

# Rules Assessment – District Plan

Proposal: The Ayrburn Screen Hub

Address: Ayr Avenue, Arrowtown, Queenstown-Lakes District

District Plan: Queenstown Lakes Proposed District Plan

Site Zoning	
Zone	Wakatipu Basin Rural Amenity Zone

Rule	Consent Required and Status	Comment
<b>Activity Rules</b>		
<b>Rule 24.4.1</b> Any activity not listed in Tables 24.1.	No consent required	The proposal is for a commercial activity provided for in Rule 24.4.23.
<b>Rule 24.4.18</b> The construction of buildings for non-residential activities, not otherwise provided for in Table 24.1.	Yes, consent is required as a <b>restricted discretionary</b> activity.	The proposed Screen Hub is commercial in nature and the associated buildings will not be constructed for the purpose of residential activities.
<b>Rule 24.4.21</b> Visitor Accommodation	Yes, consent is required as a <b>discretionary</b> activity.	The accommodation will primarily be utilised by film crews however, in order to assist with economic viability, the accommodation will be available for general visitor accommodation at times when not required for film and television studio production purposes.
<b>Rule 24.4.23</b> Any commercial or Industrial activity not otherwise provided for in Table 24.1 including those associated with farming.	Yes, consent is required as a <b>non-complying</b> activity	The application proposes a Screen Hub activity and the Ayrburn depot which are commercial activities otherwise not provided for.
<b>Rule 24.4.27.1</b>	Yes, consent is required as a <b>non-complying</b> activity	While the buildings will be largely contained within the Residential Area (R), the filming stages, workshop and

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<b>Activity Rules</b>		
The construction of any building within Activity Area OS.		workroom spaces, the Ayrburn depot and part of the dressing room will be located within Activity Area OS.
<b>Rule 24.4.27.6</b> The planting of vegetation other than pasture grass, crops or grapevines within any Activity Area OS provided that this control does not apply to planting to maintain or replace trees and landscaping along Ayr Avenue.	Yes - consent is required as a <b>non-complying</b> activity	As shown in the Ayrburn Design Report (refer <b>Appendix 1</b> page 30) landscaping is proposed to assist in integrating the development into the surrounding environment within Activity Area OS.
<b>Site Standards</b>		
<b>Rule 24.5.4.1</b> All exterior surfaces* must be coloured in the range of browns, greens or greys including; Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and	No consent required	The light reflectance of buildings is proposed to be less than 20%. As detailed on Sheet 3.2 of the Architectural Design Report - SA Studio (refer <b>Appendix 7</b> ) the roof light reflectance values range from 8-12% and are dark grey in colour.
<b>Rule 24.5.4.2</b> All exterior surfaces* must be coloured in the range of browns, greens or greys including; All other exterior surface** finishes, except for schist, must have a light reflectance value of not greater than 30%.	Yes – consent is required as a <b>restricted discretionary</b> activity	With exception to stone masonry with natural grout which has an approximate LRV of 36% and board form concrete which has an LRV of approximately 42% all exterior finishes of buildings will have a light reflectance value of not greater than 30%. See Sheet 3.2 of the Architectural Design Report - SA Studio (refer <b>Appendix 7</b> ).
<b>Rule 24.5.6</b> The building coverage of all buildings on a site not subject to Rule 24.5.5 must not exceed 15% of net site area, or 500m <sup>2</sup> , whichever is the lesser.	Yes – consent is required as a <b>restricted discretionary</b> activity	In this instance, the site area is 34.46ha therefore 15% of the site area would be 51,690m <sup>2</sup> and the combined building area is 22,179m <sup>2</sup> which exceeds the 500m <sup>2</sup> limit.
<b>Rule 24.5.7.1</b> The minimum setback of any building from internal boundaries shall be 10m, except where Rule 24.5.7.2 applies.	No consent required	All buildings are well setback from boundaries as shown in the Architectural Design Report - SA Studio attached at <b>Appendix 7</b> .

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<b>Rule 24.5.8.2</b> The maximum height of buildings shall be 8m.	Yes – consent is required as a <b>non-complying</b> activity	A number of the buildings breach the maximum height as shown in the Architectural Design Report - SA Studio (refer <b>Appendix 7</b> ).
<b>Rule 24.5.9.1</b> The minimum setback of any building from any road boundary (other than an unformed road or as specified in Rule 24.5.9.4) shall be 20m in the Rural Amenity Zone.	Yes – consent is required as a <b>restricted discretionary</b> activity	Ayr Avenue traverses through the site and the Depot building is located approximately 14 metres from Ayr Avenue as shown on Page 30, Sheet 5.1 of the Architectural Design Report - SA Studio attached to the Planning Report at <b>Appendix 7</b> .
<b>Rule 24.5.12</b> The minimum setback of any building from the bed of a wetland, river or lake shall be 30m.	Yes – consent is required as a <b>restricted discretionary</b> activity	Mill Creek is located 27m from the closest building.
<b>Rule 24.5.17</b> a. All fixed exterior lighting shall be directed away from adjacent roads and sites.  b. Activities on any site shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.  c. There shall be no upward light spill.	No consent required	The lighting will comply with this standard.
<b>Earthworks</b>		
<b>Rule 25.4.2</b> Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2, except for earthworks covered by Rules 25.4.1A and 25.4.1B.	Yes – consent is required as a <b>restricted discretionary</b> activity.	As below. Earthworks do not comply with the volumes specified in Table 25.2.
<b>Rule 25.5.4</b>	Yes – consent is required as a <b>restricted discretionary</b> activity.	A total of 154,800m <sup>3</sup> of earthworks are proposed.

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<b>Activity Rules</b>		
Upto 400m <sup>3</sup> of earthworks within Wakatipu Basin Rural Amenity Zone.		
<b>Rule 25.5.11</b> Earthworks over a contiguous area of land shall not exceed the following area: <b>25.5.11.1</b> 2,500m <sup>2</sup> where the slope is 10° or greater. <b>25.5.11.2</b> 10,000m <sup>2</sup> where the slope is less than 10°. <b>25.5.11.3</b> 2,500m <sup>2</sup> at any one time for the construction of a trail.	Yes – consent is required as a <b>restricted discretionary</b> activity.	While the topography of the site varies across the development, a total of 84,150m <sup>2</sup> of earthworks are proposed across the development, therefore, this rule is breached.
<b>Rule 25.5.12</b> Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.	No consent required	Erosion and sediment control measures will be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks
<b>Rule 25.5.13</b> Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site.	No consent required	Dust will be managed by construction management.
<b>Rule 25.5.14</b> Earthworks that discovers any of the following: <b>25.5.14.1</b> kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or	No consent required	No archaeological sites are identified within the application area.  The consent conditions which will be submitted as part of the substantive application will include the standard ‘accidental discovery condition.’

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<b>25.5.14.2</b> any feature or archaeological material that predates 1900, or <b>25.5.14.3</b> evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),		
<b>Rule 25.5.15</b> The maximum depth of any cut shall not exceed 2.4 metres.	Yes, consent is required as a <b>restricted discretionary</b> activity.	The maximum cut depth is proposed to be 9.5m.
<b>Rule 25.5.16</b> The maximum height of any fill shall not exceed 2 metres.	Yes, consent is required as a <b>restricted discretionary</b> activity.	The maximum fill depth is proposed to be 11m.
<b>Rule 25.5.18</b> Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: <b>25.5.18.1</b> Earthworks not supported by retaining walls: a) distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); <b>or</b> b) 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. Earthworks supported by retaining walls: a) Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall;	No consent required	No earthworks are proposed within close proximity to site boundaries.

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b) Cut and fill equal to or less than 0.5m in height is exempt from this rule.		
<b>Rule 25.5.19.1</b> Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m <sup>3</sup> in total volume, within any consecutive 12-month period.	Yes, consent is required as a <b>restricted discretionary</b> activity.	Earthworks are required within Mill Creek to establish a sediment trap. This involves removing the existing bed, while the sediment trap is constructed, and sediment extraction during regular removal of sediment caught by the sediment trap.
<b>Rule 25.5.21</b> No more than 300m <sup>3</sup> of Cleanfill shall be transported by road to or from an area subject to Earthworks.	<b>Yes</b> – consent is required as a <b>restricted discretionary</b> activity.	Approximately 6,000m <sup>3</sup> of cleanfill will be transported from the site as excess.
<b>Traffic</b>		
<b>Rule 29.4.11</b> High Traffic Generating Activities	<b>Yes</b> – consent is required as a <b>restricted discretionary</b> activity.	The proposal will generate more than 50 vehicle movements in the weekday peak hours, which therefore means the development is classified as a High Traffic Generator.
<b>Rule 29.4.12</b> Parking for any activity not listed in Table 29.4 and the activity is not a permitted or controlled activity within the zone in which it is located.	No consent required	Commercial activities are provided for in Table 29.4.
<b>Rule 29.5.1</b> <b>Location and Availability of Parking Spaces</b> <ol style="list-style-type: none"> <li>Any parking space required by Table 29.4 or loading space shall be available for staff and visitors during the hours of operation and any staff parking required by this rule shall be marked as such.</li> <li>No parking space required by Table 29.4 shall be located on any access or outdoor living</li> </ol>	No consent required	As per the assessment provided in the Transportation Assessment attached to this application as <b>Appendix 15</b> .

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<p>space required by the District Plan, such that each parking space required by Table 29.5 shall have unobstructed vehicular access to a road or service lane, except where tandem parking is specifically provided for by Rule 29.5.8.</p> <p>c. Parking spaces and loading spaces may be served by a common manoeuvring area (which may include the installation of vehicle turntables), which shall remain unobstructed.</p> <p>d. Some or all coach parking required by Table 29.4 in relation to visitor accommodation activity may be provided off-site.</p>		
<p><b>Rule 29.5.4</b></p> <p>Other than in relation to residential units and visitor accommodation with less than 6 guests, mobility parking spaces shall be provided in accordance with the following minimum standards:</p> <p><b>Commercial Activity:</b></p> <p>&gt;2500m<sup>2</sup> = 2 spaces plus 1 additional space for every additional 1,250m<sup>2</sup></p>	No consent required.	As per the assessment provided in the Transportation Assessment attached to this application as <b>Appendix 15</b> .
<p><b>Rule 29.5.13: Access and Road Design</b></p> <p>All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018, including the notes within Table 3.2 and</p>	Yes – consent is required as a <b>restricted discretionary</b> activity.	<p>The site gains access in two locations onto Ayr Avenue. Both accesses achieve the expected carriageway widths set out in the Council's Land Use and Subdivision Code of Practice.</p> <p>Under part (c) of this Rule, no private way or private vehicle access is anticipated to serve sites with a potential to</p>

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<p>Appendices E and F; except as provided for in 29.5.13b below including;</p> <p>c) No private way or private vehicle access or shared access in any zone shall serve sites with a potential to accommodate more than 12 units on the site and adjoining sites.</p>		<p>accommodate more than 12 units on the site (and adjoining sites). In this instance, the accommodation for the activity will comprise 185 units.</p>

5 February 2025