

BRF-2679

7 February 2023

Mike Theelen
Chief Executive Officer
Queenstown Lakes District Council
s 9(2)(a)

Dear Mike Theelen

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

The Minister for the Environment (Minister) has received an application from The Queenstown Hotel NZ Limited Partnership 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).

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

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite Queenstown Lakes District Council to provide written comments on the referral application. A template is provided for this purpose in Attachment 2. 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 or not to accept the application.

Specific questions on the application
<ol style="list-style-type: none">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. What reports and assessments would normally be required by the Council for a project of this nature in this area?3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?4. If the project is referred, are there any parties you recommend the Minister should require an expert consenting panel to seek comments from?5. The applicant proposes to construct a loading zone on Man Street. Will the applicant require approvals from you to construct this loading zone, and do you expect that obtaining these approvals will impact the applicant's ability to deliver the project?

The above 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 request for comments to anyone outside your organisation.

If the Minister accepts the application and the project is referred to a panel, Queenstown Lakes District 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 RMA approvals for the project. The applicant will provide a detailed assessment of environmental effects and cultural impact assessments at this stage and the council will have the opportunity to provide further comments to the panel.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when making his decision. Note that the Minister is not required to consider any comments provided after this time.

If it is more efficient for you to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Madeleine Berry
Acting Manager, Fast-track Consenting Team

Appendix:

- A. Details of proposed project

Attachments:

1. Application to refer the Man Street Hotel – Queenstown Project to an expert consenting panel, including supporting information (Databox link)
2. Response template for written comments

cc: Fiona Blight, Manager Resource Consents, s 9(2)(a)

Appendix A – Details of proposed project

Project	Applicant	Details
Man Street Hotel – Queenstown	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>