



BRF-339

27 September 2021

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

Dear Werner Murray

COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decisions (Section 25) – Flints Park, 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, Ladies Mile – Te Pūtahi Project to an expert consenting panel (a panel) for consideration under the FTCA.

The project is to subdivide a 15.6 hectare site and construct approximately 300 residential units (or approximately 179 residential units if a primary school is developed), an early childhood centre, a neighbourhood commercial centre and supporting infrastructure including road networks and public open space. The project site is located at 429 Frankton-Ladies Lime Highway (State Highway 6), Lake Hayes. The project will retain the historic Glenpanel homestead and includes additions to this building for commercial use.

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 include 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 wellbeing by providing additional housing in an area that has a housing shortage and by providing public open space.

2. generate employment by providing approximately 181 full-time equivalent (FTE) jobs per year over the five years for the project.
3. increase housing supply by developing approximately 179 new residential units (or approximately 300 residential units if a school is not constructed).
4. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard Resource Management Act 1991 (RMA) processes.

Any potential adverse effects arising from the project, and proposed mitigation measures, 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
3. Te Ao Mārama Inc.

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. 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.

In addition, I have also decided to provide a copy of this decision to the following parties:

1. Aukaha
2. Te Ao Mārama Inc.

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 Ministers of/for:

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

Local authorities:

Queenstown Lakes District Council
Otago Regional Council

Other parties:

Waka Kotahi NZ Transport Agency
Aukaha
Te Ao Mārama Inc

Relevant iwi authority and Treaty settlement entity:

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 lodged by Glenpanel Development Limited for Flints Park, Ladies Mile – Te Pūtahi

Information required to be submitted with your application

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 how the project aligns with the Queenstown Lakes Spatial Plan and other relevant planning documents for the Ladies Mile area
- an assessment against Proposed Plan Change 8 to the Regional Plan: Water for Otago
- a detailed infrastructure assessment and engineering plans, prepared in consultation with local authorities, which addresses the capacity of the existing three waters infrastructure, the extent of upgrades required to service the development, and the funding mechanism for delivering any upgrades
- an integrated transport assessment, prepared in consultation with Waka Kotahi NZ Transport Agency, which must include modelling and analysis over the construction and operational phases of the project that covers:
 - the capacity of State Highway 6 to service additional traffic from the project and any required upgrades to the road network
 - traffic safety relating to the proposed left in left out access
 - consideration of alternative access which is not reliant on direct access from State Highway 6
 - how the project aligns with the Transport Strategy prepared to support the draft Ladies Mile Master Plan
 - how the development will provide infrastructure to support the uptake of public transport and provide safe spaces for active modes of transport
- an assessment of the potential greenhouse gas emissions resulting from the project, including consideration of options to avoid, remedy and mitigate the greenhouse gas emissions that have been identified
- an archaeological assessment