

# Waitiri Project Ngāi Tahu Engagement and Partnership Opportunity

Eco-Tourism | Housing |  
Regenerative Landscape  
| Infrastructure  
June 2025



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# Partnership Overview



**We invite Ngāi Tahu to co-create a landmark regenerative, cultural and intergenerational development in Gibbston Valley.**

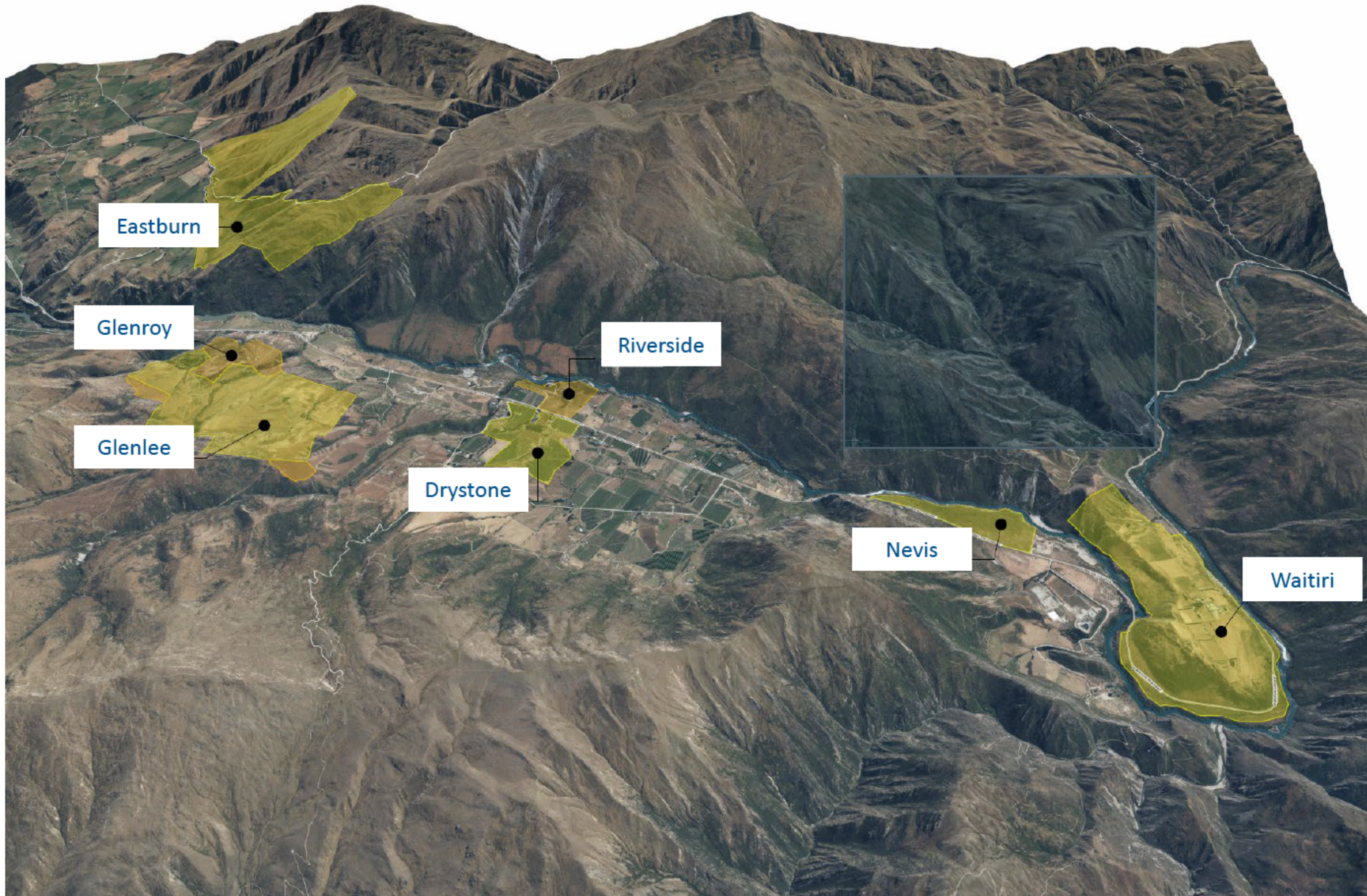
## **\*\*Project Snapshot\*\***

- Location: Gibbston Valley, Waitiri Penninsula
- 500+ hectares | 2000+ homes | 150-room eco-resort
- 200,000m<sup>2</sup> logistics/agri-tech hub | Village precincts
- Current Stage: Land control secured, concept planning underway

## **Why Ngāi Tahu?**

- Your values of kaitiakitanga, investment strength and cultural leadership are essential to delivering a nationally significant, legacy development.

# Sites Overview



# Waitiri Peninsula



# Waitiri Peninsula



# Initial Concept- Waitiri Peninsula



Community

Solar Farm  
(8.41Ha)



# Waitiri Peninsula



- 350- 400 units 1200- 1500m<sup>2</sup> sections
  - Provision to scale down with larger sections to 200
- Initial Traffic Engineer assessment is positive
  - Will need further NZTA engagement
  - Potential to explore 2 access points
- Water access and wastewater aspect raised
  - Water- source on site and additional to be drawn from river
    - On site storage and treatment
  - Wastewater
    - On site treatment and no disposal in the river
- Market Strategy (ave. QT house price \$1.6M)
  - Sections \$6-700k, finish product range \$1.5- \$2.5 range
- Solar farm initiative
  - Great interest and will support overall Fast Track application and local community/ Ngai Tahu support
- Community centre- any old/ historic building on site?
  - Café/ dairy/ bar

# Riverside | Drystone



# Riverside | Drystone



# Riverside | Drystone



# Riverside



River Set-Back

Sloping Terrain

Green Spline

Vines/Planting

- Village Shopping centre
  - Mini supermarket
  - Medical centre/ GP/ Radiology/ etc.
  - Pharmacy
  - Cafes/ bars
  - Well, being- Community Centre
    - Gym
    - Yoga
  - These commercial units can be sold internationally
- Resort- TBC .. Gibbston Valley
  - Pre- sales can be done internationally
- Sections- 350- 700m2 sections
- Initial Traffic Engineer assessment is positive
  - Roundabout and underpass for pedestrian/ cycle
  - Will need further NZTA engagement
- Water access and wastewater aspect raised
  - Water- source on site and additional to be drawn from river
    - On site storage and treatment
  - Wastewater
    - On site treatment and no disposal in the river
- Market Strategy (ave. QT house price \$1.6M)
  - Resort and commercial- market internationally for overseas investor
  - Section – local sale at competitive price point
  - Affordable housing

# Drystone



- Housing sections 400- 7002
  - Integration of worker accommodation
  - Affordable – strong interest for circa 100 units takeout
  - Potential for some level of government underwrite – explain not social housing new underwrite program
- Sections- 400- 700m2 sections
- Initial Traffic Engineer assessment is positive
  - Roundabout and underpass for pedestrian/ cycle
  - Will need further NZTA engagement
- Water access and wastewater aspect raised
  - Water- source on site and additional to be drawn from river
    - On site storage and treatment
  - Wastewater
    - On site treatment and no disposal in the river
- Market Strategy (ave. QT house price \$1.6M)
  - Resort and commercial- market internationally for overseas investor

# Glenlee | Glenroy



# Glenlee | Glenroy



# Glenlee | Glenroy



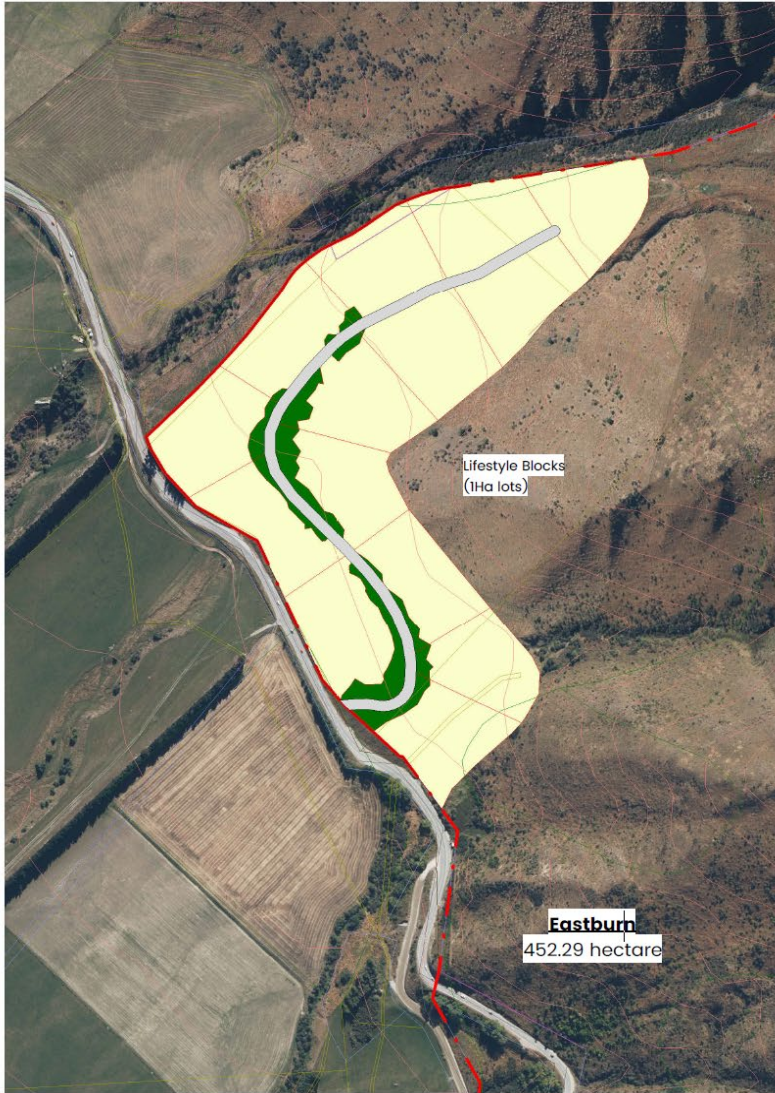
# Glenlee | Glenroy



# Eastburn



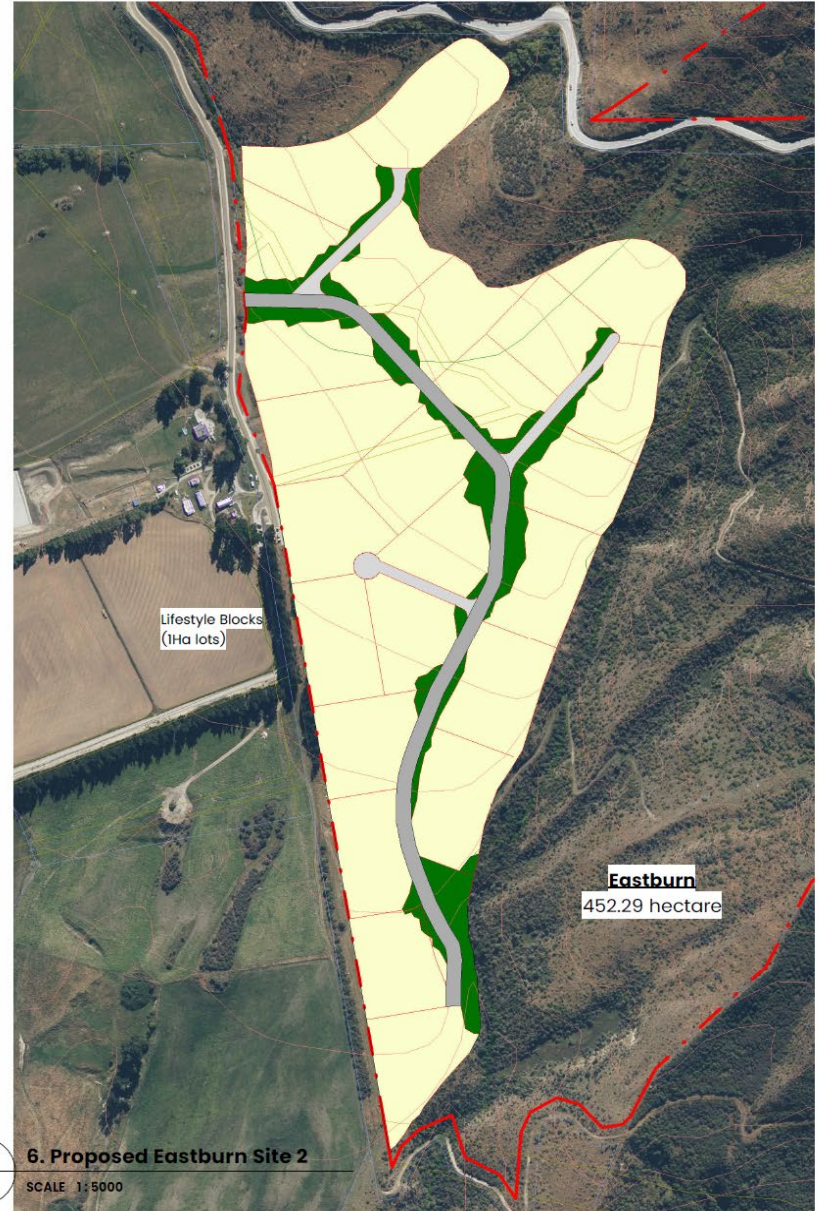
# Eastburn (WIP)



1

6. Proposed Eastburn Site 1

SCALE 1:5000



2

6. Proposed Eastburn Site 2

SCALE 1:5000

# Projects Overview



## Strategic Objective

- To establish Waitiri Development as a **culturally grounded, environmentally resilient, and commercially viable development** that reflects **local mana whenua values, upholds Tikanga Māori** in its governance and design, and contributes to intergenerational wellbeing.

## Guiding Values

### Kaitiakitanga- Cultural and heritage

- ❖ Uphold environmental guardianship through low-impact design, ecological restoration, and protection of whenua and waterways.

### Manaakitanga- Respect and Well Being

- ❖ Promote well-being, dignity, and hospitality for all who engage with the whenua, especially Ngāi Tahu- Runanga and local communities.

### Whanaungatanga- Community, Education, Economic, Collective outcomes

- ❖ Strengthen relationships and kinship ties through collective ownership, co-design, and community-building.

### Rangatiratanga- Leadership and Self determination

- ❖ Ensure Ngāi Tahu- Runanga have active governance roles and commercial outcomes in the project, with autonomy to shape outcomes that reflect iwi priorities.

# Foundational Principles



## **Mō kā uri ā muri ake nei- Intergenerational Benefit**

- The development must deliver long-term value for current and future generations of Ngāi Tahu as a tangible outcome for this project

## **Tikanga-Led Decision Making**

- All processes – from planning to delivery – will honour Tikanga Māori and uphold Ngāi Tahu cultural integrity.

## **Equitable Partnership**

- The partnership between Oaks Living and Ngāi Tahu will be based on mutual respect, shared risk, shared benefit, and enduring ownership structures.

## **Cultural Visibility and Expression**

- The development will reflect Ngāi Tahu identity through naming, spatial design, storytelling, and incorporation of iwi artists and architects.

## **Sustainable Development**

- All infrastructure, housing, and commercial elements will adhere to best-practice environmental standards and support circular economies with sustainable economic outcome.

# Expected Outcomes



## Cultural Outcomes

- Integration of Ngāi Tahu narratives, place names, art, and design elements across the development
- Enhanced visibility and recognition of mana whenua relationships with the land

## Environmental Outcomes

- Restoration of native habitats, protection of waterways, and implementation of nature-based solutions- Waste water and potable water strategy
- Long-term ecological stewardship plans co-designed with Ngāi Tahu environmental specialists

## Economic Outcomes

- Joint venture structures providing investment returns and equity positions for Ngāi Tahu entities
- Development of Māori-led enterprises and training/employment pathways

## Housing and Social Outcomes

- Delivery of affordable and mixed-tenure housing options that prioritise Māori whānau
- Community infrastructure that supports intergenerational living and wellbeing

## Governance Outcomes

- Establishment of a joint governance board incorporating Ngāi Tahu representatives
- Ongoing decision-making participation in key milestones, approvals, and cultural sign-off processes

# Partnership Options



## **Eco & Cultural Tourism- Create immersive cultural and nature-based experiences**

- Ngāi Tahu- branded lodge, hikoi, native regeneration, storytelling
- Potential for a Ngāi Tahu-branded lodge, guided hikoi (walks), Indigenous Planting, and storytelling spaces.
- Showcase the land's natural and cultural narratives
- Heritage/ cultural centre

## **Regenerative Landscape**

### **Intergenerational Housing**

- CHP/ 5% threshold for affordable housing
- Deliver a portion of homes as whānau-friendly, affordable, and future-focused dwellings.
- Potential papakāinga-style or intergenerational clusters embedded in the village setting

### **Logistics & Infrastructure**

- Investment opportunity in regional logistics/ commercial hub

### **Sustainable Placemaking**

- Ngāi Tahu leadership in naming, design, and sustainability framework
- Position Gibbston as a model development with solar, low-carbon design, greywater recycling, and community composting

# Summary

| Component                      | Role for Ngāi Tahu                                             | Benefit                                            |
|--------------------------------|----------------------------------------------------------------|----------------------------------------------------|
| Commercial Partner             | Co-investment in select precincts (resort, housing, logistics) | Capital uplift, strategic land position<br>Housing |
| Cultural Advisor / Design Lead | Co-author place identity, naming, and spatial design           | Legacy, cultural visibility                        |
| Tourism Operator               | Ngāi Tahu tourism involvement                                  | Revenue, brand extension                           |
| Land Steward                   | Co-manage green belts, trails, river corridors                 | Kaitiakitanga, biodiversity                        |

# Next steps

- Finalize initial fast track submission- End of July- Mid Aug 25
  - Engagement letters for Runanga support
  - Expression of interest in any potential commercial partnerships
  - Cultural assessments
  - QLDC and ORC consultations
- Lodgment of full application- Mid Oct- Early Nov 2025
  - Landscape and cultural assessments and its integration in design
  - Formalization of commercially viable partnerships
- Stage 1 go live- Sept 2026

29 April 2026, Wednesday

File:  
Your ref:

Dear Jo,

**Re: Waitiri Development, Gibbston Valley – Fast-Track Approvals Project**

Thank you for your **email dated 22 April 2026** advising that Oaks Living Limited intends to apply for all necessary approvals under the Fast-Track Approvals Act 2024 (the Act) for the proposed Waitiri Development located within the Gibbston Valley.

The purpose of this letter is to acknowledge receipt of your correspondence, confirm Queenstown Lakes District Council's (QLDC) willingness to participate in further consultation on the proposed application, and note that you have shared with Council an online folder containing the initial technical assessments currently available for the project.

QLDC acknowledges receipt of these technical assessments, which are currently undergoing internal review by Council officers. Notwithstanding this, as discussed with you in earlier conversations, an initial review indicates that the preliminary geotechnical assessment in particular is likely to require peer review. This is intended to ensure that key geotechnical and natural hazard issues are identified and appropriately addressed at an early stage.

At the time of writing, you noted that landscape and economic assessments were still in preparation. Council officers look forward to receiving these reports once they become available.

We also note your commitment to ongoing engagement with Council beyond 8 May 2026.

Thank you again for your correspondence. We look forward to continuing our consultation and working constructively with you to meet the requirements of the Act.

Yours sincerely



Onur Oktem-Lewis

QLDC Programme Manager, Fast-Track Approvals Act

Principal Planner, Resource Management Policy

14 May 2026

RM26.152

Jo Fyfe  
Campbell Brown Planning  
Email: s 9(2)(a)

Dear Jo,

### **Waitiri Developments (Oaks Living Limited) – Fast-track Referral Application**

#### **Pre-application consultation - Response from Otago Regional Council**

Thank you for your request for pre-application advice for Waitiri Developments on behalf of Oaks Living Limited. Thank you also for agreeing to a pre-application process, which allows us to fully assess your proposal and provide guidance to help you prepare an application.

We acknowledge that consultation with Otago Regional Council (**ORC**) commenced prior to 31 March 2026. Accordingly, the formal notice requirements under section 11 of the Fast-track Approvals Act 2024 (FTAA) do not apply in this instance.

We also confirm that we have had the opportunity to review and comment on the pre-application material and draft referral application documents provided by you, the applicant, as part of the pre-application consultation process.

We have appreciated the applicant's responsiveness to feedback provided to date, including updates and refinements made to draft reports and supporting material following discussions with ORC staff. We appreciate the collaborative approach that has been taken through the early stages of the process and the applicant's willingness to continue engagement as the proposal progresses.

The advice provided in this letter is based on the following information provided by the applicant:

- Request for pre-application advice made by Oaks Living Limited, dated 19 March 2026;
- Waitiri Project: Fast-track Application – Preliminary Ecological Assessment, dated 8 April 2026;
- Preliminary Geotechnical Hazards Assessment - Waitiri Development, dated April 2026;
- Waitiri Development: Landscape Strategy Oaks Living Ltd Fast-track Approvals Act Application, dated 2 April 2026;
- Transport Memo (Fast Track Action (2024) Referral for Waitiri Development Referral, dated 20 April 2026;
- Planning Overview prepared by Campbell Brown Planning Limited; and



- Fast Track Approval – Civil Report: Oaks Property, The Station @ Waititri, Gibbston Valley, Queenstown, dated 24 April 2026.

Having reviewed the preliminary application material and plans provided, ORC has identified the following relevant issues, planning requirements, and potential environmental effects that the applicant may wish to consider as the proposal progresses. Given the referral application and supporting material are prepared at a relatively high level, ORC's comments are similarly high level in nature and are without prejudice to any future position ORC may take in relation to any substantive application, approval, or detailed assessment of effects.

#### Potential approvals required from the ORC under the Fast Track Approvals Act 2024

This advice provides a preliminary overview of the likely approvals associated with the proposed residential development and subdivision activities across the six Gibbston Valley development areas that are within the scope of ORC's role and functions. The comments below are based on the information provided to date and are intended to assist with identifying the likely approvals framework, key rule triggers, and technical matters requiring further investigation.

Given the proposal remains at a preliminary stage, this advice is necessarily high level and without prejudice to any future position the Otago Regional Council may take in relation to any formal application, referral process, substantive approval, or detailed assessment of environmental effects.

Based on the information provided to date, the proposal is likely to require a range of approvals that would otherwise be required from ORC as resource consents under the Resource Management Act 1991. In particular, the proposal is likely to trigger provisions under:

- Otago Regional Plan: Water for Otago (RPW);
- Regional Plan: Waste for Otago (RPWa);
- Regional Plan: Air for Otago (RPA);
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F);
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS); and
- Resource Management Act 1991 (RMA).

Depending on the final design, servicing arrangements, and staging of the proposal, additional regional approval requirements may also arise.

#### **Likely approvals required**

The applicant has identified the following approvals as potentially applicable to the proposal:

- a discretionary activity discharge permit under Rule 12.A.2 of the RPW for the discharge of treated human sewage to land which may exceed the permitted activity threshold of 2,000 litres per day under Rule 12.A.1.4;
- a restricted discretionary activity water permit under Rule 12.1.4.6 of the RPW for a surface water take from the Nevis River, being a catchment not listed within Schedule 2A of the RPW;

- a discretionary activity water permit under Rule 12.2.4.1(i) of the RPW for the taking of groundwater through bores where the volume exceeds permitted activity thresholds;
- a controlled activity land use consent under Rule 14.1.1 of the RPW for the excavation, drilling, or disturbance of land for the purpose of creating bores; and
- a restricted discretionary activity land use consent and discharge permit under Rule 14.5.2 of the RPW for earthworks associated with residential development.

Based on the information currently available, ORC generally agrees that these approvals are likely to be required.

In addition to the approvals identified by the applicant, the proposal may also require further approvals depending on the final design, extent of works, servicing arrangements, and staging of development. These may include:

- land use consents associated with works within the beds of rivers and streams under Chapter 13 of the RPW, including structures, crossings, culverts, outfalls, intakes, diversions, bank works, restoration activities, and associated infrastructure;
- discharge permits for the discharge of stormwater under Chapter 12 of the RPW;
- additional land use consents and discharge permits associated with earthworks and land disturbance activities under Rules 14.5.1.1 and 14.5.2.1 of the RPW where permitted activity standards cannot be achieved;
- resource consents associated with activities within or adjacent to natural inland wetlands, including activities regulated under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F); and
- any ancillary land use consents, discharge permits, or water permits that may be required depending on the final design and staging of the proposal.

The referral application material notes that streams are present on the Eastburn, Glenlee-Glenroy, Riverside, and Drystone blocks, and that natural wetlands are present on the Eastburn block, with potential wetland areas identified on the Waitiri block. ORC notes the applicant's intention to further investigate and confirm the extent and status of these wetland areas prior to lodging any substantive applications.

ORC also acknowledges the proposal's intention to undertake restoration and planting within and adjacent to wetlands and waterways, which is considered a positive aspect of the proposal and may assist with enhancement of freshwater values and riparian function.

The application material indicates that earthworks, diversions, and discharges within 100 metres of wetlands can be managed so that wetland hydrology and water level ranges are not significantly impacted. Notwithstanding this, activities within and around wetlands may still trigger approval requirements under the NES-F, depending on the final design, extent of works, and location of infrastructure.

Accordingly, any substantive application should include sufficient assessment and delineation work to confirm the extent, values, ecological function, and hydrological characteristics of wetlands and associated freshwater receiving environments.

#### Water takes and allocation

We note that the applicant has not yet located specifically where the water will be taken from but further analysis will be undertaken after referral is granted and leading into the substantive process. ORC acknowledges the applicant's intention to refrain from taking water from over-allocated water bodies.

To assist with this assessment, Council provided updated flow estimates for creeks within the project areas to you on 30 March 2026 (shown in Table 1, below). As noted in our correspondence, the estimates are recent 7-Day MALF estimates based on comparisons with other gauged catchments, not on measured flow data.

*Table 1 Updated allocation estimates*

| Catchment                                           | Mean<br>m <sup>3</sup> /s | MALF<br>m <sup>3</sup> /s | Mean<br>l/s | MALF<br>l/s | Number<br>Consents | Current<br>Consented<br>Allocation<br>Rate l/s | Allocation<br>Based on<br>Plan (50%<br>7dMALF)<br>(l/s) | Allocation<br>available<br>(l/s) | Over (1)<br>or under<br>allocated<br>(0) |
|-----------------------------------------------------|---------------------------|---------------------------|-------------|-------------|--------------------|------------------------------------------------|---------------------------------------------------------|----------------------------------|------------------------------------------|
| Gentle Annie<br>Creek                               | 0.340                     | 0.110                     | 340         | 110         | 1                  | 50                                             | 55.0                                                    | 5                                | 0                                        |
| Muddy Creek                                         | 0.168                     | 0.042                     | 168         | 42          | 0                  | 0                                              | 21.0                                                    | 21                               | 0                                        |
| Toms Creek                                          | 0.086                     | 0.029                     | 86          | 29          | 3                  | 63.5                                           | 14.5                                                    | -49                              | 1                                        |
| Camp Creek<br>(1)                                   | 0.234                     | 0.092                     | 234         | 92          | 2                  | 74.1                                           | 46.0                                                    | -28                              | 1                                        |
| Franks Creek                                        | 0.066                     | 0.017                     | 66          | 17          | 2                  | 23.4                                           | 8.5                                                     | -15                              | 1                                        |
| Gibbston<br>Back Road<br>Creek/Grassy<br>Gully      | 0.130                     | 0.030                     | 130         | 30          | 0                  | 0                                              | 15.0                                                    | 15                               | 0                                        |
| Kawarau<br>River<br>(including<br>unnamed<br>tribs) | 209.61                    | 88.680                    | 209610      | 88680       | 15                 | 444.038                                        | 44340                                                   | 43895.96                         | 0                                        |

The above estimates likely differ from the information contained in the publicly available allocation layer in Otago Maps. The advice also noted that the creeks in the area are very steep and flashy, so suggested caution in relying too heavily on these estimates, which were produced as part of a regional catchment flow assessment.

ORC's hydrology team has confirmed that the current consumptive surface water allocation from the Nevis River catchment (including the main stem and tributaries) is approximately 708.15 l/s, with an additional 122 l/s allocated as non-consumptive takes. This information was provided to Oaks Living Ltd on 28 April 2026.

Should a substantive application include abstraction of water for potable or community supply purposes, ORC would expect to see a detailed assessment that addresses the matters of discretion listed under Rule 12.1.4.8 of the Regional Plan: Water

#### Discharges, stormwater, wastewater, and earthworks

Based on the information provided to date, ORC consider that further detailed assessment will be required at the substantive application stage in relation to:

- stormwater management and stormwater discharge effects;
- wastewater treatment and disposal;
- earthworks and sediment management;
- potential effects on hydrology, groundwater, surface water quality, and freshwater ecology; and
- the assumptions and mitigation measures relied upon in reaching conclusions regarding environmental effects.

ORC acknowledges that the applicant has advised that these matters will be addressed through more detailed technical assessments accompanying any substantive application.

ORC's compliance team noted that the current information remains relatively high level, and that future applications should include:

- detailed information regarding proposed water takes, wastewater discharges, and any reliance on existing water rights;
- detailed Environmental Management Plans (EMPs); and
- Erosion and Sediment Control Plans (ESCPs) for the relevant stages and sites.

#### River management and engineering matters

ORC's engineering team has provided the following preliminary comments:

- the relevant reach of the Kawarau River is not currently an area actively managed by ORC;
- ORC would be supportive of maintaining appropriate access to and along the river corridor to enable any future river management activities should they be required; and
- the applicant may also wish to engage with, or consider the views of, the Lower Clutha Liaison Group as the proposal progresses.

#### Contaminated land

ORC notes that some areas proposed for development may have been subject to historical land use activities listed within the Ministry for the Environment's Hazardous Activities and Industries List (HAIL), including activities associated with viticulture. As a result, there may be contaminated land considerations associated with future earthworks and development activities.

The applicant should consider whether any resource consents may be required for the disturbance of contaminated soils, earthworks, drilling activities, or associated discharges.

Further information regarding contaminated land management and the Selected Land Use Sites (SLUS) register is available on the ORC's website, noting that the SLUS register should not be regarded as a complete record of all properties in Otago. The absence of available information does not necessarily mean that the property is uncontaminated; rather no information exists on the database.

#### Natural hazards

ORC has also previously provided preliminary advice related to natural hazard matters associated with the proposal area. ORC's high-level natural hazard advice is attached to this letter as Appendix 1 and was provided to the applicant before the Geotechnical report was finalised.

#### Public transport

Gibbston is not currently served by ORC public transport. However, ORC are currently investigating potential public transport service options for a sub-regional service between Alexandra and Queenstown that could serve the Gibbston area in the future.

We offer the following comments on the provided application content:

- Due to the non-linear road network and fragmented development pattern, we would not expect to serve any segments of the development with public transport via the internal road network as per the Otago Regional Public Transport Plan land use policies.
- We would expect the Applicant to fund the implementation of bus stops at key locations on State Highway 6 or on internal roads adjacent to the highway to future proof the sites for public transport provision.

In a substantive application we would expect the following information to be provided:

- How the development would support the uptake of sustainable transport modes (walking, cycling, public transport) as per the Otago Regional Policy Statement (2021) transport system policies.
- How the travel demand generated from the development would compare to the capacity of State Highway 6. As per the Otago Regional Policy Statement's development of urban areas and urban expansion policies, the urban form of the development should be integrated with development infrastructure such as roads.

#### Ongoing engagement

ORC appreciates the applicant's ongoing engagement and willingness to continue discussions as additional information becomes available. Continued pre-application engagement, including the provision of draft technical assessments and supporting information where available, is likely to assist in identifying areas of agreement and any remaining matters requiring consideration through the formal approvals process.

If you have any queries or require clarification on the information provided, please contact me on 0800 474 082 or by emailing [consent.fasttrack@orc.govt.nz](mailto:consent.fasttrack@orc.govt.nz)

Yours sincerely,



Angela Fenemor  
**Consultant Planner**



Jenny Ross  
**Team Leader Consents**

## Appendix 1: Natural Hazards advice provided to Oaks Living Ltd on 2 April 2026

Parts of the Gibbston Valley may be exposed to a range of natural hazards events, and parts of the proposed development areas are within mapped natural hazard areas. The applicant should identify and assess the natural hazards with potential to impact these proposed development areas – including flooding, slope stability (landslide, rockfall or debris flooding), and seismic hazards.

For further hazard assessments, the supporting information and assessments will need to be technically sound, supported by evidence and comprehensive (i.e. consider likely adverse effects for a wide range of situations including, low likelihood/high consequence situations, residual risk and address all natural hazard risks). The supporting information will need to be provided by a suitably qualified professional.

Regional-scale natural hazards mapping information for this area is available on the [ORC natural hazards portal](#) and is summarised below. These datasets are compiled at a regional-scale and intended to be used for hazard identification (“where might there be a hazard to look for?”), not as a basis for detailed design or to provide site-specific hazards information. For some datasets, mapping has an accuracy  $\pm 100\text{m}$  at best.

### Slope stability hazards

ORC holds two regional-scale slope stability hazard mapping datasets;

- Landslide mapping from GNS Science of existing landslide features (even those which may be inactive). This dataset does not necessarily identify all locations which may be vulnerable to potential future landslide, only those where an existing landslide feature has been identified.
- Rockfall hazard ‘awareness areas’ based on hazard modelling by [GNS Science \(2022\)](#).

The [NZ Landslide Planning Guidance](#), published by GNS Science in 2024, can provide a guide to the level of detail of slope stability investigation which may be required for various purposes.

### Flooding and debris flooding hazards

Flooding may occur in low lying areas adjacent to stream channels or on active alluvial fan surfaces.

ORC holds two alluvial fan hazard mapping datasets;

- Regional-scale mapping of alluvial fan surfaces in Otago was documented by [Opus and GNS Science \(2009\)](#). Alluvial fans are classified by activity status (active or inactive), and dominant activity type (debris- or floodwater-dominated, or ‘composite’ where these processes cannot be separated due to the scale of mapping or where fans appear to be subject to both processes).
- The ORC ‘fan landform’ mapping layer was developed by [GNS Science \(2009\)](#). This shows mapping of the main landform features, where areas mapped as ‘fan active bed’

or ‘fan recently active’ may be exposed to natural hazard processes such as flooding or debris flooding.

In locations below steep catchments with a high sediment loading, Flooding may contain significant debris content and cause debris inundation – e.g. a debris flooding event occurred nearby in February 2020 at Grassy Gully Creek (Gibbston Back Road) – see photo below.

### Seismic hazards

Several strands of the active NW Cardrona Fault cross the Gibbston Valley at the Glenlee Glenroy – Mānia project area. This is one of the more active faults in Otago, with an interpreted recurrence interval of ~13,200 years. The fault mapping was compiled by GNS Science and is documented in reports by GNS Science:

- GNS Science, 2019. [General distribution and characteristics of active faults and folds in the Queenstown Lakes and Central Otago districts.](#)
- GNS Science, 2025. [Review and update of active geological fault and fold characterisation in the Otago region.](#)

The spatial data for the mapped active faults dataset include the following attributes:

a. Surface form which quantifies how easily one could map a particular active fault or fold feature at site-specific scales (whether well expressed, moderately expressed, not expressed or unknown).

b. Certainty which signifies whether a mapped active fault/fold feature is known or suspected (whether definite, likely, possible, or potentially active).

c. Recurrence Interval (estimated time between successive prehistoric earthquakes)

ORC has developed buffers around mapped active faults, named ‘fault awareness areas’, the process of developing these buffers is described in [a 2025 ORC report](#). These buffer areas highlight that an active fault is known to be present in this location. The fault buffers are designed to;

1. be large enough to encompass the full range of plausible locations of the active fault,
2. to account for the inaccuracies involved in mapping at a regional scale, and
3. to accommodate the possibility that future fault ruptures and associated ground deformation may not coincide exactly with mapped areas of previous fault rupture deformation.”

[A 2015 GNS Science report](#) provides guidance for management of active faulting hazards – this document was developed for the Canterbury region, but has also been used as the basis for developing the Otago fault buffers noted above.

The Gibbston Valley area is not considered to be prone to liquefaction, based on regional-scale mapping [by GNS Science \(2019\)](#).

## Natural hazard management

ORC does not generally provide advice on recommended or acceptable natural hazard mitigation approaches, as this is for an applicant to decide and propose hazard mitigation interventions.

If proposing engineered defences for management of flooding hazards then an ORC 'Defence against Water' consent may be required. A defence against water is defined as: *"Any dam, weir, bank, carriageway, groyne, or reservoir, and any structure or appliance of any kind which has or may have the effect of stopping, diverting, controlling, restricting, or otherwise regulating the flow or spread or subsidence, in or out of a water body, of water including flood waters, which is specifically established for the purpose of flood hazard mitigation."* [Consenting team to check – other consents may also be required, e.g. for earthworks?]

The [National Policy Statement for Natural Hazards \(NPS-NH\)](#) provides policy guidance for management of natural hazard risk associated with subdivision use and development. The policies of the NPS-NH are copied below;

- **Policy 1:** When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.
- **Policy 2:** Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.
- **Policy 3:** Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.
- **Policy 4:** Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.
- **Policy 5:** Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.
- **Policy 6:** The potential impacts of climate change to at least 100 years into the future must be considered.

The Otago Regional Policy Statement ([Otago Regional Policy Statements](#)) also contains objectives and policies relevant to the management of natural hazards and risk and development in areas where natural hazards are identified.



Fig. 13: Aerial view looking down the fan and channel. The 1<sup>st</sup> culvert is in the foreground. Finer grained flows which escaped the channel travelled a long distance down the fan surface



# Campbell Brown

Planning & Resource Management Specialists

## Meeting Minutes

Campbell Brown Planning Limited  
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**Date:** 18/03/26  
**Project:** Waitiri Fast Track Project  
**Meeting with:** Otago Regional Council (ORC)  
**Attendees:** Vijay Singh, Oaks Living Limited  
Justin Tipa, Chair Te Rūnanga o Ngāi Tahu  
Richard Saunders, ORC CEO  
Jo Gilroy, ORC General Manager Environmental Delivery  
Alex King, ORC Consents Manager  
Jo Fyfe, Campbell Brown Planning, Principal Planner  
Michael Campbell, Campbell Brown Planning, Director  
Jeremy Brabant, Barrister  
David Cloete, Maven, Regional Director  
Will Moore, Maven, Director  
Steve Skelton, Patch, Landscape Architect

### Minutes

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Presentation of project by applicant team

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The main planning considerations locally in the District Plan are landscaped focussed

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Regional Plans – consider consents for:

- Earthworks for residential development
  - Water takes: bore and river
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- Consider residents association for managing private wastewater system
  - Water allocation – Eastburn could be challenging
  - ORC to provide water consent information and any other relevant information they can pull together

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Next steps – Oaks Living Limited to complete pre-application form

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ORC have a regional council working group for Fast Tracks to assist moving forward

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Consider provision for bus stops / interchange, although acknowledging there is no public transport provision around the area currently, or proposed

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Consider pest management across the development.

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**Date:** 26/03/26  
**Project:** Waitiri Fast Track Project  
**Meeting with:** New Zealand Transport Agency | Waka Kotahi ('NZTA')  
**Attendees:** Stuart Pearson, NZTA  
Tony MacColl, NZTA  
Matthew Jones, NZTA  
Roy Johnston, NZTA  
Chris Baker, NZTA  
James Long, NZTA  
Leo Hills, Commute Transportation, Director  
Jo Fyfe, Campbell Brown Planning, Principal Planner

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State Highway 6 is a Limited access road – this needs to be considered as such

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Wider network impacts – address:

- Ladies Mile
  - Crown Range intersection
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Trip generations / intersections discussed

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New connections discussed

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The provision for trip reduction is acknowledged, because of commercial/school offering within the Gibbston Valley. The applicant asked to address where the big trip generators are.

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Waitiri access

- It is noted the access at the south of Waitiri project area is relatively steep. This will need geotechnical investigation and possible mitigation to ensure no risk to the highway below.
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Drystone / Riverside

- Underpass discussion, including location
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**Date:** 7/4/26  
**Project:** Waitiri Fast Track Project  
**Meeting with:** Queenstown Lakes District Council (QLDC)  
**Attendees:** Michelle Morss, QLDC Interim CEO  
David Wallace, QLDC Planning & Development General Manager  
Arne Burgess, QLDC, Māori Strategy and Partnerships Manager  
Vijay Singh, Oaks Living Limited  
Justin Tipa, Chair Te Rūnanga o Ngāi Tahu  
Michael Campbell, Campbell Brown Planning, Director  
Jo Fyfe, Campbell Brown Planning, Principal Planner  
David Cloete, Maven, Regional Director  
Will Moore, Maven, Director  
Steve Skelton, Patch, Landscape Architect  
Leo Hills, Commute Transportation, Director

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Presentation of project by applicant team

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Consider second transmission lines across valley (Electrify Queenstown)

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Ensure the application covers off archaeology, ecology, economics, transport

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Ensure consultation includes Heritage NZ, Department of Conservation, Otago Regional Council

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Consider the Dark Sky Park – ensure a lighting expert is involved

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Consider vesting of parks and reserves. If it is a possibility, it is recommended the applicant discuss with QLDC's community services.

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Questions around public vs. private infrastructure and roads

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Stormwater – for smaller lots, soak pits may be an issue.

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