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**From:** Brett Giddens  
**Sent:** Wednesday, 1 May 2024 5:05 pm  
**To:** Anita Vanstone; Liz Simpson  
**Cc:** Greg; Rosie Hill; Sam Kealey  
**Subject:** Gibbston Village Fast Track Proposal | QLDC / Gibbston Valley Station (2375-20)

Hi Anita & Liz,

I greatly appreciate your time today to catch up and review the Gibson Village Fast Track Proposal. Your feedback will be invaluable in shaping the proposal moving forward.

Firstly, I would like to reiterate the commitment on behalf of Gibson Valley Station (**GVS**) to ongoing communication and engagement with the Queenstown Lakes District Council as the project progresses. There are many nuances of this project that would benefit from ongoing engagement and expert input from the Council along the way, so we can collectively achieve the best possible outcome for the community. We appreciate the support of the Council in this regard.

Stage 1 of Gibbston Village is 'shovel-ready' and it is our intention to get into this work as quickly as possible; this is very much aligned with the intent of the fast track process (particularly in terms of the supply of housing).

I made some brief notes from our discussion which I've jotted down below with the expectation that they will help frame further engagement.

I appreciate that the Council is currently working on the Future Growth Strategy and updated Spatial Plan for the district. This is a positive step and we hope that you can take into account our request for Gibbston Village (and early submission to the FDS process) to be included within the growth strategy. We are hopeful that the work we are preparing will help the Council with its forward decision making towards long term planning in the district.

I'm pleased that you see the positive benefits associated with the agreement that GVS has in place, to provide 5% of its land as affordable housing to the Queenstown Lakes Housing Trust. Given the quantum of 900 residential units within the Village, 5% will go a significant way towards supplying more affordable housing within the district, and the Housing Trust's waitlist, which as you know is a critical issue.

In terms of infrastructure, Gibson Village is uniquely placed to build upon an existing infrastructure system that was developed for the resort. The intention is to further expand the system so that the Village is self-sufficient and does not rely on existing Council infrastructure. I appreciate your query as to whether this infrastructure would remain private or be vested in the ownership of the Council. I have discussed this with GVS and they are amenable to a mutually beneficial outcome that suits both parties so I suggest we put this down for further discussion.

Your comments regarding reserves were very useful, and we would like to take up your offer of further consulting with the Parks and Reserves team at the Council. The intention is to provide reserves within the Village and we appreciate that there is not a great desire for the Council to take over so-called 'pocket reserves'. As you'll see from the masterplan, there are large areas set aside for open spaces and recreation and we're happy to further refine these throughout the process in consultation with the Council.

On the matter of precedent that you raised (i.e. if this was approved, what would stop another

party doing the same), I just want to reiterate the point that I made that Gibson Village is unique compared to other development areas in the Queenstown Lakes District insofar that it is building on an existing zone in the District Plan that enables a significant amount of development. This provides a strong catalyst for the Gibson Village proposal to increase the density already consented for the Site, and provide a stronger focus on residential and affordable living. In terms of this approach being able to be replicated by other parties, in particular other landowners in Gibson Valley, I would say this is nil because they do not have this underlying planning framework / Resort Zone.

Your comments and suggestions about investigating build-to-rent options were very useful, and this is something that I've taken back to GVS. There's a range of typologies that have been investigated to date to ensure that there's not only a range of housing suppliers but also affordable housing options that cater for all facets of the community (consistent with the NPS-UD Policy 1). Build-to-rent is something that will certainly be further investigated.

I must reiterate the final point we discussed that, moving forward, Council would like to see the benefits of outcomes for the community from this process. This is very much aligned with what GVS wants to achieve itself, and it is currently preparing for active engagement with the community as the Fast Track process moves forward. GVS considers multiple community benefits will flow in terms of available and affordable housing supply, the provision of education, active transport links, community and open spaces, and commercial / retail access to these areas which is currently under-served by these amenities.

We will be lodging the application with the Government on Friday, and you have our firm commitment that we will provide you with this full application once it is lodged so you have as much time as possible to digest the information we have prepared. We appreciate that you want to avoid some of the issues you've had in previous processes with Special Housing Areas whereby you've had limited time to evaluate information and therefore have not been able to provide useful feedback. We want to circumvent this by providing you with all the information we have and being upfront with the ongoing engagement.

Please feel free to contact me at any point with any questions.

On behalf of GVS, we look forward to working with you.

Many thanks,

Brett



**Brett Giddens – Director**

Cell: s 9(2)(a)

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