

SASTUDIO

WINTON

Ayrburn Screen Hub

Architectural Design Report



Part 1

Architectural Design Statement

Prepared for:

Winton

Primary Contact

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s 9(2)(a)

Revision

Revision	Issue	Date
A.	Draft	27.11.2024
B.	Draft 2	12.12.2024
C.	Draft 3	16.12.2024
D.	FINAL DRAFT	20.10.2024
E.	FOR RESOURCE CONSENT	04.02.2025

Consultants:

The proposal has been developed in collaboration with a multidisciplinary team who have interrogated the brief, the demand and the site to provide a design that responds to the local character and context, the topography and existing site features, and aims to provide a vibrant stimulus for the growing film industry in the region while being an appropriate neighbour to the existing Ayrburn and Waterfall Park developments.

This document should be read in conjunction with the following consultants' documentation, including;

Developer and Landscape Architect: Winton
Civil Engineering and Surveying : Patersons
Traffic Engineer: Carriageway Consulting Ltd
Environmental Engineer: CKL
Acoustic Consultant: Marshall Day

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WINTON

project

Ayrburn Screen Hub

location

Ayr Avenue, Arrowtown

sheet name

Contents

issued for

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0.3

Executive Summary

Embracing the Winton aspiration of Best by Design, this application seeks approval to construct the Ayrburn Screen Hub. Resulting in a collection of buildings and landscapes that are grounded in its context and delivered with quality and integrity.

The Screen Hub proposal is comprised of a film and television production facility with associated accommodation and amenity buildings.

The proposal has been developed as a collaboration between the client; Winton, film industry advisors, landscape designer, architect, and a wider multidisciplinary project team. The project team has investigated the demand and appropriateness of the Screen Hub proposal at this location.

The Queenstown / Wanaka and wider Central Otago/Southland landscapes provide attractive 'on location' shooting environments that have drawn regional, national, and international interest and use. This region is the third largest screen production area in New Zealand.

This proposal seeks to construct a Screen Hub facility that will meet the demand of the film industry for fit-for-purpose buildings that allow for an increased range of work stages to be completed in the Whakatipu.

Ayrburn Farmstead was first developed in the 1860's and was prominent in the agricultural industry, known for wheat and sheep farming in the region. Ayrburn farm become one of the largest farms in the Whakatipu.

The recent refurbishment of the Ayrburn Heritage Domain as a Hospitality Precinct is underpinned by the site reflecting the prominent industry of its time. Nowadays, the prominent industry is tourism and Ayrburn supports this.



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Project Overview

Introduction

This design statement and architectural documentation describe the proposed Ayrburn Screen Hub at Ayrburn for Waterfall Park Developments Limited prepared by Sutherland Architecture Studio (SA Studio).

Ayrburn Screen Hub is to be located between Queenstown and Arrowtown along the Arrowtown – Lake Hayes Road. The address is Ayr Avenue, Arrowtown 9371 which is located in the Queenstown Lakes District. The legal description is: Lot 4 DP540788. The total site area is 23.4 ha.

The site is to be accessed via Ayr Avenue off the Arrowtown-Lake Hayes Road arterial link to the east. The Screen Hub proposal includes:

1.

Studio Facility: Shooting Facilities
Including filming studios, workshops, storage and tech facilities as well as external laydown areas.
2.

Studio Facility, Offices
With multi-use layouts for actor spaces, dressing rooms, workrooms and production offices.
3.

Film Worker Accommodation
A range of one, two and four-bedroom studios are proposed to cater for film crews, actors and executives. When the accommodation is not occupied by film requirements they can be offered on the commercial market as visitor accommodation.
4.

Reception, Gym and Wellness
The gateway and welcoming building to the proposal includes office spaces and reception services. The Gym and Wellness building to the east provides recreation and relaxation spaces for the film crew and accommodation guests, and is proposed to be open to the public.
5.

Venue Building
A large open plan building to offer conferencing, venue and screening events.
6.

Ayrburn Depot
This building serves a dual purpose of providing back of house amenity including inward goods, storage, refuse and commercial kitchen support to both the existing Ayrburn hospitality precinct and the proposed Screen Hub. On the upper levels the Depot is home to office space and staff facilities.
7.

Parking and horizontal infrastructure
To support a range of pedestrian, cycle and vehicular movements. Refer to the full application for further information.
8.

Landscaping
A diverse network of soft landscaping provides native, riparian and amenity plantings. Refer to the full application for further information. Water features provide filtration and a relaxing environment. Enhanced existing landforms provide screening and a tangible project boundary.



Studio Facility



Accommodation Reception



Studio Facility



Depot Entrance

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1.0

Project Overview Images

Artist's Impression – Studio Facility looking east



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Artist's Impression – Studio Facility looking west



Architectural Rendering: One to One Hundred

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Artist's Impression – Reception and Port Cochere



Architectural Rendering: One to One Hundred

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Artist's Impression – Depot Building and Studio Facility



Architectural Rendering: One to One Hundred

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Artist's Impression – Central landscape and accommodation



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			location	issued for	sheet
			Ayr Avenue, Arrowtown	E. RESOURCE CONSENT 04.02.2025	1.5

Artist's Impression – Internal circulation and accommodation looking towards the Studio Facility



Architectural Rendering: One to One Hundred

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				sheet 1.6

2.0

Site Information

Site Context

Location, Access and Surrounds

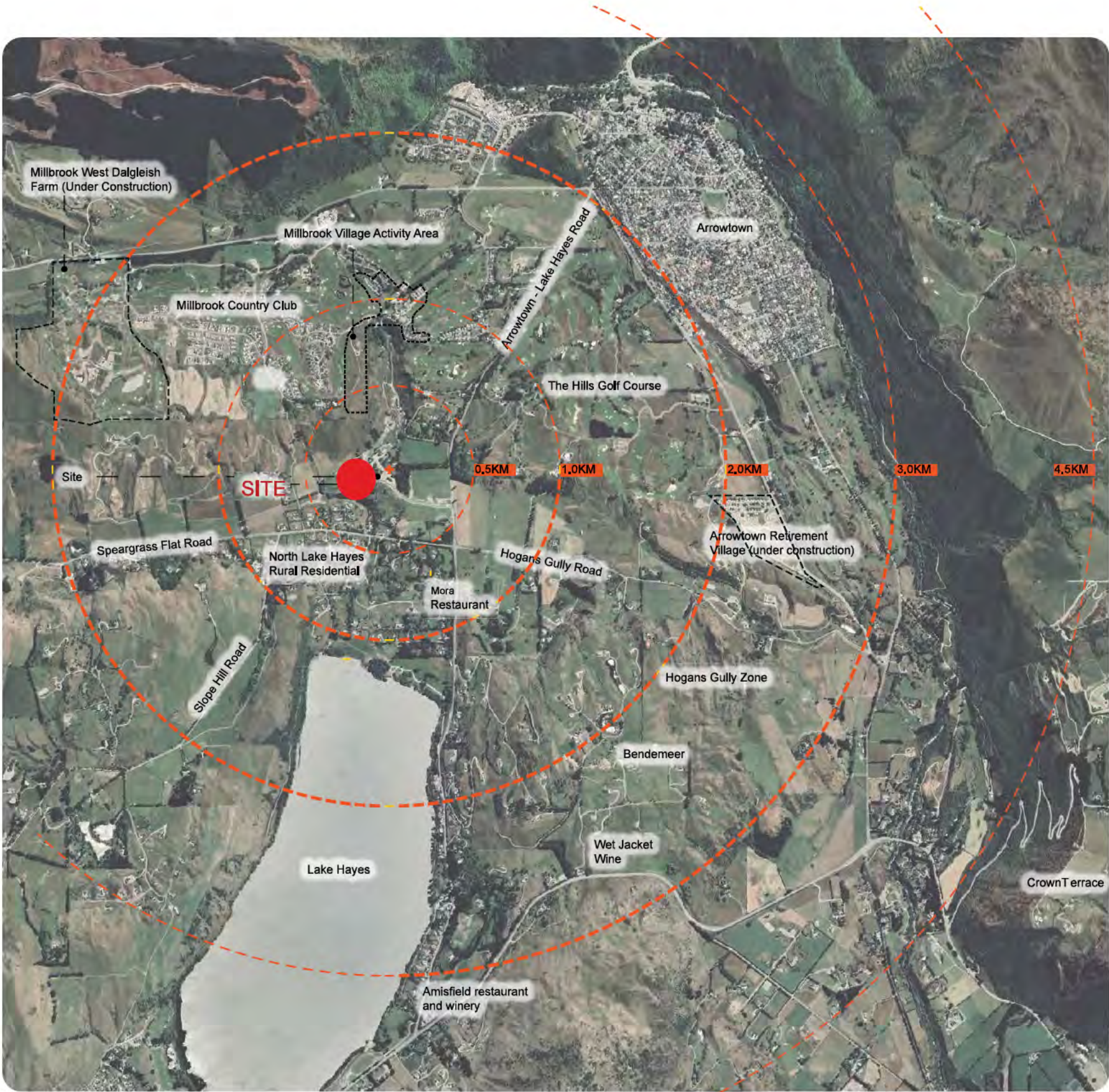
The proposed Ayrburn Screen Hub is located between Arrowtown and Lake Hayes. It is approximately 2-5 minutes' drive from Arrowtown. Arrowtown is a historically rich and picturesque township which offers viable film locations within the township and nearby sites including the Chinese mining settlement, Arrow River and Mace Town to name a few.

Ayrburn Screen Hub is approximately 20 minutes drive to Queenstown, and 10 minutes drive from the Queenstown International Airport. Queenstown is the doorstep to a multitude of filming sites, including Glenorchy, Paradise and Walter Peak.

The location maps show driving distances to a range of locations that include notable landmarks, lakes, and rivers which offer on-site filming locations; notably Lake Hayes, Lake Wakatipu, Kawarau and Shotover rivers, Coronet Peak and The Remarkables, as well as the Crown Range and Skippers Canyon.



Wider Location Plan
NTS



Location Plan
NTS

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				location	issued for	sheet
				Ayr Avenue, Arrowtown	E. RESOURCE CONSENT 04.02.2025	2.1

Site Context

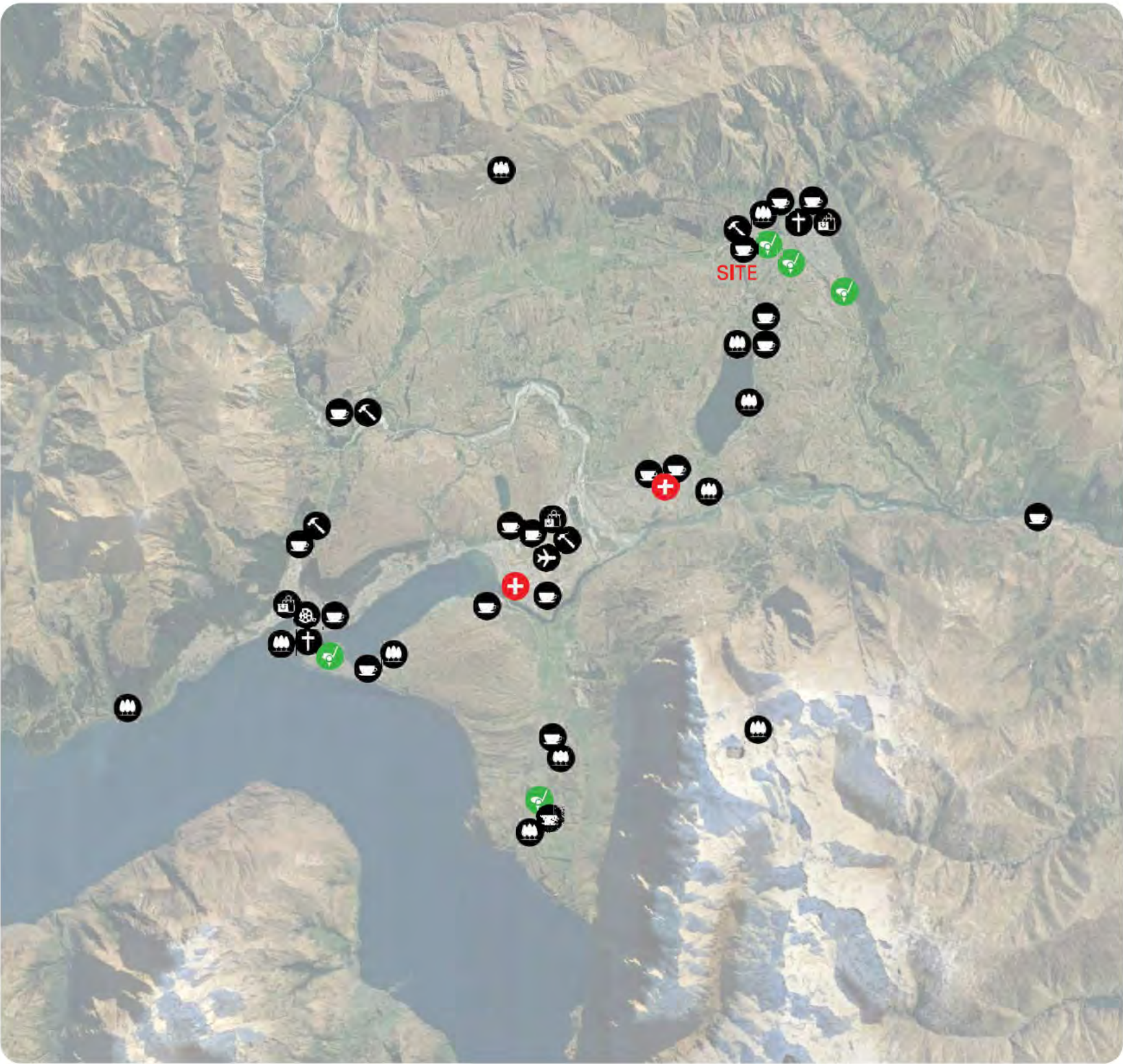
Surrounding Amenities

There are a number of existing amenities within the wider vicinity of the site that have the opportunity to support the proposal with the supply of equipment, materials and services to the Screen Hub.

Commercial and town centres provide social amenity to any crew that is residing at the Screen Hub.

These surrounding amenities include:

-  Industrial land: set fabrication
-  Commercial Centre: supermarkets and retail
-  Airport
-  Churches
-  Hospitality venues
-  Cinemas
-  Hospital
-  Parks and reserves
-  Golf courses



Surrounding Amenities Plan
NTS

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						sheet 2.2

Site Context

Existing Built Context

Ayrburn Farm is steeped in agricultural history with the built structures portraying traditional construction methods of the era and region. Traditional gable forms and honest, quality materials are evident at Ayrburn.

This proposal seeks to extend that architectural language with gable and lean-to forms for most of the proposed buildings.

The images on this page show the original buildings and completed refurbishment of the stone and timber buildings at Ayrburn.



- 1 Original stable building
- 2 Refurbished stable building
- 3 Timber Homestead, with circa 1950's plaster cladding
- 4 Refurbished cookhouse
- 5 Original cart shed
- 6 Refurbished cart shed, known as the Manure Room

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Site Context

Existing Site Materiality

Local materials have been used in the original construction, with local stone and southern beech timbers being prominent.

These materials have been used in the refurbishment of Ayrburn and are included in this proposal alongside new timber, metal and glass.

Existing landscaping also features extensive use of natural materials, namely flagstone pavers, exposed aggregate or gravel driveways, plantings and open grassed areas. The proposal aims to extend this character and complement the Ayrburn Precinct.



Corrugate cladding on the Woolshed



Stone landscape fences and gravel driveways



Timber shingles and hardwood



Stone masonry



Ayrburn Heritage Precinct from Mill Creek



Ayrburn Heritage Precinct from the West

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Site Photos

Views towards the site

These images show the views onto the subject site from surrounding locations within the Ayrburn Hospitality development and from the public cycle trail.



- 1 View towards the south site access at the Flower Farm
- 2 View towards the north site access
- 3 Elevated view looking south over the subject site
- 4 View looking west across the site
- 5 Elevated view looking east across the site
- 6 View from the southern corner looking north east

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Site Analysis

Environmental aspects that affect buildings

The NIWA data for Queenstown is shown below and site wind and sun analysis diagrams are shown to the right. NIWA data was collected from Queenstown Airport.

The site benefits from all day sun.

The north-easterly is the prevailing wind. The southerly and south-westerly are cold strong winds. Westerly winds are also strong.

Existing mature trees along the southern boundary break the southerly winds.

Planted buffers to the western boundary and shelter-belts in the site and neighbouring properties protect the site from strong southerlies and westerlies.

Please refer to the Landscape Strategy report for more information.

Architectural Response:

The buildings are oriented so that very few accommodation units face south, allowing for passive heating and daylight.

Key public outdoor amenity areas are located on the north side of the buildings.

The built forms are staggered to reduce any over-shading and assist with privacy between the buildings.



Solar analysis overlay diagram
Data from NIWA Queenstown Airport



Wind analysis overlay diagram
Data from NIWA Queenstown Airport

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			location	issued for	sheet
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3.0

Design Concept

Local Inspiration

Precedent Imagery & Conceptual Response

The Otago/ Southland region is characterised by rural buildings which have developed into a local vernacular of timber and stone buildings with simple, gabled, metal roof forms.

This local building vernacular is already evident at Ayrburn and the proposed buildings take cues from their form, proportion and materiality.

Also scattered amongst the rural New Zealand landscape are functional woolsheds and covered yards. The Screen Facility requires a large footprint and a higher volume to suit production; this building is conceived as a large agricultural shed.

Conceptually the proposed Ayrburn Screen Hub and accommodation is conceived as a cluster of buildings around a central open space. The buildings are either work places or places for rest and relaxation, akin to the woolshed, main house and sleeping quarters of a well established farmstead.

While the proposed buildings vary in form and scale, they all have architectural elements that relate to human scale and have articulation that creates intrigue and movement; for example, sliding shutters and louvres, or staircases that are external or set within glazed walls.

These architectural moves, as well as the placement of the buildings nestled into the surrounding landforms, aim to instil a feeling of relaxed permanence, like they have always been there.



- 1 Morven Hills Woolshed, Lindis, Central Otago
- 2 Maniototo Woolshed
- 3 Ayrburn Woolshed
- 4 Marshall's Cottage on the edge of Lake Hayes
- 5 The Stables, Arrowtown
- 6 Hicks Cottage, Shotover Delta, Queenstown
- 7 The Stables, Ayrburn

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Material Palette

Materials Narrative

The palette of materials has been informed by the traditional architecture and natural resources of the surrounding area. The development looks to embrace traditional craft and skill whilst offering a contemporary architectural response.

The collection of building typologies, ranging from accommodation to film studio, offer a differing scale and articulation to reflect their purpose and create a development where form is informed by its function.

The tones, colours and textures of the selected materials are the result of a design process to determine an approach that allows each building to have a unique sense of character whilst allowing them to complement each other.

Lighting is subtle and generally located within the landscape. The proposal does not include extensive uplights to buildings.

Refer to the Landscape Strategy for lighting concepts and plans.



A: DARK CORRUGATE



B: AGED CORRUGATE



C: VERTICAL TIMBER



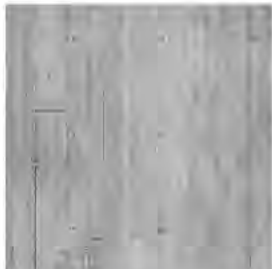
D: TIMBER WITH BATTENS



E: HORIZONTAL TIMBER



F: STONE MASONRY



G: BOARD FORM CONCRETE



H: BLACKENED STEEL



I: DARK JOINERY



J: TIMBER SHUTTERS/PANELS



K: STEEL AND TIMBER



L: GLAZED LINKWAYS

Materials Legend

A: Dark corrugate
Ranging in colour for varied roof tones.
Colours will be selected from:
Slate: LRV: 9
Ironsand: LRV: 8
Thunder Grey: LRV: 12

B: Aged corrugate
Aged to match the other recycled corrugate at Ayrburn.
Approx LRV: 27 (Colorsteel Windspray)

C: Vertical timber
Approx LRV: 27 (Resene Monsoon)

D: Timber with cover battens
Approx LRV: 7 (Resene Monkey)

E: Horizontal timber
Approx LRV: 20 (Resene Matakana)

F: Stone masonry with natural grout. Stone to be selected from Gibbston quarries
Approx LRV: 36 (Resene White Metal)

G: Board form concrete
Approx LRV: 42 (Resene Half Jumbo)

H: Blackened steel
Approx LRV: 12 (Resene Half Shark)

I: Dark steel joinery in black or charcoal
Approx LRV: 5 (Colorsteel Ebony)

J: Timber shutters

K: Steel and timber exposed structure

L: Glazing. Used in larger format to identify a linkway.

Note: Natural materials have approximate LRV's given, they have been generated using Resene ColourMatch online tool.

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4.0

Proposal

Functional Brief

Functional Brief

The Screen Hub brief has been developed to reflect the requirements of screen productions, while also being a viable development that can be used by the public when filming activities are not in production.

There are a vast range of spaces required to provide a functional and attractive screen hub, from the filming studios with workshop and construction spaces to accommodation and catering support for film crew workers. Film productions can have lengthy durations where crew preferably live on site. Amenity facilities such as fitness and wellness buildings help to promote a positive working environment.

The proposal includes the following buildings:

- A

Studio Facility: Shooting Facilities
Including filming studios, workshops, storage and tech facilities as well as external laydown areas. This area can be split into two smaller standalone film facilities or more flexible spaces depending on the needs of the production. The area also includes a 'backlot' which is a flexible area used for laydown, outside sets and parking film vehicles etc.
- B

Studio Facility: Offices
With multi-use layouts for actor spaces, dressing rooms, workrooms and production offices. Rooms would be laid out taking precedent from current office facilities where larger accommodation suites are used for film office and tech facilities. For resilience these will be used as larger accommodation villas when not booked as film facilities.
- C

Film Worker Accommodation
A range of one, two, and four-bedroom studios are proposed to cater for film crews, actors and executives. When the accommodation is not occupied by film requirements they can be offered on the commercial market as visitor accommodation.
- D

Ayrburn Depot
This building serves a dual purpose of providing back of house amenity including inward goods, storage, refuse and commercial kitchen support to both the existing Ayrburn hospitality precinct and the proposed Film Hub. On the upper levels the Depot is home to office space and staff facilities.
- E

Reception, Gym and Wellness
The gateway and welcoming building to the proposal includes office spaces and reception services. The Gym and Wellness building to the east provides recreation and relaxation spaces for the film crew and accommodation guests, and is proposed to be open to the public.
- F

Venue Building
A large open plan building to cater for larger events, conference, and screening functions.



Ayrburn Screen Hub Precinct Plan
Plan by Winton, refer to the Landscape Strategy for further information

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			Ayr Avenue, Arrowtown	E. RESOURCE CONSENT 04.02.2025	4.1

Proposed Site Plan

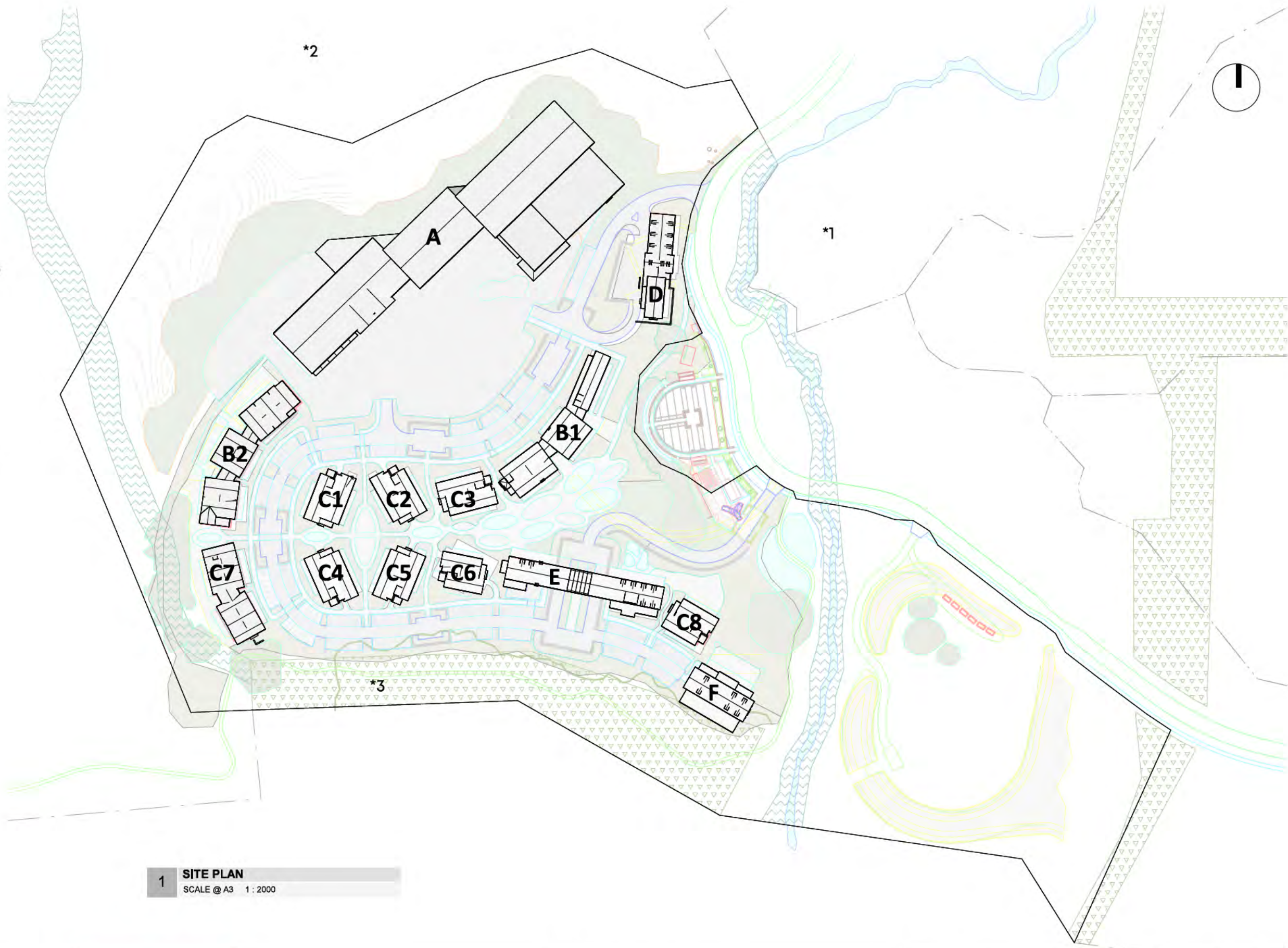
Masterplan

PROPOSED BUILDINGS

- A Studio Facility: Shooting Facilities
- B1-B2 Studio Facility, Offices
- C1-C8 Accommodation
- D Ayrburn Depot
- E Reception, Gym and Wellness
- F Venue Building

EXISTING FEATURES

- *1 Ayrburn Precinct
- *2 Christine's Hill
- *3 Retained conifer shelter belt



1 SITE PLAN
SCALE @ A3 1 : 2000

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				location	issued for	sheet
				Ayr Avenue, Arrowtown	E. RESOURCE CONSENT 04.02.2025	4.2

Proposed Ground Floor Plan

Masterplan- Ground Floor

PROPOSED BUILDINGS

- A Studio Facility: Shooting Facilities
- B1-B2 Studio Facility, Offices
- C1-C8 Accommodation
- D Ayrburn Depot
- E Reception, Gym and Wellness
- F Venue Building

Refer to each building documentation set for further information



1 GROUND FLOOR
SCALE @ A3 1 : 1500

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Proposed Areas and Rooms

SCHEDULE BY BUILDING BLOCK

A. FILM FACILITY				
AREA				
GF		7200		
LEVEL 1		942		
LEVEL 2		412		
SUB TOTAL		8554	M2	

E1 SPA				
AREA				
GF		377		
FF		255		
SUB TOTAL		632	M2	

B1 FILM OFFICES or ACCOMMODATION				
AREA				
GF		1113		
LEVEL 1		1002		
SUB TOTAL		2115	M2	
UNITS (NOTE - ROOMS CAN BE EITHER OFFICE OR HOTEL)				
	STD	DOUBLE	4 BED	TOTAL
GF	7	2	1	10
FF	7	2	1	10
SUB TOTAL	14	4	2	20
TENANT OFFICE				
	4			
LOUNGE				
	1			
LAUNDRY				
	1			
UNITS WITH TEA STATIONS				
	14			
UNITS WITH KITCHENS				
	6			

C1 ACCOMMODATION TYPE 1				
AREA				
GF		442		
LEVEL 1		397		
SUB TOTAL		839	M2	
UNITS (INC 3 KITCHENS)				
	STD	PREMIUM	DOUBLE	TOTAL
GF	7		1	8
FF	6		2	8
SUB TOTAL	13	0	3	16

C4 ACCOMMODATION TYPE 1				
AREA				
GF		442		
LEVEL 1		397		
SUB TOTAL		839	M2	
UNITS (INC 3 KITCHENS)				
	STD	PREMIUM	DOUBLE	TOTAL
GF	7		1	8
FF	6		2	8
SUB TOTAL	13	0	3	16

D. DEPOT & AYRBURN OFFICE				
AREA				
GF - DEPOT		419		
LEVEL 1 - DEPOT		132		
LEVEL 1 - OFFICE		204		
LEVEL 2 - OFFICE		173		
SUB TOTAL		928	M2	

F VENUE				
AREA				
GF		674		
LEVEL 1		0		
SUB TOTAL		674	M2	

B2 FILM OFFICES or ACCOMMODATION				
AREA				
GF		1232		
LEVEL 1		1137		
SUB TOTAL		2369	M2	
UNITS (NOTE - ROOMS CAN BE EITHER OFFICE OR HOTEL)				
	STD	PREMIUM	DOUBLE	TOTAL
GF	6	3	6	15
FF	10	1	6	17
SUB TOTAL	16	4	12	32
TENANT OFFICE				
	0			
LOUNGE				
	1			
LAUNDRY				
	1			
UNITS WITH TEA STATIONS				
	16			
UNITS WITH KITCHENS				
	16			

C2 ACCOMMODATION TYPE 1				
AREA				
GF		442		
LEVEL 1		397		
SUB TOTAL		839	M2	
UNITS (INC 3 KITCHENS)				
	STD	PREMIUM	DOUBLE	TOTAL
GF	7		1	8
FF	6		2	8
SUB TOTAL	13	0	3	16

C5 ACCOMMODATION TYPE 1				
AREA				
GF		442		
LEVEL 1		397		
SUB TOTAL		839	M2	
UNITS (INC 3 KITCHENS)				
	STD	PREMIUM	DOUBLE	TOTAL
GF	7		1	8
FF	6		2	8
SUB TOTAL	13	0	3	16

E. RECEPTION & OFFICE				
AREA				
GF		282		
LEVEL 1		125		
SUB TOTAL		407	M2	
ROOF	PORT COCHERE	336	M2	

C8 ACCOMMODATION VIP				
AREA				
GF		368		
LEVEL 1		326		
SUB TOTAL		694	M2	
UNITS (INC 6 KITCHENS)				
	STD	DOUBLE	DELUX	TOTAL
GF	1	1	2	4
FF	2	1	2	5
SUB TOTAL	3	2	4	9

C7 ACCOMMODATION TYPE 3				
AREA				
GF		748		
LEVEL 1		669		
SUB TOTAL		1417	M2	
UNITS (INC 6 KITCHENS)				
	STD	PREMIUM	DOUBLE	TOTAL
GF	13	3		16
FF	13	3		16
SUB TOTAL	26	6	0	32

C3 ACCOMMODATION TYPE 1				
AREA				
GF		442		
LEVEL 1		397		
SUB TOTAL		839	M2	
UNITS (INC 3 KITCHENS)				
	STD	PREMIUM	DOUBLE	TOTAL
GF	7		1	8
FF	6		2	8
SUB TOTAL	13	0	3	16

C6 ACCOMMODATION TYPE 2				
AREA				
GF		364		
LEVEL 1		320		
SUB TOTAL		684	M2	
UNITS (INC 4 KITCHENS)				
	STD	PREMIUM	DOUBLE	TOTAL
GF	5		1	6
FF	4	0	2	6
SUB TOTAL	9	0	3	12

COMBINED SCHEULDE

AREA SUMMARY				
AREA				
GF		14987		
LEVEL 1		7097		
LEVEL 2		173		
TOTAL		22257	M2	

ACCOMMODATION SUMMARY						
UNITS						
	STD	PREMIUM	DOUBLE	DELUX	4 BED	TOTAL
GF	67	6	15	2	1	91
FF	66	4	21	2	1	94
TOTAL	133	10	36	4	2	185
SEPARATE BEDROOMS						
NUMBER OF SEPARATE BEDROOMS						
			231			
ACCOMMODATION TYPOLOGIES						
UNITS WITH TEA STATIONS						
			133			
UNITS WITH KITCHENS						
			52			
ADDITIONAL AMENITIES						
LAUNDRY						
			2			
SHARED LOUNGE WITH KITCHEN						
			2			

NOTES:
GF SLAB AREA
FF INSIDE OF EXTERNAL WALL, EXCLUDING STAIR VOIDS
TEA STATION: INCLUDED IN STANDARD UNITS, NO COOKING FACILITIES
KITCHEN: INCLUDED IN PREMIUM, DOUBLE, DELUX AND 4 BED UNITS. KITCHEN INCLUDES COOKING FACILITIES.

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WINTON

project

Ayrburn Screen Hub

location

Ayr Avenue, Arrowtown

sheet name

Proposed Areas and Rooms

issued for

E. RESOURCE CONSENT 04.02.2025

revision

E

sheet

4.4

5.0

Compliance Diagrams

Proposed Building Levels

Ground floor slab relative level

The adjacent plan shows the relative ground floor slab height of each building.

The approach to determining the levels is to allow for the buildings to follow the natural topography, that falls towards the south west, and to allow for the accommodation buildings to sit under the 8m height plane of the natural topography.

Refer to the 8m height overlay diagram for further detail.

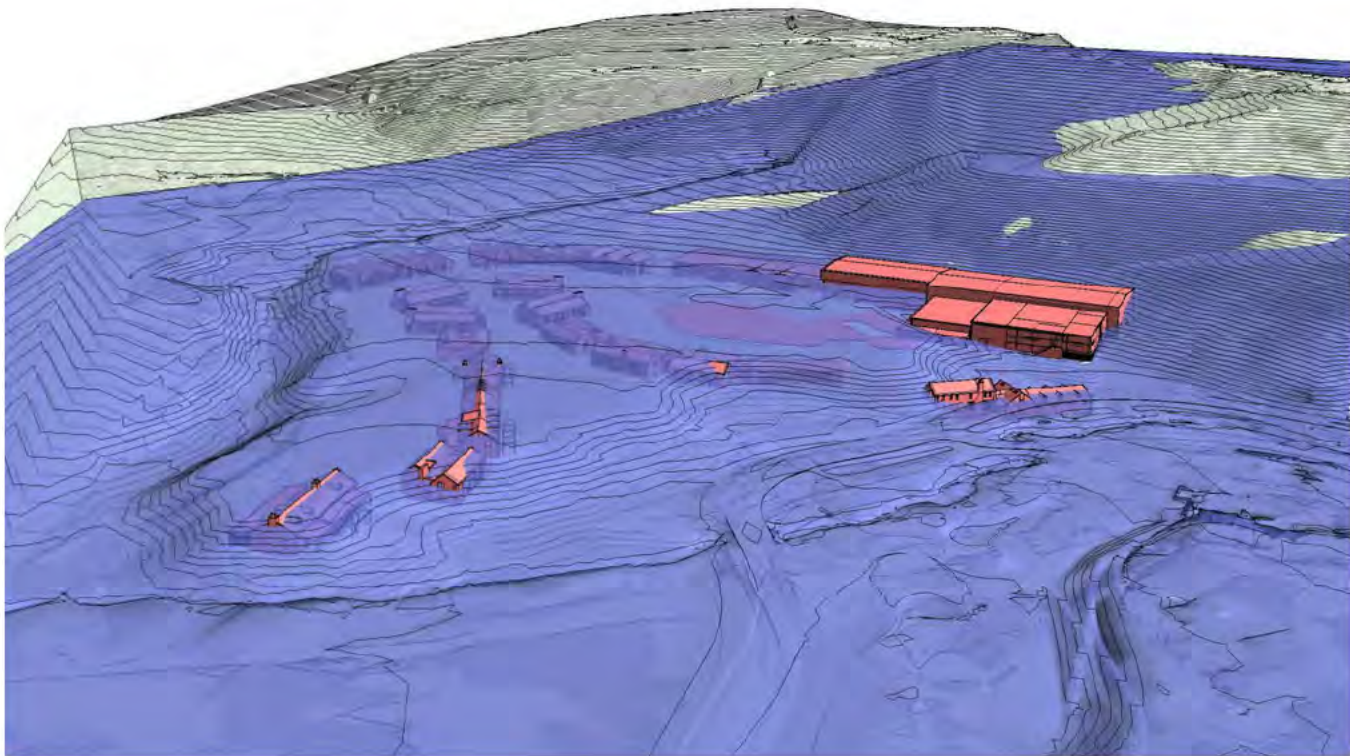
The connections between the buildings allow for accessible paths and the main accessways to each building offers a level threshold.



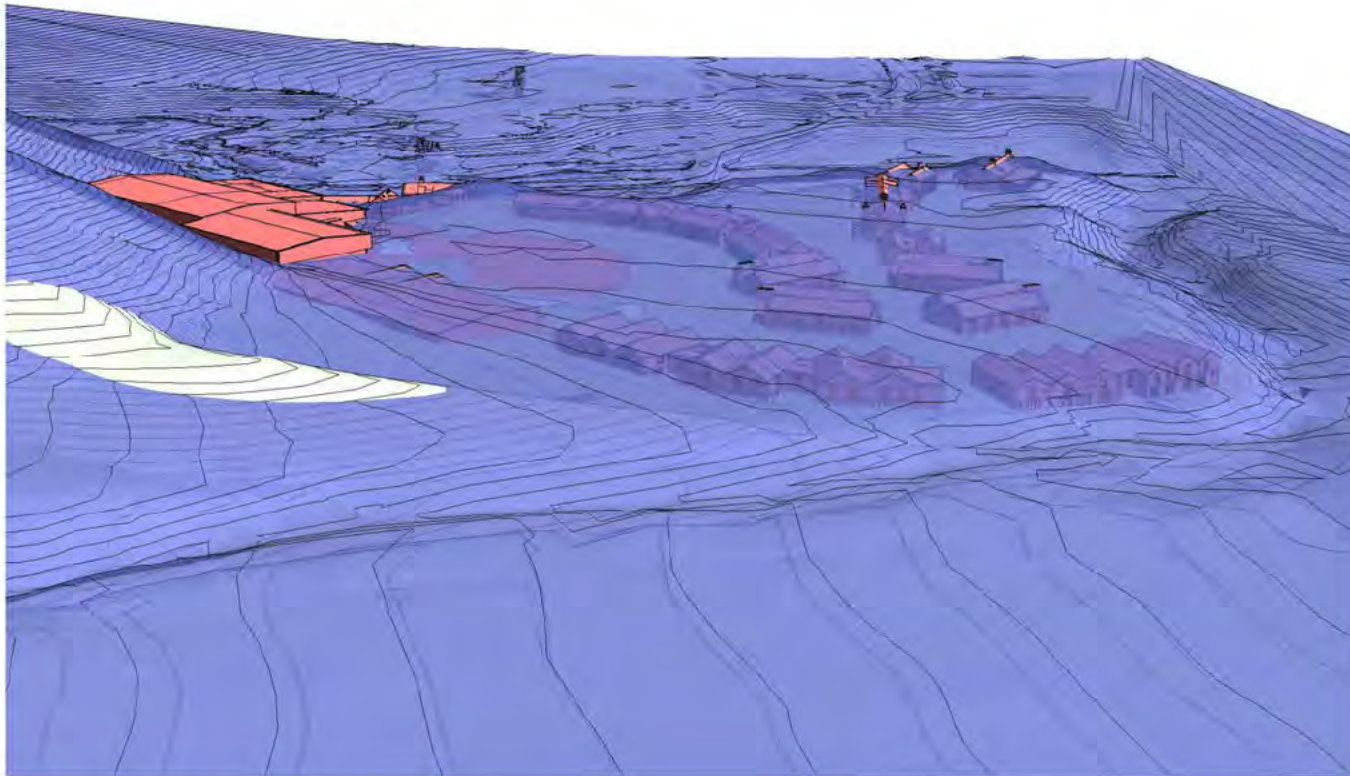
Height Overlay

The images below show the proposal in 3D with the 8m height plane graphically identified. The purple surface is a duplicate of the natural topography, lifted 8m vertically. As the topography varies in all directions, showing this as a 3D image demonstrates clearly where any part of the proposal breaches the 8m height plane.

The portions of the buildings that are protruding the purple surface breach the 8m height plane.



1 8m HEIGHT OVERLAY. VIEW 1
SCALE @ A3



2 8m HEIGHT OVERLAY. VIEW 2
SCALE @ A3

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Sun shading diagrams

Shading: December

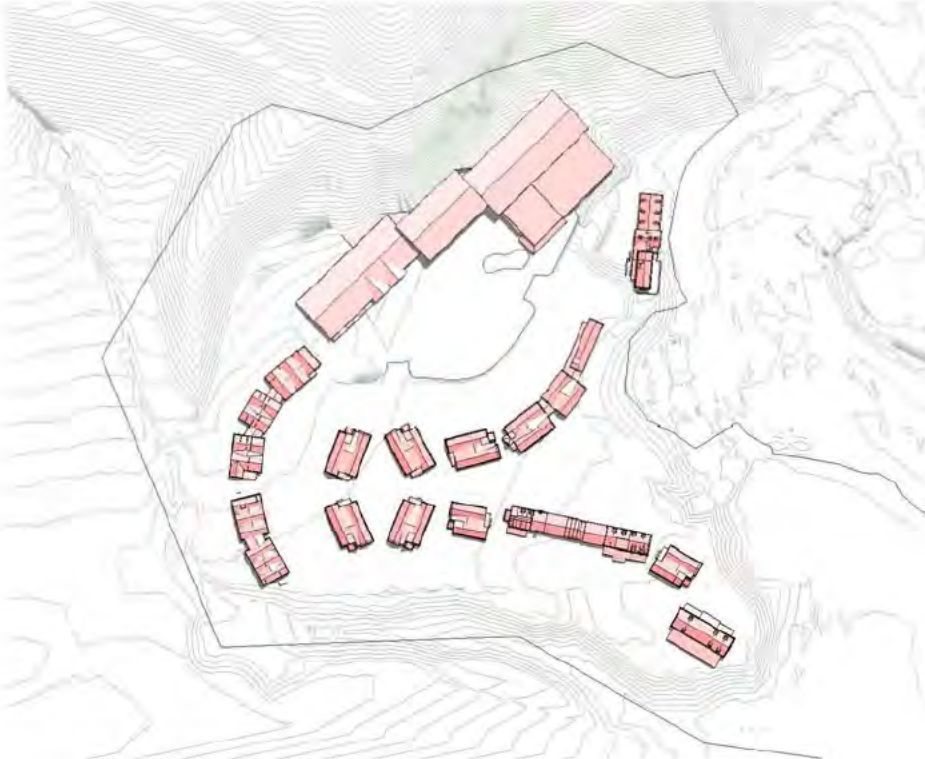
The following series of diagrams depict the shading created by the built form and the topography.

The topography shown includes the extended spur landform.

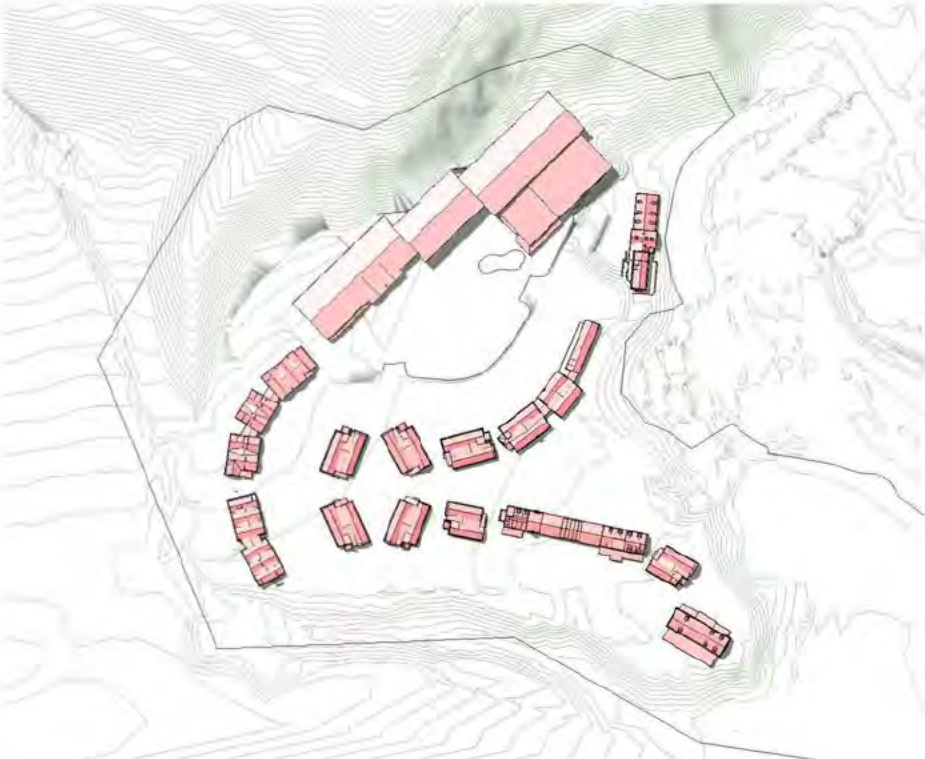
No vegetation is included in these diagrams.



1 SUN DECEMBER 21. 10 AM
SCALE @ A3 1 : 4000



2 SUN DECEMBER 21. 12 NOON
SCALE @ A3 1 : 4000



3 SUN DECEMBER 21. 2 PM
SCALE @ A3 1 : 4000



4 SUN DECEMBER 21. 5 PM
SCALE @ A3 1 : 4000

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project

Ayrburn Screen Hub

location

Ayr Avenue, Arrowtown

sheet name

Sun Shading Diagrams

issued for

E. RESOURCE CONSENT 04.02.2025

revision

E

sheet

5.3

Sun shading diagrams

Shading: March



1 SUN MARCH 21 10 AM
SCALE @ A3 1 : 4000



2 SUN MARCH 21 12 NOON
SCALE @ A3 1 : 4000



3 SUN MARCH 21 2 PM
SCALE @ A3 1 : 4000



4 SUN MARCH 21 5 PM
SCALE @ A3 1 : 4000

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Sun shading diagrams

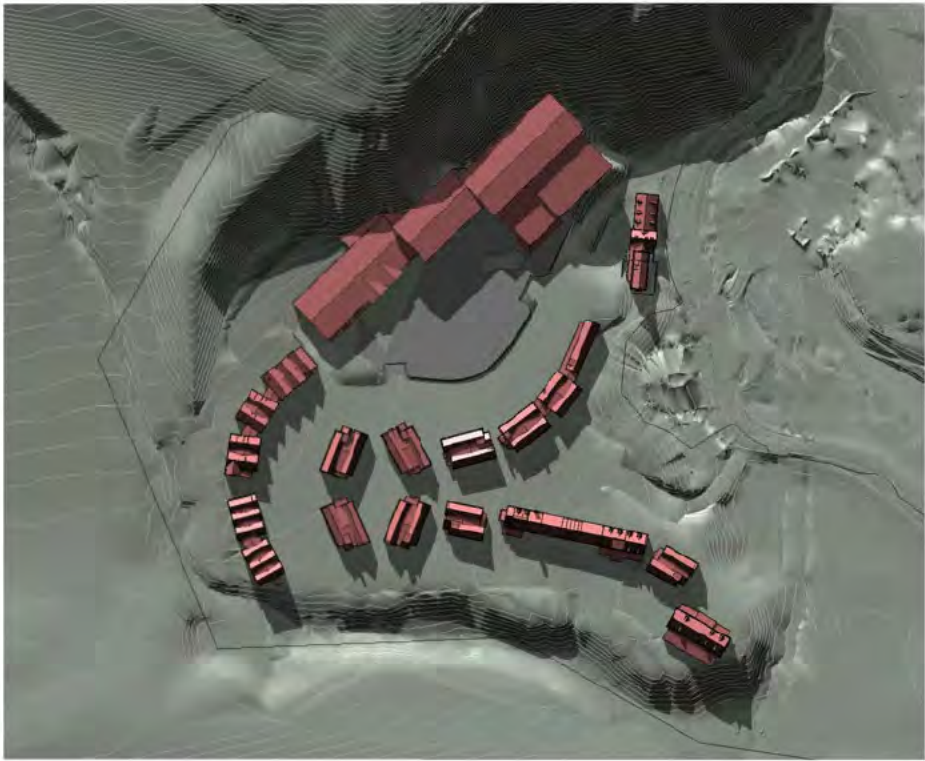
Shading: June



1 SUN JUNE 21 10 AM
SCALE @ A3 1 : 4000



2 SUN JUNE 21 12 NOON
SCALE @ A3 1 : 4000



3 SUN JUNE 21 2 PM
SCALE @ A3 1 : 4000



4 SUN JUNE 21 5 PM
SCALE @ A3 1 : 4000

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Sun shading diagrams

Shading: September



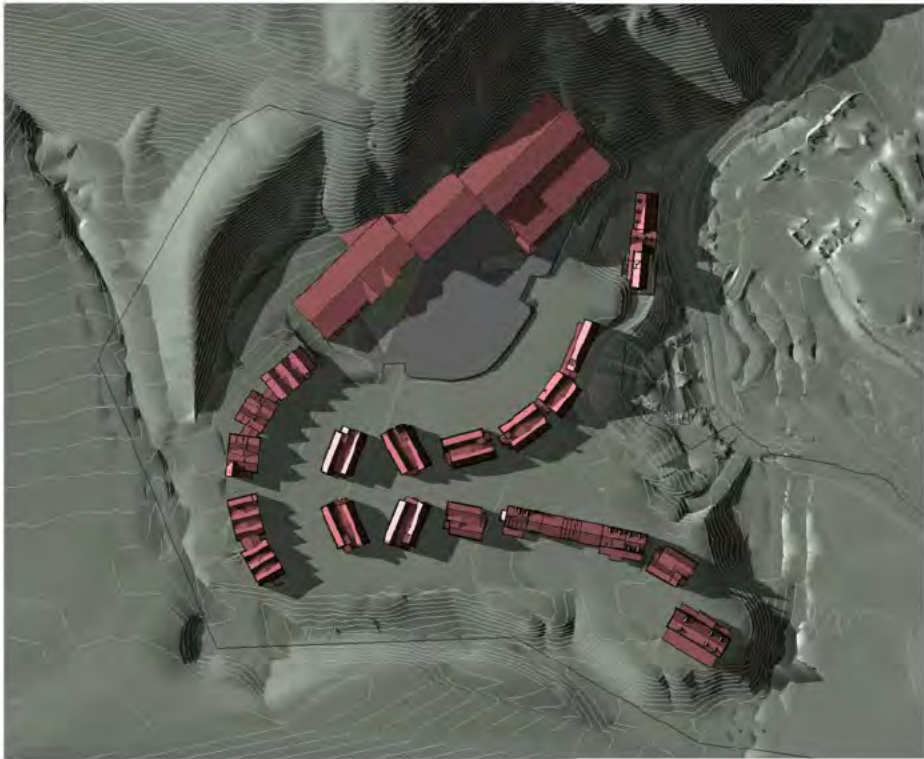
1 SUN SEPTEMBER 21 10 AM
SCALE @ A3 1 : 4000



2 SUN SEPTEMBER 21 12 NOON
SCALE @ A3 1 : 4000



3 SUN SEPTEMBER 21 2 PM
SCALE @ A3 1 : 4000



4 SUN SEPTEMBER 21 5 PM
SCALE @ A3 1 : 4000

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Part 2

Architectural Documentation

Building Type A

Studio Facility

Design Development

Studio Facility Inspiration

The studio facility is conceptualised as a large agricultural shed where form follows function. Here the clear heights and internal dimensions are designed to reflect other film studios in New Zealand. This is so that production crews understand what they are getting and how they can use the space. These dimensions allow for flexibility in the number of sets that can be constructed and used, as well as the associated heights needed for rigging, lights and manoeuvring props or actors.

The various spaces have been carefully considered to provide for favourable connections between spaces, with adjacent workshops and a range of offices linked by sliding acoustic doors.

The external articulation of the studio facility building also takes lead from the agricultural woolshed precedents; for example, external first floor access and fire egress is provided with a concrete mass stair and steel handrail traversing the side of the building. Rain cover at doorways is provided with various canopies that are rudimentary and functional, with sheets of roofing and exposed structure underneath. Rows of small windows are akin to that of woolsheds, whilst also efficiently providing natural light to the row of offices within the building.

Studio Facility Materiality

As with the form, the materiality is reflecting the agricultural sheds scattered amongst the New Zealand landscape. The construction systems will foremost be designed to meet acoustic, structural and insulation requirements. Precast concrete walls are either left in their raw state with exposed board-form texture, or clad over with vertical corrugate iron. The selection of corrugate iron for wall and roof cladding is dark and recessive on the higher buildings that are nestled into Christine's Hill. The lower lean-to structure that greets the entry road is clad with recycled grey corrugate. This has been chosen to reflect its connection to the Ayrburn Heritage Precinct across Ayr Ave.

The main entry doors of the film studio have been articulated with oversized sliding timber panels. Timber has been chosen as a tactile, softer material in comparison to the metal and concrete elsewhere. This helps to make the entrances readable and inviting.

Precedent Imagery



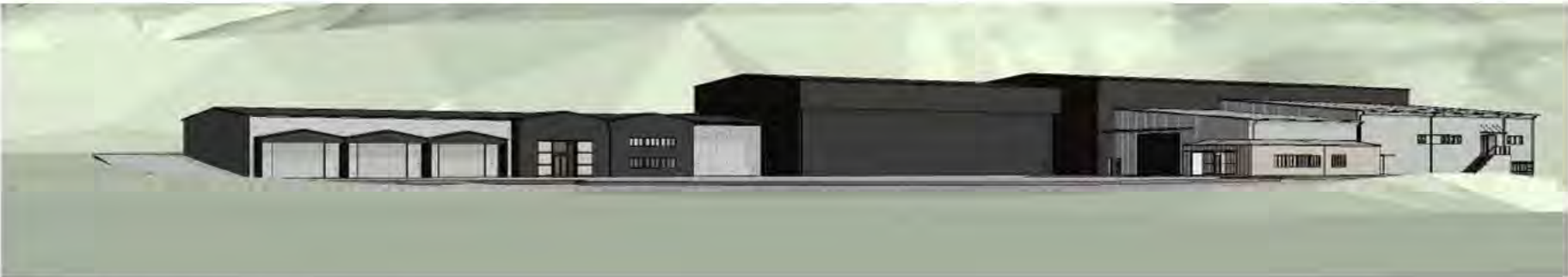
Central Otago Woolsheds, Small windows and low pitch roof form.



Sliding doors and external steps



Slats to the undercroft



1 FILM STUDIO OVERVIEW
SCALE @ A3



2 NORTH APPROACH VIEW
SCALE @ A3

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location	Ayr Avenue, Arrowtown

sheet name	A_Studio Facility: Design Narrative
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revision	E
sheet	A.1

Area Comparison

Footprint studies

These diagrams compare the built areas of different New Zealand Film Facilities.



1 **AYRBURN FILM HUB PROPOSED**
SCALE @ A3 1 : 4000

AREAS	
STUDIO AREAS	3200
WORKSHOP AREAS	3180
OFFICE AREAS	2174
TOTAL	8554



3 **STUDIO WEST**
SCALE @ A3 1 : 4000

AREAS	
STUDIO AREAS	4537
WORKSHOP AREAS	1817
OFFICE AREAS	1975
TOTAL	8329

** Areas stated as per www.studiowest.co.nz



2 **KUMEU FILM STUDIO**
SCALE @ A3 1 : 4000

AREAS	
STUDIO AREAS	4672
WORKSHOP AREAS	10196
OFFICE AREAS	1215
TOTAL	16,083

*Workshop areas are flexible, they can be used for office or filming depending on the production.
** Areas stated as per Kumeu Film Studio 2019 Prospectus

Research

Film Facility Research to inform the Design

The construction of the film facility fundamentally needs to cater for production crews and their activities. It needs to be flexible to allow for a range of different uses to set up and use the space to suit their specific production. In developing this proposal, the consultant team have visited other New Zealand Film facilities and have discussed with film consultants, users and operators what makes a successful film facility that crews can lease for a range of productions. These are some of the important factors that affect the architecture.

1. Flexibility
To achieve this large open plan areas are needed. They can then be divided into smaller areas as required.
2. Acoustic performance
To reduce any external noise and limit the spill of any internal noise. Acoustic material to the internal surfaces reduces the reverberation of noise and provides better sound quality for recording.
3. Thermal performance
To provide a comfortable working environment for all actors and crew.
4. Structural stability
To allow heavy items to be hung from structural members above.
5. Interconnected spaces.
Larger sliding panel doors are often used. The doors need to be wide enough to move props and sets. They need to have a high acoustic performance to limit any sound spill.
6. Gantry and ceiling grids
To allow access for technical and lighting crews.
7. Durable construction
To allow for flexibility in use.
8. Workshop spaces
That are flexible in their set up and in close proximity to the screening areas.
9. Office spaces
These cater for a wider range of needs from administrative, post-production processing, costume making, dressing rooms etc.
10. Staff facilities
To allow for catering, rest breaks, rehearsal and gathering.
11. Backlot areas
To allow for additional parking and storage of props and equipment, receive deliveries and to cater for the production recycling and waste management systems.



01 Studio West - studio 4



02 Auckland Film Studios - stages 3 & 4



03 Studio West - studio 3



04 Kumeu Studio in construction

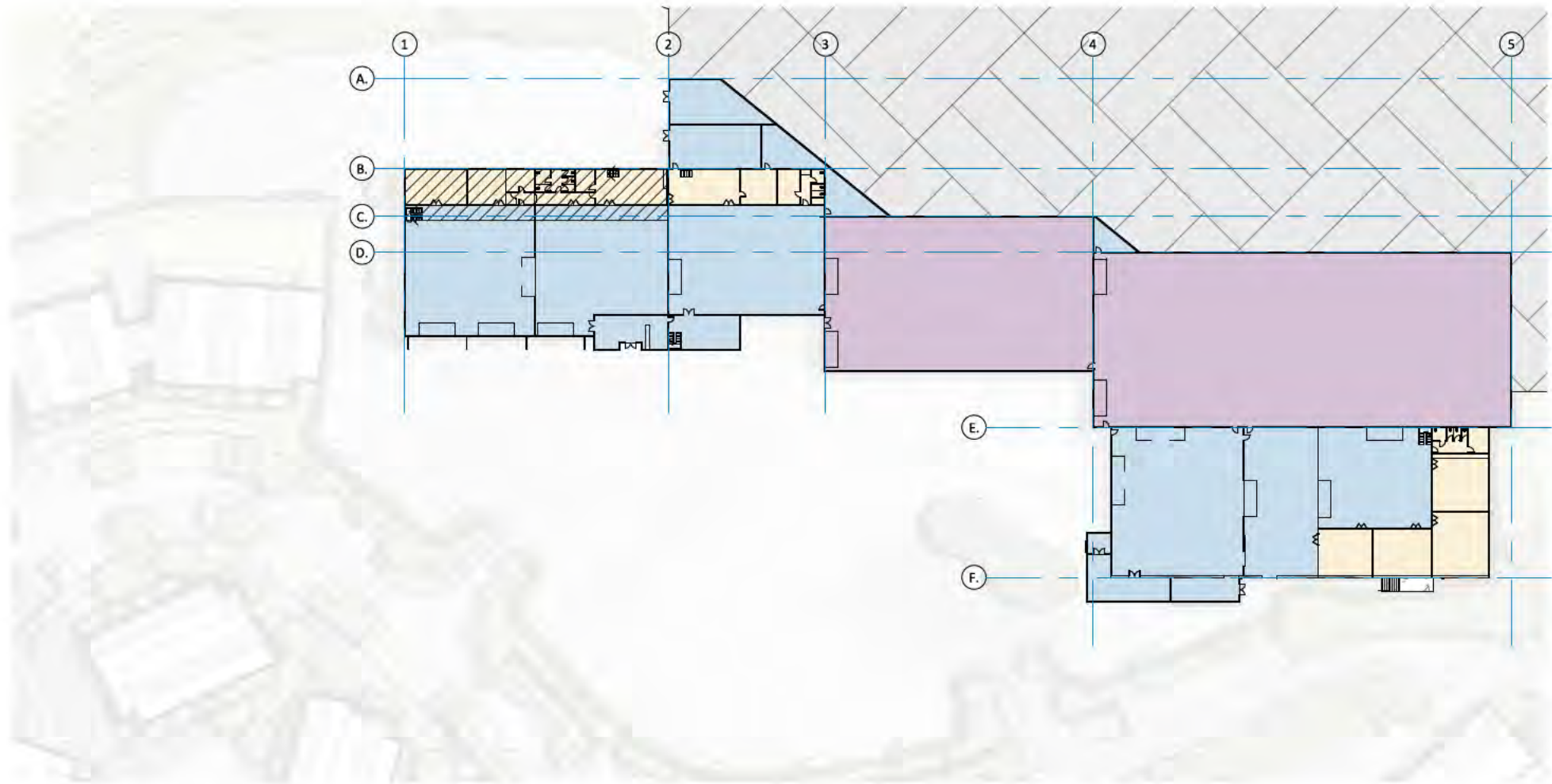


05 Studio West - workshop



06 Studio West - makeup room

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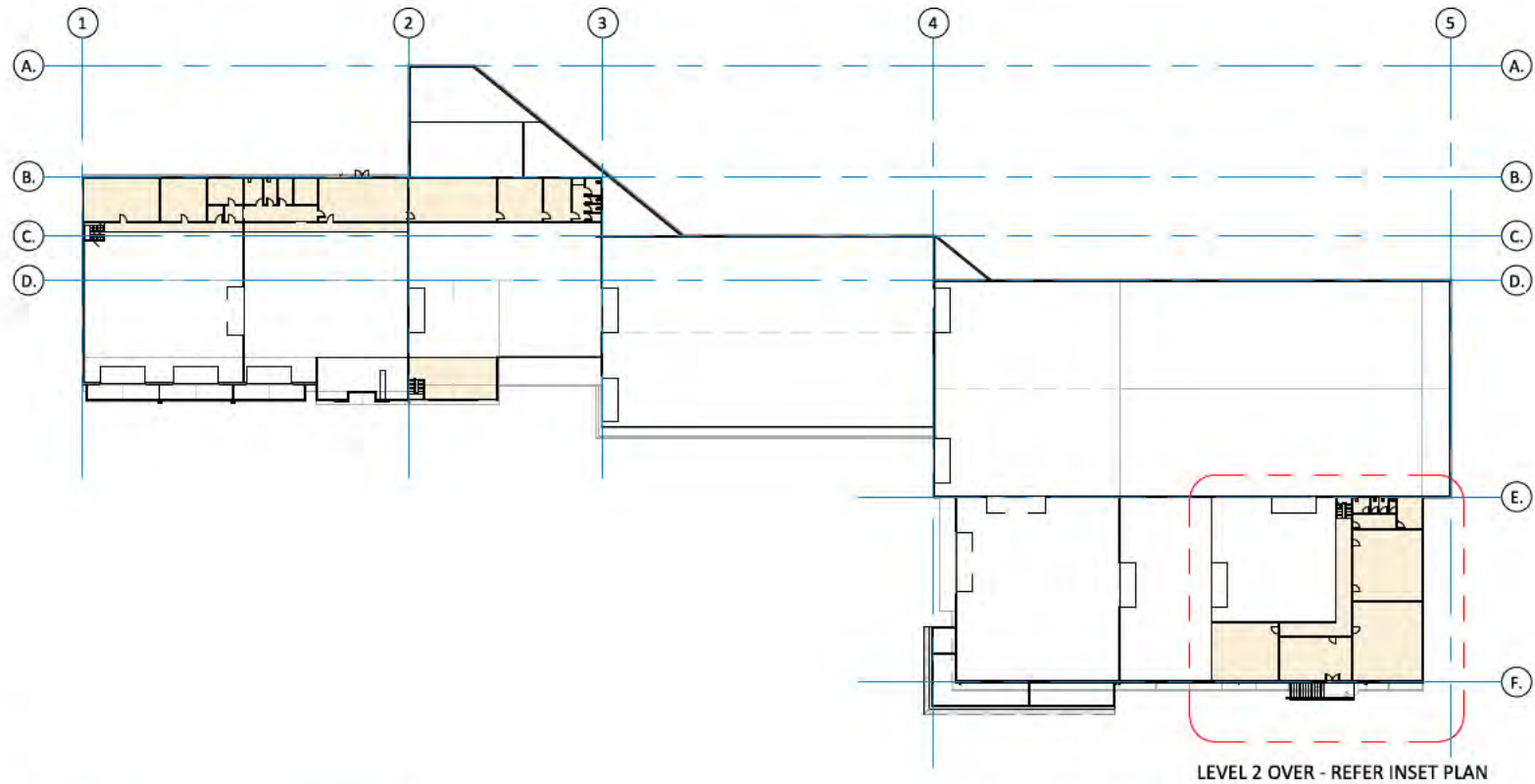


FLOOR PLAN AREAS		
	AREA	m2
	FILMING STUDIO	
	GROUND FLOOR:	3200
	WORKSHOP AREAS	
	GROUND FLOOR	3180
	OFFICE AREAS	
	GROUND FLOOR	818
	FIRST FLOOR	944
	SECOND FLOOR	412
	OFFICE TOTAL	2174
	COMBINED	8554

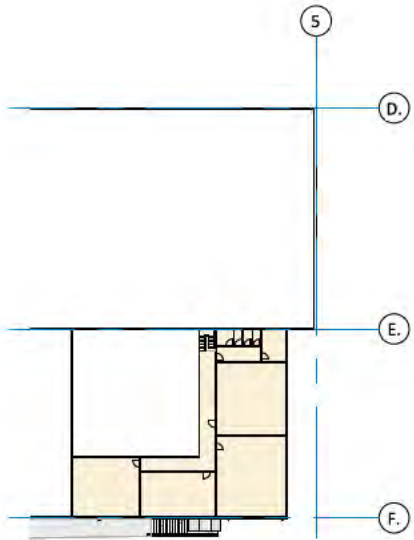
* Note there is additional office area in building B1 and B2.
Refer to the site plan for location.
Refer to the Type B plans for further information



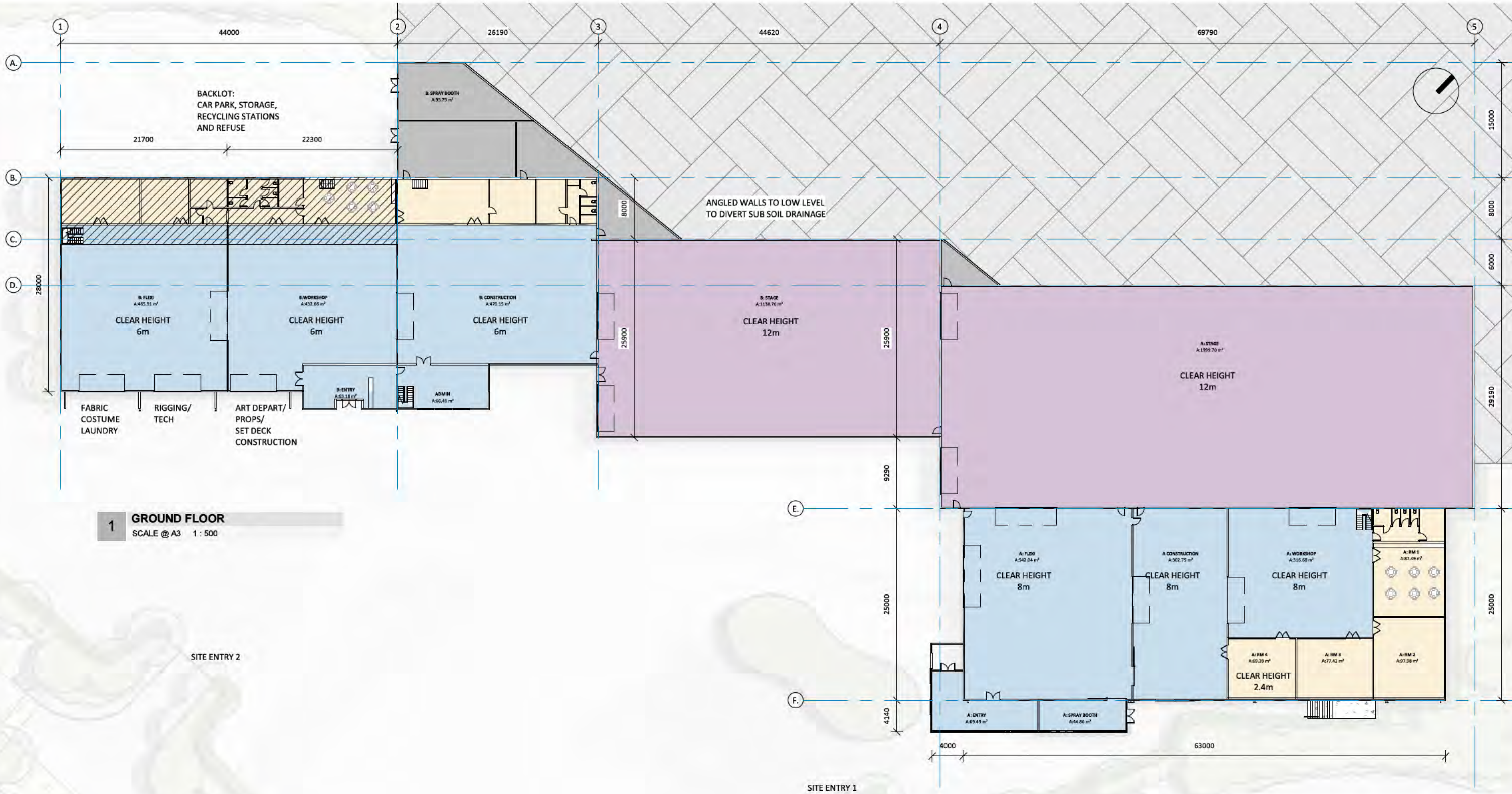
1 OVERVIEW GROUND FLOOR
SCALE @ A3 1 : 1000



2 OVER VIEW FIRST FLOOR
SCALE @ A3 1 : 1000

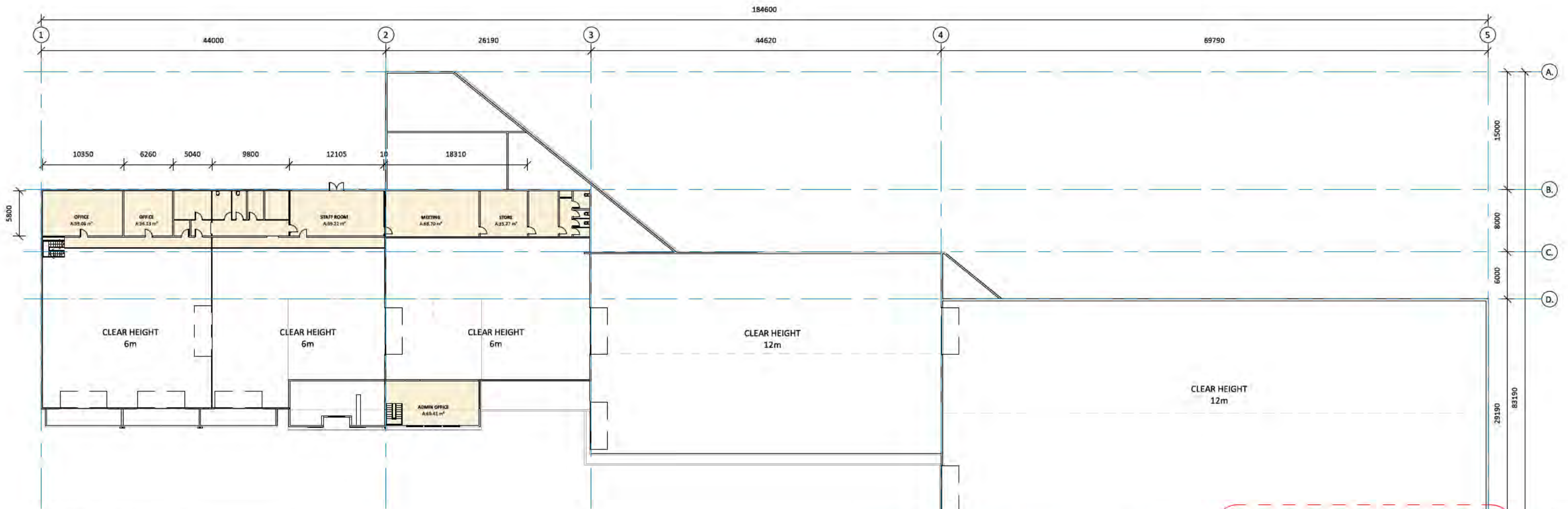


3 OVERVIEW SECOND FLOOR
SCALE @ A3 1 : 1000

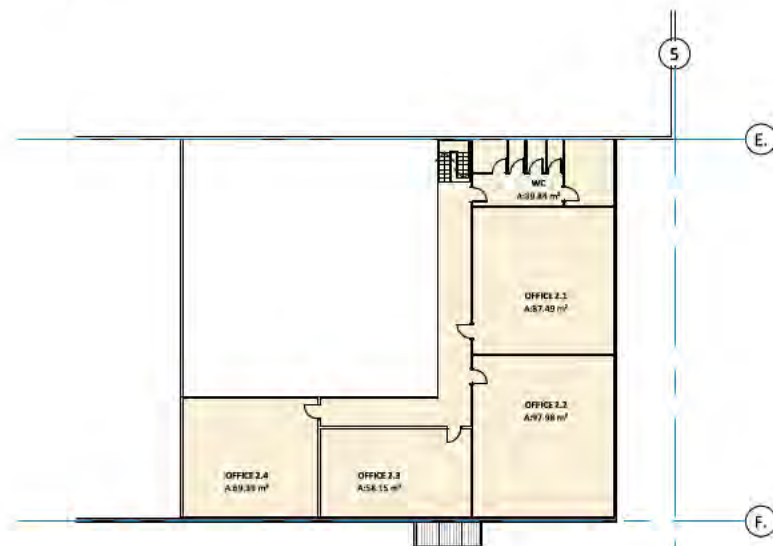


1 GROUND FLOOR
SCALE @ A3 1 : 500

Floor Schedule	
Type	Area
0. GROUND SLAB	7200.15 m ²
1. FIRST FLOOR	529.67 m ²
1. FIRST FLOOR	412.03 m ²
2. SECOND FLOOR	412.03 m ²
Grand total: 4	8553.89 m ²



1 FIRST FLOOR
SCALE @ A3 1 : 500



2 SECOND FLOOR
SCALE @ A3 1 : 500

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WINTON

project

Ayrburn Screen Hub

location

Ayr Avenue, Arrowtown

sheet name

A_Studio Facility: First Floor Plan

issued for

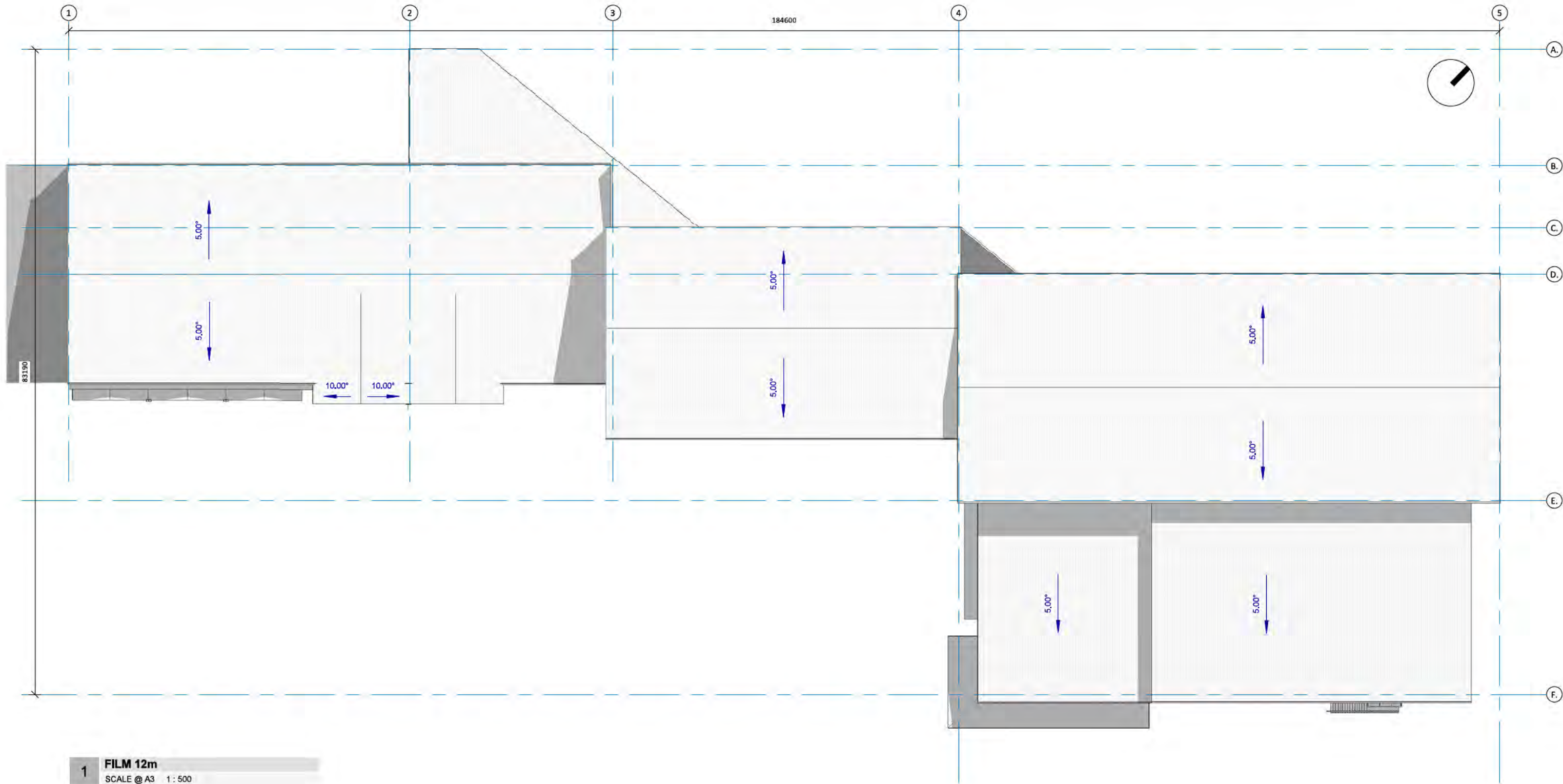
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A.6



1 **FILM 12m**
SCALE @ A3 1: 500

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WINTON

project

Ayrburn Screen Hub

location

Ayr Avenue, Arrowtown

sheet name

A_Studio Facility: Roof Plan

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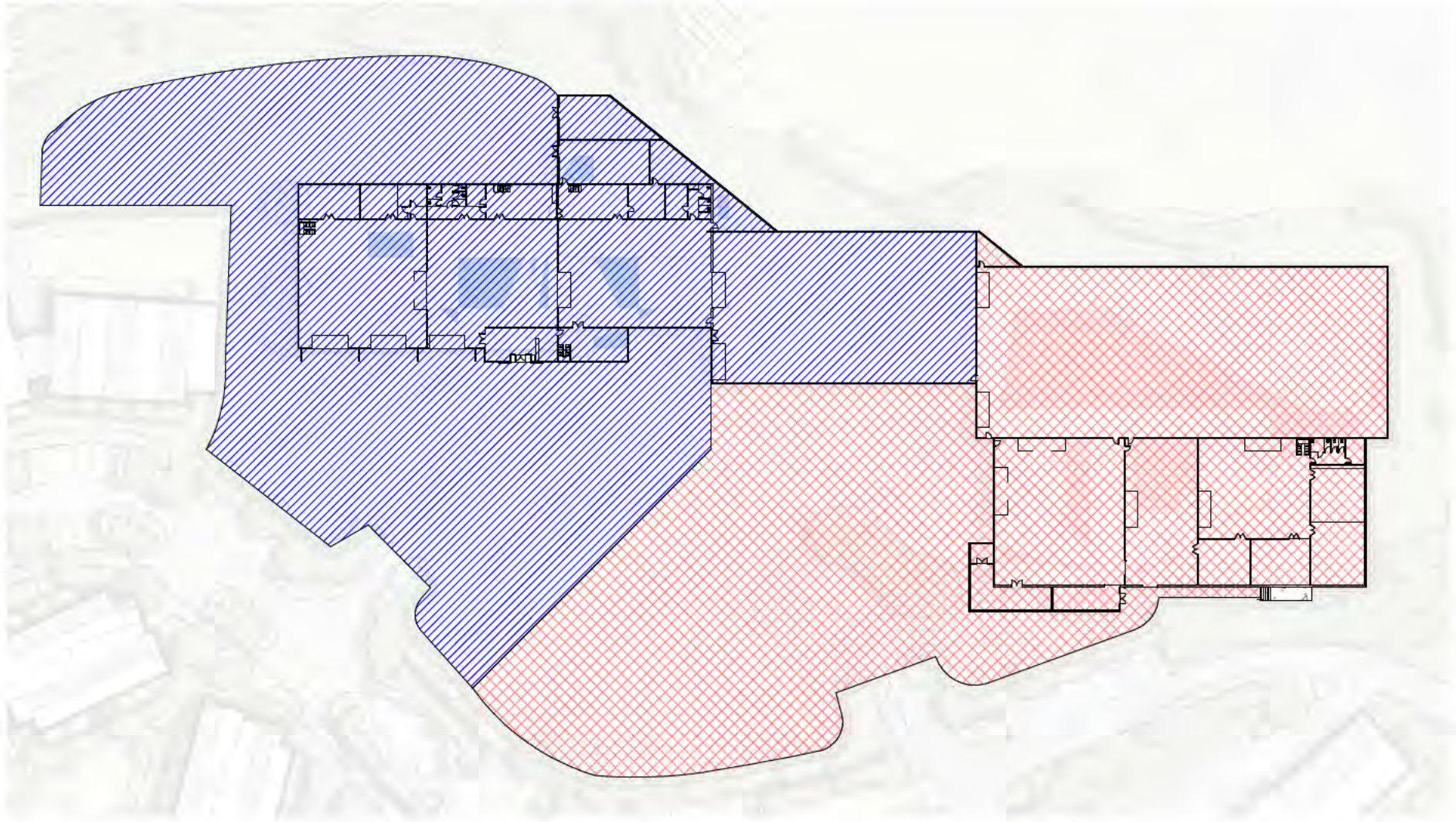
revision

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sheet

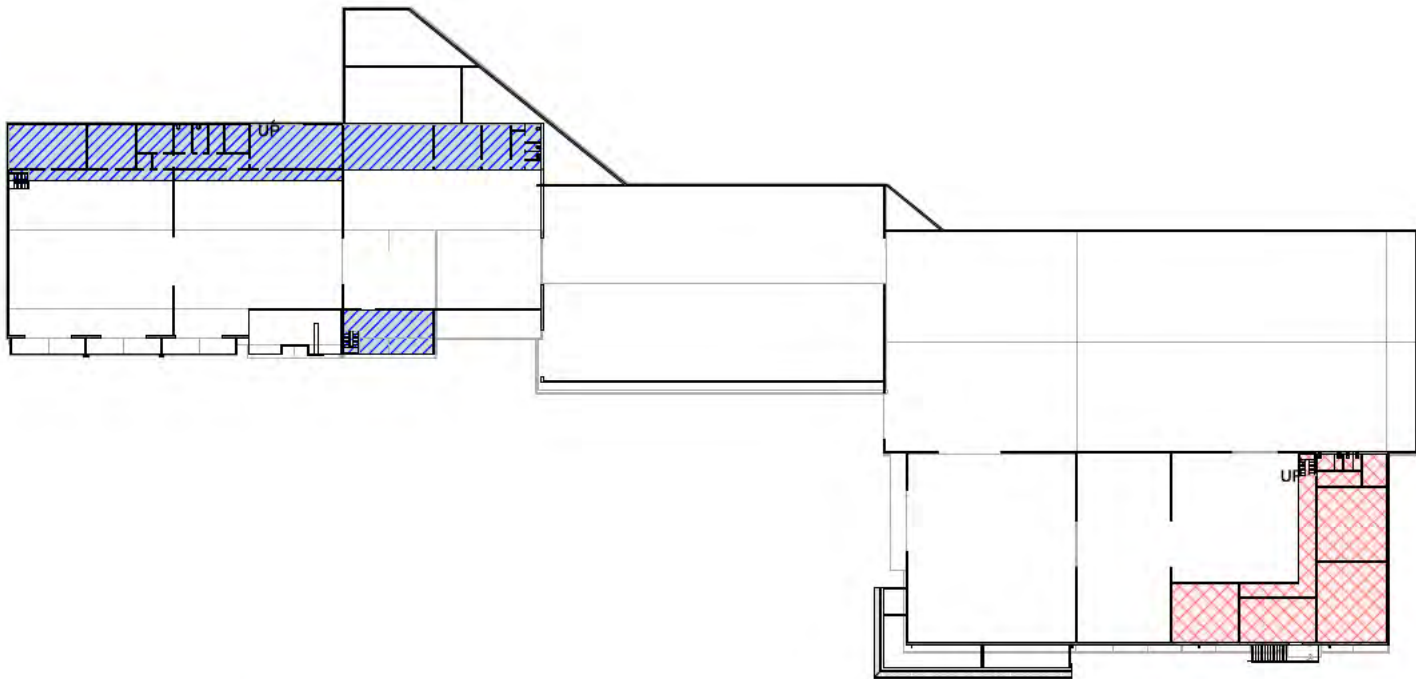
A.7

DUAL ZONE AREAS	
ZONE 1: BLUE	
GROUND:	3404
FIRST FLOOR:	553
SUB TOTAL BUILT	3957
EXTERNAL:	5000
ZONE 1 TOTAL:	8957
ZONE 2: PINK	
GROUND:	3773
FIRST FLOOR:	412
SECOND FLOOR:	412
SUB TOTAL BUILT	4597
EXTERNAL:	4131
ZONE 2 TOTAL:	8728



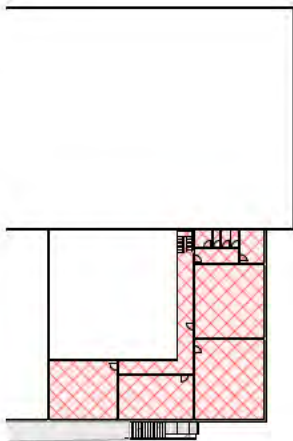
1

ZONE PLAN GROUND FLOOR
 SCALE @ A3 1 : 1000



2

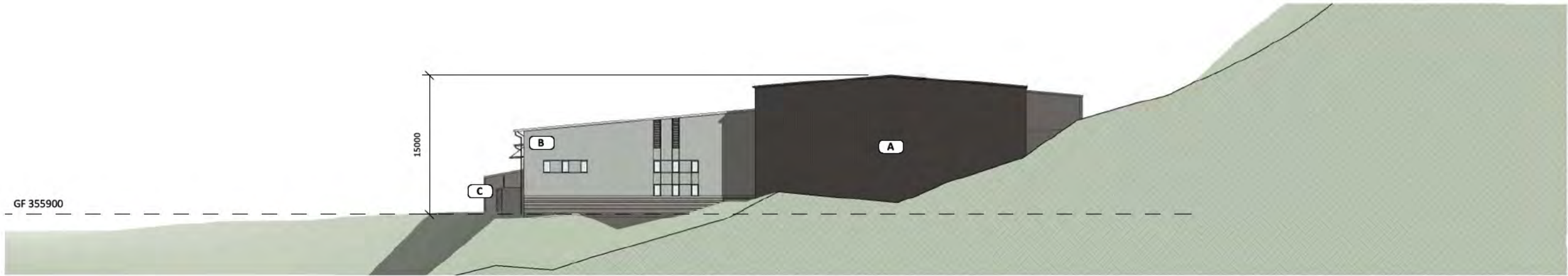
ZONE PLAN FIRST FLOOR
 SCALE @ A3 1 : 1000



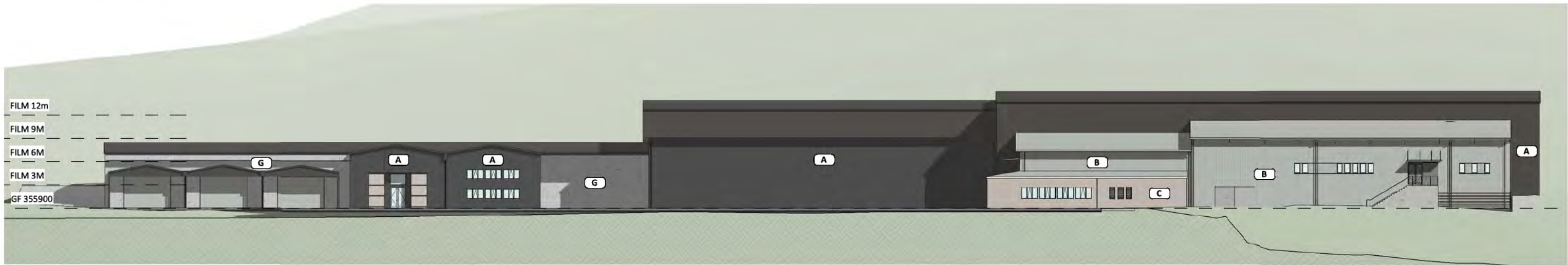
3

ZONE PLAN SECOND FLOOR
 SCALE @ A3 1 : 1000

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1 **NORTH**
SCALE @ A3 1 : 500



2 **EAST**
SCALE @ A3 1 : 500

MATERIALS LEGEND



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WINTON

project

Ayrburn Screen Hub

location

Ayr Avenue, Arrowtown

sheet name

A_Studio Facility: Elevations

issued for

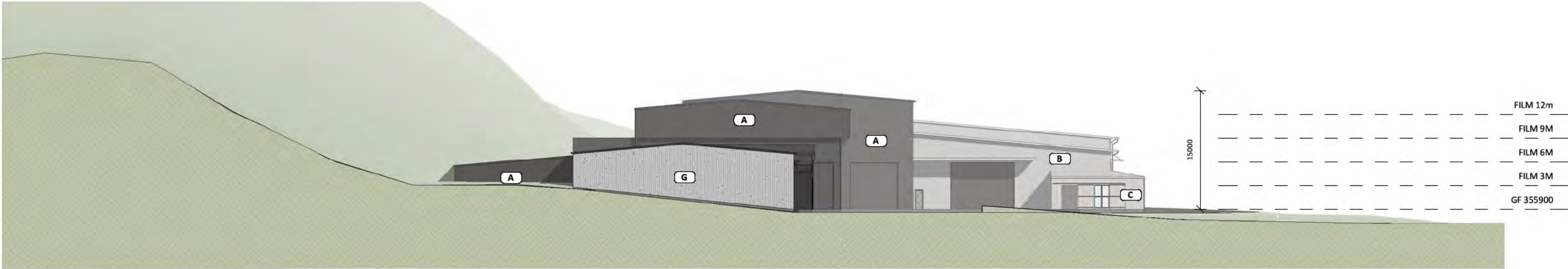
E. RESOURCE CONSENT 04.02.2025

revision

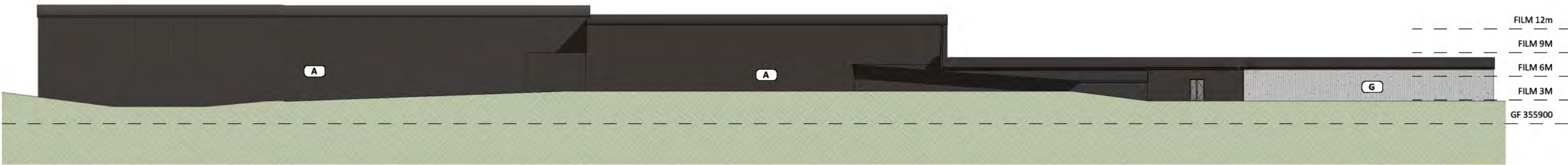
E

sheet

A.9

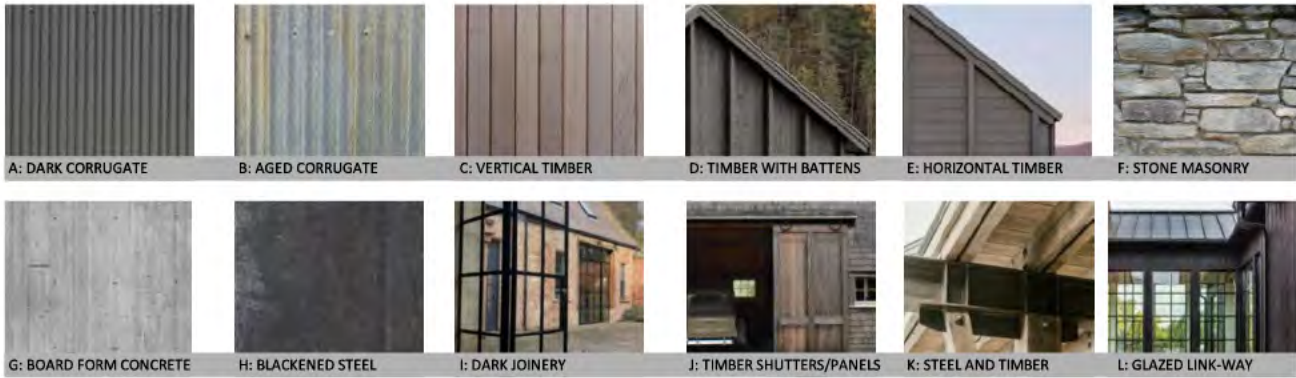


1 **SOUTH**
SCALE @ A3 1 : 500

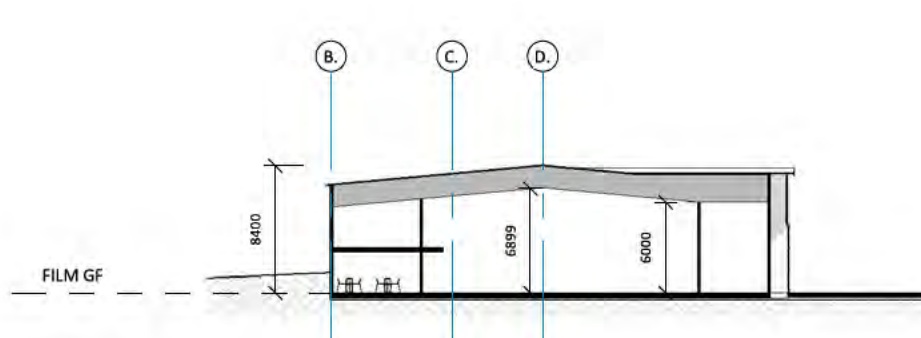


2 **WEST**
SCALE @ A3 1 : 500

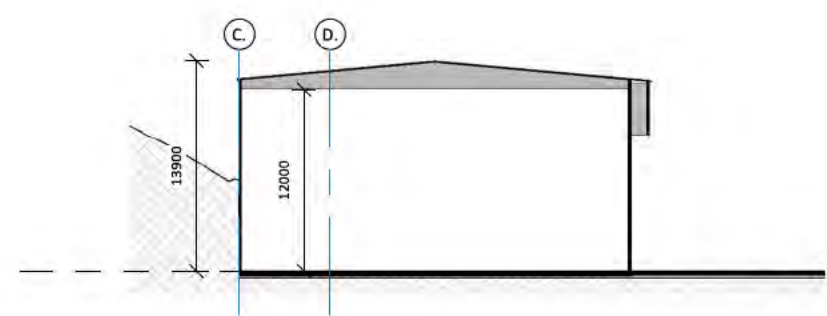
MATERIALS LEGEND



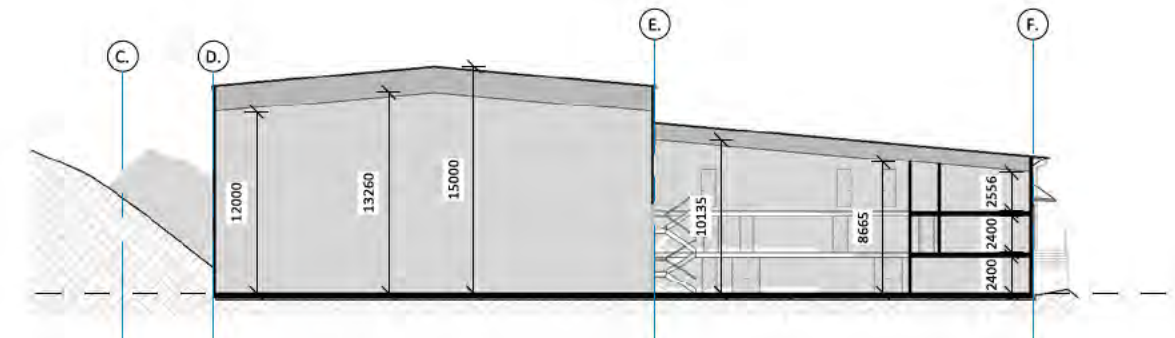
SASTUDIO	notes All works to comply with the NZBC and relevant codes and standards. All works to hold shared copyright between the owner and the architect for this project and site. All dimensions to be checked prior to site works. If in doubt - ask,	WINTON	project Ayrburn Screen Hub	sheet name A_Studio Facility: Elevations	revision E
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1 **A1**
SCALE @ A3 1 : 500



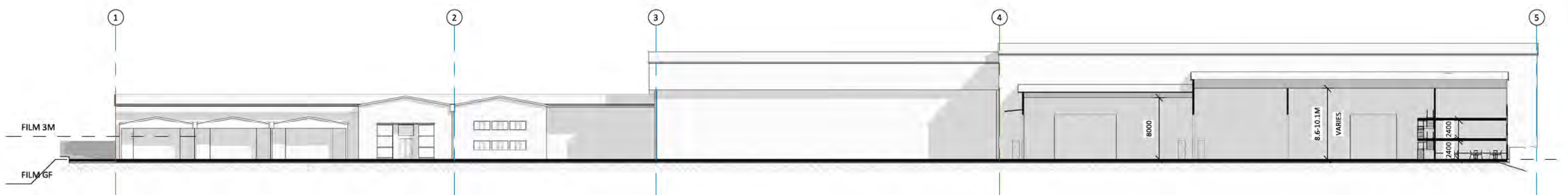
2 **A2**
SCALE @ A3 1 : 500



3 **A3**
SCALE @ A3 1 : 500



4 **B1**
SCALE @ A3 1 : 500



5 **B2**
SCALE @ A3 1 : 500

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WINTON

project
Ayrburn Screen Hub
location
Ayr Avenue, Arrowtown

sheet name
A_Studio Facility: Sections
issued for
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revision
E
sheet
A.11