

17 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 5 OF THE EXPERT PANEL  
Request for Further Information Maitahi Village [FTAA-2502-1009].

Nelson City Council (Council) provides the following response to the Request for Further Information (RFI) contained in Minute 5, issued on 3 June 2025, regarding details of NCC Staff Reviews and the Management of the Maitai River Corridor and Erosion Risk.

Attachments:

- **Attachment A** - Maitahi Village - Table of Feedback – NCC Response to Minute 5 – 17 June 2025
- **Attachment B** – Tonkin + Taylor Maitai River – Gibbs-Dennes Reach Geomorphic Assessment and Reach Management Options – Prepared for Nelson City Council dated August 2024

The questions are inserted in italics and addressed below:

1. *The Panel has received a brief summary from NCC describing the roles of various reviewing staff and what areas of expertise they were involved in when reviewing the application. This summary also confirms what topics or areas of the application have not been subjected to a technical review by NCC. The Panel requests that NCC provide a more detailed outline of the findings and conclusions on each of the review topics where such a review was completed by NCC staff.*

Council's response to this question is set out in Attachment A – Maitahi Village – Table of Feedback, dated 17 June 2025. This table records the technical feedback and clarification sought by NCC staff during their review of the substantive application.

The table is organised by technical discipline. Council staff reviewed not only their individual areas of expertise but also considered how the various components of the proposal interconnect.

Mr Vince Matschke, Council's Principal Development Advisor, and Mr Pete Keyanonda, Council's Principal Planner, have reviewed the application in its entirety from a planning perspective.

The table presents Council's comments or questions to date, the applicant's responses, and any resulting conditions or matters for further consideration. Please note that this table does not represent the completion of Council's assessment of the application, as discussions with the applicant regarding conditions of consent are ongoing.

This table should be treated as a "snapshot" in time. It is acknowledged that the applicant has continued to provide further information to the Panel, including material submitted on 13 June 2025, which has not yet been reviewed by Council. The table is therefore a working document and may be updated as discussions progress and additional information becomes available.

Section 14 of the table outlines the application reports that have not been reviewed by Council staff and includes reasons for this.

While the table will form part of Council's feedback on the substantive application, it is anticipated that it will be further developed to incorporate any updates and links to consent conditions.

Council and the applicant are continuing to engage constructively to refine the draft conditions of consent. This process is intended to ensure that the proposed conditions are clear, practicable, and enforceable by Council should the application be granted. Council's assessment remains independent and is informed by its statutory responsibilities and technical reviews

2. *During its site visit on 22 May 2025, the Panel viewed and discussed the current alignment of the Maitai River to the south of the application site. The Panel observed that the river margins were noticeably incised on the true right bank i.e. adjacent to, and potentially encroaching upon, the application site. It appears that the river has been progressively eroding toward the application site and may continue to do so, unless there is some degree of intervention. The application plans show the area immediately at risk as "Local Purpose Reserve to vest in NCC." This area includes stormwater treatment ponds at the southern extent of the application site.*

*The Panel is mindful of the risks of erosion continuing within a to be vested reserve, as well as the potential to intercept or impact upon the proposed ponds in the future. Please advise who holds responsibility for the Maitai River corridor and the management of the erosion risk outlined above. Please also advise whether there is any existing planned intervention or mitigation, in the short or longer term, to address the potential risk of erosion in this location.*

Council's Deputy Chief Executive Officer/Group Manager Infrastructure has confirmed that Nelson City Council will become responsible for the area in question when it is vested in Council as an Esplanade Reserve. This includes the area along the true right bank of the

Maitai River adjacent to the southern extent of the application site, adjacent to where some of the Maitahi Village's stormwater treatment devices are proposed.

Council's Infrastructure Engineering department has further advised that an Options Report is already in place which outlines Council's potential approaches to managing erosion and scour protection in this section of the river corridor.

Council staff are currently working through the recommendations of that report to determine the most appropriate course of action and timing thereof. However, Council is not yet in a position to confirm or commit to any specific intervention, as further technical, budgetary, and strategic flood protection considerations along the length of the Maitai River are still being assessed and have to be approved by Council as part of its regular planning cycles.

The Options Report is provided in Attachment B of this response for the Panel's reference.

In summary:

- Council will assume ownership and ongoing management responsibility for the area shown as "Local Purpose Reserve to vest in NCC," including any future erosion protection measures.
- Council has commissioned an Options Report addressing scour protection in this location exists and this is under internal review.
- Council is not yet in a position to confirm a preferred option for intervention or timing thereof.
- Council has provided the Options Report as part of this RFI response for the Panel's reference.

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**