

BRF-227

5 July 2021

Nicole Rosie
Chief Executive Officer
Waka Kotahi New Zealand Transport
Email: s 9(2)(a)

Dear Nicole Rosie

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.

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

You have been identified as an agency that may have an interest in the project because the applicant may require additional approvals from you in order to deliver the Project. On behalf of the Minister and pursuant to section 21(3) of the FTCA, I invite you to provide written comments on the referral application. A template is attached for this purpose.

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. Note that the Minister is not required to consider any comments provided after this time.

If the Minister decides to refer the project to a panel, the applicant will provide a detailed assessment of environmental effects with any resource consent applications that they lodge with the panel.

If you would like more information about the fast-track consenting process, or to discuss this application, please contact the Ministry for the Environment's Fast-track Consenting team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

This 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 the request for comments to anyone outside your organisation.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

- A. Response template for written comments

cc: Jenny Fitzgerald, Manager, Environmental Planning,
Waka Kotahi New Zealand Transport Agency - s 9(2)(a)

Sonya McCall, Team Lead, Environmental Planning,
Waka Kotahi New Zealand Transport Agency - s 9(2)(a)

FTC application/comments info - Waka Kotahi New Zealand Transport Agency
EnvironmentalPlanning@nzta.govt.nz