

# Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

## About this referral application

This referral application form has been approved by the Secretary for the Environment in accordance with the fast-track approvals process of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)

**Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.**

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, administering agencies, identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

## Application fees and Cost recovery

Under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the Environmental Protection Authority (EPA). The fees are set in

Schedule 1 of the Regulations. These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from [Fast-track approvals cost recovery process](#).

## Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)

### Ways you can send your completed form to us

By digital portal – you will need to receive a link to register/access: [Fast-track website](#)

By email – [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz)

## Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would like to access your personal information, or have it corrected, please contact us at [referrals@fasttrack.govt.nz](mailto:referrals@fasttrack.govt.nz)

## Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

## Publishing your application

We intend to publish your referral application on the Fast-track Approvals website.

Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

## Section 1: Applicant details

*A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.*

*If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.*

### 1.1 Applicant

1.1.1	Organisation name:	Bowen Peak Limited
1.1.2	NZBN (optional):	9429052397660
1.1.3	Contact name:	Guy Hingston
1.1.4	Phone:	s 9(2)(a)
1.1.5	Email address:	
1.1.6	Postal address:	N/A
1.1.7	FTAA Bowen Peak Ltd ID number	FTAA-2502-1004

### 1.2 Agent acting on behalf of applicant (if applicable)

1.2.1	Organisation name:	N/A
1.2.2	Contact name:	N/A
1.2.3	Phone:	N/A
1.2.4	Email address:	N/A
1.2.5	Postal address:	N/A

**1.3 Finance – Agent acting on behalf of applicant (if applicable)**

**1.3.1 Organisation name:** N/A

**1.3.2 Contact name:** N/A

**1.3.3 Phone:** N/A

**1.3.4 Email address:** N/A

**1.3.5 Postal address:** N/A

**1.3.6** Please direct all correspondence relating to this application (including correspondence from MfE) to:

Applicant: Guy Hingston  
Bowen Peak Ltd

**1.4.1 Compliance and enforcement history – repeat for all applicants**

**1.4.1** Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either 'compliance' or 'enforcement'?  
No

**1.4.2** If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and the outcome of those actions taken under the specified Act against the applicant or applicants, if the referral is being lodged jointly.  
N/A

## Section 2: Referral application summary

### 2.1 Project name

*This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.*

Powerhouse Funicular Railways Queenstown Regional Development

### 2.2 Project description and location

#### 2.2.1 Provide a description of the project and the activities it involves

The Applicant's project is to develop two funicular railways ('Suburban' and 'Saddle' funiculars) with their combined lower station located in a planned new retail, hospitality and conferencing precinct ('the Powerhouse precinct') by Lake Wakatipu (including the planned new Powerhouse International Convention Centre).

The Suburban funicular is planned to provide access up to a new Queenstown residential suburb (Fernhill Heights) as well as recreation activities (principally mountain biking).

The Saddle funicular is planned to also provide for recreation, sightseeing and conservation activities up to the Te-Taumata-o-Hakitekura Saddle, to provide access up to a planned new Bowen Peak ski area/mountain bike park and Ben Lomond Predator-free Sanctuary.

A visual overview of the development is shown below, and in [Figure 1](#) on page 4 of the Economic Assessment, ([Appendix A](#)).



The details of the development are indicated further in the attached documents:

- Application Form PDF;
- Mapping document confirming application meets legislation;
- Overall Development Photomontage;
- Appendix A - Economic Assessment;
- Appendix B - Survey Plans;
- Appendix C - Multiple Architectural Renders;
- Appendix D - Bowen Peak Queenstown Lakes Community Housing Trust Heads of Agreement;
- Appendix E - Swiss Alpine Chalet-styled Apartment Design;
- Nine title certificates;
- Application Form PDF – With redacted contact information.

But specifically, the project development includes:

1. Development within One Mile Recreation Reserve to provide retail, hospitality and tourism offerings, along with the proposed new Powerhouse International Convention Centre (conference/function facility with 1,500 person auditorium for international conferences) and associated 500 car park building;
2. High density housing to facilitate 250 alpine chalets (each with four apartments) along with 20 transitional alpine chalets (each with two apartments) between Fernhill and the proposed new suburb 'Fernhill Heights' over a 56-hectare privately owned property above Fernhill. In total, these chalets will provide 1,040 housing units, with 5% committed to the Queenstown Lakes Community Housing Trust for affordable housing. Fee simple and unit title subdivision will provide the land tenure.
3. Two modern funicular railways, comprising:
  - a. the 'Suburban' funicular to connect the combined lower station in the Powerhouse precinct below up to the Suburban upper station at the top of the proposed Fernhill Heights suburb (and top of Wynyard DH mountain bike trail); and
  - b. the 'Saddle' funicular to connect the combined lower station in the Powerhouse precinct below up to the Saddle upper station just below the ridge line of the Te-Taumata-o-Haketikura Saddle, the proposed new Bowen Peak ski field and mountain bike park, the upper Ben Lomond mountain bike trails, and proposed Ben Lomond Predator-free Sanctuary.
4. Seasonal ski field and mountain bike park on Bowen Peak, serviced by a six-seater chairlift.
5. Upper station of the Saddle Funicular is envisaged to include an engine room, bar/restaurant, retail, guest services for ski lifts, two 30-bed bunk rooms for outdoor education groups, public shelter, public toilets, a 4WD ambulance base and a 4WD access road within the sanctuary is proposed.
6. Predator-free fencing within One Mile Recreation Reserve to create a new Powerhouse predator-free sanctuary covering 3 hectares for protected breeding sites for New Zealand native birds, along with a new Ben Lomond Predator-free Sanctuary near the top of the One Mile Creek valley covering 180 hectares also for protected breeding sites.
7. Wilding pine removal and native planting within the One Mile Recreation Reserve.

8. Planned construction of a fibreglass boardwalk (walking trail) from the Powerhouse up to Mid-Way Clearing along the One Mile Creek stream, waterfalls and rapids to safely reopen the start of the closed Ben Lomond One Mile Creek walkway (which is currently closed for safety reasons).

Detailed design work is ongoing and will be refined for the substantive application.

**2.2.2** Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

The whole project area involves multiple sites in and around Queenstown. Please see the attached Survey Plans (**Appendix B**) which identifies the multiple site boundaries on the layout, aerial photo and contour plans.

The affected addresses are listed as follows:-

1. Multiple sites within the Te-Taumata-o-Hakitekura Ben Lomond Reserve (including One Mile Recreation Reserve) – see attached seven titles.
2. Lot 1 DP20613 Identifier 838157 privately owned 56 hectare block above Wynyard Crescent, Queenstown – see attached title.
3. Southern face of Bowen Peak in Ben Lomond Station – see attached title.

## 2.3 Ineligible activity

*Your referral application must demonstrate that the project does not involve any ineligible activities as defined in Section 5 of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.*

*When providing your response below, where possible, **provide details of any parties involved, the extent of their holding and the activity relevant to their area.***

*Where a project involves an activity that may be the subject of a determination under sections 23 or 24, and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5 Ministerial determinations under sections 23 and 24.*

*If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under section 5(2) of the Act then an agreement under section 5(1)(a), (b), (j) or (k) may not be required. This should be identified under the relevant questions below, and you must provide the additional information required in respect of section 5(2) under 2.3 Ineligible activity.*

- 2.3.1** Does the project include an activity that would occur on identified Māori land as defined in section 4 of the Act?

No

- 2.3.2** Does the project involve an activity that would occur in a customary marine title area?

No

- 2.3.3** Does the project involve an activity that would occur in a protected customary rights area?

No

- 2.3.4** Does the project involve an activity that would occur on:  
Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

No

- 2.3.5** Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

No



- 2.3.6** Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location

N/A

- 2.3.7** Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

N/A

- 2.3.8** Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another Treaty settlement for aquaculture activities, including a copy of any such authorisation.

N/A

- 2.3.9** Does the project include an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991?

No

- 2.3.10** Does the project include an activity that would be prevented under any of sections 165J, 165M, 165Q, 165ZC, or 165ZDB (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

No

- 2.3.11** Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.  
Click or tap here to enter text.

N/A

- 2.3.12** Does the project include an activity (other than an activity that would require an access arrangement under the Crown Minerals Act 1991) that would occur on land that is listed in Schedule 4 of this Act?

No

- 2.3.13** Does the project involve an activity that would occur on a national reserve held under the Reserves Act 1977 and requires approval under that Act?

No

**2.3.14** Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority?

No

**2.3.15** Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority?

No

**2.3.16** Does the project involve an activity that is:

a. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act?

No

b. described in section 15B (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;

No

c. prohibited by section 15C (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991

No

**2.3.17** Does the project involve a decommissioning-related activity as described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:

No

**2.3.18** Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?

No

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## **2.4 Exemptions from requirement to provide agreement**

### **2.4.1 Mining activities under section 5(2)**

*The agreement of the relevant groups referred to under 3.5 Persons affected is not required for certain mining activities under section 5(2). If you think this might apply to your application, answer the questions below.*

- 2.4.1.2** Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

No

- 2.4.1.3** Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

N/A

- 2.4.1.4** Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

N/A

- 2.4.1.5** Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

N/A

- 2.4.1.6** Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

N/A

### **2.4.2 Activities on land proposed to be the subject of a land exchange**

*The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.*

- 2.4.2.1** Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

No

**2.4.2.2** Is the reserve a Crown-owned reserve?

No

**2.4.2.3** Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

No

**2.4.2.4** Provide any supporting details which may be relevant for your responses to the above questions.

N/A

**2.5 Ministerial determinations under sections 23 and 24**

*Complete this section if you wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.*

**2.5.1 Determination in relation to linear infrastructure on Māori land under section 23**

**2.5.1.1** Is your application seeking a determination under section 23 (linear infrastructure on certain identified Māori land)

No

**2.5.1.2** Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

N/A

**2.5.1.3** Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

N/A

**2.5.1.4** Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

N/A

**2.5.1.5** Provide information on the rights and interests of Māori in that land

N/A

**2.5.1.6** Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

N/A

**2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)**

**2.5.2.1** Is your application seeking a Ministerial determination under section 24(2) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

No

**2.5.2.2** Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

N/A

**2.5.2.3** Confirmation that the activity would occur on eligible land, as defined in section 24(3).

N/A

**2.5.2.4** Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

N/A

**2.5.3 Determination in relation to new electricity lines under section 24(4)**

**2.5.3.1** Is your application seeking a determination under section 24 (the construction and operation of new electricity lines on eligible land (as defined in schedule 4 excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?

No

**2.5.3.2** Is the activity the construction and operation of new electricity lines?

No

Would the activity occur on eligible land (and identify which category of eligible land);

N/A

**2.5.3.3** Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

N/A

**2.5.3.4** A description of the alternative site.

N/A

**2.5.3.5** A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

N/A

**2.5.3.6** A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

N/A

**2.5.3.7** A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity on the alternative site.

N/A

**2.5.3.8** A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

N/A

**2.5.3.9** An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

N/A

## **2.6 Appropriateness for fast-track approvals process**

*Here you must explain how the project meets the referral application criteria ([section 22](#)). Please consider and respond where relevant, to each question.*

*If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.*

*If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,*

**2.6.1** The criteria for accepting a referral application is that the project is an infrastructure or

development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

The creation of a new Queenstown suburb called Fernhill Heights would have significant regional benefits with the provision of accommodation for over 2,000 residents.

The Powerhouse Suburban Funicular Railway and Powerhouse Saddle Funicular Railway are both considered to be 'rapid transit services' that are consistent with the definition of nationally significant infrastructure in the National Policy Statement on Urban Development 2020.

The Bowen Peak ski area / mountain bike chair lift is considered regionally significant infrastructure as it is 'Ski Area Infrastructure' in the Proposed Otago Regional Policy Statement and 'Specified Infrastructure' under the National Policy Statement for Freshwater Management.

Other aspects of the project, including the predator-free fencing and Powerhouse International Convention Centre facility will all support the delivery of regionally significant benefits.

Further information is provided in the Economic Assessment, **Appendix A**.

## **2.6.2** Explain how referring the project to the fast-track approvals process:

### **2.6.2.1** The Fast Track Approval Process would facilitate the project, including enabling it to be processed in a more timely and cost-effective way than under normal consenting processes.

Given the multiple number of resource consent requirements from the local and regional authorities, and concessions/approvals required under various legislation (RMA 1991, Conservation Act, Reserves Act, Wildlife Act), the Fast-track Approvals Act 2024 application process provides a common-sense avenue to consolidate and streamline all of these processes together.

The housing aspect of the planned new Fernhill Heights suburb would likely require zoning change from Rural to Residential, and amendment of the Urban Growth Boundary to provide for urban development beyond that boundary. A private plan change to enact this change would be lengthy and required before a resource consent for this land use and subdivision aspect could be entertained.

The scale of this project involving two funicular railways with a total length in excess of six kilometres, the combined lower station and two upper stations, the planned Bowen Peak chair lift and ski area, the planned Powerhouse precinct changes and the planned predator-free sanctuaries all result in a large and complicated application, with numerous moving parts. These many parts would likely cause confusion in relation to each other and their own separate applications if they were to proceed under normal processes, resulting in unreasonably prolonged processing through the standard resource consent and hearing process. Hence the fast-track application process enables large scale projects like this to have their many parts assessed simultaneously and approved in a more straightforward manner, which is both cost and time effective for both the Applicant and the wider community.

There is still significant detailed planning of the project to be completed before a substantive application is ready. However, this referral process enables the Applicant to have some certainty prior to making the significant investment required for the envisaged substantive application phase.

- 2.6.2.2** Is unlikely to materially affect the efficient operation of the fast-track approvals process.

Referral of this project is unlikely to affect the efficient operation of the fast-track process. The applicant is committed to undertaking the additional assessment and detailed design for the substantive application.

- 2.6.2.3** Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

No

- 2.6.2.4** Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure?

Yes

The Powerhouse Suburban Funicular Railway and Powerhouse Saddle Funicular Railway are both considered to be new 'rapid transit services' that are consistent with the definition of nationally significant infrastructure in the National Policy Statement on Urban Development 2020.

The Bowen Peak ski area / mountain bike chair lift is considered regionally significant infrastructure as it is 'Ski Area Infrastructure' in the Proposed Otago Regional Policy Statement and 'Specified Infrastructure' under the National Policy Statement for Freshwater Management.

Other aspects of the project, including the predator-free fencing and Powerhouse International Convention Centre facility, will all support the delivery of regionally significant benefits.

Further information is provided in the Economic Assessment, **Appendix A**.

- 2.6.2.5** Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020). If yes, explain how the project will achieve this.

Yes

The project includes 270 chalets, comprising 1,040 housing units (see **Appendix E** for structural design of four-apartment Swiss Alpine-styled chalets) within the new Fernhill Heights subdivision. The Economic Assessment (**Appendix A**)



considers this housing would provide for at least 2,180 people (and potentially 2,593 people), which is the equivalent of at least 7.6% of the projected population growth across Queenstown Lakes from 2024-2053. This supply of housing will contribute to addressing housing supply. The staging of the housing development (allowing for construction time) will enable an increased housing supply each year to assist with increasing demand (as the population grows).

The Suburban funicular will provide a direct transport option for residents of Fernhill Heights, which will contribute to a well-functioning transport environment as it will reduce additional private vehicles on the existing Fernhill roading networks and contribute to and enhance existing public transport.

The project includes numerous shared apartment buildings (see **Appendix E**), which will add to the housing typology currently available within Fernhill, which is characterised by individual detached dwellings.

**2.6.2.6** Will the project deliver significant economic benefits, and if so, how?

A high level economic assessment has been prepared by Benje Patterson, attached as **Appendix A**. The economic assessment finds that up to 575 jobs will be created and spending within the new retail, hospitality and commercial recreation activities is anticipated to be in the vicinity of \$293 million annually.

The Saddle Funicular is expected to carry approximately 1.1 million passengers each year, and the Powerhouse International Convention Centre hosting 39,000 delegates each year, not competing with other New Zealand conference centre destinations with new delegates envisaged to be mostly sourced from Australia.

The overall development, including the proposed Powerhouse precinct changes, the addition of the Suburban and Saddle funicular railways and associated infrastructure will support the delivery of significant regional economic and, by definition, national economic benefits.

**2.6.2.7** Will the project support primary industries, including aquaculture, and if so, how?

No

**2.6.2.8** Will the project support development of natural resources, including minerals and petroleum, and if so, how?

No

**2.6.2.9** Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

Yes

The proposed two funicular railways will provide a public transport option that will reduce the need for private motor vehicles to access Fernhill Heights. This will support a modal shift towards public and active transport, which has a consequential effects of reducing greenhouse gas emissions. The funiculars are electrically powered, with a solar contribution. The funiculars do not rely on fossil fuels. These aspects will support climate change mitigation.

Further, the Saddle funicular is planned to carry skiers and mountain bikers uphill for their recreational activities. The Saddle funicular is designed to carry 770 people per hour – using the energy equivalent of only three electric cars. Hence this transport option supports climate change mitigation by significantly reducing the greenhouse gas emissions in the pursuit of mountain biking and snow skiing recreation activities to a fraction of their current normal greenhouse gas emissions generated in comparison to existing motor vehicle access to all other ski fields in NZ.

**2.6.2.10** Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

Yes.

The removal of plantation forestry on the Fernhill Heights block will reduce wildfire risk.

**2.6.2.11** Will the project address significant environmental issues, and if so, how?

Yes.

The Powerhouse Precinct Funiculars Queenstown Regional Development includes restoration works and conservation through extensive predator-free fencing and enclosed breeding areas for native birds. This will increase investment in conservation works and increase education opportunities for learning about wildlife with firsthand experiences.

The project provides an additional public transport option, encouraging modal shift and connection to Fernhill Heights and existing and new recreational opportunities within the One Mile / Ben Lomond reserves corridor. The connection to Fernhill Heights will reduce reliance on motor vehicles and as a result will reduce greenhouse gas emissions.

**2.6.2.12** Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

Some aspects of the project are generally consistent with relevant planning documents, including enabling recreational use of recreation reserves, conservation/restoration and public transport. The project is consistent with objectives and policies relating to:

- Consolidating existing urban neighbourhoods and enabling growth adjacent to existing urban areas i.e. logical extension of existing urban area as opposed to 'greenfields' development;
- Efficiently using existing infrastructure and services;
- Urban growth on land that is not farmed or highly productive rural land; and
- Removing invasive / wilding vegetation species.

Other aspects are not generally consistent with the relevant planning documents. The project will introduce built form into the Open Space zones of the PDP, as well as urban development within rural zoned land, and outside the identified Urban Growth Boundary in the PDP. The housing aspect is not within an area identified for growth in the QLDC Spatial Plan but makes use of current private ownership of land immediately adjacent to Fernhill to facilitate housing development.

The proposed funicular upper railway segments and two upper stations are within areas of Outstanding Natural Landscape. Additional landscape assessment will be undertaken as part of the substantive application, to include any recommended

mitigation measures to reduce effects on the ONL (see Renders in **Appendix B**).

QLDC has released a draft Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill Reserve Management Plan for public consultation. The Applicant will make a supportive submission through this process (due mid-March 2025). The draft Reserve Management Plan includes provisions that are relevant to the project. For example, Policy 13.1.1.2 to enable development of the reserve area off Wynyard Crescent to improve access to the Wynyard Bike Park and trail network; and Objective 13.1.4.2 to ensure further development of the mountain bike trail network occurs in a sustainable manner and users are not displaced. The Applicant's project is consistent with these provisions as the project will enhance access to the existing trail network and provide additional trails that connect to and from both the Suburban and Saddle Funiculars.

One Mile Reserve Entrance provisions in the draft Reserve Management Plan include:

- *Objective 13.1.7.1 – To ensure the One Mile is recognised as a formal arrival area into Te-Taumata-o-Hakitekura Ben Lomond Reserve;*
- *Policy 13.1.7.2 – Protect the One Mile Pump Station Heritage values;*
- *Policy 13.1.7.3 – Consider installing public toilets;*
- *Policy 13.1.7.4 – Consider upgrading the entrance road and carpark to cater for more vehicles;*
- *Policy 13.1.7.5 – Support the development of a new dual use uphill-trail near One Mile to connect to the existing network.*

The Applicant's project is consistent with these provisions in that the lower station of the Saddle Funicular will provide direct access to Te-Taumata-o-Hakitekura Ben Lomond Reserve, as well as provision of toilets and car parking within the Powerhouse precinct. The project will include an extension of the lower Wynyard DH downhill express trail through the Powerhouse precinct, as well as an extension of the same express trail above Wynyard Crescent.

The draft Reserve Management Plan includes provision at 14.5.10 for the granting of new commercial leases, including consideration of activities that allow recreation activity to improve public use and enjoyment and ensuring commercial operation contribute to improved environmental outcomes on the reserves. The Applicant's project will significantly increase public access to and use of the reserve and includes predator-free fencing to improve environmental outcomes.

The Economic Assessment key findings (section 2.3 of **Appendix A**) state that the proposed development is an integrated package of a scale and impact which are judged to be regionally and nationally significant under the Fast-track Approvals Act 2024. One example of these key findings is that "collectively the labour supplied by 1,436 potential workers among the 2,180 residents of the proposed Fernhill Heights suburb could generate \$193 million of GDP annually to the local economy" (page 16 of **Appendix A**).

## Section 3: Project details

*Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.*

For construction activities, please state the anticipated commencement and completion dates.

Please refer to the proposed delivery program in 'Chapter 7: Appendix' of the Economic Assessment (**Appendix A**). In summary, the project is staged from 2026 - 2036:

- Initial minor Powerhouse precinct works should commence in 2026, including vegetation removal and planting, building consent applications and sales of housing. Construction works for the housing should commence later in 2026, with 96 units being operational by end of 2027. The remaining housing units would be delivered at a rate of 96 per year (on advice from the principal Central Otago building material supplier) to be fully operational by 2036.
- The Saddle Funicular could begin works in 2027, including survey, geotechnical review and building consent for stations and funicular. Construction of foundations is anticipated to begin later in 2029. The Saddle Funicular is planned to be operational by 2033.
- The Suburban Funicular could begin works in 2029, with construction commencing later in 2031. The Suburban Funicular is planned to be operational by 2034.
- Predator-free fencing could commence in 2030 and be fully operational by 2032.
- The Bowen Peak ski area could have construction commencing in 2032 and be operational by 2033.
- The major Powerhouse precinct works could commence in 2029, including the boardwalk construction from Lake Esplanade to Thompson Street, and should all be operational by 2032. The carpark foundations are planned to be laid later in 2031, with the main 500 car park building to be constructed in 2032 and open by 2033.
- The Powerhouse International Convention Centre would be built later, with building consent applications proposed for 2034 and construction to follow in 2035 in conjunction with the boardwalk upwards from Thompson Street to Mid-Way Clearing. The Convention Centre and boardwalk are planned to be operational by 2036, the planned end of this 10 year development project.

### 3.1 Approvals required

*Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.*

*For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.*

*Applications for approvals under a specified Act, as required by in [section 13\(4\)\(y\)](#), are covered below in 3.8 Specific proposed approvals.*

### 3.1.1 Outline the approvals sought under the Resource Management Act 1991.

The project requires subdivision and land use resource consents pursuant to the following rules of the QLDC Proposed District Plan:

#### Open Space Zones:

38.9.19	Retail not otherwise provided for	NC	(Nature Conservation Zone)
		D	(Informal Recreation Zone)
38.9.21	Commercial Recreation Activities Buildings	D	
38.9.22	Commercial Activities and buildings associated	D	
38.9.27	Conservation Planting	P	
	Species protection works	P	
	Conservation management works	P	
38.9.28	Recreation tracks (walking)	P	
38.9.29	Construction of vehicle access and parking	D	
38.10.1	Building height	D	(4m in Nature Conservation Zone) (6m in Informal Recreation Zone)
38.10.2	Ground Floor Area of Buildings	RD	(50m <sup>2</sup> Nature Conservation Zone) (100m <sup>2</sup> Informal Recreation Zone)
38.10.5	Setback of buildings from water bodies < 10m	RD	

#### Rural Zone:

21.4.17	Commercial activities (ancillary)	D
21.4.19	Visitor Accommodation	D
21.4.23	Restaurant including bar	D
21.4.27	Passenger Lift Systems	RD
21.4.27A	Terminal buildings for Passenger Lift Systems	RD
21.4.28	Ski Area Activities	NC
21.5.2	Setback of building (20m)	RD
21.7.3	Building Height (8m)	RD
21.9.1	Commercial recreational activities (+15 people)	D

#### Wāhi Tūpuna:

39.5.2	Structures associated with energy and utilities	RD
39.5.3	Buildings within wāhi tūpuna areas	RD

#### Historic Heritage:

26.5.9	Development within the setting	RD
--------	--------------------------------	----

#### Earthworks:

25.4.2	Earthworks exceeding maximum total volume	RD
25.4.5	Earthworks in vicinity of heritage feature	D
25.5.11	Earthworks over an area of over 2,500m <sup>2</sup>	RD
25.5.15	Earthworks cut exceeding 2.4m depth	RD
25.5.16	Earthworks fill exceeding 2m height	RD

#### Utilities:

30.5.11	Buildings greater than 10m <sup>2</sup> or 3m in height	C
30.5.19	Utilities and buildings	D
30.5.2.2	Buildings associated with a utility in ONL	D
30.5.2.3	Buildings exceeding zone height	D

**Indigenous Vegetation Biodiversity:** noting extent of vegetation clearance is TBC

- |        |   |    |
|--------|---|----|
| 33.4.3 | Indigenous vegetation clearance   | C  |
|        | (for the construction of walkways or trails up to 1.5 metres in width, outside any SNA scheduled in 33.9 and outside any Alpine Environment, which does not involve the clearance of trees greater than 4 metres in height) |    |
| 33.5.1 | Indigenous vegetation clearance   | RD |
|        | (older than 15 years exceeding 20,000m <sup>2</sup> in any continuous period of 5 years)  |    |
| 33.5.3 | Clearance of indigenous subalpine shrubland   | RD |

**Subdivision:**

- |         |   |    |
|---------|---|----|
| 27.5.12 | Subdivision within the Rural Zone         | D  |
| 27.5.17 | Unit Titles Act subdivision               | D  |
| 27.7.36 | Subdivision (min dimensions of 15m x 15m) | NC |

**Transport:**

- |         |                                    |    |
|---------|------------------------------------|----|
| 29.4.9  | Public transport facilities        | RD |
| 29.4.11 | High Traffic Generating Activities | RD |

Resource consent may be required pursuant to the Otago Regional Council Regional Plan: Water for works within proximity to One Mile Creek and residential earthworks for Fernhill Heights. In particular:

- |        |  |
|--------|--|
| 14.4   | Structures other than defenses against water on the margins of lakes and rivers – the project may meet permitted activity standards in 14.4.1 for structures within 7m of One Mile Creek, provided the structure does not obstruct access for works to mitigate any natural hazard. If access is obstructed, Restricted Discretionary resource consent will be required pursuant to Rule 14.4.2. |
| 14.5.2 | Restricted Discretionary consent for earthworks for residential development where exposed earth exceeds 2,500 m <sup>2</sup> in any consecutive 12-month period per landholding.   |

Resource consent pursuant to Regulations 9-11 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 for soil disturbance in HAIL land (Fernhill Closed Landfill). A Contaminated Soils Management Plan / Detailed Site Investigation will be undertaken as part of the substantive application to confirm which resource consent is required.

**3.1.2** Outline the approvals sought under the Conservation Act 1987

Concession (lease/recreation permit) required for the operation and construction of the project within conservation area, pursuant to Part 3B of the Conservation Act 1987

Outline the approvals sought under the Reserves Act 1977:

Reserves Act Approval / Lease

**3.1.3** Outline the approvals sought under the Wildlife Act 1953

Wildlife Permit

**3.1.4** Outline the approvals sought under the National Parks Act 1980

N/A

**3.1.5** Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014

N/A

**3.1.6** Outline the approvals sought under the Freshwater Fisheries Regulations 1983

N/A

**3.1.7** Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

N/A

**3.1.8** Outline the approvals sought under the Crown Minerals Act 1991

N/A

**3.1.9** Outline the approvals sought under the Public Works Act 1981

N/A

**3.1.10** *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.

N/A

**3.1.11** Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).

N/A

**3.1.12** Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.



Not as far as I am aware at this time.

## **3.2 Project stages**

### **3.2.3** If the project is planned to proceed in stages, provide:

1. A statement of whether the project is planned to proceed in stages, including:
  - a. an outline of the nature, scale and timing of the stages; and
  - b. a statement of whether you intend to lodge a separate substantive application for each of the stages.
    - If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project

This is an overall single stage development but with defined steps along the envisaged 10 year development journey. Please refer to the proposed delivery programme in 'Chapter 7: Appendix' of the Economic Assessment (**Appendix A**).

No separate substantive application is intended to be lodged apart from the principal substantive application.

## **3.3 Alternative project**

### **3.3.3** If the project is proposed as an alternative project, provide:

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
  - a. Describe that part of the project; and
  - b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in section 22 of the Act.

No part of the project is proposed to be an alternative project in itself.

## **3.4 Adverse effects**

### **3.4.3** Describe any anticipated and known adverse effects of the project on the environment.

#### **Landscape**

The proposed funicular railway system is anticipated to result in moderate landscape effects, related to the introduction of funicular railway and upper station within Outstanding Natural Landscape.

The detailed design of the railway, including railway column supports and their foundations will be designed to minimise this impact. The visibility of the funiculars will be limited as the alignments are largely located within vegetated areas.

The alignment of the funicular routes have been carefully chosen to minimise any visual impacts by following the One Mile Creek valley. This valley is not highly visible from any of the Queenstown urban areas. The funicular line and associated structures can be located to minimise effects on other recreational users of the One Mile Creek valley.

There are numerous recreational trails, gondola and 4WD tracks on the hill slopes above Queenstown, and the introduction of the funiculars is consistent with that characteristic of

providing access to those more elevated areas.

Anticipated positive effects on visual amenities will occur via NZ native tree restoration planting and achieved through wilding pine eradication and predator-free fencing.

The proposed subdivision and housing will also change the existing character and amenity, following the harvesting of the commercially planted Douglas fir forest 55 years ago, and replacing this with a new residential suburb supported by significant plantings of NZ native trees and reserve areas.

The Saddle funicular upper station building is located in an alpine environment below the Ben Lomond saddle. Whilst the building will be appropriately located below the ridge line and designed to minimise ONL effect, the building will result in moderate effects on landscape values.

The chairlift servicing the Bowen Peak ski area will be located upwards along the southern face of Bowen Peak. Public views from Queenstown's urban areas towards this elevated slope are distant and constrained by surrounding topography. Any visual effects of this element will be in the context of other established transport infrastructure in the mid and foreground, such as the Skyline Gondola, Luge chair lift and various other structures on Bob's Peak Reserve. The overall landscape effects of the Bowen Peak ski field infrastructure are likely to be moderate.

### **Ecology**

The predator-free fencing and secure breeding sites within the lower Powerhouse precinct and proposed upper Ben Lomond Predator-free Sanctuary areas will result in positive ecological effects.

Anticipated adverse effects relate to construction works, noting that these will be temporary in duration.

The removal of the Douglas fir plantation forestry from the Fernhill Heights area with NZ native tree plantings between Chalets is anticipated to have a net positive ecological benefit. Douglas fir are a wilding species, which the Regional Pest Strategy prevents from planting.

### **Transport**

The operation of a funicular railway to service a residential area in a steep environment will result in positive transport effects on the wider network.

A preliminary roading plan for Fernhill Heights has been prepared by Hadleys Consultants, which shows that the chalets can be serviced by standard roads with acceptable maximum 12.5% gradients (albeit requiring multiple bridges).

The identification of a 500 vehicle car park building adjacent to the arterial roading network will result in positive traffic effects for wider Queenstown, and this building will mitigate any effects of increased road activity in the neighbourhood.

### **Heritage and Archaeology**

The lower section of the One Mile Creek valley has local heritage significance resulting from an early hydroelectric scheme created in 1924 that was subsequently abandoned in 1966. Many construction remnants of that scheme, including the Powerhouse building, remain today. The project provides the opportunity for those heritage values and features to be both protected and enhanced.

There will be temporary impacts on heritage values during construction, however, the medium

and long term effects will be positive.

#### **Soil Contamination and Human Health**

A public landfill operated above the true right bank of One Mile Creek up until 1965, in close proximity to the Powerhouse building.

The site was investigated by the Otago Regional Council back in 2000 and these reports confirmed that there have not been any contamination effects of the One Mile Creek or Lake Wakatipu. Further site investigation work will be undertaken during the course of preparing the substantive application.

#### **Recreation**

The proposed funicular systems will enhance recreational access to the alpine environment that is adjacent to the downtown Queenstown CBD. This access will range from passive to active recreational opportunities, including:

- Gaining access to sightseeing and dining facilities;
- Gaining access to predator-free fenced areas of native regeneration;
- Gaining access to existing and new walking trails;
- Gaining access to existing and new mountain biking trails; and
- Gaining access to a proposed new Bowen Peak ski field with associated snow sports.

#### **Construction**

Temporary adverse effects relate to construction activities. Earthworks will be managed by the contractor, expected through conditions of any fast-track consent (i.e. Environmental Management Plans) to ensure appropriate mitigation measures are in place to control the specific activities i.e. commercial logging site, erosion and sediment controls within proximity of the One Mile Creek.

#### **Economic**

The various components of the project will result in positive economic effects, as addressed in the Economic Assessment (**Appendix A**).

The establishment of a centrally located purpose-built international 1,500 person conference venue close to downtown Queenstown CBD and located nearby the various hotels has been a long term goal of the Council and the community. The economic benefits locally and regionally have been confirmed in various public reports commissioned by the Council.

The establishment of the funicular railway systems will benefit at a local, regional and national level economically, from both a tourism and public transport perspective, providing opportunities for new and existing businesses.

#### **Summary**

The anticipated effects of the project are summarised in the table below:

<b>Effect</b>	<b>Indicative Assessment</b>
Landscape	Positive Moderate adverse
Ecology	Positive Temporary adverse

Transport	Positive
Heritage and Archaeology	Positive Temporary adverse
Soil Contamination and Human Health	Less than Minor
Recreation	Positive
Construction	Temporary adverse
Economic	Positive

**3.4.4** Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991 and identify the relevant prohibited activity provision.

N/A

### 3.5 Persons affected

**3.5.3** Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

*The list should include, as relevant, local authorities, relevant Māori groups (as set out at [section 13\(4\)\(j\)\(ii\)-\(vii\) of the Fast-track Approvals Act 2024](#)), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see [Consultation requirements for referral application](#)).*

- The Applicant considers the likely affected parties include:
- Department of Conservation
- Land Information New Zealand
- Queenstown Lakes District Council
- Otago Regional Council
- Ben Lomond Station
- Kai Tahu Ki Otago
- Te Rūnanga o Moeraki
- Kāti Huirapa Rūnaka ki Puketeraki
- Te Rūnanga o Ōtākou
- Te Ao Marama Inc
- Te Rūnanga o Ngāi Tahu
- Fire and Emergency New Zealand
- Heritage New Zealand Pouhere Taonga
- Queenstown Mountain Bike Club
- Neighbours in Fernhill below planned new Fernhill Heights suburb.

**3.5.4** Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and any other groups required to be consulted with under [section 11](#) of the Act, **and** how the consultation has informed the project.

The Applicant's lawyer Mark Dobson (Wadham Partners) first contacted QLDC in September 2024 to discuss the potential of a lease arrangement over part of the affected QLDC land. Multiple email and telephone discussions have followed between the Applicant and Aaron Burt, Senior Property Advisor, QLDC between October 2024 and

January 2025 regarding individual parts of project. On 15 January 2025, Mr Burt recommended a pre-application meeting with the resource consenting team. This meeting occurred as a fast-track consenting consultation meeting and was attended by senior members of the QLDC resource consent planning, engineering and parks/reserve management departments on Friday 31 January 2025. The Council advised that their response to the application would be largely informed by the District Plan framework and the engineer expressed interest in servicing of the proposed housing development. The Submitter noted that this detailed information would follow in the substantive application.

Through the Applicant's preferred logging contractor Mike Hurring Logging, the Applicant has applied to Otago Regional Council for harvesting of the 55 year old commercial plantation Douglas fir forest that currently grows on the 56 hectare Wynyard Crescent property. The Applicant has been informed by Mike Hurring Logging that the normal procedure of harvesting this commercial woodlot is unexpected to have any concerns, and they are currently awaiting confirmation of this by Otago Regional Council through its normal application channels. The need to reduce wildfire risk has informed this aspect of the project.

The Applicant first contacted the Department of Conservation in September 2024 regarding the possibility of applying for a DOC concession. The Applicant has subsequently emailed and met with Anna Morley, DOC Dunedin Permissions Team Lead, on Monday 23rd September 2024 to discuss broad concepts and details regarding application procedures. Anna directed the Applicant to get in touch with Phoebe Shaw, DOC Queenstown Office Senior Ranger. The Applicant has since exchanged many emails with Ms Shaw, keeping her updated with concept plan developments.

The Applicant unsuccessfully tried to reach out to Edward Ellison, senior local Iwi representative, before and after Christmas 2024, but the Applicant subsequently met with Andrew Rouvi, CEO of Te Runanga o Ōtākou via Teams Meeting on Friday 17 January 2025. The outcome of this meeting was that Mr Rouvi was to distribute the development concept to all Otago Runaka. The Applicant has since been keeping Mr Rouvi updated with concept plan developments and is awaiting formal Iwi/Runaka feedback. The Applicant is committed to long term engagement with local Iwi/Runaka.

The Applicant has exchanged multiple texts and phone correspondence with John Foster, Ben Lomond Station LINZ leaseholder, prior to a face to face meeting at Ben Lomond Station on 10 January 2025. Mr Foster expressed support and enthusiasm for the project. He is speaking to his extended family (leaseholders) but in essence he has communicated that he is happy for the Applicant to continue with all planned activities as detailed in this application.

The Applicant met with Julie Scott, Chief Executive of Queenstown Lakes Community Housing Trust (QLCHT), on 28 January 2025. The Applicant and QLCHT have now signed a Heads of Agreement confirming allocation of a minimum 5% of planned new Fernhill Heights suburb sections to QLCHT. This Agreement is attached as **Appendix D** confirming the full support of the QLCHT for this application.

The Applicant met with a foundation member of the Queenstown Mountain Bike Club on 20 December 2024, and presented the overall development. The Applicant confirmed the importance of retaining mountain bike trail access through the entire area of the project and has designed the components, in particular the funiculars to bridge over any existing trails, so that no mountain bike trails will be closed. Further, the Applicant communicated that the two planned funiculars would dramatically enhance the lifting capacity for future mountain bikers in this area, particularly by extending and enlarging the current mountain

bike trail network so that these new trails would connect directly with the lower and upper funicular stations. The need to enable continued operation of the mountain bike network in both Ben Lomond Reserve and One Mile Reserve has informed the design of the project. The Applicant will continue to consult with the above and other parties as part of the substantive phase of the application process.

The above consultation has significantly informed the project via:

- (a) direct input from Aaron Burt at QLDC resulting in the specific shaping of the overall project and business case supporting the project, further QLDC was received during the fast-track consenting consultation meeting which resulted in the refinement of several specific details involving how the planned Fernhill Heights suburb could be further protected from the potential of rock fall and landslide as well as particular advice on stormwater management above and across the planned new suburb, and importantly further strengthening of the professional relationships between the Applicant, professional representatives and QLDC representatives noting the long term journey that this project involves;
- (b) direct input from Anna Morley at DOC back in September specifying the need to liaise with all relevant community groups in the development of the design of the project, which the Applicant has been working at noting the different levels of engagement thus far achieved with these conversations as well as the long term commitment to and nature of these conversations (particularly long term ongoing Iwi/Runaka liaison specifically relating to the finer details regarding the promotion and inclusion of important aspects of Maori culture) given the significance of this project;
- (c) the encouragement from John Foster at Ben Lomond Station to proceed with a new Bowen Peak ski area as well as include an outdoor education infrastructure as part of the project but to also consider specific ideas on preventing predator access to his neighbouring high country station;
- (d) the allocation of a minimum 5% of the planned residential accommodation apartments to the Queenstown Lakes Community Housing Trust as well as their encouragement to continue with the four-apartment Swiss Chalet-type high density accommodation model due to synergies with their own accommodation model;
- (e) the need to preserve all mountain bike trails and design the funicular railway to be built over the top of existing trails so as not to block or limit these – plus the addition of further mountain bike trails connecting above and below both planned funiculars to enhance access to mountain bikers;
- (f) the involvement of professional specialists (town planners, architects, landscape architects, structural and roading engineers and economists in the further refinement of specific ideas and the importance of adding new aspects to the development which had been previously not considered by the Applicant (specifically the addition of the planned new Powerhouse International Convention Centre).

**3.5.5** List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.

The Ngāi Tahu Claims Settlement Act 1998 is applicable to the local area.

Part 9 of this Act applies specifically to the Record of Title OT124/234 and OT109/95. The elements of the project that are to be located within this land is the base station of the Bowen Peak chairlift, part of the Saddle Funicular and the predator-free fencing (refer **Appendix C**).

Part 9 provides for certain disposals of this land to be offered for purchase or lease to Te Runanga o Ngai Tahu in certain circumstances, including a lease of more than 50 years. The project will not trigger the application of these provisions as a fixed term lease will be sought. If this is to change through discussions with Te Runanga o Ngai Tahu, the Applicant will provide relevant documentation.

- 3.5.6** If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.

No

- 3.5.7** Will the project be located on land returned under a Treaty settlement?

No

- 3.5.8** Provide evidence of written agreement by the owners of the land returned.

N/A

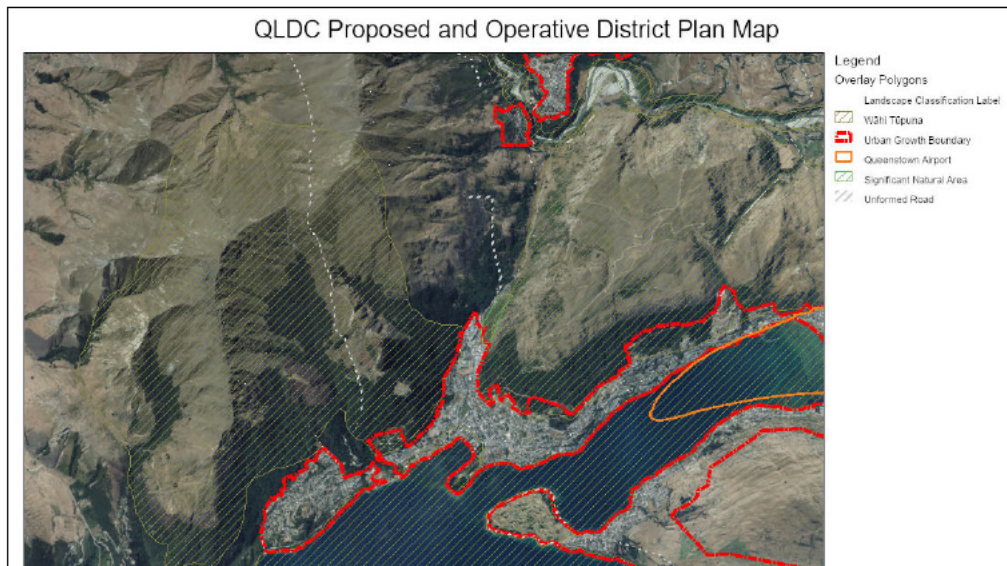
- 3.5.9** Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

N/A

- 3.5.10** Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

Yes.

Wāhi Tūpuna overlay in the PDP - #27 Wāhi taoka, wāhi tapu.



### 3.6 Legal interests

**3.6.3** Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

s 9(2)(b)(ii)

### 3.7 Other matters

**3.7.3** Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

No



Please note the term 'application' includes a notice of requirement and any other means by which a decision may be sought under a specified Act.

No

**3.7.4** If an application has been made, provide details of the application.

N/A

**3.7.5** If a decision has been made, also provide the outcome of the decision and the reasons for it.

N/A

**3.7.6** Provide a description of whether and how the project would be affected by climate change and natural hazards:

Aspects of the project may be affected by climate change, such as the planned Bowen Peak ski area. This is due to variable changes in natural snowfall predicted over time.

The Bowen Peak ski area is also proposed to be a mountain bike park in the autumn, summer and spring months, and will enable visitors access up to Bowen Peak in all seasons. This adaptive approach will enable the Applicant to utilise this area ongoing for commercial recreation if natural snowfall declines.

Natural hazard assessment will be undertaken as part of the substantive application, particularly in relation to the detailed design of the funicular railways. The risks identified in the QLDC Hazard Maps are common in Queenstown and it is anticipated that these can be appropriately mitigated.

*Provide the additional details requested below as relevant to your application.*

### **3.8 Specific proposed approvals**

#### **3.8.3 Approvals under the Resource Management Act 1991**

##### **3.8.3.1 Resource consents**

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

The proposal is consistent with the:

- National Policy Statement for Freshwater Management;
- National Policy Statement on Urban Development;
- National Policy Statement for Indigenous Biodiversity;
- National Policy Statement for Highly Productive Land;

- Resource Management (National Environmental Standards for Freshwater) Regulations 2020; and
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

The New Zealand Coastal Policy Statement is not relevant to this application.

#### **NPS – Urban Development**

The development will provide for increased urban development, in particular in relation to meeting housing demand, in alignment with the National Policy Statement for Urban Development. The proposed development is outside the identified Urban Growth Boundary in the PDP which is the local response to the NPS-UD. The funicular railways are consistent with the definition of nationally significant infrastructure in the NPS-UD.

#### **NPS – Freshwater Management**

The development includes earthworks, structures and planting within proximity to One Mile Creek. The Applicant is committed to avoiding degradation of the waterway and will undertake works to enhance this area.

#### **NPS – Indigenous Biodiversity**

The application area for the project does not include any identified Significant Natural Areas. The project includes native planting and wilding species removal, which will help to restore indigenous biodiversity throughout the project area.

#### **NPS – Highly Productive Land**

The site has not yet been formally mapped pursuant to the NPS-HPL. The part of the project area proposed for Fernhill Heights housing development is zoned rural, however, this is commercial forestry land that is proposed to be harvested. There is no existing or proposed rural/productive use of this piece of land. The NPS-HPL provides for rezoning of rural / highly productive land to urban where it will meet demand for housing in the district, to give effect to the NPS-UD. As above, the housing proposed in the new Fernhill Heights suburb will provide housing for increased demand in the district. The proposal is therefore generally consistent with the NPS-HPL.

#### **NES – Contaminated Soils**

The land at One Mile Recreation Reserve includes Fernhill Closed Landfill, which is a HAIL category G3 landfill site. The boundary of this site has been recorded by the Otago Regional Council and QLDC and is north of the planned lower buildings in the Powerhouse precinct. The site is identified by the ORC as HAIL 00465.01. The site was investigated by the Otago Regional Council in 2000, and findings are documented in a report titled the 'Fernhill Former Landfill, Queenstown' Prepared by Jenny Lowe, Otago Regional Council, July 2000. This investigation assessed the localised surface water drainage paths and other impacts the landfill may have been having on the surrounding environment. No visible impacts were observed on stream vegetation immediately downstream of the landfill. Two samples were taken from the surface water of One Mile Creek, 300 meters upstream and 100 meters downstream from the landfill. Analytes were either reported below limits of laboratory detection or below the adopted ANZECC 1992 guidelines for the protection of aquatic ecosystems (Otago Regional Council, 2000). This investigation concluded no further investigations were required at the site, unless future adverse effects are observed. The 2000 ORC report describes the closure of the landfill in approximately 1965 (Otago Regional Council, 2000).

The One Mile Reserve area also includes a HAIL Category E7 site, being Lake Esplanade Mine Tailings (HAIL 02036.01). This is within the north-eastern area of the Powerhouse Precinct. This site is summarised as historical mine tailings and races identified in the gully of One Mile Creek above Lake Esplanade road. Resource consent pursuant to Regulations 8 - 11 of the National Environmental Standards for Contaminated Soils is required – noting that there is no residential use in this location. A Contaminated Soils Management Plan and Preliminary/Detailed Site Investigation will be investigated during the substantive application process.

- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA section 124C(1)(c) (existing consent would need to expire to enable the approval to be exercised) or RMA section 165Z1 (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act

No relevant existing consents that the Applicant is aware of.

**3.8.3.2** *Resource consents where the project includes standard freshwater fisheries activities*  
If your application is seeking a resource consent and your project includes a standard freshwater fisheries activity, provide the information requested below:

N/A

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

N/A

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

**3.8.3.3** *Designations*

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.

N/A

**3.8.3.4** *Designations where the project includes a standard freshwater fisheries activity*

If your application is seeking a designation or an alteration to an existing designation and

your project includes a standard freshwater fisheries activity, provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

N/A

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

#### **3.8.3.5 *Change or cancellation of conditions***

If your application is seeking a change or cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

N/A

#### **3.8.3.6 *Certificates of compliance***

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

N/A

### **3.8.4 Approvals relating to **Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980****

#### **3.8.4.1 *Concessions***

For applications seeking a concession that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?

No

- Will the granting of the lease trigger a right of first refusal or a right of offer or return?

No

#### **3.8.4.2 *Land exchanges***

For applications seeking an approval for a land exchange involving conservation land, provide

the details below:

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)

N/A

- The financial value of the land proposed to be acquired by the Crown

N/A

- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.  
Click or tap here to enter text.

N/A

- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange

N/A

- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in Schedule 4 or a reserve declared to be a national reserve under section 13 of the Reserves Act 1977.

N/A

### **3.8.5 Approvals relating to complex Freshwater Fisheries activities**

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.

N/A

- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

### **3.8.6 Approvals relating to Exclusive Economic Zone and Continental Shelf**

### **(Environmental Effects) Act 2012**

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.

N/A

- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:
  - Details of any application made;
  - An explanation of any decisions made on that application; and
  - Any information that Minister may consider under section 22(6) (comparison of activity against current or likely use of the area).

N/A

- Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.

N/A

### **3.8.7 Approvals relating to Crown Minerals Act 1991**

#### ***3.8.7.1 Access arrangements***

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with section 59(1) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including;
  - Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and

- Evidence that the notice complies with the requirements in section 59(2) of the Crown Minerals Act, and any matters required by regulations. =

N/A

### **3.8.7.2 Mining permits**

For an approval for a mining permit that would otherwise be applied for under section 23A of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.

N/A

- The name and contact details of the proposed permit participants and the proposed permit operator.

N/A

- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.

N/A

- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.

N/A

- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.

N/A

- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with section 42(11).

N/A

- If the authorised person proposes to provide information under section 37 (to the relevant chief executive), the date on which the person intends to provide that information.

N/A

The proposed duration of the permit. Click or tap here to enter text.

N/A

#### **3.8.7.3 Mining permits for petroleum**

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.

N/A

- A high-level overview of the following:
  - the proposed field development plan;
  - the proposed date for the commencement of petroleum production;
  - the economic model for the project;
  - the proposed duration of the proposed mining permit and;
  - decommissioning plans.

N/A

#### **3.8.7.4 Mining permits for minerals other than petroleum**

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted

N/A

- Information on whether the application will be for a Tier 1 or Tier 2 permit.

N/A



- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

N/A

- An indicative mine plan.

N/A

- A high-level overview of the following:
  - the proposed mining method;
  - the proposed date for the commencement of mining and estimated annual production;
  - the economic model for the project;
  - the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
  - the proposed methods for processing mined material and handling and treating waste and;
  - anticipated plans for mine closure and rehabilitation.

N/A

## Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

- ✓ I confirm that I am authorised to make this application.
- ✓ I have provided a copy of the application with all contact details redacted.
- ✓ I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with section 104 of the Act, and the Fast-track Approvals Cost Recovery Regulations 2025.



**Name:**

Guy Hingston, Director, Bowen Peak Ltd

**Date:**

7 February 2025

## Section 5: Attachments

List any documents submitted with the application.

- *Remember: include a copy of your application with all contact details redacted.*

Attachment number	Document name	Author	Document version
1	Application Form	Guy Hingston	1
2	Legislation Mapping Document	Guy Hingston	1
3	Overall Photomontage	Matthew Young	1
4	Appendix A - Economic Assessment	Benje Patterson	1
5	Appendix B - Survey	Hayden Knight	1
6	Appendix C - Architectural Renders	Matthew Young	1
7	Appendix D - BPL QLCHT HoA	Guy Hingston	1
8	Appendix E – Alpine Chalet Structural Plans	Chris Ellis	1
9	Nine land titles	Guy Hingston	1
10	Application Form - Redacted	Guy Hingston	1

# Referral application checklist

<b>Section 1: Applicant details</b>	✓
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	N/A
1.4 Compliance and enforcement history	N/A
<b>Section 2: Referral application summary</b>	✓
2.1 Project name	✓
2.2 Project description and location	✓
2.3 Ineligible activity	✓
2.4 Exemptions from requirement to provide agreement	✓
2.5 Ministerial determinations under sections 23 and 24	✓
2.6 Appropriateness for fast-track approvals process	✓
<b>Section 3: Project details</b>	✓
3.1 Approvals required	✓
3.2 Project stages	✓
3.3 Alternative project	✓
3.4 Adverse effects	✓
3.5 Persons affected	✓
3.6 Legal interest	✓
3.7 Other matters	✓
3.8 Specific proposed approvals	✓
<b>Section 4: Authorisation</b>	✓
<b>Section 5: Attachments</b>	✓