

BEFORE THE PANEL CONVENER

IN THE MATTER of the Fast-track Approvals Act 2024 (**FTAA**)

AND

IN THE MATTER of an application by Simplicity Living Ltd under section 42 of the FTAA for the development of 12 – 14 Lower Shotover Road in Frankton, Queenstown

APPLICATION NO. FTAA-2607-1264

**MEMORANDUM FROM THE DIRECTOR-GENERAL OF CONSERVATION RESPONDING
TO MINUTE 3 OF THE PANEL CONVENER**

Dated 09 October 2026

Jen Vella Barrister PO Box 7035 Mornington 9040 Telephone: [REDACTED] Email: [REDACTED] Solicitor instructing: Shona Bradley [REDACTED]	Emily Bayliss Fast Track Project Lead Department of Conservation Te Papa Atawhai Wellington Phone: [REDACTED] Email: [REDACTED]
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Introduction

1. This Memorandum is filed on behalf of the Director-General of Conservation (**DG**), in response to the Panel Convener's directions set out in Minute 3 dated 30 September 2026 (the **Minute**) ahead of the Panel Convener's Conference to be held on 15 October 2026 at 10:00 am.
2. The Department of Conservation (**DOC** or **the Department**) is the relevant administering agency in respect of approvals sought by Simplicity Living Ltd (the **Applicant**) under s 42(4) of the Fast-track Approvals Act 2024 (the **Act**):
 - a. a wildlife approval, as defined in Schedule 7 clause 1, under s 42(4)(h); and
 - b. a concession related to Conservation Act 1987, as defined in Schedule 6 clause 3, under s42(4)(e).
3. A wildlife approval has been sought in relation to the salvage, handling and relocation of McCanns and Southern grass skinks, however surveys have not yet been completed to confirm the presence of specific species of lizards.
4. A concession has been sought in relation to and works within a marginal strip for infrastructure purposes.

Confirmation of attendance at forthcoming conference

5. The DG confirms his representatives will attend the Panel Convener's conference. Attendees will be:
 - a. Jen Vella, counsel for DOC; and
 - b. Emily Bayliss, DOC Fast Track Project Lead.

Comment on matters listed at paragraph [7] of the Minute

6. The DG advises as follows:
 - a. DOC acknowledges and appreciates the applicants' proactive engagement with the Department both prior to and following the lodgement of the application;
 - b. DOC has engaged legal counsel, permissions advisors and a project herpetologist to assist with the assessment of the relevant components of the application;

- c. currently, DOC is unable to advise whether there are any issues in contention, noting that their own technical experts, and those of Queenstown Lakes District Council and the applicant are still working through matters and final peer reviews are yet to be completed (although note comments below relating to further information required for wildlife approval);
 - d. to date, there are no processes agreed to with the applicant to narrow or reduce relevant issues to record;
 - e. there are no known changes to the application as a result of engagement with the parties;
 - f. the application has a moderate level of complexity in respect of the required conservation approval;
 - g. currently, DOC is unable to comment on whether the drafting of proposed consent conditions, including draft management plans, are accepted, again noting that the Applicant and QLDC are conferring.
 - h. if there are issues in contention or a need to consider proposed conditions, including draft management plans, then DOC considers these could be addressed through discussions and, if necessary, expert conferencing.
7. As noted above, while a wildlife approval has been sought in relation to McCanns skinks and Southern Grass skinks, no surveys have been completed to determine the presence of specific lizard species. In addition, a draft lizard management plan has not been provided as part of the substantive application.
8. DOC considers that:
- a. Surveys are required to determine the species present on the site. If species other than McCanns skinks or Southern grass skinks are found, the Wildlife Act application relating to those species will be required to be updated to contemplate the capture, handling, salvage and relocation of those species;
 - b. A draft lizard management plan should be provided as part of the application, which sets out details of proposed relocation sites and suitability of those sites, long term protection (including pest management) of those sites, accidental discovery protocols, and monitoring of lizards relocated.

Timeframe for Panel decision

9. The DG considers the default timeframe would be sufficient for the conservation approval components of this Project, as they are of moderate legal, evidential, and factual complexity.
10. The DG anticipates that advice on appropriate timeframes to decide the resource consent and archaeological authority components of the Project will be provided by other attendees at the conference.
11. The DG recommends the timeframe should accommodate any procedural steps required by the Panel, such as additional information requests or expert conferencing and/ or conditions workshops if appropriate.
12. The DG considers it unlikely a hearing would be required for the DOC approvals components of the Project.

Other matters

13. The DG's representatives will be happy to elaborate on these matters as far as they are able at the conference.
14. The DG confirms willingness to continue to engage with the Applicant as well as Queenstown Lakes District Council to progress this application.



Jen Vella
Counsel for Director-General of Conservation

Date: 9 October 2026