

26 February 2026

Ref: OIA 26007

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Tēnā koe [Redacted]

I refer to your request for official information received on 20 January 2026:

All advice, memoranda, correspondence, reports, and other information relating to the possible substantive application for the Ridgeburn residential and mixed-use development (122 Morven Ferry Road, Arrow Junction, near Queenstown) since 7 October 2025 (but excluding the email sent by me dated 11 December 2025).

The information you have requested is attached. Some of the information you have requested has been redacted under the following sections of the Official Information Act 1982 (OIA).

- section 9(2)(a) – to protect the privacy of natural persons.
- Section 9(2)(g)(ii) – to maintain the effective conduct of public affairs through the protection of officers and employees from improper pressure or harassment.

We consider there is good reason to withhold this information that outweighs the public interest in making it available.

On 15 December 2025, Fast-track Applications Team Leader Ben Bond held a pre-application meeting with Barker and Associates, on behalf of the Ridgeburn applicant, and outlined the Fast-track process. The applicant later asked for the application to be considered a priority application.

I hope this information is helpful. You have the right to seek an investigation and review by the Ombudsman of this decision under section 28(3) of the OIA. You can contact the Ombudsman on 0800 802 602, or by email at [info@ombudsman.parliament.nz](mailto:info@ombudsman.parliament.nz)

If you have any further queries, please do not hesitate to contact us via [oia@fasttrack.govt.nz](mailto:oia@fasttrack.govt.nz)

We may publish your request and our response on our website, [www.fasttrack.govt.nz](http://www.fasttrack.govt.nz). We make OIA responses available so others can read more about the work we do and the questions we are asked. Any information that might identify you will be removed to protect your privacy.

Nāku noa nā



Michelle Ward  
**General Manager, Climate, Land and Oceans**