

TAHIMANA DRAFT CONDITIONS – LAND DISTURBANCE

Proposed Activity: Land disturbance consent to undertake recontouring and earthworks, for roads, including Stagecoach Road, services, building platforms, the communal wastewater disposal areas, stormwater detention basins and for a wetland utility structure where land disturbance will take place within 10m of a natural inland wetland.

General

- 1 All works shall be carried out in general accordance with the information received in support of the application for resource consent:
 - (a) Fast Track Approval Substantive Application for Tahimana prepared by Staig and Smith Ltd, August 2026;
 - (b) Geotechnical Assessment Report for Tahimana Subdivision prepared by Swanney Geotechnical and Civil Engineering dated July 2026;
 - (c) Development Report, prepared by Darrin Canton, Staig and Smith Ltd, July 2026;
 - (d) Plan Sheets 5, 30-43 and Sheets 63- 67 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No. 12498, July 2026, attached to this Consent.
 - (e) Tahimana Subdivision, Tasman, Fast Track Substantive Application, Ecological Effects Assessment, the Draft Ecological Planting Plan and Draft Native Freshwater Fish Capture and Relocation Plan, prepared by RMA Ecology Ltd, dated July 2026.
 - (f) RMM Landscape Architects Vegetation Strategy dated July 2026 attached to this Consent.
 - (g) The Bladon Bronka Acoustics , Construction Noise & Vibration Assessment Report.

In the event that there is any conflict between those documents and any condition(s) of this consent, the conditions shall prevail.
- 2 Engineering plans detailing earthworks, detention basins, drainage swales and culverts, building platforms and earthworks for roading and servicing including for Stagecoach Road must be prepared in general accordance with the plans and reports detailed in Condition 1, and must be submitted to the Group Manager – Community Infrastructure for approval prior to the commencement of works. These plans may detail earthworks associated with one or multiple phases of earthworks as set out on Sheet 30 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project 12498, July 2026, attached to this Consent.
- 3 The detention basins must be designed and constructed generally in accordance with the Stormwater, Wastewater and Water Servicing Assessment Report prepared by Envirolink, dated July 2026.
- 4 The earthworks must be staged as per Sheet 30 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project 12498, July 2026, attached to this

Consent, with all earthworks required for road formation, recontouring, and building platform formation for each stage to be completed within one year of the commencement of works for that stage.

- 5 A copy of this resource consent and the Construction and Environmental Management Plan (including Construction Traffic Management Plan, Construction Noise and Vibration Management Plan, Dust, Erosion and Sediment Control Plan and an Emergency Spill and Contingency Plan) required by Condition 12 shall be available to contractors undertaking the works and must be produced without unreasonable delay upon request by Council or their Agent.

Supervision and Notification

- 6 Prior to the works authorised by this resource consent(s), the Consent Holder must appoint a representative(s) who shall be the Council's principal contact person(s) in regard to matters relating to this resource consent.
- 7 The works shall be overseen by a suitably qualified and experienced Geoprofessional.
- 8 The Consent Holder must inform the Council's Team Leader - Compliance & Investigation, in writing, of the name and contact details of the following persons:
 - (a) The Consent Holder representative required under Condition 6;
 - (b) The Geoprofessional required under Condition 7 (if not the Consent Holder Representative);
 - (c) the Earthworks Contractor (if not the Consent Holder Representative).

Where the person(s) changes during the term of this resource consent, the Consent Holder must provide the new name and contact details, in writing, to the Council's Team Leader – Compliance & Investigation within one working day.

- 9 The Consent Holder must notify the Council's Team Leader - Compliance & Investigation of the following for each earthworks stage:
 - (a) at least 10 working days prior to commencement of works on-site;
 - (b) upon placement of all sediment control measures; and
 - (c) at least 24 hours prior to decommissioning of the sediment control measures.
- 10 The Consent Holder must, at least 10 working days prior to the commencement of works, arrange for a site meeting between the Consent Holder's principal contractor and the Council's assigned monitoring officer, which must be held on site prior to any works commencing. No works may commence until the Council's assigned monitoring officer has completed the site meeting.

Prior to works

- 11 Prior to the use of any material as fill (either site won or imported), bulk samples shall be collected and supplied to an IANZ-accredited geotechnical laboratory to assess the particle size distribution, compaction properties and maximum dry density. This information should be reviewed by a Geoprofessional to confirm the suitability of this material for use as fill.

- 12 The Consent Holder shall ensure that: any tree felling takes place outside bird breeding season, or the vegetation is surveyed for nesting activity immediately prior to felling by a suitably qualified Ecologist. If nesting activity by native birds is detected, an exclusion zone will be marked off around the nest until nesting activity has ceased or the nestlings have fledged.
- 13 Prior to earthworks proceeding, a Native Freshwater Fish Capture and Relocation Plan shall be 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.
- 14 Prior to the removal or alteration of farm ponds near Dams E3a, E6a, E7 and W2 as shown on Sheet 2 of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No. 12498, a fish salvage operation shall take place in accordance with the Native Freshwater Fish Capture and Relocation Plan required by condition 13.

Construction and Environmental Management Plan

- 15 The Consent Holder must, at least 15 working days prior to the intended commencement date of activities authorised by this consent, submit a Construction and Environmental Management Plan (CEMP) to the Council's Team Leader - Compliance & Investigation for certification.

The CEMP must set out the practices and procedures to be adopted to ensure that compliance with the conditions of this consent is achieved. As a minimum the CEMP shall include the following:

- (a) the name and contact telephone number(s) of the person who has overall responsibility for the works;
- (b) the construction methodology and expected duration (timing and staging) of the works;
- (c) procedures relating to complaints, so as to give effect to Condition 40 and 41;
- (d) a Construction Traffic Management Plan (CTMP) prepared by a suitably qualified and experienced Traffic Engineer that meets the following objectives and performance standards:
 - (i) to ensure that traffic generated during earthworks is effectively managed so that increases in traffic volume are safely accommodated within the existing road network;
 - (ii) that roads open to the public are managed in accordance with the Code of Practice for Temporary Traffic Management; and
 - (iii) that the best practicable option is used to manage traffic on roads do not open to the public.
- (e) a detailed Construction Noise and Vibration Management Plan (CNVMP) describing the methods by which noise associated with construction will comply with the controls set out in NZS 6803:1999, with the exception of the identified non compliances authorised by the Subdivision Consent conditions. The

CNVMP shall detail how all persons undertaking day-to-day activity management will adopt best practice at all times to ensure that emission of land disturbance noise from the works authorised by this consent does not exceed a reasonable level.

- (f) Diagrams and/or plans, of a scale suitable for on-site reference, showing the locations of the major operations and disposal sites for excess soil/earth material.
- (g) a Dust, Erosion and Sediment Control Plan (DESCP) which shall include, as a minimum:
 - (i) details of all principles, procedures and practices that will be implemented for erosion, sediment and dust control to minimise the potential for sediment discharge from the site;
 - (ii) the design criteria and dimensions of typical erosion and sediment control structures;
 - (iii) a detailed site plan showing the location and timing of all erosion and sediment control structures to be implemented;
 - (iv) construction timetable for the erosion and sediment control works and any bulk earthworks involved;
 - (v) timetable and nature of progressive site rehabilitation and revegetation proposed;
 - (vi) maintenance, monitoring and reporting procedures; and
 - (vii) rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures; and
 - (viii) for stages where it is relevant, the plan shall specially assess and minimise any potential discharges associated with disturbance of stream beds, including any temporary stream diversions.
- (h) An Emergency Spill and Contingency Plan that contains the following information;
 - (i) details of hazardous substances to be used and stored, including material safety data sheets (MSDSs);
 - (ii) procedures for handling hazardous substances to minimise the likelihood of spills occurring;
 - (iii) location and contents of spill kits and fire extinguishers;
 - (iv) training of staff;
 - (v) at least two site contact names and contact telephone numbers (including after hours), contact telephone numbers for all emergency services;
 - (vi) detailed procedures for dealing with spills, contact numbers for liquid waste collection and removal companies; and
 - (vii) procedures that will be followed to minimise the likelihood of fire and the procedures that will be followed in the event of a fire occurring.
- (i) contingency containment and clean-up provisions in the event of accidental spillage of hazardous substances; and
- (j) contingency provisions to manage any potential effects of large/high intensity rainstorm events.

16 No works shall be undertaken until the CEMP has been certified by the Council's Team Leader - Compliance & Investigation. The Consent Holder must undertake the activities authorised by this consent in accordance with the certified CEMP.

- 17 The Council's Team Leader - Compliance & Investigation will certify the plan if, in their opinion, the plan reasonably achieves the following outcomes:
- (a) requirements of Condition 15 have been adequately detailed;
 - (b) the discharge of sediment into any watercourse and/or wetland is minimised as far as practicable;
 - (c) the risk and effects of adverse weather have been considered and provided for to minimise the discharge of sediment and contaminants; and
 - (d) contingency and reporting protocols are established.
- 18 If the Council refuses to certify the CEMP, the Consent Holder must submit a revised CEMP to the Council for certification.
- Any changes to the CEMP must be certified by the Council's Team Leader - Compliance & Investigation.
- 19 If flocculation is used, then the Dust, Erosion and Sediment Control Plan required by Condition (15)(g) shall also include:
- (a) details of flocculant(s) to be used, the calculation of dosing rates and application methods;
 - (b) procedures for the storage of flocculation chemical(s) on-site;
 - (c) a flocculation chemical spill contingency plan;
 - (d) identification of contingency actions required in response to monitoring results;
 - (e) methods and responsibilities for monitoring and maintenance of the system, including the maintenance of records;
 - (f) details of how the system will be actively managed including a template sheet for recording after each rainfall event the following:
 - (i) flocculant usage;
 - (ii) pond forebay and main bay clarity;
 - (iii) pond pH (if Polyaluminium Chloride is used as a flocculant);
 - (iv) templates for audits; and
 - (v) identification of a suitably qualified person to operate and maintain the flocculation system; and
 - (g) details of how the ponds in which flocculants were used will be decommissioned.
- No flocculation shall commence until the DESCOP forming part of the CEMP is certified by Council's Team Leader - Compliance & Investigation.

Erosion and Sediment Control Measures

- 20 All erosion, sediment, and dust control measures set out in the DESCOP shall be installed prior to the commencement of any disturbance or discharge to land and shall be maintained until all disturbed areas are stabilised and/or revegetated. The removal of erosion and sediment control measures shall only occur when the site is fully stabilised and with the approval of Council's Team Leader - Compliance & Investigation.

During Works

- 21 The Consent Holder shall not undertake dewatering at the site, except for the removal of the farm ponds.
- 22 The Consent Holder shall minimise the extent of land exposed at any one time and shall generally follow the earthworks phasing Plan noted in Condition 4. No piece of land shall be exposed for a duration exceeding 12 months before being permanently stabilised.
- 23 The Consent Holder shall ensure that:
- (a) All structural fill and any landscaping fill in excess of 800 mm thick shall be placed in full accordance with NZS 4431:2022. Landscape fill thinner than this may be placed by track rolling in thin incremental layers on a stripped and benched subgrade where approved by a Geoprofessional;
 - (b) No slope steeper than 2.5H:1V is to be steepened by the placement of fill material;
 - (c) Any cuts that occur onsite associated with the formation of building platforms shall align to the natural contours of the site and be reseeded with local grass seed mix;
 - (d) Earthworks shall not occur within 10 metres of wetlands or a stream except for the 3 locations identified for the installation of boardwalk crossings. These earthworks are only to take place under the supervision of the Project Ecologist, and the iwi monitor as required in Condition 38.

Advice Note:

Geotechnical supervision is required for fill placement.

- 24 Except as provided for in Condition 25, work authorised by this consent shall only occur between the following hours:
- (a) 7.30am to 6.30pm Monday to Saturday; and
 - (b) No works shall be undertaken on Sundays or any public holiday, or between 24th December to 2nd January.
- 25 The Consent Holder may undertake activities outside the hours specified in Condition 24 under special circumstances. The Consent Holder shall use their best endeavours to limit the frequency and duration of any such activities and shall minimise the effects on dwellings and businesses.

The activities that are considered to constitute '*special circumstances*' may include but not necessarily be limited to, connection of services where such connections are required to be undertaken during low demand periods and works necessary prior to forecasted arrival of major adverse weather events, in order to secure the work site.

Where practical, the Consent Holder shall provide written notice of works outside of the specified hours ,to those adjacent property owners and occupiers that may be adversely affected by such works and also to the Council's Team Leader - Compliance & Investigation of the date and times of any activities which are proposed to be undertaken in reliance on this condition. Where practical, such notice shall be provided at least 24 hours prior to the activity commencing.

- 26 All activities shall be carried out so as to comply with NZS6803:1999 *Acoustics - Construction Noise* standards, with the exception of the non-compliances covered in the Subdivision Consent Conditions, noting also the requirements in the Subdivision Consent conditions for giving notice of construction timeframes and duration to affected receivers identified in Table 1 and Table 2 of the BBA Construction Noise & Vibration report. Bladon If necessary for the purposes of determining compliance, noise shall be measured and assessed in accordance with this standard.
- 27 The Consent Holder's operations shall not give rise to any discharge of dust at or beyond the site boundary, which is noxious, dangerous, offensive or objectionable. Dust control measures must be implemented in accordance with the certified DESCP to ensure compliance with this condition.
- 28 The Consent Holder must, where practicable, ensure that any relocation of soil or earth from one part of the site to another is undertaken within the site and not utilising public roads. Where public roads are to be used the reasons for this shall be stated in the CEMP. This condition does not apply to earthworks for the upgrade of Stagecoach Road;
- 29 Stormwater from all disturbed land and earthworks shall be controlled in a manner that ensures the discharge will not cause or contribute to the erosion of land, including the bed of any stream or drain, nor cause or contribute to any damage caused by flooding that may affect surrounding properties.
- 30 The earthworks and resultant land contour must not cause any slope failure, damage, erosion or slumping on any adjoining land or property.
- 31 The earthworks must not change overland stormwater flow or drainage paths in a manner that causes adverse flooding or ponding effects on any surrounding land.
- 32 If during the works fill or excavated soil needs to be temporarily stockpiled on-site, then the Consent Holder must ensure stockpiles are:
 - (a) kept tidy and with a stable slope;
 - (b) not placed in a position where fill or soil may enter any watercourse;
 - (c) located at least 5 metres from site boundaries; and
 - (d) stored in a manner that minimises any potential discharge of material into the surrounding environment.

Advice Note:

The discharge of material specified in (d) includes dust.

- 33 Surface water (i.e. stormwater) must be diverted away from excavations (any exposed earth) and soil stockpiles.

- 34 The Consent Holder must adopt the best practical option to prevent the movement of disturbed soil or vegetation into surface water. These measures may include, but are not limited to:
- (a) working during periods of fine weather when the likelihood of erosion and sedimentation will be reduced;
 - (b) stormwater run-off controls around the area of disturbance, such as filter fences, cut-offs, culverts, and water tables to prevent scour, gullyng or other erosion;
 - (c) placing spoil in a location where it will not enter any watercourse (whether intermittently or continuously flowing);
 - (d) providing undisturbed buffers between the land disturbance and any water body along with filter fences or other means of intercepting stormwater run-off;
 - (e) sediment traps adequate to contain and treat sediment-laden run-off water;
 - (f) any other measures appropriate to the nature and scale of the land disturbance.

Rehabilitation and Restoration Planting

- 35 All disturbed areas must be stabilised as soon as possible following completion of works for that area to avoid the potential for sediment run-off during rain events. Stabilisation shall include the compaction and vegetation of exposed soil. Where disturbance is for the formation of any road or right of way, compaction followed by metalling or tar sealing qualifies as stabilisation.
- 36 At the completion of each phase of Earthworks the Consent Holder shall, in general accordance with the Landscape and Restoration Planting Plan phasing shown on Sheet 5 of the of the Tahimana Development Design Plan set prepared by Staig and Smith Ltd, Project No. 12498, July 2026, undertake the wetland , riparian , and stormwater basin planting in accordance with the Ecological Planting Plan (which shall generally be in accordance with the Draft Ecological Planting Plan prepared by RMA Ecology Ltd , July 2026) ,required under the Subdivision Consent and the Vegetation Strategy prepared by RMM Landscape Architects , attached to this Consent.

Accidental Discovery Protocol

- 37 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 and 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;

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.

- (e) 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.

Cultural Induction and Iwi Monitoring

- 38 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 36.
- 39 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.

Hazardous Substances

- 40 There shall be no storage of fuel or lubricants, refuelling, or lubrication of vehicles and machinery in the bed or within 20 metres of the margins of any watercourses or wetlands.
- 41 The Consent Holder must maintain a spill kit on site at all times to contain and/or absorb any spilled hazardous substance and/or any other measures necessary to prevent any spills of hazardous substances entering land or water.
- 42 In the event of a spill of hazardous substances on the site greater than 20 litres, the Consent Holder must record the details, and provide to Council's Team Leader - Monitoring and Enforcement within 24 hours of the spill:
- (a) the date, time and volume of the spill;
 - (b) the substance spilt;
 - (c) measures taken to contain and absorb the spilt substance; and
 - (d) the cause of the spill, and the measures taken since to prevent a repeat of the incident.

Complaints

- 43 The Consent Holder must maintain a record of any complaints received alleging adverse effects from or related to the works. This record must include:
- (a) The name and address of the complainant (if provided);
 - (b) The date and time that the complaint was received;
 - (c) Details of the alleged event;
 - (d) Weather conditions at the time of the complaint and of the alleged event; and
 - (e) Any measures taken to investigate/mitigate/remedy the cause of the complaint.

The Consent Holder must provide details of any complaints received to the Council's Team Leader _ Compliance & Investigation no later than the next working day. The complaints record must be made available to the Council on request.

- 44 Notice of contact details of a nominated contact person must be provided to neighbours who directly adjoin the site, or who are adjacent to a legal road that adjoins the site.

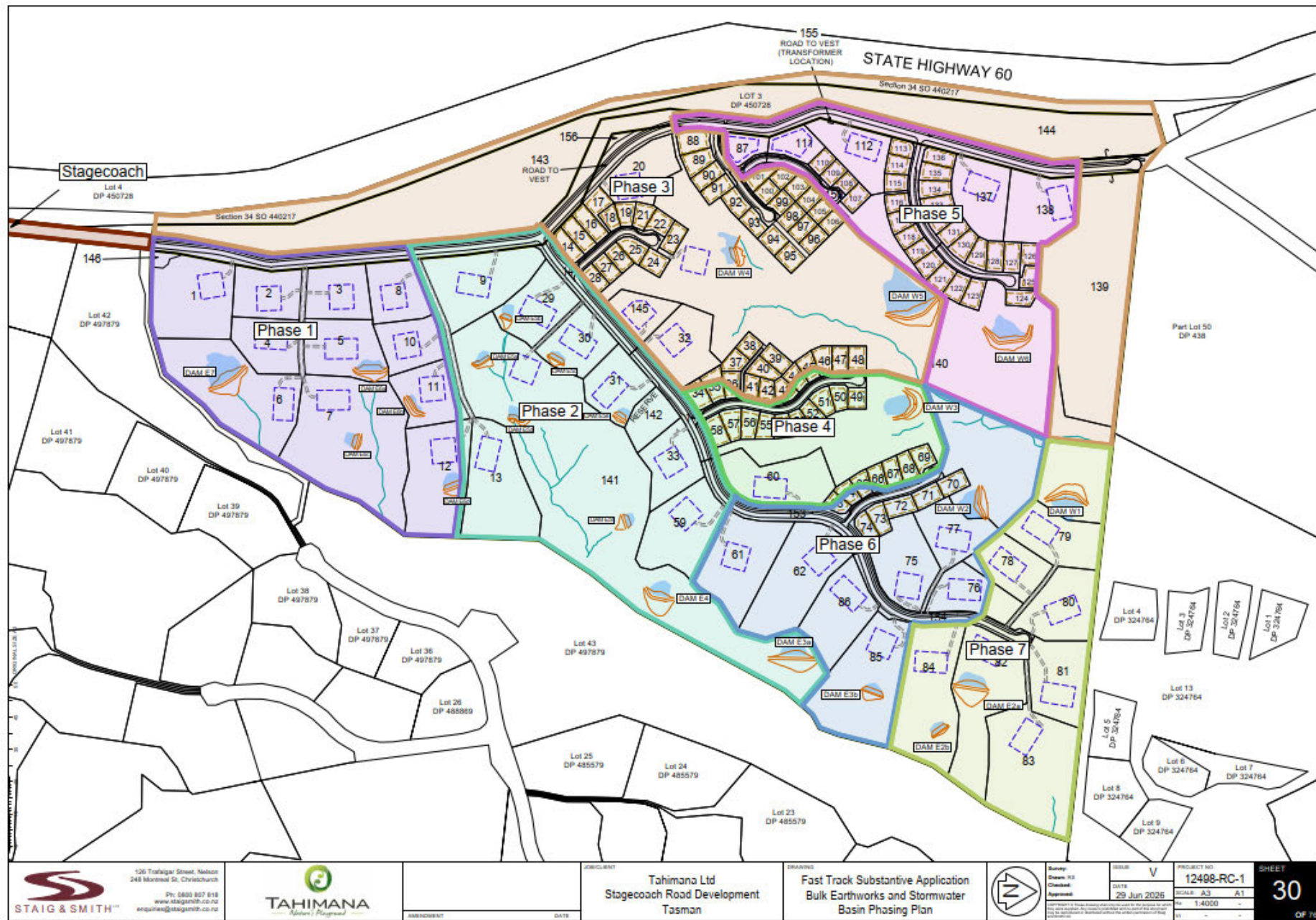
Review

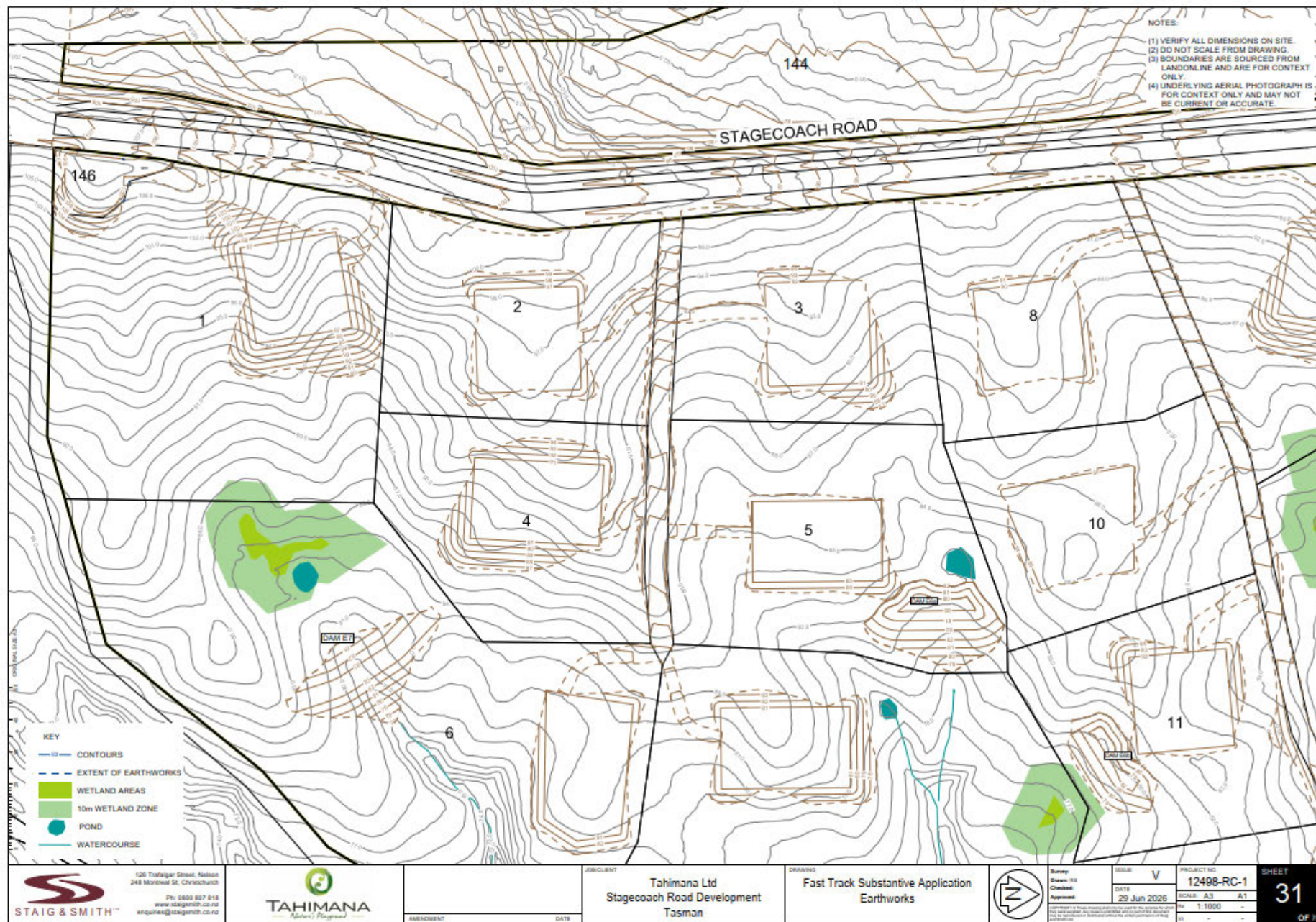
- 45 Pursuant to section 128 of the Resource Management Act or replacement legislation the Council may review any or all of the conditions of the consents for all or any of the following purposes:
- (a) dealing with any adverse effect on the environment which may arise from the exercise of the consents that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; or

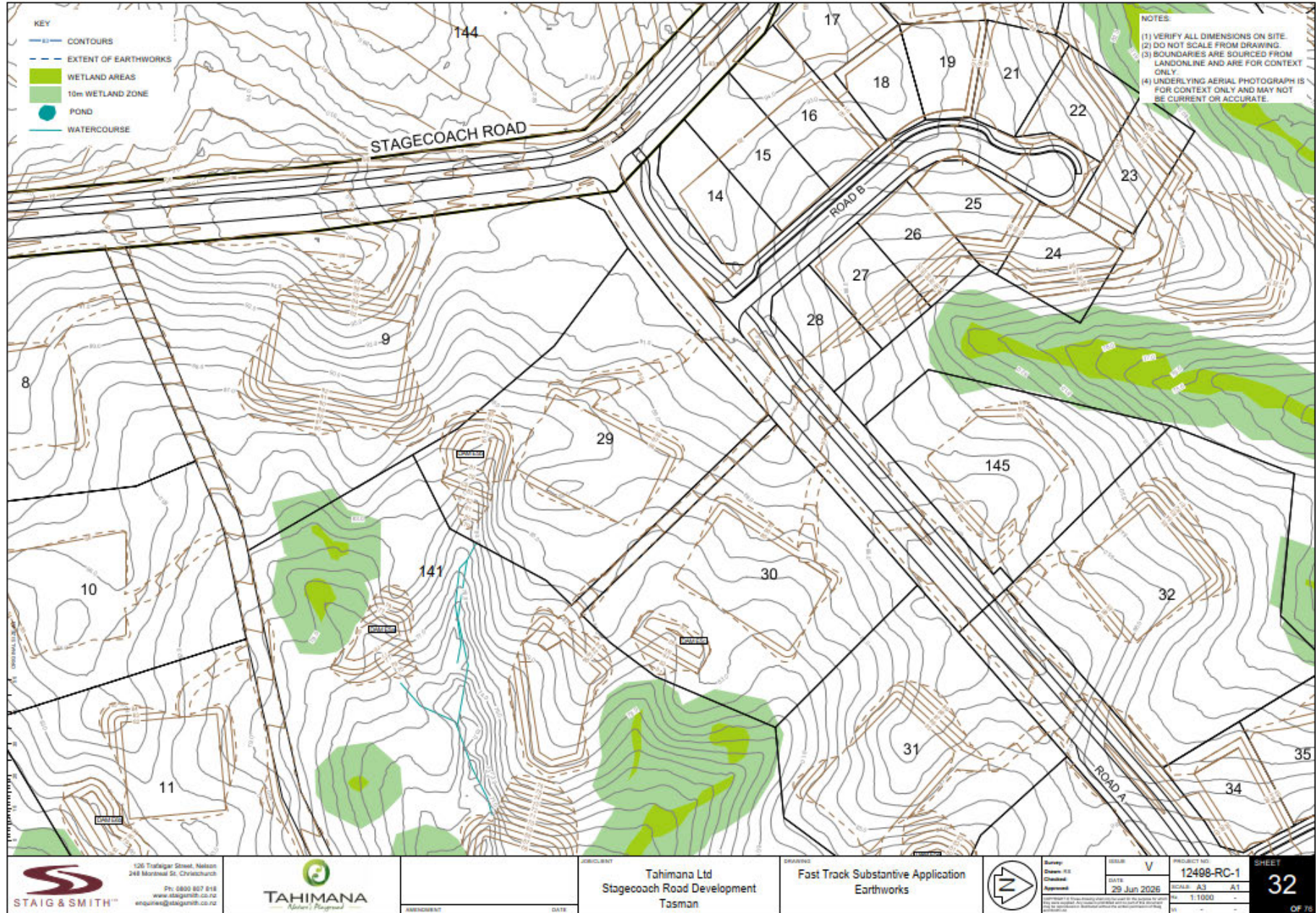
- (b) to deal with any unforeseen adverse noise issue that might arise as a result of the implementation of these consents; or
- (c) requiring the Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment resulting from the land disturbance; or
- (d) to comply with national environmental standards made under section 43 of the Resource Management Act 1991.

Duration

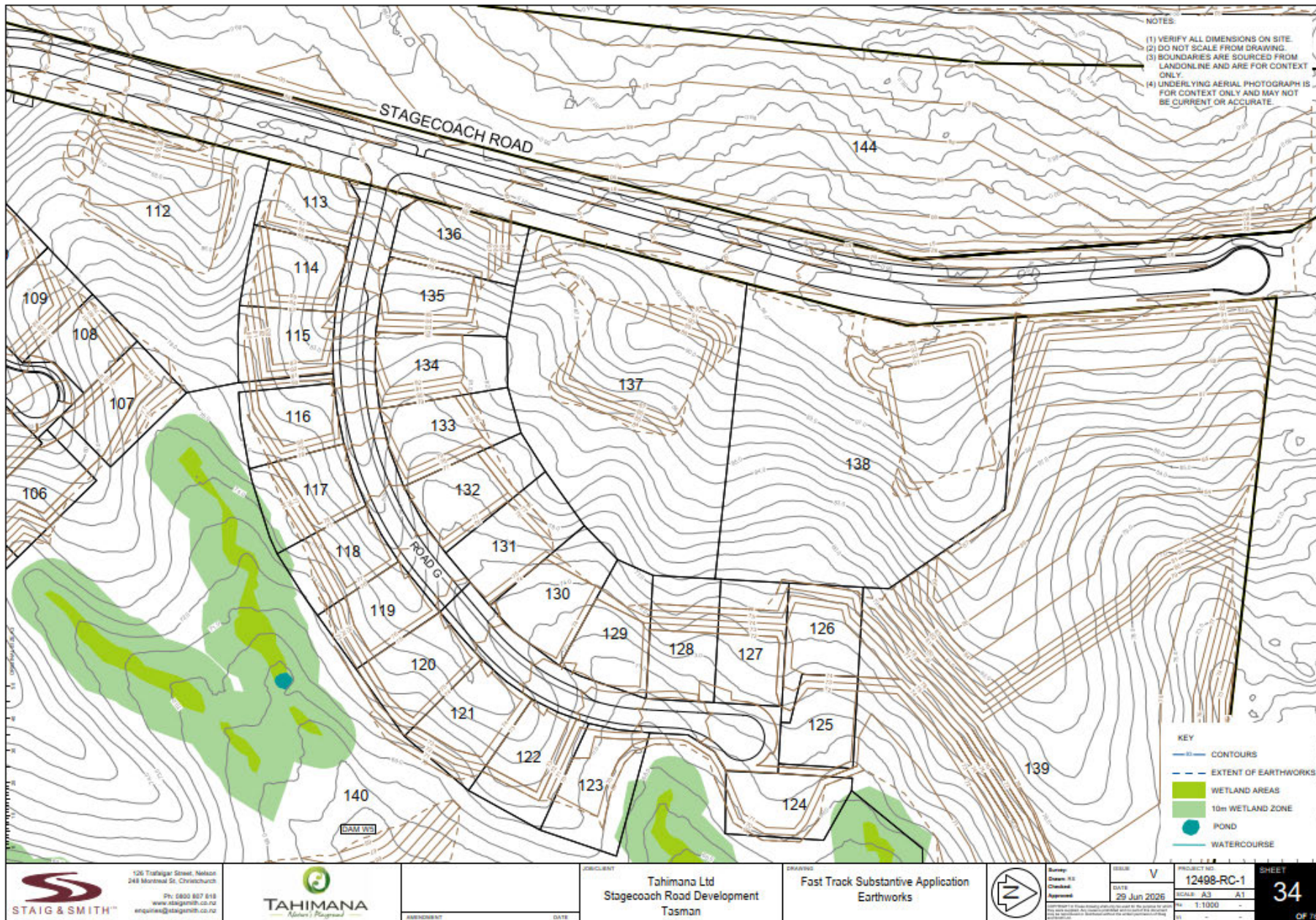
- 46 Pursuant to Section 125 of the Act, this consent shall lapse 10 years after the date of commencement of the consent unless either the consent is given effect to, or the Council has granted an extension of the lapse period pursuant to Section 125(1A)(b) of the Act or replacement legislation.
- 47 This resource consent expires 10 years after it commences.



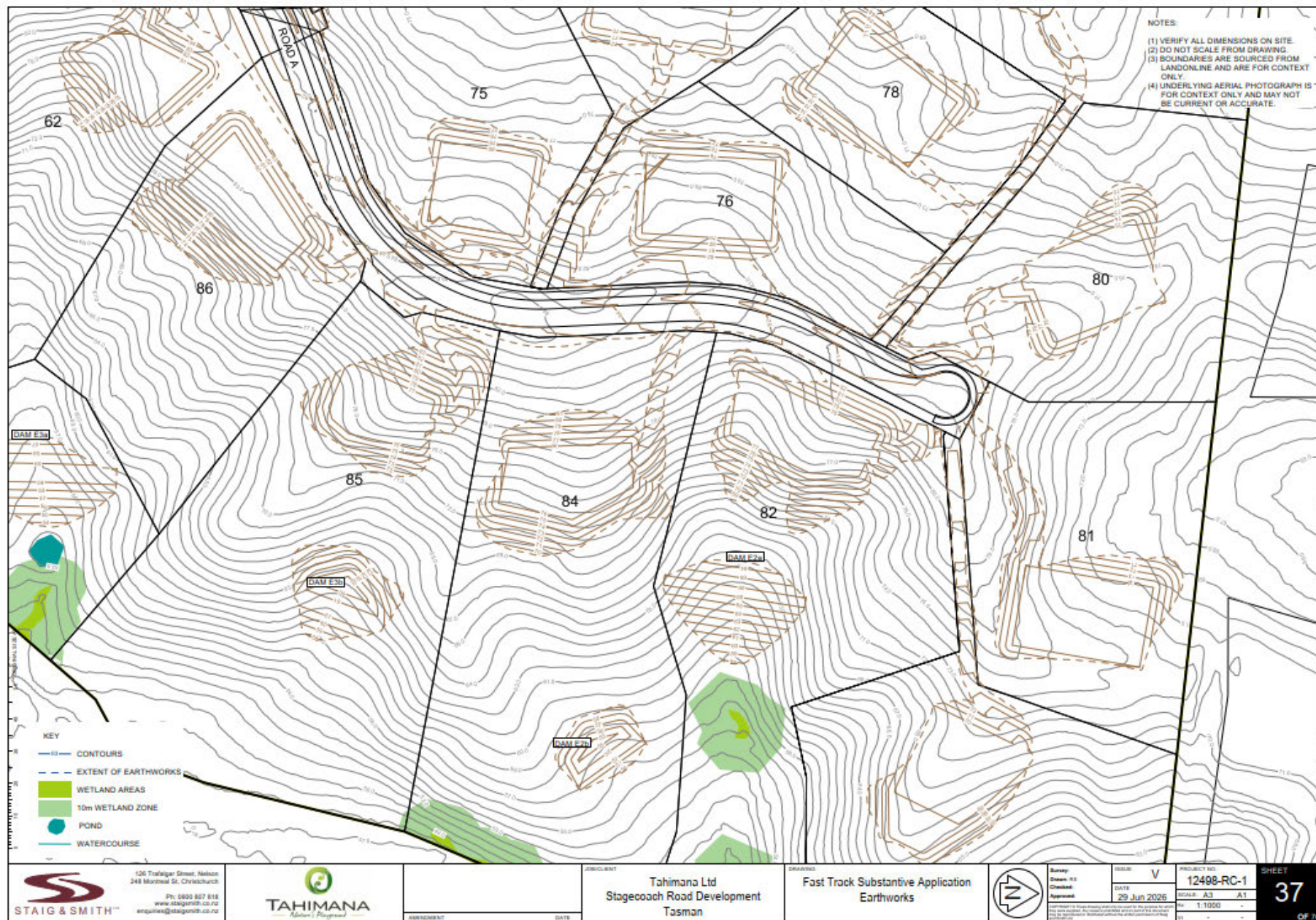


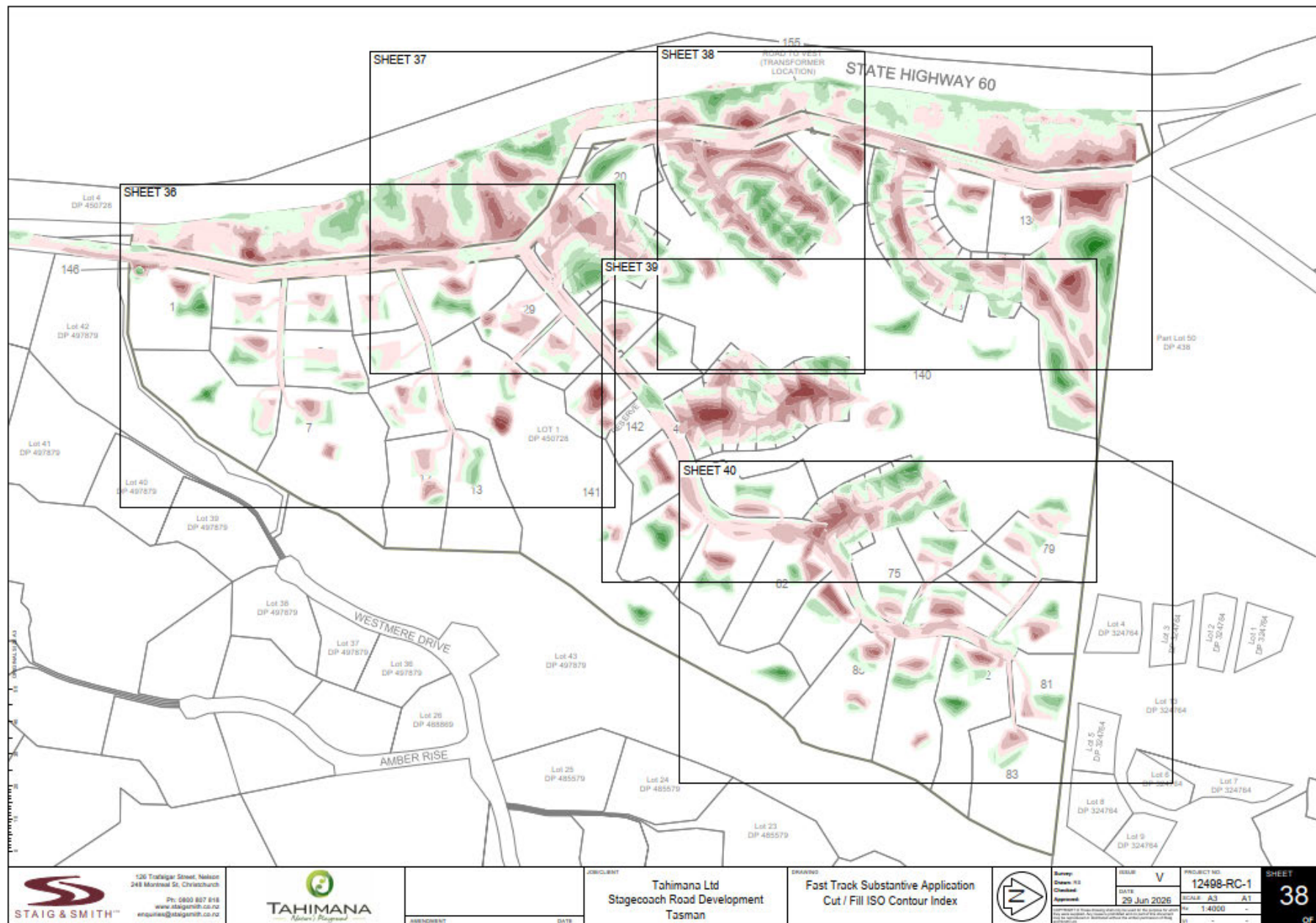












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TAHIMANA
Nature's Playground

Tahimana Ltd
 Stagecoach Road Development
 Tasman

Fast Track Substantive Application
 Cut / Fill ISO Contour Index



Survey: 92	Issue: V	Project No: 12498-RC-1
Checked:	Date: 29 Jun 2026	Scale: A3 A1
Approved:	Scale: 1:4000	

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