

Fast-track Approvals Act 2024 (the Act)

MINUTE 4 OF THE EXPERT PANEL

Invitation to comment and project overview conference
Maitahi Village [FTAA-2502-1009]

26 May 2025

Introduction

1. On 22 May 2025 the Panel held a project overview conference at the offices of the Nelson City Council, with the following parties attending:

Representing the applicant were:

- Alanya Limmer KC
- Ben Chidgey
- Andrew Spittal
- Hemi Toia
- Neil Donaldson
- Mark Lile
- Dr Ben Robertson

Representing Nelson City Council were:

- Chris Miles
- Pete Keyanonda

2. The purpose of the conference was to familiarise the Panel with the content of the application for consents and provide clarification of aspects of the application.

3. The Panel then visited the project site at 7 Ralphine Way.

Resulting actions from the conference

4. In response to the matters raised by the Panel in Minute 2 (paragraphs 9 and 10), the applicant undertook to advise the Panel by 25 June 2025 that version two of the proffered set of conditions has been finalised and was complete, subject only to any further modifications following receipt of comments under section 53 of the Act.

5. The applicant will provide the Panel with a completed set of proposed conditions by 2 July 2025. Time will be strictly of the essence.

6. Counsel for the applicant agreed to file legal submissions with the Panel by 6 June 2025

7. Counsel for the applicant also undertook to advise the Panel of any changes agreed by the applicant to plans submitted with the application.

8. The Panel requests that the applicant provide copies of any such amendments or modifications by no later than the 2 July 2025.

Appointment of legal counsel

9. The Panel has identified that it would benefit from receiving legal advice pertaining to various matters of procedure and aspects of the interpretation of certain provisions of the Act. The Panel has asked the EPA to contact Victoria Heine KC to determine whether she would be available to undertake this role as counsel assisting the Panel.

10. The Panel will confirm Ms Heine's appointment once it is finalised.

Invitation to comment

11. In accordance with section 53(2) of the Act, the Panel must invite comments on the substantive application from persons listed in sections 53(2) (a) to (n) of the Act. **Appendix 1** to this Minute provides the list of prescribed persons relevant to this project.

12. Under section 53(3) of the Act, the Panel also has discretion to invite comments from any other person the panel considers appropriate. The Panel has considered this matter and decided to invite comments from the following additional parties:

- a) Save the Maitai Incorporated
- b) Friends of the Maitai
- c) Forest and Bird

13. Regarding the invitation to Save the Maitai Incorporated, the Panel request that the comments of Save the Maitai Incorporated have particular regard to the matters raised in their correspondence with the Panel dated 18 May 2025.

14. Under section 54 of the Act, the invited parties have 20 working days to submit their comments which, for this application, is no later than **25 June 2025**.

15. Comments can be submitted to the EPA via the following methods:

- a) by email to substantive@fasttrack.govt.nz;
- b) by post to Private Bag 63002, Wellington 6140 New Zealand; or
- c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

16. The Panel members wish to extend their grateful thanks to EPA staff Abigail Robison and Christina Smits for their helpful guidance in identifying the persons whom the Panel must and may invite to comment.



Hon Lyn Stevens CNZM KC
Maitahi Village Expert Panel Chair

Appendix 1 - list of persons invited to comment

Relevant local authorities:

- Nelson City Council
- Tasman District Council

Relevant iwi authorities and Treaty settlement entities:

- Te Rūnanga o Toa Rangatira Inc
- Te Ātiawa o Te Waka-a-Māui Trust
- Ngāti Apa ki Te Rā Tō Charitable Trust
- Te Pātaka a Ngāti Kōata
- Te Rūnanga o Ngāti Kuia Trust
- Ngāti Rārua Settlement Trust
- Ngāti Tama ki Te Waipounamu Trust
- Rangitāne o Wairau Settlement Trust

The Minister for the Environment and other relevant portfolio Ministers

- Minister for the Environment
- Minister of Housing
- Minister for Infrastructure
- Minister for Transport
- Minister of Health
- Minister for Arts, Culture and Heritage
- Minister of Conservation
- Minister for Māori Development
- Minister for Building and Construction
- Minister for the South Island
- Minister for Seniors

Relevant administering agencies

- Ministry for the Environment

Persons listed in clause 13 of Schedule 5 of the Act:

- The Director-General of Conservation

The owners and occupiers of the land to which the substantive application relates and the land adjacent to that land:

- 7 Ralphine Way
- 1 Ralphine Way
- 2 Ralphine Way
- 5 Ralphine Way
- 6 Ralphine Way
- 10 Ralphine Way
- 14 Ralphine Way
- 18 Ralphine Way
- 105 Maitai Valley Road
- 161 Maitai Valley Road, Nelson
- 999 Bay View Road, Nelson
- Maitai Cricket Ground
- Branford Park
- Section 15 Block IX Wakapuaka SD
- 45 Sharlands Road