

**BEFORE THE FAST-TRACK PANEL**

FTAA-2502-1009

**UNDER**

The Fast-track Approvals Act 2024

**IN THE MATTER OF**

An application by CCKV Maitai Dev Co LP for  
resource consents for the Maitahi Village Project -  
FTAA-2502-1009

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**SUMMARY OF PRESENTATION AT PROJECT OVERVIEW CONFERENCE  
(22 MAY 2025)**

**16 JULY 2025**

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Solicitor for the Applicant

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**MAY IT PLEASE THE PANEL**

He kaimahi ahau mō te iwi o Ngāti Koata

Ko au te Kaiwhakahaere matua mō Koata Limited

Ko Hemi Toia ahau

E ngā rangatira o te hui nei, e mihi ana.

- 1 My name is Hemi Toia and I work for Ngāti Koata as the Chief Executive for its commercial arm Koata Limited. I also represent Ngāti Koata as a Director on the 'Maitahi' entity (CCKV Maitai Dev Co. LP) making this Fast Track Resource Consent Application.
- 2 This presentation is not a technical presentation, that will be left to our capable experts. It is my whakaaro/thoughts through the lens of Ngāti Koata.
- 3 Ngāti Koata values the opportunity it has been given to co-invest in this land development alongside three other families, namely the Spittal family (Chings Civil Construction), the Vercoe family (GJ Gardner Homes) and the Coman family (Coman Construction). The four families are represented in our company name and are represented on the Board. Koata Limited is proud to be the largest single shareholder family at 35%.
- 4 How important is this investment for Ngāti Koata? As you may know, from an Iwi/Māori perspective whenua (land) is top priority, it is sacred – therefore Iwi/Māori generally do not sell land. For this opportunity and Ngāti Koata's moemoeā (vision/dream/aspiration) Ngāti Koata has sold 4,500ha hectares of forestry land for the capital to deliver a vision on just a few hectares of land in the Maitahi Village development. This opportunity and what it means for Ngāti Koata is of huge significance. I must also note, we did not sell all our forestry land as we still own 4,500ha of forestry land that immediately neighbours the Maitahi Village land owned by CCKV and will be the beneficiary of this resource consent application.
- 5 Some very brief context: in 1840 several Ngāti Koata chiefs signed Te Tiriti o Waitangi on Rangitoto ki te Tonga (D'Urville Island). On the 21 December 2012 Ngāti Koata signed a Deed of Settlement with the Crown. This Deed of Settlement included the following apology:
- 6 "The Crown apologises to Ngāti Koata for its acts and omissions which have breached the Crown's obligations under the Treaty of Waitangi. These include: the Crown's failure to adequately protect the interests of Ngāti Koata during the process by which land was granted to the New Zealand Company; the failure to adequately protect Ngāti Koata interests during Crown purchases between 1853 and 1856; the operation and

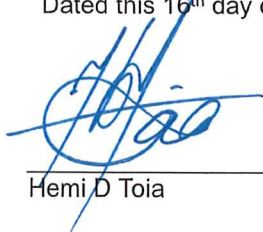
impact of the native land laws on Ngāti Koata land; the failure to effectively implement the landless natives reserves scheme; and the failure to ensure Ngāti Koata retained sufficient land for their future needs.”

- 7 “The failure to ensure Ngāti Koata retained sufficient land for their future needs.”
- 8 This important historical context, the real and tangible lost opportunity for Ngāti Koata whanau and their descendants with us today, fuels the aspiration, the inspiration, the determination Ngāti Koata have for this whenua and its development. We have real life housing, or rather, the lack of access to housing experiences from our whanau right here in Nelson/Whakatū, and these stories from real families break our hearts and motivates us to do what we can to assist.
- 9 Tō Tātou Kāinga (Our Home) will be a Koata led housing project that will provide Ngāti Koata whanau and other families with a healthy, affordable and a secure home base for whanau stability and development. Access to land is a critical part of being able to deliver housing and by being an active shareholder in this development, Ngāti Koata are able to take a measure of direct control over a BTR (Build to Rent) housing strategy for whanau. As long as whanau pay their rent and look after their whare (home) they will have secure occupancy/tenancy for as long as they wish. There is a strong sense of “coming home” associated with this development. We understand the absolute importance of a stable home/house in building strong families and communities.
- 10 Within the Maitahi Village vision, the broader housing strategy is that whanau/families could access their very first home, second, home, next home and even their final home all within the Maitahi Village – they need not ever live anywhere else if that is their choice.
- 11 Another important aspect of this development for Ngāti Koata is the opportunity to secure land to build a circa 1,000m<sup>2</sup> Koata House, a Ngāti Koata centric Cultural centre that is firstly for Ngāti Koata to utilise as its operational base and for a place to call its own and to host celebrations like weddings, birthdays, anniversaries and wananga. This is vitally important to Ngāti Koata because Ngāti Koata do not have a marae or place of its own. We do share Whakatū Marae but we do not have a place, a home that is uniquely Ngāti Koata – this will change that. Such a venue will also be available for the local Maitahi Village community and the wider community for their celebrations and events. Located in the very “heart” of the development, this will provide another very tangible way of connecting the local Maitahi Village community to Ngāti Koata and each other.

- 12 This connectivity is a vital essence of what we hope to create in the Maitahi Village – “he hapori hononga, he kāinga whakatipuranga – a connected, intergenerational community designed with nature, culture and people at its heart.”
- 13 The eastern backdrop to this development is Kākā Hill, circa 112ha that will be gifted by the developers to Ngāti Koata on completion of this project. Kākā Hill provides a significant cultural and historic connection for local iwi. It also provides a fantastic opportunity for residents of the Maitahi Village to connect again with each other and their natural environment through a long-term environmental regeneration project.
- 14 Ngāti Koata are an active participant in the development and implementation of the vision for Maitahi Village. Ngāti Koata will become a permanent part of this community through Koata House and Ngāti Koata housing and our name and mana will be forever connected to and thrive because of our privileged opportunity to be a part of this development.
- 15 I urge the Panel to favourably consider this Fast Track Resource Consent application - “ka ora te tangata, ka ora te whenua - when the people are well, the land is well.”

Nō reira, tēnā tātou katoa.

Dated this 16<sup>th</sup> day of July 2025



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Hemi D Toia