



Powerhouse Fast-track Application

Baxter Design One Mile Powerhouse Reserve Sketches



Prepared by Baxter Design

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POWERHOUSE PRECINCT CONCEPT SKETCH - NO BYPASS
PROPOSED RESTORING THE RESERVE - POWERHOUSE TO PEAK CABLE CAR & FERNHILL HEIGHTS DEVELOPMENT
BOWEN PEAK LTD

REFERENCE SK08 - SCALE = 1:1000 AT A3 - 24 OCT 2025

Indicative predator fence boundary
Indicative walking track within sanctuary

THOMPSON STREET

Potential Airport Gondola

Gondola

Wynyard DH mountain bike track extended to Gondola Station

Boardwalk bridged over existing Wynyard DH mountain bike track

Boardwalk alongside stream with bridge over existing waterfall to follow original Ben Lomond trail

Powerhouse building and grass area retained and restored

Bridges over creek to walking access

Double gate entrance into sanctuary

Exotic tree species removed and replaced with native species throughout site

Feature wall to allow for level building platform

Tennis Court

Extent of QLDC Stage 3 Bypass Works

Potential future large conference centre

Potential future multistorey carpark TBC in association with QLDC road design

Accessible walking track

Gondola Station

Carpark, with access following existing sealed track

Retail

Two-storey retail building, 20m x 15m

Existing path along stream preserved

Hospitality / Rooftop Bar above cafe

Hospitality / Cafe along stream edge

Indicative predator fence boundary

Indicative walking track within sanctuary



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PROPOSED RESTORING THE RESERVE - POWERHOUSE TO PEAK CABLE CAR & FERNHILL HEIGHTS DEVELOPMENT
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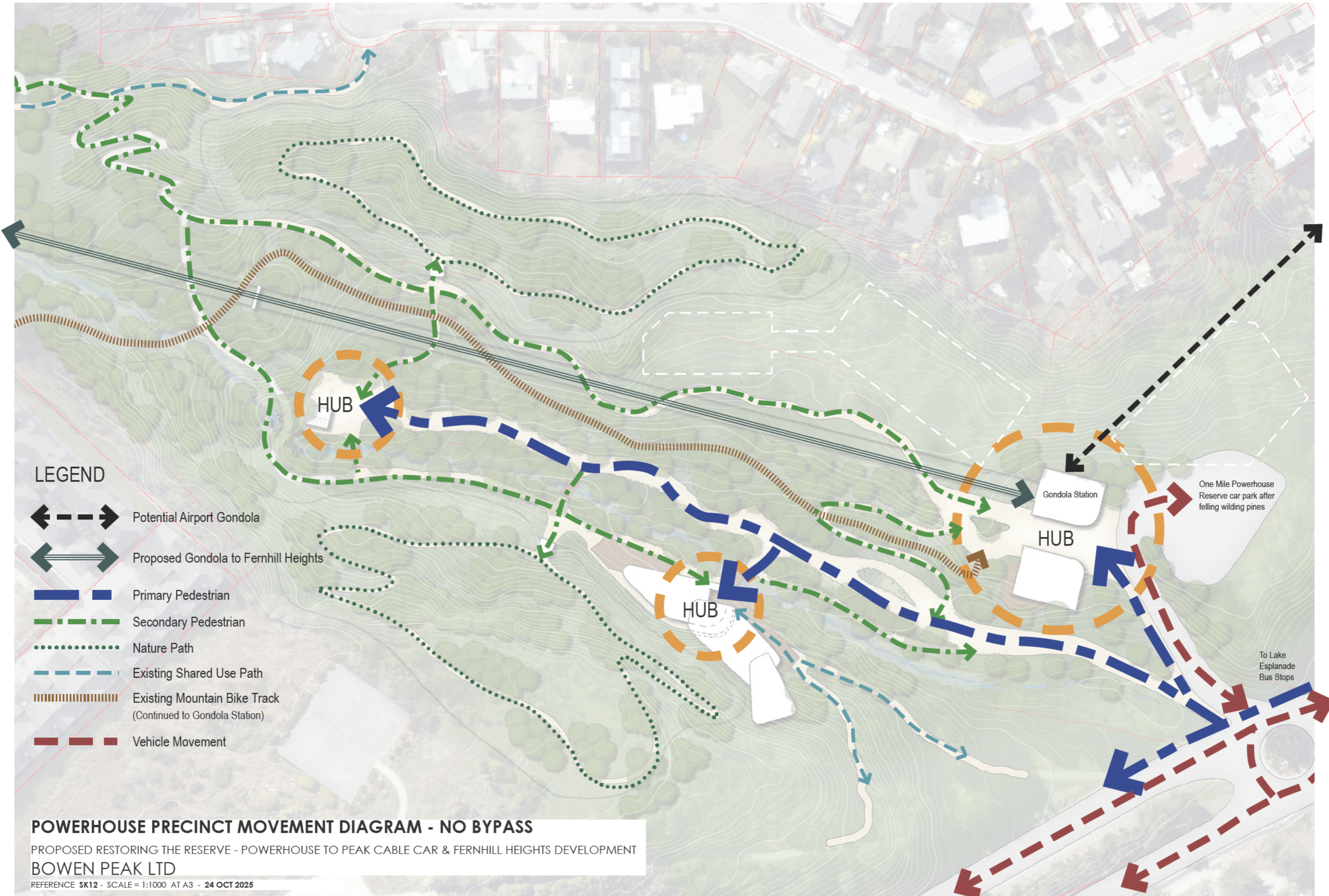
REFERENCE SK09 - SCALE = 1:1000 AT A3 - 24 OCT 2025



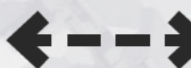







HAIL.00465.01
Fernhill Closed Landfill

HAIL.02036.01
Lake Esplanade
Mine Tailings

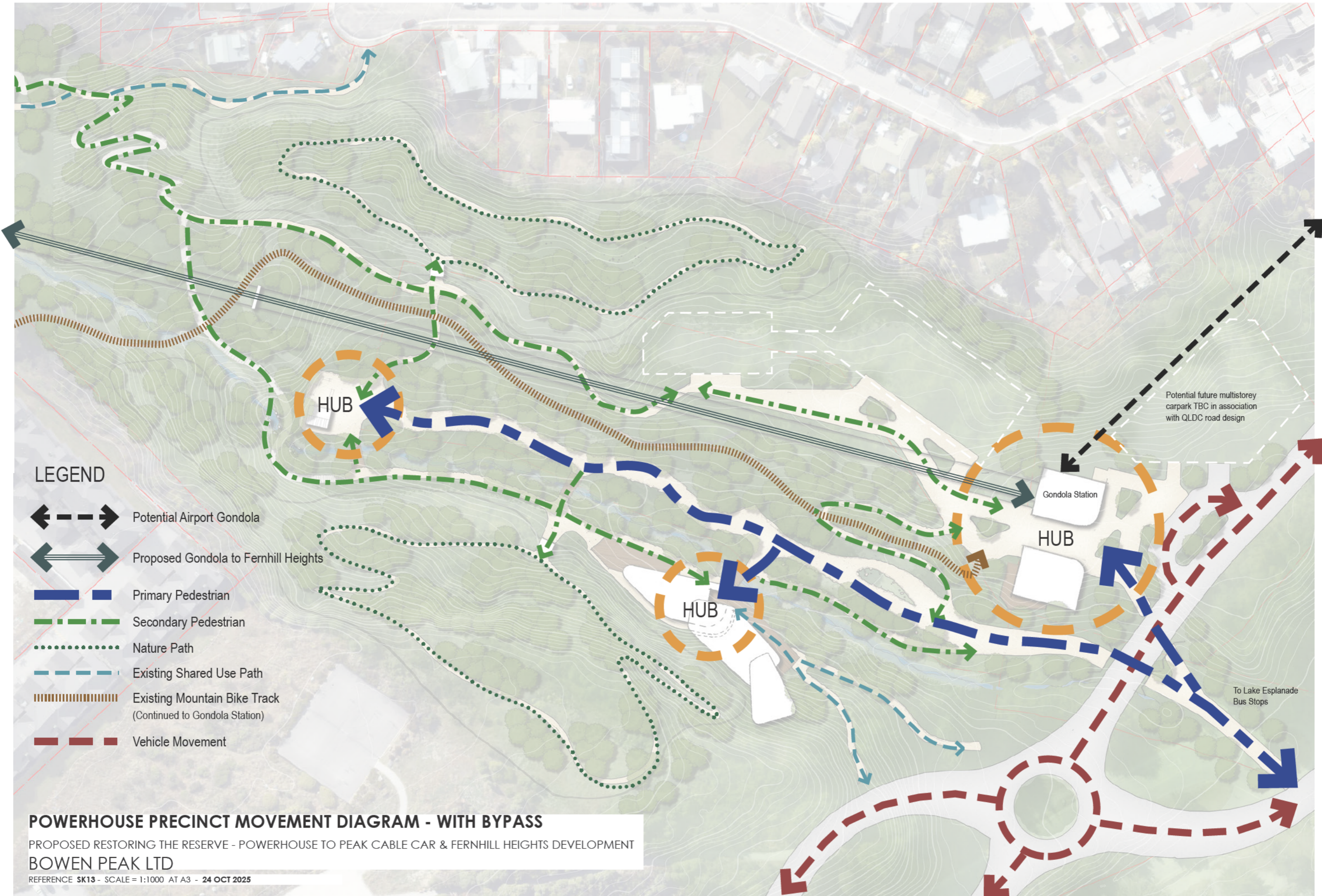
POWERHOUSE PRECINCT - HAIL OVERLAY - NO BYPASS
PROPOSED POWERHOUSE FUNICULAR RAILWAYS QUEENSTOWN REGIONAL DEVELOPMENT
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REFERENCE SK10 - SCALE = 1:1000 AT A3 - 24 OCT 2025



LEGEND

-  Potential Airport Gondola
-  Proposed Gondola to Fernhill Heights
-  Primary Pedestrian
-  Secondary Pedestrian
-  Nature Path
-  Existing Shared Use Path
-  Existing Mountain Bike Track
(Continued to Gondola Station)
-  Vehicle Movement

POWERHOUSE PRECINCT MOVEMENT DIAGRAM - NO BYPASS
 PROPOSED RESTORING THE RESERVE - POWERHOUSE TO PEAK CABLE CAR & FERNHILL HEIGHTS DEVELOPMENT
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LEGEND

- Potential Airport Gondola
- Proposed Gondola to Fernhill Heights
- Primary Pedestrian
- Secondary Pedestrian
- Nature Path
- Existing Shared Use Path
- Existing Mountain Bike Track (Continued to Gondola Station)
- Vehicle Movement

Potential future multistorey carpark TBC in association with QLDC road design

To Lake Esplanade Bus Stops

POWERHOUSE PRECINCT MOVEMENT DIAGRAM - WITH BYPASS
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