Otago Regional Council

Our Reference: RM26.145

22 June 2026

Via email to: [redacted]

Dear Jo,

Simplicity Living Limited– Fast-track Approvals Act Application
Section 30(3)(b) Notice under the Fast-track Approvals Act 2024 (FTAA)

Thank you for your email dated 12 June 2026 providing notice under section 30(2) of the FTAA that Simplicity Living Limited will be seeking an approval described in section 42(4)(a) of the FTAA for the Simplicity Living Te Pūtahi Ladies Mile.

From the information provided to date, we understand that the application will apply to the site located at 12 Lower Shotover Road, Queenstown, legally described as Lot 3 DP 606744, Lot 2 DP 617529 and Section 9 SO 485598. We also understand that additional ancillary works are proposed outside the project site to facilitate the installation of three waters infrastructure.

In accordance with section 30(3)(b) of the FTAA, we advise that there are no existing resource consents authorising the same or similar activities at the site.

In reaching this position, the Council has relied on the following information provided by Simplicity Living Limited:

- S30 letter dated 12 June 2026, subject: Notice under Section 30 of the Fast-track Approvals Act 2024 (FTAA) - Simplicity Living Te Pūtahi Ladies Mile
- the referral application made to the EPA (*Fast-track Approvals Act 2024 Referral Application for Simplicity Living Te Pūtaki Ladies Miles*, prepared by The Property Group, dated April 2026).

If you have any further queries, please contact me on 0800 474 082 or by emailing consents.fasttrack@orc.govt.nz

Yours sincerely,

Alexandra King
Manager Consents/Manager Environmental Delivery Data and Systems
22 June 2026

The Property Group Limited
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36 Grant Road
Frankton
Queenstown 9371

12 June 2026

Mat Bell

Team Leader Consents

Otago Regional Council

By Email:
consents.applications@orc.govt.nz

Dear Mat

Subject: Notice under Section 30 of the Fast-track Approvals Act 2024 (FTAA) - Simplicity Living Te Pūtahi Ladies Mile

This letter serves as formal written notice to Otago Regional Councill under Section 30(2) of the Fast-track Approvals Act 2024.[1]

We intend to lodge a substantive application for resource consents under the FTAA process for the referred Project: Simplicity Living Te Pūtahi Ladies Mile.

Project Location and Overview

The subdivision and land use outcomes of the Project are located at 12 Lower Shotover Road, Queenstown. The Site is inclusive of three titles being Lot 3 DP 606744, Lot 2 DP 617529 and Section 9 SO 485598. However, it is noted that several ancillary works are proposed as part of the Project on land beyond the Site. The land beyond the site includes State Highway road reserve, local road reserve and land administered by the Department of Conservation. See Figure 1 and Figure 2 in Appendix A below.

A brief description of the project involves:

- approximately 1,100 residential units, across a mix of three storey walk-up apartments and five to seven storey apartment buildings
- community facilities, including community rooms, indoor recreation and family spaces, open spaces and parks, and onsite car parking (including in buildings)
- local commercial and retail activities

[1] Fast-track Approvals Act 2024 | New Zealand Legislation

- the provision of new internal roads within the site and upgrades to the external roading network
- the construction of a signalised intersection and bus lane on State Highway 6
- 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
- fee simple subdivision to create development lots, roads, and a park to vest in Queenstown Lakes District Council
- 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:

- 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)
- concessions under the Conservation Act 1987 as described in section 42(4)(e) of the Act

Specific to the Regional Council, consents are sought for:

- Section 9(2) – Use of land that contravenes rules in the Otago Regional Plan – Water for Otago (2004): Bulk earthworks associated with residential development with potential for material to enter water.
- Section 15(1) – Discharge of contaminants or water into water under the Otago Regional Plan – Water for Otago (2004): Earthworks discharges associated with subdivision and site development & stormwater discharge associated with extreme events greater than the 1% AEP event.
- Section 15(1) – Discharge of contaminants to air under the Otago Regional Plan – Air for Otago (2008): Construction activities, including earthworks and building operations

The Applicant has applied for consent from ORC (**RM26.282)** for enabling works to occur at the site, specifically earthworks discharges associated with subdivision and site development. The fast-track application will expand these works beyond the site. As section 30 only applies if the existing consent is one that *would* have continuation rights under s124C or s165ZI, it is considered it is not a consent type that triggers section 30 under FTAA.

Request for Section 30(3) Response

In accordance with **Section 30(3)** of the FTAA, we request that the council provides written notice advising whether:

- There are any existing resource consents to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) would apply; or
- There are no existing resource consents of that kind.

Please provide this response within 10 working days of receiving this notice. This correspondence will be included as part of our substantive application to the Environmental Protection Authority (EPA).

If you require any further information or wish to discuss this project, please do not hesitate to contact me at [redacted]

Ngā mihi,

Jo Skuse

Principal Planner

[redacted]

[redacted]

Appendix A – Site Location

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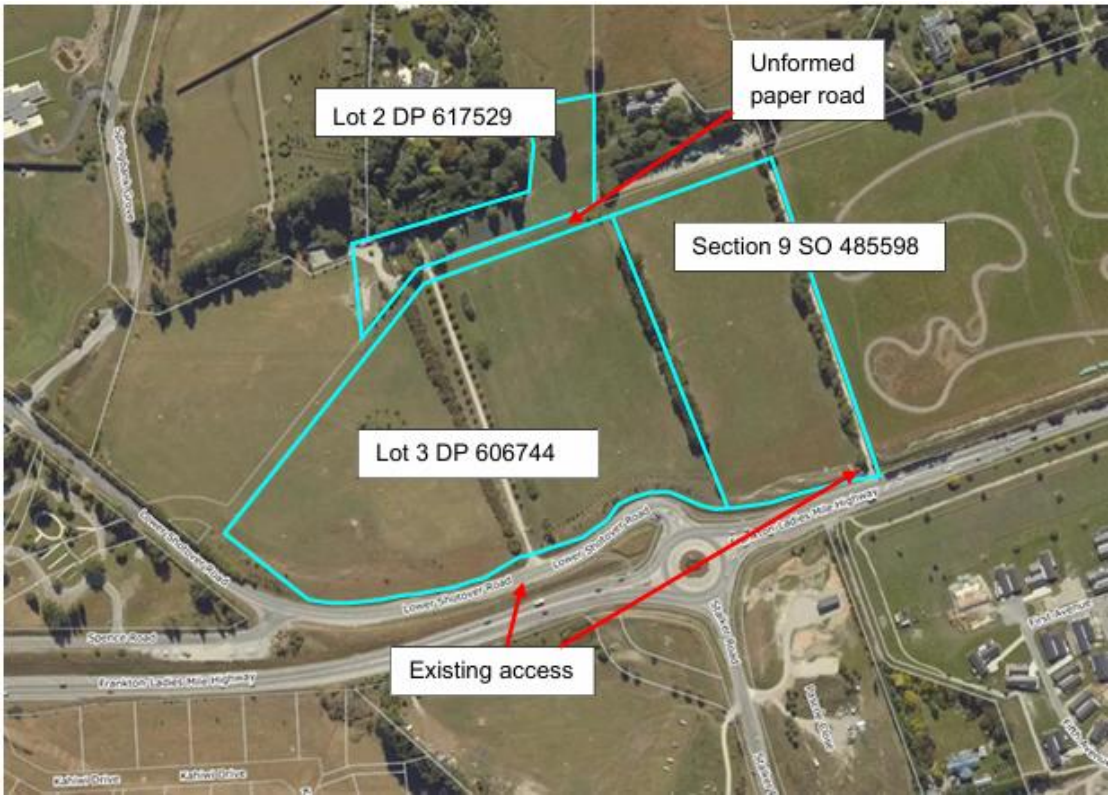

FIGURE 1: SITE OUTLINED IN BLUE. SOURCE: GRIP MAPS

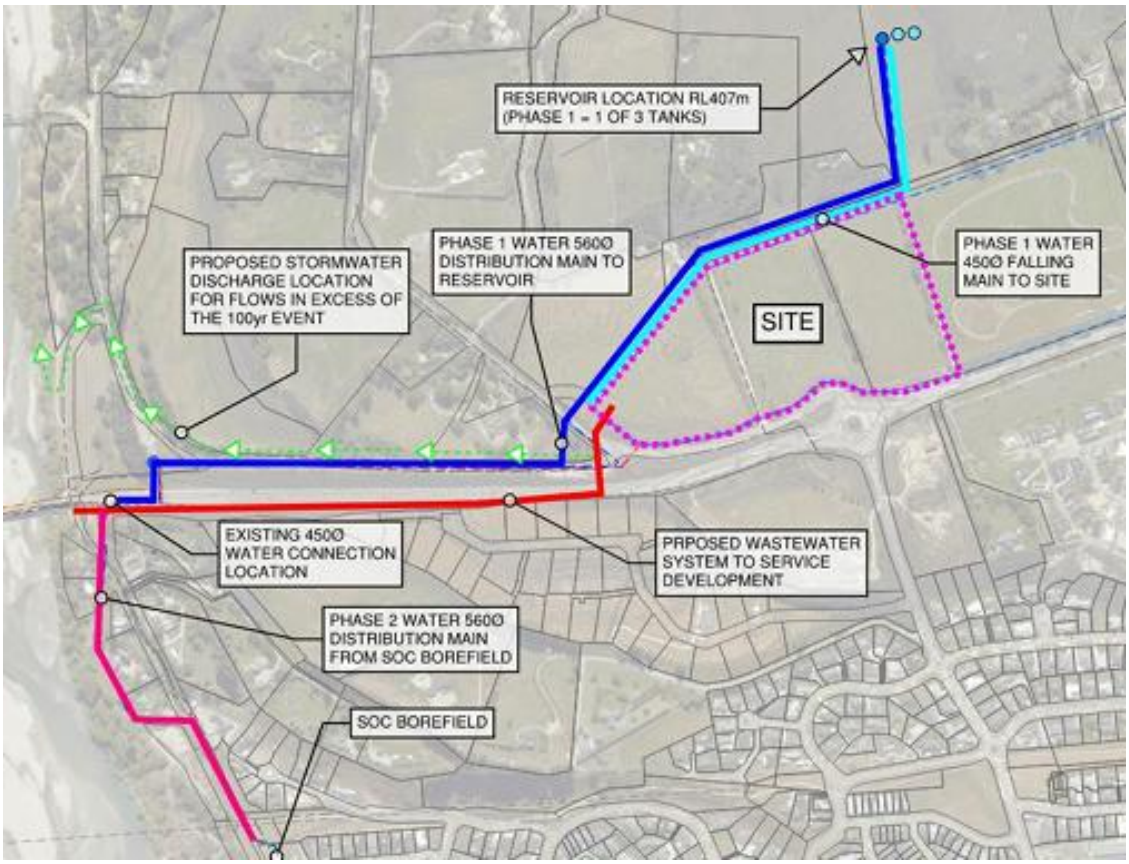

FIGURE 2: WIDER SITE FOR EXTERNAL 3WATERS INFRASTRUCTURE WORKS