

BRF-6811

6/10/2025

Ridgeburn Limited
C/o Olivia Stirling
Associate
Barker and Associates

email: olivias@barker.co.nz

Dear Olivia Stirling

Notice of Decisions on application for referral of the Ridgeburn project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Ridgeburn Limited for referral of the Ridgeburn project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being to develop a comprehensive residential and mixed-use development on approximately 212 hectares at 122 Morven Ferry Road, Arrow Junction, near Queenstown. The project may include works within the road reserves of Morven Ferry Road and State Highway 6.

The project involves:

1. the establishment and operation of approximately 1250 residential units (including 180 affordable units), a workers accommodation/visitor accommodation complex, and commercial village precinct (which may include retail, hospitality, community services, office space, supermarket and daycare)
2. 60 hectares of landscape and ecological enhancement, including native planting
3. integration with existing and proposed walking and cycling trails

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Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

The project will require the proposed approvals:

1. Resource consents under the Resource Management Act 1991
2. Wildlife approvals under the Wildlife Act 1953
3. Archaeological approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

Whole project

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

The Minister is satisfied the project:

- (a) is an infrastructure or development project that would have significant regional or national benefits; and
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will increase the supply of housing and address housing needs by providing approximately 1250 new residential units
- (b) will deliver significant economic benefits, including \$997 million in direct expenditure and contributing 1462 job-years

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

Specified matters for accepted referral application

The following person who lodged the referral application is the person authorised to lodge a substantive application for the project (s27(2)): Ridgeburn Limited.

In relation to a substantive application for the project:

1. The deadline for lodging the application under section 28(3)(d)(ii) is two years from the date of issue of this letter.
2. The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):
 - a. a transport infrastructure assessment that—
 - i. identifies the existing capacity of the local road network and State Highway 6 to service traffic associated with both the project while it is carried out and the resulting development; and
 - ii. identifies any upgrades to the local road network and State Highway 6 that are required to service that traffic; and
 - iii. identifies any funding required to carry out those upgrades (including who will provide that funding); and
 - iv. contains information on any discussions held, and any agreements made, between the authorised person and Queenstown-Lakes District Council or the New Zealand Transport Agency (or both) about transport infrastructure (including discussions and agreements about the matters referred to in subparagraphs (i) to (iii))
 - b. an assessment of the relevant infrastructure for three waters services that—
 - i. identifies the existing condition and capacity of that infrastructure; and
 - ii. identifies any upgrades to that infrastructure that are required in connection with the subdivision and the proposed development; and
 - iii. identifies any funding required to carry out those upgrades (including who will provide that funding);
 - iv. contains information on any discussions held, and any agreements made, between the authorised person and Queenstown-Lakes District Council about the relevant infrastructure (including discussions and agreements about the matters referred to in subparagraphs (i) to (iii)).

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

1. The Chief Executive of the New Zealand Transport Agency Waka Kotahi
2. Aukaha
3. Te Ao Mārama Incorporated

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the Application Lead – Max Gander-Cooper or phone 0800 FASTRK (0800 225 537).

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke that tapers to a point.

Ilana Miller

General Manager, Delivery and Operations

cc: Written notice (s28(1)) for accepted projects:

the applicant – Ridgeburn Limited

any person invited to comment (s17(1):

- relevant local authorities: Queenstown Lakes District Council, Otago Regional Council
- Minister for the Environment, Associate Minister of Housing, Minister for Arts, Culture and Heritage
- relevant administering agencies – Ministry for the Environment, Department of Conservation, Heritage New Zealand Pouhere Taonga
- Māori groups identified in the list provided to the Minister – Te Rūnanga o Ngāi Tahu, Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Wahōpai Rūnaka, Te Rūnanga o Awarua, Te Rūnanga o Ōraka-Aparima, Aukaha, Te Ao Mārama Incorporated
- any other person – Minister for Economic Growth, Minister for Regional Development, Chief Executive of New Zealand Transport Agency, Aukaha, Te Ao Mārama Incorporated

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

the Panel Convener (including all the related information received by the Minister)

any iwi authorities or Treaty settlement entities (other than those that must be notified under subsection (1)(b)) that the Minister considers have an interest in the matter – Te Rūnanga o Ngāi Tahu, Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Wahōpai Rūnaka, Te Rūnanga o Awarua, Te Rūnanga o Ōraka-Aparima

the EPA (including all the related information received by the Minister)

the relevant administering agencies – Ministry for the Environment, Department of Conservation, Heritage New Zealand Pouhere Taonga