

Save the Maitai Incorporated
PO Box 234
Nelson 7010
savethemaitai@gmail.com

18 May 2025

Environmental Protection Authority

For: the Panel convened to decide the substantive application for the Maitahi Village Project

Dear Panel members

Maitahi Village Project

Save the Maitai Incorporated is a group of Nelson residents who live in the Maitai Valley or who regularly visit and value the Maitai River and other recreational assets of the Valley. I am writing on behalf of Save the Maitai Inc in relation to the application for approvals under the Fast-Track Act for the Maitahi Village Project.

The project involves residential development of Kaka Valley, which is within the Maitai Valley, including subdivision, earthworks, formation of roads, realignment of Kaka Valley stream (a tributary of the Maitai River), disturbance of contaminated land and reuse of contaminated soils. The project will fundamentally change the character of the valley, and has the potential for significant impacts on the Maitai River.

Save the Maitai Inc submitted on Private Plan Change 28, which created a structure plan for the Kaka Valley site and associated objectives and policies. Save the Maitai Inc appealed the Commissioner decision on PPC 28 to the Environment Court. Its appeal focussed on how PPC 28 manages erosion and sedimentation, and its outcomes for receiving environments (particularly freshwater).

During the PPC 28 process, the applicant's consultants (in particular Mr Lile) gave evidence that the consents required under PPC 28 for subdivision and earthworks would inevitably be publicly notified. This would have allowed Save the Maitai Inc and other interested locals to have input into the consent decisions, including conditions and management plans. But at the same time, the applicant was applying to be listed in the Fast Track Bill, which does not provide for public notification of resource consent applications.

During the Panel Convenor conference on 28 April, it became clear that Nelson City Council has raised a range of issues with the applicants, and that the applicants are still responding on those issues. It is not clear when that information will become available to the public.

The applicant has not consulted with Save the Maitai Inc on its consent application.

Panel Convenor Borthwick noted the very recent engagement between the applicant and City Council on this project, the indication of issues requiring resolution between the applicant and the City Council, and the project's legal and evidential complexity, in her Minute 5. This shows that this is not a simple project, and that input from affected groups should be allowed, particularly groups that have been so involved in the lead up to this application, as Save the Maitai Inc has.

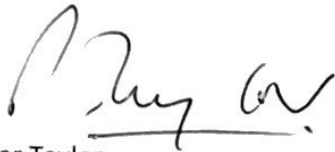
Save the Maitai Inc has a particular interest in:

- Aspects of the substantive application that differ from the Structure Plan that was just approved by the Environment Court.
- Management of erosion and sedimentation.
- The proposal to re-route Kaka Stream through a HAIL site (former sheep dip), and associated contamination risks and impacts.

It requests:

1. The opportunity to participate in the early briefing conference that the Panel is expected to hold (following guidance from the Panel Convenor).
2. That it is invited to comment on the substantive application.
3. That the Panel instructs the EPA to commission reports from independent consultants on:
 - a. Contaminated land issues
 - b. Erosion and sedimentation issues
 - c. Effects on freshwater quality

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Taylor', with a horizontal line underneath the name.

Peter Taylor

On behalf of Save the Maitai Inc.