

**From:** Scott Freeman s 9(2)(a)  
**Sent:** Thursday, 16 February 2023 3:29 pm  
**To:** Fast Track Consenting  
**Subject:** [COMMERCIAL]COVID-19 Recovery (Fast Track Consenting Act) 2020 - Request for further information

**MFE CYBER SECURITY WARNING**

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Hi Jacob,

This email will deal with the request for additional information as contained in the MFE letter dated 7 February 2023 (attached). The question from MFE relates to how will the project contribute to the social and cultural wellbeing of current and future generations.

In a report titled 'Cultural Well-Being and Local Government – Report 1', the Ministry for Culture and Heritage defines cultural well-being as:

*Cultural well-being is the vitality that communities and individuals enjoy through:*

- *Participation in recreation, creative and cultural activities; and*
- *The freedom to retain, interpret and express their arts, history, heritage and traditions.*

The same report states the following:

*At its core, cultural well-being is about activities and initiatives such as:*

- *Support for arts and cultural expression;*
- *Protecting cultural associations with our natural environment;*
- *The provision of library and archival services;*
- *Celebrating the diversity within communities;*
- *The provision and maintenance of sports and recreational facilities and events; and*
- *Conserving heritage buildings as much as urban space and rural landscapes.*

*It may also be considered to express:*

- *Urban development, the creative industries, tourism and recreation;*
- *Aspects of economic development and leisure activities (including sport);*
- *Diversity, participation, participation and innovation;*
- *Impact on the individual, the neighbourhood and the community; and*
- *Vitality, health and inclusion*

Chapter 3 of the Queenstown Lakes Proposed District Plan (PDP) sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable development of the District's special qualities.

Within Chapter 3, Strategic Issue 5 states:

*The design of developments and environments can either promote or weaken safety, health and social, economic and cultural wellbeing.*

Within Chapter 3, Strategic Objective 3.2.1, 3.2.1.1 and 3.2.1.2 states the following:

*The development of a prosperous, resilient and equitable economy in the District (3.2.1)*

*The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District (3.2.1.1)*

*The Queenstown and Wānaka town centres are the hubs of New Zealand's premier alpine visitor resorts and the District's economy (3.2.1.2)*

Chapter 12 of the PDP addresses the Queenstown Town Centre Zone (QTCZ). Via 12.1, the purpose of the QTCZ (in part) is described as:

*Town centres provide a focus for community life, retail, entertainment, business and services. They provide a vital function for serving the needs of residents, and as key destinations for visitors to our District, they provide a diverse range of visitor accommodation and visitor-related businesses. High visitor flows significantly contribute to the vibrancy and economic viability of the centres.*

*Queenstown will increasingly become a dynamic and vibrant centre with high levels of tourism activity that provides essential visitor-related employment. It serves as the principal administrative centre for the District and offers a wide variety of activities for residents and visitors. It has a range of entertainment options and serves as a base for commercial outdoor recreation activities occurring throughout the Wakatipu Basin. Visitor accommodation is provided within and near to the town centre. Over time, Queenstown town centre will evolve into a higher intensity and high quality urban centre*

The 'definition' of cultural well-being by the Ministry for Culture and Heritage includes a number of activities and initiatives that are not relevant to the proposed hotel (i.e. libraries, sports facilities). However, there is reference to urban development/economic development under the umbrella definition. This is echoed in Chapter 3 and 12 of the PDP, where reference to quality design of developments can promote (among other things) social and cultural wellbeing.

The site is located on the edge of the former QTCZ under the Operative District Plan. The land to the north of Man Street was formally a residential zone, and largely contains older residential dwellings. This land is now contained in the expanded QTCZ. As such, the northern flank of the QTCZ is in a phase of transitioning from a largely 'older' residential focus to that of a mixture of commercial and visitor accommodation activities. A high-quality hotel as proposed will act as a catalyst for the regeneration of the wider area to the north of Man Street, combined with fulfilling the relevant strategic objectives in terms of promoting social and cultural wellbeing, and finally, locating visitor accommodation establishments within a central Queenstown position.

As an aside to the above, it is intended to include a street and public area display of indigenous vegetation, characteristic of the surrounding alpine landscapes.

While not indicated in the Step 1 application, the intention of the architects, urban designers and landscape architects, is to include meaningful cultural artworks in collaboration with mana whenua to ensure Mātauraka Kāi Tahu is appropriately and authentically woven throughout the project and explores the expression of Kai tahu values: These values include:

- **Ahi Ka Roa** – fires of continuous occupation
- **Ara Tawhito** – traditional trails and network
- **Mahika Kai** – resource harvesting areas, species and practises
- **Maakitaka** – acknowledges others through respect hospitality generosity and mutual respect.
- **Whakapapa** – layers of history, people and associations

Contact was made with Aukaha (Kai tahu's cultural advisory agency) in Dunedin in relation to incorporating cultural narrative and artworks within the development of the site. We were advised last year that Aukaha were at full capacity and it would take time for them to properly engage with the project designers. Owing to the need to get the Step 1 application lodged with MFE, full engagement has not occurred. However, if the proposal moves to the Step 2 process, then the applicant is committed to fully engaging with Aukaha through the design development including cultural artworks within the overall project.

Once this email has been assessed, could you please come back to me.

Regards

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**From:** Fast Track Consenting <[fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)>

**Sent:** Tuesday, 7 February 2023 4:22 PM

**To:** Scott Freeman s 9(2)(a)

**Cc:** Fast Track Consenting <[fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)>

**Subject:** [COMMERCIAL] COVID-19 Recovery (Fast Track Consenting Act) 2020 - Request for further information

Tēnā koe Scott

Please find attached letter in relation to the COVID-19 Recovery (Fast-Track Consenting) Act 2020.

Many thanks

*Jacob*

### Fast Track Consenting

Ministry for the Environment | Manatū Mō Te Taiao

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reanga katoa.

