



BRF-1137

18 March 2022

Glenpanel Development Limited
c/- Werner Murray
Senior Planner
The Property Group
s 9(2)(a)

Dear Werner Murray

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

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

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, a church/chapel and a school), supporting infrastructure, and public open space at 14 Lower Shotover Road, Lakes Hayes.

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 617 direct full-time equivalent (FTE) jobs over a 6-year construction period, or 391 direct FTE jobs and 58 ongoing jobs if a state-integrated school is developed

3. increase housing supply through the provision of up to 315 residential units (or up to 180 residential units if a state-integrated school is 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 following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Waka Kotahi NZ Transport Agency
2. Aukaha (1997) Limited
3. Te Ao Mārama Incorporated
4. Associate Minister for the Environment (Urban Policy)

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][notice of requirement for a designation] with the EPA for a decision by a panel. The decision to approve or decline the [resource consents/designation] 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.

In addition, I have also decided to provide a copy of this decision to the parties listed above.

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) FTCA:

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

Additional relevant Minister/s:

Associate Minister for the Environment (Urban Policy)

Local authority/ies:

Otago Regional Council
Queenstown Lakes District Council

Other parties:

Waka Kotahi NZ Transport Agency
Aukaha (1997) Limited
Te Ao Mārama Incorporated

Relevant iwi authority/ies:

Te Rūnanga o Ngāi Tahu

Relevant Treaty settlement entity/ies:

Te Rūnanga o Ngāi Tahu

Environmental Protection Authority

The Panel Convener

Released under the provision of
the Official Information Act 1982

Appendix A – Requirements specific to application/s lodged by Glenpanel Development Limited for Flints Park West, Ladies Mile – Te Pūtahi project

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

1. an assessment of the Project against the objectives, policies and provisions of the Ladies Mile Master Plan and Queenstown Lakes Spatial Plan
2. a detailed infrastructure assessment of –
 - a. the capacity of the existing infrastructure for three-waters services to service the completed Project
 - b. what upgrading is required to that infrastructure to service the completed Project
 - c. how any upgrading is to be funded
 - d. a draft stormwater management plan
 - e. information on how any stormwater solution will support best practice stormwater management for the wider Ladies Mile area
 - f. information about discussions held and any agreements made with Queenstown Lakes District Council and Otago Regional Council regarding stormwater management
3. a detailed transport infrastructure assessment of –
 - a. the capacity of the local road network to service the construction of the Project and the completed Project
 - b. what upgrading is required to the local road network to service the completed Project
 - c. how any upgrading is to be funded
4. an integrated transport assessment, including –
 - a. an assessment of how the Project will support both public modes of transport and active modes of transport such as cycling and walking
 - b. information about discussions held and any agreements made with Waka Kotahi NZ Transport Agency
5. in relation to the land in the Project site, a report on a preliminary site investigation and, if required, on a detailed site investigation, within the meaning of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, that shows how the requirements of those regulations will be met
6. an assessment of the effects of the Project on groundwater quality and quantity, including
 - a. changes in groundwater recharge; and
 - b. localised changes in groundwater level; and
 - c. effects of proposed water takes and discharge of stormwater to land on groundwater for potable water supply