



BRF-1826

Maryhill Limited
c/- Katrina Ellis
Senior Planner
The Property Group
Email: s 9(2)(a)

Dear Katrina Ellis

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Glenpanel, Ladies Mile–Te Pūtahi Project

Thank you for Maryhill Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Glenpanel, Ladies Mile–Te Pūtahi Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to subdivide a 95.9-hectare site located at 429 Frankton-Ladies Mile Highway, Lake Hayes, Queenstown, and construct up to approximately 748 residential units, commercial buildings and supporting infrastructure including three-waters services, roads and public open space and a temporary park-and-ride (public transport) facility. The project may include a school and childcare centre or church, or a retirement village extension to the adjacent Queenstown Country Club which provides approximately 214 residential units as part of the retirement village and up to approximately 530 residential units in the wider development. If the school and childcare centre or church proceed there will be approximately 118 fewer residential units constructed on the site.

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. have positive effects on social well-being by generating employment and providing additional housing in a range of typologies in an area with a housing shortage
2. generate employment by providing approximately 313 direct full-time equivalent (FTE) jobs per year over a 7-year construction period, and 77 ongoing FTE jobs if a retirement village is constructed
3. increase housing supply through the provision of approximately 640-748 residential units (or approximately 118 less residential units if a school and childcare centre or church are also developed)
4. progress faster than would otherwise be the case under standard Resource Management Act 1991 process, provided that the applicant lodges their applications for resource consent in a timely manner following project referral.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the information listed in Appendix A of this letter with any resource consent application for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I draw your attention to clause 14 Schedule 6 of the FTCA that details that the above information must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the persons and groups, additional to those specified in clause 17 Schedule 6 of the FTCA, who are listed in Appendix A of this letter.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions, such as zoning decisions, that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to the following parties who are additional to those specified in the FTCA:

1. Minister for Seniors
2. Aukaha
3. Te Ao Mārama Incorporated.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely

Hon David Parker
Minister for the Environment

cc Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) of the FTCA:

Infrastructure; Māori Crown Relations; Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Conservation; Land Information; Defence; Transport; and Climate Change

Additional relevant Ministers:

Minister for Seniors

Associate Minister for the Environment (Urban Policy)

Local authorities:

Queenstown Lakes District Council
Otago Regional Council

Other parties:

Waka Kotahi NZ Transport Agency
Aukaha
Te Ao Mārama Incorporated

Relevant iwi authority:

Te Rūnanga o Ngāi Tahu

Relevant Treaty settlement entity/ies:

Te Rūnanga o Ngāi Tahu

Environmental Protection Authority

The Panel Convener

Appendix A – Requirements specific to referral of the Glenpanel, Ladies Mile–Te Pūtahi Project

Information required to be submitted with resource consent applications to a panel

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application:

- an assessment of the project's alignment with the provisions of the Ladies Mile Masterplan and Queenstown Lakes Spatial Plan, including development density objectives in those plans
- an urban design assessment of the development that covers:
 - o the response of the project design to existing natural and built features, adjacent patterns of development, streets and open space, and potential visual and physical connections
 - o facilities and spaces to foster social connection
- a landscape and visual assessment of the visual effects of the project on the visual quality and amenity of the local landscape
- a transport infrastructure assessment that -
 - o identifies the existing capacity of the local road network and State Highway 6 to service traffic associated with both the project while it is carried out and the resulting development
 - o identifies any upgrades to the local road network and State Highway 6 that are required to service that traffic
 - o identifies any funding required to carry out those upgrades (including who will provide that funding)
 - o contains information on any discussions held, and any agreements made, between the applicant and Queenstown Lakes District Council or Waka Kotahi NZ Transport Agency (or both)
- an integrated transport assessment including an assessment of how the project will support people to use public transport and active modes of transport (such as cycling and walking)
- a travel demand management plan
- an assessment of the relevant infrastructure for three-waters services that –
 - o identifies the existing condition and capacity of that infrastructure
 - o identifies any upgrades to that infrastructure that are required in connection with the project
 - o identifies any funding required to carry out those upgrades (including who will provide that funding)
 - o contains information on any discussions held, and any agreements made, between the applicant and Queenstown Lakes District Council
 - o includes a draft stormwater management plan
- a geotechnical and natural hazards assessment including identification of any risks to the development arising from the mapped landslip and alluvial fan areas and any flooding effects from the waterways on Slope Hill above the project site

- an assessment of the effects of the project on groundwater quality and quantity (including for potable water supply), including the effects of proposed water takes and the discharge of stormwater to land
- an assessment of the effects of the project on historic heritage and archaeological values
- a draft construction management plan which covers matters such as –
 - o construction traffic, dust, noise and site stability
 - o erosion and sediment control measures.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any consent application for the project from the following additional persons or groups:

- Minister for Seniors
- Associate Minister for the Environment (Urban Policy)
- Waka Kotahi NZ Transport Agency
- Aukaha
- Te Ao Mārama Incorporated.