

File ref: 26-BRF-01387 / FTAA-2603-1203

3 June 2026

Shane Brealey
Simplicity Living Limited (the applicant)
Email: [REDACTED]

c/- Joanne Skuse
The Property Group Limited (the agent)
Email: [REDACTED]

Dear Shane

Section 28 – Notice of Decisions on the referral application for the Simplicity Living – Te Pūtahi Ladies Mile project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received 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 details

The project is to construct and establish a residential development under a build-to-rent model along Ladies Mile in Queenstown, on approximately 10 hectares of land.

The project area is located at and adjoining 12 Lower Shotover Road, Queenstown, within the Otago Region, and includes adjacent or nearby land and road reserves required to enable associated transport and three waters infrastructure works.

The project involves:

- a. approximately 1,100 residential units, across a mix of three storey walk-up apartments and five to seven storey apartment buildings
- b. community facilities, including community rooms, indoor recreation and family spaces, open spaces and parks, and onsite car parking (including in buildings)
- c. local commercial and retail activities
- d. the provision of new internal roads within the site and upgrades to the external roading network
- e. the construction of a signalised intersection and bus lane on State Highway 6

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- f. the provision of new, and upgrades to existing, three waters infrastructure, including stormwater management, water supply, and wastewater services, both internal and external to the site
- g. fee simple subdivision to create development lots, roads, and a park to vest in Queenstown Lakes District Council
- h. unit title subdivision of the walk up and apartment buildings
- i. bulk earthworks to facilitate the development internally and externally to the site.

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:

- a. resource consents under the Resource Management Act 1991 (RMA) as described in section 42(4)(a) of the Fast-track Approvals Act 2024 (the Act)
- b. concessions under the Conservation Act 1987 as described in section 42(4)(e) of the Act
- c. approvals under the Reserves Act 1977 as described in section 42(4)(e) of the Act
- d. wildlife approvals under the Wildlife Act 1953 as described in section 42(4)(h) of the Act.

Statutory framework for referral applications

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

The project can only be accepted if the Minister for Infrastructure (the Minister) is satisfied the criteria in section 22 are met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost effective way than under normal processes, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and

- b. referring the project to the fast-track approvals process –
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

- a. the project, for a large-scale residential and urban development, is a development project that would have significant regional benefits [section 22(1)(a)] because it:
 - i. will increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [section 22(2)(a)(iii)] by:
 - delivering a significant increase in housing supply (approximately 1,100 residential units), thereby contributing to addressing housing affordability challenges in the Queenstown Lakes District
 - addressing identified housing needs, including through an increased supply of long-term rentals under a proposed build-to-rent model
 - supporting a well-functioning urban environment by incorporating commercial and retail activities to improve access to services and employment, as well as community facilities to enhance onsite amenity for future residents.
 - ii. will deliver significant economic benefits [section 22(2)(a)(iv)] in the wider Queenstown area and Otago Region, including approximately \$472 million in local expenditure through the construction sector over four years and support for 2,277 full-time equivalent (FTE) jobs, with peak employment of 860 FTE nationally in 2029.
- b. referring the project to the fast-track approvals process would facilitate its delivery [section 22(1)(b)(i)], including by enabling it to be processed in a more timely and cost-effective way than under normal processes as:
 - i. it allows the several required approvals under specified Acts to be considered collectively
 - ii. appeals under the Act are only to the High Court rather than the Environment Court and are limited to points of law
 - iii. the Act precludes public and limited notification.
- c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would typically assess under the RMA.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) of the Act.

Specified matters for accepted referral application

1. Simplicity Living Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.
2. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.
3. Pursuant to section 27(3)(b)(ii), the following information must be submitted with the substantive application lodged for the project:
 - a. an assessment of the relevant three waters infrastructure that includes, but is not limited to:
 - i. the existing condition and capacity of that infrastructure;
 - ii. any upgrades to that infrastructure required in connection with the subdivision and development;
 - iii. any funding required to carry out those upgrades, including who will provide that funding;
 - iv. details of ongoing ownership and maintenance responsibilities; and
 - v. information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider/s about the relevant infrastructure (including discussions and agreements about the matters referred to in items (i) to (iv) above)
 - b. an integrated transport assessment that includes, but is not limited to:
 - i. details of any upgrades required to the surrounding road, pedestrian, or cycle network, including pedestrian crossings;
 - ii. how those upgrades would be funded; and
 - iii. information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider/s about the necessary upgrades (including discussions and agreements about the matters referred to in items (i) and (ii) above)
 - c. an assessment of the project's consistency with the requirements of the Water Conservation (Kawarau) Order 1997.
4. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from the following groups, in addition to those specified in section 53:
 - a. Aukaha
 - b. Te Ao Mārama Incorporated.

Under section 28 of the Act, the Ministry for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Ashiley Sycamore.

If you have any queries about the substantive process, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 225 537).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned over a faint, light blue rectangular stamp. The signature is fluid and cursive.

Stephanie Frame

Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application

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Section 28(1)(a) – The applicant	Simplicity Living Limited
Section 28(1)(ii) – Anyone invited to comment on the application	
<i>Relevant local authorities</i>	Queenstown Lakes District Council Otago Regional Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Minister of Conservation Associate Minister of Housing
<i>Relevant administering agencies</i>	Department of Conservation
<i>The Māori groups under s17(d)</i>	Te Rūnanga o Ngāi Tahu Te Rūnanga o Moeraki Kāti Huirapa Rūnaka ki Puketeraki Te Rūnanga o Ōtākou Hokonui Rūnanga Waihōpai Rūnaka Te Rūnanga o Awarua Te Rūnanga o Ōraka-Aparima Aukaha Te Ao Mārama Incorporated
<i>Any other persons under s17(5)</i>	Chief Executive of NZ Transport Agency Waka Kotahi Minister for Regional Development Minister for Economic Growth
Section 28(2) – Other parties for an accepted referral application	
<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).
<i>Relevant administering agencies</i>	As identified above.