WAITIRI DEVELOPMENT

Fast-track Approvals Act Referral Application

Landscape Strategy - Oaks Living Ltd

21 May 2026



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WAITIRI DEVELOPMENT

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Client name : Oaks Living Ltd.

Project # : PA25851
Issue # : IS21
Date : 21 May 2026

Creator : Steve Skelton, Felipe Braga, Phillip Chapman, Jessica Zuban

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Waitiri Development



The Waitiri Development is primarily located within the Gibbston Valley, bookended by the Crown Terrace to the west and the Waitiri Peninsula to the east. The landscape is defined by dramatic landforms shaped by glacial processes that formed terraces, schist escarpments, foothills and steep mountain slopes. Prominent features including the Kawarau River corridor, the Crown Range and Crown Terrace Escarpment, Nevis Bluff, the Waitiri Peninsula and the enclosing mountain slopes frame the wider setting. Movement through the valley along State Highway 6 and the Crown Range Road reinforces a strong sense of journey and arrival to the Whakatipu Basin.

For mana whenua the landscape forms part of a wider ancestral area shaped by mauka tīpuna, awa tīpuna and ara tawhito, with long-standing associations for Waitaha, Kāti Mamoe and Kāi Tahu whānui. Seven Kāi Tahu Papatipu Rūnaka hold shared interests across the area, which contains numerous taoka and wāhi tīpuna. European settlement from the mid-1800s introduced farming, transport routes and gold mining, leaving traces including water races, huts, tailings and modified river forms. Today the Gibbston Valley, Waitiri Peninsula and Crown Terrace are recognised for viticulture, rural living and tourism, with hospitality venues, cycle trails and visitor attractions woven through the landscape.

The Waitiri Development builds on these natural and cultural attributes through a landscape-led design approach. Development areas respond to the valley's landforms and settlement patterns, reinforcing the legibility of terraces, foothills, outcrops and river corridors while integrating new neighbourhoods and rural living opportunities within the existing landscape framework. Although distributed across the wider valley, the sites are unified through a shared identity grounded in landscape character and cultural recognition, supported by a new village core, a school, and opportunities for resort-style activities and partnership outcomes with Kā Rūnaka / Kāi Tahu.

This approach creates distinctive, human-centred neighbourhoods where people can live, work and play within a strong community setting. The proposal enables appropriate growth while maintaining the underlying patterns, values and spatial structure that define the Gibbston Valley and its bookending landscapes of Waitiri and the Crown Terrace.

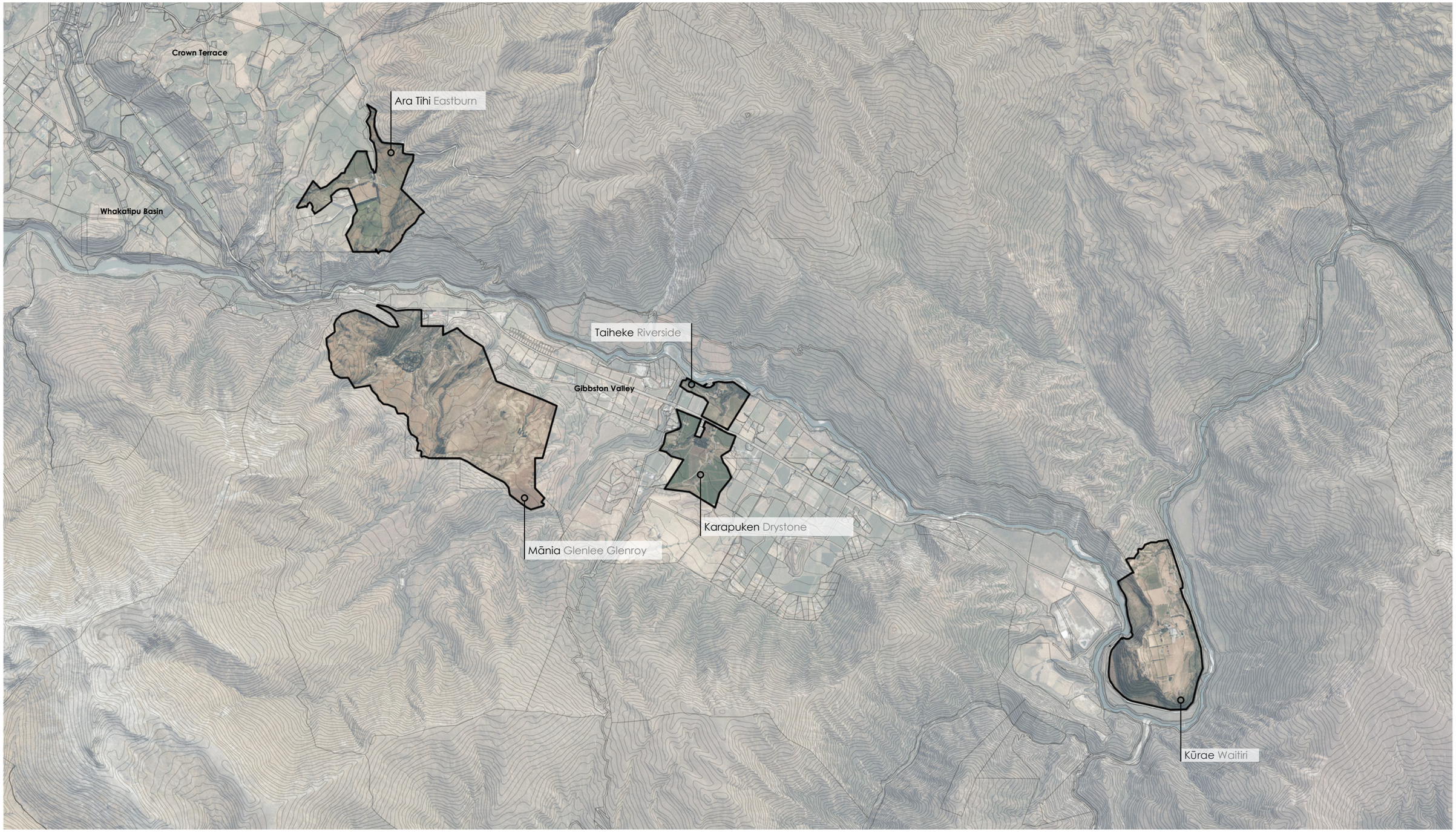
Working with iwi, the following interim geographic names have been used to acknowledge that a future naming framework will be developed in partnership with Kā Rūnaka:

- **Ara Tihi** – pathway toward the Crown Range summit (Eastburn)
- **Taiheke** – sloping land beside the rapids of the Kawarau awa (Riverside)
- **Karapuke** – hills and knolls of the Gibbston Valley (Drystone)
- **Mānia** – plateau and open plains of the valley floor (Glenlee & Glenroy)
- **Kūrae** – peninsula or headland within the valley (Waitiri)

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Development Context

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Development Context

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 4

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Kūrae Waitiri



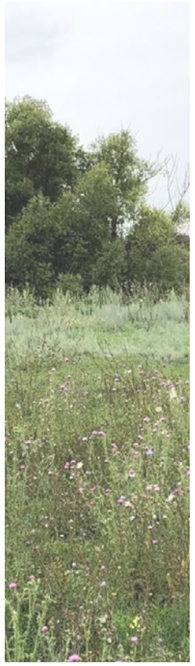
The Kūrae development site is located atop the elevated plateau of the Waitiri Peninsula, which is bounded by the Kawarau awa corridor near the confluence with the Te Papapuni (Nevis River). The peninsula is a prominent landform formed by uplifted schist terraces that rise above the surrounding terrace and river landscapes, with the Kawarau awa winding around its base. While visually prominent within the wider valley, the development area itself sits elevated above the highway and is well screened from public views, creating a strong sense of exclusivity and remoteness while giving the site a distinctive identity within the valley landscape.

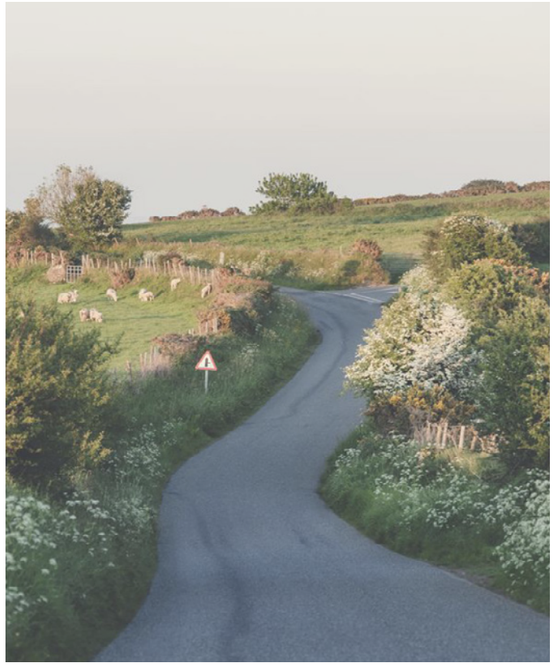
The site is currently used for rural activities including livestock grazing and plant nursery operations, reflecting a long-established productive character. In contrast to the surrounding vineyard landscapes of the Gibbston Valley, the peninsula remains comparatively undeveloped, contributing to its open and natural character. The elevated position provides expansive views across the surrounding river corridors and valley landscapes, reinforcing the peninsula's strong relationship with the wider landscape setting.

The Kūrae development responds to this unique peninsula landform by integrating built form within the natural contours of the plateau while retaining the open character of its edges that influence the surrounding landscape. The design establishes a strong network of open space throughout the development. Density is concentrated toward the southern edge where the flatter landform can comfortably accommodate more compact development, while the more hummocky and undulating land to the north supports a rural living pattern of development. Where mitigation or integration is required, areas of native vegetation will provide screening and landscape integration while enhancing natural character. This approach allows development to sit comfortably within the peninsula landscape while maintaining the visual and natural character of the surrounding valley, highway and river corridors.

Culturally, the site holds particular significance due to its proximity to the confluence of the upper Kawarau awa, lower Kawarau awa and Te Papapuni (Nevis River). This junction forms a pūtahi within the landscape and sits near historic ara tawhito that traversed the surrounding valleys and river corridors. While direct development outcomes for Kā Rūnaka are limited within the site itself, a number of cultural reference points will be integrated within the development. These may include opportunities to frame views toward the Te Papapuni (Nevis River) confluence with the Kawarau, landmark tohu, planting and landscape expression, place naming, and broader cultural design integration within shared community facilities.

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Kūrae Waitiri

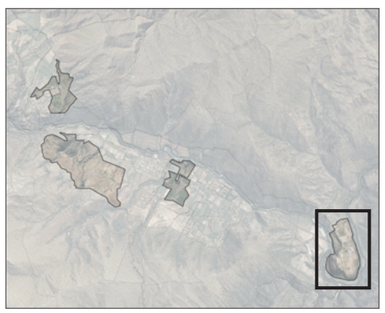
scale: 1:7,500 @a3

LEGEND

- Open Space Area
- Private Lots
- Native Restoration Revegetation Area
- Mitigation Planting



Contour intervals site @ 2m
Contour intervals surrounding @ 20m



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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Kūrae Masterplan
Scale @a3 : 1:7,500 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 7

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Kūrae Waitiri

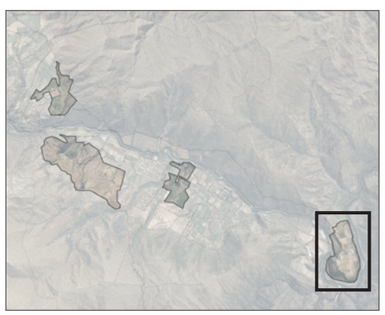
scale: 1:7,500 @a3

LEGEND

Open Space	98.76 ha
Rural Visitor	2.89 ha
Community Hub	0.57 ha
Nursery	4.47 ha
Solar Farm	3.73 ha
Pedestrian and cycle connections	
Existing trails	

Lots	Qty.
Medium Density Lots ~500m²	119
Low Density Lots ~700m²	137
Large Lot Residential ~1,000m² to 4,000m²	97
Rural Living ~4,000m² to 2 ha	33
Total:	386

Contour intervals site @ 2m
Contour intervals surrounding @ 20m





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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Kūrae Density Plan
Scale @a3 : 1:7,500 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 8

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Taiheke Riverside



Taiheke occupies one of the most exceptional landscape settings within the Gibbston Valley, positioned alongside the Kawarau awa within a richly textured landscape of vineyards, open pasture and complex river landforms. Franks Creek and a small pond add ecological and visual diversity, while the powerful presence of the river shapes the character and experience of the wider landscape. Together these elements create a distinctive riverside environment where productive land, water and recreation converge.

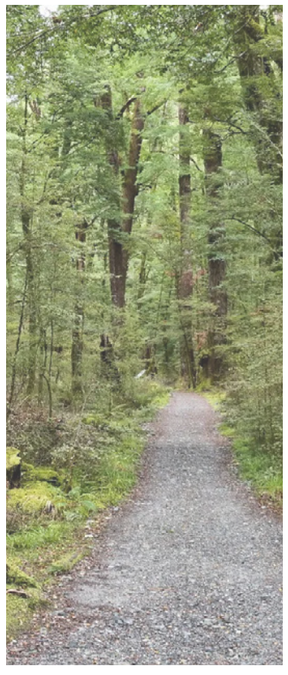
The site holds high cultural significance for Kā Rūnaka due to its location alongside the Kawarau awa, which is recognised as a Wāhi tūpuna in the Queenstown Lakes District Proposed District Plan. Kā Rūnaka have expressed strong interest in development within this ancestral landscape. Opportunities currently being explored include a conference centre and associated accommodation, higher-density residential living, revegetation supported by rūnaka-owned nurseries, collaboration on bridge design across the Kawarau awa, and involvement in development and street naming.

Rafter's Road traverses the site and leads toward the Kawarau awa, terminating near Rum Currie's Hut, a recognised heritage and archaeological site associated with early gold mining activity. This layered landscape, where historic routes, river systems and productive land uses intersect, contributes to a strong and memorable sense of place.

The Taiheke development builds on these qualities through a landscape-led, landform-responsive design approach. Areas of higher density are located on flatter terraces, while the steeper gorges and natural corridors provide circulation routes and open space. More complex landforms support rural living lots, creating a varied settlement pattern that responds to the natural terrain.
Closer to the river, a large plateau area provides an opportunity to support Kā Rūnaka through the allocation of land alongside a lodge precinct where community, hospitality and recreation can converge. A diverse mix of land uses and densities is organised around open spaces, planting and movement corridors that maintain strong visual and physical connections to the river.
Together these elements create a vibrant and highly liveable riverside neighbourhood. Taiheke is also directly connected to the Karapuke (Drystone) village centre via a new underpass beneath State Highway 6, effectively linking the two neighbourhoods as a single integrated community. This connection supports walkability, everyday services and a strong sense of community within the wider Waitiri development.

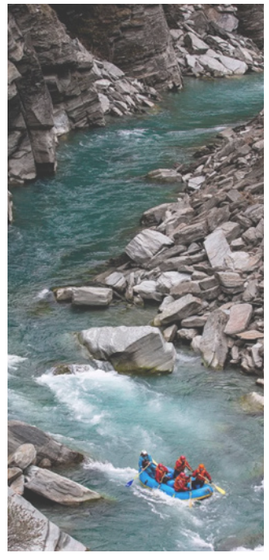
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Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 10

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Taiheke Riverside

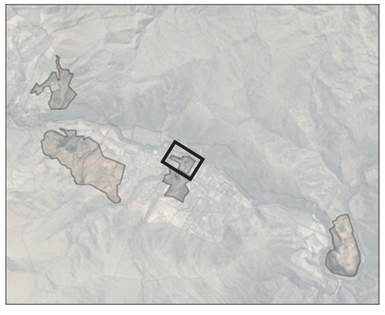
scale: 1:3,000 @a3

LEGEND

- Open Space Area
- Private Lots
- Native Restoration Revegetation Area
- Mitigation Planting



Contour intervals site @ 1m
Contour intervals surrounding @ 20m



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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Taiheke Masterplan
Scale @a3 : 1:3,000 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 11

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Taiheke Riverside

scale: 1:3,000 @a3

LEGEND

Open Space	6.36 ha
Cultural Development Node	6.15 ha
Pedestrian and cycle connections	
Existing trails	
Pedestrian underpass	

Lots	Qty.
High Density Lots ~250m²	74
Medium Density Lots ~500m²	28
Low Density Lots ~700m²	59
Large Lot Residential ~1,000m² to 4,000m²	31
Total:	192

Contour intervals site @ 1m
Contour intervals surrounding @ 20m





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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Taiheke Density Plan
Scale @a3 : 1:3,000 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 12

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Karapuke Drystone



Karapuke sits at the heart of the Gibbston Valley within an established viticultural, rural and rural living landscape, positioned on gentle slopes above State Highway 6 opposite the Taiheke Riverside neighbourhood. The site is embedded within the productive and tourism-focused part of the Gibbston Valley, close to established destinations including the Gibbston Tavern and Kinross Winery. Boutique wineries, cellar doors and rural homes are scattered throughout the surrounding landscape, all framed by the dramatic enclosing mountain ranges that give the valley its distinctive character.

The Karapuke development responds to this setting through a landscape-led urban design approach that works with the existing landscape's structure. Streets, buildings and open spaces follow the rhythm of the slopes and terraces, reinforcing clear movement networks, generous open space corridors and a cohesive neighbourhood structure that sits comfortably within the wider landscape.

Together with the Taiheke Riverside neighbourhood across the valley, Karapuke will form the central village hub for the wider Waitiri development, providing a range of community services and amenities for the Gibbston Valley. The site is intended to support a vibrant mixed-use centre including local services, a village core and a new school, creating a focal point for everyday community life within a walkable neighbourhood environment.

The design also recognises the Pākehā heritage values of the site, including existing rural character trees and the historic schoolhouse, which contribute to the cultural layering of the landscape and help anchor the identity of the emerging village. These elements will be integrated within the neighbourhood structure and open space network, ensuring that the history of settlement remains legible within the new development.

For mana whenua, the concept of manaaki reflects the responsibility of hospitality and care for communities within culturally important landscapes. Kā Rūnaka have expressed interest in the outcomes associated with development at Karapuke, including opportunities relating to commercial activities, place identity and naming, and participation in revegetation and restoration initiatives. Together these elements will support a diverse and liveable neighbourhood that complements the existing viticultural and tourism character of the Gibbston Valley.

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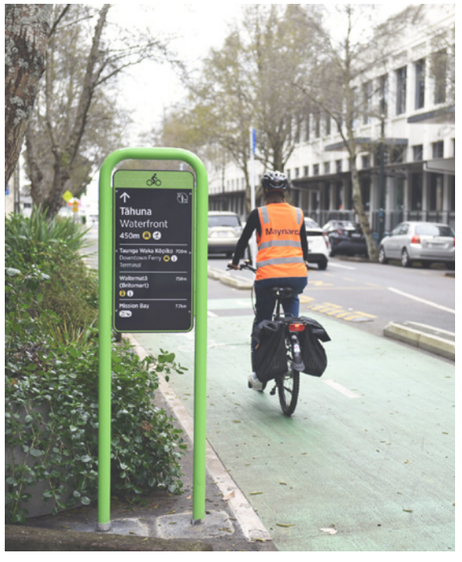












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Waitiri Development

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Karapuke Drystone

scale: 1:5,000 @a3

LEGEND

- Open Space Area
- Private Lots
- Native Restoration Revegetation Area
- Mitigation Planting
- Vineyard



Contour intervals site @ 1m
Contour intervals surrounding @ 20m



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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Karapuke Masterplan
Scale @a3 : 1:5,000 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 15

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Karapuke Drystone

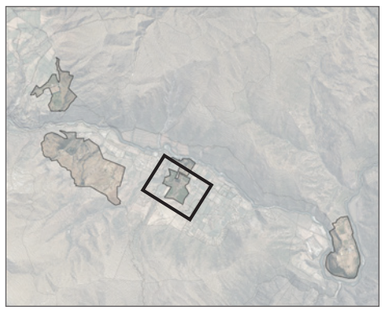
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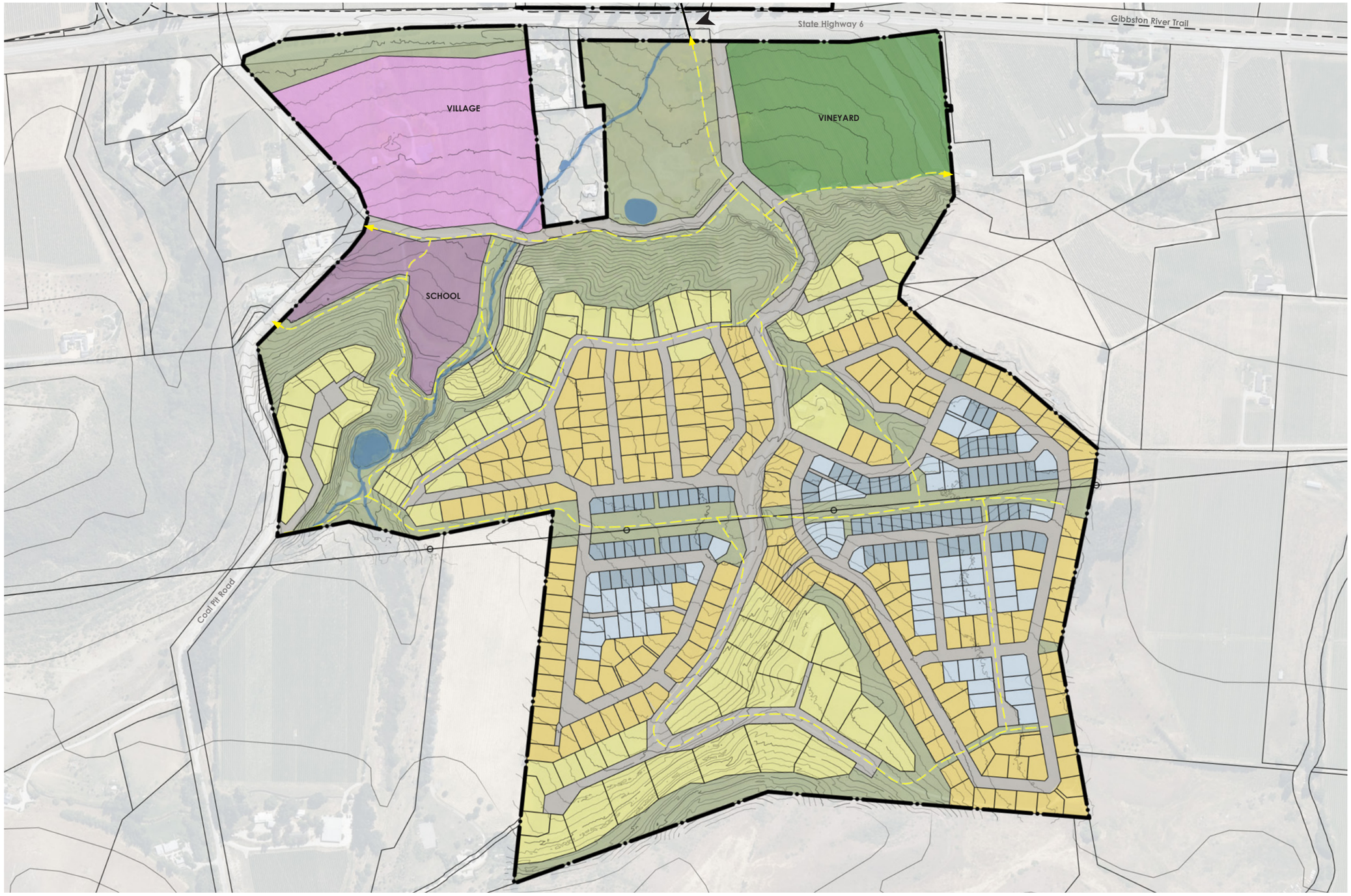
LEGEND

Open Space	23.95 ha
Village Precinct	5.51 ha
School	2.10 ha
Pedestrian and cycle connections	
Existing trails	
Pedestrian underpass	

Lots	Qty.
High Density Lots ~250m²	93
Medium Density Lots ~500m²	62
Low Density Lots ~700m²	192
Large Lot Residential ~1,000m² to 4,000m²	77
Total:	424

Contour intervals site @ 1m
Contour intervals surrounding @ 20m





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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Karapuke Density Plan
Scale @a3 : 1:5,000 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 16

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Mānia Glenlee & Glenroy



The Mānia development site occupies a distinctive elevated terrace within the rolling foothills above the Gibbston Valley floor, positioned between the Kawarau awa and the northern slopes of Kawarau mauka (The Remarkables). This plateau landscape sits above the more open valley floor and is framed by dramatic schist escarpments below and rugged hill slopes above, creating a strong sense of enclosure and identity. The elevated setting provides expansive outlooks across the surrounding valley while remaining largely screened from State Highway 6, offering a rare combination of privacy and connection to the wider landscape.

The surrounding area provides convenient access to destinations along the Gibbston wine trail including Gibbston Valley Winery and Restaurant, Gibbston Valley Lodge & Spa and The Lodge Restaurant. Nearby waterways such as Toms Creek and the Kawarau awa, along with walking and cycling routes extending toward the Remarkables foothills, contribute to the area's strong recreational and lifestyle appeal.

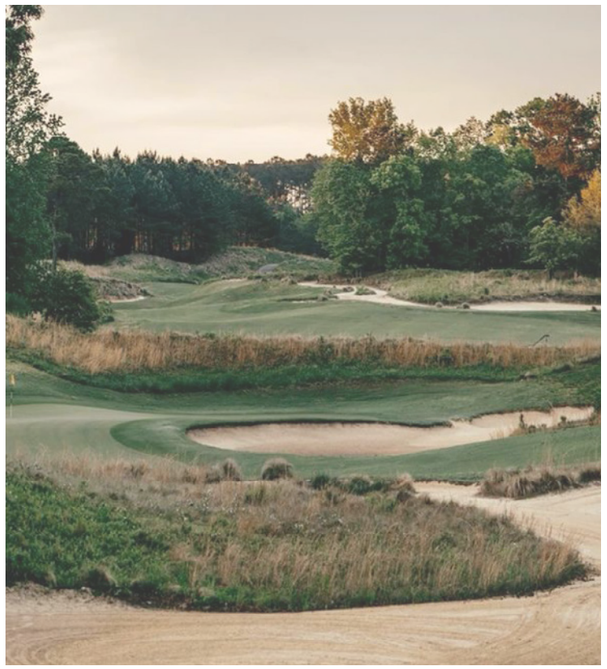
The Mānia development responds to this plateau setting through a landscape-led design centred on spacious large-lot residential living embedded within the natural landform. An 18-hole golf course will be woven through the neighbourhood landscape, reinforcing the openness of the terrace while providing a defining recreational framework for the development. Homes will be positioned within the contours of the land to preserve long views and maintain the visual dominance of the surrounding landforms, with a number of exceptional sites offering distinctive residential opportunities within the valley landscape.

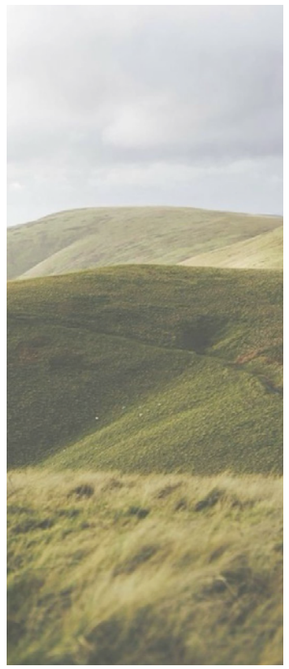
At the heart of the neighbourhood a residents' core, including a shared clubhouse and gathering spaces, will be centred around a heritage landscape containing an existing stone wall and the site of a former homestead. These elements reflect the pastoral history of the land and early mining exploration in the wider valley, anchoring the identity of the new community. Open pasture, indigenous planting and ecological restoration will reinforce the natural character of the terrace and strengthen landscape connections across the site.

While no direct development outcomes currently exist for Kā Rūnaka within the site itself, the surrounding landscape, particularly along the northeastern base of Kawarau mauka, has been identified as an area of shared interest for future track connections and restoration initiatives. Opportunities may exist for revegetation partnerships and procurement through rūnaka-owned nurseries or restoration service providers, potentially in association with Te Papa Atawhai – Department of Conservation.

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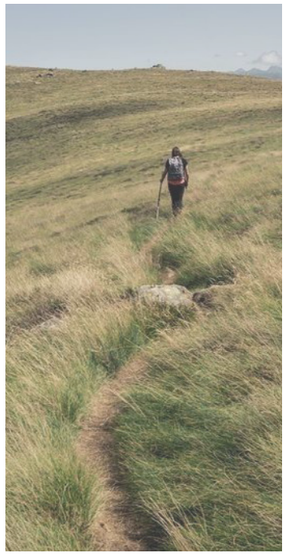












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Issue # : IS21 Project #: PA25851 Sheet #: 18

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Mānia Glenlee & Glenroy

scale: 1:12,500 @a3

LEGEND

- Open Space Area
- Private Lots
- Native Restoration Revegetation Area
- Mitigation Planting



Contour intervals site @ 5m
Contour intervals surrounding @ 20m



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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Mānia East Masterplan
Scale @a3 : 1:12,500 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 19

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Mānia Glenlee & Glenroy (East)

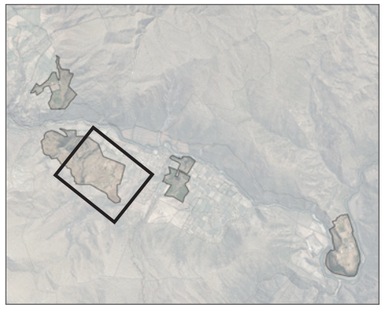
scale: 1:7,500 @a3

LEGEND

- Open Space Area
- Private Lots
- Native Restoration Revegetation Area
- Mitigation Planting



Contour intervals site @ 5m



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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Mānia East Masterplan
Scale @a3 : 1:7,500 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 20

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Mānia Glenlee & Glenroy (West)

scale: 1:7,500 @a3

LEGEND

- Open Space Area
- Private Lots
- Native Restoration Revegetation Area
- Mitigation Planting



Contour intervals site @ 5m



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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Mānia West Masterplan
Scale @a3 : 1:7,500 @a3

Issue : Fast-track Referral Application

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Issue # : IS21 Project #: PA25851 Sheet #: 21

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Mānia Glenlee & Glenroy

scale: 1:12,500 @a3

LEGEND

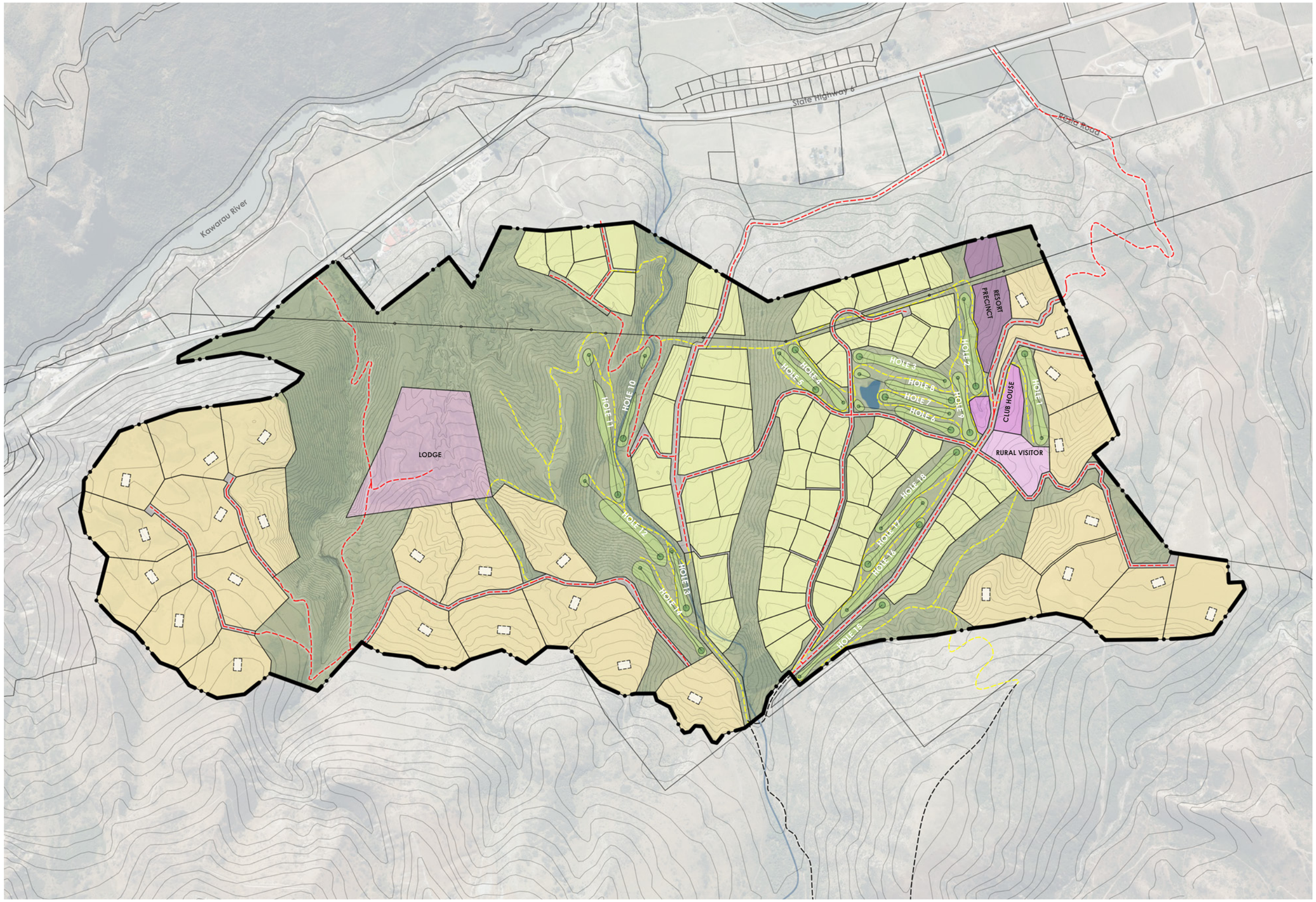
- Building Platform (1,000m²)
- Access
- Pedestrian and cycle connections
- Existing trails

Open Space	168.39 ha
Rural Visitor	2.52 ha
Resort Precinct	3.64 ha
Existing Lodge	12.50 ha
Club House Community Hub	2.06 ha
18 - Hole Golf Course	

Lots	Qty.
Rural Living ~4,000m² to 2 ha	64
Rural > 2 ha	27
Total:	91

Contour intervals site @ 5m
Contour intervals surrounding @ 20m





Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Mānia Density Plan
Scale @a3 : 1:12,500 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 22

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Ara Tihi Eastburn



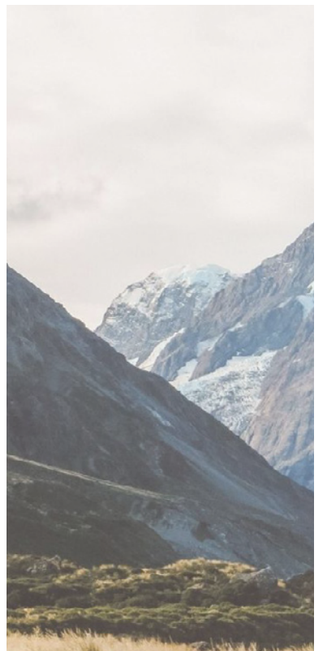
The Ara Tihi development site occupies a distinctive rural sub-alpine landscape at the southeastern extent of the Crown Terrace. Positioned where productive pastoral farmland transitions toward more open upland terrain, rolling paddocks give way to tussock grasslands and exposed schist outcrops. This transition creates a landscape that feels both settled and expansive, with sweeping views across the Whakatipu Basin and Gibbston Valley toward the Kawarau awa, the Remarkables and the wider Queenstown landscape. The site also holds cultural significance to Kā Rūnaka due to its proximity to historic ara tawhito that once traversed these mauka.

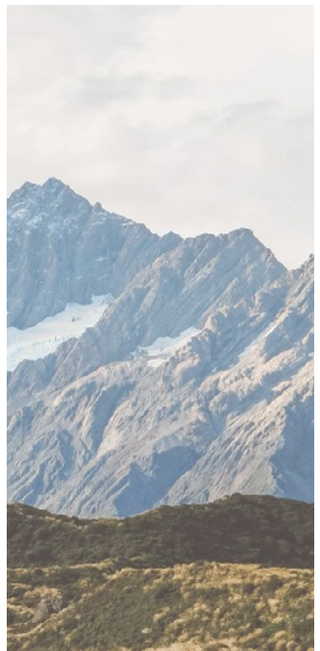
The Crown Terrace also holds an important place in the European exploration of the region. It is widely understood that William Rees first gained his view of the Whakatipu Basin from this terrace, marking the beginning of European settlement and pastoral development in the area. Today the terrace landscape contains an established pattern of rural living and consented development, forming a recognisable settlement edge within the wider landscape. This existing pattern of development provides a contextual framework that allows carefully designed additional development to integrate within the landscape while maintaining its overall character.

The design for Ara Tihi works directly with the natural landform, pastoral structure and emerging settlement pattern of the Crown Terrace. Development will follow the contours of the terrain, allowing buildings to sit within the rhythm of paddocks and terraces while maintaining the openness of the upland landscape. Open pasture, indigenous revegetation and shelter planting will reinforce the transition between valley farmland and upland tussock environments, ensuring the neighbourhood remains embedded within its landscape setting while protecting the expansive views and spatial character that define this part of the terrace.

While no direct development outcomes currently exist for Kā Rūnaka within the site itself, the developer is exploring a shared interest agreement with Te Papa Atawhai – Department of Conservation and Kā Rūnaka to establish an ara hou, or new track network. This proposed route would connect from the Kawarau awa near the Taiheke development through to Ara Tihi, recognising the longstanding movement of tīpuna across these mauka. The track network would create a new recreational and cultural connection through the landscape, with development and associated street naming continuing to be discussed with Kā Rūnaka as the project progresses.

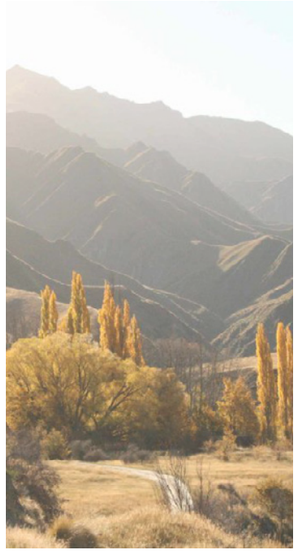
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Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 24

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Ara Tihi Eastburn

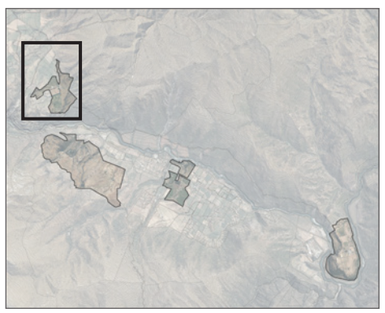
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LEGEND

- Open Space Area
- Private Lots
- Native Restoration Revegetation Area
- Mitigation Planting



Contour intervals site @ 2m
Contour intervals surrounding @ 20m



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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Ara Tihi Masterplan
Scale @a3 : 1:7,500 @a3

Issue : Fast-track Referral Application

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 25

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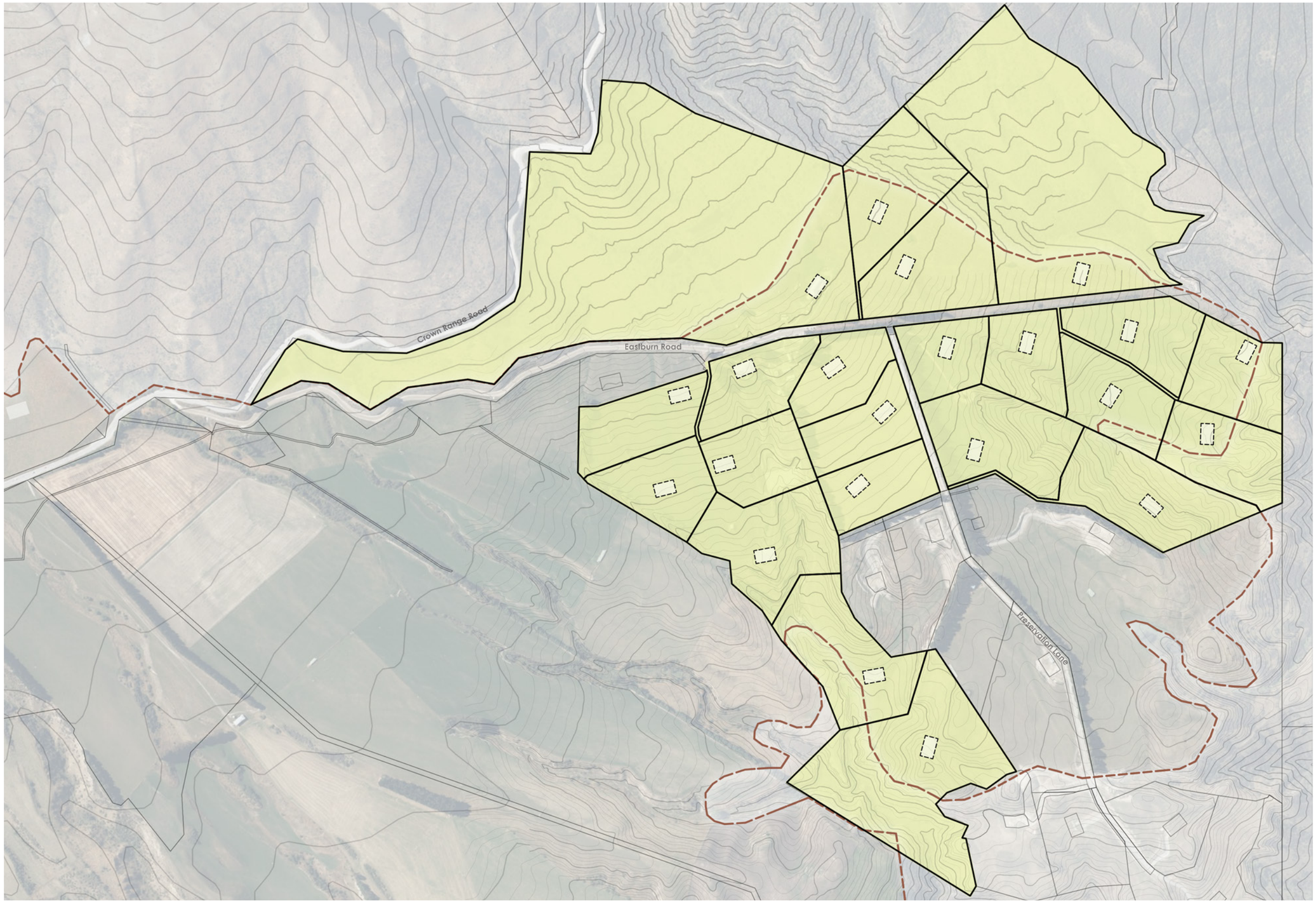
Ara Tihi Eastburn

scale: 1:7,500 @a3

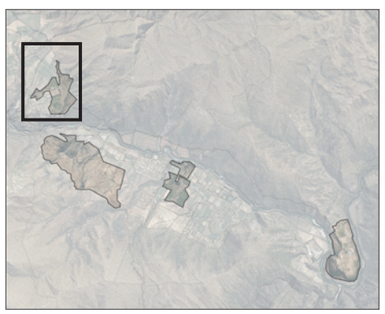
LEGEND

- ONL boundary line
- Building Platform (1,000m²)

Lots	Qty.
Rural > 2 ha	22



Contour intervals site @ 2m
Contour intervals surrounding @ 20m



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Client / Project Name : Oaks Living Ltd.
Drawing Date : 21 May 2026
Drawing Name : Ara Tihi Density Plan
Scale @a3 : 1:7,500 @a3

Issue : Fast-track Referral Application

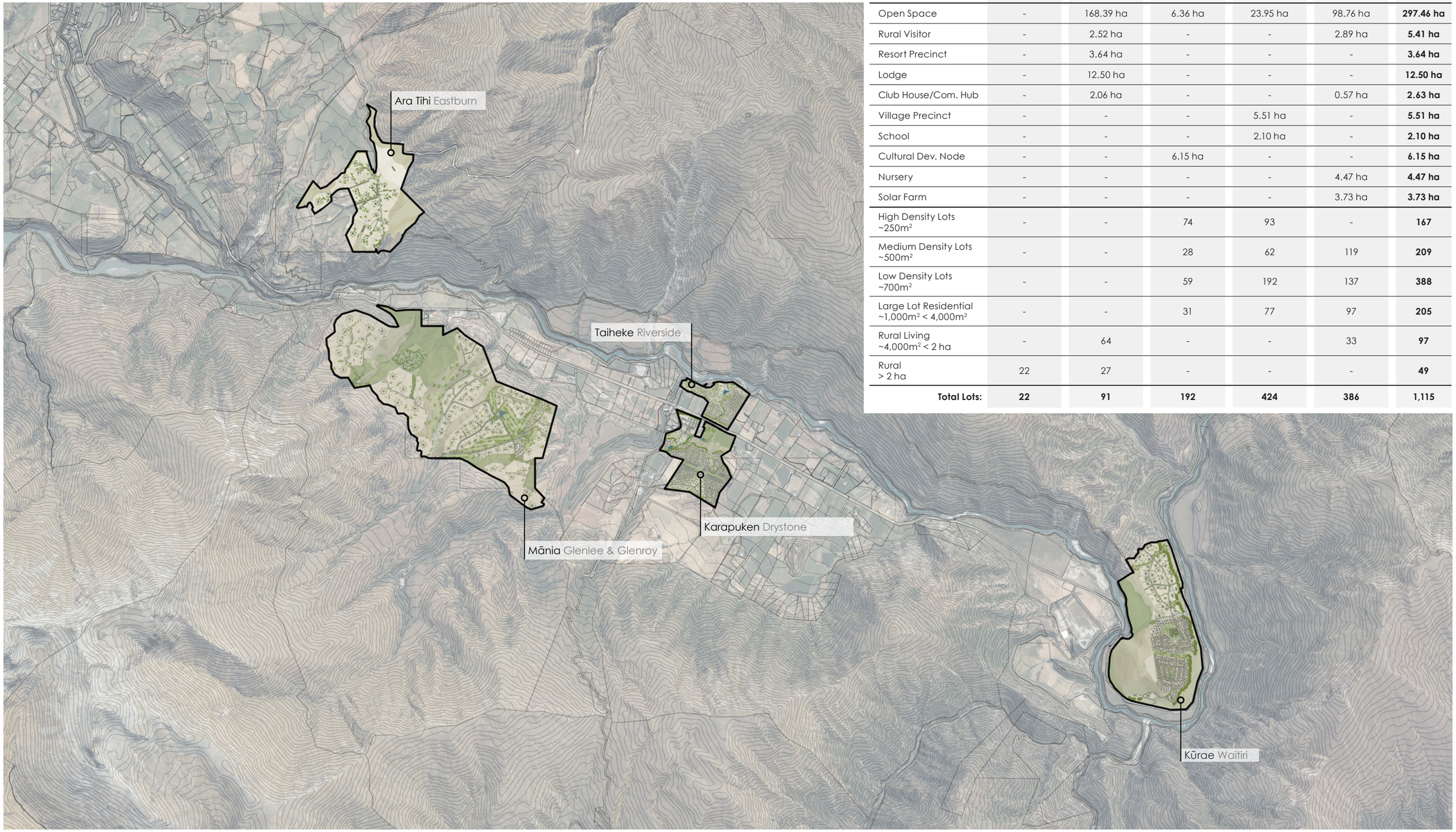
Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 26

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Context Landscape - Masterplan

scale: 1:50,000 @a3



	Ara Tihi Eastburn	**Mānia** Glenlee & Glenroy	**Taiheke** Riverside	**Karapuke** Drystone	**Kūrae** Waitiri	**Totals**
Open Space	-	168.39 ha	6.36 ha	23.95 ha	98.76 ha	**297.46 ha**
Rural Visitor	-	2.52 ha	-	-	2.89 ha	**5.41 ha**
Resort Precinct	-	3.64 ha	-	-	-	**3.64 ha**
Lodge	-	12.50 ha	-	-	-	**12.50 ha**
Club House/Com. Hub	-	2.06 ha	-	-	0.57 ha	**2.63 ha**
Village Precinct	-	-	-	5.51 ha	-	**5.51 ha**
School	-	-	-	2.10 ha	-	**2.10 ha**
Cultural Dev. Node	-	-	6.15 ha	-	-	**6.15 ha**
Nursery	-	-	-	-	4.47 ha	**4.47 ha**
Solar Farm	-	-	-	-	3.73 ha	**3.73 ha**
High Density Lots ~250m²	-	-	74	93	-	**167**
Medium Density Lots ~500m²	-	-	28	62	119	**209**
Low Density Lots ~700m²	-	-	59	192	137	**388**
Large Lot Residential ~1,000m² < 4,000m²	-	-	31	77	97	**205**
Rural Living ~4,000m² < 2 ha	-	64	-	-	33	**97**
Rural > 2 ha	22	27	-	-	-	**49**
Total Lots:	**22**	**91**	**192**	**424**	**386**	1,115

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Waitiri Development Masterplan

Waitiri Development

Issue # : IS21 Project #: PA25851 Sheet #: 27

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