

Penny Nelson  
Director-General of Conservation  
Department of Conservation

Email: s 9(2)(a)

Dear Penny

**Request for report in relation to the use of public conservation land under section 19 of the Fast-track Approvals Act 2024 for the Powerhouse project (FTAA-2511-1126)**

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 project area includes public conservation land (defined under the Act) and requires the following proposed approvals under specified Acts:

- resource consents under the Resource Management Act 1991
- approval under the Conservation Act 1987
- approval under the Reserves Act 1977
- approval under the Wildlife Act 1953
- archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014.

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

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

1. *the existing arrangements (whether formal or informal) for the administration, access to, or use of public conservation land within the project area.*
2. *advice on the risks to, and potential liabilities of, the Crown that relate to any proposed approvals of the kind described in [section 42\(4\)\(e\), \(f\), \(l\), or \(m\)](#) (concession, land exchange, or access arrangement).*
3. *if the referral application was required to include information under [paragraph \(q\) or \(r\) of section 13\(4\)](#), advice on the matters set out in the applicable paragraph.*

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

Please provide the section 19 report no later than 20 working days from receipt of this letter. If you do not consider the report can be prepared by that date, please let us know as soon as possible.

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 the report to the application portal feedback page using the template (attached) or similar format/document.

Alternatively, if you wish to email the report 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 blue 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  
Attachment 1: Template for report

## 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>