

s 9(2)(a)

From: s 9(2)(a)
Sent: Friday, 13 March 2026 4:37 pm
To: s 9(2)(a)
Subject: Application File Upload received (12 Lower Shotover Road)

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Hi s 9(2)(a)

We have received your files and will be in contact in due course.

Upload Application Files

UAFv1_2653393

Submitted: 13-Mar-2026 16:36:21

SUBMIT

s 9(2)(a)

Question

Answer

First Name

s 9(2)(a)

Last Name

Contact Number

Email

Application Type

Planning - Fast Track Approvals

Is this a New application or files for a Current application?

New Application

Your reference until we issue an Application Id e.g. Street Address or Lot #

12 Lower Shotover Road

Comment

Good afternoon,
We've previously met with a number of Council teams throughout the development of this project, and we've really appreciated the input received to date. As we move toward lodging our fast track referral application, we'd like to bring everyone together again to ensure we all have a shared understanding of the current proposal.

We're very happy to meet via Teams at a time that suits. We can also make ourselves available for an in-person meeting next week (18 March), although we appreciate that is short notice.

Please let us know what would work best.

Kind regards,
s 9(2)(a)

This is an overview of the Form. Table and Attachment questions are not displayed.

Kind regards,

Queenstown Lakes District Council

s 9(2)(a)

From: Onur Oktem s 9(2)(a)
Sent: Thursday, 9 April 2026 4:06 pm
To: s 9(2)(a)
Cc: Fiona Blight
Subject: RE: Application File Upload for 12 Lower Shotover Road (UAFv1_2653393)

Good afternoon s 9(2)(a)

Many thanks for your email, and please accept our apologies for the delay in responding due to the Easter break.

We understand your desire to progress and lodge your application promptly, and we acknowledge that this is an applicant-led process. Council will endeavour to work with you and your team in accordance with the requirements of the Act.

As mentioned previously, none of the engagement or consultation undertaken to date is lost, and Council teams of course retain that knowledge. However, please note (as I mentioned to s 9(2)(a) in my previous email) that the summary of your current proposal appears to differ materially from the pre-application proposal discussed with our teams under the RMA pre-application process. For example, increased building heights and densities are now proposed.

In response to your question about whether Council is currently collecting comments from all relevant QLDC departments, Council is not doing so at this time. This step would usually follow the receipt of more detailed technical information. At present for the Fast Track Referral Application, Council has received a high-level summary of the proposal, which does not yet allow for a meaningful internal review across teams. That said, if you are willing to share your application with us, we can begin circulating it internally so Council teams can review it and provide comments where appropriate. Please let us know if this is something you would be keen to do.

I would also like to draw your attention to the recent amendment to the FTAA that came in on 1 April 2026. While largely procedural, it is important to note that under section 11(1)(b) and (c) of the amended Act (effective 1 April), an applicant must notify the relevant local authorities and provide them with 20 working days to respond to the consultation notice. If this requirement is not met, the EPA may return the referral application. I am not sure whether this is something you are already aware of from your agents. QLDC considers it has not yet received that formal notice. We are not trying to make the process convoluted and difficult but rather are conscious of the formalities of this Fast Track process which we are all involved in that require a number of specific steps be met. As above, if you are happy to share more detailed information on the Fast Track proposal and provide us with the 20-working day consultation notice at the same time, we get the Council team underway reviewing it.

I would be very happy to arrange a call or short meeting to discuss and confirm how best we can assist. I hope this is helpful.

Kind regards,

s 9(2)

s 9(2)(a), PhD | Principal Planner – Resource Management Policy

Queenstown Lakes District Council

DD: s 9(2)(a)

| E: s 9(2)(a)



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From: Mitchell Holyoake s 9(2)(a)

Sent: Tuesday, 31 March 2026 7:50 PM

To: s 9(2)(a)

Cc: s 9(2)(a)

Subject: RE: Application File Upload for 12 Lower Shotover Road (UAFv1_2653393)

Hi s 9(2)

Thanks for your email so we understand the official position of QLDC.

Can you please confirm, following s 9(2) consultation request, that you are in the process of collecting comments from all relevant QLDC departments?

We have some concern that in November we could see a change in Government and that projects using the FTAA are generally politically polarising. There is a risk that some parties may seek to repeal the Act. That said, we consider our project to be politically neutral, and the primary reason we are using this pathway is due to the proposed height.

To de-risk the project, we are pushing forward at pace with the ambition of having an approved consent by 1 November. As a first step toward this, we will be lodging our referral application tomorrow.

We plan to continue our ongoing communications with QLDC staff to ensure that, at the time we lodge the substantive application in June/July, we have support from Council for both the proposal and the proposed conditions.

I look forward to hearing the best way forward to ensure all relevant departments are appropriately consulted with over the next three months.

Kind regards,,

s 9(2)(a)
Design & Consent Manager
Simplicity Living
s 9(2)(a)



From: s 9(2)(a)
Sent: Tuesday, 31 March 2026 4:37 pm
To: s 9(2)(a) s 9(2)(a)
Cc: s 9(2)(a)
Subject: RE: Application File Upload for 12 Lower Shotover Road (UAFv1_2653393)
Importance: High

You don't often get email from s 9(2)(a) [Learn why this is important](#)

Good afternoon s 9(2)

Thank you for your email and for providing the required documentation. We acknowledge the need to progress this matter promptly and will coordinate the necessary meetings to advance the consultation requirements. I am happy to facilitate this on behalf of the Council teams.

To clarify my earlier comments, while there has been prior engagement with Council, this occurred within a pre-application RMA context. Your current consultation request is made under the FTAA and must therefore be considered with reference to the Minister's criteria under section 22 and the requirements of section 17. As such, internal Council teams will prepare their comments from the perspective of section 17 and the purpose of the FTAA, rather than relying on earlier RMA-based engagement.

I am available to discuss coordination of the Council teams. Please let me know a suitable time.

Kind regards,
s 9(2)

s 9(2)(a), PhD | Principal Planner – Resource Management Policy

Queenstown Lakes District Council

DD: +s 9(2)(a)

P: s 9(2)(a) | E: s 9(2)(a)



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Planning Matters



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From: s 9(2)(a)

Sent: Thursday, 26 March 2026 4:50 PM

To: s 9(2)(a)

Subject: RE: Application File Upload for 12 Lower Shotover Road (UAFv1_2653393)

Hi s 9(2)(a)

Thank you for your email.

Can you just clarify what you mean by the consultation documentation I submitted is material that relates to a different proposition than what would be assessed under the FTAA?

I provided the QLDC Fast Track application form, the Fast Track Approvals Act 2024 – Consultation Document, a Fast Track Referral Application Project Summary report outlining our proposal under the fast track (attached as Consultation Summary Document 13_03_26) and supporting development and infrastructure plans.

I believe this contains everything needed to continue the engagement with Council under the FTAA consultation pathway.

It would be ideal to organise a meeting with the relevant departments in Council early next week. However, I'm conscious that bringing all departments together in a single meeting may not be the most efficient way to progress this next step. If it's more practical, I'd be very happy to meet with the relevant teams separately with you.

Alternatively, if high-level comments from P&I, Planning, Parks, or any other teams you consider necessary (s 9(2)(a) in Strategic Growth) can be provided in writing, we would appreciate understanding the timeframes for delivery so we can keep momentum on the process.

Kind regards,
s [REDACTED]

s 9(2)(a)
Senior Planner



s 9(2)(a)
[REDACTED]

s 9(2)(a)
[REDACTED]

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From: s 9(2)(a)
[REDACTED]

Sent: Thursday, 26 March 2026 4:18 pm

To: s 9(2)(a)
[REDACTED]

Subject: RE: Application File Upload for 12 Lower Shotover Road (UAFv1_2653393)

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi s 9(2)(a)
[REDACTED]

Many thanks for your email and for touching base and checking in regarding the timelines.

To be clear, we absolutely acknowledge and appreciate the knowledge you have shared with our teams to date. That work is not lost. The individuals you mentioned will continue to be involved in the project; however, their role will now be framed through a Fast-Track Applications (FTAA) lens and within the parameters of the Fast-Track legislation.

I do need to emphasise that the engagement undertaken so far has been conducted under the RMA framework and within an RMA pre-application context. Unfortunately, this engagement cannot be counted as part of the formal consultation requirements under the FTAA, as the legislation requires a separate and distinct consultation process. We therefore cannot provide a formal acknowledgement of engagement undertaken to date for the purposes of the FTAA. The FTAA consultation pathway will need to be coordinated through our team to ensure compliance.

I have had a quick look at the consultation documentation you submitted—thank you for providing that. We genuinely appreciate the due diligence, and it is very helpful for organising our teams. However, as you will appreciate, the material relates to a different proposition than what would be assessed under the FTAA. As such, we will need to establish a separate, FTAA-compliant

consultation process so that we can provide comments aligned with the criteria under the Fast-Track legislation, which differ significantly from those under the RMA.

I look forward to hearing your thoughts on how we can most effectively and efficiently organise the required consultation meetings. I am happy to discuss this further and can set aside time to ensure these are scheduled appropriately.

Kind regards,

s 9(2)(a)

s 9(2)(a) PhD | Principal Planner – Resource Management Policy



Queenstown Lakes District Council

s 9(2)(a)

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From: s 9(2)(a)

Sent: Wednesday, 25 March 2026 3:41 PM

To: s 9(2)(a)

Cc: s 9(2)(a)

UAFv1_2653393)

Hi s

Thanks again for coordinating the formal side of the fast-track consultation. I wanted to touch base as we move into the next steps and get a sense of timeframes from your end.

I appreciate you're picking this up fresh, but there is already strong familiarity with the project across Council. We've had ongoing engagement with s 9(2)(a) on planning matters, s 9(2)(a) in Parks, and s 9(2)(a) and others in P&I, on all things infrastructure and transport. Given that background, it would be helpful to maintain continuity so we can build on the work already done.

We're very willing to meet again with all departments, but understand that coordinating and compiling feedback across Council will inevitably take you some time. As much of this has already been worked through in earlier discussions, could QLDC provide a short acknowledgement of the pre-consultation to date and confirm the shared intent to continue that engagement through the fast-track process?

If it would be useful, Mitch and I are happy to meet with you to run through the engagement to date.

Look forward to hearing from you.

Kind regards,
Jo

s 9(2)(a)



s 9(2)(a)

s 9(2)(a)

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