

# Decision day looms for Kākā Valley housing development proposal

Cherie Sivignon - 05:00, Sep 01 2021



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A concept image a proposed reserve between homes in the proposed Maitahi Village development in Kākā Valley, left, and the Maitai River, which is out of view on the right.

Hemi Toia hopes a housing development earmarked for a site near central Nelson will give him goosebumps.

As the chief executive of Koata Ltd, Toia is heavily involved in the [controversial Maitahi Bayview proposal](#) to build hundreds of homes on a 287-hectare block of land that stretches from Atawhai over the hills and down through Kākā Valley, which is linked to Maitai Valley.

A private plan change request, to rezone parts of the land and pave the way for the development, is due to go before Nelson City Council elected members soon. The councillors are to decide whether to reject, accept or adopt the request, or to deal with it as a resource consent.

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- \* [Maitahi Bayview developers suspend plan change to 'refine'](#)



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Kākā Valley is between the hills and Maitai Valley, in the background.

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Koata Ltd is the commercial arm of Ngāti Koata and Toia is upfront about the economic focus of his role.

The syndicate of two companies behind the venture – Maitai Development Co General Partner Ltd and Bayview Nelson Ltd – could make money without the plan change, Toia said. They could build about 40 homes on the 66ha Kākā Valley portion under the existing zoning.

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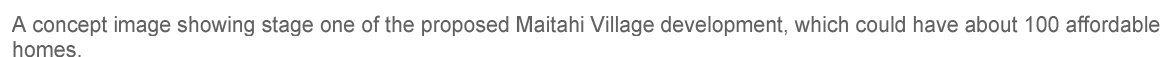
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It would be great to present a healthy balance sheet at a Ngāti Koata annual meeting in a few years.

“Now that for me is gold. That's the stuff that gives me chills, that's what gives me goosebumps.”



Habitat for Humanity, the Nelson Tasman Housing Trust and [Abbeyfield, New Zealand](#), which is often described as [flattening for older people](#), had been invited to talk about their possible involvement in the development.



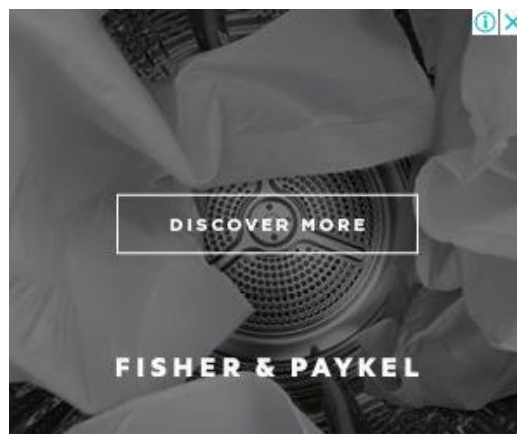


“How do we create an opportunity for them because often they don't get the ability to access these options,” Toia said.

“The vision we've got to ... not be dependent on selling to investors or speculators but giving first home buyers, whānau, community housing providers a first opportunity in this space.”

While no promises could be made yet, Toia said he would be “gutted” if the affordable housing proposal did not progress.

“If we can't make this happen for just straight-up economic reasons, I will be very disappointed,” he said. “If we can create that, I know for myself and Koata and future generations of Koata, we will be very, very proud of this type of legacy.”



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A concept image of how the homes may look with Kākā Hill behind

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The “right environment with the right diversity and mix” of young adults, older people and families was the aim.

“To me, that's a healthy, vibrant community.”

Those affordable homes could come in stage one of the proposed Maitahi Village development in Kākā Valley, for which a concept plan shows about 100 homes.

That plan also shows a large reserve between the houses and the Maitai River, which would help to filter and manage the water from the development. It was also designed to be a recreational area.



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Developers Andrew Spittal and Hemi Toia at the site of the proposed Maitahi-Bayview development near central Nelson. Video first published in July 2020.

The environment and the river were paramount considerations.

“We must leave the environment and the river in a better condition than what we find it,” Toia said.

“If we can't do that, then we are answerable to ourselves and to our future generations and that is not a place where we want to find ourselves.”

The proposed development has drawn some strong opposition including from [the Save the Maitai group, which was formed in July 2020](#).



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An aerial photograph of Nelson with the Maitahi-Bayview development site marked by a dotted white line at the top of the image.

If councillors accept or adopt the plan change request, they will also decide if independent commissioners are appointed. Public notification of a plan change is mandatory so a submission period and hearing would then follow.

Toia said the developers could make “very good money” by creating the 40 lots possible without the plan change – with less hassle and more certainty than going through the regulatory process.

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“We'll still make money, but I want those goosebump moments.”

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