

16 June 2025

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Tēnā koutou,

**Attention: The Chair and Members of the Expert Panel for Maitahi Village**

Maitahi Bayview Fast-track Consent Application - MINUTE 6 OF THE EXPERT PANEL  
Request for Further Information Maitahi Village [FTAA-2502-1009].

*RE: Further Information Request – Status of Plan Change 29 and its Relationship to  
Private Plan Change 28*

Nelson City Council (Council) provides the following response to the Request for Further Information (RFI) contained in Minute 6, issued on 11 June 2025, regarding the status of Proposed Plan Change 29 – Housing and Hazards (PC29) and its relationship to Private Plan Change 28 – Maitahi Bayview (PC28).

1. Status of PC29

On 5 June 2025, Council resolved to accept in full the recommendations of the Independent Hearings Panel appointed to hear and consider PC29. The Panel recommended accepting certain aspects of the notified version of PC29 while rejecting others, resulting in amendments to multiple chapters of the Nelson Resource Management Plan (NRMP).

The provisions of PC29 as amended took legal effect on 10 June 2025, and the appeal period runs until 23 July 2025, in accordance with clause 14 of Schedule 1 of the Resource Management Act 1991.

All documentation relating to PC29, including the Hearing Panel's recommendations, supporting reports, and updated plan provisions, is available on Council's website:

🔗 <https://shape.nelson.govt.nz/housing-and-hazards>

## 2. Relationship Between PC29 and PC28 – Ringfencing of PC28 Provisions

Council confirms that PC28 and its associated provisions are ringfenced from the effects of PC29. This was a specific recommendation of the PC29 Independent Hearings Panel, as set out in its Overview and Strategic Recommendation Report, which is incorporated into the operative provisions of the NRMP via Appendix [AD15](#) and [Schedule X](#) of the PC29 EPlan.

The Panel's report states:

"It was clear that it was not intended that PC29 would 'overlap' with PC28. We agree with the planning experts and consider that Option 2 is the most appropriate method. The submissions of CCKV Maitahi Dev Co LP and Bayview Nelson Limited are accepted." ([Overview and Strategic Recommendation Report](#), p.51)

### *Background and Supporting Information*

- 21 August 2024 – A [Joint Witness Statement](#) (JWS) was prepared by three Council planning officers and Mr Mark Lile, planner for CCKV Dev Co LP and Bayview Nelson Ltd. This JWS addressed potential overlap between PC28 and PC29 and outlined two options to manage this:
  - Option 1: Take no action in PC29 and allow the PC28 Environment Court process to carry forward relevant provisions, with PC28's Schedule X ensuring ringfencing.
  - Option 2: Proactively amend PC29 to exclude the PC28 area and apply relevant provisions through a new schedule or exclusions.
- 14 November 2024 – Council issued a [memo](#) to the PC29 Panel confirming Option 2 as the most appropriate approach.
- May 2025 – The PC29 Hearings Panel issued its recommendations, endorsing Option 2 and confirming that PC28 should be fully ringfenced.
- 5 June 2025 – Council formally adopted the Panel's recommendations, and PC29 (as amended) has legal effect as of 10 June 2025.

Council trusts this response provides the clarification sought by the Panel. Please do not hesitate to contact the undersigned should any further information be required.

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**