

Friends of the Maitai meeting with Maitahi & Bayview development group.

11 June 2020, Mark Lile's office.

Introductions:

Mark Lile – (Landmark Lile) planner, noted the big team of professionals involved.

Maitahi:

Andrew Spittle (Ching Contracting), enjoys legacy aspects of property development.

He invited iwi in to ensure cultural and ecological aspects are addressed.

Hemi Toia (CE Koata Ltd), commercial arm of Ngati Koata. Interest is to see the development done well.

The other two shareholders (25% each) are Graham Vercoe (JG Gardener) & Ben Coman (Coman Construction); while previous owners, the Harley family, still have a 25% share in the Bayview development.

Bayview:

Richie Pollock (Bayview Holdings) bought into Bayview last year and has onsold to Maitahi as an opportunity to enhance the area.

Northern area with 170 lots is an SHA and is already under development, and there is another area that is zoned residential.

FOM:

Tom Kennedy, FOM, acknowledged the mountain, river and the ancestors; and Jacquetta Bell and Steven Gray also introduced themselves.

Background

Mark Lile and Richie Pollock approached NCC Jan 2019 as council was revising Nelson Plan, and working on Future Dev Strategy. NCC identified Kaka Valley as having potential for 900 units (noted later the developers think this is too many).

Keen to see project happen as quickly as possible to address housing shortage, support for city vibrancy, opportunities for sustainable transport.

NCC encouraged them to keep the development as one integrated unit.

Over the past nine months the consulting team has firmed up with Tonkin Taylor dealing with stormwater, engineering, and others working on traffic, ecology, archeology etc.

They have held a hui to engage with other iwi who have statutory interest in the Maitai River. Hemi Koata said other iwi are pleased about early engagement, very excited about the way the development is being done and that iwi is involved.

Consultation is starting with residents, DOC, Traffic Management.

First step is to change the zoning.

Mark spoke to a map (not yet ready for public sharing) which showed the various blocks of land and their current zoning. The proposal allows for a variety of section sizes and housing types; and significant areas that will remain as green space or be developed as wetland, walking tracks etc.

In all only 35% of the land is suited to housing development.

The work currently is to come up with logical pattern of rezoning/housing density, which means looking at flooding, geo-tech, stormwater etc.

This takes the design to the stage where it can go through consent process.

Current aspects of the development discussed include:

A 5ha eco area (wetland) close to Kaka Stream, and a reserve adjacent to the current cricket ground. This wetland would filter stormwater.

Main access is through Ralphine Way, with land set aside to link with Bayview Rd (possibly 30 years ahead).

Gibbs Bridge does not need upgrading at this stage to meet projected traffic needs.

Aim is to discourage two car garaging and heavy car use by measures such as narrow streets (lot of education going on, but NCC staff revert to current rules)

Amenities such as shop, café, preschool in higher density area on the flat, depending on number of houses. Currently allows for small commercial (two shop) building.

Walkways and cycleways will include a ridge walk that will formalize the (former) 4.5km walkway from Centre of NZ to Bayview.

Comment on the land:

Greenfield offers opportunities.

35% of land will be developed – east & west sides of hills will be planted and locked up.

A lot of the land lends itself to open stormwater channels, designed around using natural runoffs and planted appropriately. Legislation (NPS on Water) sets rigorous standards for freshwater.

No building on the ridgeline (as per Nelson Plan).

Housing types:

Challenge is to balance social, eco and economic realities.

Clusters of 5-10 houses with greenspaces in between along the area below the ridgeline.

Higher density housing on the flat land to the north east of Dennes Hole.

Tom asked about social housing – not their primary objective; noted they are 'building a community that will cater to all walks of life'.

Shovel ready funding application

Andrew clarified 'shovel ready' application from NCC to Government is for upgrade of the sewer through Weka St, which is already old, at capacity and leaking into Haven and Maitai. Shovel ready refers to getting this infrastructure up to scale needed for the Maitahi development. The \$25m applied for is not for use on the development. It also covers future proofing cycleways and other traffic infrastructure.

Conclusion

Steven said FOM's main interest is in sediment control, Jacq added preserving the nature of the Maitai Valley.

Mark wrapped the meeting up, offered ongoing communication, engagement, particularly re sediment control. Overall agreement the meeting was helpful.

