

BRF-1044

26 January 2022

Mike Theelen
Chief Executive Officer
Queenstown Lakes District Council
Email: s 9(2)(a)

Dear Mike Theelen

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral applications – Flints Park West and Glenpanel, Ladies Mile – Te Pūtahi

The Minister for the Environment (the Minister) received applications to refer the following two projects to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA):

1. Flints Park West – from Glenpanel Development Limited
2. Glenpanel, Ladies Mile - Te Pūtahi – from Maryhill Limited.

The projects are described in Attachment A and copies of the application documents are electronically attached.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite you to provide written comments on the referral applications. A template is attached for this purpose. Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether or not to accept the applications.

The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the applications or request for comments to anyone outside your organisation.

Specific questions on the applications

Project: Flints Park West

1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?
2. What reports and assessments would normally be required by the council for a project of this nature in this area?
3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?

4. How does the project align with the Ladies Mile Master Plan, Queenstown Lakes Spatial Plan and draft district plan policy?
5. When you anticipate that the provisions of the Ladies Mile Master Plan will be made operative in the Queenstown Lakes District Plan?

Project: Glenpanel, Ladies Mile – Te Pūtahi

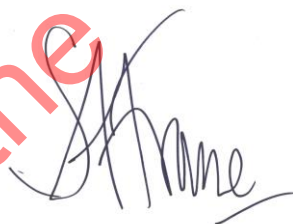
1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?
2. What reports and assessments would normally be required by the council for a project of this nature in this area?
3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?
4. How does the project align with the Ladies Mile Master Plan, Queenstown Lakes Spatial Plan and draft district plan policy?
5. When you anticipate that the provisions of the Ladies Mile Master Plan will be made operative in the Queenstown Lakes District Plan?

If the Minister accepts the applications and the projects are referred to a panel (or panels), the council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel(s) and determine the RMA approvals for the projects. The applicants will provide a detailed assessment of environmental effects and cultural impact assessments at this stage and the council will have the opportunity to provide further comments to the panel(s). The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days to ensure that the Minister takes your comments into consideration when making his decision. Note that the Minister is not required to consider any comments provided after this time.

If it is more efficient for you to discuss the applications, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Stephanie Frame
Manager, Fast-track Consenting Team

Attachments:

- A. Details of proposed projects
 - B. Application to refer the Flints Park West project to an expert consenting panel, including supporting information
 - C. Application to refer the Glenpanel, Ladies Mile – Te Pūtahi project to an expert consenting panel, including supporting information
 - D. Response template for written comments
- Cc Alana Standish, Acting Manager Resource Consents
Queenstown Lakes District Council - s 9(2)(a)

Released under the provision of
the Official Information Act 1982

Attachment A – Details of proposed projects

Project	Applicant	Details
Flints Park West	Glenpanel Development Limited	<p>The project is to subdivide 8.6 hectares of an 18.4 hectare site and construct approximately 315 residential units (or approximately 180 residential units and a church/chapel if a school is developed) and supporting infrastructure including roads and public open space.</p> <p>The project site is located at 14 Lower Shotover Road, Lake Hayes Estate with frontage to Frankton - Ladies Mile Highway (State Highway 6).</p> <p>The project will involve activities such as subdivision, removing vegetation, earthworks, taking, diverting and discharging groundwater and stormwater, constructing buildings and associated infrastructure, and (potentially) operation of a state-integrated primary school.</p>
Glenpanel, Ladies Mile – Te Pūtahi	Maryhill Limited	<p>The project is to subdivide a 95.9 hectare site and construct approximately 450 residential units (or approximately 365 residential units if a school and childcare centre are developed), a retirement village comprising approximately 214 units, commercial buildings and supporting infrastructure including roads and public open space.</p> <p>The project site is located at 429 Frankton - Ladies Mile Highway (State Highway 6).</p> <p>The project will involve activities such as subdivision, removing vegetation, earthworks, taking, diverting and discharging groundwater and stormwater, construction of buildings and associated infrastructure, operation of a retirement village and other commercial activities and (potentially) a school and childcare centre.</p>