



Statement of Intent

March 2026

The Regional Challenge

Queenstown Lakes is entering a period of unprecedented growth. The resident population is projected to increase by 80% from 2025, while visitor numbers continue to surge, with an average daily population of 150,000 and peak days exceeding 220,000. This growth places acute pressure on the region's infrastructure, particularly:

- State Highway 6, the primary gateway to Queenstown, where congestion and travel times are forecast to worsen significantly
- Housing supply, where constrained land availability and escalating costs are pushing workers further from employment centres
- Three-waters infrastructure, which is already under strain and widely acknowledged as not keeping pace with growth or community expectations

Crucially, growth will occur regardless of whether Ridgeburn proceeds. If well-located, infrastructure-ready land is not enabled, development will be forced into more distant, less efficient locations. This will:

- Increase commuter travel distances and congestion on SH6
- Drive higher emissions and vehicle dependency
- Push workers further from jobs, undermining labour market participation
- Require more costly, dispersed infrastructure investment
- Reduce the region's ability to support tourism and economic activity

Ridgeburn: A Strategic Response

Gibbons Co. is committed to being part of the solution. Ridgeburn represents a major opportunity to address housing needs at scale, strengthen the regional economy, support tourism, and deliver long-term environmental and cultural outcomes.

Ridgeburn will deliver 1,210 new homes, including a significant proportion at affordable price points and targeted solutions for households facing acute housing stress. This development will:

- Provide a substantial uplift in regional housing capacity
- Deliver 180 affordable homes within 15 months of approval
- Support regional workforce stability
- Integrating land use, transport, and local services presents opportunity to mitigate pressure on SH6
- Enable infrastructure-resilient growth aligned with national priorities

Gibbons Co.'s integrated construction and development capability ensures certainty of delivery, with construction commencing within two months of approval.

Ridgeburn, part of the solution: without Ridgeburn, growth becomes less sustainable, more expensive and more difficult for central and local government to service.



Key Benefits

Integrated Transport and Land Use

Ridgeburn is designed to reduce reliance on private vehicles and ease pressure on SH6 through:

- A park-and-ride facility and opportunities for extended bus services supporting commuters from Arrowtown, eastern settlements, and Ridgeburn itself
- A local centre including a supermarket and commercial services, reducing the need for westbound travel
- Safety-focused upgrades to the SH6 / Arrowtown–Lake Hayes Road intersection and Morven Ferry Road

Large-Scale Ecological Enhancement

Ridgeburn offers ecological restoration at a scale rarely achieved in the Wakatipu Basin:

- 103 hectares of indigenous revegetation across Morven Hill, the Kawarau River escarpment, and river terraces
- Long-term habitat creation for indigenous lizard species
- Riparian enhancement and wetland protection
- Permanent ecological resilience and biodiversity uplift
- Remediation of historical land-use impacts and contamination

Cultural and Heritage Outcomes

Ridgeburn will protect, restore, and celebrate the cultural and historic values of the site through:

- Retention and restoration of previously unrecognised heritage buildings
- Opportunity for rock art assessments, Rock Art Management Plans, and an Accidental Discovery Protocol
- Opportunity for Mana Whenua involvement in place naming, heritage management, and environmental restoration

Economic Impact

Ridgeburn will generate a projected \$997 million in regional economic benefit over seven years, including:

- 6,554 full-time equivalent job years
- Increased labour market participation through improved housing access
- Strengthened tourism and service-sector resilience
- Local procurement and supply-chain stimulation

This is a nationally significant economic contribution, delivered at pace.

Commitment to Māori Economic, Social, and Cultural Wellbeing

Gibbons Co. is committed to ensuring that the development enhances outcomes for Māori through:

- Ongoing engagement with Mana Whenua throughout development
- Delivery of 180 affordable homes, with a progressive home-ownership model and an opportunity for 25% offered first to Kā Rūnaka
- Opportunity for 12 Kāi Tahu artworks and Kā Rūnaka oversight of cultural design elements
- High-quality, resilient infrastructure and walkable neighbourhoods
- Public open spaces, community facilities, and active-transport connections (secured through subdivision conditions)
- Long-term restoration programmes

Self sufficient with the ability to help the wider network

- Onsite potable water supply is provided via groundwater bores, with wastewater managed through an onsite treatment plant and appropriately sized disposal areas to service the development.
- The wastewater treatment plant is designed to enable future expansion to accommodate regional wastewater demand, providing additional capacity and the potential opportunity to avoid further loading on QLDC's existing infrastructure.

Conclusion

Ridgeburn is a nationally significant opportunity to deliver housing, infrastructure resilience, economic growth, environmental restoration, and cultural partnership in one integrated project. It directly responds to the region's most pressing challenges and prevents growth from being displaced into less efficient, higher-cost, and higher-impact infrastructure ready locations.

Yours sincerely,

Kurt Gibbons
Director - Gibbons Co

