

Penny Nelson  
Director-General of Conservation  
Department of Conservation

s 9(2)(a)

Dear Penny

**Request for report in relation to the use of Public Conservation Land under Section 19 of the Fast-track Approvals Act for the Powerhouse Funicular Railways Queenstown Regional Development project (FTAA-2502-1025)**

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

The project includes public conservation land within its project area and requires the following proposed approvals:

- resource consents under the specified Act – Resource Management Act 1991
- archaeological authority under the specified Act – Heritage New Zealand Pouhere Taonga Act 2014
- concession under the specified Act – Conservation Act 1987
- wildlife authority under the specified Act – Wildlife Act 1953
- approval under the specified Act – Reserves Act 1977

I write under delegation from the Minister and in accordance with section 19(1) of the Act to request and obtain a report in relation to the use of public conservation land that is prepared by the Director-General of Conservation.

As specified under Section 19 of the Act, the report must include the following:

1. the existing arrangements (whether formal or informal) for the administration, access to, or use of public conservation land within the project area.
2. advice on the risks to, and potential liabilities of, the Crown that relate to any proposed approvals of the kind described in [section 42\(4\)\(e\), \(f\), \(l\), or \(m\)](#) (concession, land exchange, or access arrangement).

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

3. if the referral application was required to include information under [paragraph \(q\) or \(r\) of section 13\(4\)](#), advice on the matters set out in the applicable paragraph.

Please note, as required under section 19(3), the report content related to the existing arrangements and advice on risks and liabilities must be prepared in consultation with every owner, administrator, or manager of the land who is not the Crown.

Please provide the section 19 report by 20 working days from receipt of this letter via the portal, or alternatively a template for the report is in Attachment 1. If you do not consider the report can be prepared by that date, please contact [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz).

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

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

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

Yours sincerely



Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

Cc: Susan Smith (FT Applications Manager at DOC) - [Fast-track@doc.govt.nz](mailto:Fast-track@doc.govt.nz)

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

## Appendix A – Project summary details

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

[fasttrack.govt.nz](https://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by  
The Ministry for the Environment | PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853