

# Fast-track Approvals Act 2024

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## **MINUTE 2 OF THE EXPERT PANEL (THE PANEL)**

Instruction for collaboration on Draft Conditions

Maitahi Village [FTAA-2502-1009]

13 May 2025

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### **Introduction**

1. The Panel met on 12 May 2025 to consider some preliminary procedural matters including the desirability of holding a Project Overview Conference and arranging a site visit. These matters have now been set down for 22 May 2025 as set out in Minute 1.
2. During this meeting, the Panel also agreed that there would be considerable benefit in representatives from CCKV Maitai Dev Co LP (Applicant) and Nelson City Council (Council) meeting in advance of the Project Overview Conference to discuss and collaborate on draft conditions.
3. The Panel wishes to be in a position to monitor the status and advancement of all draft conditions and expects the Applicant and Council representatives to prioritise and directly engage in collaboration in order to reach agreement on as many draft conditions as possible.
4. The Panel acknowledges that there are likely to be amendments and updates to draft conditions in the initial stages of this process and requests that one version of the draft conditions be maintained between the Applicant and Council for consistency. This should be dated and issued with a version number.

### **Directions on initial collaboration on draft conditions**

5. The Applicant and Council representatives, including legal, planning, and relevant technical experts where applicable shall, without delay, commence their review and collaborative discussions using the draft set of conditions proffered by the Applicant in Attachment 25 of the application documentation.
6. The Applicant and Council are to review and advise which conditions are agreed and acceptable to both parties. This includes any that the parties consider can be resolved with simple or minor wording edits i.e. no material contention. In other words, the review exercise is to include both matters of substance and any points of detail.
7. Where any condition is in contention between the Applicant and the Council representatives, the material basis for this contention should be noted with a brief explanation.
8. The Panel directs that the draft set of conditions as reviewed between the Applicant and Council be provided no later than 5pm Tuesday 20 May 2025.

### **Directions on format of draft conditions**

9. With the exception of general conditions (e.g. The activity shall be carried out in general accordance with...), where any draft condition refers to a specific attachment, plan, figure or document, the draft condition should be arranged so that this information can be appended directly to the relevant condition set. As an example, we refer to the Land Use (s9 – Comprehensive Housing Development) condition set. Given the volume of information and number of separate documents, this approach is to assist with streamlining the draft condition sets and ensure all critical information is in one place for ease of reference.

10. The Panel will direct that an updated set of draft conditions addressing the above formatting instruction be provided on a date to be fixed by the Panel following discussion with the parties attending the Project Overview Conference.



Hon Lyn Stevens CNZM KC  
**Maitahi Village Expert Panel Chair**