

BRF-1867

31 August 2022

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 – comments sought on referral application – The Yards Project

The Minister for the Environment (Minister) has received an application from The Cardrona Cattle Company Limited to refer the Yards 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. Has a hearing date been scheduled for the applicant's current resource consent application?

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

A handwritten signature in black ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager, Fast-track Consenting Team

Appendix:

- A. Details of proposed project

Attachments:

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

cc: Alana Standish, Acting Manager Resource Consents
s 9(2)(a)

Appendix A – Details of proposed project

Project	Applicant	Details
The Yards	The Cardrona Cattle Company Limited	<p>The project is to subdivide a 37.3-hectare site at 186 Victoria Flats Road, Gibbston, Otago, to create approximately 59 lots and to develop those lots for a range of rural industrial, industrial and service activities. The project will include:</p> <ul style="list-style-type: none">a. construction and operation of a storage facility involving approximately 338 storage units and associated facilitiesb. construction and operation of a resource recovery park including recycling centre, demolition yard and building materials recycling and resales yard, by parties other than the applicantc. construction of buildings with a ground floor area of up to 600 square metres per lot and a maximum height of 8 metres, on approximately 50 of the lots, and associated operation of rural industrial, industrial and service activities, by parties other than the applicantd. construction of supporting infrastructure including vehicle accessways, utility services and three-waters services.