

12 August 2025

Environmental Protection Authority
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New Zealand

By email: fasttrack@epa.govt.nz

Tēnā koutou,

Maitahi Village Fast-track Consent Application – Comment on Draft Conditions under Section 70 of the Fast-track Approvals Act 2024 [Maitahi Village FTAA-2502-1009]

Nelson City Council (Council) provides the following response to the draft conditions and Minute 11 issued by the Expert Panel on 5 August 2025.

1. Review of Updated Consent Conditions

Council acknowledges receipt of the updated conditions provided by the Panel on 5 August 2025 and wishes to thank the Panel for the opportunity to provide comment.

2. Council's Position on Updated Conditions

Council considers that many of the updated conditions reflect prior feedback and are generally acceptable in their current form and intent, pending resolution of the matters identified below.

Marked up amendments to the relevant condition sets are attached as Word documents in support of our suggested changes.

The majority of these changes are considered self-explanatory, or otherwise captured in comments within the documents. Clarification is provided for two repeat matters below.

3. Further suggested changes from Council

Council considers that two specific changes that need to be made across the condition sets relate to:

- i. Council's review processes and the role of the Council's Monitoring Officer in monitoring of the consent conditions.

In finalising the recommended conditions, we have amended the terminology for the submission of post-consent plans and reports from "approval" or "certification" to "review" and "confirmation."

In our view, this adjustment better reflects the intended role of Council's Monitoring Officer in administering the conditions of consent. The Monitoring Officer's focus is not on certifying or approving the substantive content of submitted documents, but rather on reviewing them to ensure they address all matters required by the relevant condition and that any subsequent reports contain all required information.

Where the review process identifies a need for further technical consideration, the information will be referred to other suitably qualified Council staff or specialists for the same review process. This ensures that all submissions are checked for completeness and accuracy against the conditions of consent, while avoiding any implication that Council is undertaking a design sign-off or assuming responsibility for technical methodologies.

The revised terminology provides greater clarity for both the Consent Holder and Council, as well as being consistent with Council Practice.

- ii. Ensuring that there is a "qualifier" at the end of any condition reference applying to Nelson City Council's Group Manager Infrastructure.

In finalising the recommended conditions, we have included a "qualifier" at the end of any reference to the Nelson City Council's Group Manager Infrastructure, so that it reads "Nelson City Council's Group Manager Infrastructure or equivalent role."

This approach recognises that the Council is commencing a restructure process and this title and associated responsibilities will be subject to change within the life of the consent. By including this qualifier, the conditions remain accurate, enforceable, and unambiguous, regardless of any NCC structure changes.

Please note Council has not made any suggested changes to condition sets:

- Panel Draft Set C – Demolition Conditions; and
- Panel Draft Set L – Discharge Conditions.

If you have any questions or would like clarification on any of the matters raised here, please do not hesitate to be in contact me.

Kind regards



Pete Keyanonda
Principal Planner

Authorised for release by:



Chris Miles

Manager Resource Consents and Compliance