

3 March 2026

Ashley Sycamore,
Senior Advisor – Fast-track Operations
Ministry for the Environment



VIA EMAIL: s 9(2)(a)

Dear Ashley

QUEENSTOWN CABLE CAR (FTAA-2510-1124) – RESPONSE TO SECTION 20 REQUEST FOR FURTHER INFORMATION

1 INTRODUCTION

Thank you for your letter dated 17 February 2026 requesting further information in relation to the Queenstown Cable Car (QCC) project:

Specifically, you have requested confirmation regarding:

- Whether the project involves an ineligible activity under section 5(1)(j) or (k) of the Fast Track Approvals Act 2024 (FTAA) or specifies otherwise;
- Whether an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) is required for the project; and
- If an archaeological approval is required, whether this approval is intended to be sought via the FTAA process, or outside the fast-track approvals process.

These matters are addressed below.

2 CONFIRMATION THAT THE PROJECT DOES NOT INVOLVE AN INELIGIBLE ACTIVITY UNDER SECTION 5(1)(J) OR (K) OF THE FTAA OR SPECIFIES OTHERWISE

Southern Infrastructure Limited (SIL) confirms that the project does not involve an ineligible activity under section 5(1)(j) or (k) of the FTAA as the Health NZ land¹, where the Airport Station is proposed to be located, is not a reserve held under the Reserve Act 1977 (Reserves Act).

The Record of Title for the Health NZ land describes the purpose of the site as “In Trust as a Site for a Public Hospital”. This originates from a 1911 instrument where the Crown transferred the land to the “Southland Hospital and Charitable Aid Board...in trust as a site for a public hospital.” A copy of the historic Record of Title is provided in **Attachment [A]**.

¹ Record of Title OT161/204 with the legal description being Section 2-3, 5-7, 22-24 Block VIII and Section 2-3, 5-7, 22-24 Block IX and Block XIX Town of Frankton.



The land has subsequently been transferred from the various Southern health entities as the health system has been reformed (such as Southern Crown Health Enterprise Limited, Southern Health Limited, Southern District Health Board), to most recently being held by Health NZ following the establishment of Health NZ by Pae Ora (Healthy Futures) Act 2022.

The Record of Title does not refer to the Reserves Act 1977, or the land being vested a reserve under the Reserves Act. At no point has it been treated as reserve land or classified as such under the Reserves Act.

The Health NZ land was initially included in Section 6.4 of SIL's application for referral under the FTAA. This section identifies leases or licences of reserve land that are required for the project and are sought under the FTAA.

The Reserves Act 1977

The Reserves Act establishes the framework for the control, management, development, use, maintenance, and preservation of reserves in New Zealand, ensuring these areas are administered according to their principal or primary purpose. The Act requires the Minister to classify all reserves, both existing and newly created, according to their primary purpose as set out in sections 17 to 23, which detail the various categories of reserves.

The Reserves Act generally applies to land vested in the Crown, local authorities, or other entities as specified in section 16 of the Reserve Act. The Reserves Act regime is premised on the classification of reserves. Management is determined by that classification, both as to who is authorised to administer the reserves and the nature and types of the powers to lease or otherwise use reserve lands.

Land owned by a Crown entity, such as Health NZ, does not automatically fall under the scope of the Reserves Act unless specifically classified as a reserve (i.e. pursuant to section 16), or unless there is a legislative action (such as a notice in the Gazette) declaring it a reserve for a specified purpose.

The Health NZ land has never been classified as a reserve, as provided for under section 16 of the Reserves Act, nor has it separately been declared a reserve for a specified purpose.

Effect on the Referral Application for the QCC Project

As the Health NZ land is not covered by the Reserves Act, the referral application for the QCC project should be amended to remove the requirement for a Reserves Act approval for this land.

In the unlikely event that it is later determined that the land is captured by the Reserves Act the referral application includes an alternative location for the Airport Station that can be pursued.



SIL has been working with Health NZ in relation to the approvals required to establish the Airport Station on the Health NZ Land. Health NZ have indicated that they are awaiting the outcome of the Queenstown Lakes Clinical Services Plan, which is currently before the Minister of Health and Cabinet before it can engage further with SIL on the location of the Airport Station on Health NZ land. This process may influence the location of the current hospital and the Health NZ requirements for this parcel of land. Health NZ have confirmed that it will engage with SIL directly following the outcome of this process to discuss a possible lease or disposal of the Health NZ land.

3 ARCHAEOLOGICAL AUTHORITY UNDER HNZPTA

At the time of lodging the referral application, a review of available planning and heritage records (including QLDC GIS mapping and the Heritage New Zealand Pouhere Taonga (HNZPT) List) did not identify any recorded heritage sites within the project footprint.

Subsequently, written comments from the Chief Executive of HNZPT, have identified the potential to modify or destroy recorded archaeological site E41/302, and noted the broader potential for additional archaeological material to be present given the archaeological sensitivity of the wider area.

Following further review of the New Zealand Archaeological Association (NZAA) *ArchSite* database, and receipt of the Detailed Site Record Form dated 18 February 2026 (**Attachment [B]**), site E41/302 has been confirmed as being located adjacent to the proposed Town Centre Station at 5 Boundary Street (car park) (refer **Figure 1**).

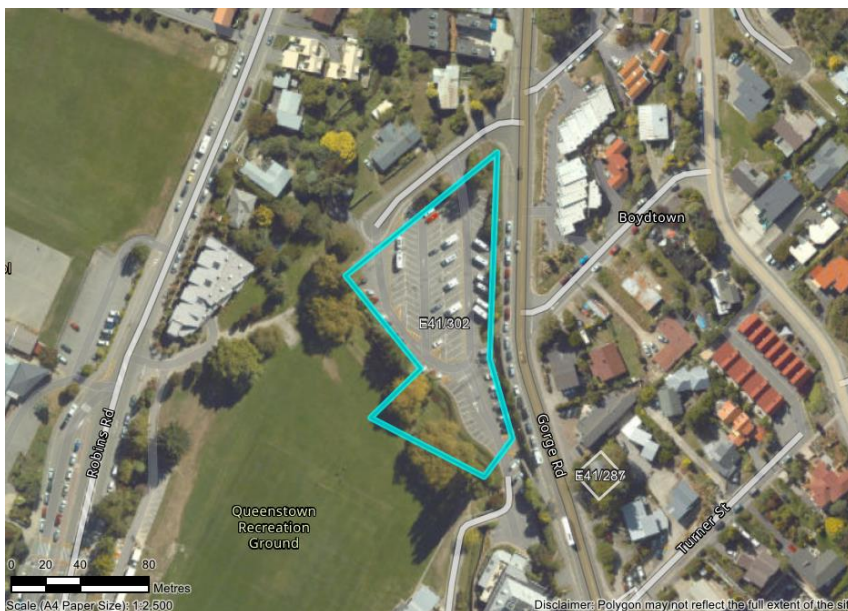


Figure 1: Location of recorded archaeological site E41/302 (*Site Record Form, NZAAI*)

The Site Record Form identifies:



- **NZAA Site Name:** Rosedale House
- **Site Type:** Historic – land parcel
- **Site Period:** Colonial (1840-1900)
- **Co-ordinates (NZTM):** Easting 1258198 / Northing 5004755
- **Condition of Site when last visited:** Not visible

The site is described as:

Archaeological site recorded as result of historic research. This indicated that the property was owned by Europeans by at least 1864 and a boarding house - Rosedale House - was erected there by J. A. Bryant by 1883. It is likely that a cottage on the property, noted in an 1894 newspaper report of a fire at the property, was related to the earlier occupation of the property. No ground truthing has been undertaken to date to confirm the presence of archaeological material.

The condition notes further record that:

Site was turned into a car park in the sometime between the 1990s and early 2000s and the site capped with concrete. Not clear what condition any archaeology remains will be in.

In this context, and given that the site has operated as a sealed car park for several decades, has no visible above ground features, and was not identified through relevant planning or heritage mapping at the time of referral, it was not initially apparent through standard desktop and GIS based review processes.

Notwithstanding this, and acknowledging both the confirmed presence of recorded site E41/302 and the potential to encounter previously unidentified archaeological material within the wider project footprint, **SIL confirms that an archaeological authority under the HNZPTA will be required and sought for the project under the FTAA process.**

4 PATHWAY FOR ARCHAEOLOGICAL APPROVAL AND MANAGEMENT

The scope of the authority application will address:

- Potential effects on recorded site E41/302; and
- Provide for the modification or destruction of any previously unidentified archaeological material within the defined project footprint, should such material be encountered during the construction stage of the project.

The extent of the authority sought will be confirmed in consultation with HNZPT to ensure it appropriately addresses both the recorded site and the archaeological sensitivity of the wider project area. Subject to the scope of the authority granted, additional authorities would not be anticipated unless works extend beyond the approved area or materially different effects arise.

In addition, and consistent with standard conditions typically imposed where there is archaeological potential, the applicant proposes to volunteer an accidental discovery protocol



condition at substantive application stage to address the potential discovery of previously unidentified archaeological material.

In summary, such a condition would require that if archaeological material predating 1900, or other archaeological features, are discovered during works:

- Works cease immediately in the vicinity of the discovery;
- HNZPT and the relevant consent authority are notified;
- A suitably qualified archaeologist is engaged to assess the discovery; and
- An archaeological authority is obtained under the HNZPTA where required before works recommence.

The final wording of any such condition will be confirmed in consultation with HNZPT as part of the substantive approvals process.

Matters relating specifically to cultural values and engagement with mana whenua will be addressed separately through ongoing consultation with iwi and volunteered consent conditions as appropriate.

This approach ensures that both known and previously unidentified archaeological values are appropriately managed and that statutory requirements under the HNZPTA are complied with prior to and during works.

5 CONCLUSION

We trust this additional information will satisfy your information requests, however, please do not hesitate to contact us if you have any further queries.

Yours sincerely,

Town Planning Group



Brett Giddens
Director



16 March 2026

Ashley Sycamore,
Senior Advisor – Fast-track Operations
Ministry for the Environment



VIA EMAIL: s 9(2)(a)

Dear Ashley

QUEENSTOWN CABLE CAR (FTAA-2510-1124) – RESPONSE TO FURTHER SECTION 20 QUERIES RELATING TO THE STATUS OF HEALTH NZ LAND PROPOSED AS AIRPORT STATION ‘OPTION A’

Thank you for email dated 13 March 2026 requesting further information regarding the status of the Health NZ land proposed as ‘Option A’ for the Airport Station.

The status of this land remains unclear and it will likely take some time to complete a detailed land status review to respond to your queries. In order to avoid any further delay and to assist with the timely completion of your report to the Minister, we can confirm that Southern Infrastructure Limited (**SIL**) will proceed on the basis that it will not be pursuing a station on the Health NZ land at this time.

We have provided an updated Project Area Plan (attached). The Airport Station will be located on a site in the general area shown on the Project Area Plan that is convenient for airport users and complies with technical requirements, but that does not give rise to an ineligible activity under the Fast Track process. As discussed, given the large area covered by the QCC project, the note on the corner of this plan clarifies that the alignment and station locations are indicative only at this stage. The final station details will be confirmed through detailed design, landowner and stakeholder engagement, and further technical assessment prior to the substantive application.

As part of the detailed design process, if the status of the Health NZ land can be confirmed or the necessary approvals can be obtained from Health NZ, such that the QCC project does not include an ineligible activity, the substantive application may include a station on the Health NZ land. We understand that SIL will not be precluded from seeking the necessary approvals to pursue a station on the Health NZ land (or other reserve land in the area) as part of its substantive application if the referral application is successful.

We trust this additional information will satisfy your information requests. However, please do not hesitate to contact us if you have any further queries.



Yours sincerely,
Town Planning Group



Brett Giddens
Director





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[A] HISTORIC RECORD OF TITLE





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **OT161/204** **Part-Cancelled**
Land Registration District **Otago**
Date Issued 14 July 1911

Prior References
Warrant 3/278

Estate Fee Simple
Area 1.8590 hectares more or less
Legal Description Section 2-3, 5-7, 22-24 Block VIII and
Section 2-3, 5-7, 22-24 Block IX and Block
XIX Town of Frankton
Purpose In Trust as a Site for a Public Hospital
Original Registered Owners
Southern Health Limited

Interests

6722 Proclamation taking Part Sections 7 & 22 Block IX herein for the purposes of Section 29 Public Works Amendment Act 1948 - 13.12.1954 at 2:10 pm

Appurtenant hereto is a right to Convey water over the land in PR OT28/212 created by Transfer 193513 - 26.4.1955

Appurtenant hereto is a right to Convey water over the land in CT OT378/247 created by Transfer 193515 - 26.4.1955

6798 Proclamation taking Part Sections 6, 7 & 22 Block VIII and Section 6 & Part Sections 5, 7, 22, 23 & 24 Block IX herein for road - 16.6.1955 at 11:05 am

Appurtenant hereto is a right to Convey water over the land in CT OT380/86 created by Transfer 194619 - 5.7.1955

Appurtenant hereto is a right to Convey water over the land in CT OT380/87 created by Transfer 194621 - 5.7.1955

Appurtenant hereto is a right to Convey water over the land in CT OT391/231 created by Transfer 201297 - 26.11.1956 at 2:49 pm

847107.4 CAVEAT BY SOUTHERN CROWN HEALTH ENTERPRISE LIMITED - 25.1.1994 at 11:07 am

960319.1 SUBJECT TO PART 9 OF THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 (WHICH PROVIDES FOR CERTAIN DISPOSALS RELATING TO THE LAND TO WHICH THIS CERTIFICATE OF TITLE RELATES TO BE OFFERED FOR PURCHASE OR LEASE TO TE RUNANGA O NGAI TAHU IN CERTAIN CIRCUMSTANCES) - 12.1.1999 at 11:00 am

5031814.4 Departmental Dealing to convert within title into Landonline and bring forward memorials - 21.2.2001 at 9:30 am

5025257.1 Change of Name of Southern Health Limited to Southern District Health Board - 22.2.2001 at 9:00 am

5033792.1 Departmental Dealing correcting the registered proprietor to Southland District Health Board - 5.4.2001 at 9:10 am

5447888.1 Gazette Notice (2002/1443) declaring State Highway No. 6 adjoining the within land to be a limited access road from 14.5.2002 - 24.12.2002 at 9:00 am

8142286.1 Departmental dealing correcting the Prior Reference Warrant 3/298 to Warrant 3/278 - 23.4.2009 at 3:15 pm

9283723.1 Application pursuant to s99A Land Transfer Act 1952 vesting the within land in Southern District Health Board - 14.1.2013 at 3:17 pm

12696920.1 Application pursuant to Section 90 Land Transfer Act 2017 vesting the within land in Health New Zealand. - 31.3.2023 at 11:42 am

By Transfer 195513 a Right to convey water was granted over the land in C.T. 356/202

By Transfer 195515 a Right to convey water was granted over the land in C.T. 378/147

Proclamation 6798 (later Land Section 6.7 and 22
Block VIII and Section 6 and Road Section 22, 23
and 24 Block IX for road (connecting Penetration
No. 6721 registered 16 June 1955 by 1955 57.
Gruen A.L.R.

By Transfer 19619 a Right to convey water over the land in C.T. 336/26 was granted pursuant to section 5 July 1961

By Transfer 197421 a Right to convey water was granted over the land in C.T. 370/31 pursuant to section 5 July 1974

By Transfer 201297 a Right to Convey Water over part of the land in C.T. 391/231 was granted pursuant to section 26 & November 1956 at 2.49 p.m.
Haden D.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
J. H. ... A.L.R.

of balance
715230 Transmission to the Southland Area Health Board entered 3.11.1988 at 10.10 am
... A.L.R.

847107/3 Application pursuant to Clause 9(1) First Schedule of the Health Reforms (Transitional Provisions) Act 1993 whereby Southern Crown Health Enterprise Limited is registered proprietor in substitution for Southland Area Health Board - 25.1.1994 at 11.07 am
... A.L.R.

847107/4 Caveat against balance by Southern Crown Health Enterprise Limited entered 25.1.1994 at 11.07 am
... A.L.R.

1G1/204

960319.1 Subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998 (which provides for certain disposals relating to land to which this Certificate of Title relates to be offered for purchase or lease to Te Runanga o Ngai Tahu in certain circumstances)

12.1.1999 at 11.00
... for DLR

973346.1 Change of Name of the registered proprietor to Southern Health Limited
17.8.1999 at 9.00
... for RGL

CERTIFICATE OF TITLE,

Vol. , folio





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[B] NZAA SITE RECORD FORM E41/302



Site Record Form



NZAA Site Number: E41/302

Site Coordinates (NZTM)

Imperial Site Number:

Easting: 1258198

Site Type: Historic - land parcel

Northing: 5004755

Site Name(s): Rosedale House

Source: On Screen



Finding Aids to the Location of the Site:

5 Boundary Street - car park

Brief Description:

Site of 1880s buildings

Condition of Site when last visited:

Not Visible

Site Periods:

Colonial 1840-1900

Ethnicity:

Non Maori

Site Features:

Associated Sites:

Description:

Updated 11/12/2025 by ArchSite.

Grid reference changed from (E1258200 / N5004785) to centroid of site polygon (E1258198 / N5004755).

Updated 22/07/2020 (other), submitted by samkurmann

Grid reference (E1258200 / N5004785)

Archaeological site recorded as result of historic research. This indicated that the property was owned by Europeans by at least 1864 and a boarding house - Rosedale House - was erected there by J. A. Bryant by 1883. It is likely that a cottage on the property, noted in an 1894 newspaper report of a fire at the property, was related to the earlier occupation of the property. No ground truthing has been undertaken to date to confirm the presence of archaeological material.

Condition Notes:

Updated 22/07/2020 (other), submitted by samkurmann

Site was turned into a car park in the sometime between the 1990s and early 2000s and the site capped with concrete. Not clear what condition any archaeology remains will be in.

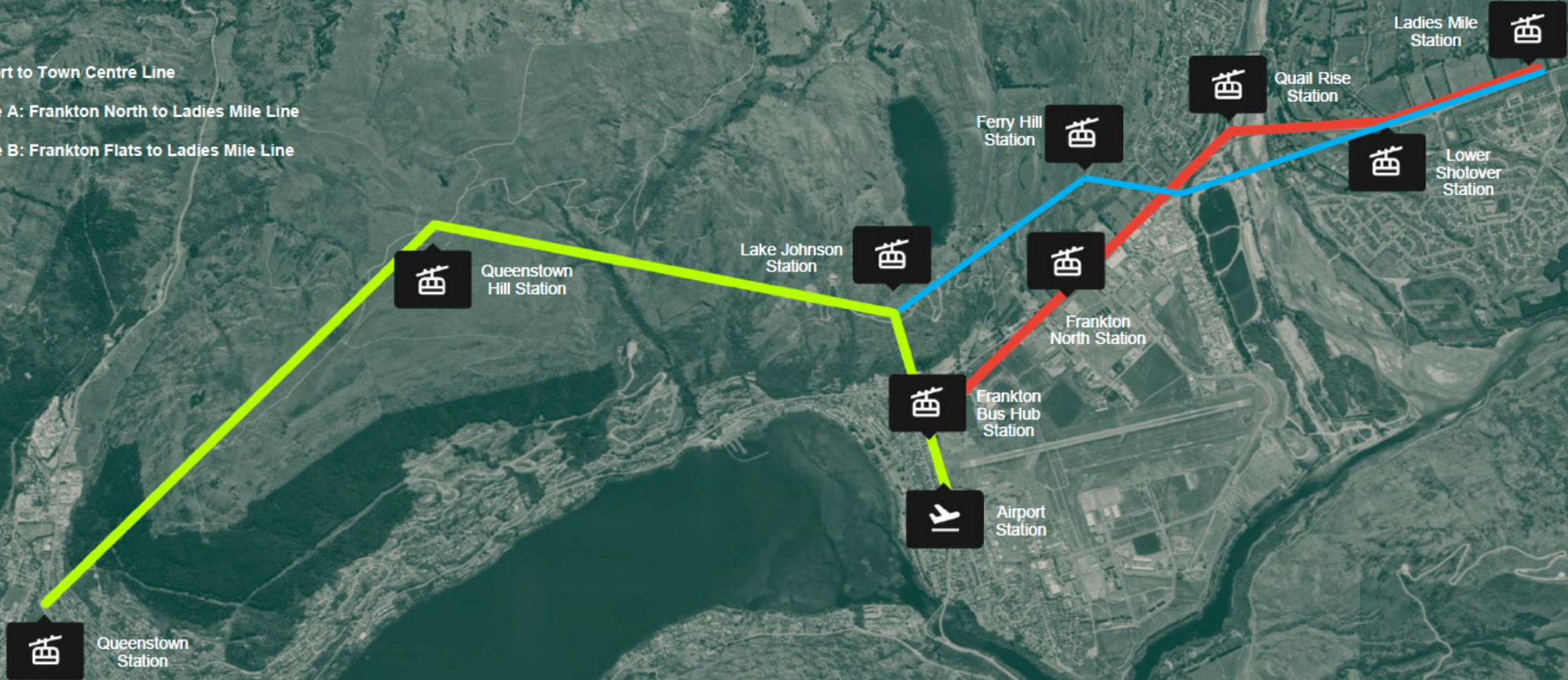
March 2026

queenstowncablecar.com

Airport to Town Centre Line

Route A: Frankton North to Ladies Mile Line

Route B: Frankton Flats to Ladies Mile Line



*Alignment and station locations are indicative only. The final station details will be confirmed through detailed design, landowner and stakeholder engagement, and further technical assessment.