

# Fast-track Approvals Act 2024

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## MINUTE 1 OF THE EXPERT PANEL (THE PANEL)

Project Overview Conference and Site Visit  
Maitahi Village [FTAA-2502-1009]

12 May 2025

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### Introduction

1. The Panel was established on 12 May 2025 to determine the application for Maitahi Village (the Project) under the Fast-Track Approvals Act 2024 (the Act).
2. In summary the Project comprises:
  - i. A subdivision involving the creation of 184 residential allotments (including one large lot for future development), one allotment for commercial use, along with roads to vest, reserve to vest, and also allotments to vest for utility/infrastructure purposes. The balance land (zoned rural) containing Kākā Hill will remain in one large title at the completion of the subdivision and development process. Ngāti Koata are committed to between 10 and 50 houses for its iwi, with at least 132 residential allotments available for sale to the public.
  - ii. Two of the residential allotments to be created will be sold to Arvida for the development of a retirement village containing 192 residential units, a care facility containing 36 beds, and the full range of communal facilities such as a Residents Clubhouse and Pavillion.
  - iii. Development of a commercial site for the cultural base for Ngāti Koata

(Te Whare ō Koata), containing offices, meeting rooms, function and event spaces, and a commercial kitchen.

3. The Project is intended to be undertaken on undeveloped land located some 2.6 kilometres from the Nelson Cathedral at the top end of the city centre. The land is on two separate but adjoining certificates of title in the Maitai Valley with a street address of 7 Ralphine Way.
4. The Panel Convener has determined that there will be a decision time frame under the Act of 87 working days from the establishment of the Panel, with a preliminary decision due date of 12 September 2025.
5. The decision due date is subject to processing of the application being suspended for any of the reasons described in section 60 of the Act.
6. The Panel met on 12 May 2025 to consider some preliminary procedural matters including the desirability of holding a Project overview conference and arranging a site visit.

### **Project Overview Conference**

7. The Panel has decided that it would be assisted by holding a Project Overview Conference. Such a conference was discussed at the recent meeting with the Panel Convener and is contemplated in a draft Practice and Procedure Guidance Note provided by the Panel Conveners (Guidance Note).
8. The Guidance Note states that the purpose of an overview conference is to familiarise the Panel with:
  - a. the content of the application for approvals;

- b. the content and structure of proposed conditions;
  - c. the key points of evidence (technical reports, assessments and other information) provided in support of the application;
  - d. proposed site visit details;
  - e. relevant legal tests and legal issues in contention; and
  - f. other relevant matters.
9. The Panel has been informed by the Panel Convener that:
- “engagement between the applicant and City Council had only recently been initiated with issues likely to arise in relation to land stability, water quality and contaminants. The City Council anticipated changes to conditions and engineering design or specifications being made.”
10. The Panel encourages the applicant and the City Council to expedite this process of engagement. At the overview conference (if not before) the Panel wishes to be informed by the parties about the status of each engagement. It will also seek assurances that all parties are co-operating in the provision of requested information and documents, as well as other steps to progress the determination of the application.
11. In short, the Panel will need to be informed about what issues are truly in dispute and what matters still require to be resolved. The Panel also requests that both parties collaborate to provide an agreed draft set of conditions highlighting those conditions or topics that are still in contention. An additional minute providing further instruction on this will be issued.
12. At the overview conference the Panel will hear from the applicant (with a maximum time allocation of 1 and a half hours) and the City Council – and any other party who may be invited to attend. These parties will have a similar total time allocation as the applicant within which to address the

Panel. Timing for the overview conference will be set out below.

13. The Panel would like to hear from counsel for the applicant and the City Council respectively. Each party may also have their Planner present to answer any questions. There is no need at this stage to have expert witnesses present. If however, parties consider it necessary to have an expert present, they may apply for leave from the Panel.

### **Site Visit**

14. The draft Guidance Note states that panels are encouraged to undertake site visits. The Panel has decided that a site visit would be of great assistance to members in this case.
15. The Panel proposes that such a site visit should take place following the overview conference. Any logistics, as well as Health and Safety aspects will be dealt with by Mr Alex Mickleson, Application Lead from the EPA.
16. The Panel anticipates that a maximum of two representatives for both the applicant and the City Council will attend the site visit. Such persons would simply be available to answer questions from Panel members of a clarification nature only.

### **Timing and Logistics**

17. The overview conference and the site visit will take place on Thursday 22 May 2025. The overview conference will commence at 9.30am at a venue to be advised by the EPA. Any presentations will be completed by 1pm. The site visit will take place between 2pm and 4pm.
18. Any other matters of logistic or clarification may be raised with Mr

Mickleeson, who will refer them to the Chair for resolution if required.

19. The parties are granted leave to raise any other matters by way of a short memorandum of no more than 2 pages.
20. All concerned are encouraged to take a practical, co-operative and efficient approach to ensure that these important procedural steps can help the Panel in its decision making role.



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