

FTAA-2603-1186

29 May 2026

Olivia Fitzgerald

Barker and Associates Limited

[REDACTED]

Tēnā koe,

Request for further information in relation to your application under the Fast-track Approvals Act 2024

You lodged a substantive application, Ridgeburn, under the Fast-track Approvals Act 2024 (the Act) on 12 May 2026.

Prior to referring a substantive application to an Expert Panel, the EPA must assess the completeness and scope of the application to ensure it complies with section 46(2) of the Act. To assist with making this assessment, under section 46(2A) of the Act the EPA may seek further information from you.

Request for Further Information

To inform the EPA's assessment of the application for completeness, please provide a response to the following matters:

Resource Consent

The following request was raised as part of the mandatory consultation the EPA undertook with the Otago Regional Council and Queenstown Lakes District Council.

- The application lacks an assessment against the Regional Plan: Waste for Otago, which is a relevant statutory instrument. Please provide an assessment of the proposed activity against the objectives and policies of this plan to satisfy the information requirements for resource consent under Schedule 5, clause 5(2).
- Under Section 46(2), the EPA must confirm that a substantive application relates to all necessary approvals. Queenstown Lakes District Council has identified several necessary consents that appear to have been omitted from your "Reasons for Consent":

- Rule 29.4.9 (Park and Ride): The proposal includes a Park and Ride facility for which no consent has been sought.
- Rule 21.7.2 (Reflectivity): Architectural drawings refer to development having a light reflectance value below 30%, which may breach building material standards for the WBRAZ and Rural Zone; please provide either corrected plans or seek the necessary consent.
- Rule 30.5.2.2 (Meteorological Monitoring Station): The establishment of this station within the Morven Hill Outstanding Natural Feature (ONF) may require consent.
- Rule 24.5.2 (Wastewater Irrigation): Detail is missing regarding the methodology for established spray irrigation on the Morven Hill ONF (including trenching and earthworks), which may trigger additional reasons for consent.

Wildlife Act Authority

The following requests were raised as part of the mandatory consultation the EPA undertook with the Department of Conservation and is required to meet the information requirements under Schedule 7, clause 2(1).

- The current application defines the purpose of the activity as “to facilitate a residential and mixed-use development.” It is noted that this is the purpose of the overall project, not the proposed wildlife activity. Please explicitly specify the purpose of the wildlife related actions (e.g. salvage and relocation) for which you are seeking under the Wildlife Act 1953.
- Documentation is currently inconsistent regarding whether you are seeking authorisation for “relocation” (AEE page 11), “handling or incidental harm” (AEE page 101) or “incidental Killing” (LMP page 33). Please provide a clear and consolidated list of the specific actions (e.g. capture, handling, temporary holding, relocation, or incidental mortality) you wish to carry out and where these actions will occur.
- There is no mention of the purpose of the Wildlife Act 1953 in the submitted documents. Please provide a formal assessment of how the proposed wildlife activities and their associated impacts align with the statutory purpose of the Wildlife Act as required under Schedule 7, clause 2(1)(c).

Archaeological Authority

The following request was raised as part of the mandatory consultation the EPA undertook with the Heritage New Zealand Pouhere Taonga.

- Heritage New Zealand Pouhere Taonga has identified a recorded archaeological site (F41/890) within the project boundary that was omitted from assessment. Because this site is missing, the application fails to describe the effects on each archaeological site. Please submit an updated archaeological assessment that includes site F41/80 and describes the specific modifications or destruction it will face as required under Schedule 8, clause 2(h).

Administrative

- The application does not include a complete set of plans for Appendix 7. The following are missing:
 - C1 – design approach and controls
 - C2 – design standards for affordable housing
 - C3 – design standards for standalone housing
 - C4 – design standards for commercial buildings.

Responding to the Request for Further Information

Under the Act, you have until the end of the 20th working day from the date of this letter to provide a response to the EPA, which is 29 June 2026.

From the date of this letter, the 15 working day timeframe for the EPA to decide on completeness and scope of the substantive application ceases to run. The 15 working day timeframe will recommence once your response is received or after 29 June 2026 whichever is sooner.

If you wish to clarify any matter relating to the request, and the request was generated from the EPA's consultation with an administering agency or local authority, we suggest that you contact that administering agency or local authority directly before providing your response to the EPA.

If you require information from the EPA in relation to the request for further information, you may request that information from the EPA under section 46(2C) of the Act. Please send your request to projects@fasttrack.govt.nz.

The EPA intends to publish the information received from you in full, including your responses in our completeness memorandum, on the Fast-track website.

If you have any questions, please contact Maggie Burns, Application Lead by email at info@fasttrack.govt.nz.

Nāku noa, nā



Ben Bond

Team Leader, Fast-track Applications

