

# Hon James Meager

Minister for the South Island  
Minister for Hunting and Fishing  
Minister for Youth  
Associate Minister of Transport



25 June 2025

JMC-363

Alex Mickleson  
Application Lead  
Environmental Protection Authority  
By email: [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz)

c/o:  
Christina Smits  
Environmental Protection Authority  
By email: [REDACTED]

Dear Alex and Christina

Thank you for your email of 29 May 2025 and for the opportunity to comment on CCKV Maitai Dev Co Limited Partnership's (CCKV) application with the Environmental Protection Authority under the Fast-track Approvals Act 2024 (the Act).

I understand that CCKV has lodged an application for the Maitahi Village project which proposes to develop a commercial centre, a retirement village in Nelson, and 180 residential dwellings (which includes 50 iwi-led homes by Ngāti Koata).

I am providing these comments in my capacity as the Minister for the South Island, under section 53(2)(j) of the Act. When looking at the application, I have considered whether the project will:


- contribute to economic growth in the South Island, regionally, and thereby nationally
- enable key infrastructure to meet regional needs.

I consider that both construction and operation of the proposed project are likely to deliver economic benefits to the Nelson Region. The Property Economics' *"CCKV Nelson Development Impact Assessment (February 2025)"* report estimates a total contribution of over \$356 million to the Nelson Region's economy over the seven-year development period. Additionally, the project is expected to generate approximately 2,737 direct and indirect full-time equivalent (FTE) jobs, with a peak of 660 FTE in Nelson during the busiest year. In my view, this constitutes a substantial economic contribution to the Nelson region and the broader South Island.

Any comment on the impact of housing should come from the Minister of Housing, Hon Chris Bishop, as this falls within his portfolio's responsibility. However, I note from a South Island perspective, an increase in housing capacity could have positive effects for addressing housing demand in the Nelson Region.

I support the Panel's continued consideration of this application.

Your sincerely

  
**Hon James Meager**  
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