

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of an application for a
proposed Private Plan Change (Private Plan
Change 28) by CCKV Maitai Dev Co LP and
Bayview Nelson Limited to the Nelson City
Council associated with the rezoning of
approximately 287-hectares of land located
within Kaka Valley, along Botanical Hill and
Malvern Hill on land at 7 Ralphine Way,
Maitai Valley and Bayview Road as detailed
within the application.

S42A SUMMARY REPORT TO THE COMMISSIONERS

**MR GREG HILL (CHAIR), MS SHEENA TEPANIA, MS GILLIAN WRATT, AND MR NIGEL
MARK-BROWN**

**SECTION 42A SUMMARY REPORT OF DAVID WILSON – WATER SENSITIVE DESIGN
SPECIALIST, THE URBAN ENGINEERS LIMITED, ON BEHALF OF THE NELSON CITY
COUNCIL**

21st July 2022

Introduction

1. This summary provides a quick reference to the key outstanding matters of concern and should be read in association with:
 - Appendix K - S42A Report of David Wilson dated 24th May 2022
 - Appendix C - S42A Addendum Report of David Wilson dated 24th June 2022
2. My conclusions from my original section 42A report and addendum remain valid as follows.

Extent of Water Sensitive Design

3. It is still unclear to me the level of multidiscipline Water Sensitive Design that has gone into the Structure Plan. The Environmental or Development Frameworks, as described in paragraph 34 of my original review, have not been provided. These are an acceptable method to demonstrate that a multidiscipline approach has been used to develop Structure Plans.
4. A specific concern is that the full extent of the site's hydrological network is not shown on the Structure Plan. I note Council's experts were not provided with a plan of the full extent site's hydrological network until the expert conferencing stage.
5. The lack of this information reduces the certainty that the Water Sensitive Design principle of protecting and enhancing the values and functions of natural ecosystems will be achieved.

NRMP Rules and Provisions

6. It is still my opinion that the existing and proposed plan provisions together do not provide sufficient control on future subdivision to ensure Water Sensitive Design outcomes are achieved.
7. The Stormwater Management Plan (SMP) does provide additional measures to address the limitations within the NRMP regarding clear and definitive freshwater requirements and the NTLDM regarding appropriate minimum design requirements. However, I am

concerned about some of the wording in the SMP, the frequent use of phrases like “where feasible” without a feasibility criterion.

8. Also, I am still unclear how current SMP is to be applied through the proposed provisions. As I understand it, the current SMP has no standing in the current provisions and therefore cannot be relied upon to address the current limitations of the NTLDM in terms of treatment of runoff and the provision of hydrological mitigation.
9. I have provided comments to the applicant’s team via Ms Sweetman of possible ways to address my concerns raised in my previous reports.

DATED this 21st day of July 2022



David Wilson