

MAJOR DEVELOPMENTS

December 2025



Wānaka



Queenstown
NEW ZEALAND

OVERVIEW

MAJOR DEVELOPMENTS UPDATE

This document provides information on over \$1 billion of developments in Queenstown that have been announced, upcoming, or recently completed in Queenstown, NZ. This highlights the level of investment in the region.

To learn more about each major development, click on the images in the following slides. New Developments include hotel accommodation near the airport and within the Queenstown Town Centre, Skyline Queenstown, Gibbston Valley Resort and the Cardrona Alpine Resort expansion.

For more news and resources, you can head to the Travel Trade section of our website [here](#).

RECENTLY OPENED



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SOHO EXPANSION – CARDRONA



Cardrona Alpine Resort (RealNZ) has completed the expansion into Soho Basin, adding a 6-seater detachable Doppelmayr chairlift and providing a further 150 hectares of skiable terrain.

Suitable for intermediate and advanced skiers and snowboarders, Cardrona is now the largest ski area in New Zealand.

Opened winter 2025.

AYRBURN



Located in the heart of the growing Arrowtown and Lake Hayes basin, Ayrburn is set within a breathtaking, historic landscape. A new kind of destination, Ayrburn is a food and wine playground 160 years in the making, redefining premium wine and dining experiences in Arrowtown, New Zealand.

With a strong commitment to excellence and innovation, Ayrburn offers an array of distinctive venues, immersive experiences, and stunning backdrops.

Opened in December 2023, Ayrburn now features six venues, including its latest addition, Billy's, which opened in July 2025.

QUEENSTOWN MARINA, FRANKTON



The Queenstown Marina, located in Frankton is a recently constructed marina development on the shores of Lake Whakatipu. With stage two completed it now provides 197 lake marina berths and 17 iconic floating sheds, an exciting development for Queenstown.

Not only including Marina and berth facilities, this will also include a range of retail, and food and beverage establishments, many of which have already opened as well as the new KJet Reservations and Retail Centre.

UPCOMING DEVELOPMENTS



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KAWARAU GORGE TRAIL



The Kawarau Gorge is a dramatic Central Otago canyon shaped by the Kawarau River and fed by the Shotover, Arrow and Nevis rivers, known for its striking landscapes and vivid turquoise water.

The trail follows historic routes first used by Māori travelling to the West Coast for pounamu, later taken on by early settlers, gold miners and hydro developers. Today, the route runs from Queenstown through Bannockburn to Cromwell, linking to vineyards and the wider Great Rides network.

while sections of back country trail require care, preparation and a level of self responsibility due to uneven terrain and limited exit points.

FRANKTON BUS HUB



In 2026, work will continue on developing a larger, upgraded intersection to better support growing traffic in the area, including additional lanes, dedicated bus lanes and improved traffic signals.

The design also focuses on safer and more accessible connections for people walking and cycling, helping to improve overall movement and safety. Alongside these upgrades, the Frankton bus hub is being expanded to support increased public transport use and better connect the surrounding area.

SKYLINE QUEENSTOWN



The redevelopment of the Top Terminal Complex is well underway.

Construction of the new building is complete, with demolition of the existing complex now in progress. Final completion is scheduled for early 2029.

The extension building, includes a larger viewing deck, new food and beverage venues and a redesigned Stratosfare Restaurant.

The building also includes a fully electrified commercial kitchen as part of Skyline's efforts to shift away from gas and operate with a lighter environmental footprint.

THE HILLS RESORT



The redevelopment project of The Hills Golf Course is to construct and operate a golf resort, an 18-hole championship course, a sculpture park, walkway and cycleway, and construction of resort facilities, including visitor accommodation, staff accommodation, and residential activities.

Apart of the Government fast-track development pathway, construction is due to commence April 2026.

WAIMARINO LODGE



Waimarino Luxury Lodge is set to redefine high-end accommodation, located 12-minute drive from central Queenstown, this modern luxury lodge introduces a new style of premium accommodation, aiming to set a fresh benchmark in the industry.

Waimarino Lodge will offer a selection of luxurious accommodations, including five luxury villas, 15 premium villas, and a breathtaking four-bedroom residence.

Due to open late 2026

GIBBSTON VALLEY RESORT



Nestled between the craggy mountain range and the Kawarau River, the upcoming Gibbston Valley Resort is ideally located in the heart of the Gibbston Valley, which is less than 30 minutes from Queenstown and the heart of the close to the wineries of the Gibbston wine region 'Valley of the Vines'.

This development includes a nine-hole golf course, country club, spa, restaurants and a bespoke vintner's village alongside the existing winery, lodge and spa.

HOGANS GULLY GOLF COURSE



Hanse Golf Design based in the United States, will collaborate with Greg Turner on an 18-hole course at Hogan Gully. Developed by the Davies family on 158.8 hectares off Hogans Gully Rd.

This will include an 18-hole championship golf course, and 55 homes within the development, comprising short-stay and residential accommodation.

Due to open from 2028.

ANNOUNCED



LAKEVIEW | TE TAUMATA



The Lakeview | Te Taumata development is a residential, hospitality and retail precinct planned for a 10-hectare former campground site in central Queenstown. Once completed, the development, which sits near the shores of Lake Whakatipu, will accommodate up to 1500 people, with more than 500 apartments, affordable co-living units, three hotels, public reserves and a new plaza. The development proposal includes 79 co-living spaces, 224 apartments and commercial spaces.

The full development is projected to take 15 years to build.

THE REMARKABLES (NZSKI)



NZSki is hoping to expand The Remarkables Ski Area into the Doolans area of the Remarkables Mountain Range, increasing skiable terrain from 385 to 900 hectares.

This development will initially involve a new chairlift and an expanded base building, with plans for a 230m tunnel and several chairlifts if approval is given by the Department of Conservation. This, combined with the Cardrona Alpine resort expansion into Soho Basin will increase the ski capacity in the area by 65%.

At this stage this remains in the planning and consultation stages.