

31 March 2026

[REDACTED]  
C/- [REDACTED]  
Sent via email to [REDACTED]

## **Request for Official Information LG26-0068 - Ridgeburn fast-track proposal**

Dear [REDACTED],

Thank you for your request for information held by the Queenstown Lakes District Council (QLDC). On 4 March 2026 you requested the following information under the Local Government Official Information and Meetings Act 1987 (LGOIMA):

- 1. All advice, memoranda, correspondence, reports, and other information relating to the possible substantive application for the Ridgeburn residential and mixed-use development (122 Morven Ferry Road, Arrow Junction, near Queenstown) since 15 January 2026 (but excluding emails sent by me in January 2026 and email responses to those emails, and notes of telephone conversations between myself and Council officers in January 2026).**
- 2. Without limiting the generality of my request, I particularly request all information relating to discussions between the Ridgeburn applicant (and advisors) and the Council in terms of infrastructure issues identified in paragraph 2(b) of the Notice of Decision on the Ridgeburn referral application dated 6 October 2025.**

### **QLDC RESPONSE**

#### **Decision to release information**

- 2. Without limiting the generality of my request, I particularly request all information relating to discussions between the Ridgeburn applicant (and advisors) and the Council in terms of infrastructure issues identified in paragraph 2(b) of the Notice of Decision on the Ridgeburn referral application dated 6 October 2025.**

In response to your request, we consulted with the QLDC Civil Engineering Team who carried out a search of its email records for relevant correspondence. This search identified [one email](#) within the scope of your request, which Council has released in full.

Please note that the enclosed link will expire on 25 April 2026, 9:27 AM (UTC+12:00) Auckland, Wellington.

#### **Decision to refuse information**

- 1. All advice, memoranda, correspondence, reports, and other information relating to the possible substantive application for the Ridgeburn residential and mixed-use development**

**(122 Morven Ferry Road, Arrow Junction, near Queenstown) since 15 January 2026 (but excluding emails sent by me in January 2026 and email responses to those emails, and notes of telephone conversations between myself and Council officers in January 2026).**

In response to your request, we consulted with both the QLDC Resource Consents Team and the QLDC Strategy and Asset Planning Team.

QLDC has good reason under section 17(e) of the LGOIMA for refusing the information requested. QLDC consider it is necessary to refuse the requested information on the basis of the following grounds:

- Section 17(e) – that the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found.

Section 17(e) of the LGOIMA clarifies that a local authority is not required to provide information that it does not hold, or that cannot be located despite reasonable efforts. This ensures that agencies are not required to create new information in order to respond to a request.

Reasonable steps have been taken to identify any information within scope of your request, including consultation with relevant Council teams. However, no information has been identified within scope of your request. In particular, Council does not hold any information from the applicant regarding a substantive application during the specified period.

As a local authority, we are committed to providing access to information that we hold. However, pursuant to section 17(e) of the LGOIMA, we are unable to provide the requested information because this information is not recorded or held in the format requested.

### **Additional information**

For matters relating to the Fast-Track Approvals Act 2024 (FTAA), the process is jointly administered by the Ministry for the Environment (MfE) and the Environmental Protection Authority (EPA), not QLDC. Information on projects approved for referral is published on the [Fast-Track website](#), and material relating to the referral stage is now likely publicly available there.

For further details, MfE or the EPA (via [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz)) remain the appropriate points of contact.

### **Right to review the above decision**

Note that you have the right to seek an investigation and review by the Ombudsman of this decision. Information about this process is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

If you wish to discuss this decision with us, please contact [Naell.Crosby-Roe@qldc.govt.nz](mailto:Naell.Crosby-Roe@qldc.govt.nz) (Director Democracy Services).

We trust that the above information satisfactorily answers your request.

Kind regards,



Democracy Services Team  
Corporate Services | Queenstown Lakes District Council  
P: +64 3 441 0499  
E: [informationrequest@qldc.govt.nz](mailto:informationrequest@qldc.govt.nz)

**From:** "Richard Powell"  
**Sent:** Thu, 6 Nov 2025 17:12:59 +1300  
**To:** "Rob Stewart" <Rob.Stewart@mckenzieandco.co.nz>  
**Subject:** RE: Ridegburn WW consumption

Hi Rob,

We have had this query from many developers over the years and we need to remain consistent and apply the 250 pp as per the code.

Thanks

Richard

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**From:** Rob Stewart <Rob.Stewart@mckenzieandco.co.nz>  
**Sent:** Thursday, 6 November 2025 4:43 PM  
**To:** Richard Powell <richard.powell@qldc.govt.nz>  
**Subject:** Ridegburn WW consumption

Hi Richard,

Based on the typologies at the Ridgeburn development, we would like to amend the WW consumption requirement, deviating from the QLDC CoP to be 200Lt/pp/day.

Would P&I be supportive of this?

Kind regards, Rob

**Rob Stewart**  
**Principal - Queenstown Region**

BEngTech (Civil), MEngNZ

[021 025 14124](tel:02102514124)

C1-01, 19 Grant Road, Frankton 9300  
Queenstown

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[mckenzieandco.co.nz](http://mckenzieandco.co.nz)

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