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## Invitation to comment on Fast-track referral application for the Powerhouse project under the Fast-track Approvals Act 2024 – FTAA-2511-1126

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**From** Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

**Date** Thu 29/01/2026 12:15 PM

**To** Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>; Louise Upston (MIN) <L.Upston@ministers.govt.nz>; James Meager (MIN) <J.Meager@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Chris Penk (MIN) <C.Penk@ministers.govt.nz>; Simon Watts (MIN) <S.Watts@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

**Cc** FTAreferalls <FTAreferalls@mfe.govt.nz>

 1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Arts, Culture and Heritage
- Minister for Tourism and Hospitality
- Minister of Conservation
- Minister of Climate Change
- Minister for Land Information
- Associate Minister of Transport
- Associate Minister of Housing

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Bowen Peak Limited for referral of the Powerhouse project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2511-1126).

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

### Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email, being 27 February 2026. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

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.

## Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz). Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing [ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz).

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, [infrastructure.portfolio@parliament.govt.nz](mailto:infrastructure.portfolio@parliament.govt.nz).

Before the due date, if you have any queries about this email or need assistance with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz). Further information is available at <https://www.fasttrack.govt.nz/>.

## Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

## Project summary

<b>Project name</b>	Powerhouse
<b>Applicant</b>	Bowen Peak Limited
<b>Location</b>	Queenstown, Otago
<b>Project description</b>	<p>The project as an integrated development, proposing to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project involves:</p> <ol style="list-style-type: none"> <li>a. three contiguous aerial ropeways, including: <ol style="list-style-type: none"> <li>i. the Powerhouse Gondola (a capacity of 10 passengers per cabin) to connect the One Mile Powerhouse Reserve to the Saddle Funifor, which provides access to the proposed Fernhill Heights residential development and the proposed predator-free sanctuary</li> <li>ii. the Saddle Funifor (a capacity of 110 passengers per cabin) to connect to the Fernhill Heights residential development and facilitate access to the proposed tourism activities</li> <li>iii. the Bowen Peak Gondola (a capacity of 10 passengers per cabin) to connect Saddle Station to a viewing platform on Bowen Peak and provide access to a new mountain bike park and ski area</li> <li>iv. note: the applicant states the final system types (pylon-based cable car, gondola, or funifor) will be confirmed with any</li> </ol> </li> </ol>

substantive application

- b. station buildings, aerial ropeway infrastructure, and ancillary development, including:
  - i. Powerhouse Station, being a retail, hospitality, and tourism precinct
  - ii. Fernhill Heights Station, being an integrated retail, hospitality and tourism facility with bus turnaround bay and multi-level carpark
  - iii. Saddle Station, being a two-storey facility with bar/restaurant, retail, guest services, outdoor education rooms, public shelter, and public toilets
  - iv. Bowen Peak Station, being a public viewing platform with shelter and toilets, to provide access to the proposed tourism activities
- c. a new residential development known as Fernhill Heights on a 52-hectare site, including:
  - i. the construction of 175 alpine-style chalets – each chalet will contain either seven or nine residential apartment units, providing a total of 1,333 residential units with a mix of two-, three-, or four-bedroom apartments
  - ii. provision of five per cent of units as affordable housing and fifty per cent for worker accommodation
  - iii. fee simple and unit title subdivision across the residential units
- d. new fenced predator-free sanctuaries, including:
  - i. the establishment of the Te Taumata o Hakitekura Predator-free Sanctuary (approximately 290 hectares) located in the upper One Mile and Two Mile Creek catchments
  - ii. the establishment of two sanctuaries within the lower One Mile Reserve (approximately 3 hectares)
  - iii. the removal of wilding pines and the planting of native vegetation
- e. other new tourism activities, including:
  - i. a ski field on Bowen Peak
  - ii. a mountain bike park and trail
  - iii. walking tracks.

Yours sincerely

Hon Chris Bishop  
**Minister for Infrastructure**



**Office of Hon Chris Bishop**

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: [c.bishop@ministers.govt.nz](mailto:c.bishop@ministers.govt.nz) Website: [<http://www.beehive.govt.nz/>]www.Beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

**Email disclaimer:**

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2511-1126

Trevor McGlinchey  
Acting Board Chair  
Aukaha

Email: [consents@aukaha.co.nz](mailto:consents@aukaha.co.nz)

Tēnā koe Trevor,

**Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

#### Appendix A: Project summary details

cc: Kate Timms-Dean - s 9(2)(a)  
Mereana Goodman - s 9(2)(a)  
Pam Walker - s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Penny Nelson  
Director-General of Conservation  
Department of Conservation

Email: s 9(2)(a)

Dear Penny,

**Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Department of Conservation to provide written comments on the referral application as the administering agency for the Conservation Act 1987, the Reserves Act 1977, and the Wildlife Act 1953.

Under section 20(1), I also invite you to provide further information on the following matters:

- *the applicant proposes that the occupation of reserve land would be authorised through a sequence of short-term licences to occupy, totalling 25 years (five years for construction, followed by two 10-year operational licences). The draft licences are included in Appendix 14 of the application. The applicant considers this would not trigger the 50-year threshold relevant to the right of first refusal within the Ngāi Tahu Treaty settlement provisions.*
- *having regard to the above, the Minister seeks further information from you on whether the proposed license structure is appropriate for the project.*

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in-

confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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

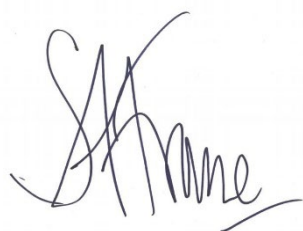
If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive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

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Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, 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, Investment Strategy and Operations**

Appendix A: Project summary details

cc: Jenni Fitzgerald - s 9(2)(a) [REDACTED]  
Graeme Silver - s 9(2)(a) [REDACTED]  
Grace Masterton - s 9(2)(a) [REDACTED]  
Marie Payne - s 9(2)(a) [REDACTED]  
Amelia Wilkinson - s 9(2)(a) [REDACTED]  
Gen Hewett - s 9(2)(a) [REDACTED]

Application enquiries email - [fasttrackapplicationenquiries@doc.govt.nz](mailto:fasttrackapplicationenquiries@doc.govt.nz)  
DOC Fast-track email - [fast-track@doc.govt.nz](mailto:fast-track@doc.govt.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Dean Whiting  
Acting Chief Executive  
Heritage New Zealand Pouhere Taonga

Email: s 9(2)(a)

Dear Dean,

**Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite Heritage New Zealand to provide written comments on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.

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

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

[fasttrack.govt.nz](http://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

project, any comments received may assist in determining the information that must be submitted with the substantive application.


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

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Yours sincerely

A handwritten signature in black ink, appearing to read 'S Frame', is centered on a white rectangular background.

Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

Appendix A: Project summary details

cc: James Sutherland – s 9(2)(a) [redacted]  
Angelica Pablo - s 9(2)(a) [redacted]  
HNZPT Fast-track Email - [fasttrack@heritage.org.nz](mailto:fasttrack@heritage.org.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Terry Nicholas  
Hokonui Rūnanga

Email: s 9(2)(a)

Tēnā koe Terry,

**Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', is centered on a light blue rectangular background.

Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

Appendix A: Project summary details

cc: General mailbox - [hokonui.office@ngaitahu.iwi.nz](mailto:hokonui.office@ngaitahu.iwi.nz)

## Appendix A – Project summary details

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Project name	Powerhouse
Applicant name	Bowen Peak Limited
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FTAA-2511-1126

Matapura Ellison  
Kāti Huirapa Rūnaka ki Puketeraki

Email: [admin@puketeraki.nz](mailto:admin@puketeraki.nz)

Tēnā koe Matapura,

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For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', is centered on a light blue rectangular background.

Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

Appendix A: Project summary details

cc: Shane Ellison - s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Gaye Searancke  
Chief Executive  
Land Information New Zealand (LINZ)

Email: [customersupport@linz.govt.nz](mailto:customersupport@linz.govt.nz)

Dear Gaye,

**Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

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

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as the Ben Lomond Special Lease boundary covers part of the project area and to confirm whether any approvals are required by the applicant outside of the fast-track approvals process to undertake commercial recreational activities on a Crown pastoral lease. Accordingly, I invite you to provide written comments on the referral application.

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

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

[fasttrack.govt.nz](http://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

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Frame', is positioned above the typed name and title.

Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Richard Saunders  
Chief Executive Officer  
Otago Regional Council

Email: s 9(2)(a)

Dear Richard,

**Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Otago Regional Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Otago Regional Council **must** provide comments advising on the following matters:

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

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

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Yours sincerely

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

Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

#### Appendix A: Project summary details

cc: Alexandra King - s 9(2)(a)  
Jenny Ross - s 9(2)(a)  
Martina Courtier - s 9(2)(a)  
ORC Fast-track Email - [consent.fasttrack@orc.govt.nz](mailto:consent.fasttrack@orc.govt.nz)  
Hannah Chamberlain - s 9(2)(a)  
Chloe Moffett - s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Mike Theelen  
Chief Executive Officer  
Queenstown Lakes District Council

Email: s 9(2)(a)

Dear Mike,

**Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Queenstown Lakes District Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Queenstown Lakes District Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*
- 2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165Z1 of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

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

[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

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.


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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashiley Sycamore.

For assistance with the application portal or to update your account details, 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, Investment Strategy and Operations**

#### Appendix A: Project summary details

cc: Neil Harkin - s 9(2)(a)  
Dave Wallace - s 9(2)(a)  
Fiona Blight - s 9(2)(a)  
Kenny Macdonald - s 9(2)(a)  
Rachel Beer - s 9(2)(a)  
Charlie Evans - s 9(2)(a)

Trish Anderson - s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Renee Bull  
Te Ao Mārama Incorporated

Email: s 9(2)(a)

Tēnā koe Renee,

### **Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).


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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

Appendix A: Project summary details

cc: Office Email - [office@tami.maori.nz](mailto:office@tami.maori.nz)  
Meriani Pile - s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Barry Bragg  
Chairman  
Te Rūnanga o Awarua

Email: s 9(2)(a)

Tēnā koe Barry,

**Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

#### Appendix A: Project summary details

cc: Gail Thompson - s 9(2)(a) [REDACTED]  
Michael Stevens - s 9(2)(a) [REDACTED]  
Te Runanga o Awarua - [office@awaruarunaka.iwi.nz](mailto:office@awaruarunaka.iwi.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Trevor McGlinchey  
Te Rūnanga o Moeraki

Email: s 9(2)(a)

Tēnā koe Trevor,

### **Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', is centered on a white rectangular background.

Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

Appendix A: Project summary details

cc: [moeraki.runanga@ngaitahu.iwi.nz](mailto:moeraki.runanga@ngaitahu.iwi.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Rachael Pull  
Te Rūnanga o Ngāi Tahu

Email: s 9(2)(a)

Tēnā koe Rachael,

### **Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

Appendix A: Project summary details

cc: Lisa Mackenzie - s 9(2)(a)  
Deidre Francis - s 9(2)(a)  
TTW - [ttw@ngaitahu.iwi.nz](mailto:ttw@ngaitahu.iwi.nz)  
Chris Ford - s 9(2)(a)

Justin Tupa - s 9(2)(a) [REDACTED]

Jo McLean - s 9(2)(a) [REDACTED]

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Rewi Davis  
Te Rūnanga o Ōraka-Aparima

Email: [office@orakaaparima.org.nz](mailto:office@orakaaparima.org.nz)

Tēnā koe Rewi,

### **Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', is written over a light blue rectangular background.

Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

Appendix A: Project summary details

cc: Kasmira Peterson - s 9(2)(a)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Andrew Rouvi  
Te Rūnanga o Ōtākou

Email: s 9(2)(a)

Tēnā koe Andrew,

### **Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Ashley Sycamore.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

#### Appendix A: Project summary details

cc: Brett Ellison - s 9(2)(a)  
Louise Dennison - s 9(2)(a)  
Mollie Lyders - s 9(2)(a)

Terry Nicholas - s 9(2)(a) [REDACTED]  
Office Email - [office@tro.org.nz](mailto:office@tro.org.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>

FTAA-2511-1126

Odele Stehlin  
Waihōpai Rūnaka

Email: s 9(2)(a)

Tēnā koe Odele,

### **Invitation to provide written comments on an application for referral of the Powerhouse project under the Fast-track Approvals Act 2024**

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

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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

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For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S Frame', is written over a light blue rectangular background.

Stephanie Frame  
**Acting General Manager, Investment Strategy and Operations**

Appendix A: Project summary details

cc: Waihōpai Rūnaka Gen Email - [office@awaruarunaka.iwi.nz](mailto:office@awaruarunaka.iwi.nz)  
Office Email - [info@waihōpai.org.nz](mailto:info@waihōpai.org.nz)

## Appendix A – Project summary details

Application number	FTAA-2511-1126
Project name	Powerhouse
Applicant name	Bowen Peak Limited
Project summary details	<p>The applicant describes the project as an integrated development to construct and establish a three-stage aerial ropeway network, associated station infrastructure, a residential development, predator free sanctuaries, and tourism activities including a ski field on Bowen Peak, mountain bike park, walking trails, and a retail and hospitality precinct.</p> <p>The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project involves both private and public land. Refer to Appendix 25 of the application for a summary of the titles and instruments.</p> <p>The applicant is seeking the proposed approvals under specified Acts for the project:</p> <ul style="list-style-type: none"><li>a) resource consents under the Resource Management Act 1991 (RMA)</li><li>b) concessions under the Conservation Act 1987</li><li>c) approvals/leases under the Reserves Act 1977</li><li>d) wildlife approvals under the Wildlife Act 1953</li><li>e) archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.</li></ul>