

Fast-track Approvals Act 2024 (the Act)

MINUTE 10 OF THE EXPERT PANEL Resumption of processing and other matters Maitahi Village [FTAA-2502-1009]

17 July 2025

Introduction

[1] This Minute deals with the following topics:

- i. The resumption of processing of the application;
- ii. The applicant's response to comments;
- iii. Additional information received; and
- iv. Requests for information made to both the applicant and Nelson City Council (NCC).

Resumption of processing

[2] On 27 June 2025, Counsel for the applicant filed a memorandum requesting that processing of the Maitahi Village application be suspended under section 64(1) of the Act.

[3] As outlined in Minute 8, the Panel granted the request and suspended processing the application from 11:59pm on 2 July 2025.

[4] On 11 July 2025, Counsel for the Applicant made a written request to resume processing the application under section 65(1) of the Act.

[5] If a request is made under subsection (1), the Panel must, under section 65(2) of the Act, resume processing of the application. The Panel therefore confirms that processing of the substantive application resumed from **11:59pm on 11 July 2025**.

[6] Copies of previous Minutes, and the requests to suspend and resume processing, can be viewed on the fast-track website here: <https://www.fasttrack.govt.nz/projects/maitahi-village/correspondence>

Applicant response to comments

[7] The opportunity to provide invited comments on the application closed on 25 June 2025.

[8] Under section 55(2) of the Act, if the applicant wishes to respond to the comments received it must do so no later than five working days after comments have closed. In this case, the applicant was required to file any response by 2 July 2025.

[9] In line with section 60(2) of the Act, as processing of the application was suspended, the timeframe under which the applicant could file its response was paused until processing recommenced. The applicant's response to comments was filed at the same time as their request to resume processing on 11 July 2025. The response includes updated application documents, various memoranda, and proposed conditions, and can be viewed here: <https://www.fasttrack.govt.nz/projects/maitahi-village/comments-from-invited-parties>

Additional information received

[10] On 17 July 2025, counsel for the applicant filed a memorandum requesting leave to file an additional expert report from HAIL Environmental regarding

contamination matters. A copy of the request can be viewed here:
<https://www.fasttrack.govt.nz/projects/maitahi-village/correspondence>

[11] The Panel has considered counsel's request and has determined that receipt of the report would assist it in the consideration of the substantive application. In particular, consideration of the matters raised in the report will enable the Panel to use timely, efficient, consistent, and cost effective processes. A copy of the report can be viewed here:
<https://www.fasttrack.govt.nz/projects/maitahi-village/comments-from-invited-parties>

[12] Moreover, the applicant has provided a written statement from Mr Hemi Toia, which the Panel requested following the holding of the project overview detailed in Minute 4.

[13] A copy of Mr Toia's statement can be viewed here:
<https://www.fasttrack.govt.nz/projects/maitahi-village/correspondence>

Requests for Information

Nelson City Council (NCC)

[14] In the covering memorandum filed with the response to comments, the applicant noted that NCC had provided input on the updated conditions. The applicant also stated that changes had been made shortly before the deadline for filing and that NCC had not received the opportunity to fully consider some of the proffered consent conditions.

[15] With this in mind, the Panel has directed for the EPA to request information from NCC regarding the completeness, adequacy, and form of the updated conditions.

The Applicant

[16] Additionally, matters regarding wetlands on the Project site were raised in the comments filed by Gary Scott and Catherine Harper. Such comments identified the floodplain in the lower area of the Project site as a wetland. This is contrary to the contention of the applicant, both in the initial and updated application material.

[17] The Panel considers that it would benefit from more information from the applicant on the topic. It has therefore directed the EPA to request information from the applicant regarding the identification of wetlands within the Project site.

[18] The full requests for information can be viewed here:
<https://www.fasttrack.govt.nz/projects/maitahi-village/reports-and-advice>



Hon Lyn Stevens CNZM KC
Maitahi Village Expert Panel Chair