

# Fast-track Approvals Act 2024 (the Act)

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## MINUTE 11 OF THE EXPERT PANEL

Invitation to comment on the draft conditions

Maitahi Village [FTAA-2502-1009]

5 August 2025

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### Introduction

[1] As recorded in Minutes 5-10, since issuing the invitation to comment on the Maitahi Village application the Expert Panel has been considering the application and preparing its draft conditions and draft decision for issue.

[2] In doing so the Panel has considered:

- (i) The application material, including the proposed conditions filed by the Applicant;
- (ii) Matters raised in the invited comments received from the 20 respondents;
- (iii) Information received from both the Applicant and Nelson City Council in response to six separate requests for information issued by the Panel;
- (iv) Other information provided by the Applicant, including legal submissions from counsel for the Applicant;
- (v) Relevant policy statements, resource management plans, environmental standards, Treaty settlement deeds, applicable legislation, and other planning material; and
- (vi) Any other relevant information, including the provisions of the Act.

### **Invitation to comment on the draft conditions**

[3] In accordance with s 70 of the Act, the Panel directs the Environmental Protection Authority (EPA) to invite comments on the draft conditions from the following parties:

- (a) The Applicant – CCKV Maitai Dev Co Limited Partnership
- (b) Every person or group that provided comments under s 53 of the Act.
- (c) The local authority or other body with statutory responsibility to enforce or monitor compliance with the conditions – Nelson City Council.

[4] The draft conditions are included as Attachment 1 and 2 to this Minute. Attachment 1 is a PDF version with tracked changes recording the amendments made by the Panel to the Applicant's proposed conditions filed on 11 July 2025, and Attachment 2 is a clean version in Word document form.

[5] The panel requests that any proposed amendments to the draft conditions be recorded as tracked changes using the Word document version.

[6] In accordance with s 70(2)(b) of the Act, a copy of the draft decision is included as Attachment 3.

### **Timeframe for comments**

[7] Section 70(2)(a) of the Act requires that the Panel set a timeframe by which comments on the draft conditions must be received by the EPA. The Panel has set a timeframe of 5 working days. The Panel therefore directs that comments must be received by **Tuesday 12 August 2025**.

[8] Any response by the Applicant to comments received, in accordance with s 70(4) of the Act, are to be provided no later than Tuesday 19 August 2025.



Hon Lyn Stevens CNZM KC  
**Maitahi Village Expert Panel Chair**

**Attachment 1 – PDF version of draft conditions with tracked changes**

**Attachment 2 – Clean version of the draft conditions in Word format**

**Attachment 3 – Draft decision**

All attached separately.