Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

Your Comment on the Maitahi Village application

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz

1. Contact Details		
Please ensure that you have authority to comment on the application on behalf of those named on this form.		
Organisation name (if relevant)	Bayview Nelson Limited	
First name	Simon	
Last name	Dobson	
Postal address	████████████████████	
Home phone / Mobile phone	████████	**Work phone**
Email *(a valid email address enables us to communicate efficiently with you)*	████████████	

2. We will email you draft conditions of consent for your comment			
✓	I can receive emails and my email address is correct	☐	~~I cannot receive emails and my postal address is correct~~

Thank you for your comments

Point	Document	Comment
1	Substantive Application	Under section 3.3 it states, "All relevant easements and interests will be transferred as part of this Stage 0 process." We have discussed this with you, and you have also provided an email from Russell Benge of Davis Ogalvie to support your response. It was agreed that all easements and rights would be correctly transferred when the draft title plan and memorandum of easements is prepared, that Bayview would have full opportunity to review and make any changes needed, and that any easements which following the boundary adjustment would no longer have any use would be surrendered by CCKV.
2		Please confirm that the draft title plan which is yet to be prepared will continue to remain on the basis that the boundary adjustment would follow geographic features and further assessment as to the final boundaries needs to be undertaken in order to certify that this as per the S&P agreement, and this will be part of the opportunity for Bayview to review the draft title plan.
3	Maitahi Civil Set 2 - Drainage	Sheet C204, Rev P3 along road 1 shows a 300dia UPVC SW line. You have advised us that the final sizing of the SW pipes within the road will occur during detailed engineering drawing preparation and for council approval, and that any approved plans will ensure that Bayview or the future connecting road does not have any capacity constraints due to pipework within CCKV development.

4		We discussed the 150uPVC WW line and subsequent infrastructure. It was again confirmed that capacity for Bayview had been accounted for (Neil said 150-200lots) and their development would not inhibit Bayview's ability to convey wastewater in any way in the future.
5		We sought confirmation over the sizing of the open swales for which the kaka catchment within Bayview land will drain into. It has been assured to us that these have been sized correctly and that this development will not inhibit Bayview's ability to drain stormwater post development. An email from Wouter was provided in which he stated "*The matching of post development with pre-development is done for the entire Kaka stream catchment as a whole. So, the post development flows are the same as pre development at the bottom of the catchment before discharging into the Maitai rive[r].*"
6	Civil drawings general	We asked why the services were not shown to be taken all the way to the boundary. Neil agreed that the plans should have shown that and that the approved engineering plans will take the services right to the boundary to ensure no issue with future connection from Bayview.
7	Maitahi Civil Set 4 - Roading	We asked for confirmation that Road 1 has been designed to the correct classification to account for the future connection of this road terminating at the round-a-bout at Bay View Road. It was confirmed as a sub-collector all in accordance with PC28.
8		We asked for confirm that the termination of road 1 at boundary and future reserve has been located to meet the plans of both parties and this location maximises the use for both parties and will not restrict Bayview in any way in the future road connection alignment.
9		We asked for confirmation that future bus routes from Bayview through into future Road 1 have been accounted for in the design and will not inhibit future bus routes. It was confirmed no issue for bus routes.
10	General	We asked what is purpose of Lot 6000?

		It was explained that Lot 6000 is the balance block of residential land which is not anticipated to be developed in this consent, it does contain future reserve links within it. Lot 5000 is the balance block of the rural zoned land.
11		We ask for confirmation that there would be no spite strips formed between CCKV and Bayview Land as part of this or any future development. It was assured there would not be.
12		We asked for confirmation that the proposed NCC Council road and esplanade reserves are aligned with connections to the stormwater and sewer network to ensure that future connection will not be inhibited by private ownership.
13		We ask for confirmation that the Kaka Tributary will be designated reserve and available to receive stormwater flows (as may be consented) and that the future Lot 6000 will have the Kaka Tributary as being within a reserve.
14		We ask that NCC confirm that any credits will be made available to Bayview for vesting reserve adjoining the Kaka Tributary as local purpose reserve, noting that the plans show it being vested on both sides.
15		We ask that CCKV and NCC confirm that should there be any reduced reserve on Maitahi side of the Kaka stream within Lot 6000 it will not be compensated for by increasing reserve width on the Bayview side.
16		We ask for confirmation that this application and consent will be designed so as to compliment known or potential development of the adjoining Bayview land including the provision of services and roading to the boundary and the vesting of the same as may be necessary to ensure uninterrupted access to such services, including for construction purposes.

On the provision that the above items are met, then Bayview Nelson Limited supports this application

_____   24th/June/2025

Simon Dobson

Project Manager

Bayview Nelson Limited