

24 April 2026

FTAA-2603-1203

Penny Nelson
Director-General of Conservation
Department of Conservation

Email: s 9(2)(a)

Dear Penny

Request for report in relation to the use of public conservation land under section 19 of the Fast-track Approvals Act 2024 for the Simplicity Living – Te Pūtahi Ladies Mile project

Note: The due date for the section 19 report is **20 May 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Simplicity Living Limited (the applicant) for the Simplicity Living – Te Pūtahi Ladies Mile project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The project area includes public conservation land (defined under the Act) and requires the following proposed approvals under specified Acts:

- a. resource consents under the Resource Management Act 1991
- b. concessions under the Conservation Act 1987
- c. approvals under the Reserves Act 1977
- d. wildlife approvals under the Wildlife Act 1953.

Under delegation from the Minister and in accordance with section 19(1) of the Act, I am writing to request and obtain a report in relation to the use of public conservation land that is prepared by the Director-General of Conservation.

As specified under section 19 of the Act, the report must include the following:

1. *the existing arrangements (whether formal or informal) for the administration, access to, or use of public conservation land within the project area.*
2. *advice on the risks to, and potential liabilities of, the Crown that relate to any proposed approvals of the kind described in [section 42\(4\)\(e\), \(f\), \(l\), or \(m\)](#) (concession, land exchange, or access arrangement).*
3. *if the referral application was required to include information under [paragraph \(q\) or \(r\) of section 13\(4\)](#), advice on the matters set out in the applicable paragraph.*

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Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Please note, as required under section 19(3), the report content related to the existing arrangements and advice on risks and liabilities must be prepared in consultation with every owner, administrator, or manager of the land who is not the Crown.

Please provide the section 19 report no later than **17 working days** from receipt of this letter (refer to the due date above). If you do not consider the report can be prepared by that date, please let us know as soon as possible.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the required approvals.

The information you are receiving is being provided to you consistent with the statutory requirements under section 19 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Before the due date, please upload the report to the application portal feedback page. Alternatively, if you wish to email the report or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ben Bunting
Acting Manager – Fast-track Operations

Appendix A: Project summary details

cc:

s 9(2)(a)

fast-track@doc.govt.nz

Appendix A – Project summary details

Application number	FTAA-2603-1203
Project name	Simplicity Living – Te Pūtahi Ladies Mile
Applicant name	Simplicity Living Limited
Project summary details	<p>The project is to construct and establish an urban development of approximately 1,100 residential units.</p> <p>The project area is located at and adjoining 12 Lower Shotover Road, Frankton, within the Queenstown Lakes District, and includes adjacent or nearby land and reserves required to enable associated transport and three waters infrastructure works.</p> <p>The applicant seeks the following approvals via the fast-track approvals process to authorise the project, including some approvals sought at this stage on a precautionary basis, subject to further investigations prior to any substantive application:</p> <ul style="list-style-type: none">a. resource consents under the Resource Management Act 1991b. concessions under the Conservation Act 1987c. approvals under the Reserves Act 1977d. wildlife approvals under the Wildlife Act 1953.