

Kate Timms-Dean,
Kaiwhakahaere Mana Taiao
Aukaha

s 9(2)(a)

Tēnā koe Kate,

Invitation to provide written comments on application for referral of the Powerhouse Funicular Railways Queenstown Regional Development project under the Fast-track Approvals Act 2024.

An application has been received by the Minister for Infrastructure (the Minister) from Bowen Peak Limited for referral of the Powerhouse Funicular Railways Queenstown Regional Development project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

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Stephanie Frame
Acting General Manager, Delivery and Operations

Appendix A: Project summary details

s 9(2)(a)

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Project summary details	<p>The project will involve several activities within the Fernhill, Lake Esplanade, and Ben Lomond areas of Queenstown, including:</p> <ul style="list-style-type: none">a. A development (labelled as the ‘Powerhouse precinct’) within One Mile Recreation Reserve to provide retail, hospitality, and tourism offerings, a 1,500-person conference facility, and an associated carpark building.b. A high-density residential suburb of approximately 1,040 housing units for 2,000+ residents, and an associated subdivision.c. Two funicular railways (including stations) connecting the Powerhouse precinct to the new residential suburb, and the Powerhouse precinct to the Ben Lomond – Te-Taumata-o-Haketikura Saddle.d. A seasonal ski field and mountain bike park on Bowen Peak, serviced by a six-seater chairlift, and a top station building associated with the ski field containing a bar/restaurant, retail, and guest services.e. Predator-free fencing covering a 3-hectare area within One Mile Recreation Reserve and a 180-hectare predator-free sanctuary near the top of One Mile Creek valley, construction of a boardwalk and walking trail along One Mile Creek stream, and wildling pine removal and native planting within One Mile Recreation Reserve.

Terry Nicholas,
Te Rūnanga o Ngāi Tahu representative
Hokonui Rūnanga

s 9(2)(a)

Tēnā koe Terry,

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Matapura Ellison,
Te Rūnanga o Ngāi Tahu representative
Kāti Huirapa Rūnaka ki Puketeraki

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Tēnā koe Matapura,

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Dean Whaanga,
Kaupapa Taiao Kaiwhakahaere
Te Ao Mārama Incorporated

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Tēnā koe Dean

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Michael Stevens,
Te Rūnanga o Ngāi Tahu representative
Te Rūnanga o Awarua

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Tēnā koe Michael

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Justin Tipa,
Te Rūnanga o Ngāi Tahu representative
Te Rūnanga o Moeraki

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Chair
Te Rūnanga o Ngāi Tahu

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Rewi Davis,
Te Rūnanga o Ngāi Tahu representative
Te Rūnanga o Ōraka-Aparima

s 9(2)(a)

Tēnā koe Rewi

Invitation to provide written comments on application for referral of the Powerhouse Funicular Railways Queenstown Regional Development project under the Fast-track Approvals Act 2024.

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I write under delegation from the Minister and in accordance with section 17(d) of the Act which requires consultation with relevant Māori groups identified under section 18(2), I invite you to provide written comments on the referral application.

The information you are receiving is provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is provided in-confidence and should not be forwarded to or comments sought from anyone outside of your organisation.

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Nāku noa, nā

A handwritten signature in dark ink, appearing to read 'S. Frame', with a stylized, flowing script.

Stephanie Frame
Acting General Manager, Delivery and Operations

Appendix A: Project summary details

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Rachel Wesley
Te Rūnanga o Ngāi Tahu representative
Te Rūnanga o Ōtākou

s 9(2)(a)

Tēnā koe Rachel

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Stephanie Frame
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Jo McLean,
Te Rūnanga o Ngāi Tahu representative
Te Rūnanga o Waihao

s 9(2)(a)

Tēnā koe Jo,

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Odele Stehlin
Te Rūnanga o Ngāi Tahu representative
Waihōpai Rūnaka

s 9(2)(a)

Tēnā koe Odele

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Stephanie Frame
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James Palmer
Secretary for the Environment
Ministry for the Environment
PO Box 10362
Wellington 6143

s 9(2)(a)

Dear James,

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I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act which requires the Minister to seek comments on a referral application from the relevant administering agencies. I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

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Yours sincerely

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Appendix A: Project summary details

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Penny Nelson
Director-General of Conservation
Department of Conservation

s 9(2)(a)

Dear Penny,

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I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act which requires the Minister to seek comments on a referral application from the relevant administering agencies. I invite the Department of Conservation to provide written comments on the referral application as the administering agency for the Conservation Act 1987 and the Wildlife Act 1953.

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Yours sincerely

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Stephanie Frame
Acting General Manager, Delivery and Operations

Appendix A: Project summary details

Cc: Susan Smith, FT Applications Manager

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Andrew Coleman
Chief Executive
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Andrew Coleman,

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Yours sincerely

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Stephanie Frame
Acting General Manager, Delivery and Operations

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cc s 9(2)(a)

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Richard Saunders
Chief Executive
Otago Regional Council

s 9(2)(a)

Dear Richard,

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An application has been received by the Minister for Infrastructure (the Minister) from Bowen Peak Limited for referral of the Powerhouse Funicular Railways Queenstown Regional Development project under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Otago Regional Council to provide written comments on the referral application. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Otago Regional Council must provide comments advising on the following matters:

1. any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing.
2. in relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

In addition, under section 20(1) of the Act and without limiting any general comments under subsection 17(3), I invite Otago Regional Council to comment on the following matters:

1. does the Council agree with the applicant's statements that the proposed funicular railways align with the definition of 'rapid transit services' and 'nationally significant infrastructure' under the National Policy Statement for Urban Development 2020?

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2. does the Council agree with the applicant's statement that the proposed Bowen Peak ski infrastructure meets the definition of 'regionally significant infrastructure' in the Proposed Otago Regional Policy Statement?

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded to or have comments sought from anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application and to refer the project.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

First time users of the Fast-track 'one stop shop' applications portal can seek an invitation by emailing ftareferrals@mfe.govt.nz. When new users are registered and have accepted the Terms & Conditions, they will be provided access to the application documents. Existing users will be able to see the application documents when logging into the portal.

You may provide comments directly via the portal, alternatively a template for written comments is in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Acting General Manager, Delivery and Operations

Appendix A: Project summary details

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Appendix A – Project summary details

Project name	Powerhouse Funicular Railways Queenstown Regional Development
Applicant name	Bowen Peak Limited
Project summary details	<p>The project will involve several activities within the Fernhill, Lake Esplanade, and Ben Lomond areas of Queenstown, including:</p> <ul style="list-style-type: none">a. A development (labelled as the ‘Powerhouse precinct’) within One Mile Recreation Reserve to provide retail, hospitality, and tourism offerings, a 1,500-person conference facility, and an associated carpark building.b. A high-density residential suburb of approximately 1,040 housing units for 2,000+ residents, and an associated subdivision.c. Two funicular railways (including stations) connecting the Powerhouse precinct to the new residential suburb, and the Powerhouse precinct to the Ben Lomond – Te-Taumata-o-Haketikura Saddle.d. A seasonal ski field and mountain bike park on Bowen Peak, serviced by a six-seater chairlift, and a top station building associated with the ski field containing a bar/restaurant, retail, and guest services.e. Predator-free fencing covering a 3-hectare area within One Mile Recreation Reserve and a 180-hectare predator-free sanctuary near the top of One Mile Creek valley, construction of a boardwalk and walking trail along One Mile Creek stream, and wildling pine removal and native planting within One Mile Recreation Reserve.

Mike Theelen
Chief Executive
Queenstown Lakes District Council

s 9(2)(a)

Dear Mike,

Invitation to provide written comments on application for referral of the Powerhouse Funicular Railways Queenstown Regional Development project under the Fast-track Approvals Act 2024.

An application has been received by the Minister for Infrastructure (the Minister) from Bowen Peak Limited for referral of the Powerhouse Funicular Railways Queenstown Regional Development project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Queenstown Lakes District Council to provide written comments on the referral application. Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Queenstown Lakes District Council must provide comments advising on the following matters:

1. any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing.
2. regarding Regional Councils, in relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

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The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-confidence and should not be forwarded to or comments sought from anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this timeframe. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application and to refer the project.


If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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You may provide comments directly via the portal, alternatively a template for written comments is in Attachment 1.

Before the due date, if you have any queries about this letter or need assistance with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Acting General Manager, Delivery and Operations

Appendix A: Project summary details

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