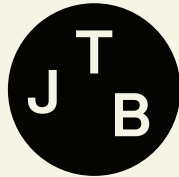


ARVIDA MAITAH VILLAGE

Resource
Consent

Issue
27/06/2025

RMM



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1 PROJECT OVERVIEW

DESIGN STATEMENT INTRODUCTION

This design concept offers to create a connected and sustainable community within the Kākā Valley, with particular focus on place making, social interaction, solar access and natural landscape environment, and providing an outward-looking, inclusive and permeable layout to create connections and integrate into the wider community.

The development comprises:

- 192 villas, townhouses, & units
- 36 care & dementia rooms
- Shared communal facilities: Living Well Centre, Resident’s Clubhouse, & Pavilion.

These buildings, spread out across the upper & lower terraces totalling 9.9ha, vary in use, materiality, and scale.

Maitahi village as part of the larger Maitai Valley also endeavours to express the special and distinctive landscape qualities of the Kākā Valley and its integration with the adjacent river context and neighbourhoods. This involves extensive sustainable and regenerative landscape planting practices, connecting with surroundings both physically and visually, supporting social engagement, and providing high levels of amenity for residents. These Te Ao Māori informed practices will enrich and enhance the neighbourhood and offer an authentic sense of place for the future.

**Proposed
Facilities**

192 villas
Individual and semi detached single storey residential dwellings in a range of sizes and configurations.

Carehome
Single storey building with 36 suites offering a range of care options, including dementia care.

Café
Attached to the Carehome, to provide an outward facing hospitality amenity for residents and their visitors from the Carehome and the wider village.

Clubhouse
A community hub with shared amenities, activities, and wellness centre for all residents.

Pavilion
A small, resident run, multi-use hall facility for communal and private events.

Resident’s Shed
A small workshop/store for resident run craft and garden activities.

Maintenance Shed
Store for maintenance vehicles and equipment.



2

SITE & CONTEXT

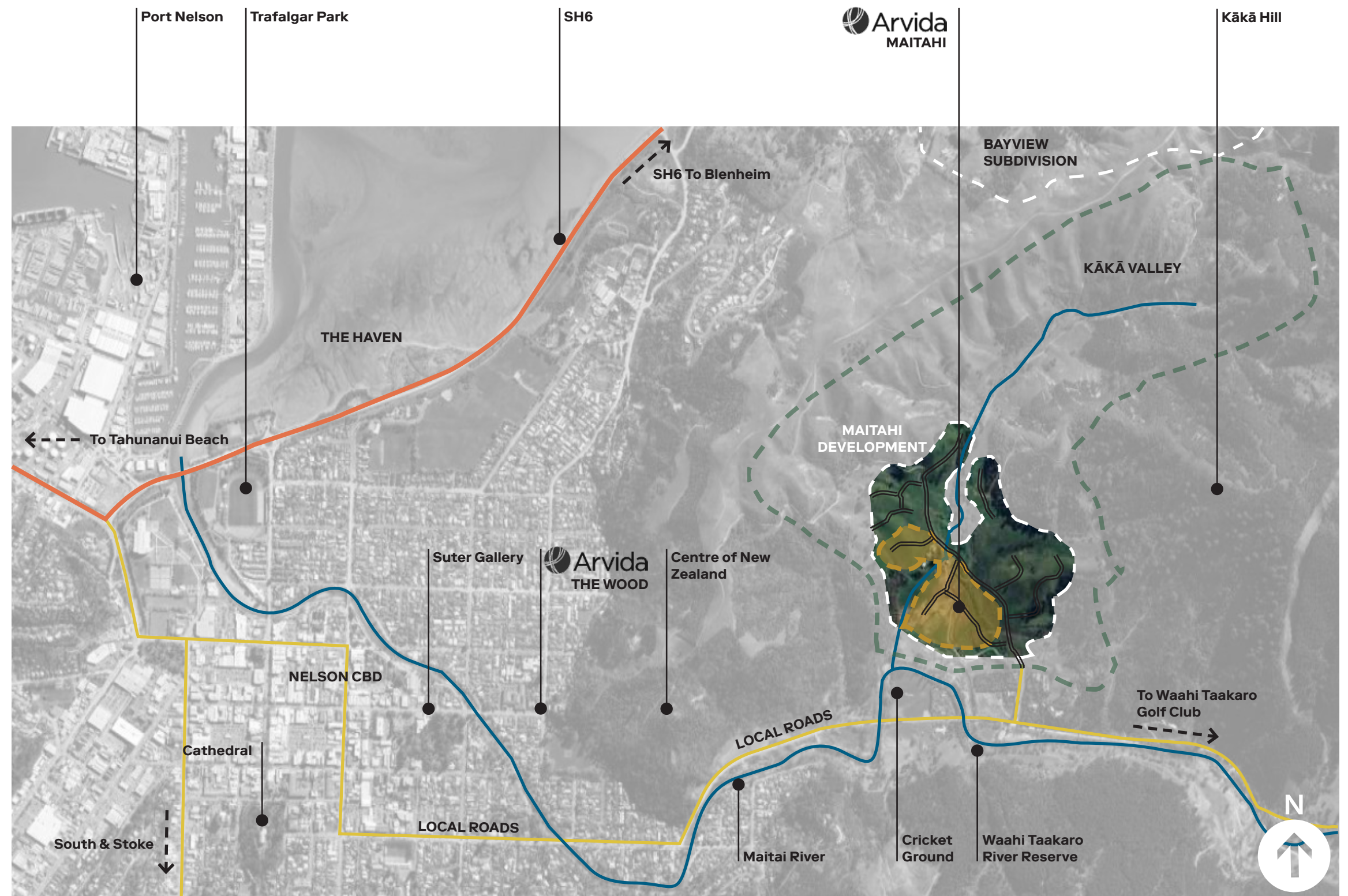
SITE CONTEXT

The site is situated 2km east-northeast of central Nelson city. This location provides fantastic connectivity to the amenities such as Trafalgar Park, Suter Gallery, Nelson CBD shopping and cultural events, as well as good connection to the wider region.

Being so close to the central city yet surrounded by such fantastic natural amenity makes the location highly desirable.

The proposed village is being developed as part of the larger Maitahi subdivision development in the Kākā valley. The vendor for which is CCKV Maitai Dev Co LP (CCKV). The subdivision's extents are shown dotted in white.

Roading layout and earthworks are controlled by the vendor masterplanning, which also dictates site levels.



CLIMATE & VIEW SHAFT

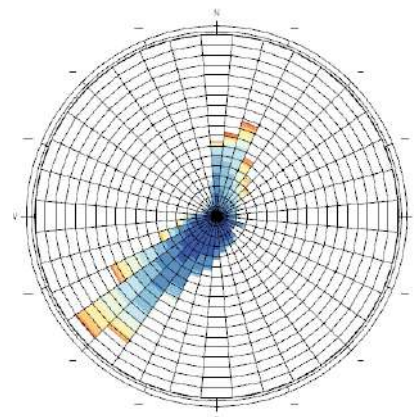
Nelson's prevailing wind is SW, and wind speeds are typically highest from mid-spring to mid-summer. The topography of the valley does little to shelter wind from this direction.

However, being surrounded by hills helps reduce wind effect, especially of sea breezes.

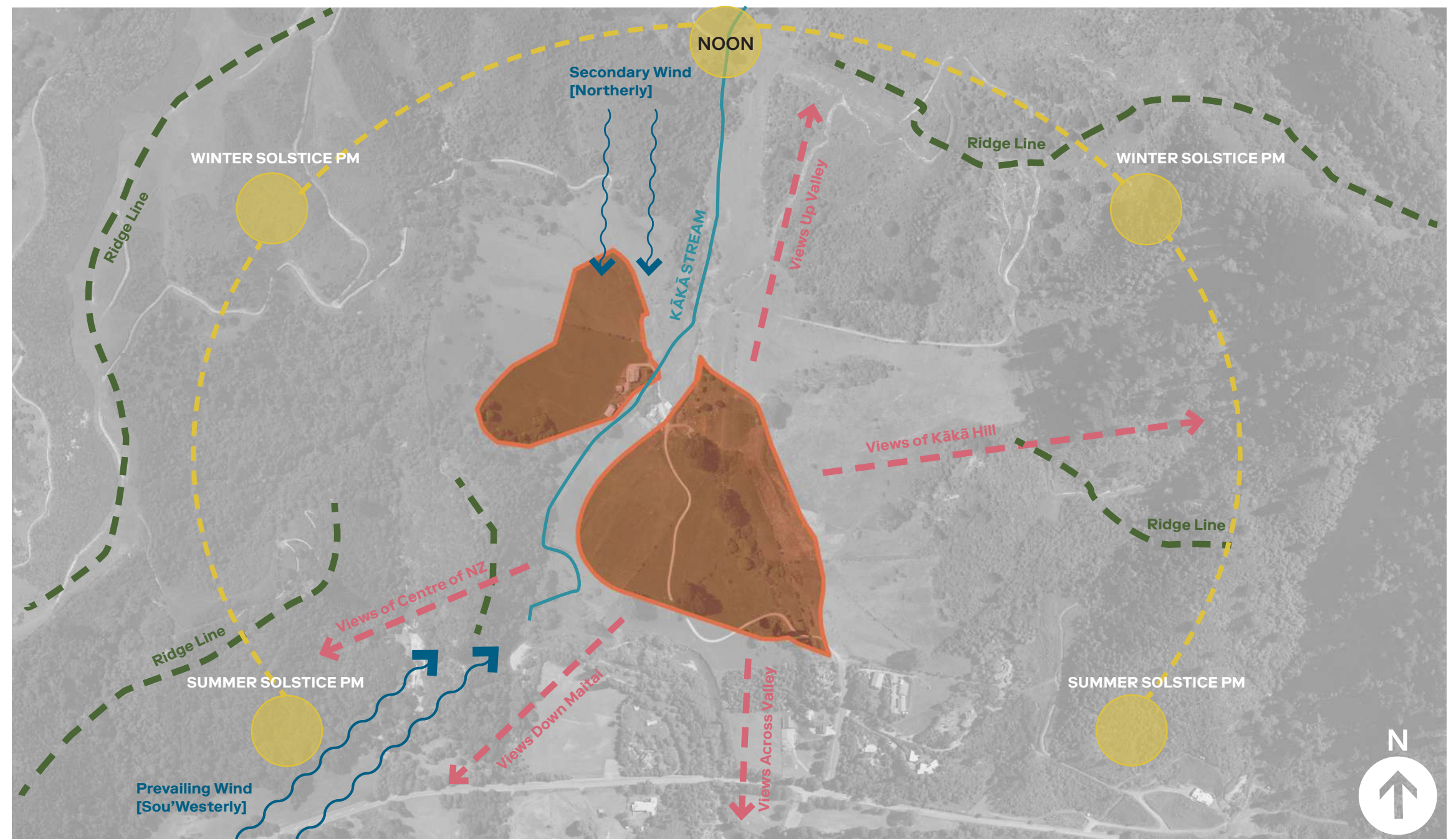
The surrounding hills create fantastic viewshaft potential, particularly the picturesque Maitai valley and river which has many recreation areas. The site should maximize the views down and across the valley.

Kākā Hill towers over the site and provides a focal point of which all properties will have guaranteed views.

The topography provides opportunities to orient the development with reference to the land and waterways.



NELSON WIND ROSE



SUNLIGHT ANALYSIS

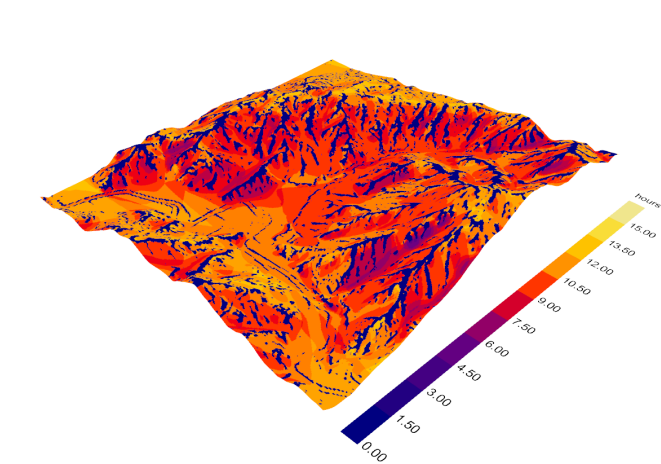
The Maitahi / Kākā Valley runs north-south, with steep slopes on the west, north, and particularly east faces. Kākā Hill to the east rises more than 450 metres.

This topography means the valley floor to the south gets the most year round sun (~13 hours in summer, to ~6hrs in winter), whereas against the valley slopes are limited for sunlight hours (~10hrs in summer, to ~4-5hrs in winter).

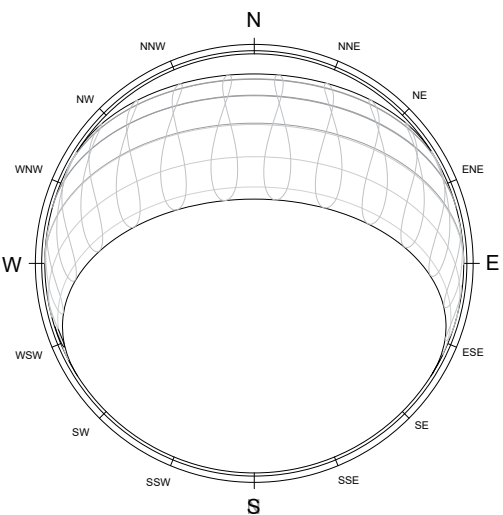
The north section of the site gets good morning sun due to the valley topography, whilst Kākā hill shadows the southern bulk of the site. This height also means the northern section gets the greatest level of winter sun.

Evenings are reversed, with the eastern and southern areas of the site getting greater late sun, particularly in summer when the sun sets to the south-west, aligning with the lower Maitai valley. This also means the flat southern section gets the greatest summer sun, particularly late evening.

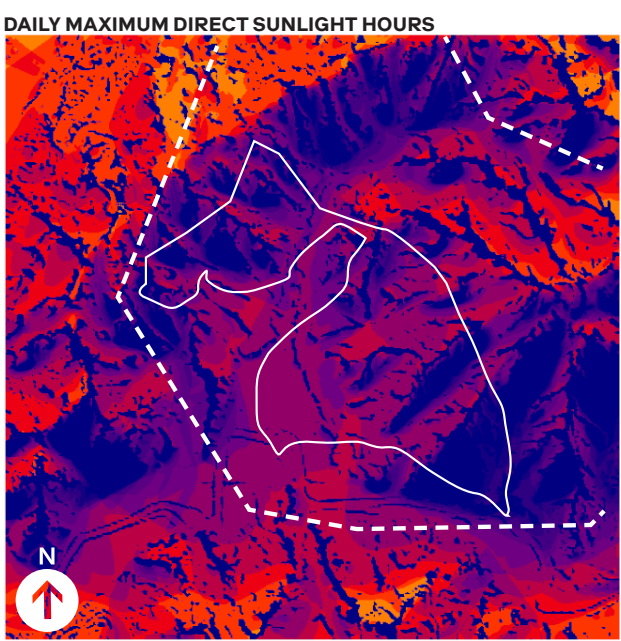
All things considered, this site--as part of the wider development--has the best location within the larger land parcel, with regards to hill shadows and sun availability.



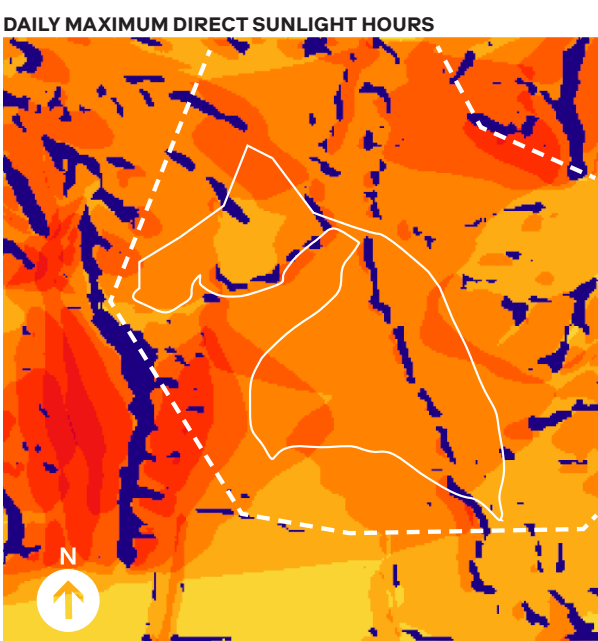
WIDER VALLEY AT EQUINOX



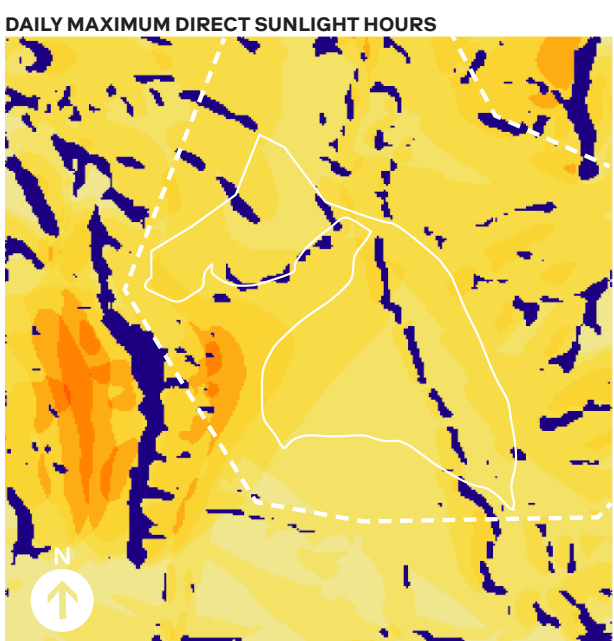
NELSON SUN ROSE



WINTER SOLSTICE

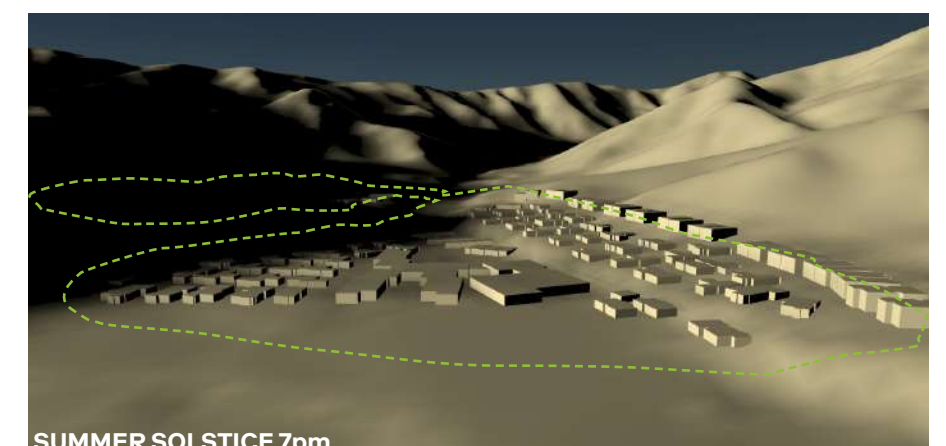
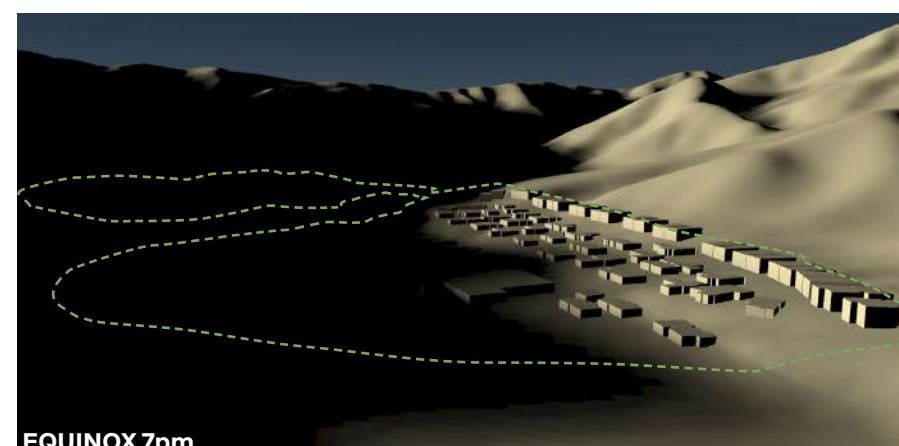
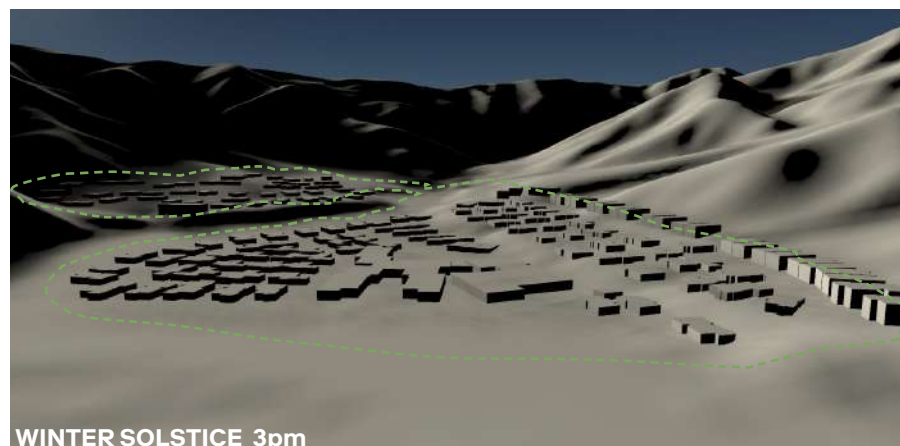
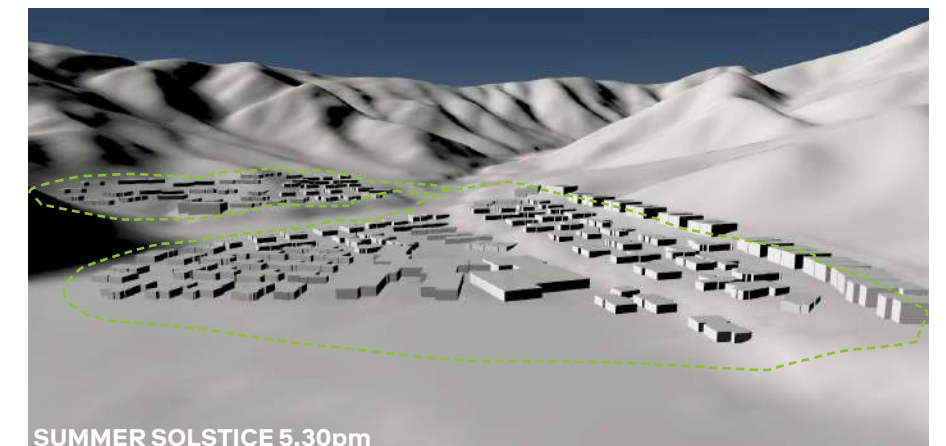
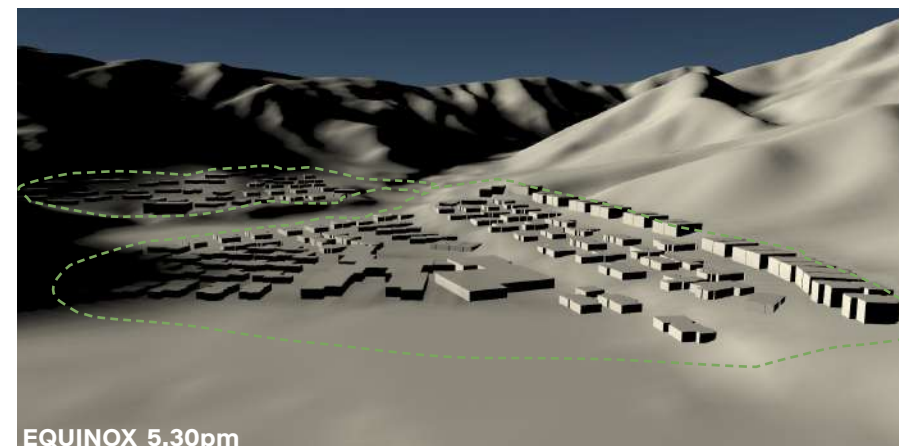
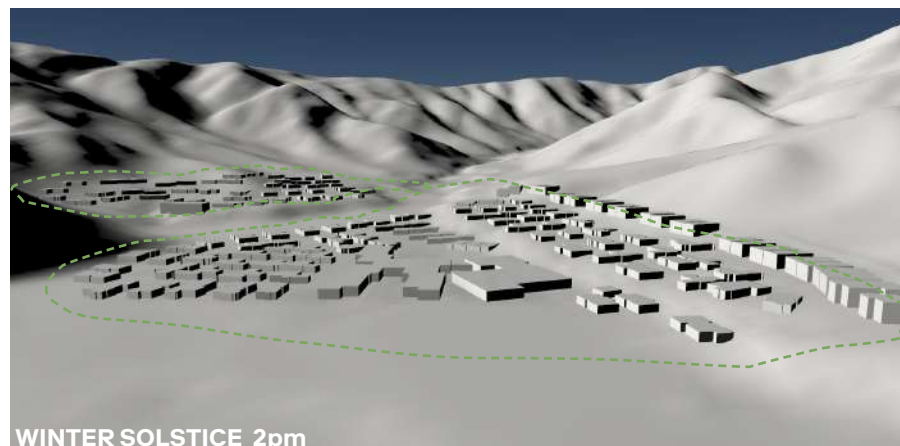
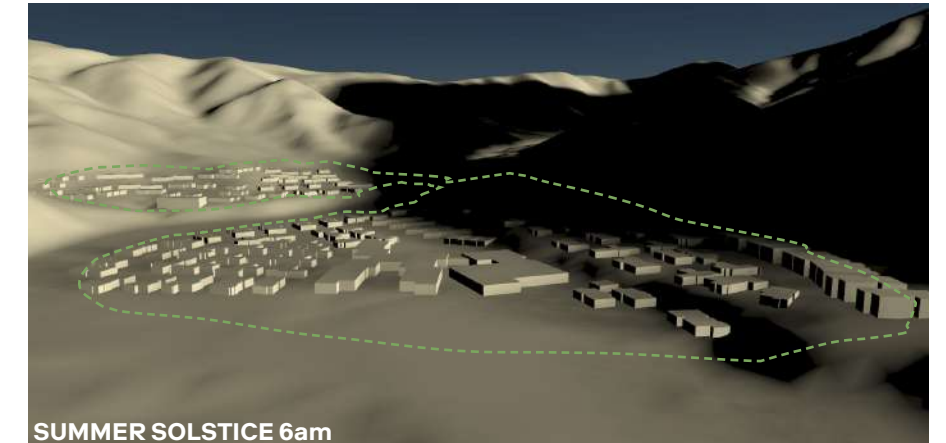
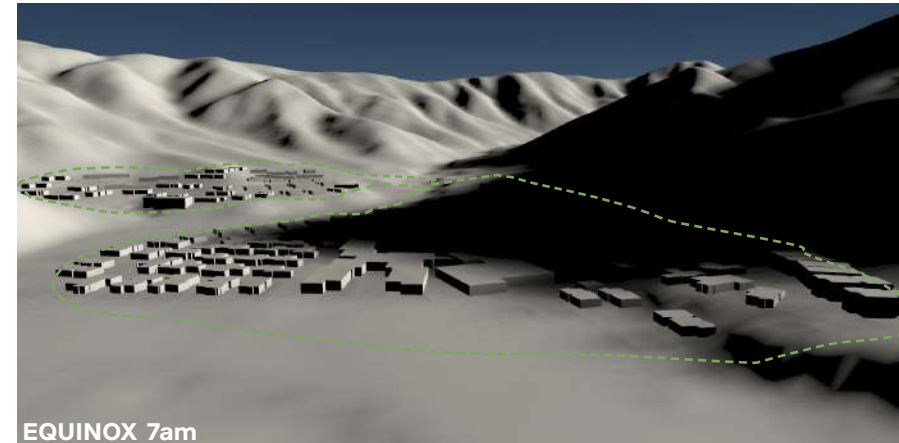
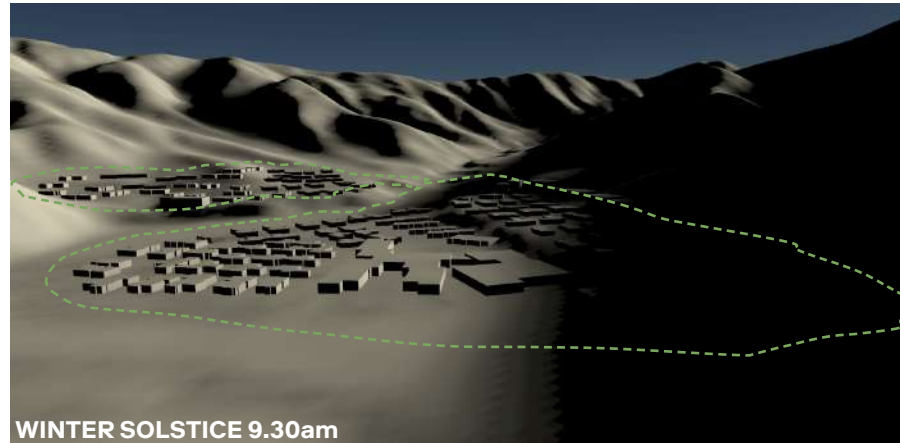


EQUINOX



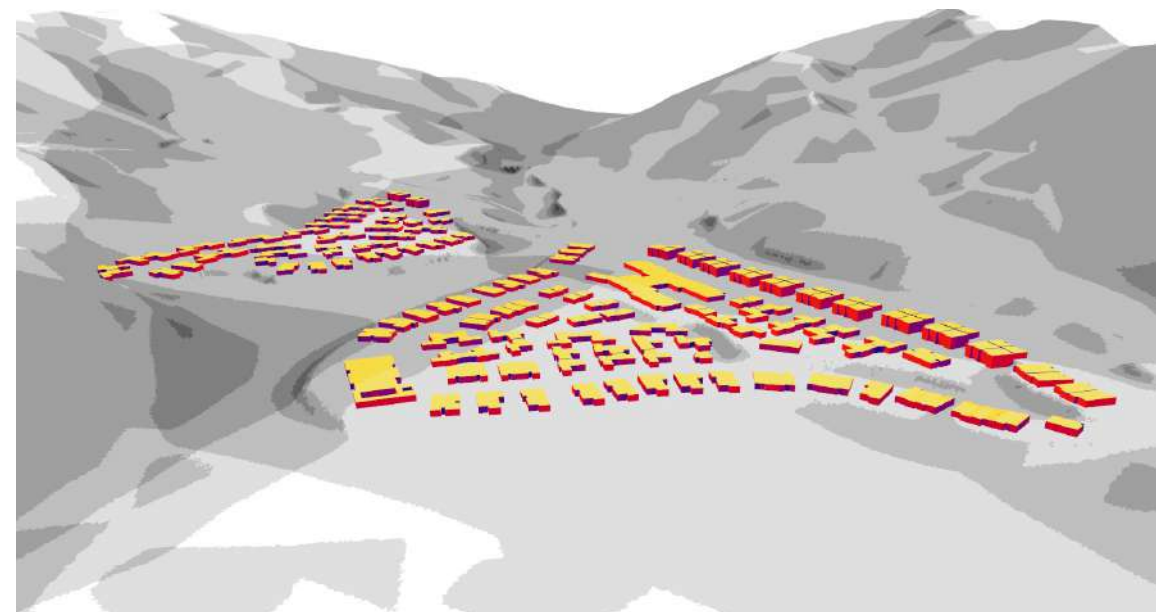
SUMMER SOLSTICE

SUN & SHADOW ANALYSIS

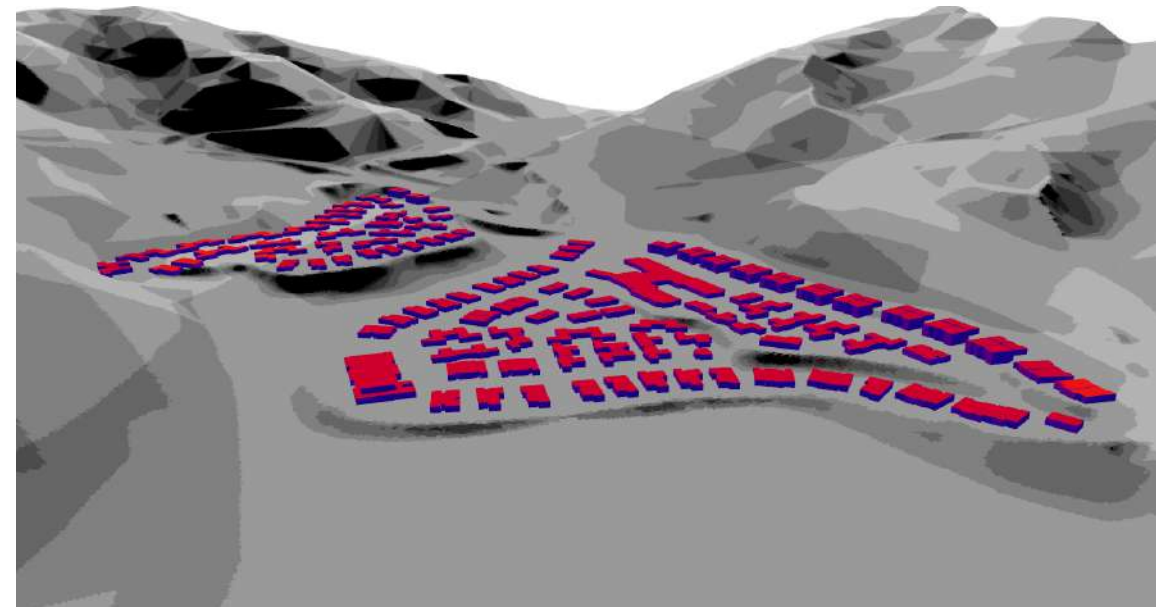


SUN & SHADOW ANALYSIS

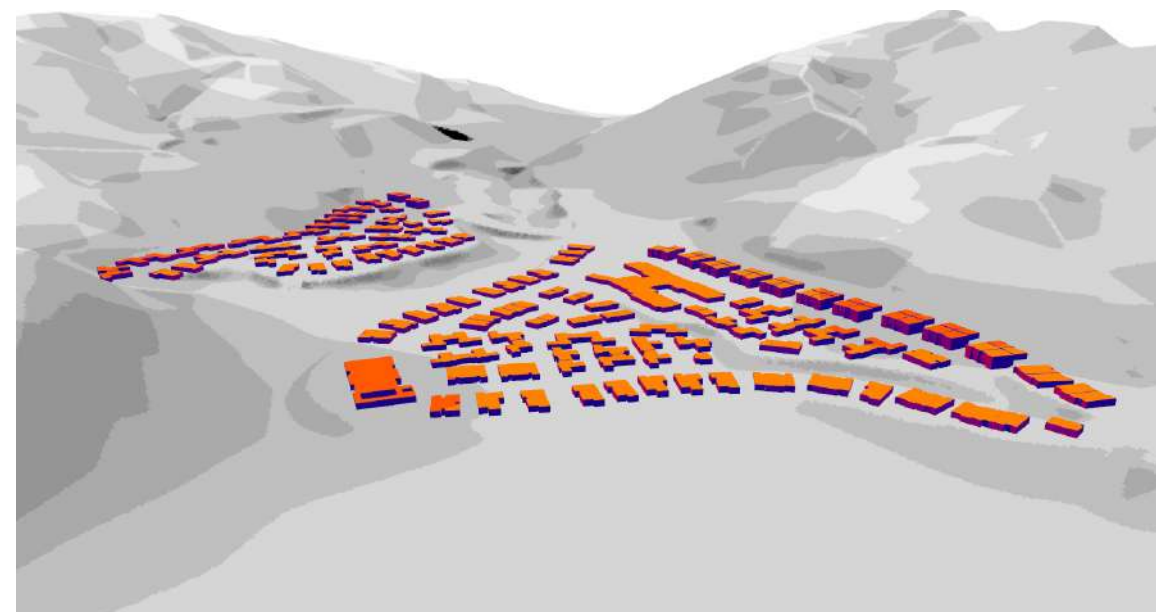
The intensity of the grey colour indicates the amount shadow created by the surrounding mountains. The diagrams have shown the area around the west boundary has shadow in summer solstice and equinox, which means it has the least sunlight during the day comparing with the other areas.



SUMMER SOLSTICE



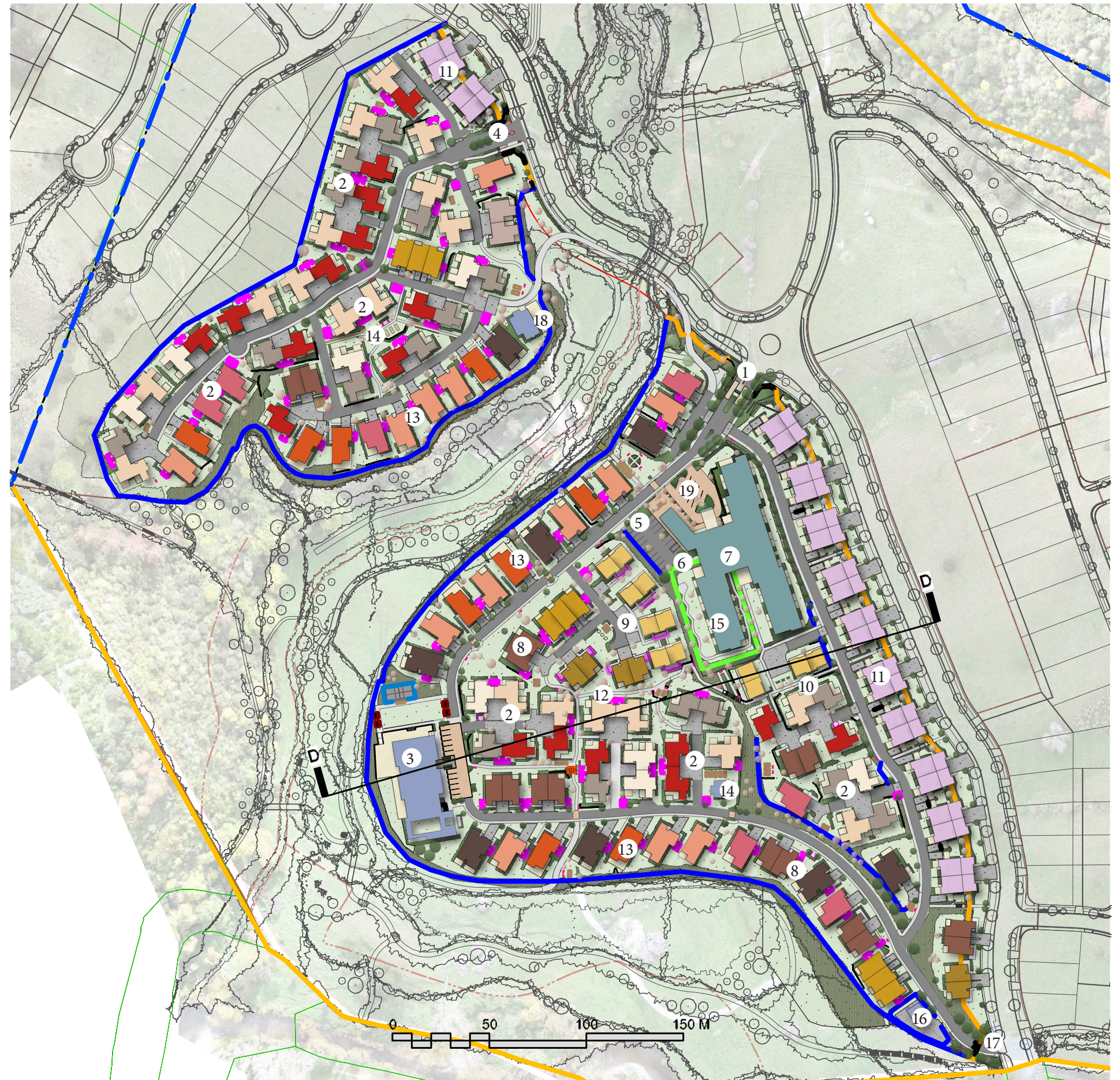
WINTER SOLSTICE



EQUINOX

MASTERPLAN

- ① Main Village entrance with signage
- ② Mixed units area
- ③ Clubhouse
- ④ Area B Village entrance
- ⑤ Cafe carpark
- ⑥ Service bay and carpark
- ⑦ Care building
- ⑧ Duplex
- ⑨ Townhouses
- ⑩ Townhouses & mixed units
- ⑪ Terraces
- ⑫ Green pathway
- ⑬ Premium location
- ⑭ Communal area
- ⑮ Dementia Garden
- ⑯ Sheds & service yard
- ⑰ South/ Service Gate
- ⑱ Pavilion
- ⑲ Care Carpark



VISION

Each Arvida Village is a unique design, building on the particular characteristics of the site to establish a sense of place and identity for the village, that responds appropriately to the needs and desires of their residents.

Arvida as a company has the Mission Statement of: Improving the lives of New Zealanders by transforming the ageing experience. This statement is realised in the way each village is designed, from layout to facilities and design aesthetic.

Arvida Maitahi offers a rural lifestyle opportunity in close proximity to the local town centre, with the regional hub of Nelson in easy reach.

The village provides:

- A diverse range of housing options.
- Centralised communal buildings with outdoor amenity and activity spaces.
- Shared communal facilities, including a Residents Clubhouse, Café, and ancillary buildings arranged across the site which offer a range of social and recreational opportunities.
- A range of living options, from independent living with options for care support as required, through to Care-home living with full nursing support.
- Comprehensive connectivity within the site between facilities and residences and linking to the wider community.
- Open space and landscaping to provide outdoor social, recreation and activity spaces, with visual amenity.



MAIN ENTRANCE VISUALISATION



Indicative Artists Illustration

CARE AND CAFE VISUALISATION



Indicative Artists Illustration