

BRF-189

29 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 – Lakeview-Taumata,
Queenstown – Comments sought**

In the week commencing 31 May 2021, QT Lakeview Developments Limited applied to the Minister for the Environment (the Minister) to refer the Lakeview-Taumata 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 located at 4 Cemetery Road, Queenstown, which is part of the former Lakeview Campground. The Project comprises the first two stages of the Lakeview-Taumata mixed use development, involving construction of five buildings between 9-13 storeys that will provide:

- a. approximately 233 residential units
- b. approximately 137 co-living units (primarily studio residential units with shared open spaces designed for short to medium term stay)
- c. commercial, retail, co-working and hospitality activities (approximately 2982 square metres of gross floor area)
- d. vehicle access and car parking areas.

The Project involves activities such as:

- a. earthworks, including the disturbance of contaminated soils
- b. discharge of groundwater, stormwater run-off and contaminants to land
- c. ground water takes and diversion
- d. construction of three waters services
- e. construction of five mixed use buildings
- f. development of access, loading and parking areas
- g. development of open space including landscaping and planting

- h. installation of signage
- i. any other activities that are -
 - i. associated with the activities described in 'a' to 'h'
 - ii. within the project scope.

The applicant is seeking land use consent under the Queenstown Lakes District Plan, land use consent, water and discharge permits under the Regional Plan: Water for Otago, and land use consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 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 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. The applicant has advised that no rules of the Proposed District Plan will apply to the Project, please advise whether this is correct.
3. The applicant has advised that Queenstown Lakes District Council are delivering the infrastructure elements of the underlying subdivision in a staged manner that will allow construction of the Project to occur almost a year earlier than anticipated (providing for enabling works to commence in approximately October 2022). Please provide comment on the likelihood of the infrastructure elements being sufficiently advanced to allow the Project to commence in October 2022.
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

A handwritten signature in blue ink, appearing to read 'S Frame', is enclosed in a light blue rectangular box.

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)