

BRF-2131

15 September 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 application – Brackens Ridge Project**

The Minister for the Environment (Minister) has received an application from Mount Soho Trust Limited to refer the Brackens Ridge Project (project) to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The project is described in Appendix A and the application documents are in Attachment 1.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite Queenstown Lakes District Council to provide written comments on the referral application. A template is provided for this purpose in Attachment 2. 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 application.

**Specific questions on the application**

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. Do you have any comments on potential effects of the project on existing infrastructure?

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 application or request for comments to anyone outside your organisation.

If the Minister accepts the application and the project is referred to a panel, Queenstown Lakes District 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 project. The applicant 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.

Please provide comments via return email within 10 working days to ensure that the Minister takes them 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 application, please contact the Ministry for the Environment's Fast-track Consenting Team at [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz) to arrange an appointment.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame  
**Manager, Fast-track Consenting Team**

Appendix:

A. Details of proposed project

Attachments:

1. Application to refer the Brackens Ridge Project to an expert consenting panel, including supporting information (Databox link)
2. Response template for written comments

## Appendix A – Details of proposed project

Project	Applicant	Details
Brackens Ridge Project	Mount Soho Trust Limited	The project is to subdivide a 17.9 hectare site and construct a housing development at 175 McDonnell Road, Arrowtown, Otago. The project will create approximately 104 residential lots and up to 208 residential units (up to two units per lot). The application includes the associated infrastructure for the subdivision and development of the lots, including roading, walkways, street tree planting, reserves and constructing connections to three waters services.