



BRF-431

20 October 2021

QT Lakeview Developments Limited
c/- Hamish Firth
Director
Mt Hobson Properties Limited
s 9(2)(a)

Dear Hamish Firth

COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decisions (Section 25) – Lakeview-Taumata

Thank you for QT Lakeview Developments Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Lakeview-Taumata project to an expert consenting panel (a panel) for consideration under the FTCA.

The project is to construct and operate a mixed-use development, involving five buildings between 9-13 storeys that provide approximately 233 residential units, approximately 137 co-living units, commercial, retail, co-working and hospitality activities, vehicle access and car parking areas. The project site is located at 4 Cemetery Road, Queenstown.

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 well-being by providing employment opportunities and flow-on economic benefits, additional residential and commercial activities, and public open space in central Queenstown
2. generate employment by providing approximately 19 direct full-time equivalent (FTE) jobs in planning and design, approximately 170 direct FTE jobs in construction, and

- approximately 54 direct FTE jobs in financing, sales, leasing and marketing, over a 2.5-year period
3. generate employment by providing approximately 180 permanent FTE jobs once the retail, commercial, hospitality and co-working activities are operational
 4. increase housing supply through the construction of approximately 370 residential units, 137 of which are intended as co-living units (primarily studio residential units with shared open spaces designed for short to medium term stay)
 5. result in a public benefit by contributing to a well-functioning urban environment through the provision of a variety of housing types, and good accessibility to jobs, community services and natural and open spaces; and
 6. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard RMA processes, provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, 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. Aukaha Limited
2. Te Ao Mārama Inc.
3. Upper Clutha Environmental Society 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 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 Limited
2. Te Ao Mārama Inc.
3. Upper Clutha Environmental Society 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:

Aukaha Limited
Te Ao Mārama Inc
Upper Clutha Environmental Society 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 QT Lakeview Developments Limited for Lakeview-Taumata

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:

- a landscape and visual assessment, which must include—
 - photomontages taken from a range of public vantage points to show the scale of the proposed buildings in relation to surrounding buildings and the Ben Lomond Scenic Reserve
 - consideration of the effects on visual quality and amenity values of the adjoining landscape, including the Ben Lomond Scenic Reserve
- a preliminary site investigation or detailed site investigation report, prepared in accordance with the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- a draft construction management plan including construction traffic, dust and noise management, site stability and erosion and sediment control plan