

BRF-227

5 July 2021

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 – Flints Park, Ladies Mile - Te Pūtahi – Comments sought

In the week commencing 7 June 2021, Glenpanel Development Limited applied to the Minister for the Environment (the Minister) to refer the Flints Park, Ladies Mile – Te Pūtahi project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below, and a link to all application documents is provided in the covering email.

The Project is to subdivide a 15.6 hectare site and construct up to 300 residential units (or up to 179 residential units if a primary school and early childhood centre are developed)¹, a neighbourhood commercial centre and supporting infrastructure including road networks and public open space at 429 Frankton-Ladies Mile Highway, Lake Hayes. The Project will retain the historic Glenpanel Homestead and includes an expansion of the building for commercial use.

The Project will involve activities such as the subdivision of land, earthworks including vegetation clearance (may include works on contaminated land), discharges of stormwater and contaminants to land, construction of residential and commercial buildings, unit title subdivision, additions to a heritage building, construction of roading and transport infrastructure, construction of three waters services, development of open space including landscaping and planting.

The applicant is seeking subdivision and land use consents and discharge permits under the Queenstown Lakes District Plan, the Otago Regional Omnibus Plan Change – Plan Change 8 and Plan Change 1 and the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soils to Protect Human Health) 2011, to be determined for the Project through the fast-track process.

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 application. A template is attached for this purpose. Comment is sought on the specific matters outlined in the table below, and on any

¹ Note that the school is outside the scope of the Project and will be consented or designated separately if it proceeds.

other matter you consider relevant to the Minister's decision on whether to refer the Project to a panel.

If it is more efficient to discuss this application, please contact me or my team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

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. How does the Project align with the proposed Ladies Mile Master Plan? 3. Would it be more appropriate for an RMA plan change process to implement the Ladies Mile Master Plan before a consent is sought for the development? 4. What reports and assessments would normally be required by the council for a project of this nature in this area? 5. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?

Also note that if the Minister decides to refer the Project to a panel, 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 and determine the resource consent applications for the project. The applicant will provide a detailed assessment of environmental effects at this stage and the council will have the opportunity to provide further comments to the panel. 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 will take your comments into consideration when deciding on the referral application. Please note that the Minister is not required to consider comments provided after this time, although he can still choose to do so.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

A. Response template for written comments

Cc: Fiona Blight, Consents Manager
Queenstown Lakes District Council - s 9(2)(a)