



Planning Report for Referral under the Fast- Track Approvals Act 2024

Waitiri Fast Track Project
Gibbston Valley, Queenstown

Dated 22 May 2026

Introduction

This report provides the additional information required for the Waitiri Project referral application by Oaks Living Limited (**‘Oaks Living’**), for a mixed-use development across five interrelated sites within the Gibbston Valley in Queenstown, under the Fast-track Approvals Act 2024 (**‘FTAA’**).

The Waitiri Project is a regionally significant, landscape-led development proposal that is strategically located within the Gibbston Valley corridor between Queenstown, Cromwell and Wānaka.

The proposal represents a coordinated response to some of the most significant long-term challenges currently facing the Queenstown Lakes District and wider Central Otago region, including:

- Severe housing affordability pressures;
- Workforce accommodation shortages;
- Constrained urban land supply;
- Infrastructure limitations;
- Transport congestion;
- Tourism capacity constraints;
- Limited regional growth flexibility.

The proposal has been designed to support long-term regional resilience, economic productivity, housing supply, tourism diversification, infrastructure investment, environmental restoration and cultural partnership.

The Waitiri Project incorporates a series of interconnected precincts distributed throughout the Gibbston Valley landscape, collectively forming a coordinated and cohesive development, integrating:

- Residential neighbourhoods;
- Worker and family housing;
- Tourism and visitor accommodation;
- Resort and recreation activities;

- Employment and commercial opportunities;
- Cultural and community infrastructure;
- Active transport and public access;
- Ecological restoration and environmental enhancement.

The project occupies a strategic geographic position within the wider Queenstown–Gibbston–Wānaka–Cromwell corridor and directly supports future-focussed regional growth.

The proposal is intended to assist in reducing development pressure on constrained urban areas within Queenstown while strengthening the wider regional economy and supporting long-term regional growth.

If this matter is referred to progress through the Fast Track Approvals Act ('FTAA'), the following should form the referral description:

Oaks Living Limited proposes the Waitiri Project - a master-planned, landscape-led mixed-use development across five interrelated project areas within Gibbston Valley, Queenstown. The project will be applied for as a single substantive application but will be delivered in multiple stages. The project will include:

- a) Subdivision to create and deliver 1,115 residential lots across a full spectrum of densities and typologies, including high, medium, low density residential, rural living, and rural lots.*
- b) Subdivision to create allotments to enable construction of non-residential and community activities, including.*
 - A village precinct*
 - School site*
 - Visitor accommodation*
 - A resort precinct*
 - 18-hole golf course with clubhouse*
 - Community hub spaces*
 - Solar farm*

- *Cultural development node, incorporating conference centre, serviced apartments/visitor accommodation*
- c) *Provision of infrastructure and transport elements to support the establishment of the development, including an underpass across State Highway 6, to connect the north side of the highway to the south*
- d) *A substantial open space network including native restoration, revegetation, and mitigation planting landscape is proposed across the development.*

The project area encompasses multiple interconnected land parcels and sites, all within the ownership of one company – The Station at Waitiri Limited - across the Gibbston Valley area of Queenstown.

The project will require the proposed approvals:

- a) *Resource consents under the Resource Management Act 1991*
- b) *Approval under the Wildlife Act 1953.*
- c) *An Archaeological Authority of Modify under the Heritage New Zealand Pouhere Taonga Act 2014*

Oaks Living is applying to use the fast-track approvals process for a development project by lodging a referral application with the Environmental Protection Authority ('EPA') (s13(1)). This report is for a referral application lodged in the form and manner that can be approved by the EPA and, together with the supporting appendices, include all the relevant information specified in s13(4).

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1. Executive Summary

The application by Oaks Living Limited seeks to progress through referral under the FTAA for a mixed-use development across varying sites within the Gibbston Valley, Queenstown.

Regional Significance

This regionally significant, landscape-led, master-planned mixed-use development is strategically positioned across five interrelated project areas, within the Gibbston Valley, Queenstown. The proposal represents a coordinated response to some of the most significant long-term challenges currently facing the Queenstown Lakes District and wider Central Otago region.

The application has been prepared in accordance with the FTAA, which provides a consenting pathway for projects with significant regional or national benefits. The Waitiri Project aligns with this through provision of 1,115 lots/houses to the Otago region with diversification in density; significant economic benefits including a total direct capital expenditure of \$2.17b for the duration of the construction period, a total net present value of \$1.11b to GDP, and the provision of job creation equal to 10,870 full time equivalent job years over the development period.

Additionally, the project will deliver substantial tourism, ecological and active transport benefits through the 7,200m² GFA of commercial village centre, cultural development node, resort, golf course and visitor accommodation provision; native restoration, revegetation and planting opportunities across 284 ha of open space; and the construction of an underpass to enable safe connection across State Highway 6 ('SH6'). The project will be privately serviced through a comprehensively designed infrastructure strategy.

The project occupies a strategic geographic position within the wider Queenstown–Gibbston–Wānaka–Cromwell growth corridor and is intended to assist in reducing development pressure on constrained urban areas within Queenstown while strengthening the wider regional economy and supporting long-term regional growth.

Overall, each of these elements independently delivers regionally significant benefits across housing, the environment, infrastructure, and the economy.

Strategic Corridor Position

The proposal has been designed not as a conventional subdivision or isolated land development exercise, but as a coordinated development, providing for regional growth intended to support long-term regional resilience, economic productivity, housing supply, tourism diversification, infrastructure investment, environmental restoration and cultural partnership.

The Waitiri Project occupies a highly strategic location within the primary movement and growth corridor connecting:

- Queenstown;
- Gibbston;
- Wānaka;
- Cromwell;
- and the wider Central Otago region.

The proposal is directly connected to SH6 and the Crown Range Road and is located within one of New Zealand’s most significant tourism and economic regions. The Waitiri Project incorporates a series of interconnected precincts within the Gibbston Valley landscape, collectively forming a coordinated project. The project is also strategically positioned to align with long-term regional transport.

Housing, Tourism and Employment Integration

As an integrated project with non-residential activity, the proposal delivers 1,115 residential allotments across a broad range of housing typologies including:

- High-density housing, including provision for worker accommodation;
- Medium-density family housing;
- Low-density residential neighbourhoods;
- Rural living opportunities;
- Premium residential allotments.

Oaks Living will provide 5% of the proposed housing as an ‘affordable’ product.

The diversity of housing types supports:

- Workforce retention;
- Improved housing choice;
- Broader affordability outcomes;
- Long-term population accommodation;

- Regional labour market resilience.

Tourism opportunities incorporate integrated tourism precincts, landscape and cultural tourism opportunities, and connection with regional trails.

Employment opportunities include construction and long-term operations, village/commercial and service activities, tourism and hospitality, logistics and commercial opportunities, and recreation and visitor provision.

Ngāi Tahu Partnership and Cultural Integration

The Waitiri Project acknowledges the cultural importance of the wider landscape to Ngāi Tahu and recognises the on-going role of Ngāi Tahu and Kā Rūnaka as kaitiaki of the whenua and awa.

From an early stage in the project development, Oaks Living has committed to aligning the project with mana whenua values through meaningful ongoing engagement and collaboration with Ngāi Tahu and Kā Rūnaka. The project incorporates culturally informed place naming, cultural development opportunities, landscape integration and environmental restoration responses reflecting the significance of the wider cultural landscape.

The project will continue to evolve with the meaningful cultural and commercial collaboration and partnership in a way that upholds the mana and aspirations of Ngāi Tahu and Kā Rūnaka and provides and enables opportunities through landscape and environmental responses, cultural design outcomes, restoration and stewardship, cultural tourism, affordable housing and long-term partnership pathways.

Infrastructure and Future Growth Alignment

The project incorporates integrated private infrastructure systems, designed to QLDC's standards, including:

- Water supply;
- Wastewater treatment;
- Stormwater management;
- Transport and movement networks;
- Renewable energy generation;
- Active transport infrastructure.

The proposal seeks to reduce pressure on constrained public infrastructure systems while enabling coordinated long-term growth.

The project also aligns with wider future regional growth and infrastructure planning through:

- Strategic transport corridor integration;
- Active transport and public access connections;
- Tourism network integration;

The proposal includes:

- SH6 underpass connection;
- Integration with regional trail networks;
- Renewable energy infrastructure;

This integrated infrastructure framework supports a resilient and future-oriented project.

Landscape-Led Settlement Model

The Waitiri Project has been developed through a landscape-led design philosophy responding directly to the characteristics of the Gibbston Valley landscape.

The proposal acknowledges the sensitivity and significance of the wider landscape environment, and the project has been designed specifically around this sensitivity. The proposal also recognises the differentiated nature of the wider Priority Area landscape framework, including existing modified Gibbston Character Zone environments containing established rural living, tourism, recreation and infrastructure activities.

The interrelated precincts have been designed to coordinate the regionally significant proposal, whereby each project area provides a differing role:

- Karapuke - Drystone operates as the central village heart, providing a school, services, and everyday amenity that anchors the community
- Taiheke - Riverside forms the primary tourism and cultural interface along the Kawarau awa
- Kūrae - Waitiri Peninsula delivers the flagship residential and community hub in a visually contained setting

- Mānia - Glenlee/Glenroy provides a lower-density lifestyle and resort offering that complements the valley's premium character
- Ara Tihi - Eastburn establishes a carefully managed rural living edge at the Crown Terrace transition.

Together, these project areas provide a coordinated and interrelated response to housing, employment, tourism, and infrastructure needs, connected through shared infrastructure, movement networks, economic relationships, and community functions.

Consultation

Oaks Living has undertaken pre-application consultation with Queenstown Lakes District Council, Otago Regional Council, Ngāi Tahu, Kā Rūnaka, Aukaha, Te Ao Mārama Incorporated, New Zealand Transport Agency Waka Kotahi, the Department of Conservation, Heritage New Zealand Pouhere Taonga, and Transpower. Oaks Living will continue consulting with these authorities and parties after the referral application is lodged.

Why Fast-track Approval is Required

The Waitiri Project aligns with the purpose and intent of the FTAA. The proposal will deliver significant regional benefits across the five interrelated project areas, including:

- Residential neighbourhoods and communities, contributing 1,115 residential lots and dwellings across a range of densities and housing typologies, from high-, medium-, and low density, large lot, rural lifestyle and rural sized lots;
- A minimum of 5% of the residential lots will be provided as affordable housing;
- A village precinct providing for 7,200m² of Gross Floor Area ('GFA'), providing a commercial and community heart to the valley, providing commercial activities for convenience, local shopping, working opportunities, creative, play and community spaces;
- A school site, providing an opportunity for either public or private education within the local community;
- A 6.15 ha precinct to develop a cultural development node adjoining the Kawareau, incorporating conference centre, serviced apartments/visitor accommodation, with an opportunity to be operated by Kā Rūnaka/Ngāi Tahu;
- A resort precinct alongside an 18-hole golf course with clubhouse, involving visitor accommodation and a tourism hub;

- Community spaces involving buildings, play, gathering opportunities;
- Tourism and visitor accommodation opportunities;
- A 3.73 ha solar farm intended to add renewable energy to the National Grid;
- A substantial open space network of approximately 284 ha is proposed across the development, providing for significant ecological benefit opportunities through native restoration, revegetation, and mitigation planting.

The project involves provision of infrastructure and transport elements to support the establishment of the development, including an underpass across State Highway 6, to safely connect the north side of the highway to the south for pedestrians and cyclists, including those using the Gibbston Trail network.

Consents Required

The proposal requires approvals under the Resource Management Act 1991, under the Queenstown Lakes Proposed District Plan for subdivision and development within the Rural, Gibbston Character and Wakatipu Basin Amenity zones, earthworks and utilities and energy. Consent is required under the Otago Regional Plan – Water for Otago for the construction of bores and taking of water, residential earthworks and discharge of treated wastewater to land. Under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health the proposal is likely to require consent due to the prior rural uses of the land. The proposal is also likely to require approval under the Wildlife Act 1953, for the relocation of lizards from certain localised areas within some of the project areas, although this outcome will be avoided as much as possible.

A range of consent notices and easements are registered on titles within the project areas however, many will be designed around or have no implications for the proposed development and the remainder will be varied or removed separately following fast-track approval.

This referral application and accompanying report have been prepared in accordance with sections 13 and 22 of the FTAA and Schedule 5. The application outlines the nature of the project, assesses its alignment with the purpose of the Act, and presents a high-level effects assessment across all key environmental domains.

Conclusion

The proposal represents a coordinated and integrated response to multiple interrelated regional issues rather than a fragmented or isolated development outcome.

Importantly, the Waitiri Project responds to existing growth pressures and housing demand within the region by providing a coordinated and comprehensive development outcome across multiple interconnected sites, consistent with the broader economic and social objectives of the Fast-track Approvals Act.

2. Description of the Environment

2.1. Site Location and Zoning (section 13(4)(d) of the FTAA)

The Waitiri Project is located within the Gibbston Valley, bookended by the Crown Terrace to the west and the Waitiri Peninsula to the east.

Gibbston Valley is located within the Queenstown Lakes District, within the Otago region, and is 25km by road from Queenstown centre, 28km by road from Cromwell, and 65km to Wānaka. Gibbston Valley is known to have a unique character and ‘sense of place’ and is affiliated to viticulture and tourism activities across the valley. The Kawarau River runs through the Gibbston Valley, which extends from Lake Wakatipu to Lake Dunstan, near Cromwell. Part of the Gibbston Valley (25 km²) has recently received certification as an International Dark Sky Park, designated by DarkSky International.

The Waitiri Project comprises five geographically distinct project areas, that are interrelated through the proposal. Each project area performs a clearly defined and interdependent role within the wider framework. The project areas are known as Ara Tihi - Eastburn, Mānia - Glenlee/Glenroy, Taiheke - Riverside, Karapuke - Drystone and Kūrae - Waitiri as shown in Figure 1 below and shown in more detail in the Masterplan Document, at **Appendix A**.

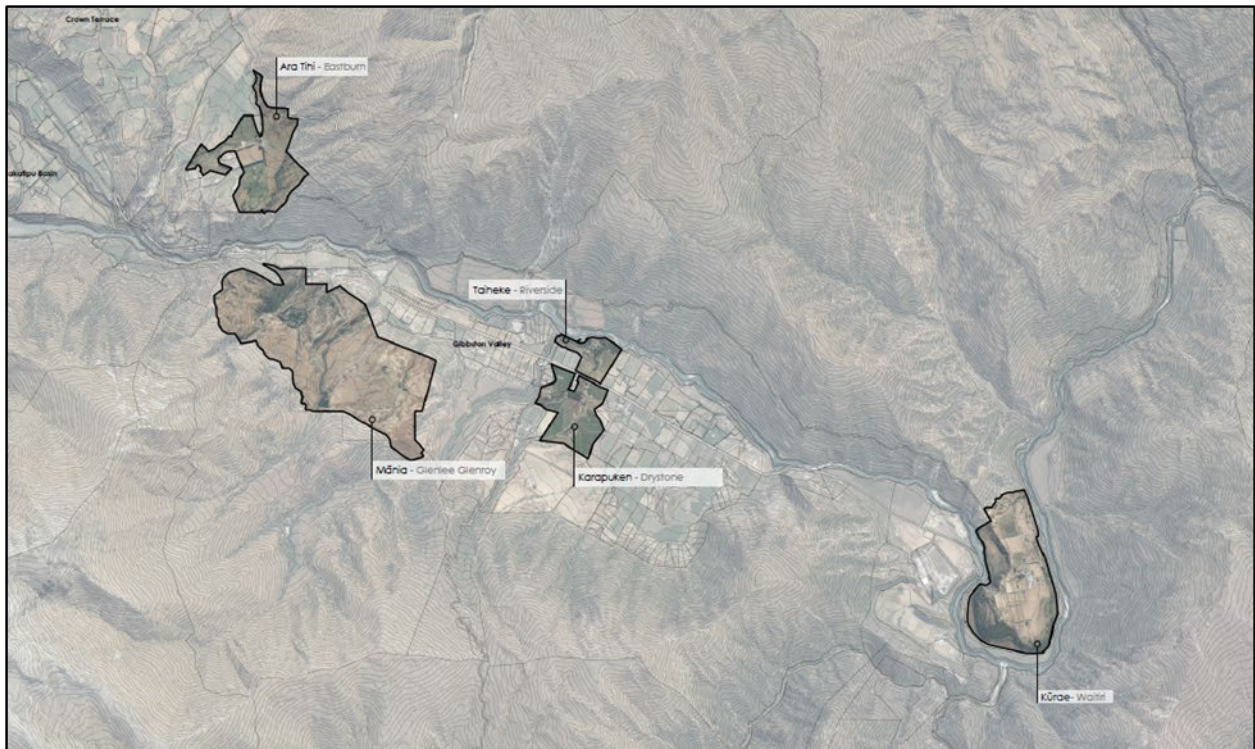


Figure 1 – Project Areas

Each of the project areas and their context are described below.

2.1.1. Ara Tihi – Eastburn

The Ara Tihi - Eastburn project area forms a portion of the south-western face of the Crown Terrace. The project area is a relatively small extent of the wider Eastburn Station, as shown in the Project Area Maps – **Appendix B**. The Ara Tihi - Eastburn project area is 127.70 ha in area and accommodates an existing large homestead and farm sheds scattered across the site. A number of rural lifestyle lots are located adjoining the southern and western boundaries of the project area – some have a dwelling constructed on them, and some are vacant. There is a verified prior HAIL activity on a site¹ adjoining the project area being a prior sheep dip, but this does not form part of the site, and there is a dwelling constructed on this site. The zone information is identified in Table 1 below.

Site Address	108 – 117 & 163 Eastburn Road, Arrow Junction 54 Preservation Lane, Arrow Junction
Legal Description(s)	Part Section 2 SO 342162 (ROT: 668638, OT15C/568) Lot 19 DP 532665 (ROT: 872419) Lot 20 DP 618336 (ROT: 991857)
Highly Productive Land	Much of the land is identified as Land Use Capability 3 (LUC 3).

¹ 34 Preservation Lane

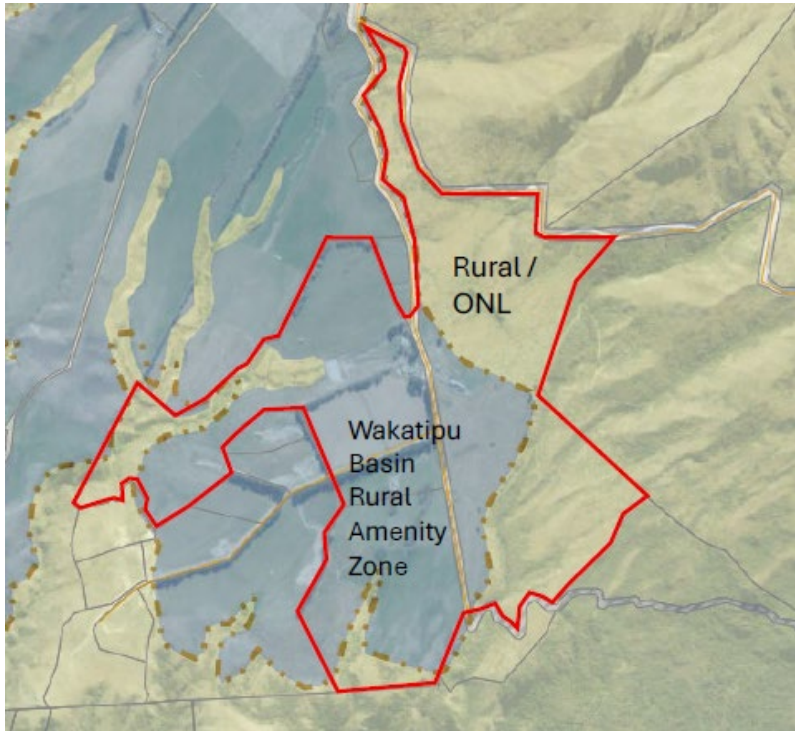
PDP Zones	Rural zone Wakatipu Basin Rural Amenity zone 
Overlays	Outstanding Natural Landscape (ONL) over the Rural zoned land, however all built form is located outside of the ONL, wholly within the Wakatipu Basin Rural Amenity zone Threatened Environments Classification 2012 (lower extents)
Landscape Priority Area	Eastern Wakatipu Basin Priority Area (21.22.16) <i>in relation to the Rural zone</i>
Landscape Character Unit	Crown Terrace (20) <i>in relation to the Wakatipu Basin Rural Amenity zone</i>

Table 1: The Ara Tihi – Eastburn project area land and zone information

2.1.2. Mānia - Glenlee / Glenroy

The Mānia – Glenlee/Glenroy project area forms a large area of an upper terrace to the south-west of the Gibbston Highway (State Highway 6), encompassing multiple parcels of land. The area is largely set back from the highway, and is currently occupied by grape vines, however these have not been maintained and are dying off.

An established hunting lodge is located amongst a large cluster of trees within the western part of the project area, and a number of sheds are scattered across the project area. There is a central waterway – Toms Creek which extends from the upper terraces to the Kawarau River to the north. The National Grid overhead transmission line traverses the northern part

of the project area. The project area is 398.80 ha in size. The zone information is identified in Table 2 below.

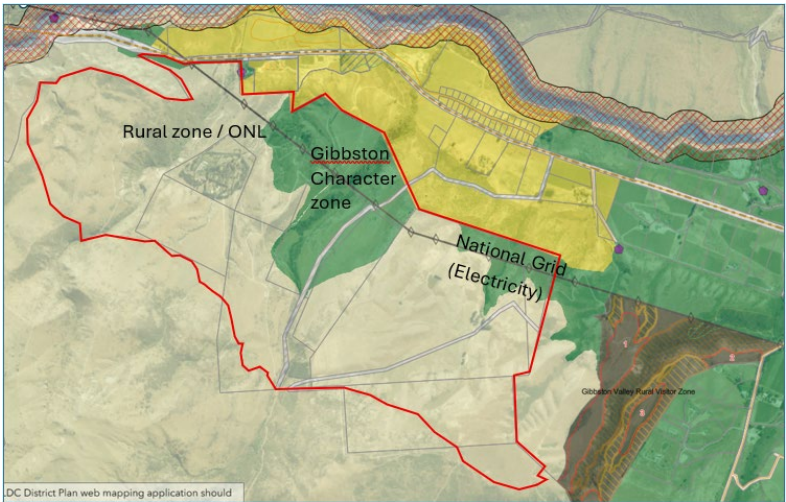
Site Address	1786 Gibbston Highway
Legal Description(s)	Lot 1 – 2 DP 387160 (ROT: 348958) Section 42 Block I Kwararau SD (ROT: OT7D/731) Section 18 Block I Kwararau SD (ROT: OT7D/1115) Section 35, 41 Block I Kwararau SD (ROT: OT7D/1118) Section 2 Block IV Kwararau Survey (ROT: OT14A/708) Section 9 Block I and Section 49 Block I Kwararau Survey District (ROT: OT17D/195)
Highly Productive Land Zones	No Rural zone Gibbston Character zone 
Overlays	• Outstanding Natural Landscape, though noting the Gibbston Character zone is an 'Exemption zone' with respect to the ONL • Threatened Environments Classification 2012 (northern extents) • National Grid overhead transmission line traverses the site

Table 2: Mānā – Glenlee/Glenroy project area land and zone information

2.1.3. Taiheke - Riverside

Taiheke - Riverside is located on the northern side of Gibbston Highway, largely opposite the Karapuke - Drystone project area, and is 30.99 ha in area. The project area's northern boundary adjoins the Kwararau River reserve, beyond which is the Kwararau River. Rafters Road – a public vested road - provides public access to the river reserve from Gibbston Highway, through the project area. Within the river reserve, adjoining the project area boundary is a heritage building (Rum Curries Hut) and public car parking area, to enable access to the river. A heritage building (Tomanovitch Cottage), another dwelling and some sheds are located within the project area. The zone information is identified in Table 3 below.

Site Address	Gibbston Highway and 48 Rafters Road
Legal Description(s)	Section 1-3 Survey Office Plan 24038 and Section 3, 7 Survey Office Plan 437651 (ROT: 556169) Part Section 8 Block V Kwarau SD and Section 1, 6 SO Plan 437651 (ROT: 556168) Section 40 Block V Kwarau SD (ROT: 556167) Lot 43 - 44 DP 24521 and Section 4 Survey Office Plan 437651 (ROT: 574412)
Highly Productive Land	The land is identified as Highly Productive Land - Land Use Capability 3 (LUC 3).
Zones	Gibbston Character zone 
Overlays	- Outstanding Natural Landscape, though noting the Gibbston Character zone is an 'Exemption zone' with respect to the ONL - Wāhi Tūpuna – extends along and within the northern boundary adjoining the Kwarau River - Threatened Environments Classification 2012 (small portions to the north)
Heritage	- Listed Heritage Feature #79: Tomanovitch Cottage, East of DOC Reserve, Gibbston <u>Extent of Place:</u> the land in Certificate of Title OT 15 B/296 including the Orchard associated with to manner which Cottage but excluding the adjacent modern dwelling - Rum Curries Hut (#236) is located adjoining the northern boundary of the site, however, sits outside the project area
PDP Appeals	There are live appeals to the Kwarau River and Victoria Flats Landscape Priority Areas (ENV-2024-CHC-055 and ENV-2024-CHC-065)

Table 3: The Taiheke - Riverside project area land and zone information

2.1.4. Karapuke - Drystone

The Karapuke - Drystone project area is located on the southern side of Gibbston Highway and is 74.72 ha in area. The project area is made up of multiple parcels of land and has two established accesses into the area from the highway – one being Coal Pit Road - a legal vested road, and the other a private shared access.

There are a number of established dwellings and sheds across the project area, including an historic building, listed as a heritage feature on the site – Gibbston school teachers house, alongside a cluster of protected trees. The National Grid overhead transmission line traverses the northern part of the project area. The zone information is identified in Table 4 below.

Site Address	2188 Gibbston Highway Gibbston Highway
Legal Description(s)	Lot 2 DP 25018 and Lot 1 DP 24207 and Part Section 11 Block V Kwarau SD, and Section 1-2 Survey Office Plan 24523 (ROT: 3169) Lots 50-64 DP 300728 (ROT: 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600 and 300728) Lot 28 DP 339082 (ROT: 160835), Lot 1 & 2 DP 580717 (ROT: 1081828 and 1081829), Lot 2 DP 362778 (ROT: 256064)
Highly Productive Land	The land is identified as Highly Productive Land - Land Use Capability 3 (LUC 3).
Zones	Gibbston Character zone 
Overlays	• Outstanding Natural Landscape, though noting the Gibbston Character zone is an 'Exemption zone' with respect to the ONL • National Grid Transmission Line traverses the site • Threatened Environments Classification 2012 (southern extent)
Heritage	Listed Heritage Feature #235: Gibbston school teacher's house Seven protected trees #215

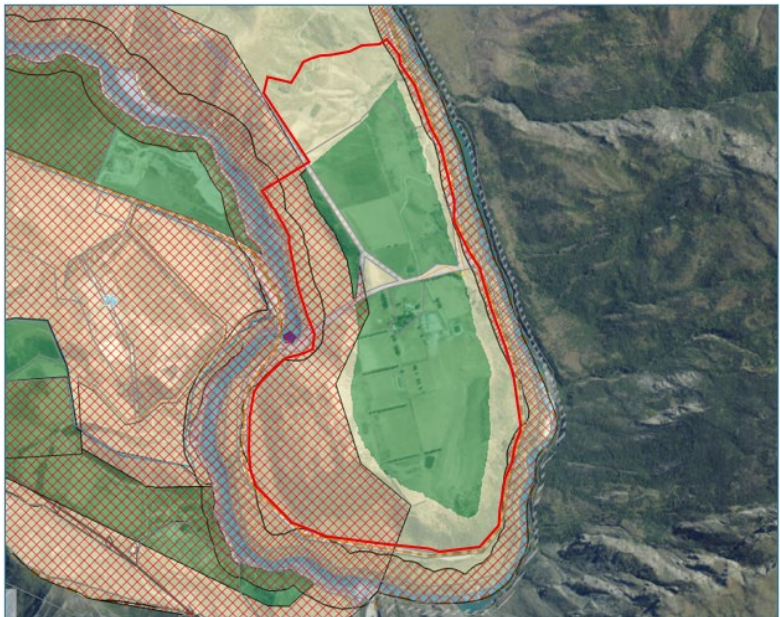
Table 4: The Karapuke – Drystone project area land and zone information

2.1.5. Kūrae - Waitiri

The Kūrae - Waitiri project area is located within the Waitiri Peninsula, being the eastern headland that bookends the Gibbston Valley area. The 196.01 ha project area is located on an elevated plateau within the peninsula, above the State Highway below. The State Highway extends around the lower extents of the peninsula, with an existing road (Waitiri Road) into the project area from the eastern side, and a private access into the southern side. Internally there are private accesses and a paper road extending north-west beyond the project area.

There is an existing plant nursery established centrally to the project area, two residential dwellings and a number of sheds, glasshouses, and nurse-y-associated structures. The upper Kawareau River flows around the eastern edge of the headland, the lower Kawareau River around the western edge of the headland, and directly south of the peninsula is the confluence of the lower and upper Kawareau, and the Nevis River.

The zone information is identified in Table 5 below.

Site Address	3207 Gibbston Highway
Legal Description(s)	Lot 51 DP 390679 (ROT: 364036) Lot 52 – 54 DP 390679 and Section 12 SO 342162 (ROT: 364037)
Highly Productive Land Zones	No Rural zone and Gibbston Character zone
Overlays	 • Outstanding Natural Landscape, though noting the Gibbston Character zone is an 'Exemption zone' with respect to the ONL • Wāhi Tūpuna – extends around the peninsula boundary adjoining the Kawareau River • Chronically Threatened (10-20% indigenous cover left) Environments Classification 2012 (outer extents)

Landscape Priority Area	• Kawarau River Outstanding Natural Feature Priority Area • Victoria Flats Outstanding Natural Landscape Priority Area
PDP Appeals	There are live appeals to the Kawarau River and Victoria Flats Landscape Priority Areas (ENV-2024-CHC-055 and ENV-2024-CHC-065) (identified by red hatches on the image above)

Table 5: The Kūrae - Waitiri project area land and zone information

Together these interrelated project areas form the application site, and provide the framework to deliver on the vision for the project

3. Proposal (section 13(4)(a) of the FTAA)

3.1. Overview

The provision of housing in the Queenstown Lakes District remains a significant issue, with ongoing pressure arising from persistent shortages in supply, limited housing diversity, worker accommodation, constraints on availability and infrastructure, and concerns as to affordability and quality. Queenstown is geographically constrained, providing growth opportunity limits. The Waitiri Project aims to directly address the housing challenges facing the Queenstown Lakes district and the wider Otago region by delivering a comprehensively designed, landscape-led master-planned solution. The proposal will deliver a regionally integrated housing, tourism, infrastructure, cultural and employment project that unlocks long-term growth capacity for the wider Queenstown/Cromwell corridor while delivering substantial public and regional benefits.

The project will deliver a comprehensively designed multi-use development, unlocking land to enable the construction of residential communities, supported by major open space networks, a central village precinct, a school, a cultural development node, rural visitor accommodation and resort activities, a lodge, 18-hole golf course, clubhouse/community hubs, an expanded nursery and a solar farm. The overall concept is to direct growth into distinct interrelated neighbourhoods and community centres that respond to the unique Gibbston Valley landform and landscape character, while maintaining strong ecological, cultural and visual connections through restoration planting, open space corridors, recreation links and place-based design.

The proposal will provide significant regional benefits to the local community, wider Queenstown community, and greater Central Otago region, such as:

- Provision for a diversity and supply of housing, including enabling worker accommodation, family housing and intergenerational living;
- Provision of affordable housing;

- Regional resilience;
- Tourism workforce retention;
- Educational infrastructure;
- Public access;
- Cycle network integration;
- Biodiversity restoration,
- Public open space,
- Climate resilience.

The Economic Assessment undertaken by Property Economics (refer **Appendix C**) highlights the significant economic benefits that the proposal will deliver to the Otago region. The proposed development is expected to directly generate:

- \$2.17b total direct capital expenditure over the development period (excluding land)
- \$1.11b total value contribution to the GDP within the Otago region over the development period
- An estimated 1,772 jobs during the peak construction year
- A total estimated number of 10,870 full time equivalent ('FTE') years over the development timeframe
- Improved housing choice and affordability outcomes through provision of 1,115 residential lots/dwellings of varying densities, from high density to rural
- Support for the tourism sector through visitor accommodation, construction of a resort, golf course, and a cultural development node incorporating conference centre, accommodation precinct
- Wider flow-on benefits for local businesses, services and community amenity.

The key elements of the Waitiri development are outlined within the Masterplan Document prepared by Patch (refer **Appendix A**), and reports accompanying the application. The Waitiri Project includes the following key components:

- a) A master-planned development across five interrelated precincts, forming a larger strategic delivery of essential social infrastructure to within the wider Gibbston Valley

area: Ara Tihi - Eastburn, Mānia - Glenlee/Glenroy, Taiheke - Riverside, Karapuke - Drystone, and Kūrae – Waitiri;

- b) The proposal provides for 1,115 lots, including a mix of residential densities;
- c) The residential component includes 167 high density lots, 209 medium density lots, 393 low density lots, 183 large lot residential lots, 114 rural living lots and 49 rural lots. Dwelling typologies have been included in the application for each lot type (**Appendix D**);
- d) A range of non-residential activities, including a 3.96 ha resort precinct, 18-hole golf course, and 2.63 ha of clubhouse/community hub space;
- e) Community and service elements include a village precinct incorporating 7,200m² GFA of commercial use, a 2.10 ha school site, and 6.15 ha identified as a cultural node for a conference centre and visitor accommodation activities;
- f) Supporting infrastructure and land use components include a 4.47 ha nursery, a 3.73 ha solar farm, and a 5.11 ha mitigation buffer;
- g) A substantial open space network of approximately 284 ha is proposed across the development;
- h) Provision of infrastructure and transport elements to support the establishment of the development, including an underpass across SH6, to connect the north side of the highway to the south.

The Waitiri Project acknowledges the cultural importance of the wider landscape to Ngāi Tahu and recognises the on-going role of Ngāi Tahu and Kā Rūnaka as kaitiaki of the whenua and awa. From an early stage in the project development, Oaks Living has committed to aligning the project with mana whenua values through ongoing engagement and collaboration with Ngāi Tahu and Kā Rūnaka. The project will continue to evolve with the meaningful cultural and commercial collaboration and partnership in a way that upholds the mana and aspirations of Ngāi Tahu and Kā Rūnaka and provides and enables opportunities through landscape and environmental responses, cultural design outcomes, restoration and stewardship, cultural tourism, affordable housing and long-term partnership pathways.

While geographically separated, the precincts form part of a single coordinated settlement framework connected through:

- Shared infrastructure systems;
- Transport and movement networks;

- Tourism and recreation linkages;
- Ecological corridors;
- Housing and employment relationships;
- Integrated landscape strategy;
- Cultural and community outcomes.

Overall, the development is intended to provide a broad mix of residential, commercial, visitor, tourism, recreational, community and open space activities within an integrated cultural and landscape-led framework.

3.2. Detailed Proposal

3.2.1. Site Layout

The Waitiri Project has been developed through a landscape-led design philosophy responding directly to the characteristics of the Gibbston Valley landscape. The proposal acknowledges the sensitivity and significance of the wider landscape environment including:

- Glacial terraces;
- Schist escarpments;
- Alpine mountain backdrops;
- Kawarau River corridor;
- Viticultural landscapes;
- Open pastoral systems.

The proposal adopts a distributed yet interrelated development approach rather than a singular urban expansion. Key landscape principles include:

- Clustered and visually contained development;
- Maintenance of landscape legibility;
- Retention of large open-space networks;
- Landform-responsive design;
- Ecological restoration and riparian enhancement;

- Visual separation between precincts;
- Avoidance of the most sensitive landforms and environments.

The proposal has been designed to maintain the dominance and coherence of the wider mountain and river landscape framework while integrating carefully designed development precincts within modified or visually contained environments.

The proposal also recognises the differentiated nature of the wider Priority Area landscape framework, including existing modified Gibbston Character Zone environments containing established rural living, tourism, recreation and infrastructure activities.

The proposal therefore represents a landscape-responsive settlement framework intended to balance regional growth with long-term landscape and environmental stewardship.

No processes are proposed under the Public Works Act 1981 in relation to the project (section 13(4)(m) of the FTAA)

The proposal for each project area are detailed as follows.

Ara Tihi – Eastburn

Ara Tihi – Eastburn forms the rural living transition at the Crown Terrace edge, within the sub-alpine landscape on the southern face of the Crown Range. The project area comprises

- 22 large rural residential allotments with identified 1,000m² building platforms;
- extensive open space;
- restoration planting intended to maintain the open pastoral character of the area;
- low-intensity landscape-responsive development focused on dispersed rural living integrated with the existing landscape pattern.

Whilst the Rural zoned land is within an ONL, all future built form will be wholly contained within the Wakatipu Basin Amenity Zone and not located within the ONL. An existing rural living subdivision has been approved to the south of the project area, and the proposal seeks to extend a similar character of development across the project area. The layout of the proposed Ara Tihi - Eastburn Development is shown in Figure 2 below:

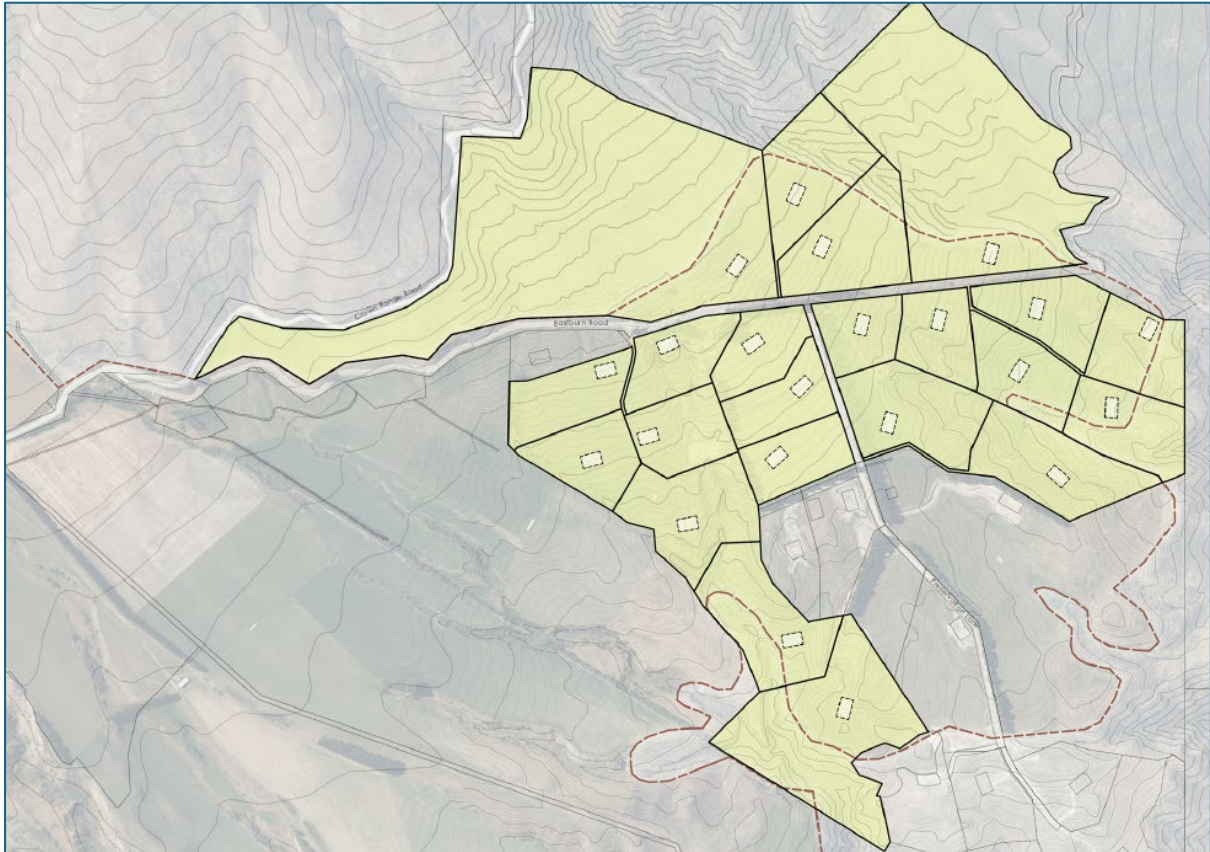


Figure 2 - Ara Tihi - Eastburn proposal

Development has been intentionally limited and dispersed in recognition of the sensitivity of the Crown Terrace environment.

Mānia – Glenlee / Glenroy

Mānia – Glenlee / Glenroy provides lower-density lifestyle, resort and recreation opportunities integrated within the elevated terrace landscape. An existing lodge is located within the western portion of the project area, and the proposal is designed around this lodge. The project area provides for:

- 64 large-lot residential and rural living lots ranging in size from 10,000m² – 16,500m²
- 27 rural lots with identified building platforms ranging in size from 2.12 ha - 4.94 ha
- An 18-hole golf course with clubhouse and recreation activities
- Resort and visitor accommodation
- Extensive landscape and ecological restoration.

The proposal is arranged within a substantial open space and landscape framework and is designed to reinforce the openness of the terrace, protect wider landscape views and integrate ecological restoration and indigenous planting. The lower density development approach is designed to respond to the broader scale of the receiving environment. The overall character is one of a spacious lifestyle and recreation environment anchored by heritage landscape elements and resort-style amenities, and the layout maintains the dominance and legibility of the wider terrace landforms and mountain backdrop. The National Grid Corridor is protected through a 25m wide green corridor, complying with the National Grid Yard (as defined in the PDP).

The layout of the proposed Mānia – Glenlee/Glenroy Development area is shown in Figure 3 below:

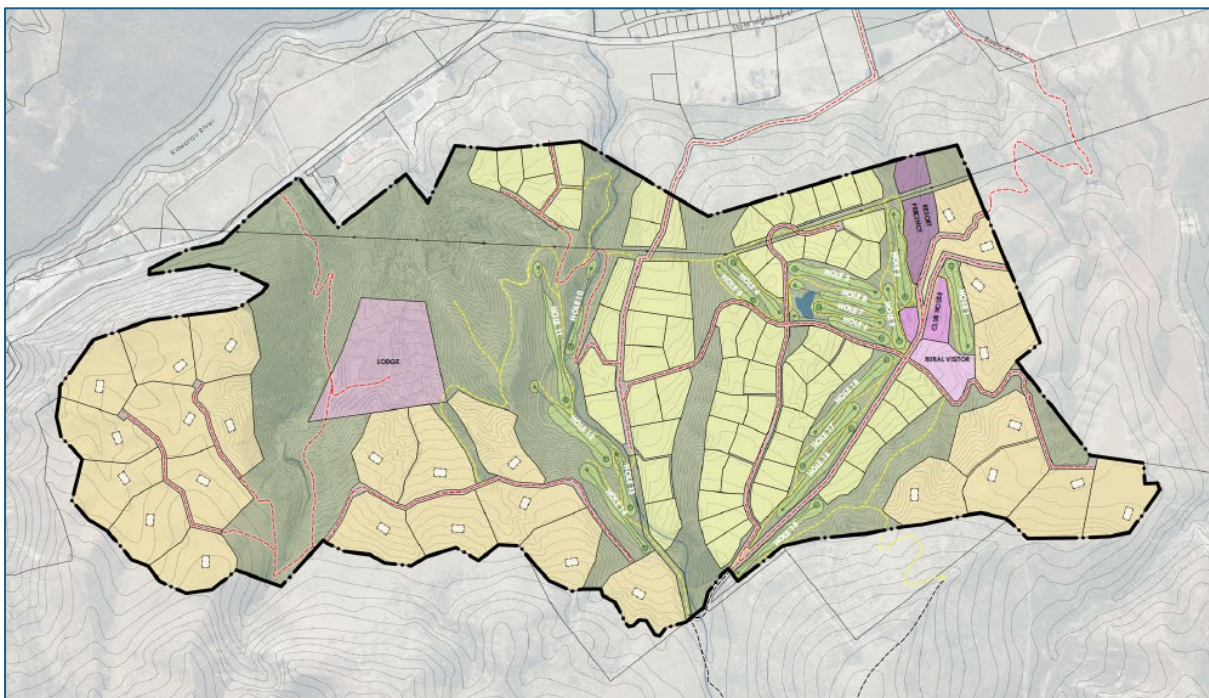


Figure 3 – Mānia – Glenlee/Glenroy proposal

Taiheke – Riverside

Taiheke – Riverside forms the primary cultural, tourism, recreation and riverside interface within the proposal. The project area includes:

- 192 residential allotments with a mix of high-, medium-, low- and large-lots within residential neighbourhoods
- Tourism and visitor accommodation opportunities
- Conference and hospitality opportunities

- A cultural development node identified for a conference centre, serviced apartments and/or rural visitor accommodation
- Substantial open space, planting and ecological corridors and riparian restoration
- Active transport connections, including a pedestrian underpass beneath State Highway 6 is intended to link Taiheke – Riverside directly with Karapuke - Drystone to form an integrated community. This underpass provides the ‘missing link’ for the Gibbston River Trail – the cycle/pedestrian trail that meanders through Gibbston Valley, forming an important connection point within the regional trail and active transport network.

The cultural development node is an opportunity created through collaboration and potential partnership with Ngāi Tahu / Kā Rūnaka, adjoining the Kowarau awa wāhi tūpuna for mana whenua to provide cultural and commercial connection to this culturally important landscape.

A listed heritage building - Tomanovitch Cottage – is located within the project area. The cottage will continue to be protected, where no works are proposed to the building or the extent of place.



Figure 4 – Taiheke – Riverside proposal

Taiheke is envisaged as a vibrant riverside precinct that combines community, tourism, visitor accommodation and opportunities, cultural expression and access to the Kowarau River environment.

Karapuke - Drystone

Karapuke – Drystone will function as the principal village, community centre and service hub for the wider Waitiri Development. It provides for a broad mix of residential neighbourhoods, including high-, medium-, low- and large-lot residential development, together with limited larger lots on the more challenging topographical areas, and is supported by a village centre precinct, a school site, community facilities and an extensive network of open space and recreation corridors. The school is yet undefined to be public or private, or primary / secondary. Work is underway to define this community infrastructure.

This project area will provide 424 residential allotments for development. The area is intended to accommodate local services, community activity and everyday amenities within a walkable neighbourhood structure, while also recognising and integrating existing heritage features such as the historic schoolhouse and established rural character trees. The commercial village centre provides for 7,200m² GFA at a maximum height of two storey, however all other non-residential development within this project area will be single storey.

No works are proposed to the historic schoolhouse or protected trees, or the setting of each, but instead, the proposal seeks to create an open space area around these features, celebrating them in the context of the Gibbston Valley area.

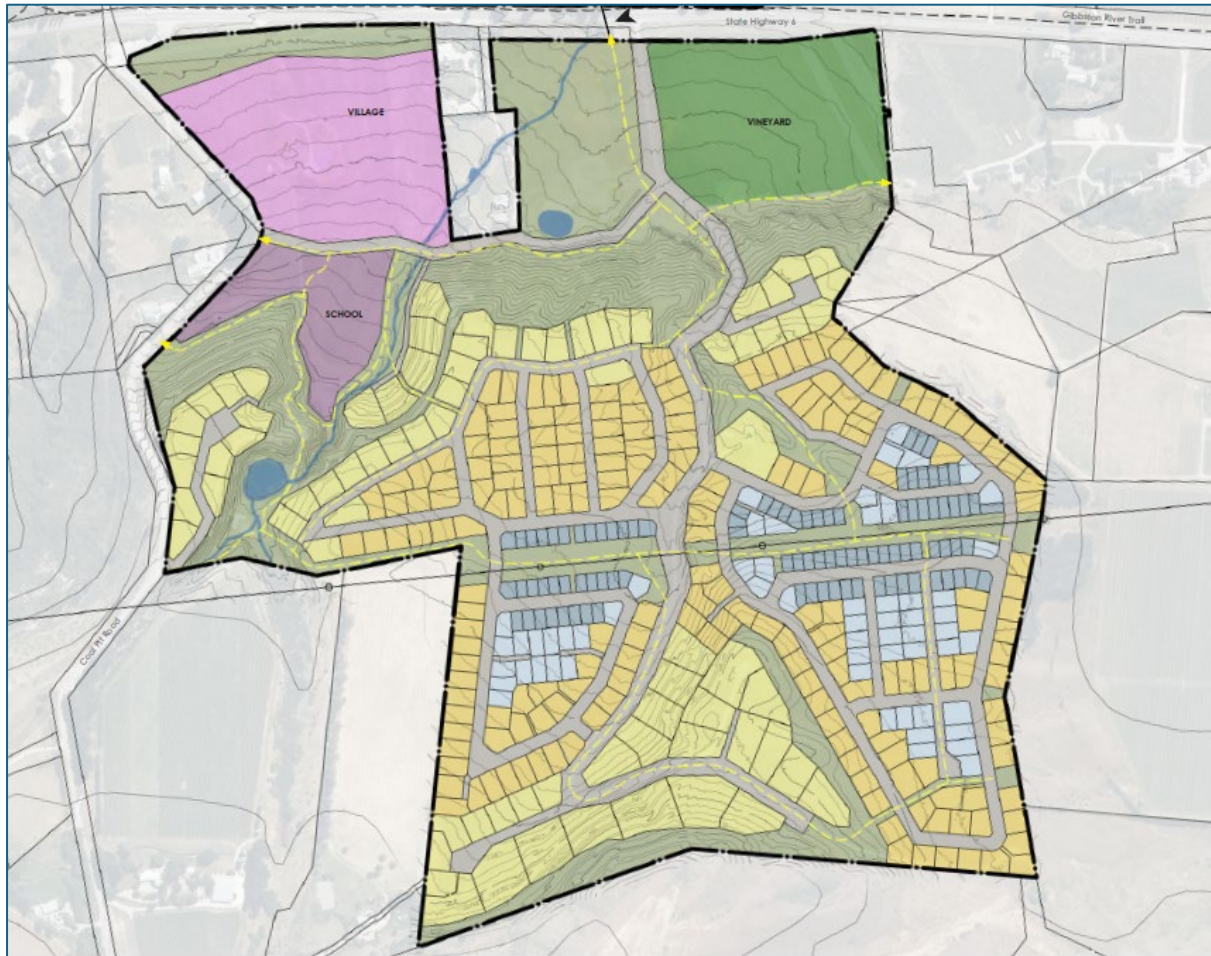


Figure 5 – Karapuke - Drystone proposal

No development or subdivision will occur within a width of 25m spanning the National Grid Corridor traversing the project area.

In combination with Taiheke - Riverside, Karapuke - Drystone will form the central heart of the wider Gibbston Valley area, whereby both project areas will be connected through an underpass beneath SH6.

Kūrae – Waitiri

Kūrae – Waitiri forms the flagship residential and community precinct within the wider proposal. The project area is a peninsula-based neighbourhood that combines a range of residential typologies with rural living, visitor-related activity, community facilities and supporting infrastructure.

The development includes medium, low and large-lot residential neighbourhoods, rural living lots, community hub facilities, visitor accommodation opportunities, an extension to the existing plant nursery and a large solar farm, all set within an extensive framework of open

space, revegetation, native restoration and mitigation planting. The development area provides for 386 residential allotments. The layout responds to the landform by concentrating more compact development on flatter land and retaining a more open rural pattern in the hummocky northern areas, with the overall approach intended to maintain the peninsula's natural character and visual distinctiveness.



Figure 6 – Kūrae - Waitiri proposal

3.3. Servicing and Infrastructure

The proposal has been developed with provision of private infrastructure, to reduce pressure on constrained public infrastructure systems while enabling coordinated long-term growth, including:

- Water supply;
- Wastewater treatment;
- Stormwater management;
- Renewable energy generation.

Servicing for the proposed development areas is outlined in the Infrastructure Report prepared by Maven (refer **Appendix E**). Oaks Living have worked closely and collaboratively with Ngāi Tahu to ensure the infrastructure proposal not only will have minimal effects on the environment but is developed to exceed the standards set by Queenstown Lakes District

Council standards. This is particularly relevant with respect to the treatment/disposal of wastewater, whereby wastewater will be treated through a Combined Works (CW) Treatment Plant – an energy efficient tertiary biological treatment process before being disposed to ground, with the intention to restoring the mana to the water before returning back to the Kawarau River. The CW Treatment Plant does all the treatment in the plant and only relies on soakage to ground to restore the mana to the water. The network will be a privately run network but constructed to public standards; whereby it can be vested to the Council if the Council would prefer this.

The Nevis awa falls within the Water Conservation (Kawarau) Order (WCO) 1997 which is assessed below.

There are no existing public water, wastewater, or stormwater services readily available to any of the sites, as such each project area is to be serviced through private or site-specific infrastructure solutions. A summary of servicing strategy for each development area is outlined below:

Kūrae - Waitiri

It is proposed to service Kūrae by a piped stormwater reticulation network discharging to existing flow paths on the site, with the intention of maintaining existing stormwater patterns and without attenuation, given the site's position at the bottom of its catchment. It is noted however the Geotechnical Assessment (**Appendix F**) identifies the preference for drainage to be directed to ground wherever possible, e.g. Soak pits, swales, wetland channels etc. As such, as the project develops, further work is being undertaken to define the most appropriate locations and methods for stormwater disposal.

For wastewater, the site is to connect to a private wastewater reticulation network discharging to a private combined works tertiary treatment system, with treated effluent disposed to ground before it ultimately rejoins the Kawarau awa.

For water supply, groundwater bores are considered impractical due to the site's elevation. The proposal is therefore to draw water from the Nevis awa, pump it to an elevated storage reservoir, and treat it to potable standard using a containerised system, with the reservoir also providing firefighting storage.

Taiheke - Riverside and Karapuke - Drystone

The Taiheke - Riverside project area currently discharges stormwater directly to the Kawarau awa. Considering the sensitive receiving environment, stormwater will be specifically designed to ensure existing flow paths and flow are maintained. Where possible, stormwater will be discharged to the ground and the stream traversing the site is to be maintained and enhanced.

Within the Karapuke - Drystone project area, it is proposed to use a piped stormwater reticulation network discharging to existing flow paths and ultimately into the stream that continues through the Taiheke - Riverside site. As at Taiheke - Riverside, the stream corridor is to be maintained and made accessible as an amenity feature.

The project areas will connect to the same private wastewater reticulation and combined works treatment system proposed for the wider development.

For water supply, the project areas are intended to be serviced through a shared reticulation network with Taiheke - Riverside, Karapuke - Drystone and Mānia - Glenlee/Glenroy, drawing on bores and/or surface water takes and centralised storage at Mānia - Glenlee/Glenroy.

Mānia - Glenlee/Glenroy

It is proposed to manage stormwater through private on-site soak pits for each lot and treatment/soakage swales for road runoff, with no attenuation proposed considering the proximity to the bottom of the catchment.

Wastewater will be connected to a private wastewater network and a combined treatment system. The site also plays a broader servicing role, with sufficient land to accommodate storage reservoirs for a shared water reticulation network serving Taiheke - Riverside, Karapuke - Drystone, and Mānia - Glenlee/Glenroy.

Potable and firefighting water will be sourced from bores and/or surface water takes and stored on-site in reservoirs.

Ara Tihi - Eastburn

For Ara Tihi - Eastburn it is proposed to manage stormwater using swales and soak pits, with each lot discharging to a private soak pit and road runoff treated through soakage swales.

For wastewater, Ara Tihi - Eastburn is also intended to connect to the proposed private wastewater reticulation and combined works treatment system serving the broader development.

For water supply, there are existing privately managed water networks near the site and proposes a system of bores and tanks to service potable demand, with each site also requiring a dedicated firefighting water tank.

3.4. Roading and Transport

The project aligns with wider future regional growth and infrastructure planning principles through:

- Strategic transport corridor integration;

- Active transport and public access connections;
- Tourism network integration;

The proposal includes:

- State Highway 6 underpass connection;
- Integration with regional trail networks;
- Enhanced public and recreational access;

The Transport Assessment prepared by Commute identifies the access and roading arrangements for the proposed development areas (refer **Appendix G**). The wider Waitiri Project will be accessed primarily from Gibbston Highway ('SH6'), with some development areas to be accessed from existing local roads including Eastburn Road, Coal Pit Road, Rafters Road, Resta Road and Waitiri Road. The roads and accesses onto SH6 are all existing, however some will require upgrading. Internal local road networks are proposed within each project area, and a range of intersection and road upgrades are identified to accommodate the anticipated traffic generated by the development. All roading will be designed to the QLDC's standards.

Internal active mode connections are proposed within each of the project areas, which connect the areas across the valley, together with the connection to the Gibbston Trail, the (future) Kawarau Gorge Trail towards Cromwell, and the wider connected Queenstown Trails, west of Gibbston. The proposal seeks to establish a public underpass beneath State Highway 6 between Taiheke - Riverside and Karapuke - Drystone, which will provide the 'missing link' to the Gibbston River Trail, to enable cyclists and pedestrians to safely access both sides of the State Highway. Bus stop placeholders will be incorporated into the design to enable connection to possible future public transport routes once this eventuates.

Further detail around the transport proposal will be confirmed in the Integrated Transport Assessment to be prepared to support the substantial application.

At Ara Tihi - Eastburn, access is proposed directly from Eastburn Road, which connects to Crown Range Road. The sight distance assessment indicates that this intersection complies at a high level, and the recommended transport response is an upgrade to Eastburn Road, with no right-turn bay or roundabout presently identified as necessary.

At Mānia - Glenlee/Glenroy, access is proposed from SH6 by way of a new access, a connection utilising an existing paper road, and via Resta Road. The landowner has an existing easement from the end of Resta Road through the neighbouring land, into the project area.

The recommended works include a right-turn bay at the paper road / SH6 intersection, a right-turn bay at the Resta Road / SH6 intersection, and an upgrade to Resta Road, with the additional SH6 access to be formed to NZTA standards.

At Karapuke - Drystone, access is proposed from Coal Pit Road and from a further connection to SH6 by way of an existing paper road. The recommended works include an upgrade to Coal Pit Road and a new right-turn bay on SH6 for the additional access, while noting that a right-turn bay is already provided on SH6 at Coal Pit Road.

At Kūrae - Waitiri, access is proposed from two points on SH6, being the southern and eastern accesses. The southern access is identified as complying with sight distance requirements, whereas the eastern access requires further investigation due to limited visibility in one direction. The recommended response is the provision of right-turn bays on SH6 at both access locations, subject to further design refinement.

3.5. Ecology

The proposed development is located across a series of sites that are generally characterised by modified rural land cover, including exotic pasture, vineyards, exotic scrub, shelterbelts and constructed water features. The preliminary Ecological Assessment prepared by Viridis (**Appendix H**) identifies generally low existing botanical and freshwater ecological values across the project area, while also identifying some localized habitat for indigenous birds and lizards, together with a number of streams, pond, water race and wetland features.

At Ara Tihi - Eastburn, the ecological features include intermittent and permanent stream features, constructed ponds, and the only identified natural inland wetlands within the project area. The site is otherwise dominated by exotic pasture and scrub, with some localized rocky habitat that may support indigenous lizards and habitat for indigenous bird species.

At Kūrae - Waitiri, ecological features are concentrated around terrace-edge gullies, rocky outcrops and localized lizard habitat, together with a constructed water race, several constructed ponds, and associated wet areas that are not classified as natural inland wetlands. The wider site is predominantly exotic pasture and shelterbelt planting.

At Mānia - Glenlee-Glenroy, the main identified ecological features include Toms Creek, other intermittent stream features, a constructed pond, areas of scrub, and localized exposed rock that may provide lizard habitat. The site is otherwise largely pastoral in character.

The Ecological Assessment identifies the key fauna considerations as the potential presence of New Zealand pipit, New Zealand falcon, and indigenous lizards in localized parts of the sites. No Significant Natural Areas are identified within the development blocks, and bats are considered unlikely to be present.

The proposal incorporates: extensive restoration planting;

- Riparian enhancement;
- Ecological corridors;
- Wetland and gully protection;
- Indigenous habitat enhancement;
- Weed and pest management;
- Native revegetation.

The proposal has been developed to avoid natural waterways and wetlands as far as practicable, with many freshwater features and more sensitive habitat areas intended to be retained within open space or green space areas. The project also includes substantial revegetation and ecological restoration planting, particularly around gullies, streams, wetlands and other open space areas, as part of the wider landscape and environmental framework.

3.6. Historic Heritage

A desktop archaeological appraisal has been prepared by the Archaeology Collective (refer **Appendix J**) for the five Waitiri development areas. The appraisal identifies recorded archaeological sites in four of the five development areas, with Ara Tihi - Eastburn being the only area where no recorded archaeological sites are currently identified within the site boundaries. The recorded sites across the other areas relate largely to historic rural land use and gold mining activity, and include stone walls, cairns, farm buildings, water races, huts, dams, sluicings, chimneys, an historic orchard, and a hotel site and these are outlined in the accompanying report. It is understood however that on-site investigations of the project areas is required to fully determine any archaeological sites present, and to correctly determine the location of the existing sites.

The appraisal notes that archaeological values are known to be present in Mānia – Glenlee/Glenroy, Karapuke - Drystone, Taiheke - Riverside and Kūrae - Waitiri. Of particular note, Tomanovich Cottage within the Taiheke - Riverside area is listed as Heritage New Zealand Pouhere Taonga as a Category 2 Historic Place, and as a category 2 Heritage Feature in the QLDC PDP. Whilst no works are proposed around the heritage buildings or vegetation, it is likely earthworks nearby some of the archaeological sites, and therefore as a precautionary measure an Archaeological Authority of Modify will be sought under the Heritage New Zealand Pouhere Taonga Act 2014.

3.7. Dark Sky

The Karapuke - Drystone and Taiheke - Riverside project areas are located within the Kawarau Gibbston Dark Sky Park. The extent of the Dark Sky Park is shown in Figure 7 below. The proposal recognises the importance of the Dark Sky Park.

The proposal seeks to protect the Dark Sky Park as much as possible, and a detailed lighting strategy will be developed as part of subsequent design stages, incorporating specific lighting proposals, such as:

- Low-spill lighting
- Shielded luminaires
- Specific lighting colour temperatures
- Limited lumin.

It is intended to design the proposal to adhere to the Dark Sky Park requirements to protect the Park from unnecessary light spill.



Figure 7 - Kawarau Gibbston Dark Sky Park extent

3.8. Earthworks

Across all sites, earthworks at the subdivision stage will be generally limited to what is required for road construction and creation of appropriate building areas. The layout of the proposal has been designed to enable efficient use of natural plateaus within the project

areas where possible. Detailed earthworks Environmental Management Plans will be prepared for on-going erosion and sediment control.

Vibration may result where rock-breaking is required across the sites. This will be avoided where possible, but where it cannot be avoided, a vibration effects assessment will be undertaken, and a Noise and Vibration Management Plan will be developed to ensure effects on public and adjoining neighbours are adequately managed.

Earthworks for the development of the individual allotments for the construction of buildings will be managed by the developer/site owner when the detailed plans are known for each site.

3.9. Consent Notices and Easements

A range of consent notices and easements are registered on titles within the project areas however, many will be designed around or have no implications for the proposed development and the remainder will be varied or removed separately following fast-track approval. This two-step approach is not uncommon in resource consent processes under the RMA, in which other authorisations are obtained following the issue of the resource consent. All titles are attached at **Appendix J**, with the instruments that require varying or removal summarised.

4. Construction Period (section 13(4)(e) and (f) of the FTAA)

The development will be staged over an 11-year period, as follows:

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Karapuke - Drystone										
Taiheke - Riverside										
Mānia – Glenlee/Glenroy										
Ara Tihi - Eastburn										
Kūrae - Waitiri										

If the substantive approval for the Project is granted by the end of Q4 of 2026, Oaks Living anticipates that it will be in a position to commence the Project Q1 of 2027, particularly in respect of earthworks and servicing enabled through the approval.

Considering the rolling commencement of each project area, completion of construction will occur from year 3 (2029-2030). Delivery of the project will continue through the different project areas as outline above, and Oaks Living anticipates that the final completion date for the final project area (Kūrae - Waitiri) to be Q4 2037, being a total of 11 years development and construction.

5. Ineligible Activities (section 13(4)(c) of the FTAA)

The project does not contain any ineligible activities set out in Section 5 of the FTAA, as the proposal does not involve:

- Any activity on identified Māori land;
- Any activity that would occur in a customary marine title area;
- Any activity that would occur in a protected customary rights area;
- Any activity that would occur on Māori customary land, or land set apart as a Māori reservation;
- Any aquaculture activity;
- Any activity that would require an access arrangement under the Crown Minerals Act 1991;
- Any activity that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA;
- Any activity that would occur on any land listed in Schedule 4;
- Any activity that would occur on a national reserve, or a reserve that is vested in someone other than the Crown or local authority, or that is managed by someone other than the Department of Conservation;
- A prohibited activity under the EEZ Act, or an activity described in, and prohibited by section 15B or section 15C of the RMA;
- A decommissioning-related activity in the EEZ Act;
- An activity undertaken for the purpose of an offshore renewable energy project.

6. Alternative Project (section 13(4)(g) of the FTAA)

The Waitiri Project is not an alternative project.

7. Section 22 of the Fast-Track Approvals Act (section 13(4)(b) of the FTAA)

7.1. Assessment Framework

7.1.1. Significant Regional Benefits (section 22(1)(a) of the FTAA)

Section 22(1)(a) of the FTAA requires consideration of whether the project is an infrastructure or development project that would have significant regional or national benefits.

The proposal is plainly a ‘development project’ for the purposes of the Act. The project is capable of delivering significant regional benefits, particularly for the Queenstown Lakes and the wider Otago region, as demonstrated in the technical assessments accompanying the referral application.

A key regional issue to which the proposal responds is the well-documented shortage of housing in Queenstown Lakes. The Queenstown Lakes Spatial Plan (July 2021) identifies affordable housing as one of the district’s most pressing issues. In that context, enabling the proposal through the fast-track process would assist in addressing land supply and infrastructure constraints by bringing forward a substantial amount of additional residential capacity, with consequential benefits for housing choice, affordability, labour availability, and broader regional functioning.

The proposal would deliver significant regional economic, social and environmental benefits to the Central Otago region. In particular, the proposal would:

- Enable 1,115 residential units, representing a material increase in housing supply in the context of Queenstown Lakes and Otago’s housing shortage and affordability pressures;
- Improve housing choice and affordability by increasing the availability of housing across a broader range of typologies and price points, thereby assisting to relieve house price and rental pressures; and
- Generate approximately \$2.17 billion in direct capital expenditure over the 11-year development period, excluding land; and
- Support approximately 1,772 FTEs in the peak development year and approximately 10,870 FTE years in total over the development period; and

- Support the Queenstown Lakes and wider Otago tourism economy through the resort, lodge and golf course components, which are expected to attract visitors, stimulate expenditure, and contribute to the district’s tourism recovery and resilience; and
- Provide for an area of 280 hectares of ecological benefits, including provision of open space, riparian enhancement, creation of ecological corridors, wetland and gully protection, indigenous habitat enhancement, weed and pest management, and native revegetation across the project; and
- Create long term infrastructure certainty through efficiently, environmentally orientated infrastructure; and
- Reduction in reliance on travel to Queenstown, and a lesser extent, Cromwell, through the provision of village, retail, education and commercial components, designed to meet a greater share of residents’ day-to-day needs within the Gibbston area. A greater proportion of trips are expected to be directed toward the Cromwell and eastern SH6 network rather than toward Queenstown minimising congestion; and
- Enable cultural opportunities through design, partnership and creation of a cultural development node adjoining the Kawarau awa, supporting iwi aspirations for the area and adjoining wāhi tūpuna; and
- Align with the Government growth and productivity objectives.

The Economic Assessment concludes that the proposal would provide substantial flow-on benefits for regional growth, local employment, amenity, and community wellbeing, and supports the project from an economic perspective in the context of the FTAA.

Taken together, the material accompanying the referral application demonstrates that the proposal would deliver significant regional benefits for Otago. Those benefits are not confined to the project areas themselves but extend to the wider Queenstown Lakes and Otago region through increased housing capacity, improved affordability outcomes, substantial economic and employment gains, support for tourism and regional productivity, and regionally significant ecological restoration and enhancement. On that basis, the proposal meets the threshold of a development project that would have significant regional benefits for the purposes of the Fast-track Approvals Act 2024.

7.1.2. Fast-Track Facilitation (section 22(1)(b)(i) of the FTAA)

Section 22(1)(b)(i) of the FTAA requires consideration of whether referring the project will facilitate the project by enabling it to be processed in a more timely and cost-effective way than under the normal process.

Referral of the project to the Fast-track process would materially facilitate the delivery of the Waitiri Development by enabling the necessary approvals to be considered through a single, integrated statutory pathway, rather than through the standard planning processes that would be lengthy, uncertain, and resource intensive.

Given the complexity of the planning framework applying to the site, including the rural zoning of the land and the scale and mix of activities proposed, the project would otherwise need to proceed either by way of a private plan change, likely followed by multiple non-complying resource consent applications. Either pathway would be likely to involve public notification, extensive technical and legal scrutiny, significant hearing processes, and an appeal to the Environment Court. It is estimated that a plan change process, together with the subsequent resource consent processes required to implement the development, could take in the order of five years to resolve.

By contrast, the Fast-track Approvals Act 2024 provides a more efficient and cost-effective mechanism for considering the project as a whole. The fast-track process is capable of consolidating the approvals required for a project of this nature and scale, thereby avoiding the duplication, delay, and uncertainty associated with sequential plan change and consent processes. This is particularly important for a master-planned development comprising housing, infrastructure, open space, ecological restoration, and supporting commercial and community activities, where an integrated assessment is preferable to fragmented decision-making across multiple separate applications.

Referral would therefore facilitate the project by materially reducing approval timeframes, streamlining process costs, and improving certainty for all parties. That in turn would enable the earlier delivery of the project's identified regional benefits. As set out in the supporting economic material, the proposal would provide a substantial increase in housing supply through the delivery of approximately 1,115 residential lots, increasing residential capacity within Queenstown Lakes and the wider Otago market. Earlier delivery of that supply is likely to assist in addressing pressing housing need and affordability pressures in the district. The project would also enable supporting infrastructure, generate significant employment and economic activity, and facilitate ecological restoration and enhancement measures that are proposed as part of the overall development.

7.1.3. Efficient Operation of Fast Track Process (section 22(1)(b)(ii) of the FTAA)

Section 22(1)(b)(ii) of the FTAA requires consideration of whether the referral of a project would materially affect the efficient operation of the fast-track approvals process.

Referring the project to the Fast-track process is unlikely to materially affect the efficient operation of that process. Although the proposal is substantial in scale spanning five project

areas, the issues it raises are not novel in either planning or technical terms. The project involves a master-planned urban development comprising residential, visitor accommodation, commercial, community, infrastructure, and open space elements on identified landholdings, supported by a conventional suite of technical assessments. The principal matters for assessment, including land use, subdivision, infrastructure servicing, transport, ecology, landscape, urban design, and economic effects, cultural and heritage effects are well understood within the resource management framework and are capable of being assessed through established methodologies.

The application will be supported by detailed expert input across the relevant disciplines, enabling the substantive issues and effects of the proposal to be clearly identified and evaluated. In that respect, the proposal does not raise unusual legal or factual complexity that would be likely to place disproportionate demands on the fast-track system or require exceptional process adaptations.

Further, the anticipated effects of the proposal are generally identifiable and capable of being appropriately managed through standard conditions, management plans, design controls, and other established mitigation measures. The project is therefore well suited to an integrated fast-track assessment, rather than requiring an unduly complex consenting process.

Accordingly, referral of the project is not expected to impose any material inefficiency on the operation of the fast-track approvals regime. Rather, it is the type of large-scale development project for which the regime is intended and can be assessed efficiently within that framework.

7.1.4. Conclusion

The project is considered a ‘development project’, which would deliver significant regional benefits outlined in this report, aligning with section 22(1)(a) of the FTAA.

If referred, the project would be enabled through the Fast-track process, to proceed in a timely manner compared to the alternative normal process, and it is unlikely to materially affect the efficient operation of the fast-track approvals process, aligning with section 22(1)(b)(i) and 22(1)(b)(ii) of the FTAA.

8. Reasons for Consent

8.1. Resource Management Act 1991

Resource consents that would otherwise be applied for under Section 104 of the Resource Management Act are likely to be required to enable the development. Resource consents under the Queenstown Lakes Proposed District Plan and Otago Regional Plan are required for

this development. No consents are required under the Queenstown Lakes Operative District Plan.

A list of possible consents is outlined below, and it is noted that these will be finalised through the FTAA substantive application process once the project is referred.

No prohibited activities are required to be sought (section 13(4)(i) of the FTAA).

8.1.1. Proposed Queenstown Lakes District Plan (Appeals Version)

Chapter 21 - Rural Zone

- A discretionary activity consent under Rule 21.4.10 for the identification of a building platform not less than 70m² and not greater than 1,000m².
- A discretionary activity consent under Rule 21.4.11 for the construction of buildings including associated roading, access, lighting, landscaping and earthworks in the Rural Zone.
- A discretionary activity consent under Rule 21.4.16 for the retail sales of garden produce grown on the site (if applicable for the nursery operations).
- A discretionary activity consent under Rule 21.4.19 for visitor accommodation outside a Ski Area Sub-Zone.
- A discretionary activity consent under Rule 21.4.23 for a restaurant including bar at the clubhouse / resort precinct within the Mānia - Glenlee/Glenroy project area.
- A non-complying activity consent under Rule 21.4.37 which provides for any other activity not specifically provided for in the Rural Zone chapter. Consent is sought to undertake commercial activities within the resort precinct, visitor accommodation, and golf course.
- A restricted discretionary activity under Rule 21.5.1 to allow a lesser setback from internal boundaries than 15m for buildings constructed within the lots created by the subdivision in the Rural Zone;
- A restricted discretionary activity under Rule 21.5.2 to allow a lesser setback from road boundaries than 20m for buildings constructed within the lots created by the subdivision in the Rural Zone;
- A restricted discretionary activity pursuant to Rule 21.7.3 to allow the ground floor area of buildings to exceed 500m². This may be required in relation to the visitor accommodation, resort precinct and club house components of the proposal.

Chapter 23 Gibbston Character Zone

- A discretionary consent under Rule 23.4.8 for the use of land or buildings for Residential Activity except as provided by any other rule.
- A discretionary consent under Rule 23.4.9 for the identification of a building platform not less than 70m² and not greater than 1,000m².
- A discretionary consent under Rule 23.4.10 for the construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.
- A discretionary consent pursuant to Rule 23.4.16 for Visitor Accommodation in the Gibbston Character Zone.
- A non-complying consent pursuant to Rule 23.4.20 for any other activity not otherwise provided for.
- A restricted discretionary consent pursuant to Rule 23.5.7 for buildings within 20m of a water body. It is preferred this is avoided, therefore unlikely, but there may be instances in the Taiheke - Riverside or Karapuke - Drystone project areas this cannot be met.

Chapter 24 - Wakatipu Basin Rural Amenity zone

- A controlled activity consent pursuant to Rule 24.4.5.1 for the construction of buildings for residential activity that is located within a building platform approved by a resource consent and registered on the applicable title.
- A restricted discretionary consent pursuant to Rule 24.4.6 for construction of buildings for residential activity not provided for by Rules 24.4.5 to Rule 24.4.7A.
- A non-complying activity pursuant to Rule 24.5.1.5 for the construction of one residential unit where the density is less than one per 80 hectares net site area.

Chapter 25 - Earthworks

- A restricted discretionary activity pursuant to Rule 25.4.2 for earthworks exceeding for the maximum total volume of earthworks in Table 25.2, as set out in Rule 25.5.4;
- A restricted discretionary activity pursuant to Rule 25.5.4 and 25.5.6 for earthworks exceeding maximum volume of 400m³ in the Wakatipu Basin Rural Amenity Zone ('WBRAZ') and 1,000m³ in the Gibbston Character Zone and Rural Zone;

- A restricted discretionary activity pursuant to Rule 25.5.7.4 for earthworks exceeding 10m³ associated with creation of a road within an identified Wāhi Tūpuna area where roads have been identified as a potential threat to mana whenua values. The Taiheke - Riverside project area has a Wāhi Tūpuna overlay around its northern boundary. An extension to Rafters Road is proposed to extend into the overlay to provide access to the cultural development node which will be developed in collaboration with Ngāi Tahu.
- A restricted discretionary activity pursuant to Rule 25.5.10A.2 for earthworks exceeding 10m³ within an identified Wāhi Tūpuna area where earthworks are located within 20m of the boundary of the Kawarau River. The establishment of some small buildings within the cultural development node may require earthworks within this area.
- A restricted discretionary activity pursuant Rule 25.5.11 or Rule 25.5.12 for earthworks that exceed 2,500m² where the slope is 10° or greater and 10,000m² where the slope is less than 10°;
- A restricted discretionary activity pursuant to Rule 25.5.15 for cut depth that exceeds 2.4m;
- A restricted discretionary activity pursuant to Rule 25.5.16 for fill that exceeds 2m in height;
- A restricted discretionary activity pursuant to Rule 25.5.19.1 for earthworks exceeding 5m³ within 10m of the bed of a water body or drain or water race that flows to a river. Earthworks are likely to be required near water bodies in relation to access and infrastructure over or near Frank's Creek within Karapuke - Drystone and Taiheke - Riverside where it drains to the Kawarau River; and Tom's Creek within Mānia - Glenlee/Glenroy for existing dam stability, access and infrastructure purposes.
- A restricted discretionary activity pursuant to Rule 25.5.21 for more than 300m³ of cleanfill transported by road to or from an area subject to earthworks.

Chapter 27 – Subdivision

- A discretionary activity consent under Rule 27.5.12 for subdivision and identification of building platforms within the Rural Zone and Rural Character Zone; and
- A discretionary activity consent under Rule 27.5.15 for subdivision of a site containing a known archaeological site. There are known archaeological sites across the project areas, as outlined in the Archaeological Assessment. Further on-site investigation as

to the locations of these sites will determine the details of the lots containing archaeological sites; and

- A non-complying activity consent under Rule 27.5.22 for subdivision that does not comply with the minimum lot areas specified in Part 27.6

Chapter 29 – Transport

- A restricted discretionary activity pursuant to Rule 29.4.11 as the project is a high traffic generating activity.
- A restricted discretionary activity pursuant to Rule 29.4.18 for the forming of an unformed road for the purpose of vehicular access in the Mānia - Glenlee/Glenroy project area.

Note: The construction of new transport infrastructure (ie. Underpass) is permitted with respect to Rule 29.4.14.

Chapter 30 – Energy and Utilities

- A discretionary activity consent under Rule 30.4.5 for renewable electricity generation activities other than small and community scale distributed electricity generation for the construction of a solar farm within the Kūrae - Waitiri project area. The proposal seeks to connect to this to the National Grid.
- A discretionary activity consent under Rule 30.4.2.5 for a building housing plant and electrical equipment associated with the solar farm, exceeding 10m².
- A controlled activity under Rule 30.5.1.10 for stormwater detention / ponds where individual soak pits are not practical;
- A controlled activity under Rule 30.5.1.11 and 30.5.2.2 for the construction of buildings (wastewater treatment structure and water reservoirs) associated with utilities within an ONL, exceeding 10m² associated with water, wastewater and stormwater reticulation and treatment; and
- A discretionary activity consent under Rule 30.5.1.17 for wastewater disposal to ground on each project area, post treatment; and
- A discretionary activity consent under Rule 30.5.1.18 for water and wastewater treatment facilities.

Chapter 31 – Signs

There are likely to be signs associated with the commercial uses within each project area. These details will be worked through for the substantive application and consents applied for with details provided at that stage, however it is intended any signage will be sensitively designed for its context and unobtrusive, and only placed where/when necessary.

Under the QLDC PDP, the proposal's overall activity status will be a **non-complying** activity.

8.1.2. Otago Regional Plan – Water for Otago (2004) ('RPW')

- A discretionary activity consent under Rule 12.1.4.6 for a surface water take from the Nevis River, being a catchment not listed within Schedule 2A.
- A discretionary activity consent under Rule 12.2.4.1(i) for the taking of groundwater through the creation of bores that will exceed the permitted activity volume;
- A discretionary activity consent under Rule 12.A.2 for the discharge of treated human sewage to land which may exceed the permitted volume of 2,000L per day under Rule 12.A.1.4;
- A restricted discretionary activity under Rule 14.5.2 for earthworks associated with residential development; and
- A controlled activity pursuant to Rule 14.1.1 for the excavation, drilling or other disturbance of land, other than in the bed of any lake or river, for the purpose of creating a bore.

If the proposal were assessed under the ORP its overall activity status is likely to be a **discretionary** activity.

In addition to these approvals identified, as the proposal proceeds through detailed design, further approvals may be required, including:

- 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;
- Any ancillary land use consents, discharge permits, or water permits that may be required.

These approvals will be specifically identified in the substantive application.

8.2. National Environmental Standards for Freshwater 2020 ('NES:F')

It is noted there are wetlands across the Ara Tihi - Eastburn project area as identified in the Ecological Assessment maps, considered 'natural inland wetlands'. The proposal seeks to avoid any land use or earthworks around these wetlands, nor will they be drained, or water diverted. However, these wetlands present an opportunity for restoration throughout the proposal. Any culverts to be established would be designed to comply with regulation 70, ensuring a permitted activity.

At this preliminary stage, we have identified that no resource consent is required under the NES:F.

8.3. National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health ('NES:CS')

Given the historical rural uses of the site, it is likely that provisions of the NES:CS will apply to future residential development at the locations where HAIL activities are likely to have occurred, although it is noted there are no known HAIL sites within the project areas to date. A preliminary site investigation and a detailed site investigation involving a targeted soil sampling will be undertaken for the project areas in support of the substantive application. This will ascertain whether NES:CS land resource consents are required to be sought in support of the development.

8.4. Wildlife Act 1953

The proposal is likely to require approval under section 53 of the Wildlife Act 1953 for the relocation of indigenous lizards that may be present within the development areas. The Ecological Assessment, identifies that lizard habitat is present in some discrete parts of the development areas as follows:

- Ara Tihi - Eastburn, in exposed bedrock and native scrub areas
- Karapuke - Drystone, mainly around the rocky cliff area in the north-east of the site

- Taiheke - Riverside, mainly in the rocky seam in the western part of the site
- Kūrae - Waitiri, in terrace-edge gullies and exposed rocky areas
- Mānia - Glenlee/Glenroy, in exposed rock areas and possibly some longer grass areas near the homestead.

Areas of high-value lizard habitat have largely been avoided by the layout of the development areas and will mostly be retained in open space, with the main exception being some habitat within the Kūrae - Waitiri block that may fall within future lots, although those lots are large and development may still enable avoidance of those areas. Notwithstanding that, any potential disturbance, relocation, or rescue of these indigenous species during earthworks and development must be appropriately authorised. Section 53 approval is therefore likely to be required to authorise any activities that involve capturing, handling, or relocating protected wildlife. A fauna management plan will be prepared to guide these actions, including appropriate mitigation measures such as pre-clearance surveys, translocation protocols, and habitat enhancement. These measures are designed to ensure compliance with the Act and minimise adverse effects on indigenous fauna.

The Applicant has undertaken pre-lodgement consultation with Department of Conservation (DoC) being the relevant administering agency for approvals under the Wildlife Act 1953. Further details of that consultation are contained in **Appendix K**.

8.5. Heritage New Zealand Pouhere Taonga Act 2014

There are a number of archaeological sites across the project areas, as outlined in the Archaeological Appraisal. Upon approval of the referral application, these sites will be specifically mapped to identify the exact location. With the specific locations of items mapped, the masterplan will be amended to minimise the effect on any archaeological site.

There are two heritage buildings noted within the project areas, and a cluster of protected trees, as follows:

Karapuke - Drystone project area:

- PDP Heritage Feature (PDP #235): Gibbston school teachers house. This is a category 2 feature within the PDP and is not listed with HNZ.
- Seven protected trees (PDP #215).

Taiheke - Riverside project area:

- Heritage Feature #79 within the PDP: Tomanovitch Cottage, East of DOC Reserve. This feature is a Category 2 Heritage feature as identified by HNZ and also holds Category 2 protection within the QLDC PDP. The Extent of Place is identified as the land in Certificate of Title OT 15 B/296 including the orchard associated with the Cottage but excluding the adjacent modern dwelling. It is noted this title is historic and has been cancelled. The extent of place now refers to Section 40 Block V Kawarau SD.



Figure 7 – Heritage Feature within the Riverside project area

- Rum Curries Hut (PDP #236) is a category 1 feature within the PDP, and is located adjoining the northern boundary of the Taiheke - Riverside project area, however sits outside the project area.

Currently each development area is located within the masterplan such that modification and destruction of heritage features can be avoided, as is the intention. It is unlikely that an authority will be required pursuant to s.44 of the Heritage New Zealand Pouhere Taonga Act 2014 for these features, however, because of the wider settlement nature of the land, it is likely that there will be for earthworks nearby archaeological sites and as a precautionary

measure an Archaeological Authority of Modify will be sought under the Heritage New Zealand Pouhere Taonga Act 2014.

9. Assessment of Environmental Effects (section 13(4)(h) of the FTAA)

The key potential adverse effects are addressed in general below and should be reviewed in conjunction with the supporting technical expert memorandums accompanying this application.

9.1. Economic Benefits

The Waitiri development will deliver significant economic benefits at a regional level, aligning with the purpose of the FTAA. As confirmed in the Economic Assessment. The key economic benefits include:

- Delivery of a substantial economic stimulus to the Otago regional economy, including approximately \$2.17 billion in direct capital expenditure over the 11-year development period, excluding land.
- An estimated net present contribution to Otago regional GDP of \$1.11 billion over the development period using an 8% discount rate, increasing to \$1.38 billion under the 2% sensitivity scenario.
- The proposal is expected to generate significant employment benefits, including approximately 2,028 FTE years in the peak development year and around 12,507 FTE years in total over the full 11-year development period.
- Of the total employment effects, approximately 5,138 FTE years are identified as direct employment, with a further 5,732 FTE years arising indirectly and through induced effects across the wider regional economy.
- The proposal would make a material contribution to housing supply by enabling approximately 1,115 residential lots, thereby increasing residential capacity within Queenstown Lakes and the wider Otago market.
- The scale of additional housing supply is assessed as likely to improve housing choice and affordability by increasing the availability of housing across a broader range of typologies and price points and by helping to relieve ongoing house price and rental pressures.
- The proposal is also expected to support the Queenstown Lakes and wider regional tourism economy through the resort, lodge and golf course components, which are

anticipated to attract visitors, stimulate expenditure, and contribute to tourism recovery and resilience.

- More broadly, the proposal is assessed as likely to support wider local and regional growth by increasing demand for goods and services, supporting local employment, and contributing to a more self-sustaining community with enhanced amenity and service provision.

Having regard to the Economic Assessment as a whole, the proposal is appropriately characterised as one that would deliver significant economic benefits for Queenstown Lakes and the Otago region.

9.2. Cultural Effects

The cultural value of the Gibbston Valley area is an important consideration in this project, where mana whenua relationships to land and water are acknowledged and respected. The Kawarau awa and Nevis awa are dominant in the cultural landscape throughout the area, and this is acknowledged through the wāhi tūpuna overlay extending alongside the rivers. From the beginning of this project, there has been a commitment to ongoing engagement and co-design with Oaks Living and mana whenua, recognising the role of Ngāi Tahu as kaitiaki, holders of mātauraka and tikaka specific to this landscape and the surrounding region. The project area forms part of a wider ancestral landscape shaped by:

- Whakapapa;
- Mahika kai;
- Ara tawhito;
- Wāhi tūpuna;
- Long-standing cultural associations with the Kawarau Awa and surrounding mauka.

This engagement and partnership is an ongoing relationship, intended to support the evolution of the project in a way that upholds the mana and aspirations of Kā Rūnaka and the applicant, with shared outcomes. A letter acknowledging this proactivity and engagement has been provided by Kā Rūnaka at **Appendix L**. The engagement and collaboration has informed:

- Landscape and environmental responses;
- Cultural design outcomes;
- Restoration and stewardship opportunities;

- Cultural tourism opportunities;
- Affordable housing discussions;
- Long-term partnership pathways.

The proposal seeks to move beyond a conventional consultation framework and support ongoing partnership opportunities across cultural initiatives, tourism and hospitality, affordable housing, environmental restoration and economic participation.

Part of the collaboration with Ngai Tahu has evolved the project to incorporate a cultural development node adjoining and within the Kaware River wāhi tūpuna within the Taiheke - Riverside project area. This important cultural node will incorporate a conference centre, serviced apartments or rural visitor accommodation, with possible ownership and operation by Kā Rūnaka, enabling the connection of mana whenua with the cultural landscape of the area. A record of consultation with iwi authorities is attached at **Appendix K**.

The Waitiri Project builds on the 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 / Ngāi Tahu.

Overall, the role of mana whenua is recognised, acknowledged, and the applicant will continue to collaborate with Ngāi Tahu to ensure cultural effects are appropriately considered, managed and enhanced where possible.

9.3. Landscape Effects and Visual Amenity

The Waitiri Project has been developed through a landscape-led design philosophy responding directly to the characteristics of the Gibbston Valley landscape.

The proposal acknowledges the sensitivity and significance of the wider landscape environment, and has been designed to respond sensitively to the identified values of the landscape throughout the project.

The proposal adopts the following landscape principles:

- Clustered and visually contained development;
- Avoidance of the most sensitive landforms;

- Retention of major open-space systems;
- Maintenance of landscape legibility;
- Landform-responsive layout;
- Integration of substantial restoration planting;
- Maintenance of visual separation between precincts;
- Avoidance of continuous urban form.

The proposal has been designed to respond to this existing modified context while maintaining the broader landscape coherence of the valley

A preliminary Landscape Assessment has been undertaken by Patch (**Appendix M**) which includes an assessment of the potential landscape character and visual amenity effects associated with the proposal. The preliminary landscape assessment identifies that the Waitiri Project will result in a change to the character and visual qualities of parts of the Gibbston Valley and wider Wakatipu Basin, with the nature and degree of effects varying between the project areas.

The landscape assessment has been undertaken in accordance with the principles of Te Tangi a te Manu and considers landscape as comprising interrelated physical, associative, and perceptual dimensions. Landscape character effects relate to changes to landform patterns, land cover, landscape structure, and the relationships that contribute to the landscape values of the site and the surrounding area.

Overall, the proposal is assessed as resulting in moderate landscape character effects and generally low to moderate visual effects, with some localised moderate effects associated with more elevated terrace landforms. A summary of the key findings for each development area is as follows:

- The Kūrae - Waitiri area occupies an elevated peninsula landform above the Kawarau River. Development in this location will introduce additional built form into an area currently characterised by pastoral land use and open space. The project area is located on an elevated terrace above the valley floor, and the State Highway, which travels around the base of the headland. Due to this elevated position, the visibility of the development will be very limited. Visual effects are expected to be more apparent in proximity to the site but will reduce with distance as the development is read within the wider Gibbston Valley context. The proposed open space framework, landscape buffers and restoration planting will assist in integrating built form over time.

- The Taiheke - Riverside project area is located on valley floor terraces between State Highway 6 and the Kawarau River. The site is relatively contained by surrounding landform and is viewed in the context of existing rural development, viticulture and transport infrastructure. While the proposal will increase the apparent density of built form in this location, open space corridors and riparian planting will assist in integrating the development with the existing landscape pattern. Visual effects are assessed as low to moderate.
- The Karapuke - Drystone area will accommodate the main village precinct, school site and mixed-density residential development on gently sloping valley floor land. The concentration of built form will be perceptible from nearby sections of State Highway 6 and local elevated viewpoints. However, the development will be viewed in association with existing rural development, vineyards, dwellings and infrastructure corridors. Landscape structure, open space corridors and restoration planting are expected to reduce visual contrast over time. Visual effects are assessed as moderate in close proximity, reducing to low to moderate at wider viewing distances.
- The Mānia - Glenlee/Glenroy area occupies an elevated terrace and plateau landscape south of State Highway 6. Due to its elevation, it has a broader visual catchment, including from parts of the valley floor and Crown Range Road. The proposed lower-density rural residential, resort, golf course and open space pattern is dispersed across a large land area, reducing the perception of concentrated urban form. Visual effects are assessed as low to moderate, although the change will be more noticeable given the existing pastoral character of the area.
- The Ara Tihi - Eastburn area is located on elevated terrace land near Crown Range Road and is proposed as a rural residential development with dispersed building platforms. The open character of the terrace landscape means the development will be visible from localised sections of Crown Range Road and nearby rural residential properties. However, the relatively limited scale of development and its relationship to existing rural residential patterns means visual effects are assessed as low to moderate.

Much of the area is within an ONL, however the Gibbston Character zone is an 'Exception Zone'², which is applicable to Taiheke - Riverside, Karapuke - Drystone, Mānia - Glenlee/Glenroy and most of Kūrae - Waitiri project areas. The exception zone depicts the strategic objectives and policies relating to ONLs and ONFs do not apply to applications for subdivision, use or development, however they are applicable to the receiving environment.

² Section 3.1B.5 of the PDP

The proposal has been specifically designed to respond to the values of the ONL in each case, and Patch has aligned their landscape assessment accordingly.

The Landscape Assessment concludes that while the proposal will introduce noticeable change to the landscape, the underlying terrace landforms, drainage patterns and broader landscape structure will remain legible. Effects on landscape character will vary between sites, with low to moderate effects anticipated within the valley floor environments and moderate effects anticipated in elevated terrace environments where development will be more perceptible in relation to the existing pattern of land use, being mostly open character.

The report notes that over time, the establishment of landscape planting and open space structure will assist in integrating built form within the wider landscape context, enabling the development to be understood as part of the ongoing evolution of the Gibbston Valley cultural landscape.

The Dark Sky Park has been identified as an important part of the Gibbston Valley landscape. A detailed lighting strategy will be formed to create a specific lighting proposal, to be incorporated into the design of subdivision, roading and building design, such as:

- Low-spill lighting;
- Shielded luminaires;
- Low Kelvin temperature lighting;
- Lighting curfews where appropriate;
- Minimisation of skyglow;
- Landscape-integrated lighting design.

Overall, the proposal will result in moderate landscape character effects, and the proposed open space corridors, riparian setbacks, landscape buffers and restoration planting will assist in maintaining landscape coherence and integrating development into the wider Gibbston Valley landscape over time.

9.4. Management of Natural Hazards

GeoSolve Limited has prepared a preliminary geotechnical hazards assessment to support the fast-track referral application. The assessment is based on a desktop review, field walkover and mapping, review of GeoSolve's historic information, QLDC and ORC natural hazard mapping, GNS geological mapping, and interpretation of topographic information. Further

geotechnical assessment will be required at the substantive application stage once the project is referred.

The project areas are located across the Crown Range and Gibbston/Kawarau Valley, generally on outwash and fan terraces elevated above the Kawarau River. The sites are characterised by deeply incised gullies and ravines draining toward the Kawarau Valley, with terrace crests in some locations dropping abruptly toward the river corridor. The geotechnical hazards assessment identifies the principal natural hazards relevant to the development areas as alluvial fan and flooding hazards, landslides and slope instability, rockfall, seismic shaking and liquefaction.

Preliminary hazard zoning has been applied across the development areas, with some locations identified as being subject to high or very high natural hazard risk. These areas are generally associated with steep terrace edges, ravine and valley crests, active or recently active alluvial fan features, drainage channels, and potential rockfall source areas. The geotechnical hazards assessment indicates that very high-risk areas are likely to require avoidance or no-build areas, while medium and high-risk areas may be capable of being managed through detailed assessment, repositioning of building platforms, setbacks and specific engineering design to mitigate risk.

Alluvial fan and flooding hazards are a key consideration across several of the sites. The geotechnical hazards assessment recommends that development avoid obvious drainage paths and that earthworks be designed so they do not significantly impede or concentrate natural drainage flows. It also identifies stormwater management as an important design matter, particularly because concentrated runoff discharged to steep gullies or terrace faces could cause scour, erosion or instability. Where practicable, stormwater should be disposed to ground through measures such as soak pits, swales, wetland channels or ponds, subject to further investigation and design.

Slope instability risks are primarily associated with development near steep slope crests, ravines and terrace edges. The report notes that ongoing erosion and slumping are evident in some areas and that large-scale instability could occur, particularly during seismic events. Further slope stability assessment will be required to confirm appropriate setbacks and mitigation. Potential mitigation measures may include palisade walls, subsoil drainage, foundation piling, and relocation of building platforms away from higher-risk areas.

Rockfall hazards are identified in parts of the Ara Tihi - Eastburn, Mānia - Glenlee/Glenroy and Kūrae - Waitiri project areas. Very high-risk rockfall areas should generally be avoided, while high-risk areas may be capable of mitigation through careful building platform positioning or engineered protection measures such as bunds, fences, nets, spot bolting or scaling where appropriate. The assessment also identifies seismic risk as a relevant consideration, including

the presence of North-West Cardrona Fault splays through the Mānia - Glenlee/Glenroy site and the broader regional risk of strong shaking associated with an Alpine Fault event. These matters will need to be addressed through future geotechnical investigation and detailed engineering design, however GeoSolve consider there are sufficient mitigation measures across each natural hazard to minimise the risk to a low to negligible level.

Liquefaction risk is assessed as generally low, given the expected depth to groundwater and the elevated position of most proposed building areas. However, localised areas near watercourses, ponds or perched groundwater may require case-by-case assessment, and standard foundation mitigation may be required where susceptible soils are encountered.

Overall, the whilst the preliminary geotechnical assessment has identified a number of natural hazards that affect the project areas and proposed development, each of the hazard risks are able to be avoided or adequately mitigated. The development areas have been designed and located having regard to the geotechnical assessment. In particular, the layout has sought to respond to the site's terrace landforms, gullies, drainage paths, slope conditions and potential alluvial fan, flooding, slope instability and rockfall hazards. Areas of higher hazard risk have generally been avoided where practicable, with development focused on land that is more suitable for building and servicing. Further refinement of building platform locations, setbacks, earthworks, stormwater design and any necessary engineering mitigation will occur through the substantive application and detailed design process to ensure that natural hazard risks are appropriately avoided or mitigated.

9.5. Servicing

The Infrastructure Assessment prepared by Maven concludes that the proposed sites can be serviced through private infrastructure solutions for stormwater, wastewater and water supply. All infrastructure will be designed to the QLDC's standards, such that if the QLDC desires to vest the infrastructure in the future, it will be a smooth transition, however at this stage all infrastructure is proposed to be private. Further investigation and design of the infrastructure will be developed in the next stages of design to support the proposal and the substantive application.

Water

The proposal seeks to take water from the Nevis River for water supply. The Nevis River falls within the Water Conservation (Kawarau) Order ('WCO') 1997. The WCO is designed to recognize and preserve the "outstanding amenity and intrinsic values" of the Kawarau River and its many tributaries. Through the next stages of design, the WCO will be considered, and the proposal will continue to be designed to align with the WCO and its intentions.

Otago Regional Council hydrologists have been consulted, and will continue to be, thorough the next stages of design, to ensure the water takes proposed from the Nevis and deep bores are located such that the effects on water quantity and quality are effectively managed.

Sufficient water supply will be provided to each lot and development, including for firefighting purposes while adverse effects will be adequately mitigated.

Wastewater

The proposal for wastewater disposal has been designed to a higher standard than typically accepted around the Queenstown Lakes District. This is managed through the combined works treatment plants – one per project area, which are designed to biologically treat wastewater higher than a tertiary level, before it is dispersed to ground. Each facility requires a low-lying single storey building between 300m² – 500m² in size, which will be sensitively designed and located to be nestled into the landscape / development. The disposal fields will be located within the large areas of open space landscape proposed within each project area.

Considering the high level of treatment, the effects of wastewater will be adequately mitigated.

Stormwater

All stormwater will be captured through swales, in-ground soak pits, and potentially ponds, to avoid scouring and erosion, and to align with the recommendations in the geotechnical assessment. In the next stages of design, the infrastructure engineers and geotechnical engineers will collaborate together on the best site by site approach to stormwater disposal, to ensure any risk of adverse effects on the project areas and receiving environment are adequately avoided.

9.6. Earthworks and Construction Management

During the earthworks phase of construction, sediment and erosion control measures will be installed as required to manage any adverse environmental effects. An Environmental Management Plan will be developed for each project area, designed in accordance with Queenstown Lakes District Council guidelines for Environmental Management Plans, specifically addressing erosion and sediment control during site preparation and construction. Geotechnical recommendations will be considered when designing the required earthworks, and only earthworks required for the development and natural hazard mitigation will be considered. Any adverse effects associated with earthworks can be adequately managed.

9.7. Heritage Effects

The archaeological appraisal prepared by The Archaeology Collective confirms that archaeological values are present within several of the proposed development areas and will require further investigation as the project progresses. While preliminary, the appraisal

provides a clear basis for identifying where more detailed archaeological assessment is required, including site inspections, updated ArchSite records, and identification of any previously unrecorded sites. Subject to that further work, together with any necessary management measures and statutory approvals, archaeological matters can be appropriately addressed through the substantive application process to ensure that any adverse effects are avoided or adequately addressed, and where necessary, Authorities obtained for works around archaeological sites.

No works are proposed around the heritage buildings or vegetation, or their settings. They will be considered through the next stages of design to be celebrated in their context. As such, effects on heritage features will be minimised or avoided.

9.8. Ecological Effects

The Ecological Assessment considers that the main ecological effects are expected to be some disturbance to birds and lizards, some localised effects on lizard habitat, and temporary construction-related effects on habitat. Freshwater effects are expected to be low, with the proposal designed to avoid reclamation of natural wetlands and waterways and to minimise stream crossings.

The assessment concludes that ecological effects can be managed through site design, fauna management plans, and standard construction controls. Areas of higher value lizard habitat have largely been avoided, while natural wetlands and waterways are intended to be retained within open space areas. A key part of the proposal is large-scale ecological restoration and revegetation, including riparian and wetland planting and enhancement, weed control, pest control, and extensive native planting across more than 280 ha of open space. These measures are expected to improve habitat quality, ecological connectivity, and freshwater margins over time.

Overall, the ecological assessment concludes that adverse ecological effects are expected to be minor and capable of being appropriately managed. The proposal is also expected to deliver substantial ecological enhancement through restoration planting and habitat improvement, resulting in a significant increase in indigenous habitat and connectivity across the wider landscape. On that basis, any ecological effects can be effectively mitigated, and many positive ecological effects will result from the proposal.

9.9. Traffic Effects

The Transport Assessment identifies that the development will generate additional traffic across each of the five project areas, with the larger residential and mixed-use areas producing the greatest increase in traffic generation. However, the assessment concludes, at a high level, that these effects are not expected to be significant, provided appropriate

transport upgrades are implemented and confirmed through the substantive application process.

In relation to access and safety effects, a desktop sight-distance review found that most proposed access locations either comply or can be made acceptable, although the eastern Kūrae – Waitiri access does not presently achieve the required sight distance looking west and requires further investigation and likely relocation or redesign.

Mitigation measures identified in the transport memo include upgrading key site access points and adjoining roads, providing right-turn bays on SH6 where warranted, upgrading Eastburn Road, Resta Road, Rafters Road, Coal Pit Road, and paper-road connections where required, and refining the form and staging of intersections through later design. Recommended upgrades have been identified for the principal connections, including right-turn bays for several SH6 intersections and local road upgrades to accommodate the scale of the development safely and efficiently.

Further mitigation and refinement will occur through the Integrated Transport Assessment at substantive application stage. That work will include intersection modelling, detailed intersection design, vehicle tracking, updated traffic data, consideration of public transport opportunities, walking and cycling connections within the development, parking provision, and a fuller appraisal of wider network effects including on the Cromwell and Queenstown corridors.

Overall, Commute considers that where the proposal will generate transport effects, these can be appropriately avoided, remedied, or mitigated through access upgrades, intersection improvements, staged implementation, and detailed assessment and design at the substantive application stage. Relying on this assessment, and taking into account the proposed mitigation measures, the potential adverse effects on the proposal on the transport network are considered to be adequately managed.

9.10. Acoustic Effects

Considering the proximity of some project areas to the State Highway, consideration should be had for sensitive activities being affected by road noise. As such, it would be anticipated that any activities sensitive to road noise within 80m of the State Highway should be acoustically protected to ensure appropriate inside noise limits will be achieved. This can be managed through the next stage of design.

Considering the viticulture environment, audible bird scaring devices and frost fans are a part of the receiving environment and are known to create a level of noise. The Acoustic Assessment by Styles Group Acoustics – **Appendix N** - has identified there are some frost fans, and the potential for some others in the vicinity of some of the project areas. The layout of the development adjoining the external boundaries to vineyards appears to be able to largely avoid risk of noise from frost fans affecting residential lots. Where they cannot be avoided, a

residential building can be shifted further away from the boundary, or acoustic design can be incorporated into the buildings that may be affected by the noise. Further acoustic assessment will be undertaken to refine the design of the layout with respect to acoustic effects once the application is referred, however it is acknowledged acoustic effects can be adequately avoided or mitigated.

9.11. Reverse Sensitivity Effects

As with acoustic effects from frost fans, there are other viticulture-related activities that could result in reverse sensitivity effects, such as spray drift, machinery, crop-protection measures and staff activity. The Acoustic Assessment addresses reverse sensitivity relating to acoustic matters. Considering the vast area the project areas cover; there is space within each to pull back development from any critical neighbouring viticulture activity that could result in reverse sensitivity effects or acoustically mitigate buildings. Additional options to manage reverse sensitivity effects are acoustic insulation of any new residential activities in close proximity to neighbouring viticulture activity. Further, a no-complaints Covenant is an option to further manage the risk of reverse sensitivity effects on any nearby residential lots adjoining viticulture activities. As such, this risk can be adequately avoided or mitigated and through the next stages of design further investigation will be undertaken to understand where these mitigation measures are required, if at all.

9.12. Climate Effects and Sustainability

The proposal avoid issues relating to flooding and natural hazards that could be exacerbated by climate change and seeks to incorporate renewable energy generation, active transport infrastructure, reduced commuting patterns, integrated settlement outcomes and substantial landscape restoration planting.

The proposal has the potential to reduce transport-related greenhouse gas emissions by enabling a greater proportion of residents' day-to-day needs to be met within the development areas, thereby reducing reliance on longer vehicle trips to Queenstown and Cromwell. This is likely to reduce overall vehicle kilometres travelled, support more local trips by walking and cycling, and lessen additional traffic on the congested Ladies Mile–Queenstown section of SH6, where stop-start conditions would otherwise contribute to higher fuel use and emissions.

The proposal provides a high level of internal accessibility, in terms of walking and cycling, including the provision of a pedestrian underpass beneath the State Highway, to safely connect the northern and southern sides of the highway, to enable active travel across the valley.

The solar farm proposed within the Kūrae - Waitiri project area will provide a substantial amount of renewable energy to the project, which will be added to the National Grid, providing benefits further afield. The solar farm will reduce climate effects primarily by displacing greenhouse gas emissions.

Climate change effects will be adequately managed, and the project will not result in any significant effects on contributing to climate change.

Overall, it is considered that the proposal will deliver a number of positive effects in terms of climate change resilience and sustainability.

9.13. Effects Conclusion

Whilst it is acknowledged there are some effects that arise from the proposal, with particular reference to landscape and cultural effects, most, if not all effects can be avoided, managed or mitigated to an acceptable level, and the social, cultural and economic benefits of the project, including provision of a large amount of housing and housing diversity, significant direct and indirect economic capital expenditure, value contribution to the Otago region, substantial employment creation, and support for the tourism sector outweigh any adverse effects, with reference to the FTAA.

10. Persons Affected (section 13(4)(j), (k) and (ka) of the FTAA)

Appendix L provides a list of persons affected, all of which have been consulted with, as explained in the Appendix. As noted, the applicant is committed to ongoing engagement with affected persons including the wider community.

11. Treaty Settlements (section 13(4)(l), (n), (o) of the FTAA)

While the Ngāi Tahu Claims Settlement Act 1998 and Ngāi Tahu Deed of Settlement 1997 are applicable to the area, there are no specific provisions that relate to the project areas. The Ngāi Tahu Settlement provides for a statutory acknowledgement over the Kāwarau River, adjoining the Taiheke - Riverside and Kūrae - Waitiri project areas. The redress provisions of the Ngāi Tahu Claims Settlement Act 1998 and Ngāi Tahu Deed of Settlement 1997 include an apology from the Crown, financial compensation, cultural redress, and the recognition of Ngāi Tahu's role in environmental management.

The identification and implementation of the applicable principles will continue to be discussed with Kā Rūnaka o Ngāi Tahu. It is considered that the principles relevant to the project areas, as outlined in the Ngāi Tahu Claims Settlement Act and its associated Deed of Settlement, include upholding Ngāi Tahu rangatiratanga and mana within the Takiwā of Ngāi

Tahu Whānui, recognising and protecting mahinga kai and taonga species, acting in good faith and applying the principal ki uta ki tai (mountains to sea).

The proposal seeks to align with these principles through restoration planting of indigenous species to support habitat improvement, biodiversity and mahinga kai values, the wastewater disposal method proposed, ensuring wai entering back to the Kawarau and Nevis awa has its mana restored, and the cultural development node opportunities alongside the Kawarau awa. Ongoing consultation with Ngāi Tahu and Kā Rūnaka will ensure meaningful iwi participation throughout the life of the project.

With respect to section 13(4)(n) of the FTAA, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 is not applicable to this project.

With respect to section 13(4)(o) of the FTAA, there is no Māori land or marae within the project area, however on the Project Maps attached in Appendix B, there is a wāhi tūpuna identified around the northern edge of the Riverside project area.

12. Statutory Documents

With respect to section 22(2)(a)(i) of the FTAA, the proposal has not been identified as a priority project in a central government, local government or sector plan or strategy, or a central government infrastructure list.

This section is provided in accordance with subclause 2(1)(a)(i) – (iii) of Schedule 5 of the FTAA. This requires that applications include an assessment of the activity against the relevant provisions and requirements of the following statutory documents:

- a) Any relevant national policy statements;
- b) Any relevant national environmental standards; and
- c) If relevant, the New Zealand Coastal Policy Statement.

12.1. National Policy Statements

12.1.1. National Policy Statement on Urban Development 2020 (NPS-UD)

The National Policy Statement on Urban Development 2020 (NPS-UD) came into force on 20 August 2020, replacing the National Policy Statement on Urban Development Capacity 2016. It places significant emphasis on achieving well-functioning urban environments and promoting intensification in urban areas, including Auckland, as a means of increasing housing supply, supporting competitive land markets, and improving housing affordability.

In particular, the NPS-UD introduces a stronger focus on:

- *the concept of a well-functioning urban environment, including the provision of a diverse range of homes to meet the needs of different households in terms of type, price, and location (Objective 1 and Policy 1);*
- *enabling more people to live, and more businesses to locate, in areas close to centres, planned public transport, and other areas of high demand (Objective 3);*
- *improving housing affordability (Objective 2);*
- *robust strategic planning, including the integration of urban development with infrastructure (Objective 6);*
- *shifting from the requirement to provide sufficient development capacity to the requirement to provide at least sufficient development capacity (Policy 2);*
- *directing councils to provide additional development capacity, including replacing “minimum targets” with “housing bottom lines”;*
- *being more prescriptive about what it means for councils to be “responsive” to plan changes in the urban environment (Policy 8); and*
- *ensuring that New Zealand’s urban environments contribute to reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change (Objective 8 and Policy 1(e)).*

The proposal is consistent with the National Policy Statement on Urban Development for the following reasons:

- The proposed development would provide a significant increase in residential capacity, enabling approximately 1,115 lots for residential development. This would materially increase housing supply within both the local and wider regional market and assist in accommodating anticipated population growth, particularly in the short to medium term.
- In scale, the proposal is significant. If enabled, it would account for approximately half of the Otago region’s average annual residential consents, delivered in a staged manner over 11 years, and is broadly comparable to the Queenstown Lakes District’s

average annual consenting levels. Delivery of supply at this scale is likely to assist in relieving ongoing pressure on house prices.

- The proposal would deliver a range of housing typologies and lot sizes, contributing to greater housing choice and supporting the development of a diverse and vibrant community. In doing so, it would assist in responding to the changing needs of people, communities, and future generations.
- By materially increasing the supply of residential units and development capacity, the proposal has the potential to improve housing affordability and contribute to a more balanced housing market, including by making home ownership more attainable and reducing pressure on purchasers and households.
- The proposal has been informed by active and ongoing engagement with iwi authorities, supporting planning outcomes that recognise and respond to mana whenua interests and values.
- The development is intended to be coordinated with the provision of private infrastructure, including roading and active transport connections, stormwater, wastewater, water supply, electricity, gas, and telecommunications, thereby supporting integrated and efficient urban development.
- The proposal provides solar energy opportunities within the Kūrae - Waitiri project area and delivers a substantial number of homes in close proximity to existing and planned employment areas and public transport routes. This is expected to reduce transport-related emissions by shortening travel distances and supporting greater use of walking, cycling, and public transport through integrated infrastructure.
- The proposal provides a high level of internal accessibility, in terms of walking and cycling. The proposal provides a range of open spaces, all of which are within walking or cycling distance from proposed residential dwellings.

12.1.2. National Policy Statement on Indigenous Biodiversity (NPS-IB)

The National Policy Statement for Indigenous Biodiversity ('NPS-IB') ensures the protection, maintenance and restoration of New Zealand's most threatened indigenous species. It is considered that the project is consistent with the relevant objectives and policies of the NPS-IB for the following reasons:

It is considered that the proposed development accords with the NPS-IB objectives and policies for the following reasons:

- Objective 2.1: The proposal is expected to maintain indigenous biodiversity and avoid overall loss. The ecological values of the site have been identified and assessed, including habitats for indigenous lizards and birds, and the proposal has been designed to avoid areas of higher ecological value as far as practicable. The Ecological Assessment confirms that no loss in terrestrial biodiversity is anticipated and that the proposal will instead improve terrestrial biodiversity through planting and enhancement activities.
- Policy 3 precautionary approach: The proposal adopts a precautionary approach by conservatively identifying and assessing ecological values, including potential habitat for At Risk and Threatened indigenous fauna. Areas of high-value lizard habitat are proposed to be avoided where practicable, and any potential effects on indigenous fauna can be managed through fauna management plans, including lizard rescue and relocation where required.
- Policy 5 integrated management: Ecological outcomes are integrated into the overall subdivision design, including the retention and enhancement of gullies, escarpments, waterways, wetlands and open-space areas. The proposed revegetation and restoration planting is focused around ecological corridors and freshwater margins, improving habitat connectivity across the wider landscape.
- Policy 8 — maintaining indigenous biodiversity outside SNAs: No Significant Natural Areas are identified within the development areas, but the proposal still recognises and provides for indigenous biodiversity values outside SNAs, including potential habitat for indigenous lizards and birds. The design avoids higher-value habitat where practicable and proposes enhancement of open-space and riparian areas.
- Policy 10 — providing for social, economic, cultural and environmental wellbeing: The proposal provides for residential and community development while also delivering ecological restoration, increased indigenous vegetation, improved habitat, pest and weed control, and enhanced ecological connectivity.
- Policy 13 — restoration of indigenous biodiversity: The proposal directly supports Policy 13 through extensive native revegetation and ecological restoration across more than 280 hectares of open space, including around gullies, escarpments, waterways and wetlands. The Ecological Assessment states that this restoration will increase native vegetation, improve habitat for indigenous fauna, and provide significant local and regional biodiversity benefits.

- Policy 14 — increasing indigenous vegetation cover: The proposal will materially increase indigenous vegetation cover across the site through native planting, restoration of open-space areas and enhancement of riparian margins.

12.1.3. National Policy Statement on Highly Productive Land (NPS-HPL)

The National Policy Statement for Highly Productive Land 2022 (**'NPS-HPL'**) ensures the availability of New Zealand's most favourable soils for food and fibre production, now and future generations. It is noted the NPS-HPL came into effect on 17 October 2022 and was amended in August 2024 and again in December 2025. The NPS-HPL applies to land in the General Rural or Rural Production Zone, or the equivalent zone.

Whilst a large area of the Gibbston Valley is within the LUC 3 land use category, the Mānia - Glenlee/Glenroy and Kūrae - Waitiri project areas are not LUC 1, 2 or 3, and as such do not meet the definition of Highly Productive Land (**'HPL'**).

Ara Tihi - Eastburn has a large area of LUC 3 land use category within the project area. However, all development lots proposed are within the Wakatipu Basin Amenity Zone (**'WBRAZ'**), rather than the Rural Zone. Through the recent District Plan review process, the QLDC and the Environment Court ruled that the WBRAZ is not a 'general rural' or 'rural production' zone, under the NPS-HPL, and as such, the land zoned WBRAZ within the Ara Tihi - Eastburn project area does not meet the definition of HPL.

Karapuke - Drystone and Taiheke - Riverside project areas are within the LUC 3 land use category, and wholly within the Gibbston Character zone – a 'rural production' zone. As such, these two project areas meet the definition of HPL.

The NPS HPL was amended in late 2025 to specifically lessen some of the restrictions on development as it applied to land class LUC 3. This amendment applies to these two project areas, specifically clause (7).

With respect to clause (7)(a), the Queenstown Lakes region has not yet been mapped by the relevant territorial authority, and the project areas are zoned rural production, and LUC 3.

Clause (7)(b) sets out qualifiers that apply in some instances whereby land would not qualify as HPL, despite meeting clause (7)(a), being:

1. Land that is identified for future urban development at a specified date.
2. Land that is subject to a council-initiated or adopted notified plan change to rezone the land from general rural or rural production to urban or rural lifestyle.

3. Land subject to a resource consent application for subdivision use or development on LUC 3 land for any activity other than rural lifestyle, where that consent lodged at or after the commencement date of the NPS-HPL.

Clause (7)(b)(1) or (2) do not apply to this project.

Clause (7)(b)(3) does apply to the Taiheke - Riverside and Karapuke - Drystone project areas, in that through the FTAA process, once referred, resource consent application for subdivision, use and development on LUC 3 land for residential, community and commercial activities, other than rural lifestyle will be lodged through the substantive process. Therefore, the project areas Taiheke - Riverside and Karapuke - Drystone do not qualify as HPL.

The NPS-HPL therefore does not apply to the proposal.

12.1.4. National Policy Statement for Electricity Networks 2008 (NPS-ET)

The purpose of the National Policy Statement for Electricity Networks 2008 is to recognise the national significance of New Zealand's electricity transmission network and provide a consistent planning framework for its operation, maintenance, upgrading and development. It seeks to ensure that the national benefits of a secure, efficient and reliable electricity supply are properly recognised in RMA decision-making, while also managing the environmental effects of transmission infrastructure and managing the effects of nearby activities that could compromise the network

The Cromwell-Frankton A 110kV overhead transmission line that forms part of the National Grid traverses the Mānia - Glenlee/Glenroy – Mānia, and Karapuke - Drystone project areas.

Within the Karapuke – Drystone and Mānia - Glenlee/Glenroy project areas, a 25m open space corridor within the National Grid Yard³ is proposed, spanning the transmission lines. The applicant has connected with Transpower to understand their position on the proposal, and on-going consultation is underway.

Overall, the proposal is consistent with the NPS-ET as the corridor beneath the existing electricity network can be retained. This assists in protecting the network and ensuring it can continue to be operated, maintained, upgraded and accessed in a safe and efficient manner.

12.1.5. National Policy Statement on Freshwater Management 2020 (NPS-FM)

The National Policy Statement for Freshwater Management 2020 ('NPS-FM') seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability

³ The National Grid Yard is defined in the PDP, as 12m in any direction from the outer edge of a national grid support structure; and 12m either side of the centreline of any overhead national grid line.

to provide for the social, economic, and cultural well-being of people and communities. It is considered that the project is consistent with the relevant policies of the NPS-FM that relate to land development for the following reasons:

- Objective 2.1 — Te Mana o te Wai / freshwater health: The proposal is consistent with the NPS-FM objective because it prioritises the health and well-being of freshwater by identifying water bodies and freshwater ecosystems early, avoiding natural waterways and wetlands, and incorporating those features into open/green space for enhancement.
- Policy 1 — Te Mana o te Wai: The proposal gives effect to Te Mana o te Wai by avoiding reclamation of natural freshwater features and proposing riparian and wetland planting to improve freshwater ecosystem health.
- Policy 3 — integrated management: The proposal integrates subdivision design, open space, stormwater treatment, riparian planting and ecological restoration so that land-use effects on freshwater are managed together.
- Policy 5 — maintaining and improving freshwater ecosystems: The proposal is expected to maintain and improve freshwater values through avoidance of natural freshwater features, riparian restoration, increased shade, improved bank stability, organic matter inputs and stormwater treatment.
- Policy 6 — natural inland wetlands: Natural inland wetlands are to be avoided and incorporated into open/green space, with wetland planting and hydrological controls will be proposed to protect and enhance their values.
- Policy 7 — rivers: The proposal avoids reclamation of permanent and intermittent streams as far as practicable, minimises stream crossings, and provides for any required crossings to be managed through best-practice design.
- Policy 9 — indigenous freshwater species: Although fish presence is considered unlikely, the proposal protects and improves potential freshwater habitat through stream and wetland avoidance, riparian enhancement and water quality treatment.

Overall, the proposal is consistent with the NPS-FM because it avoids loss of natural freshwater features and is expected to improve freshwater ecological values through restoration and integrated design.

12.1.6. National Policy Statement for Natural Hazards ('NPS-NH')

The NPS-NH provides national direction for managing the risks associated with natural hazards through resource management and planning processes. It is intended to support

consistent, risk-based decision-making by councils when assessing subdivision, land use, and development proposals in areas that may be affected by natural hazards.

Natural hazards may include flooding, landslides, coastal erosion, coastal inundation, tsunamis, liquefaction, active faults, and other hazard events that have the potential to affect people, property, infrastructure, and the environment. The policy statement promotes the use of the best available hazard information to identify and assess risks, and to ensure that planning decisions are proportionate to the level of risk identified.

The proposal gives effect to the National Policy Statement for Natural Hazards by adopting a preliminary, risk-based approach to identifying and managing natural hazard risk at the referral stage. A geotechnical hazards assessment and risk matrix has been prepared by GeoSolve, drawing on desktop information, field observations, historic geotechnical data, council hazard mapping, geological mapping and topographic interpretation. This provides an initial evidence base for understanding the natural hazard context of the Waitiri Project.

The assessment identifies the principal hazards relevant to the development areas, including alluvial fan and flooding hazards, landslides and slope instability, rockfall, seismic shaking and liquefaction. Preliminary hazard zoning has been applied, including identification of areas subject to high or very high natural hazard risk. This enables the proposal to distinguish between land that may be suitable for development, land that requires further assessment or mitigation, and land where avoidance or no-build outcomes are likely to be required.

The proposal responds to those hazards by generally avoiding higher-risk areas where practicable and focusing development on more suitable terrace landforms. In particular, the layout has been informed by the location of gullies, ravines, steep terrace edges, drainage paths, alluvial fan features, slope conditions and potential rockfall source areas. The assessment also identifies appropriate management responses, including setbacks from slope crests and drainage channels, repositioning of building platforms, detailed slope stability assessment, stormwater controls, resilient earthworks design, and engineered mitigation where required. In adopting the methods to avoid high-risk areas and designing mitigation measures to mitigate high- and medium- risk areas, the risk to people and property becomes a low risk.

The approach is consistent with the NPS direction to avoid creating or increasing unacceptable natural hazard risk, while allowing lower or manageable risks to be addressed through proportionate assessment, design and mitigation. Very high-risk areas are expected to be avoided or treated as no-build areas, while medium and high-risk areas may be capable of being managed through further site-specific investigation and engineering design at the substantive application stage. Overall, the risk to development areas will be adequately managed and mitigated such to become a low risk.

12.1.7. New Zealand Coastal Policy Statement

The NZCPS sets out objectives and policies for managing activities within the coastal environment of New Zealand. As the proposed development is not located within or near the coastal environment, the NZCPS is not considered relevant to this proposal.

12.1.8. National Environmental Standards for Air Quality: 2004

The Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (NES:AQ) establish national standards intended to protect ambient air quality and provide a minimum level of protection for human health. No specific resource consents are anticipated to be required under the NES:AQ for the proposal. However, the standards have been considered in assessing potential construction and operational air quality effects.

The principal air quality issue associated with the proposal is likely to be dust generated during construction, earthworks and site development. These effects are temporary and can be appropriately managed through standard construction controls commonly applied to large-scale subdivision and land development projects with further detail, including construction management plans, to be provided at the substantive application phase.

12.1.9. National Environmental Standards for Freshwater 2020

The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 (NES:F) sets standards to regulate activities that pose risks to the health of freshwater and freshwater ecosystems. Of particular relevance to the proposal are the provisions which require resource consent for works in and around natural wetlands and works affecting rivers and streams. As stated above, the substantive application will require consents for a variety of reasons under the NES:FM and this will be assessed in detail at that stage. The key policy document to consider at the referral stage is the NPS:FM, which has been addressed above.

12.1.10. National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The NES:CS sets a nationally consistent set of planning controls and soil contaminant values to control and minimise exposure to contaminants in soil. Given the historical rural uses of the site, it is likely that provisions of the NES:CS will apply, although from a site walkover and investigation of QLDC and ORC HAIL registers, there are no obvious signs of soil contamination. Once the Preliminary and Detailed Site Investigations are undertaken prior to the substantive application, management of any areas of potential contamination will be undertaken and designed into the proposal. This may include amending the layout of a project area to avoid any soil contamination, or remediation of a site, with management of contaminants throughout the earthworks and construction process. With any outcome, there are sufficient mitigation measures to ensure the proposal will align with the purpose of the NES, and therefore the proposal will be consistent with this legislation.

12.1.11. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 ('NES-ETA')

The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 provide a nationally consistent framework for managing activities associated with the operation, maintenance and upgrading of existing electricity transmission lines. The NES-ETA is primarily directed at works undertaken on existing transmission infrastructure, rather than subdivision or land use activities around that infrastructure, however construction noise and vibration is a consideration nearby the transmission lines, which will be assessed and designed to ensure compliance with the NES-ETA. However, it remains relevant to the proposal because an existing electricity network corridor crosses the site. The proposal responds to that constraint by retaining the corridor beneath the electricity network as explained above. As such, it is not anticipated that any consents will be required under the NES – ETA.

13. Conclusion

The Waitiri Project is of regional significance due to its substantial economic scale, strategic infrastructure investment, and its ability to deliver a broad range of housing, employment, tourism, cultural, and community outcomes within one integrated development programme.

The Waitiri Project will generate significant economic activity through construction, long-term employment, visitor expenditure, and associated infrastructure delivery, while contributing materially to housing supply and regional resilience within the wider Queenstown Lakes and Central Otago area.

The Waitiri Project acknowledges the cultural importance of the wider landscape to Ngāi Tahu Whānui and recognises the on-going role of Ngāi Tahu and Kā Rūnaka as kaitiaki of the whenua and awa.

Oaks Living has committed to aligning the project with mana whenua values through meaningful ongoing engagement and collaboration with Ngāi Tahu and Kā Rūnaka. The project will continue to evolve with the meaningful cultural and commercial collaboration and partnership in a way that upholds the mana and aspirations of Ngāi Tahu and Kā Rūnaka and provides and enables opportunities through landscape and environmental responses, cultural design outcomes, restoration and stewardship, cultural tourism, affordable housing and long-term partnership pathways.

The Waitiri Project is considered to be regionally significant because it will:

- Deliver substantial housing supply at regional scale;

- Support long-term tourism growth and resilience;
- Provide significant economic investment;
- Deliver integrated infrastructure;
- Support regional employment growth;
- Incorporate cultural partnership opportunities;
- Provide ecological restoration and environmental enhancement;
- Support active transport and public access;
- Contribute toward long-term regional resilience.

The proposal represents a coordinated and integrated response to multiple interrelated regional issues rather than a fragmented or isolated development outcome.

Importantly, the Waitiri Project responds to existing growth pressures and housing demand within the region by providing a coordinated and comprehensive development outcome across multiple interconnected sites, consistent with the broader economic and social objectives of the Fast-track Approvals Act.