



Appendix

1B

Powerhouse Fast-track Application

Applicant Response to FTAA-2502-1025 Outcome



Prepared by Bowen Peak Ltd

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17 December 2025



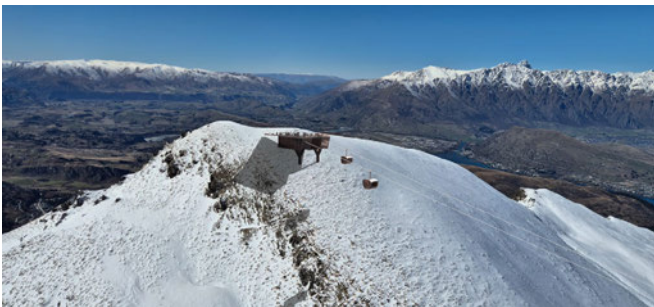
Source - www.bowenpeak.co.nz - Mountain bike video on Bowen Peak



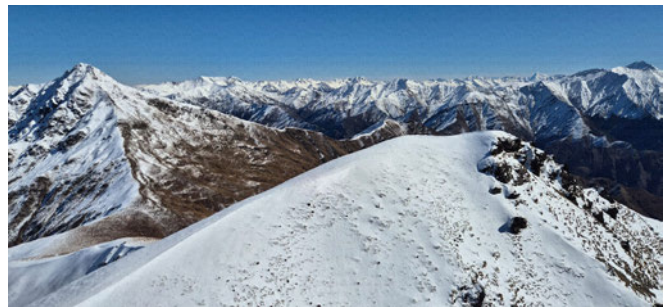
Source - www.bowenpeak.co.nz - Snowboarding video on Bowen Peak

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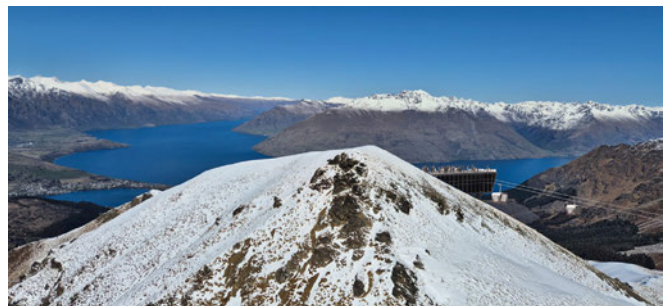
VIEW OF BOWEN PEAK LOOKING EAST



VIEW OF BOWEN PEAK LOOKING WEST



VIEW OF BOWEN PEAK LOOKING NORTH



VIEW OF BOWEN PEAK LOOKING SOUTH

INTRODUCTION

The applicant accepts the Minister's decision to decline the applicant's February 2025 FTAA-2502-1025 Fast-track Referral Application as documented within the letter to the applicant on the 26th August 2025.

The applicant understands that the principal reason for this decision was the Minister's view that he did "not have adequate information to inform the referral decision". The applicant further accepts that the Minister was "not satisfied that the project would deliver significant regional or national benefits, nor that referring the project would be unlikely to affect the efficient operation of the fast-track approvals process," and the concerns raised "regarding the project's feasibility, especially in relation to three-water infrastructure servicing, risks associated with natural hazards, a conflict with QLDC's Arterial Bypass, and the viability of the proposed ski field".

Hence, the applicant's next Fast-track Referral Application (FTAA-2511-1126 - which this document accompanies) directly addresses the Minister's concerns mentioned in the above paragraph, by:-

1. Providing significantly more information to inform the Minister to confirm the delivery of significant regional and national benefits
2. A revised new referral application (FTAA-2511-1126)
3. Renaming the new application to 'Powerhouse' for ease of reference
4. Provide a more detailed project summary to reflect the 'Restoring the Reserve' nature of this application
5. Change the ground-based funicular railway to an aerial ropeway public transport model
6. Remove the conference centre and multi-level car park from the One Mile Powerhouse Reserve that was in the previous application

7. Engage multiple specialists to put together independent high-level reports addressing:-

Appendix 1A - FTAA Section 22 Report

Appendix 1B - Applicant Response to FTAA-2502-1025 Outcome

Appendix 2 - Architectural Design report

Appendix 3 - Three Waters Feasibility Report

Appendix 4 - Natural Hazards & Risks Report including Geotechnical Report

Appendix 5 - Traffic Feasibility Report especially in relation to QLDC's Arterial Bypass

Appendix 6 - Ecosign Ski Area Report

Appendix 7 - Preliminary Landscape Assessment Report

Appendix 8 - JEA – Policy & Planning Report

Appendix 9 - Ecology Report

Appendix 10 - Economics Report

Appendix 11 - Structural Design Report

Appendix 12 - Tāke Tuia Cultural Plan

Appendix 13 - Queenstown Lakes Community Housing Trust HoA with Bowen Peak Ltd.

Appendix 14 - Licence to Occupy x3 for DOC, QLDC & BLS

Appendix 15 - Doppelmayr Garaventa Funifor detailed construction plans

Appendix 16 - Indicative Envisaged Timeline

Appendix 17 - Visualisations

Appendix 18 - One Mile Powerhouse Reserve Baxter Design Sketches

Appendix 19 - Clark Fortune McDonald Surveyors Cadastral Plan Set

Appendix 20 - Clark Fortune McDonald Surveyors Aerial Ropeway Stations and Pylons Plans

Appendix 21 - Clark Fortune McDonald Surveyors Revised Ropeway Centreline Plans
Appendix 22 - Clark Fortune McDonald Surveyors Fernhill Heights road network & subdivision
Appendix 23 - Aurora Energy Supply Availability
Appendix 24 - Zealandia Predator-free Fence Construction
Appendix 25 - Title Table
Appendix 26 - One Mile Walkway Fibreglass Track Industry Quotation
Appendix 27 - Otago Regional Council Pre-Application Feedback Response

8. All high-level reports written to provide the skeletal basis and foundation required for the much more detailed substantive application phase
9. Production of draft Licence to Occupy agreements for consideration by the Minister, QLDC, DOC and Ben Lomond Station (Appendix 14)
10. Directly respond in this document to the previous referral application's concerns as raised by Māori, Ministers, DOC and Councils (QLDC & ORC)
11. Confirmation of further engagement with all stakeholders as appropriate to this referral application – noting that much more engagement is planned to be had with all stakeholders during the substantive phase of the Fast-track application and thereafter into the longer term
12. Holding a pre-application meeting with NZ Government Fast-track team members to review all of the above prior to lodging the applicant's new FTAA-2511-1126 Referral Application

Project summary: Restoring the Reserve - Powerhouse to Peak Cable Car & Fernhill Heights Development

The applicant proposes the development of three contiguous aerial ropeways across the Te Taumata o Hakitekura (Ben Lomond) Reserve. The project extends from DOC land at the front of One Mile Powerhouse Reserve up to further DOC land adjacent to the proposed new suburb Fernhill Heights in Queenstown, then up to DOC land on the Saddle between Bowen Peak and Ben Lomond, culminating with a viewing platform discreetly high up on the western face of Bowen Peak on Ben Lomond Station.

Key Components

1. AERIAL ROPEWAY NETWORK

The proposal comprises three contiguous aerial ropeways, with final system types to be confirmed during the substantive phase of the Fast-track application:

(a) Powerhouse Gondola (10-PAX vehicles)

- Connects the One Mile Powerhouse Reserve linking to the Saddle Funifor.
- Provides access to the planned new 52-hectare Fernhill Heights residential development.
- Enables access and entry to the proposed Te Taumata o Hakitekura Predator-free Sanctuary.
- Facilitates recreation including mountain biking (via the extended Wynyard DH trail) and walking (via the re-established One Mile Creek walkway).

(b) Saddle Funifor (110-PAX vehicles)

- Links Fernhill Heights to the Saddle with dual redundancy via the paired funifor systems.

- Facilitates access for recreation, conservation, and tourism, including walking, skiing, sightseeing, retail, hospitality, and education activities.
- Opens access to the new Sanctuary Perimeter mountain bike trail.

(c) Bowen Peak Gondola (10-PAX vehicles)

- Connects the Saddle to a discreetly located station and viewing platform high up on the western face of Bowen Peak.
- Provides access to seasonal attractions including a mountain bike park, new Bowen Peak Downhill mountain bike trail, and the proposed Bowen Peak Ski Area (similar to Japan's Mt Asahidake).

2. STATION BUILDINGS INCLUDING AERIAL ROPEWAY INFRASTRUCTURE & ANCILLARY DEVELOPMENT

(a) Powerhouse Station

- Removal of wilding pines and blackberry replacing with native revegetation
- Establishment of a small-scale retail, hospitality, and tourism precinct to enhance public access.

(b) Fernhill Heights Station

- Located adjacent to a new open-space European-style community hub surrounded by alpine chalets on private land.
- Includes a bus turnaround, multi-level carpark, and integrated retail, hospitality, and tourism facilities, all on private land.
- Adjacent to the formal entrance of the Te Taumata o Hakitekura Reserve Predator-free Sanctuary.

(c) Saddle Station

- Two-storey facility incorporating Hiker's bar/restaurant, retail, and guest services on the upper level.
- Lower level includes two 30-bed bunk rooms for outdoor education, a public shelter, and public toilets.

(d) Bowen Peak Station & Viewing Platform

- Discreetly positioned high up on the western face of Bowen Peak.
- Includes a public viewing platform, shelter, and toilets.
- Provides 365-day tourism access to seasonal recreation facilities (walking, mountain biking and snow skiing).

3. RESIDENTIAL DEVELOPMENT – FERNHILL HEIGHTS

- 175 alpine-style chalets across a 52-hectare site, designed in the architectural style of the Swiss Alps.
- 1,333 housing units (2, 3 & 4 bedrooms), with 5% allocated to the Queenstown Lakes Community Housing Trust for affordable housing, and 50% designated for key worker accommodation.
- Development structured under fee simple and unit title subdivision.

4. PREDATOR-FREE SANCTUARIES

- Establishment of two small predator-free sanctuaries within the One Mile Powerhouse Sanctuary (3 hectares) for native bird breeding habitats near Lake Whakatipu.
- Establishment of the much larger Te Taumata o Hakitekura Predator-free Sanctuary (290 hectares) spanning upper One Mile and Two Mile Creek valleys, supporting species such as native fauna such as kiwi, takahē and kākāpō on the ground, and tūī, korimako, kākā, kea, kererū, tauhou, kākārīki, kakaruai, kārearea, kōkako, mohou, pīwauwau and pīwakawaka in the air.

- Removal of wilding pines with native replanting across the Reserve to restore the area's pre-Pakeha ecological character.

5. SAFE RE-OPENING OF THE ONE MILE CREEK WALKWAY

- Construction of a new elevated fibreglass boardwalk trail from the Powerhouse up to Fernhill Heights along One Mile Creek, adjacent to waterfalls and rapids.
- Extension of the original trail into the Two Mile Creek valley up to the Fernhill Heights station and formal Te Taumata o Hakitekura Predator-free Sanctuary entrance.



PHOTO CREDIT: www.newzealand.com

MĀORI CONSULTATION

As documented on the applicant's www.bowenpeak.co.nz website, the applicant acknowledges and values the cultural significance of the Te Taumata o Hakitekura (Ben Lomond) Reserve and stresses the importance of the role of the seven Kāi Tahu Papatipu Rūnaka. As a company, the applicant does not speak on behalf of Kāi Tahu nor of the seven Papatipu Rūnaka – but the applicant does acknowledge their whakapapa (important Māori history and genealogy) and their important leadership role, such that the applicant continues to seek out their genuine involvement with this proposal noting their central role in this ongoing korero (discussion). Any Reserve development that is approved here must uphold Te Tiriti o Waitangi, applicable New Zealand laws including the Ngāi Tahu Settlement Act, and respect the kaitiakitanga (guardianship and protection) of the seven Kāi Tahu Papatipu Rūnaka.

The above paragraph has always been 'a given' by the applicant, and hence back in November 2024, the applicant commenced a multi-decade journey of direct Māori consultation with a view to obtaining long-term meaningful engagement at various points along this journey. Hence, a senior Māori elder was unsuccessfully approached such that in January 2025 the applicant directly reached out to the Ngāi Tahu head office in Christchurch for guidance as to who to contact next. Te Rūnanga o Ōtākou was recommended and phone calls, emails and a virtual meeting was had with the Chief Executive Officer of Te Rūnanga o Ōtākou. However, the applicant completely misunderstood that the passing on of the applicant's documentation to Te Rūnanga o Ōtākou was then to be sent to all representatives of all seven Kāi Tahu Papatipu Rūnaka, when in fact the applicant's documentation was only internally circulated to a komiti within Te Rūnanga o Ōtākou. Hence the applicant then both naively and mistakenly misrepresented the applicant's communications to the NZ Fast-track team with its FTAA-2502-1025 Referral Application.

Upon receipt of the Minister's decision to decline the FTAA-2502-1025 Referral Application, along with receipt of the documentation associated with this declined application, the applicant suddenly fully appreciated the major cultural mistakes that the applicant had made, such that the applicant then immediately wrote to Ngāi Tahu, Te Ao Mārama, Aukaha, and the seven Kāi Tahu Papatipu Rūnaka on the 1st of September 2025 apologising to all of these Māori entities for the major cultural blunders that the applicant had made with the previous referral application, and simultaneously offering them all the opportunity of meeting directly with the applicant to both hear of the applicant's further plans and join with the applicant with direct Māori input into what the applicant is planning.

Hence, the applicant has taken on board the three recommendations from the Hon Tama Potaka, Minister for Māori Development and the Minister for Māori Crown Relations, where he recommended that the applicant:-

- a. Carry out more work to understand and address any and all Treaty redress obligations that exist for the area in question;
- b. Provide more information to the groups affected by the proposal so that their application can be properly assessed; and
- c. Engages and consults with the relevant Māori groups in a meaningful way."

As a result of this direct advice from the Minister, and after receiving further feedback from both Te Rūnanga o Ōtākou and Kāti Huirapa Rūnaka ki Puketeraki, the applicant then engaged the professional cultural services of Darren Rewi and Tāke Tuia. The principal aim of this professional engagement was to try and correct the applicant's previous mistaken cultural advances to Ngāi Tahu and the seven Kāi Tahu Papatipu Rūnaka, in a genuine attempt to get back on track with what was always meant to be a multi-decade journey between both Māori and Pakeha in Restoring the Reserve through this combined international tourist project and new suburban development.

Upon completion of the draft set of referral application documents, these were all made available online for the Fast-track team, the Mana Whenua with kiatiatikanga over Tahuna Queenstown and the public at large to view. An email letter was sent to all seven Rūnanga, Ngāi Tahu, Aukaha, Murihiku Regeneration and Te Ao Mārama on the 29th of November to inform them that they were able to review all of these documents, along with the Fast-track team, prior to formal lodgement, in case they wanted to make any particular suggestions. A group of Rūnanga leaders subsequently responded suggesting that the best way forward would be for the seven Papatipu Rūnaka and Bowen Peak Ltd to sign a Process Agreement to set out a framework to formally share the technical reports to allow the seven Papatipu Rūnaka to undertake peer review. As of the 17th of December, the applicant is looking forward to sighting this agreement, while the application reports remain in the public domain for all Mana Whenua to review.

Restoring the Reserve - Powerhouse to Peak Cable Cars & Fernhill Heights Development

Statement of Qualification of Darren Rewi

Introduction

[1] My name is Darren Lee Rewi born 4th June 1963 in Waihopai Invercargill and I have lived in Tahuna/ Queenstown for 33 years. I am Mana whenua to this area as I am a descendant of Waitaha, Te Rapuwai, Kati mamoe, Huirapa, Kai Te Mohene, Kai te Pahi and Kai Tahu.

[2] I descend from Rakaihautu and follow the line of descent that includes Hotu mamoe (Ancestor of Ngati Mamoe) and through that line to the great Waitaha/ Ngati Mamoe Chief Nukutauraro and onto Te Rakitaunke and then Tutemakohu. This is important as it is my whakapapa into the Whakatipu and Wanaka takiwa.

[3] I also descend from Paikea to Tahu Potiki (Ancestor of Kai Tahu) and descend to the marriage of Irakehu and Rakawhakakura and then onto the important ancestor Maruhoua from who descend Kati Kuri and Te Ruahikihiki. That also descends to the union of both my ancestors Te Pahi (Otakou Tipuna) and Hakuiao and the three Kai Tahu Rangatira, Karetai / Tuhawaiki and Te Waewae, from which descends the Te Au line. My poua (Grandfather) was George Te Au previously Upoko Ariki of Murihiku until his passing.

[4] I am currently one of the Ngai Tahu ki Murihiku mandated Representative on the Otago Regional Council Upper Lakes Fresh Water Management Group. In 2024 I became a Ngai Tahu approved commissioner after successfully completing the “Making Good Decisions RMA course” My previous roles have been the Ngai Tahu Mandated Representative on the Environment Southland & Ngai Tahu Regional Forum. I have had previous mandated roles including a term as the Ngai Tahu Species Recovery Group Rep for the Whio/ Blue Duck. I was also the mandated Ngai Tahu ki Murihiku Rep on the DOC Jobs for Nature Regional Commission. I was previously an executive member on the Oraka Aparima Runanga based in Riverton.

[5] I am a ministerial appointee on to the National board of Herenga Nuku the Outdoor Access Commission and also a Cultural Advisor to Te Araroa Trails Trust.

[6] Included is my LinkedIn address which outlines a lot of my qualifications and since 2020 I have run my own company Take Tuia which supports organisations with Cultural support, Cultural capability, Cultural Training and Treaty of Waitangi support. I have had multiple roles as a mandated Ngai Tahu representative, was previously on the executive at Oraka Aparima Runaka. I recently finished as the RMA Advisor for Aukaha (Ngai Tahu Otakou based RMA entity) employed by Hokonui Runanga.

[7] I am the founder and current Chair of Mana Tahuna Charitable Trust a kaupapa Maori Trust (we are not Mana whenua mandated organisation) that provides support for all Maori, Pacifica, Immigrant and vulnerable people. We created a Rangatahi (Youth) hub and have been the lead in the Replanting and Restoration of the Lake Hayes (Waiwhakaata). I was a Mayoral appointee to the Chair of the Welcoming Communities Advisory group and the vice chair of the Arts Culture and Heritage Advisory Group. Both strategies endorsed by Ngai Tahu.

Restoring the Reserve - Powerhouse to Peak Cable Cars & Fernhill Heights Development

Re Bowen Peak Ltd Maori Engagement Report:

To Guy Hingston
Bowen Peak Ltd

Thank you for allowing me to access and review the correspondence to date and your engagement with both hapu and Iwi. It was nice to come together and understand you and your family's vision for Bowen Peak.

It was great to understand the Intergenerational vision that you have always had for yourself and your whanau to go on this journey with Iwi, Hapu and whanau. The legacy that you wish to leave that will ensure that the wero, the challenge, the responsibility of partnering with mana whenua and Ka Runaka will pass down to your sons and hopefully the seeds you and your sons sow will be picked up by the mokopuna of your whanau and that of mana whenua. The honouring of your vision will be bringing them together to walk with you to start that relationship with mihi on the marae in the new year.

As in my feedback to you, it was great that you realised that you needed to engage with mana whenua but unfortunately it became obvious that this was an unknown area for you. Also, in your attempts to engage with mana whenua (hapu) and due to not understanding how the hapu landscape (**shared interest area**) comes together, you were given poor advice, which then further retarded your attempts to be open and transparent. It is not all your fault as it's my view that some groups that you went to for advice looked like they were taking the opportunity to be gatekeepers and potentially profit from owning that information space. Well done for trying to rectify the backlash, but again lack of understanding of the hapu landscape did not help to resolve or restore relationships.

The core of engagement with Maori, Iwi, Hapu and whanau is **whanaungatanga. (noun) relationship, kinship, sense of family connection. Te aka – maori Dictionary:** We as Maori manage this initially through Powhiri, Mihi Whakatau or Mihi. The process of coming together from strangers, unknown, to having the status of whanau (family). Once this connection is made, you your own whanau and Bowen Peak Ltd team come together as whanau with Hapu and then mana whenua. Once whanaungatanga is achieved it opens up huge possibilities through shared visions, values and outcomes. Everyone moves together as one, openly and transparently.

Leaning into the mistakes that have been made re engagement is the way forward. Mana whenua will be receptive to you acknowledging the mistakes and asking Iwi and hapu to help you restore credibility. My advice is that this is done face to face and not via letter. You as the rangatira for your whanau and Bowen Peak Ltd need to front this area and lead the way. (**Rangatiratanga**)

For Iwi, Hapu and whanau they will be wanting to understand whether you, your whanau and Bowen Peak Ltd have shared values. Will you have the same relationship for the whenua that they do? Is what you are wanting to do going to degrade the mountain or will you be able to uplift the mana of the area.

(**Kaitiakitanga**) Will you be a good guardian to the maunga, the whenua and the mauri, the connection that mana whenua have with Bowen Peak. Achieving whanaungatanga will allow you to get across your goals and your plans to achieve your goals. There is so much noise surrounding the previous fast track application that you will need to be able to korero in a safe space. There are many great elements to the revised application that you will need a calm safe space (marae) to be able to have that conversation with mana whenua. So you will need to go to them.

My advice is that as part of the korero with mana whenua, be open to co design. If mana whenua feel that they can add value to a project as part of whanaungatanga, rangatiratanga and kaitiakitanga then they will look to enable and empower the application. This becomes a powerful signal to stakeholders that mana whenua are supportive. The offerings may not end up being useful, but because you have trusted them enough to allow them to express their whakaaro (thoughts) it just strengthens the relationship.

Bowen Peak Ltd Mana whenua engagement strategy. November 2025.

Whanaungatanga/ Rangatiratanga/ Kaitiakitanga/ Manaakitanga

- **Shared Interest Area** - Identify and understand who Mana whenua in regard to Bowen Peak are.
- Who are the mandated representatives, Upoko and Kaumatua for the SIA?
- What is the role of **TRONT** (Te Runanga o Ngai Tahu) and are there other Maori stakeholders that need to be consulted?
- Organise powhiri/ mihi whakatau to come together.

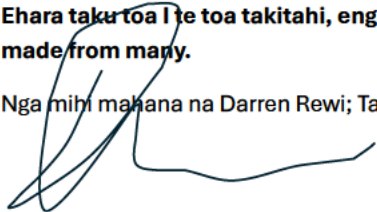
What steps need to be taken.

Step 1	Step 2	Step 3	Step 4
Identify stakeholders and create opportunities to engage.	Identify opportunities to come together. Where and when. (marae + whose)	Agree on powhiri or Mihi whakatau. What is tikanga or protocol (kawa) for coming together.	Koha and costs understood and agreed.
Step 5	Step 6	Step 7	Step 8
Mihi whakatau - whanaungatanga. Share kai Sharing connections.	Whai korero Sharing aspirations and goals for the future.	Agree to work together/ support or agree to further talks.	Working together and sharing knowledge.
		Step 9	Step 10
		Agree on powhiri or Mihi whakatau. What is tikanga or protocol (kawa) for coming together.	Koha and costs understood and agreed.
Step 11	Step 12	Step 13	Step 14
Mihi whakatau - whanaungatanga. Share kai Sharing connections	Whai korero Sharing aspirations and goals for the future.	Agree to work together/ support or agree to further talks.	Working together and sharing knowledge

NB: Achieving step 8 means you are working in partnership, steps 9 and 10 are where you and Runaka take time to review, reset goals and keep moving forward. If you have built a great relationship/ partnership with manawhenua it is important to review goals achieved and celebrate. This can become a long-term partnership, but it is important to review and reset shared goals. Steps 5 to 10 become review cycles between Bowen Peak Ltd and Runaka.

Ehara taku toa i te toa takitahi, engari he toa takitini/ Our strength is not made from us alone. But made from many.

Nga mihi mahana na Darren Rewi; Take Tuia Ltd



1. SECTION 18 REPORT FINDINGS

The applicant has taken note of the Ministry for the Environment's report on Treaty settlements and other obligations under section 18 of the Fast-track Approvals Act 2024 (the Act), in relation to the applicant's FTAA-2502-1025 application. As such the applicant accepts that the Ngai Tahu Claims Settlement Act 1998 is relevant to the project area, but that other obligations such as Mana Whakahono ā Rohe or joint management agreements are not directly relevant to the previous or this new referral application.

The applicant has reviewed the settlement Act, but notes that the project has no requirement for any redress obligations in respect of nearby Whakatipu-wai-māori (Lake Whakatipu), as there is no direct involvement with Lake Whakatipu with the project. The closest part of the project is the One Mile Powerhouse Reserve lower aerial ropeway station which is planned to be constructed on DOC land, twenty metres in height above Lake Whakatipu, and approximately three hundred metres away from the foreshore of Lake Whakatipu. The applicant is applying for both a discharge permit and a water permit, but neither of these involve direct discharge into Lake Whakatipu nor new facilities to remove water from Lake Whakatipu, hence the applicant's legitimate consideration that there is no direct involvement with Lake Whakatipu with the project.

Specifically, the applicant has reviewed the Statutory acknowledgement for Whakatipu-wai-maori (Lake Whakatipu) being Schedule 75 of the Ngāi Tahu Claims Settlement Act 1988, and the applicant acknowledges Ngāi Tahu's cultural, spiritual, historic and traditional association to Whakatipu-wai-māori. The applicant's review of this document further supports the applicant's contention that the project has no requirement for any redress obligation in respect of nearby Whakatipu-wai-māori.

As stated above, on the 1st of September 2025, the applicant wrote to all eleven Māori groups who were invited for comment have provided feedback on the application. These eleven entities are listed below:-

- Te Rūnanga o Ngāi Tahu
- Te Rūnanga o Moeraki
- Kāti Huirapa Rūnaka ki Puketeraki
- Te Rūnanga o Ōtākou
- Waihōpai Rūnaka
- Te Rūnaka o Awarua
- Te Rūnanga o Ōraka-Aparima
- Hokonui Rūnanga
- Waihao Rūnanga
- Te Ao Mārama
- Aukaha

Further, the applicant responded individually to the concerns of the five Māori groups who provided feedback on the FTAA-2025-1025 referral application. These five entities are listed below:-

- Te Rūnanga o Ngāi Tahu
- Te Rūnanga o Ōtākou
- Te Rūnanga o Moeraki
- Kāti Huirapa Rūnaka ki Puketeraki
- Te Ao Marama Inc.

The five individual communications are summarised below, but the applicant remains convinced that there are no other matters identified in section 18 which make it more appropriate for the proposed approvals to be authorised under another Act or Acts. In particular, there are no groups which have recognised mandates to negotiate a Treaty settlement over any part of the project area. All historical claims under Te Tiriti o Waitangi / the Treaty of Waitangi have been settled in respect of the project area. However, the applicant remains respectful of Te Tiriti o Waitangi, and all applicable New Zealand laws including the Ngāi Tahu Settlement Act, and importantly the kaitiakitanga (guardianship and protection) of the seven Kāi Tahu Papatipu Rūnaka.

1. The project area does not include the common marine and coastal marine area, and accordingly there are no relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA), and no court orders or agreements that recognise protected customary rights or customary marine title within the project area.
2. The project area is not within ngā rohe moana o ngā hapū o Ngāti Porou (as set out in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019).
3. The project area is not within a taiāpure-local fisheries area, mātaimai reserve, or area subject to a bylaw made under Part 9 of the Fisheries Act 1996.
4. The project does not involve an activity described in section 23(1)(a) and/or (b) of the Act, that being the construction of electricity lines or land transport infrastructure by (or to be operated by) a network utility operator that is a requiring authority; which would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land.
5. There are no Mana Whakahono ā Rohe or joint management agreements that are relevant to the project area, and accordingly there are no parties to these arrangements to identify.

The applicant acknowledges the Ngāi Tahu Treaty settlement, and the Crown apology to Ngāi Tahu for the Crown's past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within Ngāi Tahu's boundaries. The applicant recognises Ngāi Tahu as the tāngata whenua (local people of the land) of, and as holding rangatiratanga (the right to self-determine) within, the takiwā (district) of Ngāi Tahu whānui (broadly).

Further, the applicant respects Ngāi Tahu views on resource management matters and enabling effective involvement of Ngāi Tahu as a Treaty partner in resource management decision-making within the takiwā.

The applicant also acknowledges that Te Rūnanga o Ngāi Tahu also has a deed of recognition with the

Commissioner of Crown Lands (LINZ) over Whakatipu-wai-māori. However, the provisions within this deed of recognition are not relevant to this application, as LINZ are not undertaking any of the activities covered by the deeds of recognition, nor is the applicant seeking use rights or occupation in relation to the Crown-owned parts of the lakebed.

The applicant is seeking three Licences to Occupy (APPENDIX 14) the land so as to allow the Restoring the Reserve project to proceed. The first Licence to Occupy is for a five year construction period. The second Licence to Occupy is for a ten year commercial operation period, with the third Licence to Occupy for another ten year commercial operation period – on the proviso that the applicant has, at its own cost, met its commitment to complete construction of the planned Te Taumata o Hakitekura Predator-free Sanctuary fence and to complete construction of the elevated fibreglass boardwalk to safely reopen the One Mile Creek walkway up to the formal entrance of the aforementioned predator-free sanctuary. This is a twenty-five year operation, which falls well short of the fifty year ‘right of first refusal’ trigger held by Te Rūnanga o Ngāi Tahu over two titles of land within the project area.

The applicant acknowledges the special association of Ngāi Tahu with certain taonga species of birds, plants and animals. Specifically, the applicant notes that the Ngāi Tahu Claims Settlement Act 1998 contains several other provisions relating to taonga (treasured) species, including a requirement that the Minister of Conservation should consult with, and have particular regard to the views of, Te Rūnanga o Ngāi Tahu when making policy decisions concerning the protection, management, or conservation of a taonga species.

This is relevant to the project application as the applicant is seeking approvals under the Wildlife Act 1953 to facilitate the protected breeding of many taonga species within the planned Te Taumata o Hakitekura Predator-free Sanctuary. The applicant has not yet specifically provided further information regarding the nature of those approvals, or which birds, plants and animals are within the project area, as this taonga-specific information is (1) deemed to be outside the remit of the referral application but inside the remit of the substantive application, and (2) the applicant does not consider that it has the individual specialist knowledge to definitively list all of the taonga-specific flora and fauna planned for the Te Taumata o Hakitekura Predator-free Sanctuary, noting that (3) it is hoped that after successful passage through the next referral application phase, the applicant can get alongside representatives of Te Rūnanga o Ngāi Tahu, the Department of Conservation, Royal Forest & Bird Society, Southern Lakes Sanctuary and Sanctuaries of New Zealand Inc to finalise a list of New Zealand native taonga flora and fauna that should be planned to dwell within the new predator-free sanctuary. Having said this, the applicant is hoping that the planned sanctuary will offer protected breeding for species such as kiwi, takahē and kākāpō on the ground, and tūī, korimako, kākā, kea, kererū, tauhou, kākārīki, kakaruai, kārearea, kōkako, mohou, pīwauwau and pīwakawaka in the air.

The applicant respects that iwi and hapū have important cultural associations with ancestral lands, water, sites, wāhi tapu, and other taonga beyond what is specifically identified in a Treaty settlement or other arrangements. Hence, with facilitation by Darren Rewi and Tāke Tuia, the applicant hopes to have multi-decade long positive input from local tangata whenua and their representatives who are best placed to advise on such matters in the first instance.

Te Rūnanga o Ngāi Tahu

The applicant specifically acknowledges and is grateful for the important 30 April 2025 Te Rūnanga o Ngāi Tahu submission regarding the applicant's FTAA-2502-1025 referral application. Specifically, the applicant confirms the "new age of co-operation" between Māori and Pakeha, confirming that the applicant "recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui". The applicant agrees with Te Rūnanga o Ngāi Tahu that this is all fundamental to the Fast-track legislation and activity.

It is with sadness that the applicant now confirms that contact with several staff at Te Rūnanga o Ōtākou did not constitute consultation with all respective papatipu rūnanga, and the applicant remains disappointed that it reached that misunderstanding at the time. As such, on the 1st of September 2025, the applicant wrote to Te Rūnanga o Ngāi Tahu both apologising and requesting the opportunity to engage in meaningful consultation with Te Rūnanga o Ngāi Tahu. Further, Tāke Tuia has agreed to support the applicant with the short term and ongoing longer term meaningful engagement that is required for a project of this scale.

Further, the applicant's planned Te Taumata o Hakitekura Predator-free Sanctuary would, if approved could become Aotearoa New Zealand's largest mainland predator-free sanctuary, and as such via Restoring the Reserve this could only enhance the water purity draining into the One Mile Creek and Two Mile Creek catchments and then on down into Lake Whakatipu. This would support the ecosystems that are highly valued by both Ngāi Tahu and the applicant.

The applicant is specifically grateful for Te Rūnanga o Ngāi Tahu providing the list of taonga species with their response. The applicant was not aware of Schedule 97 of the Ngāi Tahu Claims Settlement Act, and is delighted to see in writing this taonga list of 49 bird species and 54 plant species that could be assisted with the development of the proposed 290 hectare predator-free sanctuary. However, the applicant does not have the arrogance to consider that it alone should be solely choosing which taonga bird and plant species should be re-introduced into the planned predator-free sanctuary. Rather, the applicant desires a 25 year plus relationship with Mana Whenua, DOC, Southern Lakes Sanctuary, Sanctuaries of New Zealand and Royal Forest & Bird to as a collective work (1) work together to decide which species should be assisted with this Restoring the Reserve project, and (2) work together to ensure that the project does not adversely impact on taonga species within Tāhuna Queenstown. The applicant remains keen to offer protected breeding for species such as kiwi, takahē and kākāpō on the ground, and tūī, korimako, kākā, kea, kererū, tauhou, kākārīki, kakaruai, kārearea, kōkako, mohou, pīwauwau and pīwakawaka in the air. However, the applicant does not consider that it should be the sole decision maker in this regard. These are important longer term collective decisions that need to be made both initially and then taken into account the initial positive spill over effect that should occur in wider Tāhuna Queenstown as a direct result of the creation of the sanctuary – much like other sanctuaries already have in other parts of the country.

As such, the applicant now hopes that with both short term and ongoing decades-long meaningful consultation with Ka Rūnaka katoa ki Tahuna and Te Rūnanga o Ngāi Tahu acting on behalf of the Rūnaka who have Mana whenua status, that they will support the applicant's FTAA-2511-1126 next referral application through to a much more detailed and rigorous substantive application.

Te Ao Mārama

The applicant specifically acknowledges and is grateful for the important 28 April 2025 Te Ao Mārama submission regarding the applicant's FTAA-2502-1025 referral application. The applicant now understands that Te Ao Mārama Inc. provides comments on behalf of Ngāi Tahu ki Murihiku, the kaitiaki Rūnanga whose takiwa includes the site the application is within.

As soon as the applicant received the documentation whereby the Minister declined the applicant's FTAA-2502-1025 referral application, the applicant immediately understood that it had in no way undertaken any engagement with Te Ao Mārama, Ngāi Tahu ki Murihiku, Te Rūnanga o Awarua, Hokonui Rūnanga, Te Rūnanga o Oraka-Aparima or Waihōpai Rūnanga.

It is with sadness that the applicant now confirms that contact with several staff at Te Rūnanga o Ōtākou did not constitute consultation with all respective papatipu rūnanga, and the applicant remains disappointed that it reached that misunderstanding at the time. As such, on the 1st of September 2025, the applicant wrote to Te Ao Mārama both apologising and requesting the opportunity to engage in meaningful consultation with their Te Rūnanga o Ngāi Tahu. Further, Tāke Tuia has agreed to support the applicant with the short term and ongoing longer term meaningful engagement that it required for a project of this scale.

The applicant remains deeply saddened and apologetic that this engagement did not previously occur – despite the applicant always knowing that the project area is located in an area of deep connection and long association for all Māori from this wider area. The applicant has always understood that whether or not the project land was mapped as wāhi tupuna or recognised by statute, it still had highly significant cultural values. All observers of the beautiful mountains and lakes around Central Otago should all share this long term respect of the landscape. Whakapapa (genealogy), Rangatiratanga (self-determination), Kaitiakitanga (guardianship) and Mana (status and prestige) are all mainstays which the applicant both respects and seeks to foster with all aspects of the project.

As such, the applicant now hopes that with both short term and ongoing decades-long meaningful consultation with Te Ao Mārama, Ngāi Tahu ki Murihiku, Te Rūnanga o Awarua, Hokonui Rūnanga, Te Rūnanga o Oraka-Aparima and Waihōpai Rūnanga, that they will hopefully all support the applicant's FTAA-2511-1126 next referral application through to a much more detailed and rigorous substantive application.

Kāti Huirapa Rūnaka ki Puketeraki

A representative of Kāti Huirapa Rūnaka ki Puketeraki graciously reached out to the applicant back in April 2025 expressing genuine concern that the applicant had not previously engaged in any meaningful engagement with Kāti Huirapa Rūnaka ki Puketeraki. This was a surprise to the applicant, in that the applicant had mistakenly understood that the project documentation had been disseminated to all seven papatipu rūnaka at the end of January 2025, and that the absence of any correspondence from any of the rūnaka implied that the project could be lodged for referral application without any immediate Māori objection. The applicant has now learned that this was a mistake in communication and understanding, and has now learned from this mistake. The applicant remains committed to both the short and decades-long longer term meaningful engagement with Kāti Huirapa Rūnaka ki Puketeraki, now with the assistance of Tāke Tuia.

The applicant accepts that Whakatipu-wai-māori is a place of ancestral, historic, and contemporary significance to Kāti Huirapa Rūnaka ki Puketeraki. Further, the applicant has learned from Kāti Huirapa Rūnaka ki Puketeraki that (1) the Kāi Tahu ki Otago Natural Resource Management Plan 2005 is the principal resource management planning document for Kāi Tahu ki Otago, and (2) the embodiment of Kāi Tahu rakatirataka and kaitiakitaka, and (3) the kaupapa of the plans is 'Ki Uta ki Tai' (Mountains to the Sea), which reflects the holistic Kāi Tahu ki Otago philosophy of resource management, and (4) that the plans express Kāi Tahu ki Otago values, knowledge and perspectives on natural resource and environmental management issues. The applicant was not aware of this document and remains grateful to Kāti Huirapa Rūnaka ki Puketeraki for bringing this important document to the applicant's attention. The applicant can now view the proposal through the lens of this Kāi Tahu ki Otago Resource Management Plan 2005, and use this as a plumbline for lining the proposal up against, even though the innovative proposal that the applicant pursues was not envisaged back in 2005.

As such the applicant legitimately seeks support from Kāti Huirapa Rūnaka ki Puketeraki for the project despite the project's absence from earlier planning documentation. This same reasoning applies to the absence of this project from the Queenstown Lakes District Council's Proposed District Plan (PDP), and the applicant's signed contract with the Queenstown Lakes Community Housing Trust (QLCHT) allocating 5% of the planned new suburban accommodation to the QLCHT for affordable housing, and 50% of accommodation more generally aimed at providing housing for key infrastructure workers who choose to live closer to the Central Tourist District in our community.

After initial review, the applicant can now clearly identify the many shared positives between Te Rūnanga o Ngāi Tahu and the applicant documented within the Kāi Tahu ki Otago Resource Management Plan 2005. These are numerous, but some examples are to protect waterways, to encourage a holistic planning approach to subdivisions protecting Kāi Tahu ki Otago cultural values, to return indigenous biodiversity to the region, to encourage the adoption of sound environmental practices where land use intensification occurs, and enhance longer term joint Māori – Pakeha decision making, implementation and review.

However, the Kāi Tahu ki Otago Resource Management Plan 2005 is now over 20 years old, and the current and ongoing economic downturn and associated decrease in funding for environmental management issues was not directly addressed within this document, nor was the advent of predator-free sanctuaries across the country forecast (although clearly hinted at in several sections of this document). Hence the applicant is trying to address

both the economic downturn (via increased international tourism into the Te Taumata o Hakitekura (Ben Lomond) Reserve) as well as create a nationally significant predator-free sanctuary whereby many of the targets listed in the Kāi Tahu ki Otago Resource Management Plan 2005 can now be met.

In particular, the applicant shares the same concern regarding the advancing of wilding pines throughout the Te Taumata o Hakitekura Reserve, hence the applicant's motto of Restoring the Reserve – which by definition means removal of all wilding pines from the Reserve. Wilding pines are mentioned in the Kāi Tahu ki Otago Resource Management Plan 2005 (Section 5.6.2 Cultural Landscapes General Issues). However, there is insufficient QLDC rate payer and Aotearoa New Zealand tax payer funding for the activity of both removing wilding pines and Restoring the Reserve with native flora and fauna, even though back in 2005 the authors of Kāi Tahu ki Otago Resource Management Plan 2005 mentioned the spread of exotic wilding trees was a genuine concern. Hence this application directly seeks to address this lack of funding and commit significant long term resources to this Restoring the Reserve activity. Hence the applicant hopes that Kāti Huirapa Rūnaka ki Puketeraki will join with the applicant and support the applicant due to both having the same specific ecological goals here.

Kāti Huirapa Rūnaka ki Puketeraki has 'hit the nail on the head' with its stated concern regarding the planned construction of infrastructure within the Outstanding Natural Landscape (ONL) of the area which we all appreciate. This ONL issue sits at the heart of this project, and in the applicant's opinion is the single most important aspect of this project to protect. As such the applicant has asked an experienced local landscape architect to conduct an initial high level review of both the negative aspects of this planned development, as well as the positive aspects of this planned development to accompany this next referral application, and utilise accepted New Zealand industry standard processes to critique the challenge to the ONL in this area. However, the applicant continues to contend that the positive enhancements to the ONL outweigh the negative problems, such that overall, after legitimate high level review, this referral application should be given the opportunity to be the subject of much more rigorous ONL review during the substantive phase of this Fast-track application. For example, none of us want the repeat of the scar on the hillside that the Skyline Gondola has brought to Tāhuna Queenstown. However, the applicant's project is such that most of the required aerial ropeway infrastructure can be hidden from general view in the One Mile Creek valley. Further, the applicant's desire is to facilitate appreciation of the ONL by all and sundry – not just the fit hikers or mountain bikers, nor the wealthy with their helicopters, but for everyone – young and old, rich and poor, healthy and diseased, disabled or able. Hence the ability to discreetly hide an upper ropeway station high up on the northwestern face of Bowen Peak which nearly no residence in the wider Whakatipu Basin can see would enable everyone to access a viewing deck (again discreetly hidden) just below the top of Bowen Peak so that everyone can appreciate the ONL of the wider region.

As such, the applicant now hopes that with both short term and ongoing decades-long meaningful consultation with Kāti Huirapa Rūnaka ki Puketeraki, that Kāti Huirapa Rūnaka ki Puketeraki will hopefully support the applicant's FTAA-2511-1126 next referral application through to a much more detailed and rigorous substantive application.

Te Rūnanga o Ōtākou

The applicant specifically acknowledges and is grateful for the important 30 April 2025 Te Rūnanga o Ōtākou submission regarding the applicant's FTAA-2502-1025 referral application. The applicant also acknowledges the politeness and professionalism of all of the Te Rūnanga o Ōtākou staff that the applicant engaged with earlier in 2025. However, it is now clear to the applicant that the applicant completely misinterpreted several written and verbal communications from the Te Rūnanga o Ōtākou staff, hence again the applicant sincerely reinforces its 1 September 2025 written apology to Te Rūnanga o Ōtākou and all Te Rūnanga o Ngāi Tahu organisations for the misunderstandings that have occurred.

Sadly, the applicant cannot turn back the clock, but has now seen the wisdom of engaging specific cultural support from Tāke Tuia to try and redress the applicant's errors of the past, as well as try and present the applicant's next referral application to all Te Rūnanga o Ngāi Tahu organisations going forwards.

Much of the content of Te Rūnanga o Ōtākou's submission has been addressed in the above sections of this Māori consultation document. Hence these will not be repeated again here.

However, the applicant genuinely hopes that representatives of the applicant's family will one day be invited to visit the Te Rūnanga o Ōtākou marae so that both short term and ongoing decades-long meaningful consultation with Te Rūnanga o Ōtākou will hopefully support the applicant's FTAA-2511-1126 next referral application through to a much more detailed and rigorous substantive application.

Te Rūnanga o Moeraki

The applicant specifically acknowledges and is grateful for the important Te Rūnanga o Moeraki submission regarding the applicant's FTAA-2502-1025 referral application.

Much of the content of Te Rūnanga o Moeraki's submission has been addressed in the above sections of this Māori consultation document. Hence these will not be repeated again here. However, the applicant remains committed to meaningful engagement, and its written apology and request to meet with Te Rūnanga o Moeraki both remain genuine.

As such, the applicant now hopes that with both short term and ongoing decades-long meaningful consultation with Te Rūnanga o Moeraki, that Te Rūnanga o Moeraki will hopefully support the applicant's FTAA-2511-1126 next referral application through to a much more detailed and rigorous substantive application.

MĀORI CONSULTATION SUMMARY

The applicant has made mistakes with its previous cross-cultural endeavours, but with the aid of Tāke Tuia, and by regular reference to the Kāi Tahu ki Otago Resource Management Plan 2005, the applicant continues to seek meaningful engagement with Te Rūnanga o Ngāi Tahu in the short, medium and long term with regards to this Restoring the Reserve project.

As such, the applicant considers that it is continuing to follow Hon Tama Potaka's advice to:-

- a. carry out more work to understand and address any and all Treaty redress obligations that exist for the area in question (as above);
- b. provide more information to the groups affected by the proposal so that their application can be properly assessed (ongoing); and
- c. engages and consults with the relevant Māori groups in a meaningful way (ongoing both over the short and longer term beyond the 25 year timeline of this project).

Hence the applicant now understands that under the planned Process Agreement between the seven Papatipu Rūnanga and the applicant, that technical, policy and legal questions can be asked by Mana Whenua and their representatives about this Powerhouse Fast-track application during the substantive phase of the application, and that a cultural impact report will also need to be performed.



RESPONSE TO MINISTERIAL SUBMISSIONS

Hon Tama Potaka

Minister for Māori Development | Minister for Māori Crown Relations

Te Puni Kokiri/Ministry for Māori Development | Te Tari Whakataua/Ministry for Māori Crown Relations

As noted in the previous chapter of this document, the Hon Tama Potaka has asked the applicant to (a) carry out more work to understand and address any and all Treaty redress obligations that exist for the area in question; (b) provide more information to the groups affected by the proposal so that their application can be properly assessed; and (c) engages and consults with the relevant Māori groups in a meaningful way.

The applicant contends that it has now carried out the work required to understand and address any and all Treaty redress obligations. This is documented in the previous chapter. Further, the applicant has on the 1st of September 2025 individually written to all Māori groups affected by the proposal, suggesting that they all monitor the www.bowenpeak.co.nz website for information on the project during the period that the applicant was 'back to the drawing board' as a result of the applicant having its FTAA-2502-1025 referral application declined. Further, the applicant intends to write again to all Māori groups affected by the proposal on the 29th of November 2025 informing them that all specialist reports for the next referral application have become available to them to download from the applicant's aforementioned website.

The applicant has also engaged the professional services of Tāke Tuia Ltd to assist the applicant to provide tikanga based engagement to ensure long term consultation with Iwi, Hapu and Runaka. Lastly, the applicant wishes to build whanaungatanga with all whanau affected by the proposal in both the short term and also the decades-long longer term.

Hence the applicant asks the Minister for Māori Development to assess this next referral application noting the much greater information provided to a Mana Whenua by the multiple specialists who have been asked to provide their independent thoughts on the various aspects of the proposal.

Further, the applicant is now looking forward to signing a Process Agreement with the seven Papatipu Rūnanga who hold a shared interest over Tahuna Queenstown, so that that technical, policy and legal questions can be asked by Mana Whenua and their representatives about this Powerhouse Fast-track application during the substantive phase of the application, together with a cultural impact report as well.

Hon Penny Simmonds

Minister for the Environment

The applicant acknowledges the important 22 April 2025 letter from Hon Penny Simmonds to Hon Chris Bishop with respect to her concerns regarding the important Outstanding Natural Landscape issues associated with this proposal. As such the applicant has specifically engaged the professional services of an experienced Landscape Architect to consider the Minister for the Environment's letter and respond with an appropriate high-level report looking at the Matters of National Importance as outlined in Clause 6, Part 2 of the Resource Management Act 1991 and analysing the applicant's next referral application (FTAA-2511-1126) as to how this application relates to these Matters of National Importance specifically with respect to the Outstanding Natural Landscape. The Landscape Architect has also been asked to provide the necessary foundation for which the much more detailed substantive phase of the application will need to fully assess.

In particular, the applicant agrees with the Minister for the Environment's comment that 'The proposal areas would likely be visible from lakeside areas of Queenstown and to recreational users of the lake and surrounding outdoor areas.' However, and unlike the large scar on the hillside caused by the Skyline Gondola, the applicant's proposed aerial ropeway system would be largely hidden from most people in the wider Whakatipu Basin. Somewhat surprisingly, and in part due to the unique shape of the upper part of Bowen Peak, the applicant is now proposing that the benefits of establishing a discreetly hidden upper aerial ropeway station on the northwestern slope of Bowen Peak just below the peak would mean that all and sundry, able and disabled, would be able to access the proposed viewing deck situated immediately below the peak – again largely without any residences in the wider Whakatipu Basin being able to see this infrastructure. Hence the applicant's view is that there is much greater benefit for the public at large for this development to go to the substantive phase of the application given that this proposal seeks to discreetly insert structures that 'may be present where well-blended into the landscape' (page 64 of Vol 1, Otago Conservation Management Strategy).

Hence, the applicant accepts the Minister for the Environment's recommendation that a more detailed landscape assessment from a suitably qualified expert should be provided with this next referral application. (see APPENDIX 7 and APPENDIX 17). Further the applicant accepts that "it would be more efficient to identify as soon as possible if there are likely to be significant adverse effects on the ONL. This would enable appropriate strategies to avoid, remedy or mitigate them to be considered throughout the detailed design process for the proposal prior to lodging the substantive application."

Hon Louise Upton

Minister for Tourism and Hospitality

The applicant is grateful for Hon Louise Upton's written comments on the previous FTAA-2502-1025 referral application.

In particular, the applicant agrees with and remains excited about the likelihood that this project 'will contribute, to some extent, the Government's goal of growing the value of tourism'. However, this new referral application seeks to increase the scale of this project so that it would be significant at a national level. The addition of (1) a new ski area; (2) a new mountain bike area (with the new Bowen Peak Downhill mountain bike trail which would enable Queenstown to host a World Championship mountain bike event); (3) a new 290 hectare predator-free sanctuary (which would become New Zealand's largest mainland predator-free sanctuary) accessed via aerial ropeway; (4) the creation (and re-opening) of a new elevated fibreglass walkway alongside the crystal clear One Mile Creek, waterfalls and remnant native forest via (5) the transformation of the One Mile Powerhouse Reserve into an Aotearoa New Zealand wonderland of native flora and fauna, at a site adjacent to Queenstown's Central Tourist District which receives over 2 million visitors per annum, all supports the applicant's contention that this proposal would be nationally significant.

In the same way that Kelly Tarlton's Underwater World has been created out of an old sewer, parts of the One Mile Powerhouse Reserve used to be a dump site back in the 1950's and 1960's. Hence this proposal wants to transform this area by Restoring the Reserve back to how it was in pre-Pakeha times – so that all visitors to Tāhuna Queenstown can appreciate the beauty and mana that this part of the globe once had.

The applicant accepts the Minister of Tourism and Hospitality's concern that the concentration of a further tourism project could generate potential workforce and social licence risks which could have in theory a negative impact on tourism overall. However, the provision of 1,333 accommodation apartments on private land accessible by walking track, road and aerial ropeways (likely gondola) would go a long way to mitigating this potential negative outcome.

Hence the applicant remains bullish about the nationally significant prospects for the proposal, and as such asks the Minister to assess this next referral application noting the greater information provided by the multiple specialists who have been asked to provide their independent thoughts on the various aspects of the proposal.

Hon Tama Potaka

Minister of Conservation

The applicant is grateful for Hon Tama Potaka's neutral comments on the previous FTAA-2502-1025 referral application on the 30th of April 2025.

The Department of Conservation has written two documents in response to the applicant's previous referral application as the relevant administering agency in respect of the proposal. Both of these documents are responded to in detail, paragraph by paragraph, by the applicant in the following section of this report.

The largest single positive for the Minister of Conservation to consider with this next proposal is the applicant's request for approval to create a new predator-free sanctuary on over 290 hectares of land up in the One Mile and Two Mile Creek catchments in the Te Taumata o Hakitekura (Ben Lomond) Reserve. This would become a nationally significant sanctuary, being significantly larger than Zealandia, and having a larger international tourist base to visit this proposed sanctuary primarily for the protected breeding sites of many of Aotearoa New Zealand's endangered bird species.

Finally, the applicant is grateful that the Department of Conservation stands ready to gather information to support a panel's decision on a substantive application, as required.

Hence the applicant asks the Minister to assess this next referral application noting the greater information provided by the multiple specialists who have been asked to provide their independent thoughts on the various aspects of the proposal.

Hon Simon Watts

Minister for Climate Change

The applicant is grateful for Hon Simon Watts' comments on the previous FTAA-2502-1025 referral application on the 28th of April 2025, where he notes that from a preliminary review, officials have not identified any substantive matters relating to the referral decision that the Minister for Climate Change should comment on.

The applicant agrees with the supplementary advice provided to the Minister which states that 'the project does include measures that support emissions reductions. However, these are not on their own likely to be considered significant regional or national benefits.' These emission reductions relate to the use of electricity to power transport up to a new ski area, which although would be the first ski area in NZ to completely replace combustion engine-powered transport up to the ski area. This change from fossil fuel to electricity powered transport is not on its own considered to be regionally or nationally significant (although the provision of another ski area in New Zealand is deemed to be both regionally and nationally significant).

Further, the proposal aims to replace wilding pine plantation forests with natives to reduce the fire risk and spread of wilding pines. Again, the applicant agrees with the supplementary advice provided to the Minister in that this would have a negligible impact both regionally and nationally (apart from the regional benefit of removing wilding pines from several hundred hectares as a seed source for a wider area of Central Otago).

Hence the applicant asks the Minister to assess this next referral application noting the greater information provided by the multiple specialists who have been asked to provide their independent thoughts on the various aspects of the proposal, even though accepting that the climate change issues are relatively minor in this overall proposal.

Hon Chris Penk

Minister of Land Information

The applicant is grateful to the Private Secretary – Executive Support of the Minister of Land Information’s helpful question regarding whether or not the proposed railway and building infrastructure would be situated on Crown land. The applicant respects the Commissioner of Crown Lands decision-making authority for any commercial recreation proposals for Crown land, under the authority of the Crown Pastoral Land Act 1988.

Hence, relevant to this next FTAA-2511-1126 referral application, the preferred placement of three of the four station buildings on Department of Conservation land, and the placement of at least two pylons on Department of Conservation to support the proposed aerial ropeway is made clear both in this document and in the attached cadastral plan set. (APPENDIX 19).

Hence the applicant remains hopeful that the Minister will favourably assess this next referral application noting the greater information provided by the multiple specialists who have been asked to provide their independent thoughts on the various aspects of the proposal.

Hon Tama Potaka

Associate Minister for Housing

The applicant is very grateful to the Associate Minister for his accurate assessment on the 5th of May 2025 of the applicant's proposed housing development.

With this next referral application FTAA-2511-1126, the applicant is now wanting to provide 1,333 housing units (up from 1,040 in the previous application) for 3,000+ residents which will help to put downward pressure on high prices in Queenstown Lakes, and respond to its high population growth.

The applicant concurs with the Associate Minister's statement that Queenstown Lakes remains one of the most expensive places in New Zealand to buy or rent a home. As at January 2025, the median home sale price was \$1.34m (\$750,000 nationally) and the average weekly rent was \$596 (\$569 nationally). While Queenstown Lakes has the highest rate of new residential building consents in NZ (300 consents per 10k people), there is significant pressure from high population growth (22% increase from 2018 to 2023, second highest in NZ) and tourism. As such this project will help respond to these pressures.

It is correct to state that this application has been unanticipated by local government planning, and not within a proposed and already approved future urban zone. However, the locality of this 52 hectare accommodation precinct is very close to Queenstown's Central Tourist District, being many kilometres closer to this part of Queenstown than the recently approved southern corridor future urban zone. As such this project provides housing in a high amenity area, and a high-frequency bus route runs past the proposed aerial ropeway station at the gateway to the One Mile Powerhouse Reserve in close proximity to many jobs for the planned minimum 50% of residents who should be key infrastructure workers.

Positively, the applicant remains committed to providing a minimum 5% of sections in the development to be provided to Queenstown Lakes Community Housing Trust (QLCHT), supporting the provision of affordable housing. QLCHT has a successful track record of partnering with developers, Queenstown Lakes District Council, and central government to deliver social and affordable housing in Queenstown Lakes. Further, the applicant is wanting to develop a strong professional relationship with QLCHT such that the minimum 5% of sections may change to a minimum 5% of built apartments to further enhance the applicant's support for QLCHT.

The applicant notes that the Minister had no concerns back in May 2025 from the perspective of the Housing Portfolio, about this project being referred to the next stage. Hence the applicant again asks the Associate Minister of Housing to give his full support to this referral application so that a much more detailed assessment can be put together for the substantive phase of this next FTAA-2511-1126 Fast-track application.



DOC SUBMISSION

Acknowledge two DOC submissions to FTAA-2502-1025 application

Summarise DOC discussions to date, first in Sept 2024 with Permissions Team Lead

Ōtepoti / Dunedin Office

Te Papa Atawhai/ Department of Conservation

Then multiple emails back and forth to

Senior Ranger – Community | Kaitiaki Matua, Ao Hāpori

Whakatipu-wai-Māori / Queenstown Office

Then registration and review with new DOC Fast-track team including review of written response to both DOC submissions to FTAA-2502-1025

Informing DOC staff that referral application draft documentation is available online (late November 2025).

Details of the proposed activity:

In February 2025, Bowen Peak Limited lodged a Fast track referral application around a funicular installation on DOC land in the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve adjacent to Queenstown. DOC kindly submitted two responses back to Fast-track, and these two responses are directly responded to below, as part of DOC consultation prior to Bowen Peak Limited lodging another Fast-track referral application entitled 'Restoring the Reserve – Powerhouse to Peak Cable Car & Fernhill Heights Development'.

However, prior to the response to these two DOC documents, and to be read in conjunction with our www.bowenpeak.co.nz website, the applicant would like to list and summarise the advantages for DOC with this next referral application:-

- a. Hoping to provide quiet, green lift infrastructure on DOC land so that everyone – fit and healthy, young and old, diseased and infirm can all travel from the One Mile Powerhouse Reserve discretely up to the top of Bowen Peak to a station hidden from nearly everyone on the western side of the peak, stopping adjacent to a new suburb above Fernhill (Fernhill Heights) and then stopping again at the Saddle;
- b. Hoping to provide much needed private funding and assistance to help Restoring the Te-Taumata-o-Hakitekura

(Ben Lomond) Reserve under an approved independent specialised ecological framework;

- c. Hoping to achieve planning approval then private funding to establish a 290 hectare predator-free sanctuary within and adjacent to the Reserve, to give DOC another option for placing endangered NZ native species within a protected mainland site;
- d. Hoping to achieve planning approval then private funding to construct a new elevated fibreglass walkway to re-open the One Mile Creek walkway (which has been appropriately closed for safety reasons) up to the planned new formal entrance of the proposed predator-free sanctuary adjacent to the proposed Fernhill Heights station;
- e. Hoping to safely remove >50 hectares of wilding pines on private land adjacent to DOC land in the Reserve, and thus provide harvesting infrastructure that could easily simultaneously clear a large area of wilding pines located on neighbouring DOC land within the Reserve;
- f. Hoping to obtain planning approval and then use private funds to discretely construct aerial ropeway building infrastructure on DOC land – with stations in the One Mile Powerhouse Reserve, on DOC land along the western side of the Reserve and DOC land on the Saddle, and pylons interspersed between the stations;
- g. Hoping to obtain planning approval and then use private funds to discretely construct a two storey Saddle building on DOC land, which would provide 60 bunk beds for community and school groups to stay on the ground floor co-located with a privately funded public shelter and public toilet complex, with a café/restaurant, aerial ropeway station and retail area on the first floor;
- h. Hoping to establish long term positive and supportive professional relationships with many DOC employees, doing the best to assist all DOC staff with what are increasingly difficult roles in the tightening financial climate.
- i. Hoping to assist with many longer term ecological aims within the Reserve – for example, the complicated removal of wilding pines deep in the ravine alongside One Mile Creek.

1. GENERAL CAVEATS

Bowen Peak Limited (the applicant) accepts that the Department of Conservation has been unable to undertake a detailed analysis of all of the risks and potential liabilities to the Crown from the information provided with our initial referral application. Bowen Peak Limited reasonably expects that this detailed analysis process of all of the risks and liabilities can be performed as part of a substantive application, if our planned next ‘Restoring the Reserve – Powerhouse to Peak Cable Car & Fernhill Heights Development’ Fast-track referral application can be progressed to the substantive stage.

The renaming of the application is significant, as it points the wider community towards the underlying significant major ecological goals here, so that tens of millions of dollars of privately generated commercial income can be directed to ‘Restoring the Reserve’ to its pre-Pakeha state, by eradicating the wilding pine, blackberry and other exotic pests, and restoring the Reserve to its original flora and fauna (without tapping into any rate payer or tax payer funds).

2. RISKS OF NON-COMPLETION, FAILURE, INABILITY TO REMEDIATE LAND.

As a result of non-completion concerns, and along with other geotechnical and track disruption risks with the previously considered ground-based funicular train lines, the applicant has now changed the passenger transport mechanical lift to a aerial ropeway pylon-based construction, rather than continuous ground-based funicular

infrastructure. This elevated ropeway will mean that only several pylons and four station buildings are required for the envisaged entire aerial ropeway system from the One Mile Powerhouse Reserve up to Bowen Peak. This is dramatically less than the five hundred paired foundations that were planned for the previously envisaged dual funicular system. This on its own significantly decreases the risk of non-completion, failure and potential inability to remediate land due to the massive reduction in ground footprint that an aerial ropeway system has over the older funicular technology (hence easier removal), as well as dramatically decreasing the cost.

The ability of a potential aerial ropeway system to have paired independent systems running alongside each other above the same pylons also means that the initially envisaged emergency 4WD track up the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve Saddle can now be safely abandoned, due to the inherent alpine safety of being able to run two independent transport systems running above the pylons with two independent systems within the envisaged Saddle Funifor.

Installation of elevated ropeways above pylons also protects both the Reserve and the lift infrastructure from potential rockfall from above, as well as from landslide below due to the height of the ropeway above the ground. The position of the planned pylons (**Appendix 19**) have been chosen after carefully considering the underlying geography and geology, and this is being confirmed in the geotechnical report that is being put together to support this next referral application. Further, there is inherent wind stability due to dual overhead fixed cables in an aerial ropeway design, with operation permitted with winds up to 120km/hr.

The stepped approach of completing the proposed Powerhouse to Fernhill Heights Powerhouse Gondola, then one year later completing the proposed Fernhill Heights to Saddle Funifor, then a year later completing the proposed Saddle to Bowen Peak Gondola, also lessens the risk to the Crown in that commercial decisions supporting the installation of the second and third aerial ropeways will only be made if the first aerial ropeway is functioning appropriately. This is not a foreseen scenario, but it again lessens the overall risk to the Crown.

The Fast-track process has been chosen as the consenting application process. However, if successful with obtaining resource consents, then commercial licence to occupy agreements between Bowen Peak Limited and DOC, QLDC and Ben Lomond Station will need to be agreed upon and signed by all parties (see attached draft commercial licences). A five year construction lease is sought, with an option for a 10 year operational commercial licence to occupy. It is proposed that a further 10 year option is made available at the time of signing the 10 year operational lease – but with strict caveats stating that a second 10 year operational lease cannot be entered into unless the applicant has, at it's own cost, completed the construction and commencement of operation of the planned Te-Taumata-o-Hakitekura (Ben Lomond) Reserve 200 hectare Predator-free Sanctuary and the installation and opening of the new One Mile Creek elevated fibreglass walkway.

Legal liability would be held by the proposed operator Bowen Peak Limited. In turn, Bowen Peak Limited would rely on the installation and operation expertise of Doppelmayr New Zealand Limited. The legal liability here would be no different to any of the other North Island or South Island lift infrastructure operators who source their main equipment and ongoing maintenance expertise from Doppelmayr New Zealand. Likewise health and safety issues would all be appropriately sourced from the manufacturer Doppelmayr New Zealand, so the applicant would be relying on the international experience of Doppelmayr Garaventa (the parent company) in terms of producing, maintaining and advising on operation of this modern green aerial ropeway equipment which is already operating in several other countries around the globe.

The applicant accepts that there would be a reputation risk to the Crown with this planned aerial ropeway development on Crown land – but there would also be a considerable and significant reputation benefit to the Crown if this planned tourism infrastructure was able to safely deliver 1,000,000 passengers up and down the One Mile Creek Valley each year, as this would become a unique and nationally significant tourist attraction in Australasia.

The applicant acknowledges the potential demand on Department of Conservation staff in terms of staff time and operating budget with operating aerial ropeways. Further, the applicant is acutely aware of this with the current round of Department of Conservation staff contractions imposed by the government, which is combined with an already stretched Department of Conservation team which is neither funded nor staffed appropriately to manage the wilding pine and blackberry pestilence already present over a major part of the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve and elsewhere. Hence, the applicant's business model is to leverage funding from international tourism to fund initiatives and additional staffing dedicated primarily to the health of the Reserve. This is prima facie to what Bowen Peak Limited is trying to achieve via its 'Restoring the Reserve' motto and policy – and hence the revised name of the planned next referral application – 'Restoring the Reserve - Powerhouse to Peak Cable Car & Fernhill Heights Development'.

However, Bowen Peak Limited accepts that project failure is a potential possibility (for example, caused by another prolonged international COVID pandemic) and as such, the applicant accepts that managing the land impacted upon by the aerial ropeways could become an issue. If in the unforeseen circumstance that dismantling and removal of the aerial ropeways was required to be undertaken then the steel ropes could be recoiled at minimal disruption to the Reserve, and the pylons dismantled and removed again with minimal disturbance to the rest of the Reserve. This would be a far simpler process than that of removing the funicular land-based railway system.

Bowen Peak Limited now accepts that due to the landslide creep documented to be present under the proposed funicular railway route that the previous funicular concept may not have been technically wise. Hence the applicant accepts the feasibility concern raised by the Crown with regard to the previously applied for funicular project. However, the applicant considers that the proposed aerial ropeway system using pylons mounted on rocky ridgetops (rather than sliding slopes) is technically feasible, and also much more cost-effective than the initially-envisaged funiculars.

There is no intent by the Bowen Peak Limited team to use a potential aerial ropeway planning approval to inflate land value. Even though the prime usage of the planned contiguous aerial ropeway system is to enable the public to obtain benefit and enjoyment from the Reserve, there is also a secondary traffic benefit here with the provision of green aerial passenger transport for residents of the proposed new elevated Fernhill Heights 'alpine' suburb adjacent to the Reserve. Providing transport via the proposed Powerhouse proposed to connect to the already established Orbus bus route is deemed to be a helpful requirement of the Fernhill Heights new suburb development, rather than a sophisticated ruse to bluff an expert panel. Further, the stepped construction of the aerial ropeway system also protects the Crown here. The first lift to be constructed would need to be fully operational before construction of the next lift. This stepwise process also protects the Crown's interests.

3. FURTHER ISSUES

The applicant asserts that the aerial ropeway project is feasible. Viability is also assured as per the yet to be completed Economic Analysis accompanying this next referral application.

Bowen Peak Limited was recently incorporated to be the operating entity and applicant for this 'Restoring the Reserve' project. As such, the Crown is correct in that the applicant per se has no appropriate development experience or capital raising ability. However, the applicant's company director Guy Hingston holds considerable development experience and capital raising ability dating back over three decades.

The 'Restoring the Reserve' company motto and joint aim is now shared by many Bowen Peak Limited friends, consultants and supporters. Rather than asking for tax payers or rate payers to fund Bowen Peak Limited's plans to restore the reserve to its pre-Pakeha state, these plans are based on a 'User pays' model, whereby international tourists fund ongoing development through utilisation of the envisaged aerial ropeway network.

Bowen Peak Limited accepts the Crown's observation that this is a technically novel development. The applicant also accepts the Crown's observation that the height of the proposed ski-field may be marginal for a future ski-field given the concerns around climate change. However, Coronet Peak has essentially the same terrain, slope, geology, aspect and snow conditions as Bowen Peak, although Coronet Peak is twenty metres higher than Bowen Peak, and Coronet Peak has a skiable area approximately three times the size of Bowen Peak. But even without any mechanical lift infrastructure or snow making, snow skiers continue to ski and snowboard each year on Bowen Peak, either via helicopter operations or by simply walking up and skiing down, such is the attraction of this skiable area (see snowboard video on the www.bowenpeak.co.nz website). Bowen Peak is also widely known by Queenstown helicopter ski operators as being one of the top three skiable areas able to be accessed by helicopter from Queenstown Airport.

But given the above Crown, Council and other community concerns about the marginal nature of the proposed Bowen Peak Ski Area, the applicant has decided to exclude both snow making infrastructure and additional lift infrastructure from the Ski Area's development, while still continuing solely using the contiguous aerial ropeway infrastructure (in a similar manner to Mt Asahidake in Hokkaido, Japan).

But more importantly, the applicant stresses to the Crown that the Ski Area is only over a small three month segment of the overall proposed annual operation, with the applicant principally focussing on the continuous year round 365 day access to the proposed viewing deck "well blended into the landscape" a few metres below Bowen Peak on the western side, as well as also focussing on the aerial ropeway-supported mountain bike park and Bowen Peak Downhill mountain bike trail over the non-snow nine months of the calendar year.

Unlike other South Island peaks, the peak of Bowen Peak is much flatter at the top, with a western slope which should be able to discretely house the upper station without being visible to anyone in Arthurs Point, Queenstown Hill or the wider eastern Wakatipu Basin. This should enable an acceptable Outstanding Natural Landscape viewing platform solution for tourists to safely reach and be amazed by the outstanding beauty of the wider Basin, similar to the Stans viewing platform in Switzerland as shown on the www.bowenpeak.co.nz website, but with nil visibility of the infrastructure for this proposed viewing platform to eastern Wakatipu Basin residents. Hence the Bowen Peak Limited team remain excited at this possibility, particularly as it should ensure that all people – young, old,

disabled, diseased, obese, etcetera – should be able to access the top of Bowen Peak. Currently only the fit hikers and mountain bikers along with the wealthy few via helicopters can access this area. Much like the rise of disabled parking across New Zealand, this type of equitable public access mechanical lift infrastructure should in the opinion of the applicant be ultimately supported by the Crown.

4. OTHER LAWFUL ACTIVITIES

Bowen Peak Limited is unaware of how its aerial ropeway plans could frustrate or negatively interact with any current lawful authority from carrying out activities on the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve plans as listed in Attachment 1 Permissions issued for Ben Lomond Scenic Reserve in the Section 19 Department of Conservation Use of Public Conservation Land Report issued for the applicant's initial funicular application. Therefore, the applicant remains unaware of how the Crown could be reasonably exposed to any legal, financial or reputational risk from any interaction with the planned three lifts operating in the Reserve. Quite the contrary, many of the listed active, pending, pre-application and rolling on lease holders would be able to significantly benefit from the planned aerial ropeway installation to enhance their own access for their own approved Crown lease activities.

The applicant notes that a licence to occupy could potentially lead to an order for specific performance and/or monetary damages and costs. However, the applicant remains completely unaware of how conferral of a licence to occupy for the proposed aerial ropeways would be incompatible with any other Crown lease holders or users of the Reserve. The applicant suggests that the Crown independently assesses the attached three draft DOC, QLDC and Ben Lomond Station licences to occupy the various parts of the Reserve.

5. CONSULTATION WITH QUEENSTOWN LAKES DISTRICT COUNCIL (QLDC)

The applicant notes that the Department of Conservation has met with representatives of QLDC. The applicant has also been in discussions with QLDC staff and councillors both throughout the Fast-track application process and was also involved placing a substantial submission to the recently approved Te-Taumata-o-Hakitekura Ben Lomond & Te Tapanui Queenstown Hill Reserve Management Plan (RMP) which was adopted by QLDC. The applicant further considers that its own plans are all compatible with this RMP document, and has taken expert advice to confirm this.

However, the applicant accepts that QLDC remains concerned by the potential large scale tourist activity of the proposed aerial ropeways, and that further mitigation factors will be required. As such, the applicant has reduced the amount of commercial space required to the bare minimum beside the base of the proposed Powerhouse Gondola in the One Mile Powerhouse Reserve adjacent to the proposed QLDC stage 3 arterial bypass (as demonstrated in the attached locally produced Baxter Design sketches). However, considerable thought has been put into ensuring that all current public access is either preserved or enhanced (for example, the planned construction of the One Mile Reserve fibreglass walkway over the currently closed One Mile Creek walkway). As such the applicant rejects any suggestion that the applicant is planning to effectively privatise this part of the Reserve, as the intentions are fundamentally opposite to this privatisation suggestion. On a similar theme, there is no actual or perceived loss of any important recreational opportunities – with all of these being enhanced by the proposed aerial ropeway development.

The applicant is removing from its next application the large scale earthworks from the One Mile Powerhouse Reserve that were associated with the envisaged international conference centre and multi-storey car park building. These can both be the subject of future planning applications if their need is required. Hence, Bowen Peak Limited does not accept that there will be any significant One Mile Powerhouse Reserve large scale earthwork transformations – apart from the necessary removal of all wilding pines, blackberry bushes and exotic trees from within the One Mile Powerhouse Reserve at the applicant’s cost, with replanting of native flora – particularly tawai (NZ beech), kowhai and ponga tree fern species, and the construction of the aerial ropeway and adjacent buildings. The aerial ropeway itself will be largely invisible when walking throughout the One Mile Powerhouse Reserve, apart from the overhead wires. These have been designed to be situated eastwards in the Reserve so that they are not directly above the main Powerhouse walking track, with no overhead noise pollution, noting that the ropeway operation is extremely quiet. It is accepted that the first pylon will be seen north of the Powerhouse building per se high up on the rocky ledge replacing tall wilding pines that are currently on that pylon site, and that the entry building and café at the Lake Wakatipu end of the One Mile Powerhouse Reserve will be visible as well. However, the rest of the One Mile Powerhouse Reserve precinct will be transformed into an Aotearoa New Zealand wonderland of native trees and native birds, with native bird breeding in the planned three hectare ecosanctuaries in this end of the reserve (although by necessity physically separate from the much larger 290 hectare predator-free sanctuary much higher up the One Mile Creek valley).

The significant Wynyard DH mountain bike track coming into the One Mile Powerhouse Reserve (as seen on Google maps) is both protected and enhanced in the attached proposed schema. Further, the currently closed One Mile walking track is also planned to be reopened after sensitively constructing an elevated fibreglass walking track to replace the current unsafe eroded track. The applicant is confident that this new track infrastructure would not conflict with One Mile Creek and its beautiful waterfalls, but enhance the public visitor’s experience (with no financial charge to the visitors), and not create an insensitive private development. Further, this new fibreglass elevated track would lead up beside One Mile Creek, then cross over to go along Two Mile Creek, then up to the Fernhill Heights station and adjacent formal entrance of the proposed 290 hectare Te-Taumata-o-Hakitekura (Ben Lomond) Reserve Predator-free Sanctuary. This would allow visitors to ride the aerial ropeway up the first segment, and then walk down through the beautiful NZ native bush remnant contained within the One Mile Creek catchment. Further, the applicant plans to at its own cost to eventually remove all of the wilding pines that have nearly completely destroyed the remnant native bush here deep in the One Mile valley, hence this is a significant reason why the applicant again seeks the Department of Conservation’s approval of this application.

With the aerial ropeway model of operation, rockfall and debris flow hazards are essentially removed – with the elevation of the previously proposed ground-based railway into an aerial railway, and the construction of pylons on rocky ridge tops, rather than within the valleys below being exposed to debris flow and rockfall hazards. These aspects will be addressed with respect to each of the planned pylon locations in the geotechnical report.

Stormwater generation will be addressed in the Three Waters Engineering Report, but for the purposes of this response back to the Department of Conservation, they are deemed to be negligible from the perspective of the planned aerial ropeway construction due to the minimal stormwater impact of the overhead cables. Stormwater from the planned Fernhill Heights suburb is envisaged to run off in several directions, but principally into Two Mile Creek then down into Lake Wakatipu for the majority of the planned new suburb, but also into the current Fernhill

stormwater system at the southern end of the development. This will be designed so that stormwater flow does not exceed current Fernhill stormwater capacity.

The applicant considers that only positive impacts will be had on the recreation trail network. Whereas QLDC staff consider that the trail network is 'actively used', this is not actually the case over the now closed One Mile Creek walkway. This walkway has been appropriately closed due to safety concerns from track erosion, and the applicant supports this closure decision on safety grounds. But the reopening of this closed walkway through private construction funding obtained from the proposed aerial ropeway network would have a significant positive impact on this neglected part of the Reserve. This would return recreational users to this attractive part of the Reserve to see the clear water creek and beautiful waterfalls, particularly if combined with the technically difficult removal of wilding pines and blackberry from the steep One Mile Creek valley, again with the aid of privately sourced funding from the operation of the lift network.

Careful analysis of the attached Baxter Design sketches will review how the recreation trails in this lowest part of the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve can only be positively affected by this planned development. Further, the applicant does not consider that there can be any negative affect on the wider recreation trail network 'underneath' the planned three aerial lifts – whereas the applicant accepts that there would have been a small negative affect with the previously considered funicular network.

The applicant endorses the QLDC statement that 'severe ecological impacts in an environment where recovery takes decades' – particularly when there are several examples of this already in the wider Wakatipu Basin. The deforestation of wilding pines above Arrowtown is a case in point, as the recent deforestation and native plantings will take decades to take effect. However, the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve is much worse off than the hills above Arrowtown, in that the wilding pines and blackberry bushes continue to proliferate like cancer without any form of control in over 100 hectares of the 400 hectare reserve, and continue to spread deep down into the One Mile Creek gullies where access and removal is extremely challenging. Hence the applicant has decided that in the absence of appropriate public funding, someone needs to take an immediate stand and say 'Enough is Enough', and try to generate from the private sector the tens of millions of dollars required for the 'complex cancer surgery' that is needed for 'Restoring the Reserve'. Rate payers and tax payers should not need to contribute to this funding, as there are now over two million international visitors each year to Queenstown with half projected to potentially utilise the planned aerial ropeway network (as per the economic analysis independent prediction), with profits primarily directed to the ecological restoration of the wider reserve. The applicant does not consider that it is appropriate to point the finger at potential negligible ecological impacts of an elevated aerial ropeway network while simultaneously neglecting the massive ecological 'cancer' disaster that wilding pine and blackberry infestation had and is having on this national reserve taonga/treasure (see ecology report to accompany the application). Unless this generation acts now to restore the Reserve, then the wilding pine and blackberry will complete its suffocation of the remnant native flora, particularly in the lower part of the One Mile Valley.

But QLDC is correct – it will take decades for 'Restoring the Reserve' to take effect, and the applicant would like to lead the way in this regard while respecting that others, out of necessity, have 'dropped the ball' here. An ecological framework and summary will be further elucidated in the ecology report which is planned to accompany this next referral application.

6. PREDATOR-PROOF FENCE

QLDC staff are not correct with their assertion that “the practicality of establishing a predator-proof fence in a steep, vegetated alpine environment would require decades of intensive investment before creating suitable habitat for endangered species’. Zealandia in Wellington is the obvious case in point here as it has also been created in an equally steep river valley to One Mile Creek (see APPENDIX 24 Zealandia predator-free fencing document). Very quickly after the predator-proof fence was established, locals in Karori quickly noticed the rapid increase in native bird populations – particularly kererū, tūī, pīwakawaka, tauhou and kākā. These native NZ bird species have all been able to all successfully breed within Zealandia, but then spread their wings over wider Wellington to the delight of many.

Likewise, the applicant considers that the same would happen in One Mile Creek. As per the Zealandia experience, the predator-free fence over its approximate 10km circuitous alpine journey could relatively quickly be constructed and established. Further, Zealandia already boasts a resident takahē pair, who have been able to quickly get established into that sanctuary. Zealandia is now just over 26 years old, and its success has been much more than initially expected. Hence the applicant also reasonably considers that a similarly sized sanctuary to Zealandia created within the One Mile Creek valley around its current stand of native tawai New Zealand beech trees would also quickly result in similar success in native bird life in and around. The applicant accepts that the introduction of ground dwelling kiwi, kākāpo and takahē would not happen as soon as the predator-free fence was deemed to be sound – but to consider that it would take ‘decades’ is an unreasonable stance given the positive initial Zealandia experience with benefits seen immediately within the first few years. Whilst the applicant hopes that the Predator-free fence will expedite breeding of native fauna etc, the applicant, being a multi-generation company, remains committed for decades, and plans to continue to invest proceeds from the aerial ropeway network into the Reserve for the benefit of the region into the longer term.

Further, the applicant remains committed to Sanctuary funding and having its own staff perform the weekly circumnavigational checks required for the predator-free sanctuary fencing at the applicant’s own cost. Further, the applicant would want to develop supportive positive relationships with walkers, hikers and mountain bikers as they enter in and out of the planned double gates which will allow protection of the native bird breeding area. There would also be no restriction on the general public’s right to enter into and enjoy this beautiful part of Aotearoa New Zealand, due to the double gate system which is already in place in Zealandia. Solar powered video surveillance equipment would also assist here, with monitoring of this technology in the aerial ropeway control room (which would be manned 24/7 as in overseas installations).

QLDC is correct with their assertion that the applicant is wanting to enhance mountain biking, walking and hiking access, enjoyment, ingress and egress within the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve – particularly for those who are not fit and active like the mountain biking and hiking community. In some parts of the Reserve, the enhanced foot and cycle traffic should be relatively easily managed. For example, the planned vertical extension of the Wynyard DH mountain bike track up to the upper end of the planned Powerhouse Gondola should be relatively easy and feasible to both achieve and manage, particularly with the bottom end of the Wynyard DH track being directly accessible to the aerial ropeway at the bottom to then enable mountain bikers to head back up the hill. This would further enhance Queenstown as a possibility for the international mountain bike professional circuit

– although the planned Bowen Peak Downhill mountain bike trail with its 1,300m height change should result in Queenstown becoming eligible to host international World Cup mountain bike events.

However, there is currently one main mountain biking track down from the summit of Bowen Peak (principally used by the fit few and heli-bikers), and this track will quickly need upgrading if it is to cope with the predicted increase in mountain bikers wanting to take advantage of what some are referring to as the longest mountain bike downhill track in Queenstown (see <https://www.youtube.com/watch?v=Neqyv2q7kcY> for a 30 minute heli-bike YouTube video of the 'longest ride into downtown Queenstown'). Further, and like parts of the Reserve, walkers coming down from the top of Bowen Peak will also need their own separate walking track to that of the mountain bike track, to avoid conflict and potential injury occurring when the two tracks have to merge (as already shown lower down the One Mile Creek valley).

Hence the applicant is acutely aware of the track development work, track maintenance work and funding required to appropriately manage this foreseen increase in traffic. Again, aerial ropeway profits would be primarily directed back into the Reserve to manage track development and maintenance, predator-free sanctuary development and maintenance as well as aerial ropeway development and maintenance. Thus it is envisaged that Bowen Peak Limited would become a significant employer to ensure that all of these works were professionally undertaken and managed – to protect the visiting public, promote the Reserve and enhance this national taonga.

7. POWERHOUSE, FERNHILL HEIGHTS & SADDLE STATIONS PROPOSED TO BE LOCATED ON DOC LAND

As shown in the attached survey maps, the Powerhouse station and associated infrastructure is proposed to be constructed and located on DOC land (a previous DOC camp site) within the One Mile Powerhouse Reserve on the northern side of Lake Esplanade, just above, and importantly not conflicting with the planned Stage 3 Queenstown arterial bypass. This statement is currently being verified by independent transport modellers, and their report should accompany this next application.

The Fernhill Heights station is proposed to be constructed and located on DOC land adjacent to a flat area of the privately owned land which has been designated to become part of the new Fernhill Heights suburb.

The Saddle station and associated infrastructure is proposed to be constructed and located on flat land on the northern side of the lowest part of the Saddle between Ben Lomond and Bowen Peak, approximately 400m north of the current DOC toilet. This station is being planned to have a much larger public toilet, first aid room and public shelter complex downstairs, as well as a café/restaurant, retail/tourist shop upstairs. A 60 bunk bed community accommodation downstairs is also planned within this building, being primarily directed at school age groups coming, staying and learning about NZ's alpine environment safely on the Saddle at minimal cost. This Saddle base building is not being planned as a profitable venture, as it should become a nationally known community building asset (even though funded, constructed and maintained by the applicant). Further, the applicant will look to establish a public/private partnership for use of this building on a year round basis.

The Bowen Peak station is being planned to be constructed and located on Ben Lomond Station private land – purely for geographical reasons - and hence there should be no significant downsides for the Department of Conservation to consider at this site per se.

Further, the external design of all four aerial ropeway stations is envisaged to be jointly designed between Bowen Peak Limited and the seven Papatipu Rūnanga/Rūnaka of the lower South Island Ngāi Tahu iwi, thus making these four buildings externally culturally acceptable to the original state of the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve, even though internally built around the Doppelmayr NZ aerial ropeway infrastructure skeleton. It goes without saying that the applicant, Rūnanga/Rūnaka and the Department of Conservation will need to work closely together to ensure that the building design is appropriate in terms of both the functional requirements, as well as preserving the ONL status of this land. Aerial ropeway station building electricity, stormwater, tank water and sewerage will also need to be carefully designed and engineered taking into account the isolated locations, but these aspects are all currently deemed to be outside the scope of the planned next referral application (while the overall concepts are being presented and initially worked through by the various stakeholders) as they should be addressed at the envisaged substantive phase of the application. Having said that, initial expert advice has confirmed the applicant's ideas surrounding the infrastructure feasibility.

8. ECOLOGICAL CONSIDERATIONS

The applicant has not yet carried out the ecological investigations and field surveys that will be required to support a substantive application. However, initial verbal advice from an ecological expert confirms that the area in question for this development is not known to harbour either the endangered nocturnal orange-spotted gecko (Mokopirirakau/Roys Peak Gecko) or the Otago skink.

Importantly, this application is focussed on removing the 'cancer' of the rapidly spreading wilding pines and blackberry bushes within the Reserve, as well as creating a 290 hectare predator-free sanctuary that will provide areas for selected NZ native species to breed and thrive in. 'Restoring the Reserve' to its pre-pakeha state should be seen to be the major ecological focus here, even though field surveys to prove the absence of native lizards and skinks will be undertaken as requested.

Hence an ecological framework and two ecological reports are planned to be produced from a local ecologist – a high level ecological report to accompany the referral application, and then a subsequent detailed field survey ecological report for the planned substantive application.

9. OTAGO CONSERVATION MANAGEMENT STRATEGY (OTAGO CMS)

The proposed activity is located within the Western Lakes and Mountains/Ngā Puna Wai Karikari a Rākaihautū Place under the Otago CMS 2016 (the Strategy). The applicant notes that the conservation management strategy provides direction for the management of natural and cultural heritage in a region, and for recreation, tourism, and other conservation purposes. The CMS takes a precautionary approach to the development of terrain modification for ski fields, noting the potential impacts of climate change on their future operation.

The objectives for this specific location include preserving prominent ridgelines and mountain tops in their natural state, with no further modification beyond their current state. Page 53 of Volume I of the CMS states that "Prominent landscape and geological features (ridgelines, plateaus, rock tors and mountain tops) remain in their natural state, or are unmodified beyond their state at the time of becoming public conservation lands and waters. Within public conservation lands and waters away from prominent landscapes and geological features, structures may be present where well-blended into the landscape."

However, the next referral application is deemed to be consistent with the objective of the Strategy to protect mountains and ridges in their natural state, and the reasons for this will be further elucidated in the specific Outstanding Natural Landscape Architect report which is being developed to accompany the next referral application. But for example, the planned upper station and viewing platform of the planned Bowen Peak aerial ropeway station should not be visible from any domestic residence in the Wakatipu Basin, due to the natural shape of the flattened top of Bowen Peak, with a natural western slope which is essentially already invisible to all residents of the Wakatipu Basin, hence this western slope can accommodate the “well blended into the landscape” planned Bowen Peak upper station and viewing deck without this structure being seen from around the wider Wakatipu Basin. This will enable not only the very fit and wealthy to access the top of Bowen Peak, but will also enable the young, the old, the infirm, the diseased and the disabled to equitably access the planned Bowen Peak viewing platform without restriction via the aerial ropeway network. This is an important development as international society now recognises the importance of providing equitable access to all and sundry, not just those who can afford (noisy carbon-polluting) helicopter rides and those who are highly athletic who can reach Bowen Peak without assistance.

Likewise the “well-blended into the landscape” placement of the planned two storey public shelter/public toilet/restaurant/café/aerial ropeway engine room/60 bunk bed community accommodation building on the northwestern side of the Saddle will again effectively hide this important building from being seen from either Queenstown or the wider populated Wakatipu Basin. There have already been many calls for DOC to enhance the public toilet infrastructure currently located on the Saddle, and this planned new facility will enhance the safety and convenience of the many current walkers, hikers and mountain bikers who use the Reserve, as well as provide the important and necessary infrastructure for those able and disabled people using the planned aerial ropeway infrastructure.

In a similar way, the fixed cables which the aerial ropeway vehicles ride under, will essentially be invisible from a distance due to their relatively thin size. An exception to this cable invisibility would be sunrise on frosted cables, as can rarely be seen on powerlines in other parts of the South Island in winter. However, this would be arguably an attraction, as visibility of these cables in this early morning wintry situation is a rare sight.

Also, in terms of assisting the “well-blended into the landscape” CMS requirement, the presence of both Bob’s Peak lower down the Reserve as well as Queenstown Hill essentially hides most of the part of the Reserve where the aerial ropeways are planned to run, and again this is a significant advantage of establishing the three aerial ropeways in this location. And lower down, between the Powerhouse and Fernhill Heights, the One Mile Valley, trees and Fernhill/Bobs Peak mountainous topography will also essentially hide the first two of the three aerial ropeways from public sight when viewed from within Queenstown and beyond. This will be further elucidated in the specific Outstanding Natural Landscape report which is being developed to accompany the next referral application, although this important aspect is planned to be fully developed as part of the planned substantive application.

10. CONSISTENCY WITH THE PURPOSE OF THE PUBLIC CONSERVATION LAND

Fundamental to this planned ‘Restoring the Reserve’ next Fast-track referral application is the acceptance that there is insufficient public reserve management funding, either through local rate payers or national tax payers, to fund

the removal of the advancing wilding pines, blackberry and other exotic infestations from this public conservation reserve. The current generation has been 'caught napping' while these exotic flora species have nearly completely suffocated the last beautiful Aotearoa New Zealand native trees and ferns, particularly in the lower parts of the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve, and especially in and around the now closed One Mile Creek walkway. Many tens of millions of dollars, guided by appropriate joint leadership, is now required to address this major deterioration in public conservation land, and this is prima facie one of the main purposes of this application, and is entirely consistent with the Matters of National Importance listed in Part 2 Clause 6 of the Resource Management Act. Hence this application is by definition consistent with the purpose of public conservation land – to preserve for future generations the beauty of our national native taonga species within these public reserves. Hence the prime purpose of “protecting and preserving in perpetuity for their intrinsic worth and for the benefit, enjoyment and use of the public...” in perpetuity because of its “scenic interest, beauty, or natural features or landscape” (Reserves Act 1977 section 19(1)(a)) is part and parcel and consistent with this Fast-track application.

The applicant notes in Section 19(2) of that Act that every scenic reserve shall be maintained so that:

- a. The indigenous flora and fauna, ecological associations, and natural environment and beauty shall as far as possible be preserved ... [noting this is currently being neglected in large areas of the Reserve];
- b. public shall have freedom of entry and access to the reserve ... [noting that this is only enhanced by the planned aerial ropeway development, for example as shown within the Baxter Design concept sketch where public access to the Powerhouse per se, the walking tracks and the mountain bike tracks are all enhanced, and not restricted];
- c. open portions of the reserve may be developed for amenities and facilities where these are necessary to enable the public to obtain benefit and enjoyment from the reserve [noting that prima facie the planned aerial ropeways are designed to enable 100% of the public to access to obtain benefit and enjoyment from the Reserve];
- d. historic archaeological, geological, biological, or other scientific features ... shall be managed and protected to the extent compatible with the principal or primary purpose of the reserve [noting that all historic Powerhouse and associated 1924-constructed hydropower infrastructure within the One Mile Creek valley will be protected and promoted as part of this planned aerial ropeway development];
- e. the pleasantness, harmony, and cohesion of the natural environment ... of the reserve shall be conserved [noting that the planned green electric quiet aerial ropeways will not detract from the pleasantness, harmony and cohesion of the natural environment, but rather generate investment to restore the cohesion, pleasantness and harmony of the natural environment].

The application is consistent with the Queenstown Lakes District Council's role to ensure that the Reserve is held for the purpose of “recreation and sporting activities, the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside” (Reserves Act 1977 section 17 (1)). Again, careful understanding of the attached Baxter Design sketch reveals how this is all achieved within the application within the One Mile Powerhouse Reserve. This will be further addressed in the planned substantive application.

11. DOC PERMISSIONS APPLIED FOR

In the substantive application phase, further detail will be provided for the following permissions sought by the applicant:

- Concession (lease/recreation permit), pursuant to Part 3B of the Conservation Act 1987
- Reserves Act 1977 approvals/lease

As such the following buildings and structures are now proposed to occur within the Ben Lomond Reserve:

- Saddle aerial ropeway station together with public shelter/public toilets/restaurant/café/aerial ropeway engine room/60 bunk bed community accommodation all within the same building;
- Fernhill Heights aerial ropeway station;
- One Mile Powerhouse Reserve aerial ropeway station;
- Supporting pylons;
- Predator-free sanctuaries (3 hectares within One Mile Powerhouse Reserve and over 290 hectares within the upper One Mile Valley of the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve);
- Elevated fibreglass One Mile Creek walking track from the Powerhouse up to the Fernhill Heights station and formal front entrance to the planned Te-Taumata-o-Hakitekura (Ben Lomond) Reserve Predator-free Sanctuary.

Hence a combination of consents, licence to occupy (for the aerial ropeway stations and operations as per the aforementioned licences available online) and easements (for underground pipes and cables) will be required.

The proposed predator-free sanctuary is by definition compatible with the purpose of the Reserve. It would by necessity be privately funded, constructed and maintained, but ensuring equitable public access via standard double gates within the proposed predator free fencing (particularly at current mountain bike track points). Bowen Peak Limited staff would at the company's cost conduct weekly circumnavigation of the predator-free fence in line with standard practice.

What conservation approvals do you think may be required for the activity?

Concessions under the Conservation Act 1987 (Yes), Reserves Act 1977 (Yes), Wildlife Act 1953 (Yes), and National Parks Act 1980 (No)	Yes
Authorities provided under the Wildlife Act 1953	Yes
Specific permissions under the Freshwater Fisheries Regulations 1983	No
Access arrangements under the Crown Minerals Act 1991	No
Exchanges of land under the Conservation Act 1987 or Reserves Act 1977	No
Amending or revoking conservation covenants under section 27 of the Conservation Act 1987 or section 77 of the Reserves Act 1977	No
Other (please specify)	No
What current interests over the land are you aware of?	Principally DOC, Queenstown Lakes District Council & Ben Lomond Station
Is there any other additional information that may be relevant? (e.g. is the activity in a World Heritage Area?)	No
Date initially planning to lodge (subject to pre-lodgement consultation discussions):	December 2025

QLDC SUBMISSION

First contact by applicant's lawyer back in September 2024

- A. Email and phone correspondence with Aaron Burt
- B. Lodgement of first QLDC Fast-track documentation
- C. QLDC Fast-track meeting in January with two managers and engineer
- D. Receipt of QLDC \$10k one sided report in August 2025
- E. Several attempts to meet with QLDC planning staff
- F. Lodgement of second QLDC Fast-track form to enable QLDC to invoice Fast-track for processing time
- G. Informing QLDC staff that referral application draft documentation is available online (late November 2025).

The applicant would specifically like to verbally address all of QLDC's concerns as communicated in QLDC's 8 page document to the Minister, although a written response to these concerns is as follows and is planned to be included with the next Fast track referral application:-

SIGNIFICANT REGIONAL OR NATIONAL BENEFITS

The applicant asserts that the proposed ski-field development is a key contributor to the project's regional and national benefits, aligning with its designation claim of Regionally Significant Infrastructure under this legislation. An independent international ski field development advisory company Ecosign in Canada has endorsed the applicant's new 365 day per year aerial ropeway model of accessing a viewing platform hidden on the top of Bowen Peak, along with a 9 month mountain bike area and 3 month ski area (without snow-making infrastructure or additional lifts to the three contiguous aerial ropeways planned from the Powerhouse up to the top of Bowen Peak similar in concept to Mt Asahidake in Japan). Ecosign's report attesting to this recommendation is currently being put together to accompany this next referral application. Hence, QLDC's concerns that the ski-field component of this proposed development may not provide the regional and national benefits claimed should be alleviated. Further, if the application proceeds to the substantive phase, then Ecosign is able to put together a much more detailed assessment of the ski area, again providing independent international expertise as to how the Bowen Peak ski area operation should be safely established.

The applicant accepts that QLDC has been previously confused by the relationship between the accommodation planned and the proposed ski area. Hopefully these can now both be viewed as completely independent aspects of the development, with 5% of the accommodation dedicated to the Queenstown Lakes Community Housing Trust (with no relationship to the ski area); and 50% of the accommodation planned for key worker accommodation for wider Queenstown (again with no direct connection to the proposed ski area).

90% PROPOSED DISTRICT PLAN (PDP) TREATED AS OPERATIVE

The applicant accepts that approximately 90% of land under the jurisdiction of QLDC has been notified under the PDP, and that the site falls within the PDP provisions. However, New Zealand continues to undergo significant economic recession, and continues to fall behind other first world countries, hence entrepreneurial efforts are now required across wider New Zealand to help return New Zealand to a positive economic balance. Therefore

the applicant asks QLDC to accept, understand and do what QLDC can to help this economic crisis that wider New Zealand finds itself in. Hence, the applicant asks QLDC to consider that this Fast-track application should be supported by QLDC despite the PDP. John Edmonds and Associates are currently putting together a planning and policy specialist report, and this should accompany the applicant's next Fast-track referral application. This report will comment on the QLDC PDP in more detail.

LANDSCAPE AND VISUAL AMENITY (ADVERSE EFFECTS AND PDP PROVISIONS)

The applicant acknowledges that the site lies within a prominent Outstanding Natural Landscape (ONL), identified in the Western Whakatipu Basin Priority Area (PA) under the Queenstown Lakes District Proposed District Plan (PDP). Further, the applicant acknowledges the key landscape characteristics of the Priority Areas which include:

- High perceptual, physical, and associative values, with distinctive natural composition and visibility from Queenstown, Arthurs Point, Sunshine Bay, Fernhill, and Kelvin Heights.
- A natural and dramatic backdrop to Fernhill and Sunshine Bay, with a strong sense of remoteness and wildness on Ben Lomond and Bowen Peak.

A high level independent specialist landscape architect report has been commissioned (see APPENDIX 7 and APPENDIX 17) to assess and formally comment on the application with respect to the perceived high perceptual, physical and associative values with distinctive natural composition and visibility from in and around Queenstown. However, the applicant contends that the QLDC spraying of wilding pines is arguably a much bigger scar on the ONL of this site than the applicant's plan to slowly and carefully replace wilding pines with 175 alpine chalets and native NZ flora.

RELEVANT LANDSCAPE CAPACITY OF THE PRIORITY AREA:

- Visitor accommodation and tourism related activities - Extremely limited capacity for small-scale visitor accommodation or tourism activities, only in low-lying/discreet areas where design is low-key, integrates with landform/vegetation, and enhances access/restoration.

The applicant is proposing to install at its own cost (see attached draft Licence to Occupy agreements) predator-free fencing around over 290 hectares of land in the upper Te-Taumata-o-Hakitekura (Ben Lomond) Reserve and thus create a new predator-free sanctuary like 'Zealandia' above Queenstown with protected breeding sites for many native NZ fauna. This large scale new predator-free sanctuary was never envisaged by the PDP and the applicant therefore contends that this should be considered as an exception.



Further, the envisaged placement of an aerial ropeway station on DOC land halfway up the eastern border of the privately-owned site has been designed to sit adjacent to a relatively flat area within the privately-owned site which would act as the formal entry to the envisaged Te-Taumata-o-Hakitekura (Ben Lomond) Reserve Predator-free Sanctuary, as well as being able to take a 30 metre diameter bus turning circle. Hence a 'European-town-square' mini-environment is planned at this site, with alpine chalets above and below a retail hospitality tourism venue. Again, this was never envisaged as being possible in the original PDP, but in the current economic New Zealand milieu, the applicant seeks QLDC's support to move the next Fast-track application up to the substantive phase whereby a much more detailed analysis of what the applicant is proposing can be performed.

- Earthworks - Very limited capacity (e.g., farm tracks, adventure tourism) that protect naturalness and blend with landforms.

All earthworks are planned to protect the naturalness and blend into the landforms. The independent landscape architect's report has been commissioned to summarise this in this 'Concept' referral application phase, although again this should be more thoroughly and appropriately analysed in the substantive application phase.

- Recreational tracks/trails - Limited capacity if aligned with existing networks, sympathetically designed, and paired with restoration.

Recreation tracks and trails are planned to align with existing networks (for example, the northern and southern extensions to the Wynyard Downhill mountain bike trail). Again, the independent landscape architect's report has been commissioned to summarise this as well in the 'Concept' referral application phase, although again this should be more thoroughly and appropriately analysed in the substantive application phase. However, QLDC should note that a major thrust of the applicant's Fast-track application is 'Restoring the Reserve' to its pre-Pakeha state. Hence, sympathetically designed recreation tracks and trails paired with restoration of both the Reserve and the native flora and fauna across the privately owned site are part and parcel of this application.

- Passenger Lift Systems – Limited capacity to improve public access to focal recreational areas higher in the mountains via non-vehicular transportation modes such as gondolas (including base and terminal buildings and stations), provided they are positioned in a way that is sympathetic to the landform, are co-located with existing gondola infrastructure and designed to be recessive in the landscape.

Landscape design, geotechnical assessment, specialist and industry input along with ‘thinking outside of the square’ are all being utilised to put together an aerial ropeway system (replacing the previous ground-based funicular system) that will enable recreational areas to be accessed by all (disabled and able; healthy and diseased; young and old) rather than the current access which is solely by fit mountain bikers and hikers, or the wealthy with helicopter access. This application now proposes three contiguous aerial ropeways to be installed ‘to improve public access to focal recreational areas higher in the mountains’.

The aerial ropeway cables are largely invisible, but the stations are being positioned in a way that is sympathetic to the landform. For example, the positioning of the proposed base Powerhouse Gondola’ station at the northern end of the abandoned DOC campsite away from the stage 3 arterial route is deemed to be both sympathetic to landform (also being 20m above the flood plane) and co-located with existing infrastructure with the accommodation on Lake Esplanade (‘Hotel Alley’) being adjacent to this planned aerial ropeway base.

The position of the planned Fernhill Heights aerial ropeway station on DOC land essentially within the Two Mile Creek valley also results in this station placement being sympathetic to landform.

Likewise, the discrete position of the planned Saddle building on the northern side of the flat area of the Saddle also results in this building being essentially hidden from the view of most people in Queenstown, noting that Bob’s Peak and Queenstown Hill essentially hide this site from over 90% of residential housing, and 100% of commercial tourism areas within Queenstown itself. This again fulfills the sympathetic to landform requirement.

The upper placement of the planned Bowen Peak aerial ropeway station rather surprisingly also fulfils this sympathetic to landform requirement with both the planned station and viewing platform foreseen to be constructed on land high up on the western face of Bowen Peak that is essentially hidden from everyone in the Whakatipu Basin.

Again, an independent landscape architect’s report has been commissioned to summarise the above in this ‘concept’ referral application phase, although again this should be more thoroughly and appropriately analysed in the substantive application phase.

ENGINEERING MATTERS

One Mile Powerhouse Reserve - Transport and Traffic Safety

The proposed 500-space multistorey carpark and conference centre have been removed from this next application, although the attached Baxter Design sketches detail where both of these could be constructed at a later stage if this was deemed appropriate to do so.

‘No Bypass’ and ‘Bypass’ Baxter Design sketches (see APPENDIX 18) have now been put together to clearly demonstrate that Stage 3 of the public Arterial Link will not conflict with the planned base station for the proposed Powerhouse Gondola, even though the initial sketches submitted with the previous application depicted no conflict. Hence, whether or not QLDC ultimately commit to the envisaged stage 3 arterial makes no practical difference to

this application, as both 'Bypass' and 'No Bypass' scenarios are accounted for. An independent transport consultant also agrees with the applicant regarding the absence of conflict with the proposed stage 3 arterial, and he has prepared a report (APPENDIX 5) that accompanies this application as well.

Hence a high-level summary Integrated Transport Assessment (ITA) completed by a Suitably Qualified and Experienced Person (SQEP) has been commissioned to answer critical questions on the feasibility of the development regarding Peak traffic generation and mitigation of spillover parking impacts on the existing roading networks of Fernhill and Queenstown's central business district area. However, again the applicant seeks QLDC's support in progressing the Fast Track Assessment Act-defined 'Concept' referral application up to the much more detailed substantive application phase where this much more thorough transport assessment can be put together for subsequent analysis.

The planned aerial ropeways would be owned, operated, maintained and renewed by Bowen Peak Limited which in turn would contract Doppelmayr NZ Limited for appropriate professional and industry support for all of these activities. QLDC would not be expected to vest, run, maintain or replace this equipment.

One Mile Powerhouse Reserve - Hazards

The aerial ropeways structural resilience is verified for the site's extreme natural hazards. There is no active fault line within the One Mile Powerhouse Reserve and the pylons have now been designed to be built on rocky ridgetops outside of a major landslide zone. An independent high level desktop geotechnical report has been commissioned to confirm that support piles for both stations and pylons will be appropriate, although geotechnical ground-based drilling at these sites will need to be performed as part of a substantive application, hence again the applicant asks QLDC for support through to the next phase.

Similarly, the lower precinct's location of the planned Powerhouse Gondola twenty metres above the flood plane and just above the abandoned DOC camp site is on the edge of an alluvial fan and again a site inspection by the geotechnical engineer has verbally confirmed that this chosen aerial ropeway station site is appropriate (with the report awaited).

ORC have provided the applicant with HAIL overlays for the (only) two sites within the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve and privately-owned land, and these two HAIL sites have been overlaid as per the attached Baxter Design HAIL overlay sketch (see APPENDIX 18). Neither of these HAIL sites occur on any land in the One Mile Powerhouse Reserve which is proposed to be excavated for building infrastructure, hence the status quo of full public access to this area continues (apart from the felling of wilding pines and replanting with NZ native flora at the applicant's own cost within the One Mile Powerhouse Reserve).

Further, the two recent storm events in September and October 2025 have confirmed that all of the applicant's planned aerial ropeway infrastructure is at least 20 metres above the flood plane.

Fernhill Heights Residential Development - Transport and Traffic Safety

A high-level summary Integrated Transport Assessment (ITA) completed by a Suitably Qualified and Experienced Person (SQEP) will be commissioned to answer critical questions on the feasibility of the development within the Fernhill Heights proposed residential development at the time of the substantive phase application.

While this report is awaited, the applicant remains convinced that the proposed road network's feasibility is acceptable given the site's steep average gradient (1:2.6). To support this next referral application, a 3D survey design has been completed over the entire site by local surveying firm Clark Fortune McDonald. With this additional information, a new design has decreased the previously envisaged need for nine bridges down to only three, even though the development spans three major gullies. Further, the extension of private roads into the Te-Taumata-o-Hakitekura (Ben Lomond) Reserve DOC land has now been removed from this next application, although the new roading which is planned to be vested to QLDC from Wynyard Crescent up to the coach turn around area does appropriately make use of the QLDC's road reserve.

The highest chalet has now been lowered to 820 Meters Above Sea Level (masl), 40m below the initial referral application. These chalets would be accessed by private roading, thus removing QLDC's previous concern of vesting these roads to QLDC.

Hence, the applicant is now proposing that QLDC consider only vesting the proposed road between Wynyard Crescent and the coach parking/turn around area at the proposed Te-Taumata-o-Hakitekura (Ben Lomond) Predator-free Sanctuary formal entrance in the short term, on the expectation that this will become a more utilised community route. In the longer term, the planned connecting road between Lochy Road and Wynyard Crescent in the proposed new suburb Fernhill Heights should also be reasonably considered by QLDC as needing to be ultimately vested. However, as stated above, the remaining road network principally of short lanes to provide access to chalet accommodation is envisaged to remain private roading.

Fernhill Heights Residential Development - Hazards and Stormwater

Unlike the Jade Lake development below this planned development, no gully damming or culverting is being proposed by the applicant. This is because each chalet will have a stormwater attenuation tank incorporated into each single chalet construction, to ensure that no additional stormwater chalet roof run-off overflows the stormwater system below. A high-level independent expert Three Waters report from Hadleys Consultants has been commissioned accompanies this next application (see APPENDIX 3), and will independently attest to this stormwater plan summarised above. A much more detailed Three Waters specialist report will be required at the substantive application stage, and again the applicant asks QLDC to support this application through to the next more detailed level so that this work can be undertaken.

Further, the aforementioned geotechnical high level report has also been commissioned to document that the proposed development is feasible to provide for a safe and durable environment for buildings and people and infrastructure. The applicant notes the existing landslide feature and fault line across the private land development site and which both extend down through the current Fernhill housing suburb. Both of these aspects will be commented on in the geotechnical report – which again should be supplemented by on site drilling in the next substantive phase of the application.

The site is also within a Fire and Emergency NZ (FENZ) designated wildfire "red zone", solely due to the presence of wilding pines across the site. The applicant plans to employ experienced contractors to safely remove these wilding pines, carefully and in a stepwise ridge by ridge fashion, building appropriate roading and chalets to replace this wildfire "red zone" area with much lower fire risk NZ native flora and appropriately fire-rated chalets. Hence at the end of the construction phase of the development, the current high FENZ fire rating is expected to be lowered.

The applicant again notes the large Jade Lake development currently underway beneath the site (QLDC Ref RM181942) that is under construction downstream that has lawfully dammed the gully above culverts in order to construct its development above the dammed gully. However it is not accepted that the volume of flows from Fernhill Heights will be unavoidable as methods noted above will be in place to attenuate stormwater flows. This will again be documented in the Hadleys Consultants specialist Three Waters high level report, and will again have further more detailed work performed to justify this stance during the substantive phase of the application. It is accepted that any stormwater solution must meet QLDC requirements (given any flows will eventuate in its stormwater network), accommodating all existing (permitted, consented, constructed) developments, including identifying and completing any necessary downstream upgrades.

Fernhill Heights Residential Development - Infrastructure Capacity

- **WASTEWATER:**

The applicant agrees with QLDC that the development's scale, like all current new developments, exceeds existing Council Wastewater service capacities. The unexpected sewer discharge into the Shotover River this year, along with the foreseen 20,000 new accommodation units over the next 20 years in and around Queenstown means that QLDC is well behind the needs of this growing community in terms of wastewater infrastructure. However, the applicant does not reasonably consider that this application should be specifically penalised on the account of wastewater when QLDC does not currently have wastewater infrastructure to accommodate any new development in the region. Hence this is a much bigger question for QLDC than this referral application.

Specialist advice has been sought to confirm that the wastewater network does have capacity to transport sufficient wastewater, even though the treatment plant can not currently cope with any further development around Queenstown. Again this will be further documented in the Hadleys Consultants specialist report which is planned to accompany this application, although initial verbal indications from Hadleys Consultants are that there is sufficient wastewater transport network capacity to accommodate this development (see APPENDIX 3).

- **WATER SUPPLY:**

The development exceeds the elevation of the existing QLDC Fernhill reservoir, which is already placed at an appropriate high level on the slopes to accommodate existing zoned development areas. Hence it has always been accepted that the proposed development will require new water storage infrastructure above 820masl. No feasibility studies have yet been presented, but these will need to be performed during the substantive phase of the application. Furthermore, freeze protection measures will also be required, and will be commented in the Hadleys Consultant's Three Waters report (see APPENDIX 3).

Common sense dictates that the source of the water for the planned new Fernhill Heights suburb is from the 2 Mile Water Intake in Lake Whakatipu. This is an intake sized for the existing zoned land that it currently supplies. It has always been acknowledged that additional water supply infrastructure will need to be constructed above the current Fernhill water tank, although Hadleys Consultants initial view is that there is already sufficient water coming out of the Two Mile Water Intake into the major tank adjacent to Fernhill Road which was constructed 20 years ago (with award-winning engineering construction advice from Hadleys Consultants at that time) to supply the main Central Tourist District (previously CBD) in Queenstown.

- **STORMWATER:**

See above, noting that Queenstown has received two significant high volume rain storms in September and October 2025. This has enabled several members of the Bowen Peak team to observe the current and actual stormwater flows coming down from the envisaged Fernhill Heights area. As a result the applicant remains convinced that appropriate stormwater solutions can be found.

Effects on the One Mile Powerhouse Reserve

The applicant accepts that the proposed development represents an increased scale of activity at the gateway to the One Mile Powerhouse Reserve. Contrary to QLDC commentary, now that the One Mile Creek walkway (which originally commenced from the historic Powerhouse building itself) is closed indefinitely due to safety concerns, this is currently not a busy informal recreation area.

However, part of the Restoring the Reserve project is aimed at encouraging a greater number of people to come into the One Mile Powerhouse Reserve – to appreciate (1) its natural beauty (particularly once the wilding pines and blackberry bushes have been removed and replaced with native flora at the applicant’s cost) and (2) the historic significance of Queenstown’s first hydroelectric scheme (the 1924 Powerhouse building and infrastructure all the way up to the now defunct One Mile dam). Further, as per the attached Licence to Occupy agreements, the applicant remains committed to building a new fibreglass walkway to safely reopen the One Mile Creek walking track, all the way up to the aerial ropeway station adjacent to the Fernhill Heights suburb and also to the formal entrance of the planned new 290 hectare Te-Taumata-o-Hakitekura (Ben Lomond) Reserve. Hence one of the priorities for the applicant is to enhance public access and enjoyment of the One Mile Reserve – and definitely not ‘effectively privatising public reserve land at One Mile’. This is completely the opposite of what is envisaged.

The incised gully system, immediately adjacent to Lake Whakatipu and designated as Public Recreation Reserve currently provides important recreational opportunities that would be fundamentally enhanced due to the project.

Comprehensive One Mile Powerhouse Reserve earthworks and site modification would not occur, as previously claimed by QLDC. Quite the contrary, preserving and enhancing all existing reserve values is what is being sought here by the applicant. This is illustrated by the attached Baxter Design sketches. For example, building structures are only being planned at the gateway of the One Mile Powerhouse Reserve. These building structures are only to enhance public access and enjoyment of the Reserve. The large convention centre and multi-storey carpark have both been removed from this new application – although their footprint has been left on the Baxter Design sketches in case future generations would like to establish these here.

The applicant agrees with QLDC that forestry operations would generate temporary and significant adverse effects within the One Mile Powerhouse Reserve, as demonstrated by complex and problematic operations on adjacent sites. However, this is the unavoidable price to pay to correct the mistaken establishment of wilding pines and blackberry bushes that have been allowed to occur in the One Mile Powerhouse Reserve. Many of these wilding pines are now large, established sixty year old trees, and these will only get larger with time due to their potential 1,500 year life span. Hence the only realistic option for their removal is a forestry harvesting operation performed carefully in stages throughout this seven hectare One Mile Powerhouse Reserve below the Fernhill Link. By carefully removing segments of wilding pines and other exotics, one section at a time, the adverse effects of unaccounted

stormwater generation, rockfall hazards, and debris flow risks would not prevail with appropriate planning and private contractor management.

Bridges and roads servicing the residential component will not encroach on DOC or QLDC reserve lands higher up in the Reserve, apart from the already present road reserve, while the aerial ropeway system would appropriately fit into the One Mile and Two Mile catchments with minimal disturbance or visibility, due to the natural hollow that these two valleys have here. Hence there would be no direct impact on the existing recreation trail network, with enhancement of the walking trails and eventual re-opening of the closed One Mile Creek walking track, to the delight of future existing recreational users.

Ecological impacts of the wilding pine deforestation and harvesting operation would initially be severe, but temporary, with immediate replanting of native flora in this area. The proposal would, at the applicant's own cost, transform the area from an accessible wilding pine and blackberry bush wilderness experience to an even more accessible NZ native flora and fauna wilderness thus restoring the Reserve to its original NZ native reserve values.

The practicality of establishing a predator-proof fence in this steep, vegetated alpine environment (including wilding pine infestations) has already been established in Zealandia, as per the attached Zealandia predator-free fence document. The proposed much smaller predator-free fencing within the One Mile Powerhouse Reserve and the much larger predator-free fencing around the proposed >290 hectare Te-Taumata-o-Hakitekura (Ben Lomond) Reserve higher up the One Mile catchment should both take around five years to install as per the attached envisaged program timeline. It should be noted that this fence erection is scheduled to occur five years into the attached envisaged construction program, once the three aerial ropeways have commenced commercial operations. The applicant strongly rejects that 'decades of intensive investment' would be required before creating suitable habitat for endangered species, as this has not been the Zealandia experience, and neither should it be expected to be so in Queenstown.

QLDC currently maintains the existing Ben Lomond trails, although the applicant would be prepared to fund and maintain the proposed new fibreglass One Mile Creek elevated walking track. Further the applicant is prepared to bear the long-term responsibility and costs for maintaining this track to reopen the closed One Mile Creek walkway, leaving the rest of the Reserve network of trails to be continued to be managed by QLDC.

CONSISTENCY WITH, QLDC PLANNING DOCUMENTS, SPATIAL STRATEGIES AND OTHER PROJECTS PDP

Key Objectives and Policies of Chapter 3 (Strategic Direction), Chapter 6 (Landscapes) and Chapter 21 (Rural), which collectively seek to maintain and enhance the landscape character and visual amenity of the Rural Zone while avoiding urban development outside urban growth boundaries will all be addressed in both the Landscape Architect and Town Planning specialist reports that have been commissioned to accompany this next referral application.

The applicant accepts that the objectives and policies contained in Chapter 3 (Strategic Direction), Chapter 6 (Landscapes) and Chapter 21 (Rural) strongly discourage development within the ONL with several 'avoid' policies including avoiding development outside urban growth boundaries (Strategic Policy 3.3.14), avoiding urban development within ONL's (Policy 6.3.2.1) and the presumption that all development in ONL's is inappropriate unless it meets the onerous criteria set out in the PDP (Strategic Objective 3.2.5.2). However, sitting above these QLDC documents is Section 6 Matters of National Importance of Clause 2 of the Reserve Management Act 1991 (RMA 1991) as follows:-

MATTERS OF NATIONAL IMPORTANCE

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- a. the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b. the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- c. the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- d. the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- e. the protection of historic heritage from inappropriate subdivision, use, and development"

As such, the applicant contends that new privately funded management of this part of the ONL is now required as the previous and current management of the ONL aspects of the Reserve currently fall short of the RMA 1991 Matters of National Importance as follows:-

- subclause (a) whereby there has been essentially no preservation of the natural character within the Reserve proven by the loss of most of the 400 hectares of original native flora and fauna and the establishment of large areas of wilding pines;
- subclause (b) whereby there has been no protection of the outstanding natural landscape from the establishment and ongoing reestablishment of wilding pines, blackberry, and the widespread scar created by aerial spraying within the Reserve, hence the applicant's practical suggestion that the removal of wilding pines and replacement with alpine chalets within new plantations of NZ native flora is appropriate, and not inappropriate subdivision as per this clause of the RMA 1991;
- subclause (c) whereby there has no protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as confirmed by the absence of birdsong within the Reserve, hence the applicant's practical suggestion to create a 290 hectare predator-free sanctuary is in line with this clause of the 1991 RMA;
- subclause (d) whereby there has been no maintenance and enhancement of public access to and along the One Mile Creek walking track, such that in direct violation to this clause in the RMA 1991, a decision has been made to simply close the One Mile Creek walking track – hence the applicant's practical suggestion that the construction of an aerial ropeway system across the Reserve and then construct a new fibreglass walkway adjacent to One Mile Creek would both enhance public access to this important area;
- subclause (f) whereby there has been no protection of historic heritage infrastructure between the Powerhouse and the original 1887 water dam higher up the One Mile Creek valley, with all pipe and supporting historical artefacts being left to rust and decay with no protection of these important historic items – hence the applicant's practical suggestion to build a new fibreglass walkway adjacent to these historic heritage infrastructure to help protect these artefacts.

QUEENSTOWN LAKES STRATEGIC DOCUMENTS

The location of the proposed development is not identified within the Council's Spatial Plan, Long-Term Plan (LTP), or 30-year Infrastructure Strategy as being a location appropriate for development to occur. Hence the applicant accepts that there has been no strategic planning or investment directed towards enabling development of this scale in this specific location. However, at a time in New Zealand's history whereby economic recession is continuing, extra efforts need to be sought to help positively address the current economic climate, such that the fact that long term planning has not be entertained should not restrict development opportunities like this multi-faceted multi-beneficial 'Restoring the Reserve – Powerhouse to Peak Cable Car and Fernhill Heights Development' to be supported by QLDC. In fact, the applicant presumes that the QLDC would want to align itself with significant projects like this application which, when combined with a few hundred other Fast-track applications, are all acting primarily to reverse the economic recession that we find ourselves in.

CONCLUSION

The applicant considers that it has appropriately responded to QLDC's concerns by both responding directly to the concerns and also engaging multiple specialists to provide independent high-level support for the applicant's application.

Moreover, more detailed work by all of these specialists should be appropriately undertaken during the substantive application phase, and as such, the applicant asks QLDC to now support the application through to the substantive application phase, whereby much more detailed work can then be undertaken to determine the overall feasibility and viability of the 'Restoring the Reserve – Powerhouse to Peak Cable Car & Fernhill Heights Development'.

Please outline below the specific outcome you are seeking from consulting with Council

1	An understanding that QLDC has appreciated the multiple benefits that this multi-faceted proposal is proposed to bring to the region.
2	An understanding of the aerial ropeway infrastructure now planned for this development.
3	An understanding of the answers to the Minister's principal objections to the applicant's funicular application, and how these are being addressed with this next aerial ropeway application.
4	An understanding of the answers to QLDC's objections to the applicant's funicular application, and how these have been addressed with the aerial ropeways application.
5	A letter of support from QLDC (to accompany the applicant's Restoring the Reserve – Powerhouse to Peak Cable Car & Fernhill Heights Development referral application) that simply states that QLDC recommends that in view of the potential huge upside for the region that this next referral application proceeds to the stage two substantive application phase of the Fast-track application process, so that this multi-faceted development can be assessed with significantly more rigor than able to through this current referral application 'concept' application phase.



ORC SUBMISSION

Grateful for constructive meetings with ORC planning staff since February 2025.

Remain disappointed at one sided ORC report handed over to applicant in August 2025.

Commenced initial discussions since then as part of ongoing consultation between the applicant and ORC.

Already forwarded new specialist reports to ORC.

Completed current discussions with ORC and they have provided formal written commentary (see APPENDIX 27) regarding this next referral application.

SUMMARY SUBMISSION

The applicant now considers that it has appropriately responded to the Minister's concern that previously he did not have enough information to support the applicant's FTAA-2502-1025 Fast-track referral application.

As attached with this next FTAA-2511-1126 referral application, the applicant has been able to obtain independent specialist opinions from New Zealand, Australia and Canada to support this next referral application, such that the applicant now reasonably hopes that the Minister will now refer this application up to the substantive application phase.

All of the specialists engaged have outlined what work is required at the substantive phase of this application, and the applicant remains committed to follow these specialist recommendations and see this task through to both planning completion and final development/construction.

The applicant notes that there will be a requirement during the substantive application phase for many of the key stakeholders to work together to produce highly detailed plans that the Expert Panel can assess. Again, the applicant remains committed to working with all involved – Mana Whenua, DOC, QLDC, ORC, Ben Lomond Station specialists and community - to see this next stage completed appropriately.

There are several regionally and nationally significant aspects to this Restoring the Reserve development – most notably the Powerhouse to Peak aerial ropeways, the new Fernhill Heights suburb, the new Bowen Peak ski area and the new 290 hectare Te Taumata o Hakitekura predator-free sanctuary. As such, the applicant remains excited about proceeding through the referral application phase to the detailed design substantive application phase of this Powerhouse Fast-track application.

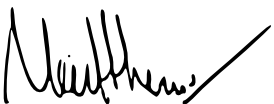
GUY HINGSTON

Company Director



MATTHEW HINGSTON

Development Manager



17 December 2025