

23 October 2026

FTAA-2605-1241

Vijay Singh
Oaks Living Limited

c/o Michael Campbell
Campbell Brown Planning Limited
Email: s9(2)(a)

Dear Vijay

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

This notice of decisions is for a referral application received from Oaks Living Limited for the Waitiri project (the project) under the Fast-track Approvals Act 2024 (the Act).

The project description is to undertake a mixed-use development across five geographically distinct but interrelated sites within Gibbston Valley, Queenstown, with a total area of approximately 828.2 hectares (ha).

The five sites within the project area are described as:

- Ara Tihi – Eastburn (approximately 127.7 ha), located at 108–117 and 163 Eastburn Road, and 54 Preservation Lane, Arrow Junction
- Mānia – Glenlee/Glenroy (approximately 398.8 ha), located at 1786 Gibbston Highway
- Taiheke – Riverside (approximately 30.99 ha), located at Gibbston Highway and 48 Rafters Road
- Karapuke – Drystone (approximately 74.72 ha), located at 2188 Gibbston Highway
- Kūrae – Waitiri (approximately 196.01 ha), located at 3207 Gibbston Highway.

The project includes the subdivision, construction, and establishment of residential, non-residential, and associated infrastructure and open space areas, including:

- approximately 1,115 residential lots across a range of densities and typologies, including approximately 167 high-density lots, 209 medium-density lots, 393 low-density lots, 183 large residential lots, 114 rural living lots, and 49 rural lots
- allotments to enable non-residential and community activities, including a resort precinct (approximately 3.96 ha), an 18-hole golf course, and approximately 2.63 ha to contain a clubhouse and community hub space
- provision for community and service elements, including a village precinct incorporating approximately 7,200 m² of commercial gross floor area, a 2.10 ha site for a potential school,

and an approximately 6.15 ha site identified as a cultural node for activities such as a conference centre and visitor accommodation (second resort precinct)

- provision and construction of supporting infrastructure and land use components, including a nursery (approximately 4.47 ha), solar farm (approximately 3.73 ha), and mitigation buffer (approximately 5.11 ha)
- establishment of an open space network of approximately 284 ha incorporating native restoration, revegetation, and mitigation planting
- provision and construction of infrastructure and transport elements to support the development, including a potential underpass across State Highway 6 to connect the north and south sides of the highway, or alternative arrangement.

The applicant seeks the following approvals through the fast-track approvals process to authorise the project:

- resource consents under the Resource Management Act 1991
- wildlife authority under the Wildlife Act 1953
- archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

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

Under section 21(3) of the Act, the Minister must decline a referral application if:

- a. the Minister is satisfied that the project does not meet the criteria in section 22
- b. the Minister is satisfied that the project involves an ineligible activity
- c. the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, whether or not the project meets the criteria in section 22 of the Act.

Decision on referral application

The Minister has decided to decline the referral application for the project under sections 21(4) and 21(5)(b) and (c) of the Act.

The Minister considers it would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts, and the project may have significant adverse effects on the environment.

As required by section 28(1)(b) of the Act, this notice of decisions will be published on the Fast-track website.

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

Yours sincerely



Ben Bunting

Acting Manager – Fast-track Operations

cc: Written notice of decisions – s28(1):

the applicant – Oaks Living Limited

- anyone invited to comment – s17(1): relevant local authorities – Queenstown Lakes District Council, Otago Regional Council
- Minister for the Environment, Minister for Māori Development, Minister for Māori Crown Relations: Te Arawhiti and relevant portfolio Ministers: Minister of Conservation, Minister for Arts, Culture and Heritage, Associate Minister of Housing
- relevant administering agencies – Department of Conservation, Heritage New Zealand Pouhere Taonga
- Māori groups identified in the s18(2) list provided to the Minister – Aukaha, Hokonui Rūnanga, Kāti Huirapa Rūnaka ki Puketeraki, Te Ao Mārama Incorporated, Te Rūnanga o Awarua, Te Rūnanga o Moeraki, Te Rūnanga o Ngāi Tahu, Te Rūnanga o Ōraka-Aparima, Te Rūnanga o Ōtākou, Waihōpai Rūnaka
- any other person – Minister for Economic Growth, Minister for Regional Development, Minister of Education, Minister for Tourism and Hospitality, Minister for Sport and Recreation, Minister for Energy, Chief Executive of Transpower New Zealand, Chief Executive of NZ Transport Agency Waka Kotahi