

Hon David Parker BCom, LLB

Attorney-General

Minister for the Environment

Minister of Revenue

Associate Minister of Finance



BRF-2679

7 February 2023

Hon Peeni Henare
Minister of Tourism
Parliament Buildings
WELLINGTON

Dear Hon Peeni Henare

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Man Street Hotel – Queenstown Project

The Queenstown Hotel NZ Limited Partnership has applied to refer the Man Street Hotel – Queenstown Project (project) to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). This letter is sent to you pursuant to section 21(2) of the FTCA.

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 certainty of investment while continuing to promote the sustainable management of natural and physical resources.

The project is described in Appendix A and the application documents are in Attachment 1.

I invite you to provide written comments on the referral application. If I accept the application and the project is referred to a panel, the applicant will be able to apply via the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991(RMA). A more detailed environmental assessment and cultural impact assessment(s) will be required as part of this process. You will have an opportunity to provide comments to the panel established to consider and decide these RMA approvals.

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when making my decision on whether or not to accept the referral application.

Yours sincerely

Hon David Parker
Minister for the Environment

Appendix:

A. Description of proposed project

Attachments:

1. Application to refer the Man Street Hotel – Queenstown Project to an expert consenting panel, including supporting information (Databox link in covering email)

Appendix A - Proposed project

Project	Applicant	Details
Man Street Hotel – Queenstown Project	The Queenstown Hotel NZ Limited Partnership	<p>The project is to construct and operate a hotel up to 6 storeys (20.6 metres) in height above an existing 2-storey basement car parking building at 12-26 Man Street, Queenstown and the adjacent road reserve. The hotel will include approximately 175-185 guest rooms, loading zone and connections to existing infrastructure.</p> <p>The project site is a strata title covering the airspace above a carpark building (which is on a separate title), and the project proposes to construct above this carpark. All height limits in the Queenstown Lakes District Plan relating to the site are above the podium level of this carpark.</p> <p>The project involves activities such as demolishing buildings and structures, constructing buildings, constructing vehicle access, loading and parking areas, discharging stormwater to land.</p>