

File ref: FTAA-2502-1025 / BRF-6250

26 August 2025

Guy Hingston
Bowen Peak Limited

Email: s 9(2)(a)

Dear Guy

Section 28 – Notice of Decisions on application for referral of the Powerhouse Funicular Railways Queenstown Regional Development project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Bowen Peak Limited for referral of the Powerhouse Funicular Railways Queenstown Regional Development project (the project) under the Fast-track Approvals Act 2024 (the Act).

The project is described as involving several activities within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown including:

- 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 associated carpark building
- b. a high-density residential development (labelled as ‘Fernhill Heights’) of approximately 1,040 housing units for 2,000+ residents, and associated subdivision
- c. two funicular railways (including stations) connecting the Powerhouse precinct to the new residential suburb and the Powerhouse precinct to the Ben Lomond – Te-Taumata-o-Haketikura Saddle
- d. a seasonal ski field and mountain bike park on Bowen Peak, serviced by a six-seater chairlift
- e. a top station building associated with the ski field containing a bar/restaurant, retail, and guest services
- f. predator-free fencing covering a 3-hectare area within One Mile Recreation Reserve and a 180-hectare predator-free sanctuary near the top of the One Mile Creek valley
- g. construction of a boardwalk and walking trail along the One Mile Creek stream
- h. wilding pine removal and native planting within the One Mile Recreation Reserve.

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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

The project is described as requiring the proposed approvals:

- a. resource consents under the Resource Management Act 1991
- b. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014
- c. concession under the Conservation Act 1987
- d. wildlife authority under the Wildlife Act 1953
- e. approval under the Reserves Act 1977.

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

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided to decline the referral application for the whole project under sections 21(3)(a) and 21(3)(c) of the Act. The Minister's decision is based on the view that he does not have adequate information to inform the referral decision. Without sufficient detail, the Minister is 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.

In particular, the referral application raises substantial concerns 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.

The Act requires that:

- a. we provide a copy of this decision to the persons, entities, and groups specified in section 28(1)(a)

- b. the Notice of Decisions, along with the briefing outlining the rationale behind the decision and the comments received from parties invited under section 17, will be published on the Fast-track website in accordance with section 28(1)(b) of the Act, in due course.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ilana Miller

General Manager, Investment Strategy and Operations

cc: Section 28(1)(a)(ii) – Written notice for all decisions:

Anyone invited to comment on the application:

- the relevant local authorities: Queenstown Lakes District Council and Otago Regional Council
- the Minister for the Environment
- the relevant portfolio Ministers: Minister of Conservation, Minister of Climate Change, Minister of Transport, Minister for Land Information, Minister for Tourism and Hospitality, and Associate Minister for Housing
- the relevant administering agencies: Ministry for the Environment, Department of Conservation, and Heritage New Zealand Pouhere Taonga
- the Māori groups identified in the list provided to the Minister: Te Rūnanga o Ngāi Tahu, Te Rūnanga o Waihao, Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou, Hokonui Rūnanga, Waihōpai Rūnaka, Te Rūnanga o Awarua, Te Rūnanga o Ōraka-Aparima, Aukaha and Te Ao Mārama Incorporated.