signage/story boards within the development, the Consent holder shall invite Te Rūnanga o Ngāti Rārua, Te Rūnanga o Ngāti Kuia and Ngāti Tama ki te Waipounamu Trust to make suggestions as to signage and planting (see also conditions 67 and 75) in particular story board locations and content, within the reserve, walkways and lookout area.

Advice Note:

The purpose of providing the opportunity to iwi to have input into the location of signage /story boards, and content of the storyboards through the development, is to provide the opportunity to reflect cultural values of this location and enable cultural education.

Consent Notices

- 77 The following consent notices shall be registered on the Records of Title for the specified Lots pursuant to Section 221 of the Resource Management Act. The consent notices shall be prepared by the Consent Holder's solicitor and submitted to the Council for approval and signing, prior to the request for the s224 for the relevant stage of development. All costs associated with approval and registration of the consent notices shall be paid by the Consent Holder:

Building Location Area

- a. 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:

- i. 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 of the Land Use Consent are met.
- ii. On the Residential Lots and Serviced Lifestyle Lots, water tanks may be located outside the BLA provided they are partially buried and / or screened.
- iii. 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.

Building Heights

- b. Buildings on Lots 1-18, 20 -23 ,26-36,56-65, 73-92,100-102,107-116,134-138,140, 141 and 145 shall have a maximum height of 5.5 metres. All other allotments shall have a maximum height limit of 7.5m in accordance with the TRMP height rule for the Rural 3 Zone. Height for all allotments 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. The Survey Plan required by condition 13 is to be attached to the Consent Notice.

Building Coverage

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

Building Setbacks

- d. 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 must only be met at the road boundary from which access is taken, and the internal boundary setback will apply to other road setbacks.
- e. 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.

Building Design

- f. 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 1000m².

- g. 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):

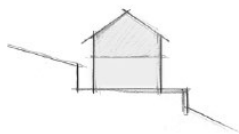


Figure 1. Prominent protruding built form



Figure 2. Built form sympathetic to landform

- h. 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.
- i. Mirrored glazing must not be used.

Ventilation for Habitable spaces

- j. All habitable spaces located within the 55dB LAeq(24hr) noise level contour, shown in Appendix B of the Bladon Bronka Acoustic (BBA, Acoustic Design Report) and detailed in the Land Use Consent, must be provided with a ventilation and cooling system as specified in that report and set out below:
- i. Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time the sound of the system must not exceed 30dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - ii. 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. At the same time the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 °C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.

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

- k. 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:

- i. Planting and grassing of any cut and fill batters for earthworks for driveways or Building Platforms;
 - ii. Planting focussed on the curtilage, to integrate any buildings and any associated water tanks into the landscape;
 - iii. Planting to soften and filter views of built form in views from adjacent properties in Westmere;
 - iv. 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;
 - v. How landscaping will provide privacy and amenity between the newly designed house and garage and the neighbouring properties;
 - vi. 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;
 - vii. 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.
- l. 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.

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

- m. On Lots 1,9, 20,29-33,60,62,75-76,84-87,111-112, 137-138, the Landscape Plan required by Condition 19 of the Land Use Consent must also show the mitigation planting detailed on pages 38, 39 and 40 of the Landscape Design Document prepared by RMM Landscape Architects (attached to this consent notice). 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

- n. The mitigation planting shown on the Vegetation Strategy for Lots 79-83 adjoining the walkway adjacent to Beulah Ridge must be implemented at the time of subdivision. 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.

Riparian, Wetland, Stormwater Basin Planting maintenance and retention on Lots 1, 5-7 ,11-13, 29-31, 82-85, 140 and 141

- o. All the riparian, wetland and stormwater basin planting planted by the developer at the time of subdivision must be protected in perpetuity. Each owner of Lots 1, 5-7, 11-13, 29-31, 82-85, 140 and 141 is responsible for the ongoing maintenance of the plants and removal of weeds, ensuring no living plants are removed and that dead or damaged plants are replaced with the same species. The ongoing management and maintenance is to be in accordance with the Landscape Plan and Ecological Planting Plan required by condition 66 of the Subdivision Consent.

Landscape Plans and Planting Requirements for Residential Lots

- p. 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:
 - i. 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;
 - ii. An entrance to the front door of the house must be clearly delineated and visible from the street;
 - iii. 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.
 - iv. 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;
 - v. 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.
 - vi. Each hardscape element must aim to complement the colour, scale and aesthetic of the dwelling and outdoor space.
 - vii. Planting and grassing of any cut and fill batters for earthworks for driveways or Building Platforms;
 - viii. 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;
 - ix. 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.
 - x. Clipped hedging is encouraged as a means of demarcating private areas and spaces.

- xi. 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.
 - xii. In general the use of conifers is not encouraged and is not considered to be an appropriate part of the Tahimana character.
- q. 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.

Swimming Pools

- r. Swimming pools (including all associated earthworks and fencing), spa pools and hot tubs are only permitted within lifestyle and rural conservation allotments not connected to the Communal Wastewater system and are permitted outside the building location area if they comply with the following:
- i. In-ground swimming pools, appropriately situated within the existing topography.
 - ii. Located no closer than 15m from any lot boundary.
 - iii. Located no closer than 10m from a wetland and 10m from a wastewater dispersal field.
 - iv. Combine the use of low reflectivity materials used as per conditions for all built form.
 - v. All associated pool plant shall be located within the Building Location Area or screened with vegetation if located outside the Building Location Area.
 - vi. Screening must consist of either informal evergreen hedging or an area of naturalised native shrub and tree planting a minimum of 3m wide
 - vii. Chlorinated water should not be discharged to site stormwater systems.
 - viii. Large volumes of pool water must not be discharged to onsite wastewater systems, as this may affect the health of the treatment plant or result in excessive land application rates.
 - ix. The following conditions apply to pool water discharge.
 - A minimum of 150mm of rain must be managed without the pool overflowing through additional freeboard or overflow to a holding tank. This is equal to a 10% AEP 24 hour rainfall event.
 - Any significant discharge, such as draining and replacement of pool water, will require off set cartage by a licenced waste transport contractor.
 - Piped connections between the pool and on-site wastewater management system (or stormwater system) are prohibited.

Retaining Walls

- s. Retaining walls located outside of the building location area are required to be timber or stone in materiality and when higher than 1m shall be screened with naturalised native planting along the downhill face.

Cut Batters

- t. All cut batters for structures and driveways shall be planted or grassed within 18 months of the structure being completed so that the visual impact of such cuts is softened over time.

Fencing for Residential Allotments

- u. Fencing for the residential allotments shall consist of the following (refer also Sheet 11 of the Graphic Attachment):
 - i. For all boundaries abutting reserves and open space; and Lots 139, 140 and 141 fencing shall be of permeable appearance (black swimming pool fencing or similar), or timber post and rail fencing, and a maximum of 1.2 metres in height.
 - ii. For internal side boundaries fencing shall consist of the following:
 - For the first four metres from the road boundary, of permeable appearance (black swimming pool fencing or similar) or post and rail fencing and a maximum of 1.2 metres in height.
 - Beyond the first four metres from the road boundary, close boarded fencing is permitted. This shall commence at a height of 1.8 m and rake to a height of 1.8 m over a 3 m distance, beyond which a maximum height of 1.8 metres is permitted for the balance of the length of internal side boundaries. In other words, 1.8-metre-high internal side boundary fencing is not permitted within seven metres of the road boundary; and
 - iii. For road boundaries be of permeable appearance (black swimming pool fencing or similar), or timber post and rail fencing, and a maximum of 1.2 metres in height.

Fencing for Lifestyle and Rural Conservation Allotments

- v. Fencing is not permitted on lifestyle allotments or rural conservation allotments, Lots 140 and 141 unless it comprises one of the following:
 - i. Fencing of the boundaries of all lots is only permitted where it is required for the purpose of containing stock or pets and shall be of post and wire/rail construction.
 - ii. Fencing that is no closer than five metres from any lot boundary, of permeable appearance (swimming pool style fencing), and a maximum 1.5 metres in height.
 - iii. Fencing for the purpose of protecting riparian or landscape areas from stock. Such fencing shall be of post and wire construction.

Access /Driveway

- w. Access ways/driveways shall be formed in a manner that ensures the effects are minimised, and that earthworks associated with this are done in a way which is sensitive to the underlying topography. All cut batters shall be planted or grassed within 18 months of the works being completed so that the visual impact of cuts is softened over time.

Earthworks

- x. Any cuts required in the formation of building platforms must be married back into the natural contours of the Site and reseeded with local grass seed mix. Likewise fill batters shall be tied in to match the natural undulating contours of the existing land.

Lighting

- y. To minimise night sky intrusion, exterior lighting must be in the form of downlighting to avoid unnecessary glare. Up-lighting for the purpose of accentuating trees, walls or other landscape features is not authorised. All fixed exterior lighting must be directed away from neighbouring properties. Exterior lighting on buildings must be fixed, no higher than 1 metre above finished ground level, capped, filtered, or pointed downwards and screened as to reduce lux spill. There must be no lighting of vehicle accessways within any site.

Site Certification

- z. Any conditions identified in the Schedule 2A site certification required by Condition 14.

Wastewater

- aa. Wastewater from all Residential lots and Lots 87,111 and 145 must be discharged to the communal wastewater system in accordance with wastewater discharge consent conditions.
- bb. Wastewater from the lifestyle allotments (except Lots 87,111, and 145) and the Rural Conservation Allotments 140 and 141, must comply with the Wastewater discharge consent conditions for on-site wastewater discharge.

Stormwater

- cc. Stormwater from all lots must be discharged in accordance with the stormwater discharge consent.
- dd. All stormwater detention basins, flow paths and associated infrastructure shall be operated and maintained in accordance with the conditions of the stormwater discharge consent and the Operations and Maintenance requirements set out in the Stormwater Operations and Maintenance Manual.

Membership of the Wastewater and Water Association

- ee. On becoming the registered owner of any of Lots 14-26, 34-58, 63-74, 87-111, 113-136 and 145, being the allotments connected to the Communal Wastewater System or the Communal Water system, the owner must: automatically become a member of the Infrastructure Association; remain a

member of the Infrastructure Association for as long as they are the registered owner of that lot; and fulfil the obligations of a member as set out in the Constitution of the Infrastructure Association.

Reserve Financial Contribution

- 78 The Consent Holder shall pay a financial contribution for reserves and community services in accordance with following:
- a. The amount of the contribution shall be 5.62 percent of the market value (at the time the subdivision consent is granted) of each additional allotment created containing a BLA, being 140 allotments. For any allotment in excess of 2500m², the market valuation shall be of a 2500m² notional building site. The contributions are to be paid for at each stage of the Subdivision for the number of additional allotments created in that stage.
 - b. The Consent Holder shall request in writing to the Council's Consent Planner (Subdivision Approvals) that the valuation be undertaken of 140 allotments, together with a valuation for Lot 142, the Reserve allotment, and a valuation of the internal walkway through the development which is subject to an easement in gross to be created as a public walkway. Upon receipt of the written request the valuation shall be undertaken by the Council's valuation provider at the Council's cost;
 - c. If payment of the financial contribution is not made within 2 years of the granting of the resource consent, a new valuation shall be obtained in accordance with b) above, with the exception that the cost of the new valuation shall be paid by the Consent Holder, and the 5.62 per cent contribution shall be recalculated on the current market valuation. Payment shall be made within 2 years of any new valuation.
 - d. A credit shall be provided for the value of Lot 142 and the value of the walkway within the relevant stage of the subdivision. If the value of the credit is greater than the reserve financial contribution due for that stage, the credit shall be carried forward to the next stage.
 - e. The value of the works undertaken by the Consent Holder within the Reserve and the value of the works forming the walkway can be offset as a credit against the reserve financial contribution. If the value of the credit is greater than the reserve financial contribution due for that stage, the credit shall be carried forward to the next stage.

Advice Note:

A valuation will be arranged by Council upon request from the Consent Holder. A copy of the valuation together with an assessment of the financial contribution will be provided by the Council to the Consent Holder.

Maintenance Bond

- 79 The Consent Holder shall provide Council with a bond to cover any defects arising in assets after they have been vested with Tasman District Council as per the Tasman District Council Land Development Manual 2020. The amount of the bond per stage shall be \$1,500 per lot up to a maximum of \$30,000 for each stage. The bond shall be held for 2 years after the date of issue of the Section 224(c) Certificate for each respective stage of the subdivision. Should any of the physical works be the subject of

a performance bond, the maintenance bond timeframe shall be extended to 2 years from the date the performance bond is refunded due to the bonded works being completed to the appropriate standard. The consent holder shall pay a non-refundable bond administration fee for each bond in accordance with the Tasman District Council Schedule of Fees and Charges at the time the bond is taken.

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



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 eugenioides	Tarata
	Cordyline australis	Ti kouka, cabbage tree		Austroderia richardii	Toetoe (South Island)		Pittosporum tenuifolium	Kōhūhū
	Dacrydium novae-zelandiae	Kahikatea		Carpodetus serratus	Putaputawētā		Pseudopanax crassifolius	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		Dacrydium novae-zelandiae	Kahikatea		Phormium cookianum	Wharariki
Wetland Edge and Streamside	Juncus australis	Wiwi	Stormwater Retention Basin Bund Planting	Leptospermum scoparium	Mānuka	Street Trees	Trees	
	Juncus edgariae	Wiwi		Melicotus ramiflorus	Māhoe		Plagianthus regius	Manatu, Ribbonwood
	Uncinia uncinata	Hookgrass		Pernantia corymbosa	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		'Fastigiata'	
	Carex geminata	Rautahi		Phormium tenax	Harakeke		Liquidambar styraciflua	Sweet Gum
	Carex maorica	Māori sedge					'Little Richard	
	Carex virgata	Pukio		Austroderia richardii	Toetoe (South Island)			
				Coprosma propinqua	Mingimingi			
Planted Stormwater Retention Basins	Austroderia richardii	Toetoe (South Island)		Coprosma robusta	Karamū			
	Carex geminata	Rautahi		Melicotus ramiflorus	Māhoe			
	Carex maorica	Māori sedge		Veronica stricta var. stricta	Koromiko			
	Carex secta	Purei		Phormium tenax	Harakeke			
	Juncus australis	Wiwi		Phormium cookianum	Wharariki			
	Juncus edgariae	Wiwi						
	Machaerina rubiginosa	Baumea						
	Uncinia uncinata	Hookgrass						

LANDSCAPE AND VISUAL MITIGATION STRATEGY

Legend

- Mitigation Planting
- 5.5m height restriction buildings
- 7.5m height restriction buildings
- Stream
- Stormwater Retention Basins
- Boundary

CROSS SECTION AA
1:200 @ A3

Scale
0 2.5 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 105 110 115 120 125 130 135 140 145 150 155 160 165 170 175 180 185 190 195 200

North Arrow
N



