



19 May 2026

Vijay Sing
Oaks Living Limited

Tēnā koe Vijay

The Station @ Waitiri, Gibbston Valley
Referral Application under the Fast-track Approvals Act 2024

1. Introduction

- 1.1 Ngāi Tahu Papatipu Rūnaka with shared mana whenua interest in Tahuna welcomes the opportunity to provide comments on the proposed referral application made by Oaks Living (the **Applicant**) for the Station @ Waitiri, Gibbston Valley (the **Project**) Queenstown.
- 1.2 The project is made up of multiple sites which are situated in Gibbston Valley.
- 1.3 Ngai Tahu Papatipu Rūnaka with shared interest in the location for this project are Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Waihōpai Rūnaka, Awarua Rūnanga, and Ōraka-Aparima Rūnaka – collectively referred to hereafter as **Kā Rūnaka**.
- 1.4 At this stage, Kā Rūnaka are neutral towards the Project being allowed to go through the fast-track approvals process and our initial comments on the Project are set out below.

2. Comments

- 2.1 Kā Rūnaka acknowledge the proactivity of the applicant to engage with mana whenua representatives from the outset of the proposed project. This has included entering into a Process Agreement from which Kā Rūnaka will engage technical support to peer review the project and any potential impacts on our collective values.
- 2.2 In addition, the applicant has engaged Ngāi Tahu experts as part of the initial feasibility and technical assessments, including landscape and cultural values. The willingness and sincerity in the engagement are important for establishing trust and alignment between and applicant and Kā Rūnaka.
- 2.3 With respect to wider development across the Tahuna area, Kā Rūnaka hold significant concerns about the capacity of wastewater and infrastructure. Currently there are no existing services within the immediate area. Gibbston Valley is a small community of vineyards which utilize private water and wastewater schemes.





- 2.4 Kā Rūnaka acknowledges the applicant is proposing a private wastewater treatment plant with a disposal field and onsite infiltration testing is showing good infiltration rates. This will be reviewed in more detail through the substantive phase, particularly where the project may in fact alleviate pressure on the existing public network by accepting some of their flows.
- 2.5 Kā Rūnaka acknowledge ongoing discussions with the applicant regarding the potential for meaningful cultural and commercial collaboration connected to the Project, including opportunities that may contribute toward affordable housing, intergenerational wellbeing, and wider community outcomes for the region. These discussions are preliminary in nature, and any future arrangements would remain subject to further engagement and formal consideration by all parties

3. Next Steps

- 3.1 Kā Rūnaka reiterates initial engagement with Kā Rūnaka representatives and Aukaha on the referral application. Whilst Kā Rūnanga does not currently hold a position on the Project being allowed to go through the fast-track approvals process, we will seek to continue to increase engagement with the applicant as they develop their substantive application
- 3.2 As noted, the applicant has signed a Process Agreement with Kā Rūnaka which will be underpinned by engagement with the applicant and the sharing of technical reports that will ultimately enable Kā Rūnaka to reach an informed position on the project through the Substantial Application should it be referred.
- 3.3 It is the view of Kā Rūnaka that the completion of consultation and finalisation of a Treaty Impact Assessment must be completed prior to Submission of a Substantive Application by Oaks Living.

Nuku noa nā

Brett Ellison
Chair
Te Rūnaka Ōtākou Ltd

CC:

- **Kā Rūnaka Fast Track Steering Group:** Barry Bragg, Terry Nicholas, Shane Ellison, and Trevor McGlinchey

