

Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

This referral application form has been [approved](#) by the Secretary for the Environment in accordance with the [fast-track approvals process](#) of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email info@fasttrack.govt.nz

Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, [administering agencies](#), identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

Application fees and Cost recovery

Under the [Fast-track Approvals \(Cost Recovery\) Regulations 2025](#) (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the Environmental Protection Authority (EPA). The fees are set in [Schedule 1 of the Regulations](#). These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from [Fast-track approvals cost recovery process](#).

Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: info@fasttrack.govt.nz

Ways you can send your completed form to us

By digital portal – you will need to receive a link to register/access: [Fast-track website](#)

By email – info@fasttrack.govt.nz

Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would

like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

Publishing your application

We intend to publish your referral application on the Fast-track Approvals website.

Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

Click or tap here to enter text.

Section 1: Applicant details

A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.

If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.

1.1 Applicant(s) – repeat for all applicants

1.1.1 Organisation name: BOWEN PEAK LIMITED

1.1.2 NZBN (optional): 9429052397660

1.1.3 Contact name: Guy Hingston

1.1.4 Phone: s 9(2)(a)

1.1.5 Email address: s 9(2)(a)

1.1.6 Postal address (if preferred method of contact): s 9(2)(a)

Additional Applicants:

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 Organisation name: -

1.2.2 Contact name: - -

1.2.3 Phone: -

1.2.4 Email address: -

1.2.5 Postal address (if preferred method of contact): - - - - -

1.3 Finance – Agent acting on behalf of applicant (if applicable)

1.3.1 Organisation name: BOWEN PEAK LIMITED

1.3.2 Contact name: Guy Hingston

1.3.3 Phone: s 9(2)(a)

1.3.4 Email address: s 9(2)(a)

1.3.5 Postal address (if preferred method of contact): s 9(2)(a)

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

1.3.6 Please direct all correspondence relating to this application (including correspondence from MfE) to:

If selecting Applicant and there is more than 1 person who lodged the referral application, please identify 1 person to receive all correspondence on behalf of all applicants.

1.4.1 Compliance and enforcement history – repeat for all applicants

1.4.1 Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either ‘compliance’ or ‘enforcement’?

No

- 1.4.2** If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and the outcome of those actions taken under the [specified Act](#) against the applicant or applicants, if the referral is being lodged jointly.

Section 2: Referral application summary

2.1 Project name

This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.

Powerhouse

2.2 Project description and location

2.2.1 Provide a description of the project and the activities it involves

The project description helps us with inviting comments from relevant parties on the application, and publishing information about the 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.

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 (275+ 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.

2.2.2 Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

For example, site address(es), certificate of title(s), shape files

See attached title table in APPENDIX 25 Land Title Table and attached cadastral survey plan set of five plans in APPENDIX 19 Cadastral Plan Set

2.3 Ineligible activity

Your referral application must demonstrate that the project does not involve any ineligible activities as defined in [Section 5](#) of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.

When providing your response below, where possible, **provide details of any parties involved, the extent of their holding and the activity relevant to their area.**

Where a project involves an activity that may be the subject of a determination under sections [23](#) or [24](#), and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5

Ministerial determinations under sections 23 and 24.

If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under [section 5\(2\)](#) of the Act then an agreement under [section 5\(1\)\(a\), \(b\), \(j\) or \(k\)](#) may not be required. This should be identified under the relevant questions below, and you must provide the additional information required in respect of [section 5\(2\)](#) under 2.3 Ineligible activity.

2.3.1 Does the project include an activity that would occur on identified [Māori land](#) as defined in section 4 of the Act?

No

a. If yes, please address the following:

- i. identify the land involved and the owner(s) of the land.
- ii. Confirm that the activity on the land has been agreed with the owners of the land and provide evidence of the written agreement; or
 - A. advise whether it is proposed to seek a determination under [section 23](#) and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or
 - B. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.2 Does the project involve an activity that would occur in a customary marine title area?

No

a. Address the following:

- i. Identify the relevant customary marine title area, who the customary marine title group is;
- ii. Provide evidence that written agreement has been obtained from the customary marine title group and provide a copy of the same; **or**
 - A. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.3 Does the project involve an activity that would occur in a protected customary rights area?

No

a. Address the following:

- i. Identify the protected customary rights area, the group who holds these rights and the nature of the protected customary right(s)
- ii. Explain your proposed activity and identify whether you consider that it would have a less than minor adverse effect on the exercise of the protected customary right(s), and briefly explain why; **or**
- iii. Advise whether you consider that your proposed activity would have a more than minor effect on the exercise of the protected customary right(s), and if so, confirm that the activity has been agreed to in writing by the protected customary rights group and provide a copy of that agreement.

2.3.4 Does the project involve an activity that would occur on:
Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

No

2.3.5 Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

No

2.3.6 Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location

2.3.7 Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

2.3.8 Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another

Treaty settlement for aquaculture activities, including a copy of any such authorisation.

2.3.9 Does the project include an activity that would require an access arrangement under [section 61](#) or [61B](#) of the Crown Minerals Act 1991?

No

a. Provide the following information:

- i. what is the activity that would require the access arrangement; and
- ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.
- iii. If so describe how the activity meets the criteria in [section 61\(1A\)\(a-e\)](#) of the Crown Minerals Act 1991; **or**
- iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

2.3.10 Does the project include an activity that would be prevented under any of sections [165J](#), [165M](#), [165Q](#), [165ZC](#), or [165ZDB](#) (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

No

2.3.11 Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.

2.3.12 Does the project include an activity (other than an activity that would require an access arrangement under the [Crown Minerals Act 1991](#)) that would occur on land that is listed in [Schedule 4](#) of this Act?

No

a. Provide the following:

- i. identify the activity and which clause under Schedule 4 is applicable; and
- ii. **confirm** whether you are seeking that the Minister make a determination under [section 24](#), and if so, whether the determination sought relates to existing electricity infrastructure or new electricity lines and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below.

2.3.13 Does the project involve an activity that would occur on a national reserve held under the Reserves Act 1977 and requires approval under that Act?

No

a. Address the following:

- i. identify the activity and type of national reserve under the Reserves Act
- ii. identify what approval(s) would be required under the Reserves Act.
- iii. Confirm whether you are seeking that the Minister make a determination under [section 24](#) and if so whether the determination sought relates to existing electricity infrastructure or new electricity lines.? If so, provide the information under 2.5 Ministerial determinations under sections 23 and 24 below

2.3.14 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority?

No

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person in whom it is vested.
- ii. provide evidence that written agreement has been obtained from the person in whom the reserve is vested and provide a copy of the same; or
- iii. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

2.3.15 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority?

No

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person or body who manages the reserve.
- ii. Provide evidence that written agreement has been obtained from the person or body responsible for managing the reserve and provide a copy of the same; **or**
- iii. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below; **or**

- iv. advise whether you consider the activity falls within the scope of [section 5\(5\)](#) of the Act, and provide the information under 2.3 Ineligible activity below.

2.3.16 Does the project involve an activity that is:

- a. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act?

No

- b. described in section 15B (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;

No

- c. prohibited by section 15C (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991

No

2.3.17 Does the project involve a decommissioning-related activity as described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:

No

2.3.18 Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?

No

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

The agreement of the relevant groups referred to under 3.5 Persons affected is not required for certain mining activities under [section 5\(2\)](#). If you think this might apply to your application, answer the questions below.

2.4.1.2 Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

No

2.4.1.3 Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

2.4.1.4 Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

2.4.1.5 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

2.4.1.6 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

2.4.2 Activities on land proposed to be the subject of a land exchange

The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.

2.4.2.1 Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

No

2.4.2.2 Is the reserve a Crown-owned reserve?

2.4.2.3 Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

2.4.2.4 Provide any supporting details which may be relevant for your responses to the above questions.

2.5 Ministerial determinations under sections 23 and 24

Complete this section if you wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.

2.5.1 Determination in relation to linear infrastructure on Māori land under section 23

2.5.1.1 Is your application seeking a determination under [section 23](#) (linear infrastructure on certain identified Māori land)

No

Provide the following information:

2.5.1.2 Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

2.5.1.3 Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

2.5.1.4 Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

2.5.1.5 Provide information on the rights and interests of Māori in that land

2.5.1.6 Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)

2.5.2.1 Is your application seeking a Ministerial determination under [section 24\(2\)](#) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

No

Provide the following information:

2.5.2.2 Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

2.5.2.3 Confirmation that the activity would occur on eligible land, as defined in section 24(3).

2.5.2.4 Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

2.5.3 Determination in relation to new electricity lines under section 24(4)

2.5.3.1 Is your application seeking a determination under [section 24](#) (the construction and operation of new electricity lines on eligible land (as defined in [schedule 4](#) excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?

No

Provide the following information:

2.5.3.2 Is the activity the construction and operation of new electricity lines? (provide any necessary details)

Would the activity occur on eligible land (and identify which category of eligible land);

2.5.3.3 Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

2.5.3.4 A description of the alternative site.

2.5.3.5 A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

2.5.3.6 A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

2.5.3.7 A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity on the alternative site.

2.5.3.8 A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

2.5.3.9 An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

2.6 Appropriateness for fast-track approvals process

Here you must explain how the project meets the referral application criteria ([section 22](#)). Please consider and respond where relevant, to each question.

If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.

If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,

2.6.1 The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

Please see APPENDIX 1A Powerhouse FTAA Section 22 Requirements to answer this question in full.

But in summary, the creation of a new Queenstown suburb called Fernhill Heights would have significant regional benefits with the provision of 1,333 two, three and four bedroom apartments and accommodation for over 3,000 residents.

The three contiguous aerial ropeways are considered to be ‘rapid transit services’ that are consistent with the definition of nationally significant infrastructure in the National Policy Statement on Urban Development 2020.

The Bowen Peak Ski Area is considered regionally significant infrastructure as it is 'Ski Area Infrastructure' in the Proposed Otago Regional Policy Statement and 'Specified Infrastructure' under the National Policy Statement for Freshwater Management.

The development of the proposed 290 hectare Te Taumata o Hakitekura (Ben Lomond) Reserve Predator-free Sanctuary will also reap nationally significant conservation and ecological benefits.

2.6.2 Explain how referring the project to the fast-track approvals process:

2.6.2.1 Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

Given the multiple number of resource consent requirements from the local and regional authorities, and concessions/approvals required under various legislation (RMA 1991, Conservation Act, Reserves Act, Wildlife Act), the Fast-track Approvals Act 2024 application process provides a common-sense avenue to consolidate and streamline all of these processes together.

The housing aspect of the planned new Fernhill Heights suburb would likely require zoning change from Rural to Residential, and amendment of the Urban Growth Boundary to provide for urban development beyond that boundary. A private plan change to enact this change would be lengthy and required before a resource consent for this land use and subdivision aspect could be entertained.

The scale of this project involving three contiguous aerial ropeways with a total length in excess of five kilometres, the four aerial ropeway stations, the planned Bowen Peak Ski Area, the planned One Mile Powerhouse Reserve changes and the planned Te Taumata o Hakitekura (Ben Lomond) Reserve Predator-free Sanctuary all result in a large and complicated application, with numerous moving parts. These many parts would likely cause confusion in relation to each other and their own separate applications if they were to proceed under normal processes, resulting in unreasonably prolonged processing through the standard resource consent and hearing process. Hence the Fast-track application process enables large scale projects like this to have their many parts assessed simultaneously and approved in a more straightforward manner, which is both cost and time effective for both the Applicant and the wider community.

There is still significant detailed planning of the project to be completed before a substantive application is ready. However, this referral process enables the Applicant to have some certainty prior to making the significant investment required for the envisaged substantive application phase.

2.6.2.2 Is unlikely to materially affect the efficient operation of the fast-track approvals process

Referral of this project is unlikely to affect the efficient operation of the Fast-track process, as sufficient detail has been provided with this application in the form of multiple specialist reports that all recommend referral of the application to the substantive phase. Further, the applicant is committed to undertaking the additional assessment and detailed design for the substantive application.

2.6.2.3 Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

For example – a sector plan that specifically identifies the project including details such as location.

No

- a. Identify the plan, strategy or list (or any other relevant document).

2.6.2.4 Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure?

Yes

- a. Explain how the project will deliver this.

Again, see APPENDIX 1A.

The creation of a new Queenstown suburb called Fernhill Heights would have significant regional benefits with the provision of 1,333 two, three and four bedroom apartments and accommodation for over 3,000 residents.

The three contiguous aerial ropeways are considered to be ‘rapid transit services’ that are consistent with the definition of nationally significant infrastructure in the National Policy Statement on Urban Development 2020.

The Bowen Peak Ski Area is considered regionally significant infrastructure as it is ‘Ski Area Infrastructure’ in the Proposed Otago Regional Policy Statement and ‘Specified Infrastructure’ under the National Policy Statement for Freshwater Management.

The development of the proposed Te Taumata o Hakitekura (Ben Lomond) Reserve Predator-free Sanctuary will support the delivery of nationally significant conservation and ecological benefits.

2.6.2.5 Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within

the meaning of policy 1 of the National Policy Statement on Urban Development 2020). If yes, explain how the project will achieve this.

The project includes 175 alpine chalets, comprising 1,333 housing units (see APPENDIX for structural design of four-apartment Swiss Alpine-styled chalets) within the new Fernhill Heights subdivision. The Economic Assessment (APPENDIX 10) considers this housing would provide for at least 2,794 people, which is the equivalent of at least 9.7% of the projected population growth across Queenstown Lakes from 2024-2053. This supply of housing will contribute to addressing housing supply. The staging of the housing development (allowing for construction time) will enable an increased housing supply each year to assist with increasing demand (as the population grows).

The proposed Powerhouse Gondola will provide a direct transport option for residents of Fernhill Heights, which will contribute to a well-functioning transport environment as it will reduce additional private vehicles on the existing Fernhill roading networks and contribute to and enhance existing public transport.

The project includes numerous shared apartment buildings (see APPENDIX 2, APPENDIX 7, APPENDIX 11 and APPENDIX 17), which will add to the housing typology currently available within Fernhill, which is currently characterised by individual detached dwellings.

2.6.2.6 Will the project deliver significant economic benefits, and if so, how?

A high level economic assessment has been prepared by Benje Patterson, attached as APPENDIX 10. The economic assessment finds that up to 250 jobs will be created and spending within the new retail, hospitality and commercial recreation activities is anticipated to be in the vicinity of \$147 million annually.

The three contiguous ropeways are expected to carry approximately 1 million passengers each year.

The overall development, including the proposed One Mile Powerhouse Reserve changes, the addition of the three contiguous aerial ropeways and their four stations, the construction of the proposed new Fernhill Heights suburb, the creation of the proposed Te Taumata o Hakitekura (Ben Lomond) Reserve Predator-free Sanctuary and associated infrastructure will all support the delivery of significant regional economic and, by definition, national economic benefits.

2.6.2.7 Will the project support primary industries, including aquaculture, and if so, how?

2.6.2.8 Will the project support development of natural resources, including minerals and petroleum, and if so, how?

2.6.2.9 Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

The proposed Powerhouse Gondola will provide a public transport option that will reduce the need for private motor vehicles to access the proposed new residential suburb Fernhill Heights. This will support a modal shift towards public and active green powered transport, particularly noting Southern Infrastructure's Fast-track application to create a wider gondola network across Queenstown which this aerial ropeway development should be able to connect with in the future, with the significant combined consequential effects of reducing greenhouse gas emissions. The aerial ropeways are electrically powered, with a solar contribution. The aerial ropeways do not rely on fossil fuels. These aspects will all support climate change mitigation.

Further, the three contiguous aerial ropeways are planned to carry skiers and mountain bikers uphill for their recreational activities. Hence this transport option supports climate change mitigation by significantly reducing the greenhouse gas emissions in the pursuit of mountain biking and snow skiing recreation activities to a fraction of their current normal greenhouse gas emissions generated in comparison to existing motor vehicle access to 100% of other ski fields in NZ.

2.6.2.10 Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

The removal of wilding pine plantation forestry on the Fernhill Heights block will reduce wildfire risk.

2.6.2.11 Will the project address significant environmental issues, and if so, how?

This development includes restoration works (hence the motto 'Restoring the Reserve' and conservation through extensive predator-free fencing and enclosed breeding areas for native birds in the proposed 290 hectare Te Taumata o Hakitekura (Ben Lomond) Reserve Predator-free Sanctuary. This will increase the availability of protected breeding sites for NZ native birds, increase investment in conservation works, increase education opportunities for learning

about wildlife with firsthand experiences and increase international tourism in this arena - particularly with the Powerhouse Gondola proposed to link to the formal entrance of the large new Predator-free Sanctuary.

The project provides an additional public transport option, encouraging modal shift and connection to Fernhill Heights and beyond thus strengthening existing and new recreational opportunities within the One Mile Powerhouse Reserve/ Te Taumata o Hakitekura (Ben Lomond) Reserve corridor. The connection to Fernhill Heights will reduce reliance on motor vehicles and as a result will reduce greenhouse gas emissions.

2.6.2.12 Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

See APPENDIX 1A and APPENDIX 8 Policy and Planning Report.

Some aspects of the project are generally consistent with relevant planning documents, including enabling recreational use of recreation reserves, conservation/restoration and public transport.

The project is consistent with objectives and policies relating to:

- Consolidating existing urban neighbourhoods and enabling growth adjacent to existing urban areas i.e. logical extension of existing urban area as opposed to 'greenfields' development;
- Efficiently using existing infrastructure and services;
- Urban growth on land that is not farmed or highly productive rural land; and
- Removing invasive / wilding pine and blackberry vegetation species.

Other aspects are not generally consistent with the relevant planning documents. The project will introduce built form into the Open Space zones of the PDP, as well as urban development within rural zoned land, and outside the identified Urban Growth Boundary in the PDP. The housing aspect is not within an area identified for growth in the QLDC Spatial Plan but makes use of current private ownership of land immediately adjacent to Fernhill and hence very close to the Queenstown Central Tourist District (previously CBD) to facilitate housing development for many who prefer to live and work in a more central Queenstown location.

The proposed upper aerial ropeway segments and upper stations are within areas of Outstanding Natural Landscape. Additional landscape assessment will be undertaken as part of the substantive application,

to include any recommended mitigation measures to reduce effects on the ONL (see Preliminary Landscape Architect assessment report in APPENDIX 7).

QLDC has approved a Te-Taumata-o-Hakitekura Ben Lomond & Te Tapunui Queenstown Hill Reserve Management Plan. The Applicant was able to make a supportive submission through this process which has been recorded and confirmed online with the other submissions. The Reserve Management Plan includes provisions that are relevant to the project. For example, Policy 13.1.1.2 to enable development of the reserve area off Wynyard Crescent to improve access to the Wynyard Bike Park and trail network; and Objective 13.1.4.2 to ensure further development of the mountain bike trail network occurs in a sustainable manner and users are not displaced. The Applicant's project is consistent with these provisions as the project will enhance access to the existing trail network and provide additional trails that connect to and from the planned aerial ropeway network.

One Mile Reserve Entrance provisions in the Reserve Management Plan include:

- Objective 13.1.7.1 – To ensure the One Mile is recognised as a formal arrival area into Te Taumata o Hakitekura (Ben Lomond) Reserve;
- Policy 13.1.7.2 – Protect the One Mile Powerhouse Station Heritage values;
- Policy 13.1.7.3 – Consider installing public toilets;
- Policy 13.1.7.4 – Consider upgrading the entrance road and carpark to cater for more vehicles;
- Policy 13.1.7.5 – Support the development of a new dual use uphill-trail near One Mile to connect to the existing network.

The Applicant's project is consistent with these provisions in that the lowest station of the proposed three contiguous aerial ropeways will provide direct access to the Te Taumata o Hakitekura (Ben Lomond) Reserve, as well as the provision of additional public infrastructure on DOC land within the One Mile Powerhouse Reserve precinct, on DOC land adjacent to the proposed new suburb Fernhill Heights, on DOC land on the Saddle and up on the northwestern face of Bowen Peak. The project will include the addition of a new Bowen Peak Downhill mountain bike trail from the top of Bowen Peak down to a new extension of the lower Wynyard DH downhill express trail through the Powerhouse precinct, as well as an extension of the same express trail above Wynyard Crescent. Further the upper three aerial ropeway stations are all planned to house public toilet infrastructure to assist

with the greater number of people envisaged to visit the Reserve through the provision of this additional infrastructure.

The Reserve Management Plan includes provision at 14.5.10 for the granting of new commercial leases, including consideration of activities that allow recreation activity to improve public use and enjoyment and ensuring commercial operation contribute to improved environmental outcomes on the reserves. The Applicant's project will significantly increase public access to and use of the reserve and includes predator-free fencing to improve environmental outcomes.

The Economic Assessment key findings (see APPENDIX 10) state that the proposed development is an integrated package of a scale and impact which are judged to be regionally and nationally significant under the Fast-track Approvals Act 2024.

Section 3: Project details

Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.

For construction activities, please state the anticipated commencement and completion dates.

See Indicative Envisaged Program - APPENDIX 16

3.1 Approvals required

Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.

For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.

Applications for approvals under a specified Act, as required by in [section 13\(4\)\(y\)](#), are covered below in 3.8 Specific proposed approvals.

3.1.1 Outline the approvals sought under the Resource Management Act 1991.

See APPENDIX 28 - Required Consents under RMA 1991

3.1.2 Outline the approvals sought under the Conservation Act 1987

Concession (lease/recreation permit) required for the operation and construction of the project within conservation area, pursuant to Part 3B of the Conservation Act 1987

3.1.3 Outline the approvals sought under the Reserves Act 1977

Reserves Act Approval / Lease

3.1.4 Outline the approvals sought under the Wildlife Act 1953

Wildlife Permit

3.1.5 Outline the approvals sought under the National Parks Act 1980

N/A

3.1.6 Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014

Bowen Peak Ltd has met with Heritage New Zealand Pouhere Taonga in Dunedin. At this meeting, three known archaeological sites were located within proximity to the project area (one in Te Taumata o Hakitekura (Ben Lomond) Reserve, and two within One Mile Powerhouse Reserve). Based on discussions with Heritage New Zealand Pouhere Taonga, an archaeological authority may be required for modification of an archaeological site for earthworks/construction of the project. The approval requirements will be assessed further by a suitably qualified expert in the substantive application stage.

3.1.7 Outline the approvals sought under the Freshwater Fisheries Regulations 1983

N/A

3.1.8 Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

N/A

3.1.9 Outline the approvals sought under the Crown Minerals Act 1991

N/A

3.1.10 Outline the approvals sought under the Public Works Act 1981

N/A

3.1.11 *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.

N/A

3.1.12 Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).

N/A

3.1.13 Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.

Not that the applicant is aware of at this time.

3.2 Project stages

3.2.1 If the project is planned to proceed in stages, provide: No

1. A statement of whether the project is planned to proceed in stages, including:
 - a. an outline of the nature, scale and timing of the stages; and
 - b. a statement of whether you intend to lodge a separate substantive application for each of the stages.
 - i. If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide: No

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
 - a. Describe that part of the project; and
 - b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in [section 22](#) of the Act.

3.4 Adverse effects

3.4.1 Describe any anticipated and known adverse effects of the project on the environment.

The anticipated effects of the project are summarised in the table below:

Effect	Indicative Assessment
--------	-----------------------

Landscape Variable - see Landscape Architect's Reports (APPENDIX 7 and APPENDIX 17)
Ecology Positive - see Ecology Report (APPENDIX 9)
Transport Positive - see Transport Assessment (APPENDIX 5)
Heritage and Archaeology Positive
Soil Contamination & Human Health Less than Minor
Recreation Positive - see Bowen Peak Ski Area Report (APPENDIX 6)
Construction Temporary adverse
Economic Positive - see Economic Assessment (APPENDIX 10)

Landscape Commentary

The proposed aerial ropeway system is anticipated to result in low landscape adverse effects lower down the One Mile Creek Valley, and moderate to high adverse effects up the top of One Mile Creek Valley up to Bowen Peak itself, related to the introduction of stations, pylons and cables within the Outstanding Natural Landscape (ONL).

The detailed design of the aerial ropeway stations, column supports and their foundations will be designed to minimise this impact, being only minimally present in terms of land area used as the planned aerial ropeways traverse the various titles. The visibility of the aerial ropeways will be limited as the alignments are largely located within vegetated areas.

The alignment of the three contiguous aerial ropeway routes have been carefully chosen to minimise any visual impacts by following the One Mile Creek valley. Unlike the Skyline Gondola, this valley is not highly visible from any of the Queenstown urban areas. The ropeway line and associated structures can be located to minimise effects on other recreational users of the One Mile Creek valley. There are already numerous recreational trails, gondola and 4WD tracks on the hill slopes above Queenstown, and the introduction of these three contiguous aerial ropeways is consistent with that characteristic of providing access to those more elevated areas.

Anticipated positive effects on visual amenities will occur via NZ native tree restoration planting and achieved through wilding pine eradication and predator-free fencing. The proposed subdivision and housing will also change the existing character and amenity, following the harvesting of the commercially planted Douglas fir forest 55 years ago, and replacing this with a new residential suburb supported by significant plantings of NZ native trees and reserve areas.

The Saddle station building is located in an alpine environment below the Te Taumata o Hakitekura (Ben Lomond) Reserve saddle. Whilst the building will be appropriately located slightly below and on the north side of the ridge line to

minimise ONL effect, the building will result in moderate effects on landscape values.

The third aerial ropeway servicing the Bowen Peak ski area will be located upwards along the western ridgeline up to the western face of Bowen Peak. Public views from Queenstown's urban areas towards this elevated slope are distant and constrained by surrounding topography, and largely hidden by both Bob's Peak and Queenstown Hill, as well as by the shape of Bowen Peak itself. Any visual effects of this element will be in the context of other established transport infrastructure in the mid and foreground, such as the Skyline Gondola, Luge chair lift and various other structures on Bob's Peak Reserve. The overall landscape effects of the Bowen Peak ski field infrastructure are likely to be moderate.

Ecology Commentary

The predator-free fencing and secure breeding sites within the 3 hectare lower One Mile Powerhouse Reserve and proposed 290 hectare upper Te Taumata o Hakitekura (Ben Lomond) Predator-free Sanctuary areas will result in positive ecological effects. Anticipated adverse effects relate to construction works, noting that these will be temporary in duration.

The removal of the Douglas fir plantation forestry from the Fernhill Heights area and replacement with NZ native tree plantings between Chalets is anticipated to have a net positive ecological benefit. Douglas fir are a wilding species, which the Regional Pest Strategy prevents from planting.

3.4.2 Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991, and identify the relevant prohibited activity provision.

N/A

3.5 Persons affected

3.5.1 Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

The list should include, as relevant, local authorities, relevant Māori groups (as set out at [section 13\(4\)\(j\)\(ii\)-\(vii\)](#) of the Fast-track Approvals Act 2024), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see [Consultation requirements for referral application](#)).

The applicant considers the likely affected parties include:

- 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
- Te Ao Mārama
- Murihiku Regeneration
- Aukaha
- Department of Conservation (DoC)
- Land Information New Zealand (LINZ)
- Queenstown Lakes District Council (QLDC)
- Otago Regional Council (ORC)
- Ben Lomond Station
- Fire and Emergency New Zealand
- Heritage New Zealand Pouhere Taonga Otago/Southland
- Southern Lakes Sanctuary
- Sanctuaries of New Zealand Inc
- Whakatipu Wilding Conifer Group
- Whakatipu Wildlife Trust
- Queenstown Trails Trust
- Mana Tahuna Charitable Trust
- Queenstown Mountain Bike Club
- Neighbours in Fernhill below planned new Fernhill Heights suburb

3.5.2 Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and any other groups required to be consulted with under [section 11](#) of the Act, **and** how the consultation has informed the project.

See applicant's detailed submission regarding in application APPENDIX 1B Applicant Response to FTAA-2502-1025 Outcome

3.5.3 List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.

There are no groups which have recognised mandates to negotiate a Treaty settlement over an area which may include the project area. All historical claims under te Tiriti o Waitangi / the Treaty of Waitangi have been settled in respect of the project area.

3.5.4 If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.

N/A

3.5.5 Will the project be located on land returned under a Treaty settlement?

No

3.5.6 Provide evidence of written agreement by the owners of the land returned.

3.5.7 Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

N/A

3.5.8 Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

Yes, see APPENDIX 29 - Wāhi Tūpuna overlay in the PDP - #27 Wāhi taoka, wāhi tapu.

3.6 Legal interests

3.6.1 Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

The applicant has proposed three draft Licence to Occupy agreements with Queenstown Lakes District Council, the Department of Conservation and Ben Lomond Station (see APPENDIX 14) for these three entities to formally consider once the referral application has been approved. Further, the applicant has signed a sale and purchase agreement with the vendor of the 50 hectare parcel of private land above Fernhill. Settlement should occur on the condition that the applicant's Fast-track substantive application is successful.

3.7 Other matters

3.7.1 Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

Please note the term 'application' includes a notice of requirement and any other means by which a decision may be sought under a specified Act.

Yes

3.7.2 If an application has been made, provide details of the application.

FTAA-2502-1004 and FTAA-2502-1025

3.7.3 If a decision has been made, also provide the outcome of the decision and the reasons for it.

See FTAA decision letter dated 25 August 2025 for FTAA-2502-1025 which documents the outcome and the reasons for that outcome.

3.7.4 Provide a description of whether and how the project would be affected by climate change and natural hazards:

Aspects of the project may be affected by climate change, such as the planned Bowen Peak ski area. This is due to variable changes in natural snowfall predicted over time. This same Bowen Peak ski area is also proposed to be a mountain bike park in the autumn, summer and spring months, and will enable visitors access up to Bowen Peak in all seasons. Further, the planned Bowen Peak viewing deck hidden high up on the western face of Bowen Peak will allow for 365 access via the three contiguous aerial ropeways. Hence this adaptive 365 day access approach will enable the Applicant to utilise this area ongoing for commercial recreation if natural snowfall declines.

A high level hazards and risks report has been prepared by Geoconsulting, and is attached to this application as APPENDIX 4. But a more detailed natural hazard and risk assessment will be appropriately undertaken as part of the substantive application, particularly in relation to the detailed design of the aerial ropeways. The risks identified in the QLDC Hazard Maps are common in Queenstown and it is anticipated that these can be appropriately mitigated.

Provide the additional details requested below as relevant to your application.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 *Resource consents*

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

The proposal is consistent with the:

- National Policy Statement for Freshwater Management;
- National Policy Statement on Urban Development;
- National Policy Statement for Indigenous Biodiversity;
- National Policy Statement for Highly Productive Land;
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020; and
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

The New Zealand Coastal Policy Statement is not relevant to this application.

NPS – Urban Development

The development will provide for increased urban development, in particular in relation to meeting housing demand, in alignment with the National Policy Statement for Urban Development. The proposed development is outside the identified Urban Growth Boundary in the PDP which is the local response to the NPS-UD. The aerial ropeways are consistent with the definition of nationally significant infrastructure in the NPS-UD.

NPS – Freshwater Management

The development includes earthworks, structures and planting within proximity to One Mile Creek. The Applicant is committed to avoiding degradation of the waterway and will undertake works to enhance this area.

NPS – Indigenous Biodiversity

The application area for the project does not include any identified Significant Natural Areas. The project includes native planting and wilding species removal, which will help to restore indigenous biodiversity throughout the project area.

NPS – Highly Productive Land

The site has not yet been formally mapped pursuant to the NPS-HPL. The part of the project area proposed for Fernhill Heights housing development is zoned rural, however, this is commercial forestry land that is proposed to be harvested. There is no existing or proposed rural/productive use of this piece of land. The NPS-HPL provides for rezoning of rural / highly productive land to urban where it will meet demand for housing in the district, to give effect to the NPS-UD. As above, the housing proposed in the new Fernhill Heights suburb will provide housing for increased demand in the district. The proposal is therefore generally consistent with the NPS-HPL.

NES – Contaminated Soils

The land at One Mile Powerhouse Reserve includes Fernhill Closed Landfill, which is a HAIL category G3 landfill site. The boundary of this site has been recorded by the Otago Regional Council and QLDC and is north of the

planned lower buildings in the Powerhouse precinct. The site is identified by the ORC as HAIL 00465.01. The site was investigated by the Otago Regional Council in 2000, and findings are documented in a report titled the 'Fernhill Former Landfill, Queenstown' Prepared by Jenny Lowe, Otago Regional Council, July 2000. This investigation assessed the localised surface water drainage paths and other impacts the landfill may have been having on the surrounding environment. No visible impacts were observed on stream vegetation immediately downstream of the landfill. Two samples were taken from the surface water of One Mile Creek, 300 meters upstream and 100 meters downstream from the landfill. Analytes were either reported below limits of laboratory detection or below the adopted ANZECC 1992 guidelines for the protection of aquatic ecosystems (Otago Regional Council, 2000). This investigation concluded no further investigations were required at the site, unless future adverse effects are observed. The 2000 ORC report describes the closure of the landfill in approximately 1965 (Otago Regional Council, 2000).

The One Mile Powerhouse Reserve area also includes a HAIL Category E7 site, being Lake Esplanade Mine Tailings (HAIL 02036.01). This is within the south-eastern area of the Powerhouse Reserve, south of any planned infrastructure. This site is summarised as historical mine tailings and races identified in the gully of One Mile Creek above Lake Esplanade road. Resource consent pursuant to Regulations 8 - 11 of the National Environmental Standards for Contaminated Soils is required – noting that there is no residential use in this location.

A Contaminated Soils Management Plan and Preliminary/Detailed Site Investigation are planned to be investigated for both of the above HAIL sites during the substantive application process.

- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA [section 124C\(1\)\(c\)](#) (existing consent would need to expire to enable the approval to be exercised) or RMA [section 165Z1](#) (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act

No relevant existing consents that the applicant is aware of.

3.8.1.2 *Resource consents where the project includes standard freshwater fisheries activities*

If your application is seeking a resource consent and your project includes a [standard freshwater fisheries activity](#), provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.
N/A
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
N/A

3.8.1.3 *Designations*

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.
N/A

3.8.1.4 *Designations where the project includes a standard freshwater fisheries activity*

If your application is seeking a designation or an alteration to an existing designation and your project includes a [standard freshwater fisheries activity](#), provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.
N/A
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
N/A

3.8.1.5 *Change or cancellation of conditions*

If your application is seeking a change of cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

N/A

3.8.1.6 *Certificates of compliance*

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

N/A

3.8.2 Approvals relating to Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980

3.8.2.1 *Concessions*

For applications seeking a [concession](#) that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?
No
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?

- If you answered yes to both a. and b. above, provide evidence that the applicant has written agreement from the holder(s) of the right of first refusal or [right of offer or return](#) to waive that right for the purposes of the proposed lease.

N/A, as the granting of the lease will not trigger a right of first refusal or a right of offer or return.

3.8.2.2 *Land exchanges*

For applications seeking an approval for a land exchange involving conservation land, provide the details below:

No

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)
- The financial value of the land proposed to be acquired by the Crown
- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.

- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange
- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in [Schedule 4](#) or a reserve declared to be a national reserve under [section 13](#) of the Reserves Act 1977.

3.8.3 Approvals relating to complex Freshwater Fisheries activities

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation [42](#) or [43](#) of the Freshwater Fisheries Regulations 1983 in respect of a [complex freshwater fisheries activity](#) provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.
N/A
- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
N/A

3.8.4 Approvals relating to [Exclusive Economic Zone and Continental Shelf \(Environmental Effects\) Act 2012](#)

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.
N/A
- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:
 - Details of any application made;
 - An explanation of any decisions made on that application; and
 - Any information that Minister may consider under [section 22\(6\)](#) (comparison of activity against current or likely use of the area).

N/A

- Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.

N/A

3.8.5 Approvals relating to Crown Minerals Act 1991

3.8.5.1 *Access arrangements*

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with [section 59\(1\)](#) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including;
 - Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and
 - Evidence that the notice complies with the requirements in [section 59\(2\)](#) of the Crown Minerals Act, and any matters required by regulations. =

N/A

3.8.5.2 *Mining permits*

For an approval for a mining permit that would otherwise be applied for under [section 23A](#) of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.

N/A

- The name and contact details of the proposed permit participants and the proposed permit operator.

N/A

- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.

N/A

- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.

N/A

- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.

N/A

- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with [section 42\(11\)](#).

N/A

- If the authorised person proposes to provide information under [section 37](#) (to the relevant chief executive), the date on which the person intends to provide that information.

N/A

- The proposed duration of the permit.

N/A

3.8.5.3 *Mining permits for petroleum*

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.

N/A

- A high-level overview of the following:
 - the proposed field development plan;
 - the proposed date for the commencement of petroleum production;
 - the economic model for the project;
 - the proposed duration of the proposed mining permit and;
 - decommissioning plans.

N/A

3.8.5.4 *Mining permits for minerals other than petroleum*

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted

N/A

- Information on whether the application will be for a [Tier 1 or Tier 2 permit](#).

N/A

- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

N/A

- An indicative mine plan.

N/A

- A high-level overview of the following:
 - the proposed mining method;
 - the proposed date for the commencement of mining and estimated annual production;
 - the economic model for the project;
 - the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
 - the proposed methods for processing mined material and handling and treating waste and;
 - anticipated plans for mine closure and rehabilitation.

N/A

Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

I confirm that I am authorised to make this application - Yes

I have provided a copy of the application with all contact details redacted - Yes

I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with [section 104](#) of the Act, and the [Fast-track Approvals Cost Recovery Regulations 2025](#) - Yes

Signature: *Guy Hingston*

Date: 12/19/2025

Name: Guy Hingston on behalf of Bowen Peak Ltd

Section 5: Attachments

List any documents submitted with the application.

- *Remember: include a copy of your application with all contact details redacted.*

Attachment number	Document name	Author	Document version

Referral application checklist

Use this checklist to confirm you have completed all sections of the referral application form.

Section 1: Applicant details	Yes
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	Yes
1.4 Compliance and enforcement history	Yes
Section 2: Referral application summary	Yes
2.1 Project name	Yes
2.2 Project description and location	Yes
2.3 Ineligible activity	Yes
2.4 Exemptions from requirement to provide agreement	Yes

2.5 Ministerial determinations under sections 23 and 24	Yes
2.6 Appropriateness for fast-track approvals process	Yes
Section 3: Project details	Yes
3.1 Approvals required	Yes
3.2 Project stages	Yes
3.3 Alternative project	Yes
3.4 Adverse effects	Yes
3.5 Persons affected	Yes
3.6 Legal interest	Yes
3.7 Other matters	Yes
3.8 Specific proposed approvals	Yes
Section 4: Authorisation	Yes
Section 5: Attachments	Yes