

File ref: 26-BRF-00894 / FTAA-2511-1126

14 April 2026

Guy Hingston
Bowen Peak Limited
s 9(2)(a)

Dear Guy,

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

This notice of decisions is for a referral application received from Bowen Peak Limited (the applicant) for the Powerhouse project (the project) under the Fast-track Approvals Act 2024 (the Act).

Project details

The project is described 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.

The project area comprises several sites within the Fernhill, Lake Esplanade, and Ben Lomond area of Queenstown within the Otago region. The project area includes both private and public land.

The project includes:

- a. three contiguous aerial ropeways, connecting:
 - i. the One Mile Powerhouse Reserve to the Fernhill Heights residential subdivision
 - ii. the Fernhill Heights residential subdivision to the Saddle
 - iii. the Saddle to Bowen Peak
- b. approximately four station buildings (including retail, hospitality, parking and viewing platforms), aerial ropeway infrastructure, and ancillary development
- c. a new residential subdivision and development known as Fernhill Heights on a 52-hectare site, including:
 - i. the construction of 175 alpine-style chalets – each chalet will contain a minimum of seven residential apartment units, providing at least 1,333 residential units with a mix of different-sized apartments
 - ii. provision of five per cent of units as affordable housing and fifty per cent for worker accommodation

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- 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)
- e. the removal of wilding pines and the planting of native vegetation
- f. other new tourism activities such as a ski field on Bowen Peak, mountain bike park & walking trails.

The applicant has identified the following approvals as being required under the fast-track approvals process to authorise the project:

- a. resource consents under the Resource Management Act 1991 (RMA) as described in section 42(4)(a) of the Act
- b. concessions under the Conservation Act 1987 as described in section 42(4)(e) of the Act
- c. approvals/leases under the Reserves Act 1977 as described in section 42(4)(e) of the Act
- d. wildlife approvals under the Wildlife Act 1953 as described in section 42(4)(h) of the Act
- e. archaeological authorities under the Heritage New Zealand Pouhere Taonga Act 2014 as described in section 42(4)(i) of the Act.

Statutory framework for referral applications

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

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

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

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

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

Decision on referral application

The Minister has decided to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

- a. it is a development/infrastructure project that would have significant regional or national benefits [section 22(1)(a)] as it:
 - i. will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure [section 22(2)(a)(ii)]: through the construction of a new aerial rapid transit system
 - ii. will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [section 22(2)(a)(iii)]: through the construction of approximately 1333 new residential units
 - iii. will deliver significant economic benefits [section 22(2)(a)(ix)]: by increasing tourism revenue by \$147 million per year and enabling up to 1500 peak season jobs
- b. referring the project would facilitate its delivery [section 22(1)(b)(i)] because it enables multiple approvals to be obtained through a single one-stop-shop process, the fast-track process precludes public notification, and appeals are limited to points of law, resulting in a more timely and cost-effective process than under normal processes
- c. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because it is an infrastructure and development project which is not beyond the scope of what expert panel members could be expected to assess under standard processes.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) or (5) of the Act.

Specified matters for an accepted referral application

1. Bowen Peak Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.
2. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from the following group, in addition to those specified in section 53: Land Information New Zealand.

3. Under section 27(3)(b)(i) of the Act, a deadline of five years from the date of issue of this letter applies for lodging the substantive application.
4. Pursuant to section 27(3)(b)(ii), the following information must be submitted with the substantive application lodged for the project:
 - a. an assessment of the relevant three waters infrastructure that:
 - i. identifies the existing condition and capacity of that infrastructure; and
 - ii. identifies any upgrades to that infrastructure that are required in connection with the subdivision and development; and
 - iii. identifies any funding required to carry out those upgrades (including who will provide that funding); and
 - iv. provides details of ongoing ownership and maintenance responsibilities; and
 - v. contains information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider about the relevant infrastructure (including discussions and agreements about the matters referred to in items (i) to (iv) above)
 - b. an integrated transport assessment that includes:
 - i. details of any upgrades required to the surrounding road, pedestrian, or cycle network, including pedestrian crossings; and
 - ii. Information on how those upgrades would be funded
 - iii. information on any discussions held, and any agreements made, between the authorised person and the relevant infrastructure provider about the necessary upgrades (including discussions and agreements about the matters referred to in items (i) and (ii) above)
 - c. details of the project's proposed leases, licences or easements over public conservation land, and evidence that they are consistent with any Rights of First Refusal in the Ngai Tahu Claims Settlement Act.

Other matters

Under section 28 of the Act, the Ministry for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Max Gander-Cooper. If you have any queries about the substantive process, please email contact@fasttrack.govt.nz, or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Ben Bunting

Acting Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application

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|---|--|
| Section 28(1)(a) – The applicant | Bowen Peak Limited |
| Section 28(1)(ii) – Anyone invited to comment on the application | |
| <i>Relevant local authorities</i> | Queenstown Lakes District Council Otago Regional Council |
| <i>Relevant portfolio Ministers</i> | Minister for the Environment Minister of Conservation Minister for Arts, Culture and Heritage Minister for Tourism and Hospitality Associate Minister of Transport Associate Minister of Housing |
| <i>Relevant administering agencies</i> | Department of Conservation Heritage New Zealand Pouhere Taonga |
| <i>The Māori groups under s17(d)</i> | Te Rūnanga o Ngāi Tahu Te Rūnanga o Moeraki Kāti Huirapa Rūnaka ki Puketeraki Te Rūnanga o Ōtākou Hokonui Rūnanga Waihōpai Rūnaka Te Rūnanga o Awarua Te Rūnanga o Ōraka-Aparima Aukaha Te Ao Mārama Incorporated |
| <i>Other parties invited to comment</i> | Chief Executive of Land Information New Zealand Minister for Land Information Minister of Climate Change Minister for Regional Development Minister for Economic Growth |
| Section 28(2) – Other parties for an accepted referral application | |
| <i>The Panel Convener</i> | Including all the information received by the Minister as required by section 28(4). |
| <i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as</i> | No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above. |

*identified above) that the Minister considers
have an interest in the matter*

Environmental Protection Authority (EPA)

Including all the information received by the Minister as
required by section 28(4).

Relevant administrating agencies

As identified above.
