



TO: David Osborne, Head of Land Development, Winton Group

DATE: 31 January 2025

FROM: Ailsa Cain s 9(2)(a)

SCHEDULE OF CONSULTATION WITH MĀORI

BACKGROUND INFORMATION

I have been asked by Winton Group to complete for the proposed Ayrburn Screen Hub, located at Ayrburn between Arrowtown and Lake Hayes, a schedule of matters that requires consultation with Māori under the Fast-track Approvals Act 2024.

In November 2024, I advised you on the proposed consultation schedule as outlined in the Fast-track Approvals Bill. I have now updated the consultation schedule (see Appendix 1) based on the requirements the Act and our initial discussions with Ngāi Tahu about consultation/site visit dates (see Appendix 3 for brief sent to TRONT, Aukaha, and TAMI in December and again in January 2025). Sections of the schedule relating to how issues are defined and confirmed, and the record of actual engagement/consultation have not been completed as this is yet to take place.

SUMMARY

To meet the requirements outlined in the schedule, consultation is required with:

Entity	Reason	Schedule References
Office of Te Rūnanga o Ngāi Tahu (TRONT)	<ul style="list-style-type: none">Iwi authorityTe Rūnanga o Ngāi Tahu Act 1996Ngāi Tahu Claims Settlement Act 1998	s. 11(b)(i) s.13(4)(j)(ii) s.13(4)(l) s.13(4)(o) Schedule 5 [Substantive Application]: 5(1)(i)(i) 5(1)(i)(ii) 6(1)(e) 6(1)(f)
Aukaha	<ul style="list-style-type: none">Environmental entity of Papatipu RūnangaTe Rūnanga o Ngāi Tahu (Declaration of Membership) Order 2001	s. 11(b)(i) s.13(4)(j)(ii) s.13(4)(o) Schedule 5 [Substantive Application]: 5(1)(i)(ii) 6(1)(e) 6(1)(f)
Te Ao Mārama Inc (TAMI)	<ul style="list-style-type: none">Environmental entity of Papatipu RūnangaTe Rūnanga o Ngāi Tahu (Declaration of Membership)	s. 11(b)(i) s.13(4)(j)(ii) s.13(4)(o) Schedule 5 [Substantive

	Order 2001	Application]: 5(1)(i)(ii) 6(1)(e) 6(1)(f)
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There are three areas where I have specifically indicated consultation will be needed to assist with the requirements of that section:

- information identifying the parcels of Māori Land, marae, and identified wāhi tapu within the project area
- information about any treaty settlements that apply in the project area (e.g. vesting and entitlements, natural and physical resources)
- views of iwi/hapū in relation to the proposal.

Also, in filling out the schedule, I have referenced the Mata-au Clutha River for completeness to reflect the Ngāi Tahu philosophy of ki uta ki tai. The waterbodies within the catchment of the project area travel through Waiwhakaata Lake Hayes and the Kawarau River before joining the Mata-au Clutha River. No mātaihai provisions were identified when undertaking this approach (see Appendix 2).

If I can be of further assistance, please let me know.

Ngā mihi



Ailsa Cain
Kaihautū Director, Kauati
s 9(2)(a)

APPENDIX 1: DETAILED ANALYSIS OF FAST-TRACK APPROVALS ACT 2024

s11 Before lodging an application, the applicant must consult:

(b) any relevant iwi authorities, hapū, and Treaty settlement entities, including:

(i) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements

- Te Rūnanga o Ngāi Tahu – iwi authority under the Te Rūnanga o Ngāi Tahu Act 1996
- Aukaha – environmental entity of Papatipu Rūnanga – joint management agreement with QLDC
- Te Ao Mārama Inc – environmental entity of Papatipu Rūnanga – Charter of Understanding 2016

(ii) the tāngata whenua of any area within the project area that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996

There are no mātaihai within the project area or on the Mata-au Clutha River or its river plume.

(c) any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana Act) 2011

Te Rūnanga o Ngāi Tahu has lodged a claim of customary marine title that includes the river plume of the Mata-au Clutha River. However, Ayrburn is not located in the coastal marine area, so this provision is not relevant.

(d) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou

Not applicable. Ayrburn is in the takiwā of Ngāi Tahu as detailed in the Te Rūnanga o Ngāi Tahu Act 1996.

s13(4)(j) List of the persons the applicant considers are likely to be affected by the project, including:

(ii) iwi authorities and groups that represent hapu that are parties to relevant Mana Whakahono ā Rohe or joint management agreements;

- Te Rūnanga o Ngāi Tahu – iwi authority under the Te Rūnanga o Ngāi Tahu Act 1996
- Aukaha – environmental entity of Papatipu Rūnanga – joint management agreement with QLDC
- Te Ao Mārama Inc – environmental entity of Papatipu Rūnanga – Charter of Understanding 2016

(iii) other relevant iwi authorities;

Not applicable. Ayrburn is in the takiwā of Ngāi Tahu as detailed in the Te Rūnanga o Ngāi Tahu Act 1996

(iv) relevant Treaty settlement entities;

Te Rūnanga o Ngāi Tahu – iwi authority under the Te Rūnanga o Ngāi Tahu Act 1996.

(v) relevant protected customary rights groups and customary marine title groups;

Te Rūnanga o Ngāi Tahu has lodged a claim of customary marine title and protected customary rights that includes the river plume of the Mata-au Clutha River. However, Ayrburn is not located in the coastal marine area, so this provision is not relevant.

(vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou;

Not applicable. Ayrburn is in the takiwā of Ngāi Tahu as detailed in the Te Rūnanga o Ngāi Tahu Act 1996.

(vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011;

Te Rūnanga o Ngāi Tahu has lodged a claim of customary marine title that includes the river plume of the Mata-au Clutha River. However, Ayrburn is not located in the coastal marine area, so this provision is not relevant.

s13(4)(i) List of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements

Ngāi Tahu Claims Settlement Act 1998 and Ngāi Tahu Deed of Settlement 1997

- The Act consists of an apology from the Crown, Aoraki, and economic, cultural, and non-tribal redress. The redress mechanisms include: dual place names; statutory acknowledgements; tōpuni; deeds of recognition; right of first refusal; nohoanga entitlements; taonga species management; tribal properties and high country stations; transfer of Crown assets; vesting of reserves; legal amendments; seats on boards.
- Relevant principles for the project area from the Act and its related Deed of Settlement may include upholding rangatiratanga in the Ngāi Tahu takiwā, mahinga kai, taonga species, ki uta ki tai, and acting in good faith. How these principles are applied within the project area and demonstrated through the proposal continue to be discussed with Te Rūnanga o Ngāi Tahu.
- Aligned with these identified principles, the initial discussion document from Winton to Ngāi Tahu highlights four outcomes of this proposal:
 - improving water quality is a key design feature with 'natural' and built infrastructure such as new sediment traps, rain gardens, ponds, and permeable surfaces.
 - a comprehensive planting plan that includes corridors of native species coupled with pockets of exotic species.
 - increased film and screen infrastructure in the region that adds diversity to the employment sector and allows for greater resilience within the community.
 - public access easements through Ayrburn providing links with existing and future public trails.
- There are no specific settlement provisions that include or cover the project area.

Ngāi Tahu (Pounamu Vesting) Act 1997

- The Act provides for ownership by Ngāi Tahu of natural pounamu from its takiwā.
- There are no known pounamu fields or seams in the project area.
- There are historical transport routes from Te Koroka (Mt. Cosmos) Dart/Slipstream and Piopiotahi through the district and if any natural pounamu was found during earthworks, normal processes would apply, and Ngāi Tahu would be contacted.

Fisheries Act 1996, Treaty of Waitangi (Fisheries Claims) Settlement Act 1992 and Fisheries (South Island Customary Fishing) Regulations 1999

- Section 186 of the Act provides regulations recognising and providing for customary food gathering by Māori and the special relationship between tangata whenua and places of importance for customary food gathering.
- There are no areas for customary food gathering as provided for under this legislation in the project area.

Please note that Ngāi Tahu currently has a freshwater claim before the High Court that is due to be heard this year. The Claim includes matters raised in the Waitangi Tribunal Stage 2 Report Inquiry into Freshwater and Geothermal Resources 2019.

Consultation is currently underway with Te Rūnanga o Ngāi Tahu to confirm the relevant principles and provisions in those settlements.

s13(4)(n) Any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019

Not applicable. Ayrburn is in the takiwā of Ngāi Tahu as outlined in the Te Rūnanga o Ngāi Tahu Act 1996

s13(4)(o) Information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area

The project area is in the takiwā of Ngāi Tahu. No redress lands, entitlements, or vesting is known to be in the project area. **Consultation is currently underway with Te Rūnanga o Ngāi Tahu, Aukaha, and TAMI to confirm this point.**

There is no identified Māori land within the project area.

Wāhi tūpuna layers are outlined in Chapter 39 of the proposed Queenstown Lakes District Plan but does not seem to include the project area.

No marae are identified or known to be in the project area.

No identified, known or recorded wāhi tapu are in the project area (DOC, HNZPT, and QLDC lists). **Consultation is currently underway with Aukaha and TAMI to confirm this point.**

Schedule 5: Approvals relating to Resource Management Act 1991 [Substantive Application]

5(1)(b) a description and map of the site at which the activity is to occur, including whether the site is within or adjacent to—

(i) a statutory area (as defined in the relevant Treaty settlement Act); or

The Ngāi Tahu Claims Settlement Act 1998 applies to this district. There are no statutory areas in the project area. However, it should be noted that there are statutory acknowledgements/ deeds of recognition for Whakatipu Waimāori and the Mata-au Clutha River.

(ii) ngā rohe moana o ngā hapū o Ngāti Porou; or

Not applicable. Ayrburn is in the takiwā of Ngāi Tahu as detailed in the Te Rūnanga o Ngāi Tahu Act 1996

- (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011

Ayrburn is not located in the coastal marine area so this provision is not relevant.

5(1)(i) Information about any Treaty settlements that apply in the project area, including:

- (i) identification of the relevant provisions in those Treaty settlements;

*As outlined in s.13(4)(i), no relevant provisions have been identified. **Consultation is currently underway with Te Rūnanga o Ngāi Tahu to identify and address Treaty Settlements matters.***

- (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area.

*The relevant settlements and redress are summarised in s.13(4)(i). The Ngāi Tahu Claims Settlement Act includes economic, cultural, and non-tribal redress. **Consultation is currently underway with Te Rūnanga o Ngāi Tahu, Aukaha, and TAMI to identify and address redress matters.***

5(1)(j) a list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011

Ayrburn is not located in the coastal marine area, so this provision is not relevant.

5(5)(b) If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document

Ayrburn is not located in the coastal marine area, so this provision is not relevant.

5(5)(c) If the activity is to occur in an area that is taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity

There are no mātaihai within the project area or on the Mata-au Clutha River or its river plume.

5(6) If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect

Not applicable.

6(1)(e) Identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal

Consultation is currently underway with Te Rūnanga o Ngāi Tahu, Aukaha, and TAMI.

In December 2024, Winton requested an initial hui that are due to take place over the next couple of months with TAMI in March 2025 (site visit), and Aukaha and TRONT confirming times next week.

6(1)(f) If iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision

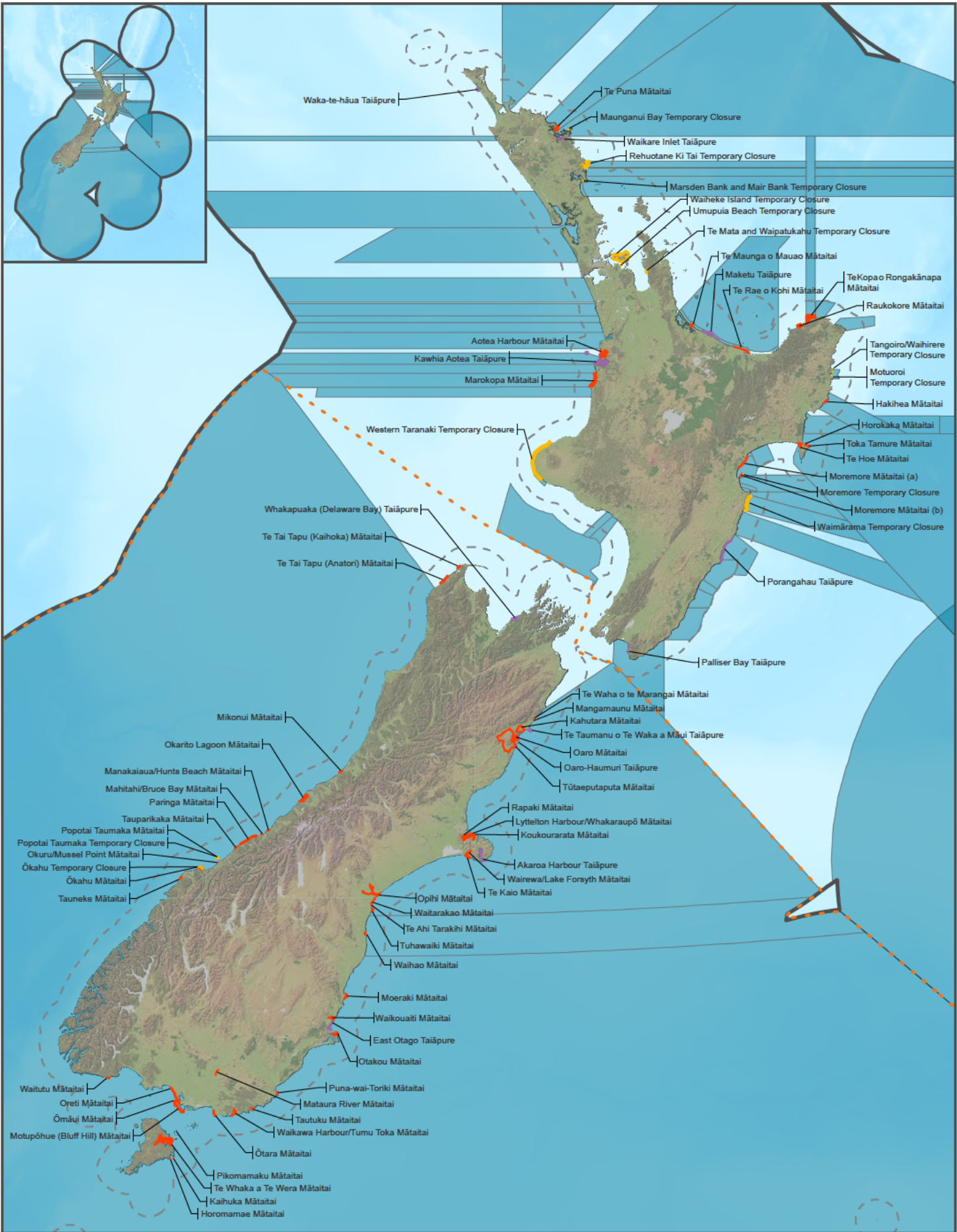
Consultation is currently underway with Te Rūnanga o Ngāi Tahu, Aukaha, and TAMI.

In December 2024, Winton requested an initial hui that are due to take place over the next couple of months with TAMI in March 2025 (site visit), and Aukaha and TRONT confirming times next week.

6(1)(h) Assessment of any effects of the activity on the exercise of a protected customary right

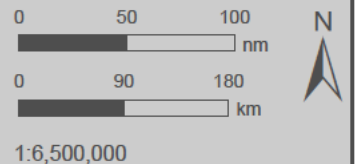
Ayrburn is not located in the coastal marine area, so this provision is not relevant.

APPENDIX 2: FISHERIES (SOUTH ISLAND CUSTOMARY FISHING) REGULATIONS



Customary Fisheries Management Areas

- Territorial Sea NZ Outer Boundary
- South Island Fisheries Waters
- Mātaihai (defined by catchment)
- Mātaihai
- Section 186 Temporary Closures
- Taiāpure
- Rohe Moana
- Exclusive Economic Zone (EEZ)



Date: 6/09/2024

Produced by: Spatial Intelligence

Reference: r240178

Coordinate System: WGS 1984 Mercator 41

Data Attribution:
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APPENDIX 3: BRIEF SENT TO THE OFFICE OF TE RŪNANGA O NGĀI TAHU, AUKAHA, AND TE AO MĀRAMA INC

OVERVIEW OF AYRBURN SCREEN HUB PROPOSAL

1. This overview is for the Office of Te Rūnanga o Ngāi Tahu, Aukaha, and Te Ao Mārama Inc. and is the first formal consultation step by Winton Land Limited (**Winton**) in respect of the proposed Ayrburn Screen Hub. Attached to this overview is the Ayrburn Screen Hub Design report (the **Design report**) and a letter regarding water quality.
2. Winton requests a meeting with you to discuss the details of this proposal, the related consenting pathway, and our next steps. We also regard this meeting as an ideal opportunity to start discussing any mutual benefits and ideas as we evolve our concepts. I will be in contact in January 2025 to arrange a meeting with you.
3. I will be the Winton contact person for this proposal. My contact details are s 9(2)(a) [REDACTED]. If you would like any further information before we meet in person, please let me know.
4. The proposal is for the development of film studios and related activities, including workshops, offices, and accommodation (see Design report, pp.13-15). The Screen Hub is to be developed in the centre of Ayrburn on the western side of Ayr Avenue and Mill Creek. Ayrburn is located between Arrowtown and Waiwhakaata Lake Hayes.
5. Winton proposes to lodge a Referral Application seeking approval for this proposal under the new Fast-track Approvals legislation once it is in effect. To be clear, this proposal is not one of the Queenstown projects that has already been announced for inclusion in Schedule 2. The Ayrburn Screen Hub is an additional proposal that has not yet been considered by the government for the fast-track process.

AYRBURN SCREEN HUB

6. The proposal involves the development of a flexible Screen Hub with a variety of supporting buildings. The Screen Hub will contain purpose-built studios that can house two or more productions at the same time. The Screen Hub is comprised of:
 - a. Studio buildings
 - b. Workshops, workrooms, and offices for departments such as production, art, wardrobe, construction, data, postproduction/editing and special effects
 - c. Dressing rooms and rehearsal spaces
 - d. Backlot space (flexible space for anything e.g. shooting outdoor sets, catering)
 - e. 170 accommodation units for crew with reception and gym
 - f. Associated infrastructure and parking
 - g. A screening room and meeting space / venue.

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7. To increase the resilience of the proposal and de-risk the investment for the developer, the accommodation and office space will be used as short-term visitor accommodation when not in use for screen related activities.
8. Centred on Queenstown, the Otago region is the third largest screen production area in New Zealand. However, productions often spend a short amount of time and money in the region due a lack of facilities. The region is under resourced and there are missed opportunities. The Ayrburn Screen Hub seeks to meet that demand and provide the appropriate facilities.
9. Based on our previous interactions with Papatipu Rūnanga, Aukaha, and Te Tapu o Tāne, we would like to highlight four outcomes of this proposal:
 - a. improving water quality is a key design feature with 'natural' and built infrastructure such as new sediment traps, rain gardens, ponds, and permeable surfaces.
 - b. a comprehensive planting plan that includes corridors of native species coupled with pockets of exotic species.
 - c. increased film and screen infrastructure in the region that adds diversity to the employment sector and allows for greater resilience within the community.
 - d. public access easements through Ayrburn providing links with existing and future public trails (see pp. 4 and 24 of the Design report).
10. Winton is in regular contact with and has the support of Friends of Lake Hayes and is aware of the strategic work currently under way for the wellbeing of Waiwhakaata Lake Hayes. We have reviewed this proposal with the cultural values and statement of expectation reports respectively undertaken by Aukaha and Te Ao Mārama and considered our part in restoring the mauri and wairua of Waiwhakaata.
11. Historically, slow flowing pools and wetlands in the margins of Mill Creek would have filtered contaminants out of the water and allowed sediment to settle out of the system. This function has been lost across much of the catchment due to years of channelisation for farming and associated use. The section of Mill Creek that runs through Ayrburn is predominantly fast flowing, and, until works undertaken by Winton, was heavily channelised and did not allow sediment to drop out. Unstable riverbanks meant that sediment would be easily mobilised in flood events.
12. Winton has invested heavily in improving water quality at Ayrburn and continues to do so through this proposal. We are continuing our work of naturalising the margins of Mill Creek by planting native species. A section of Mill Creek will be widened to construct another sediment trap that will slow the water allowing sediment to drop out. Natural stone will be used to stabilise riverbanks where required (see Design report, p. 16): Winton has agreed to fund the construction of the sediment trap and agreed to consent conditions to empty it periodically in perpetuity to improve water quality in Waiwhakaata.
13. The proposed development has been limited to a small portion of the site and is cocooned by landform to the north and vegetation to the south. This area has been chosen as it largely not visible from outside the site. Large portions of the site are to be

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preserved as open space and set aside for native regeneration and riparian enhancement. The development area is shown on pages 13 and 15 of the Design report.

ENGAGEMENT AND CONSULTATION

14. The fast-track legislation has formal consultation requirements that we are yet to undertake. In doing so, Winton will seek from you:
 - a. information identifying the parcels of Māori Land, marae, and identified wāhi tapu within the project area
 - b. information about any treaty settlements that apply in the project area
 - c. views of iwi/hapū in relation to the proposal.
15. We have carried out some preliminary analysis on the first two points but would like to confirm our understandings with you. There are other matters relating to the Screen Hub that we would like to discuss when you have had the opportunity to review our proposal, including the commitment of Winton to improving water quality in the catchment.
16. For this proposal, we are in the early stages of consultation and have advised Otago Regional Council (**ORC**) and Queenstown Lakes District Council of our intention to lodge a Referral Application. Mat Bell of ORC had a site visit in early December with our environmental engineer, Bronwyn Rhynd, and representatives from the Friends of Lake Hayes (Mike Hanf and Rob Hay) and Waiwhakaata Strategy Group (Jana Davis). We are currently discussing proposed conditions with ORC.
17. Winton has been working with the Friends of Lake Hayes, Te Tapu o Tāne, and Mana Tāhuna for several years on improving ecosystems, soil health, and water quality throughout Ayrburn. This has included pest control, riparian planting, riverbank stabilisation, reinstating oxbows and other instream features and habitats, and sediment traps.
18. Sediment levels have been monitored for the last six years. The monitoring is undertaken at 5 minute intervals with monthly lab tests to measure various contaminants and nutrients. The results are submitted to ORC. This information has enabled Winton to understand the issues, outline a course of action, and share those lessons and technology with others in the catchment (see water quality letter).
19. We worked with Hokonui Rūnaka on developing ponds for kōura and a related fish farming licence. We aim to continue to work together source kōura and stock the ponds when they are ready. Our plan is to allow the public to catch kōura and have them prepared and cooked onsite.