



1/11/24

Attn: George Watts

RE: Ayrburn Film Facility

Dear George,

This letter is to provide support for trail developments through the proposed Ayrburn Film Facility, as indicated in the attached Public Trails Plan. Whilst the Queenstown Trails Trust neither supports nor opposes any development proposal, we do recognise the community benefit of the proposed trails as part of the development.

The Queenstown Trails Trust advocates for the development of an integrated trail network throughout the Wakatipu Basin to connect our communities, providing alternate modes of transport and recreational amenity for both locals and visitors.

The recently restored Heritage precinct at Ayrburn provides superb facilities and amenities for trail users and has become an important hub along the Queenstown Trail network.

Formalising the Trails A, B and C in this proposal will provide significant benefit and amenity to trail users and will further enhance\ our network.

- A. **Lake Hayes Trail Connection** -This connection will link the Ayrburn trail network and Countryside Trail to the Lake Hayes Trail via a new trail proposed along the western bank of Mill Creek esplanade strip. This route is part of a greater strategic connection that creates the only off-road route to the Lake Hayes Trail.
- B. **Trail link Between Countryside Trail and Ayrburn Trail** - This trail provides a low elevation/gradient link from the Countryside Trail to the Ayrburn trail network and Heritage precinct.
- C. **Countryside Trail realignment** – The existing trail section that climbs 'Sharp Rise' is currently steep and tightly fenced, pushing it out of grade compared to the surrounding Queenstown Trail network, making it unsuitable for most trail users to ride. Realigning this climb creates a much more enjoyable trail experience for trail users and reduces the maintenance burden incurred by scour and rutting of the steep gradient.

If the Ayrburn proposal is successful, QTT requests the formalising of these trails as a consent condition, by granting 5m wide public access easements in favour of QLDC.

If you require any further information, please don't hesitate to contact me.

Yours sincerely



Mark Williams | CEO | Queenstown Trails

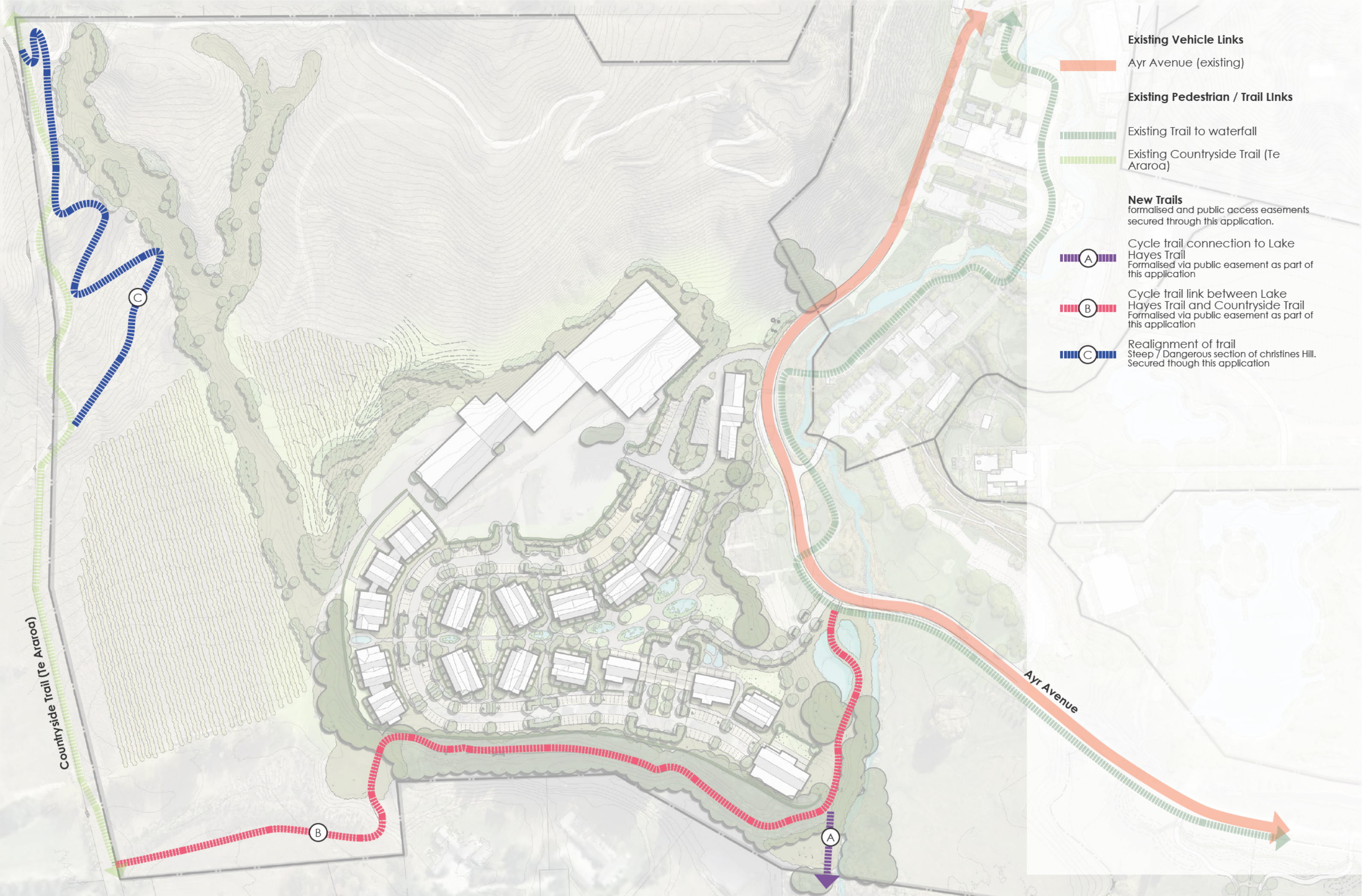
s 9(2)(a) | s 9(2)(a)

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**TRAIL
LOVERS**





George Watts

From: Mike Hanff s 9(2)(a)
Sent: Friday, 22 November 2024 10:02 am
To: George Watts
Cc: Rob Hay, s 9(2)(a) Bronwyn Rhynd; Frances Deamer-Phillips; Shaun Niven
Subject: Re: Water Quality - Ayrburn Screen Hub

George

Thank you for arranging meeting around potential further improvements to water quality as part of your proposed Ayrburn Screen Hub.

Your proposed sediment management plans are an example of best practice in the catchment .

The inclusion of a large sediment trap within the creek adjacent to lower flood plain will make a significant difference to water quality improvement . FOLH ' Vision Project' has already proved the success of these systems and a sediment trap of the scale proposed will provide resilience to the sediment removal strategy.

On this basis FOLH are happy to support your project on Water Quality and the positive impact it will have on Lake Health . We suggest we use the collaborative process we adopted around The Retirement Village consent as a basis for taking this forward.

Mike

On 20/11/2024, at 4:39 PM, George Watts s 9(2)(a) wrote:

Hi Guys,

Thanks again for yesterday and thanks for the opportunity to get around the table and consult on this one.

A major win for the lake today.

We are happy to Consent and Construct the large sediment pond as discussed.

Additionally, we would like to volunteer consent conditions in perpetuity to remove sediment periodically from the proposed In-line sediment pond at our cost.

This is provided consent for the screen hub is granted and FOLH support us that the pond and other water quality initiatives taking in the project will improve water quality significantly in the catchment (This shouldn't be hard).

Based on my calculations this monster should hold about 1500T of sediment.

Bronwyn, Yourself and Frances will now be designing this trap and we will be including it within the application.

We discussed this being C. 50 x 12m (based on the design constraints of a long reach excavator) being 12m.

Mike and I are trying to get the drawings for Puku Nui at the moment, which we will send through. This is will form the design basis for ours as it looks like it works incredibly well.

Thanks,
GW

George Watts
Senior Design Manager

WINTON

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Ayr Avenue
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s 9(2)(a)

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From: George Watts

Sent: Wednesday, 20 November 2024 9:37 am

To: Mike Hanff s 9(2)(a); Rob Hay s 9(2)(a)

Cc: s 9(2)(a) Bronwyn Rhynd s 9(2)(a)

Subject: Water Quality - Ayrburn Screen Hub

Hi Mike & Rob,

Thanks for your time and good to catch up. It was great to get your feedback on the Ayrburn Screen Hub proposal.

A few quick notes and action items from the meeting while its fresh in the mind, let me know if there is anything that I have missed out or incorrect.

1. The stormwater runoff from the development is to run through a series of rain gardens, wetlands and a large terminal detention pond. FOLH and CKL agreed that this was a robust way to offset the effects development may have. (Shown Below)
 1. CKL to undertake stormwater and flood modelling analysis to determine capacities required and circulate to GW / FOLH.
 2. It was discussed that even if the large terminal pond does not need the entire area, CKL to design it as big as possible - extra capacity is good.
2. FOLH suggested that we include the expansion of the existing inline pond in the ephemeral watercourse, and it is to be constructed in a way that it can be cleaned out.
3. FOLH would like to see the water that comes off the Christine's hill trail and the neighbouring Drury property settled before it enters the ephemeral watercourse as it is often carrying sediment.
4. FOLH have suggested that we include an in-creek sediment trap device to illustrate an improvement in water quality. This pond would be based on 'Puku Nui' in the attached Email. Puku Nui takes sediment from the top half of the catchment. After 11 months of operation it has collected about 200 tonnes of sediment.
 1. MH to send through the engineer's design for this pond to aid CKL in design
 2. CKL to design the pond in such a way that it will be easily serviceable with a long reach digger / truck. (Note) I have since spoken to Wilsons and they have advised that 12m would be an estimated safe working design width.
 3. (Note) GW and BR looked at the locations proposed after GW and MH.

4. MH discussed that it would be good to include the periodical (24 months mentioned) cleaning of the ponds into the consent conditions and that the owner would be responsible for this. MH advised the it was around \$10k to remove and dispose of the sediment from Puku nui.

After you left Mike & Ro,b Bronwyn and I went down to the proposed location of the sediment trap and I took through the two options and constraints.

Thanks again for your time and a reminder to please keep this confidential until we have our water quality ducks in a row.

<image001.png>

George Watts

Senior Design Manager

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s 9(2)(a)

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