

Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Application number:

Date received:

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in the approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry:

Email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track consenting guidance](#) to help applicants prepare applications for projects to be referred.

Applications must be submitted to the Minister via email: fasttrackconsenting@mfe.govt.nz

To complete this form, please scroll down and click in the appropriate field.

Part I: Applicant

Applicant details

Person or entity making the request: Glenpanel Development Limited

Contact person: Mark Tylden

Job title: Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address: 429 Frankton Ladies Mile Highway

Address for service (if different from above)

Organisation: The Property Group Limited

Contact person: Werner Murray

Job title: Senior Planner

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service: s 9(2)(a)

Postal address: PO Box 2130, Queenstown 9371



Part II: Project location

The application (click to place an “X” in the relevant box):

does not relate to the coastal marine area

relates partly to the coastal marine area

relates wholly to the coastal marine area.

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

429 Frankton Ladies Mile Highway, Lakes Hayes, Queenstown (429 State Highway 6, Lake Hayes Queenstown)

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A cadastral map and/or aerial imagery to clearly show the project location will help.

Legal description(s):

- Lot 2 DP 463532 (Title Ref: 811429)
- Lot 1 DP 20162 and Section 1 SO Plan 24954 and Lot 1 DP 463532 (Title Ref: 811428)

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A current copy of the relevant Record(s) of Title will help.

Registered legal land owner(s):

John Everard Lewis Tylden, Rosemary Helen Kathleen Tylden and CLM Trustees Limited

NewZe

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Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

Glenpanel Development Ltd is the general partner of Glenpanel LP, which has been specifically set up to purchase and develop the site. The directors of the company are Mark Tylden and Lindsey Topp. Glenpanel LP has an interest in the site through an S & P agreement with the trust that owns the site.

Part III: Project details

Description

Project name: Flints Park, Ladies Mile - Te Pūtahi

Project description:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

Site details:

The overall site comprises 15.5ha on the northern side of Ladies Mile located between SH6 (Frankton Ladies Mile Highway) and Slope Hill. The southern part of the site is generally flat, with the northern area sloping upward being the foothills of Slope Hill.

It contains the historic Glenpanel Homestead and grounds, located approximately in the middle of the site.

The detailed design of the access that has been granted into the Flint's Park site is complete and approved by NZTA, and can be constructed in the summer construction season of 21/22. This is independent of the fast track process, and will provide early access to the site in order to enable residential development as well as education.

Part of a \$90m New Zealand Upgrade Programme Package for Queenstown will provide a new bus hub on SH6, a new roundabout at Howards Drive, and an underpass at Ladies Mile to provide better walking and cycling connections. Given that Flint's Park has access that is independent of the roundabout, it is ideally placed to be able to start construction earlier than the other properties on Ladies Mile, that are dependent on the roundabout for access.

Proposal:

The proposal is to undertake a comprehensive residential development of the site, with a mixed use component, a primary school, and early childhood centre. At the current application stage, the proposal comprises:

- The construction of at least 179 residential dwellings. These comprise at least 105 walk-up apartment units (within a three storey apartment building, including semi basement parking), together with at least 21 terrace houses, 17 lane or courtyard accessed to townhouses, and 36 free standing or duplex dwellings. This development is proposed to be concentrated to the middle of the site and around the homestead, leveraging the amenity provided by the open space from the proposed school, the gardens and historic homestead.



- A primary school and early childhood centre. High level discussions are on-going with the MoE, to locate the primary school on the site.

If the primary school is not located on the site, then this area would be utilised for additional residential housing, bringing the total residential dwellings up to around 300 (density of 42 dwellings/ha with 2.88Ha set aside for the school & ECE = 121 dwellings).

- Discussions are also ongoing with Kainga Ora and Kiwi Build, with up to 50% of the residential development becoming Kiwi Build homes
- Mixed use development will be located in the south eastern area of the site, comprising of small home offices, some retail or cafes, professional services (e.g., accounting and legal), and personal services (e.g., health and beauty) to support the surrounding development.
- A small amphitheatre at the northern side of the development is suitable for a range of community events and arts.
- Associated subdivision with necessary infrastructure, roads and reserves to vest.
- The roading network is designed to allow for future connections through adjoining sites.

The development will be concentrated on the lower (southern) part of the site. Recreational trails, including a bush gully and walkway will be incorporated to enhance the recreational opportunities on the site and the wider area.

Queenstown Lakes District Council (QLDC) is currently undertaking a Masterplan exercise over the whole Ladies Mile area. Flint's Park forms a portion of the wider Masterplan area, however the proposed development can be delivered independently whilst still contributing to the expected outcomes of the Masterplan.

The development will be a catalyst to encourage the future development of the wider Ladies Mile area. Importantly, it is not considered that this application under the Covid-19 fast-track process circumvents the planning process, but rather expedites the intention of the masterplan.

The proposal provides for much needed housing in the Queenstown Lakes District, as well as both short and long term employment, on a site that is earmarked for future urban development (QLDC spatial plan and future development strategy).

The proposal is not limited to housing, but also includes community facilities and commercial activities to support the proposed community, and nearby residential communities.

The proposal, along with the vision and clear anticipated outcomes, is further outlined in the attached Flints Park concept plan attached in Appendix A.

To understand the site and proposal more completely, the following appendices are included:

- A Design package and plans
- B RoT & Legal Instruments
- C Approval from Tylden Family Trust and/or director details of Glenpanel Developments Ltd
- D Kiwibuild letter
- E Kianga Ora letter
- F Letter from BNZ
- G Letter from First Mortgage Trust

- H Draft construction timeframe and job creation table
- I Traffic comment from Jason Barlett

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Where applicable, describe the staging of the project, including the nature and timing of the staging:

It is anticipated that development will likely occur in 5 to 6 stages over 5 years. An indicative construction timeline is outlined in Appendix J. The construction timeframe is being refined currently and an updated timeline will be provided to the Minister within the coming days.

Consents / approvals required

Relevant local authorities:

Queenstown Lakes District Council and Otago Regional Council

Resource consent(s) / Designation required (click to place an "X" in the relevant box/s):

Land-use consent

Subdivision consent

Coastal permit

Water permit

Discharge permit

Designation

Alteration to designation

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

QLDC is in the process of undertaking its district plan review and as such the below rule triggers are from the Operative District Plan (Rural zone) and the Proposed District Plan (split zone - Rural Lifestyle zone and Rural zones). Although most relevant rules within the Proposed District Plan zones are operative pursuant to s86(F) of the RMA, as there is an appeal relating to the zoning of the site (to up-zone part of the site from Rural to Rural Lifestyle), consent would technically be required under both plans.

The site is further part of the QLDC Masterplan exercise over the whole Ladies Mile area. The below table includes where consent would be required against the proposed provisions which will apply to the QLDC Te Pūtahi Ladies Mile Structure Plan Area. The provisions are currently out for public consultation, and there is no formal plan change notified as yet (Anticipated to be notified in August 2021). These rules have no legal effect and are subject to change. These rules have been provided for context only on how the proposal aligns with the proposed Masterplan that is currently being developed.

The rule triggers below are a summary of the activities which require consent and also standards which may be breached. Given the project will be subject to more detailed design, the rules below capture potential bulk and location non-compliances. Final confirmation of compliance or non-compliance will be provided at the time an application is made to the EPA.

Discussions are underway with the MoE with regard to the potential to locate a school on the site. If these discussions progress and a school will be located on the site, then the MoE will seek to designate the site for Education Purposes as a separate and independent exercise.

No consents are required in relation to any National Environmental Standard, and no consents are necessary to vary or cancel consent notices.

No Activities are prohibited.

Activities involved

The following activities will require consent (as outlined by the rule triggers below):

the subdivision of land and construction of buildings, into management lots, unit tile lots and fee simple titles:

works on a heritage building (additions):

earthworks (including bulk earthworks):

discharges associated with earthworks and construction activities:

landscaping, including planting:

works to clear existing vegetation:

works to construct pedestrian and vehicular access, roading, parking, and other transport infrastructure required for the development:

works to construct three waters services and upgrade existing three waters services, both within the site and within road reserve external to the site.

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the Act details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991 in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

A number of resource consents have been granted over the site including:

- RM170187 partial cancellation of the amalgamation condition that holds Lot 2 DP 463532 with Lot 1 DP 463532 and Lot 1 DP 20162.
- RM200443 to allow a change in use of the Glenpanel Homestead from residential to commercial use. The approved commercial activity being a café/wine experience and art gallery, including a possible artist studio. This consent also granted a new vehicle access from State Highway.
- RM200761 land use consent to establish two (2) residential building platforms, and to partially cancel an amalgamation condition as it relates to Lot 1 Deposited Plan 463532, Lot 1 Deposited Plan 20162 and Section 1 Survey Office Plan 24954 to prepare for future development. These building platforms allow for a maximum height of 8 metres.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

A designation would be sought by the MoE, if this site was acquired for educational purposes. High level discussions with the MoE are ongoing.

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Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

Archaeological Authority will not be required under the Heritage New Zealand Pouhere Taonga Act 2014 (no known / identified sites).

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Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, when do you anticipate construction activities will begin, and be completed?

Please provide a high level timeline outlining key milestones, eg, detailed design, procurement, funding, site works commencement and completion.

The applicant's intention is to progress development as soon as practically possible. The timeframe factors arise from consenting, undertaking detailed design, obtaining necessary Council building and engineering design approvals and the appointment of contractors, project managers, etc to commence construction.

Anticipated timeframes are included under separate cover. However it is noted that:

- Resource consents are proposed to be lodged and progressed to completion July-Dec 2021, with building consents to follow as soon as practicable thereafter.
- Overall, all stages are expected to be completed over 5 years, with development being completed in 2027.

The already consented SH6 access is due to be constructed 2021-2022. This access is a key piece of the infrastructure that is necessary to open the site for further development. This access was granted on 17 August 2020 as part of resource consent reference RM200443.

Glenpanel development Ltd is well funded, and letters from BNZ as well as First Mortgage Trust, have been provided in the appendices.

The following funding and local investment in the wider area also provide reassurance of the readiness of the project:

- Queenstown Lakes District Council is in the final stages of releasing its master plan over Ladies Mile
- Housing and Infrastructure Fund has approved infrastructure, being new stormwater scheme, new wastewater scheme, and new water supply scheme. s 9(2)(b)(ii)
- s 9(2)(b)(ii)
- Wakatipu Way to Go are looking at three park and ride facilities to alleviate traffic. This work is tied up in the Ladies Mile master plan work.
- Ladies Mile will support the government's infrastructure upgrades in the Queenstown transport package, which will greatly improve public transport into the town centre on SH6A, ease congestion on SH6 and support continued tourism growth.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

1. Ministry for the Environment (MfE) – A pre-application meeting was held with Sara Clark (the then Manager of Fast Track Consenting) on 9 October 2020 and a further pre-application meeting was held with Rachel Ducker on the 14th of May 2021.

2. Kāinga Ora and Kiwibuild – the applicant has had discussions with Kāinga Ora and Kiwibuild regarding the potential for Kiwibuild to become involved in the project. Kiwibuild has responded that the proposal meets a number of its development metrics and that it is interested to progress discussions and undertake further due diligence. Flint's Park is proposing to have up to 50% of the development as kiwi build homes. A letter from Kāinga Ora is included as Appendix F, and letter from Kiwibuild as Appendix E.
3. Waka Kotahi (NZTA) – 16 April 2021 and 21st May 2021.
4. Ministry of Education (MoE) – Extensive consultation has been undertaken with the Ministry of Education which has confirmed that it is interested in establishing a school within the Ladies Mile area. The applicant has expressed to MoE that it would be happy for a school to locate on the site. These are on-going, high level discussions. A school has been incorporated into the concept plans to demonstrate how a school would fit within the wider development, although this is yet to be finally endorsed by the MoE.
5. Consultation in relation to Flint's Park has been undertaken as part of the QLDC Ladies Mile Master Plan project, which commenced towards the end of 2020. This consultation has included focused discussions with Government departments such as Waka Kotahi, and MoE, and also with Iwi. There have also been a number of community engagement sessions where members of the community have been able to provide feedback about the development of Ladies Mile.
6. Flint's Park has also discussed the project with directly adjacent neighbours.

Local authorities

Detail all consultation undertaken with relevant local authorities:

A meeting was held with Queenstown Lakes District Council on 13th & 26th May 2021 and with Otago Regional Council on the 1st of June 2021.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

Directly adjoining landowners, being:

- Donald Bennett and Grant Stalker (Lot 5 DP 463532, Section 9 SO 485598 and Lot 4, 7 DP 463532 and Section 42-44 Block III Shotover Survey District)
- Paul Rogers, Paula Kay-Rogers and Peter Rogers (Lot 1 DP 22874)

Other:

- Waka Kotahi (NZTA) – although the access onto the SH6 has already been granted resource consent, it is expected that Waka Kotahi will be considered relevant party given the development will increase the traffic exiting the site onto the State Highway.

Detail all consultation undertaken with the above persons or parties:

Outline of other consultation that has been undertaken:

The proposal largely aligns with the QLDC Ladies Mile - Te Pūtahi master plan. QLDC undertook public consultation, which included drop in sessions and online feedback late 2020 and early 2021 as part of the Ladies Mile - Te Pūtahi master plan process. A preferred option for the master plan was then prepared that was approved by QLDC Councillors on 29 April 2021. This option was then made available for a further 20 days public feedback (April/May 2021) and then the final master plan is to be adopted in July 2021 by QLDC Councillors.

QLDC has consulted with iwi on this particular matter, and both Aukaha and Te Ao Marama have been included as part of the broader consultation on the emerging master plan and District Plan variation documentation.

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Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kāhui Māngai – Directory of Iwi and Māori Organisations.

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Ngāi Tahu	Aukaha and Te Ao Marama are organisations that co-ordinate with the local rūnanga on resource management matters. Representatives from Aukaha and Te Ao Marama have formed part of the Project Working Group for the QLDC. In addition there have been several meetings with Aukaha and Te Ao Marama to discuss the emerging masterplan. The feedback has been positive in that the masterplan was considered to have a good degree of alignment with Mana Whenua direction and values. The rūnanga associated with Aukaha gifted the name “Te Pūtahi” as a name for the eastern corridor. The name Te Pūtahi does not have historical origins, but translates as confluence or intersection, relating to the confluence of the two awa Kimi-ākau/Shotover and the Kawarau, both which were traditional trails/ movement corridors.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
N/A	

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

The Ngai Tahu treaty settlement has nothing of particular relevance to this site, and the subject site is not a statutory acknowledgement area.

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

N/A

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

N/A

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

A detailed AEE will be prepared, and will rely on expert reports including, traffic, servicing, landscape and, urban design. Overall, the expected actual or potential effects that will be considered in detail include:

- Landscape and visual amenity
- Urban design
- Residential amenity
- Heritage
- Cultural
- Traffic and access
- Loss of rural/primary production land
- Servicing and infrastructure
- Construction, including/ earthworks
- Greenhouse gas effects

These will be discussed briefly in turn, however it is important to be cognisant of the fact that the area has been well signalled (including public consultation) for intensive urban development of scale for many years:

Landscape and visual amenity:

The landscape and visual amenity effects of the proposal will be mitigated by the fact that the built development will occur on the southern end of the site which is generally flat and is in the location of anticipated future development, directly adjacent to the state highway and over the road from urban areas. The northern part of the site that form the upper sites of Slope Hill will remain largely undeveloped, thereby maintaining the landscape values of the wider environment. The site is located within the Ladies Mile landscape character unit (LCU) as defined by the Queenstown Lakes District plan. This LCU is classified as having a high capacity to absorb additional development. The application will be accompanied by a landscape assessment in support of the proposal.

Urban design:

The concept design has been created by urban designer, Bruce Weir, in support of the proposal. The overall urban design rational and qualities of the proposal will be assessed in more detail through an urban design assessment. This assessment will outline how the proposal is has been appropriately designed to provide a well-designed, distinct and sustainable environment that is an attractive, safe and accessible public realm.

Residential amenity:

The proposal includes both apartment and townhouse development. With high and medium density development it becomes an important consideration to ensure the occupants of the dwellings achieve a high level of amenity. This includes considerations of visual dominance, useable outdoor space, access to natural sunlight as well as acoustic and visual privacy. An urban design assessment will accompany the application that assesses the amenity of the residential occupants of the site, however overall there will be a high level of residential amenity provided for future resi-

dence. It is noted that due to separation distances, the proposed development will not generate any adverse residential amenity effects on existing residential communities in the wider area, and will enhance the amenity by providing public area and community facilities.

Heritage:

It is proposed to undertake an addition to the existing homestead, which is consented to be used as a café and gallery, subject to meeting any heritage expert's requirements.

Cultural:

Consultation has occurred with Aukaha and Te Ao Marama on development of this site through the masterplan and previous Special Housing Area (SHA) Expression Of Interest processes. There are no known cultural effects, however a cultural impact assessment will be provided with a consent application.

Traffic and access:

Traffic and access effects have already been in part addressed by the access onto SH6 that has already been given consent. A detailed traffic assessment will accompany the application which considers the traffic effects of the proposal both on the wider traffic network as well as within the site itself. It will also consider the future connections to adjoining properties and how this will work in with possible future development in the wider Ladies Mile area. Increasing the quality and availability of public transport and alternative modes of transport are a corner stone of the Ladies Mile Master Plan. One of the Ladies Mile principles is to enable transit orientated outcomes. This is to be achieved via the following:

- Promote a step change in public transport and active mode share
- Integrate a high frequency bus network
- Provide for critical cycle and walking connections to existing trails
- Ensure quality pedestrian and cycle connections beyond Te Pūtahi: Ladies Mile.

These key moves have been incorporated within the design of Flint's Park. Further traffic and transport advice prepared by Jason Bartlett has been attached as Appendix K.

Loss of rural / primary production land:

The site is zoned Rural General in the Operative District Plan and both Rural Lifestyle and Rural in the Proposed District Plan, with the proposed development predominantly being on the Rural Lifestyle portion of the site. The zoning of the site is currently undergoing further change. QLDC has recently released its Spatial Plan which has been prepared to be consistent with the direction of the NPS-UD (2020) to provide sufficient development capacity and achieve well-functioning urban environments.

Further to this, the site, which is part of the wider Ladies Mile area undergoing a master planning process will then undergo a further Council-led plan change. This proposal is generally consistent with that master planning process, and can be supported through any plan change process that is advanced later.

It is also noted that, as part of the Proposed District Plan hearings, the commissioners commented that Ladies Mile is best suited to urban development, but it was not within the scope of the proposed district plan at the time to rezone the land to urban so it was rezoned to rural lifestyle. As such it is widely accepted that this land will not remain rural or be used for primary production.

Servicing and Infrastructure:

Stormwater will be detained on site and then piped at the boundary to the stormwater infrastructure at Howards

Drive, and water and wastewater connections are within 100 metres of the boundary to the site. Power infrastructure is already present on the site. The subdivision, servicing and infrastructure effects of the development will be assessed in a servicing assessment that will accompany the application. This assessment will clearly outline how the development will be appropriately serviced with water supply, wastewater and stormwater management. It is noted that QLDC has already put funding in place in order to service Ladies Mile, which includes Flint's Park.

Construction and Earthworks:

Construction and earthworks effects will be temporary, however given the scale and nature of the development these effects will need to be appropriately managed. The application will include draft construction a draft environmental management plans and draft environmental management plans to manage sediment and runoff.

Greenhouse Gas:

With regard to environmental effects, the Act specifically requires consideration of greenhouse gas emissions. It has been estimated that buildings are directly and indirectly responsible for up to 20% of New Zealand's greenhouse gas emissions (source: www.branz.co.nz). With this in mind the development will incorporate high levels of insulation, integrate renewable energy systems, and consider innovative green building designs where appropriate. Further, there is limited flat land with good solar access in Queenstown, however the subject site has good solar access, minimising the energy needs for residence. There will also be good provision for enabling public and active transport options.

Summary:

Whilst a detailed AEE will assess the actual and potential effects of the proposal in significantly greater detail, along with supporting expert assessments, the outline above demonstrates that the effects of the proposal are able to be appropriately managed and mitigated, ensuring that the overall effects of the proposal will be acceptable.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

NATIONAL POLICY STATEMENT – URBAN DEVELOPMENT 2020:

The National Policy Statement on Urban Development 2020 ("NPS-UD") took effect on 20 August 2020 when it replaced the National Policy Statement on Urban Development Capacity 2016.

The NPS-UD 2020 recognises the national significance of:

- having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future
- providing sufficient development capacity to meet the different needs of people and communities.

The proposal is for a comprehensive residential development of vacant land. The high quality of the design of the development will ensure it will result in an attractive, safe and accessible environment both for the occupants of the dwelling and the wider community. The proposal is entirely consistent, and will enable, the outcomes directed by the NPS-UD.

NATIONAL POLICY STATEMENT – FRESHWATER 2020:

The Freshwater NPS 2020 is one of several pieces of national direction for managing New Zealand's freshwater. Water quality will be managed through providing effective management of wastewater and stormwater management.

Any necessary discharge consents (if any) will also be sought through the covid fast track process. The proposal will be consistent with the NPS Freshwater 2020.

NATIONAL ENVIRONMENTAL STANDARD - FRESHWATER REGULATIONS 2020 (NES Freshwater):

The future application for resource consents will include consideration of the NES Freshwater. The proposal is not expected to require consent under the NES Freshwater.

NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH REGULATIONS 2011 (NES-CS):

The future application for resource consents will include consideration of the NES-CS. Technical reports have been commissioned that do not identify the site as being a HAIL site and therefore consent is not required under the NES-CS.

Part IX: Purpose of the Act

Your application must be supported by an explanation of how the project will help to achieve the purpose of the Act, being to “urgently 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”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

The construction industry requires certainty of pipeline projects to ensure continuity of employment and resourcing. The project will support the certainty of ongoing investment and employment opportunities in this workforce at a local level, while continuing to promote the sustainable management of natural and physical resources. The Ladies Mile is earmarked for future development, however as the plan change is yet to occur, there is a substantial delay in being able to progress with development. The project being fast tracked through this process would enable design and construction jobs over the immediate, short and medium term.

Queenstown has been particularly hard hit by COVID-19. The project will contribute to needed economic investment in the local economy, both through the continued design of the development as well as the future construction. The details of the estimated employment generated by the development is outlined below in the jobs creation section.

Importantly Flint’s Park will also provide for ongoing employment through the establishment of a school and childcare facility. Commercial and cultural uses will be established at the homestead site, which further provides for economic benefits.

With up to 50% of houses going to Kiwibuild, there will be significant provision for more affordable housing, helping with this major issue faced by the Queenstown Lakes community.

Project’s effects on the social and cultural wellbeing of current and future generations:

The vision of the development is to provide a comprehensive urban development that is well connected, integrates with the wider community, whilst adapting and responding to urban pressures. Creating a strong sense of place, celebrating diversity, and the environment. More specifically the design brief is to:

- ensure development responds to the valued attributes of Ladies Mile
- contribute positively to the existing and future vision and character of Ladies Mile as identified in the Ladies Mile

masterplan

- provide for a largely mid-rise, human scaled neighbourhood with a diverse range of building types with some higher built form in specified areas
- maintain and enhance the valued built, and social heritage characteristics of Ladies Mile
- ensure development appropriately considers the amenity impacts on neighbouring development and achieves a high standard of internal amenity within the development
- provide a high quality walkable neighbourhood with increased permeability and laneways through blocks
- provide for commercial and community facilities for the wider community, not just future occupants of the subject residential development.

This clear vision has been developed through to the design of the concept plan, which will result in a high quality urban environment. In addition, the potential inclusion of a school and early childhood centre will further enhance the community outcomes and employment options sought from the development.

For the reasons described above, the proposal will contribute positively to the communities social and cultural wellbeing of current and future generations.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

By way of background, the site owners have previously sought to have the site included as a Special Housing Area (SHA), so resource consent could be sought under the Housing Accords and Special Housing Areas Act.

This was turned down by the Councillors, despite the application for an SHA including expert reports that were in support of the proposal, and all Council staff members being supportive of the development.

The reason the Councillors did not approve the application for an SHA in April 2019, was concern about future community facilities in the wider area, traffic concerns in the wider area, and concern over the Council's ability to control future subdivision within the balance area (outside of Flint's Park) of Ladies Mile. Notwithstanding these concerns, it was also noted the need to address the housing crisis in the district, and that the proposed housing typologies and density of Flint's Park was seen as a positive attribute of the Flints Park development.

Councillors instead opted to progress work on what future development may look like in Ladies Mile, and embarked on a Masterplanning exercise along with a plan change process. The preferred Masterplan indicates that the appropriate development of the site to be medium density housing, in much the same manner as proposed.

It is Flint's Parks' intention to develop in general accordance with whatever the final Master Plan for Ladies Mile will be. It is noted that the current proposal is generally in accordance with the preferred development option for the area that makes up Flint's Park.

The Council has publicly stated that there will be development on Ladies Mile in some form, and that the masterplanning and plan change process seeks to direct this.

Should the development of Flint's Park go through the usual RMA process the delays to development on Ladies Mile commencing would be significant (The current district plan review has been ongoing since 2014 and is not yet fully operative). The RMA process from here will see the District Plan be reviewed to include Ladies Mile as a development area. Council may seek to do achieve this through the Streamlined Planning Process (SPP). Should the council adopt the proposed plan variation and apply to use the SPP, the completion of processing the land change will be at least 9 months away. At that point the developer for Flint's Park can commence the resource consent process and then on to detail design. It is expected that that process could take up to 2-3 years.

The time saved, should the applicant be able to go through the Covid-19 Act, could be as significant as: 3-6 months gap between the master plan process ending and the SPP process beginning. Then 9 months – 24 months for SPP process, and then 15 months to get to resource consent under any SPP plan provisions.

In other words, to achieve consent without the fast-track process = somewhere between 27 to 45 months.

It should be **noted**, that since the first (and only) SHA approval was granted for Ladies Mile (Queenstown Country Club retirement village) in 2016, median house prices in the district have jumped from circa 800k to 1.2 million dollars.

An application for resource consent through the process provided by the Act will essentially achieve the same outcome as envisaged by the Council however achieved in a significantly shorter timeframe.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only:

Employment/job creation:

The development will support the certainty of ongoing investment and employment opportunities in this workforce at a local level, while continuing to promote the sustainable management of natural and physical resources.

The employment opportunities that the development supports are in the short term through the development design and construction of the project. Long term opportunities also exist with the potential for mixed use development as well as in the Homestead café and gallery.

A summary of FTE is below.

Design Phase	
Design and consent team (planners, urban designers, engineers, landscape architect, surveyor, etc)	14
School site (including acquisition)	6
Construction Phase	
Civil works	10 FTEs
Bulk subdivision and access construction	12 FTEs
Potential construction of School	40 FTEs
Construction of childcare facility	12 FTEs
Construction of residential and mixed use buildings	720 FTEs (If 20 houses were being constructed at a time then it might be that there are 200 people employed over the project site at any one time)
Long Term Employment Benefit	
School once complete	35- 40 teaching staff for the primary school, and 15 FTEs for the Childcare
Servicing and maintenance services enabled by the scale of development	Unknown
Visitor accommodation (boutique hotel)	7, being 2 FTEs in management, 2-4 FTEs cleaning staff, 1 FTE grounds

Gallery staff including curators	6, being 4 FTEs (based on Central Stories in Alexandra) exhibition specialists 1 FTE and hosting staff these would be volunteers 2-4 FTEs but likely made up of a pool of 20-30 individuals (based on the Cromwell museum)
Hospitality (restaurants)	16, being 8 back of house and 8 front of house for 105 person customer capacity
Hospitality (wine tasting and café)	4 FTEs (typically made up of some part time workers so could be a pool of 6-10 people)
Amenity (retail) positions	Unknown
Shared working spaces	Unknown

Housing supply:

The proposal directly increases housing supply for the local community. The concept plan currently includes 179 residential dwellings offered through a variety of housing typologies. The concept plan illustrates a large portion of the site set aside as a potential school site. Whilst the applicants are supportive of a school on the site, if MoE decides another site within Ladies Mile is more appropriate, then this area can accommodate additional residential development (circa 121 additional units), that will further increase the housing supply.

Kiwibuild has also expressed an interest in continuing discussions with the applicant. This presents an opportunity for affordable housing to be included in the development and there are active discussions between Flint's Park and government for up to 50% of the proposed housing to be Kiwibuild.

Contributing to well-functioning urban environments:

The vision of the development is to provide a comprehensive urban development that is well connected, that integrates with the wider community, while adapting to urban pressures. Creating a strong sense of place, celebrating diversity and the environment. This is coupled with the following delivery outcomes:

- create an environment that supports social interaction and liveability
- provide infrastructure that supports growth
- ensure a sustainable response and approach

These outcomes are further outlined in the attached concept plan. Flints Park is essentially the first stage of a much larger Council-led urban development initiative. The project will be an important catalyst in unlocking further stages quickly and provide one of the most significant components to alleviate the district's housing issues.

The overall outcome will be to deliver a well-functioning urban environment.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The concept plan outlines the principles for delivering infrastructure as being:

- encourage a mix of uses to establish social infrastructure

- support affordable living
 - ensure integrated water management solutions are incorporated into Flint's Park to support a resilient and liveable neighbourhood
 - sustainable movement patterns
 - ensure good access to community and creative infrastructure within and around Flint's Park
- car parking
- deliver new open spaces in Flint's Park to meet the different needs of the growing community
 - help ensure delivery of public realm and community infrastructure

How the concept plan responds to these guiding principals is further outlined in the attached concept plan. This demonstrates that the proposal will provide infrastructure that improves economic, employment and environmental outcomes and increase productivity.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The infrastructure will be designed to ensure that the effects on freshwater quality will be avoided or mitigated through appropriate stormwater management. The proposal will not result in any adverse effects on air quality or indigenous biodiversity.

Minimising waste:

The proposal is to construct a comprehensive development. The applicant is committed to sustainable building and utilising natural materials where appropriate. The proposal will entail new builds and prefabricated off site design which will entail less waste and highly insulated panels that require less heating once the dwellings are built.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a lowemissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

As noted earlier, the proposal is for a sustainable future environment. The buildings will have a high level of insulation, integrating renewable energy systems and consider innovative green building designs were appropriate.

The proposal has also been designed to ensure streets are pedestrian orientated, provides shared car parking options as well as provision for electric vehicles.

As the development area is relatively flat and vacant land, earthworks are substantially less than more constrained sites, meaning there is less use of heavy machinery, which has high emission outputs.

These measures will contribute to New Zealand's efforts to mitigate climate change and assist in reducing the country's net emissions of greenhouse gases.

Promoting the protection of historic heritage:

The site includes Glenpanel Homestead which is a listed heritage building (QLDC PDP class 3 ref: 122).

As noted above, resource consent has already been granted for the change of use of the building from residential to commercial use.

The concept plan integrates with this building (and intended future use) into the overall development while respecting the heritage values of the building and its immediate surrounds. The proposal ensures there is sufficient separation distance between the listed building and the proposed residential development to ensure the protection of historic heritage.

It is proposed to provide for a small extension to this listed heritage building, subject to this being supported by a suitable heritage expert. It is envisaged that the a sympathetic extension to a class 3 building can be accommodated while protecting historic heritage.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

Site due diligence has confirmed the site is not expected to be at risk from natural hazards. Notwithstanding this, the proposal has been designed to incorporate resilience, including:

- encouraging water-efficient design to help with resilience (drought and fire), and decrease demand on Council infrastructure
- utilise land scape setback from the State Highway for stormwater purposes
- soft landscaping between carparking bays to be used for stormwater detention

With regard to economic and social resilience, the proposal includes the ability to accommodate a school site and enable a childcare facility, it has a density that supports local services and creates strong connections to future town centre areas.

Other public benefit:

The wider public benefits of the proposal include creating recreational connections to the northeast and the west. The site has the ability to accommodate a school site and enable a childcare facility that would serve the wider community. More schooling option on the eastern side of the Shotover bridge would mean less travel across the Shotover Bridge into Frankton.

Provision for arts has also been included with the art gallery and proposed amphitheatre.

The proposal will provide for a diversification in housing stock and more affordable housing, noting 50% of the housing will likely be Kiwibuild. Further, by going through the Fast Track process, this housing can come online much quicker than waiting for a plan change of Ladies Mile followed by RMA consents.

Whether there is potential for the project to have significant adverse environmental effects:

The project will result in significant positive effects – as discussed in the above sections. Overall, the development will result in a high quality urban development that enhances the wider environment.

The construction period will result in some temporary adverse effects; however, these will be adequately mitigated. The proposal will not result in significant adverse environmental effects.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

The site is not subject to natural hazards, in particular, the site is not subject to flood hazards that could be exacerbated by climate change.

The building design will manage any potential risk from seismic activity.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/enforcement action and outcome
<i>No enforcement actions taken by Councils</i>	

Part XII: Declaration

By typing your name in the space provided, you are electronically signing this application form and certifying the information given in this application is true and correct.

Werner Murray

4 June 2021

Signature of person or entity making the request

Date

Important notes:

- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Information presented to the Minister for the Environment and/or Minister of Conservation (and the respective agencies) is subject to disclosure under the Official Information Act 1982 (OIA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA. Further information on the OIA is available at www.ombudsmen.parliament.nz.

Information held by the Minister(s) and the agencies may have to be released under the OIA in response to a request from a member of the public (or any other body) for that information unless there are grounds for withholding that information. The grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information.

Checklist

Where relevant to your application, please provide a copy of the following information (click to place an "X" in each box to confirm):

Correspondence from the registered legal land owner(s)

Correspondence from persons or parties you consider are likely to be affected by the project

Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.

Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.

Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.

Released under the provision of
the Official Information Act 1982