
MINUTE OF THE PANEL CONVENER

Request for Section 51 report for Simplicity Living - Te Pūtahi Ladies Mile
[FTAA-2607-1264]

19 August 2026

[1] Simplicity Living Limited (the Applicant) lodged a substantive application under the Fast-track Approvals Act 2024 on 7 August 2026.

[2] The Applicant seeks approvals under the Act to establish an integrated residential development, including subdivision and associated land use for a comprehensively designed multi-unit development at and adjacent to 12 Lower Shotover Road, Queenstown, together with associated transport and three waters infrastructure. The Project includes subdivision, residential development, a local shopping centre, and associated enabling works.

[3] The application seeks approvals including:

- (a) a concession under section 42(4)(e);
- (b) a wildlife approval under section 42(4)(h).

[4] Pursuant to section 51 of the Act, the panel convener directs the Environmental Protection Authority (EPA) to obtain the following reports:

From the Director-General of the Department of Conservation (DOC):

- (a) a report under clause 4 of Schedule 6 for the concession (s42(4)(h));
- (b) a report under clause 3 of Schedule 7 for the wildlife approval (s42(4)(h)).

Advice Requested

[5] The panel convener also directs the EPA to obtain advice from DOC on the following:

- (a) Any information gaps in the application that, in the opinion of DOC, must be addressed in order for the panel to determine the application.
- (b) How the weighting of matters set out in the relevant schedules should be approached, having regard to applicable statutory provisions and relevant senior court decisions (s51(1)).

If the agency does not agree with, or wishes to amplify on, the expert and planning assessments lodged in support of the application, it must file a report in accordance with the relevant schedule (s51(2)(a) or s51(2)(c))

- (c) The agency may confirm and append advice previously given in response to directions under section 51 on another project and does not need to provide an assessment if it concurs with the applicant's assessments.
- (d) The agency is to respond to the draft conditions, including any management plans attached to the application, recommending tracked changes (if any).

Timing

[6] Reports and advice must be provided to the EPA **within 10 working days after the panel invites comments on the application**, in accordance with section 51(4) of the Act.

Any advice or report received will be provided by the EPA to persons listed in s 51(5).



Jane Borthwick

Panel convener for the purposes of the Fast-track Approvals Act 2024