Ayrburn Screen Hub Planning Report

Fast-track Approvals Act - Substantive Application

22 August 2025

B&A
Urban & Environmental

Prepared for:
Waterfall Park Developments Limited

Status:

Final

Date:

22 August 2025

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1.0 Applicant and Property Details

To:	Environmental Protection Authority
Site Address:	Ayr Avenue, Arrowtown, Queenstown-Lakes District
Applicant Name:	Waterfall Park Developments Limited
Address for Service:	Barker & Associates Ltd PO Box 1986 Shortland Street Auckland 1140 Attention: Karl Cook
Legal Description:	Lot 4 DP 540788 see Record of Title at **Appendix 4**
Site Area:	26.25 hectares
Site Owner:	Waterfall Park Developments Limited
District Plan:	Queenstown Lakes Proposed District Plan ('PDP')
QLDC PDP Zoning:	Wakatipu Basin Rural Amenity Zone ('WBRAZ')
Regional Plan:	Otago Regional Plan: Water for Otago ('ORP')
Additional Limitations:	Speargrass Flat Landscape Character Unit 8 ('LCU 8') and Ayrburn Structure Plan.
Locality Diagram:	Refer to **Figures 5, 6** and **7** of this report.
Brief Description of Proposal:	The Ayrburn Screen Hub is a proposed production facility featuring two studios, accommodation, and supporting facilities and amenities (the 'Project'). The Project is anticipated to deliver significant economic benefits for the region, create employment opportunities, and advance the national film industry. Environmental enhancement measures are proposed including significant water quality improvements, riparian planting, and improved public cycling connections. The development is proposed to be well integrated into the surrounding landscape. This is depicted in the Ayrburn Design Report (refer **Appendix 7).** For completeness, the Project also includes the installation of two sediment traps within an

ephemeral tributary of Mill Creek, which are permitted activities under the Otago Regional Plan: Water for Otago. A CoC is therefore sought under section 139 of the RMA.

Summary of Reasons for Consent:

The application seeks all resource consents necessary for the implementation and ongoing operation of the Project under the Resource Management Act 1991 ('RMA') including, but not by way of limitation, the list of consents set out in Section 6.0 of this report.

The Project requires non-complying activity consent overall under the PDP and discretionary activity consent under the ORP.

The consents sought have been assessed on a collective (bundled) basis and the Project has been assessed in its entirety as a non-complying activity.

In addition, the application also seeks a variation of Condition 15(d) of RM240982 under s127 of the RMA to enable buildings authorised under this FTAA consent to be constructed within Lot 4, ensuring consistency between subdivision consent conditions and the present proposal, and a CoC under section 139 of the RMA confirming that the installation of two sediment traps within an ephemeral tributary of Mill Creek is a permitted activity under Rule 13.5.1.10 of the Otago Regional Plan.

For completeness, the application seeks consent for all necessary consents for the Project under the RMA, including any matters that are not listed in Section 6.0 below, but which are subsequently identified as being necessary through the processing of this application. If such matters are identified the applicant will, as a matter of urgency, provide to the Panel an assessment of any relevant adverse effects that are different to, additional to, or cumulative upon those discussed in this report that would be generated by the Project as a consequence of the additional matters.

2.0 Executive Summary

This report has been prepared in support of a Substantive Application for a Referred Project submitted by Waterfall Park Developments Limited (the 'Applicant'). The Project is located at an approximately 26.25-hectare site within the wider Ayrburn Farm property, on Ayr Avenue (between Arrowtown township and Lake Hayes) being Lot 4 DP 540788.

The Project is to construct and operate a screen production facility (film and television). The Project includes buildings,[1] associated infrastructure,[2] landscape and ecological planting, and works to improve Lake Hayes water quality through sediment control and riparian planting of an onsite stream that flows into Lake Hayes. The Applicant will make the facilities available for broader public use when they are not required for screen productions, such as for visitor accommodation.

The approvals required are resource consents, and a certificate of compliance that would otherwise be required under the Resource Management Act 1991 ('RMA').

This report has been prepared in accordance with the requirements of the Fast-track Approvals Act 2024 ('FTAA'). The FTAA is intended to facilitate the delivery of infrastructure and development Projects with significant regional or national benefits.

The legislation establishes an Expert Consenting Panel ('Panel') to determine applications for approvals ordinarily sought under a number of different statutes. For the Ayrburn Screen Hub, the relevant approvals are resource consents normally required under the RMA. The Panel replaces the role of local authorities under this statute. Projects can apply under the FTAA pathway in two ways as a Listed Project or a Referred Project. The application is for a Referred Project.

During the development of the proposal, the applicant and its representatives have undertaken consultation with Queenstown Lakes District Council, Otago Regional Council, Aukaha, Te Ao Mārama, Te Rūnanga o Moeraki Incorporated, Kāti Huirapa ki Puketeraki Incorporated, Te Rūnanga o Ōtākou Incorporated, Hokonui Rūnanga Incorporated, Waihōpai Rūnaka Incorporated, Te Rūnaka o Awarua Charitable Trust, Ōraka Aparima Rūnaka Incorporated, and the Ministry for the Environment.

The Project requires resource consent under the Queenstown Lakes Proposed District Plan ('PDP') and the Otago Regional Plan ('ORP'). Overall, all consents sought have been assessed on a collective (bundled) basis and the Project has been assessed in its entirety as a non-complying activity. In addition, a certificate of compliance is sought pursuant to section 139(10) of the RMA in relation to the proposed inline sediment trap.

The application and this Assessment of Environmental Effects ('AEE') report have been prepared in accordance with sections 43 and 44 of the FTAA, Clauses 5-8, 10 and 11 of Schedule 5, and provides a description of the proposal together with an assessment of actual and potential effects on the environment.

The Project will deliver significant economic and environmental benefits at both a regional and national level. The actual and potential adverse effects on the environment are assessed in detail throughout this report, together with the comprehensive suite of technical reports included with

[1] Including for studio, workshop, office, storage and logistics, accommodation (approximately 201 units), and ancillary activity purposes (including wellness).
[2] Including parking, three waters, cycle trails connecting to a wider existing network.

the application. Having assessed the effects against the relevant statutory framework, it is considered that any adverse effects will be appropriately avoided, remedied or mitigated to an acceptable level and can be appropriately managed with consent conditions. The proposed consent conditions for the Project are based on standard Queenstown Lakes District Council ('QLDC') and Otago Regional Council ('ORC') wording for the various consents sought in the application.

It is considered that the Project meets the purpose of the FTAA as it will deliver an infrastructure and development Project with significant national and regional benefits. More broadly the Project will:

- Deliver significant economic benefits at both a regional and national level. The Project is projected to contribute $258 million to the regional economy over the three-year construction and development period and $462 million in economic activity over a 10-year operational phase. The Project is expected to sustain over 630 full-time jobs annually during the construction phase and 370 full time ongoing jobs;
- Significantly strengthen New Zealand's film and television industry by improving infrastructure, expanding production capacity, and filling a critical national infrastructure shortfall;
- Contribute to the long-term preservation and ecological restoration of Lake Hayes, through the implementation of proposed sediment control measures. Lake Hayes is recognised as a natural feature of both national and regional significance.

The proposal aligns with long-term economic and tourism strategies for the region and contributing to sustainable growth and increased economic resilience.

The Project is considered to be generally consistent with, and will give effect to, the relevant objectives and policies of the National Policy Statement - Urban Development ('NPS-UD'), National Policy Statement for Freshwater Management ('NPS-FW'), National Policy Statement for Indigenous Biodiversity ('NPS-IB'), National Policy Statement for Freshwater ('NPS-F'), the PDP and the ORP.

The proposal is considered to be consistent with iwi planning documents relevant to the site, and the Applicant has undertaken, and continues to undertake, extensive engagement with iwi.

3.0 Introduction

This report addresses a Substantive Application under the FTAA for Waterfall Park Development Limited's proposal to construct and operate a screen production facility (film and television), associated infrastructure, landscape and ecological planting, and works to improve Lake Hayes water quality through sediment control and riparian planting of an onsite stream that flows into Lake Hayes at Lot 4 DP 540788, Ayr Avenue (between Arrowtown township and Lake Hayes) (the 'site' or the 'Project area').

The proposal is a Referred Project which was accepted under section 21(1)(a) of the FTAA. The Substantive Application and this AEE are provided in accordance with the requirements of sections 42 and 43 of the FTAA, the applicable Schedules, and the relevant provisions of the RMA.

A Substantive Application Information Table is attached at Appendix 42. The information provided in the application is sufficiently detailed to correspond to the scale and significance of the matters

that will be assessed in considering whether to grant the approvals sought, including any adverse effects of the activities to which the approvals relate. This takes into account any proposal by the applicant to manage any adverse effects of an activity through conditions.

3.1 Statement of Qualifications and Experience

Olivia Stirling

I am an Associate at Barker & Associates ('B&A') based in the Wānaka office, where I have been employed since 2023. B&A is an independent planning, urban design, and landscape consultancy with offices throughout New Zealand. I hold a Bachelor of Arts, majoring in Geography and Sociology, from the University of Canterbury, and a Postgraduate Diploma in Planning from Massey University. I am also an Associate Member of the New Zealand Planning Institute.

I have six years of professional experience in both local government and private practice. My work includes the preparation and processing of complex notified and non-notified resource consent applications, as well as the management of multidisciplinary Project teams. I am the co-author of this Planning Report and was involved with preparation of the Ayrburn Screen Hub Referral Application.

I confirm that, in my capacity as co-author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

Simone Williams

I am an Associate at B&A based in the Cambridge office. I have been employed at B&A since 2022. I hold the Degree of Bachelor of Environmental Management and Planning from Lincoln University and I am an Intermediate Member of the New Zealand Planning Institute.

I have fourteen years of experience including time in local government and private practice. My experience includes the preparation and management of complex resource consent applications for residential, industrial, rural and subdivision developments, including notified applications. I regularly lead multi-disciplinary teams and manage engagement with Councils and stakeholders. I have prepared and presented evidence at Council hearings, acted as the Planning lead on behalf of the Applicants in Environment Court mediation, and provided due diligence and feasibility advice to clients across New Zealand.

I confirm that, in my capacity as co-author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

Karl Cook

I am a Director at B&A. I hold the Degree of Bachelor of Planning from the University of Auckland and have been a Full Member of the New Zealand Planning Institute since 1995.

I have experience in resource consenting, strategic and policy planning and have led the planning processes for large-scale developments and strategic plans and significant changes to policy across New Zealand.

I confirm that, in my capacity as co-author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023.

3.2 Introduction to Applicant

The Applicant and authorised person under Section 42 of the FTAA for the Substantive Application is Waterfall Park Developments Limited ('WPDL'), whose referral application was accepted under section 21(1)(a) on 13 May 2025.

WPDL is a New Zealand property company and a subsidiary of Winton Land Limited ('Winton'), one of the country's leading residential and mixed-use developers. Winton is a NZX and ASX listed company based in Auckland, Queenstown, and Wānaka, and holds a diverse residential land development portfolio comprising 26 large-scale Projects, including residential dwellings, apartments, and retirement village units, as outlined in the Statement of Intent attached at Appendix 3 and the Letter of Achievements at Appendix 2.

Winton has a strong record of delivering high-quality, master-planned communities, such as the Northlake development in Wānaka, which comprises eighteen existing stages to enable development of 778 residential dwellings supported by a village centre with retail, childcare, recreation facilities, and a range of housing options.

Other master-planned communities include Lakeside in Te Kauwhata, with 1,658 residential dwellings, a commercial centre, and a primary school which is completed and sold down, and Beaches in Matarangi, with 332 residential dwellings, which is largely completed and sold down. Winton's developments focus on enhancing existing communities by creating additional residential opportunities alongside essential supporting facilities and amenities.

At the wider Ayrburn farm in Queenstown, Winton has undertaken significant environmental improvements, including planting over 30,000 native species and restoring the Mill Creek riparian corridor, which enhances biodiversity and water quality. The company has also delivered Ayrburn, a premium hospitality precinct that revitalised historic stone farm buildings into a vibrant food and wine destination.

These initiatives reflect Winton's commitment to sustainable growth and its significant investment in the Queenstown Lakes District. Winton remains dedicated to progressing innovative Projects to address infrastructure gaps and contribute socially, environmentally, and economically to the region through Projects such as the Screen Hub.

3.3 Scope

In accordance with Section 46 of the FTAA, this section confirms that the substantive application remains complete and within scope, including a minor modification to the Masterplan that does not affect the overall purpose, scale, or character of the Project as accepted for referral.

The Project was accepted as a referred Project as:

> "The Project is described as being to construct and operate a screen production facility (film and television). The Project includes buildings (including for studio, workshop, office, venue, storage and logistics, accommodation (approximately 185 units), and ancillary activity purposes (including a spa)), associated infrastructure (including parking, three waters, cycle trails connecting to a wider existing network), landscape and ecological planting, and works to improve Lake Hayes water quality through sediment control and riparian planting of an onsite stream that flows into Lake Hayes. The facilities would be made available by the operator for wider public use when not being used for screen productions (for example, visitor accommodation and events such as weddings and conferences). The Project is located

at an approximately 26.25-hectare site, within the wider Ayrburn Farm, on Ayr Avenue (between Arrowtown township and Lake Hayes), being lot 4 DP 540788. The approvals required are resource consents that would otherwise be required under the Resource Management Act 1991."

Following acceptance of the Ayrburn Screen Hub as a referred Project, WPDL has made a minor amendment to the Ayrburn Design Report attached at Appendix 7 (Page 17) to refine and optimise internal functions. The modifications include:

- removal of the venue / conference centre activity;
- adjustment to the reception building to incorporate a dedicated breakfast area for accommodation guests; and
- refinement of the Gym/Wellness building to incorporate a VIP lounge and small screening area, enhancing the usability of the space for visiting productions and creative professionals.

These changes represent refinements to internal layouts and allocation of space and do not materially alter the footprint, scale, intensity or environmental effects of the Project. The redistribution of activities, including the removal of the conference venue activity and integration of smaller-scale functions within other buildings, responds in part to the need to mitigate potential acoustic and traffic effects on the surrounding environment. These effects have been recognised and addressed through the updated Masterplan. The development remains consistent with the activity description as accepted under the referral.

The removal of the venue/conference centre has resulted in a small adjustment to the initial figures of the Economic Assessment submitted with the referral application. In the original economic assessment (December 2024), the estimated operational economic contribution to the region was $490 million (NPV) over a 10-year period to 2036, supporting an average of 375 FTEs per annum.

In the revised economic assessment attached at Appendix 11 (January 2025), following the Ayrburn Design Report amendment, the operational contribution is now estimated at $485 million (NPV) over the same period, supporting an average of 370 FTEs per annum, with over 130 of these located on-site. This represents a $5 million reduction in projected economic output and a net decrease of 5 FTEs per annum.

During the development phase the figures remain unchanged. The Project is expected to contribute approximately $278 million (NPV) to the Otago regional economy over the initial construction period, creating approximately 2,040 FTE job years, or around 640 jobs per annum across direct, indirect, and induced activity.

Overall, the economic benefits of the Project remain substantial from a regional perspective. The minor adjustment to the Masterplan does not diminish the Project's alignment with the purpose of the FTAA, nor its ability to deliver regionally significant benefits in accordance with section 22(1)(a). Accordingly, the proposal continues to support a finding that the application is complete and within scope under section 46(2) of the FTAA.

Additionally, as noted in the ORC referral feedback and consultation, the need to obtain a Certificate of Compliance for the sediment traps sits alongside the resource consents otherwise required for this Project. The inclusion of this approval does not alter the activity description or materially change the scope of the Project as accepted for referral. The Project continues to fall

within the parameters of section 46(2) of the FTAA, as the application encompasses all necessary approvals while maintaining the same overall purpose, scale, and character that formed the basis for acceptance as a referred Project.

3.4 Requirements for a Substantive Application

In accordance with Section 46 of the FTAA, the application complies with Section 42, Section 43 and Section 44, relates solely to a referred Project, and does not seek approval for an ineligible activity, as the proposed activity:

- would not occur on identified Māori land, refer to attached Schedule of Consultation with Māori at **Appendix 34**;
- would not occur in a customary marine title area, refer to attached Schedule of Consultation with Māori at **Appendix 34**;
- would not occur in a protected customary rights area;
- would not occur on Māori customary land or land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993, refer to attached Schedule of Consultation with Māori at **Appendix 34**;
- is not an aquaculture activity;
- is not an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act;
- will occur on land and, therefore, does not involve any activity that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the Resource Management Act 1991 which relate to activities in the coastal marine area;
- would not occur on land that is listed in Schedule 4;
- would not occur on a national reserve or other reserve land held under the Reserves Act 1977;
- is not a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act; and
- is not a prohibited activity under section 15B or section 15C of the RMA.

3.5 Specified Matters for Accepted Referral Application

As shown in the Notice of Decision on application for referral of the Ayrburn Screen Hub Project under the Fast-track Approvals Act 2024 (refer **Appendix 40**) the Minister has specified under section 27(3)(b)(ii) that the following information must be submitted with the substantive application lodged for the Project:

1. *A full stormwater report that is peer reviewed, including flood modelling details;*
2. *An independently peer reviewed landscape report;*
3. *An infrastructure assessment, including consideration of whether existing water supply and wastewater pump station infrastructure is adequate to service the development (alongside other consented development in the wider Ayrburn area that is yet to be built), or whether any upgrades would be needed to service the development;*

4. *Application for all necessary resource consents that would be otherwise be required, and for which approval is sought under the Fast-track Approvals Act 2024, to undertake the Project (including, for example, any consents required in respect of Rule 13.5.3.1 of the Regional Plan: Water for Otago).*

3.5.1 A full stormwater report that is peer reviewed, including flood modelling details

A full stormwater report that is peer reviewed, including flood modelling details is attached at Appendix 13 with the peer review attached at Appendix 14. A summary of the findings of this report are provided as follows:

- The flood assessment relies on the Northbrook Waterfall Park (NWP) model, developed by Fluent Infrastructure Solutions and previously peer reviewed. The peer reviewer agrees with the approach of using this model as a baseline, and considers the use of 2D rain-on-grid modelling, the selection of storm durations (2-and 9-hour), and the application of HIRDS v4 and RCP8.5 climate data to be appropriate.
- The peer reviewer confirms that site is shown to be largely free of surface flooding, with modelling confirming that the stormwater network and site shaping are functioning as intended. Minor increases in flood depth and velocity are observed downstream of Ayr Avenue due to excavation for treatment infrastructure, but these are contained within the Applicant's land and are considered minor and localised.
- The peer reviewer considers the treatment train approach to be appropriate. While the initial infiltration rate of 750 mm/hr for the raingarden media is noted to be at the higher end of typical values, sensitivity testing using a lower rate of 300 mm/hr still demonstrated adequate treatment performance below pre-development contaminant loads. The reviewer highlights that achieving and sustaining this performance will depend on careful construction, effective sediment control during building works, and ongoing maintenance.
- The Auckland Contaminant Load Model (CLM) was used to assess changes in contaminant loads. While the peer reviewer disagrees with some pre-development assumptions, specifically the classification of land use for baseline contaminant loads. The SMP was updated to include alternative assumptions in sensitivity analysis. The reviewer agrees that this was a robust approach and confirms that, across a range of assumptions, the proposed treatment system is likely to result in reduced contaminant loads.
- The peer review identifies a potential risk of failure or blockage of the upper catchment diversion channel that could result in overland flow onto the site, particularly above the film studios. It recommends this be further addressed at the detailed design stage. The review also notes that one building does not meet QLDC freeboard requirements from surface run-off, and leaves the resolution of this matter to Council discretion noting that an engineering detail is available for this.

Overall, the peer reviewer supports the conclusions of the SMP and Flood Report and considers that the effects of the development on flooding and stormwater quality to be appropriate, provided that the proposed systems are implemented and maintained in accordance with the design.

3.5.2 An independently peer reviewed landscape report

An independently peer reviewed Landscape Assessment Report (LAR) for the proposed Ayrburn Screen Hub, prepared by Tony Milne of Rough Milne Mitchell (RMM) and dated 15 August 2025, is provided at Appendix 22 with the peer review provided at Appendix 24. The peer review was undertaken by Shannon Bray of Wayfinder. The key findings summarised as follows:

- The peer reviewer confirms that the Landscape Assessment Report has been prepared in accordance with NZILA best practice guidance (Te Tangi a te Manu), and that the conclusions reached are credible and can be relied upon for the purposes of considering granting resource consent.
- The peer reviewer finds the methodology to be appropriate, noting that visibility and potential landscape effects were thoroughly tested through site visits, drone footage, and photomontages. These demonstrate that the visibility of the Screen Hub from public places will be remarkably limited, with only brief glimpses from some road viewpoints and otherwise well screened by landform and planting.
- The LAR is considered to provide an accurate description of the existing environment, recognising the evolving character of the Wakatipu Basin from predominantly rural to increasingly residential and recreational in nature. The reviewer agrees that the proposal sits within this changing context and is consistent with the Ayrburn Structure Plan.
- The peer reviewer agrees that potential physical landscape effects, including landform modification and retaining walls, are well integrated, noting that the spur extension will appear as a natural extension of the existing landform and that the proposed planting strategy will further assist in absorbing change. Effects on perceptual values, including views and visual amenity, are assessed as ranging from very-low to low-moderate, and existing views to surrounding ONLs and ONFs will be maintained.
- The peer review also concurs that the proposal maintains associational values, including recreational use of the Countryside Trail, and that cultural engagement with Kāi Tahu has confirmed no identified cultural sites of significance on the land.
- While the peer reviewer notes that the LAR is somewhat focussed on visual amenity rather than the broader landscape dimensions in *Te Tangi a te Manu*, they confirm that the key issues have been robustly addressed, particularly the views from the Countryside Trail. The reviewer also recommends a consent condition requiring rehabilitation of the old trail alignment following its relocation.

Overall, the peer reviewer supports the methodology and approach adopted by RMM in preparing the Landscape Assessment Report for the Ayrburn Screen Hub, and considers that the proposed Screen Hub will satisfactorily maintain landscape character and amenity values, with any adverse effects assessed as very-low to low, and at most low-moderate in limited locations.

The recommended condition of consent relating to the Countryside Trail rehabilitation has been adopted in the QLDC conditions as Condition 74, included in Appendix 6.

3.5.3 An infrastructure assessment, including consideration of whether existing water supply and wastewater pump station infrastructure is adequate to service the development (alongside other consented development in the wider Ayrburn area that

is yet to be built), or whether any upgrades would be needed to service the development;

An infrastructure assessment is provided through various reports including:

- Water and Wastewater Assessment (**Appendix 16**);
- Engineering Drawings (**Appendix 20**);
- Flood Model Report (**Appendix 15**);
- Stormwater Management Plan (**Appendix 13**);
- Aurora Power Supply Letter (**Appendix 19**);
- FENZ Approval (**Appendix 17**); and
- Chorus Capacity Confirmation (**Appendix 18).**

The Water and Wastewater Assessment (**Appendix 16**) specifically considers whether the existing water supply and wastewater pump station infrastructure is adequate to service the Screen Hub, alongside other consented development in the wider Ayrburn area that is yet to be built, or whether upgrades would be required. This assessment demonstrates that the development can be fully accommodated within the consented capacities of the wider Ayrburn/Waterfall Park scheme.

For water supply, the Screen Hub's projected peak demand of 12.8 L/s (including irrigation) is comfortably within the 45 L/s allocation secured for the wider Ayrburn site. Modelling by Mott MacDonald (2018) and subsequent updates by CKL (2023 and 2025), together with hydrant flow testing in 2023, confirm that the Lake Hayes–Arrowtown scheme can provide adequate pressures and flows for both domestic and firefighting purposes. No upgrades to the public water supply network are required to accommodate the development, and internal design measures such as pressure reducing valves and backflow prevention ensure compliance with QLDC standards.

For wastewater, the development's flows fall within the consented discharge envelope of 23.4 L/s (peak) and 416.2 m^3/day for the Waterfall Park development. These flows will be conveyed to the Waterfall Park Pump Station, which has been designed to accommodate the full consented capacity and provides nine hours of emergency storage. The downstream 300 mm trunk main also has sufficient capacity. While future catchment-wide growth may eventually require upgrades to the Arrowtown–Lake Hayes Pump Station, this is not triggered by the Screen Hub or other currently consented Ayrburn developments.

In summary, both the existing water supply system and the wastewater pump station infrastructure are adequate to service the Screen Hub alongside other consented development in the wider Ayrburn area, and that no upgrades are required to service the proposed Project.

Confirmation of electricity capacity is provided in **Appendix 19.** In addition, the Stormwater Management Plan in **Appendix 1**3 demonstrates that the stormwater can be adequately managed as a result of the development.

3.5.4 Application for all necessary resource consents that would be otherwise be required, and for which approval is sought under the Fast-track Approvals Act 2024, to

undertake the Project (including, for example, any consents required in respect of Rule 13.5.3.1 of the Regional Plan: Water for Otago)

All necessary resource consents that would that would otherwise be required, and for which approval is sought under the FTAA, to undertake the Project are outlined in **Section 6.0**. This includes, any consents required under Rule 13.5.3.1 of the Regional Plan: Water for Otago, as detailed in **Section 6.0**.

Accordingly, all of the specified matters identified in the Notice of Referral Decision have been addressed and are completed within this AEE and the accompanying appendices.

4.0 Site Context

The following section of this report is provided in accordance with clause 5, 10 and 11 of Schedule 5 of the FTAA.

4.1 Background

Various resource consents have been approved in the wider Ayrburn Farm previously. A summary of the particularly relevant approved and proposed resource consents relevant to the Project is provided as follows:

- Subdivision consent RM240982 was granted on 15 May 2025 for a nine-lot subdivision of Lot 4 DP 540788 and Lot 1 DP 540788, which includes Ayrburn and the subject site. The purpose of the subdivision was to align the subdivision layout with the approved and constructed development in Ayrburn. The consent, which was issued with 17 conditions, is provided at **Appendix 41**. Although granted, the subdivision has not yet been given effect to under Sections 223 and 224(c) of the RMA. The subject site is primarily located within Lot 9 and partially within Lot 4 of RM240982. This consent is relevant because one condition of this consent (Condition 15(d)) would be inconsistent with the Project and therefore a variation of that condition is proposed as part of this application (refer **Section 6.0**).

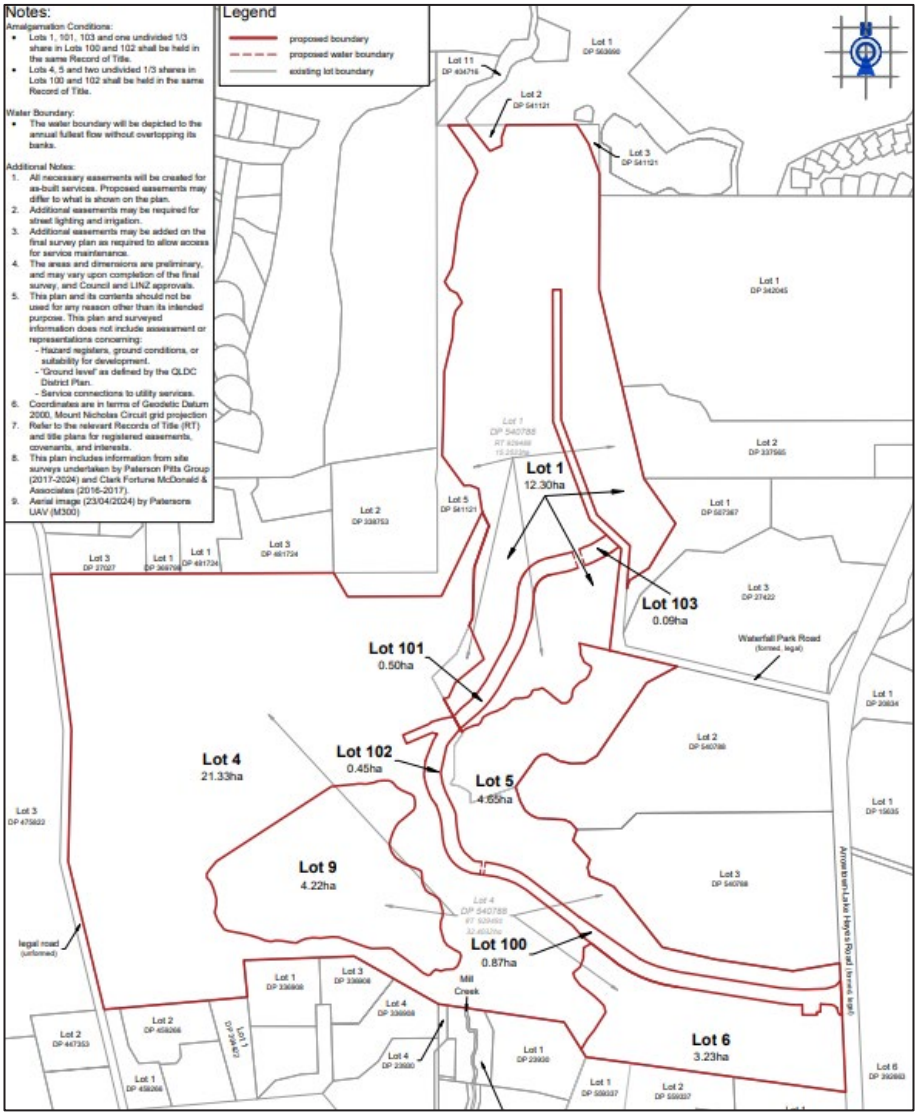

Figure 1: Scheme Plan for the approved subdivision (RM240982). Source: Attachment C RM240982, Sheet no 10, prepared by Patersons Limited (See Appendix 41).

- Land use consent RM250135 was lodged with Queenstown Lakes District Council on 4 March 2025 for the construction and use of three commercial (retail) buildings with a combined floor area of 162.9m². The buildings are proposed to be located within the existing Ayrburn flower farm. At the time of writing, a decision has not yet been made on the application. If granted approval and constructed, these buildings would adjoin the Project.

4.2 Site Description

The Project area is shown within the Ayrburn Design Report on page 15 attached at **Appendix 7** as depicted in **Figure 2** below.

The site forms part of the broader Ayrburn Farm, which comprises four land parcels, being Lots 1, 2, 3, and 4 DP 540788. The Project site contains the majority of Lot 4 DP 540788, with the Record of Title attached at **Appendix 4**. Comprising an area of 26.25 hectares, the site currently contains the Ayrburn depot, which includes several temporary structures and storage areas. Additionally, 'Area M' as depicted in **Figure 2** below is partially planted in vines, and cycle trail marked as 'Area

Y' has been constructed along the southern boundary. The remainder of the land remains undeveloped. Access to the site is achieved via the private road, Ayr Avenue.

Figure 2: Screenshot of the Project area. Source: Ayrburn Design Report "Masterplan" Page 15 attached at Appendix 7.

The topography of the proposed Screen Hub development area is predominantly flat, rising steeply to the northwest at the base of the Wharehuanui Hills and Christine's Hill. The site is relatively contained and is enclosed by an established shelterbelt of exotic conifers that screen it from existing rural residential development to the south. Additional screening is provided by existing clusters of willows and poplars, planted mounds, and scattered exotic specimen trees, offering visual privacy from Ayr Avenue and Arrowtown-Lake Hayes Road.

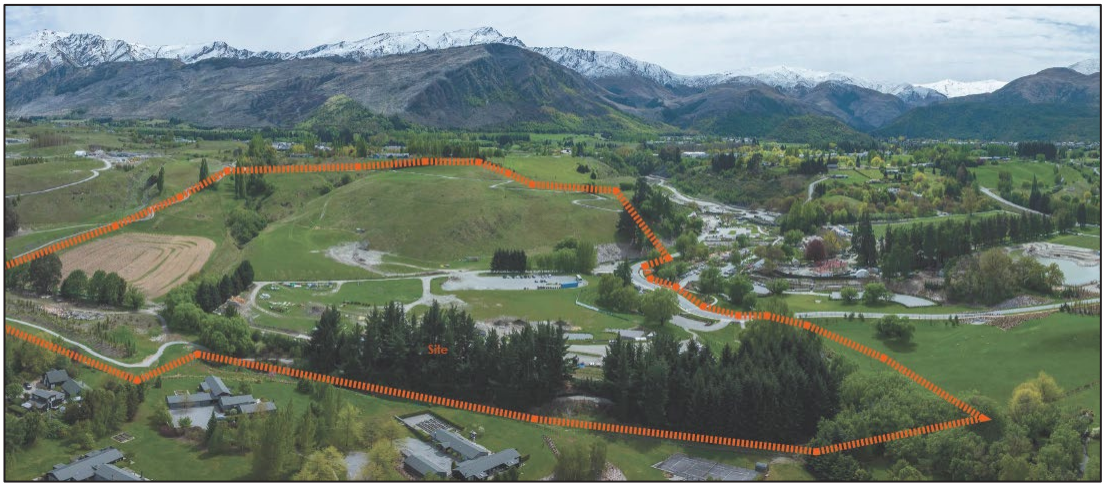

Figure 3: Aerial photo of the Project area. Source: Ayrburn Design Report "Existing Site Photos and Character" Page 9 attached at Appendix 7.

Figure 4: Aerial photo of the Project area. Source: Ayrburn Design Report "Existing Site and Surroundings" Page 11 attached at Appendix 7.

In terms of landscape, the site is located in the WBRAZ primarily within LCU 8 as described in the Landscape Assessment attached to this report at Appendix 24.

The site is not within or adjacent to a Statutory Acknowledgement Area, ngā rohe moana o ngā hapū o Ngāti Porou, or a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011, as outlined in the Schedule of Consultation with Māori attached at Appendix 36.

4.3 Surrounding Environment

The surrounding landscape is a modified rural environment that features a mix of land uses, including residential dwellings, agricultural activities, golf courses, visitor accommodation, and hospitality services. Located adjacent to the site, within Lots 1 and 2 DP 540788, are Ayrburn and a consented hotel or consented retirement village that is in early construction stages. Ayrburn is an existing multi-venue commercial precinct, with the associated buildings shown in **Figure 5** below.

Figure 5: Ayrburn Hospitality Precinct. Source: Waterfall Park Developments Limited.

There are a number of established wineries and associated restaurants within close proximity to the site, including, Mora Wines & Artisan Kitchen, approximately 570 metres to the south, Wet Jacket Wines 2.34 km to the south, and Amisfield Restaurant and Cellar Door 3km to the south. Millbrook Resort & Country Club which contains a range of commercial and resort activities is located approximately 500 metres to the north and north-west of the site and backs onto the wider Ayrburn Farm. The Hills Golf Course as well as the Hogans Gully Golf Course development within 2km east of the site. The Arrowtown township is located approximately 2km north of the site (refer to Page 4 of the Ayrburn Design Report attached at **Appendix 7**).

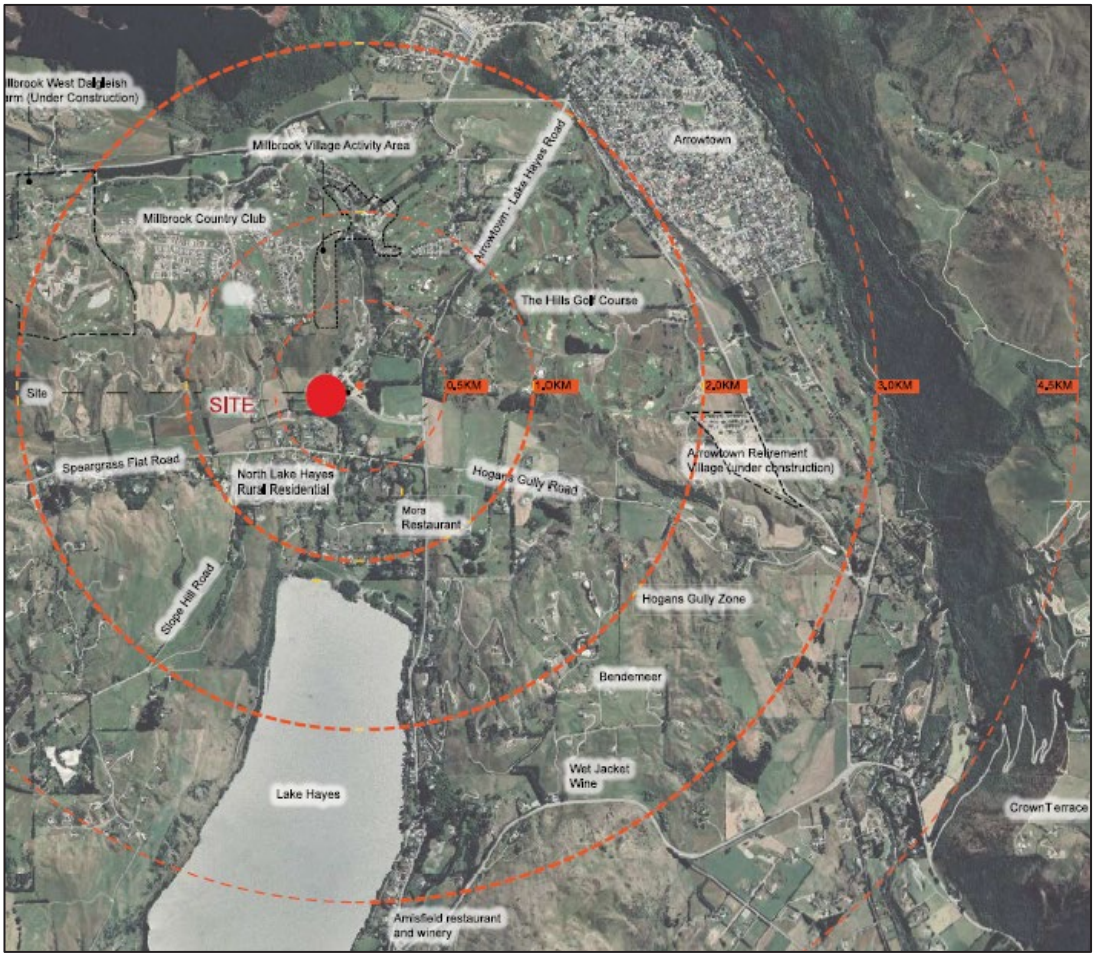

Figure 6: Site context. Source Architectural Design Report 'Site Location, Access & Surrounds' sheet 2.1 Dated 25 June 2025 (Appendix 7).

Rural lifestyle development in the surrounding environment is located predominately to the south of the site, adjacent to and around Lake Hayes, within the North Lake Hayes Lifestyle Precinct as shown in Figure 7 below.

Figure 7: Locality plan, in the context of the surrounding environment (Lot 4 DP 540788 outlined in black) Source: Emap.

The site is well connected to surrounding urban areas through established public transport routes. An existing public bus service links key hubs, including Queenstown Town Centre, Frankton, and Arrowtown via Arrowtown-Lake Hayes Road which is located adjacent to the site.

4.4 Owner and Occupiers

In accordance with clause 5(1)(d) of Schedule 5 of the FTAA, the full names and addresses of the following are provided at **Appendix 5**.

(a) each owner of the site and of land adjacent to the site; and

(b) each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry.

5.0 Proposal

The following section of this report provides a summary of the key elements of the Project in accordance with clause 5(1)(a), clause 10 and clause 11 of Schedule 5 of the FTAA.

The extent of the Project is shown on the drawings attached at **Appendix 7.** The following provides an overall summary of the proposal and is intended to be read alongside the visual material and technical reports accompanying the application for a full understanding of the Project.

For completeness, the following approvals are sought under Section 42(4):

- A resource consent (as an approval under Section 42(4)(a) of the FTAA) that would otherwise be applied for under the RMA;
- A change or cancellation of a resource consent condition that would otherwise be applied for under section 127 of the RMA and,
- A certificate of compliance that would otherwise be applied for under the RMA.

5.1 Description of the Proposed Activity

The Ayrburn Screen Hub is a proposed production facility featuring two studios, accommodation, and supporting facilities and amenities

The key elements of the Ayrburn Screen Hub are outlined within the Ayrburn Design Report attached at **Appendix 7,** and the Architectural Design Report attached at **Appendix 9** and reports accompanying the application. The Ayrburn Screen Hub includes the following key components:

- Filming stages;
- Workshops;
- Offices and dressing rooms;
- A reception area;
- 201 accommodation units;
- A gym/wellness area and VIP/screening area;
- Depot;
- Open spaces and comprehensive landscaping;
- Associated infrastructure;
- Water quality improvement;
- Riparian planting; and
- Public cycle trail connections.

These components are described in Section 5.1.1 below.

As stated on the QLDC website[3], Queenstown and Wanaka is the third largest film and television production area in the country. However, productions often spend a short amount of time in the area due to a market shortage of production studios and a shortage of associated crew accommodation as stated in the Film Expert Report, prepared by Dave Gibson (refer **Appendix 10**).

The Economic Assessment attached at **Appendix 11**, highlights the substantial economic benefits that a Screen Hub in this location could deliver to the wider Otago region. The quantified economic benefits include:

1. The construction and development phase is Projected to contribute $258 million to the Region's economy over a 3-year period;
2. The ability to sustain over 630 full-time jobs annually, totalling 1,890 FTE job years;

[3] https://www.qldc.govt.nz/community/economic-development/film/

3. During the 10-year operational phase, $462 million in economic activity is expected to be generated in the Otago Region;
4. The operation of the activity will support over 370 full-time jobs annually, with a significant portion being unique to the region.

The proposal seeks to realise economic growth opportunities in the film and television industry for the Queenstown Lakes and wider Otago region, addressing a critical gap in facilities that otherwise limits the area's potential. The proposal comprises a world-class film and television studio production facility with associated accommodation.

The Ayrburn Screen Hub has been designed with expert input from film specialist Dave Gibson and consultation with the local film industry. As outlined in the Film Expert Report in **Appendix 10**, support buildings such as accommodation, meeting spaces, offices, and dressing rooms are vital for the success of a production facility. These amenities provide film crews with the necessary resources to facilitate extended stays.

The Ayrburn Design Report has been subjected to a Masterplan peer review undertaken by Studio Pacific Architecture, with specific regard to urban design matters (refer to the Masterplan Peer Review attached at **Appendix 8**).

As illustrated in **Figure 8** below, the majority of the development is situated within the Residential ('R') Area of the Ayrburn Structure Plan. However, components, including landscaping, site access, the filming studio, workshop and workroom spaces, the backlot, the Ayrburn Depot buildings, and portions of the office facilities, private actor areas, and dressing rooms extend into the Open Space ('OS') Area. While these elements are located outside the designated Residential Area, the placement of the larger buildings within the OS Area has been carefully considered, as this part of the site offers the greatest visual screening.

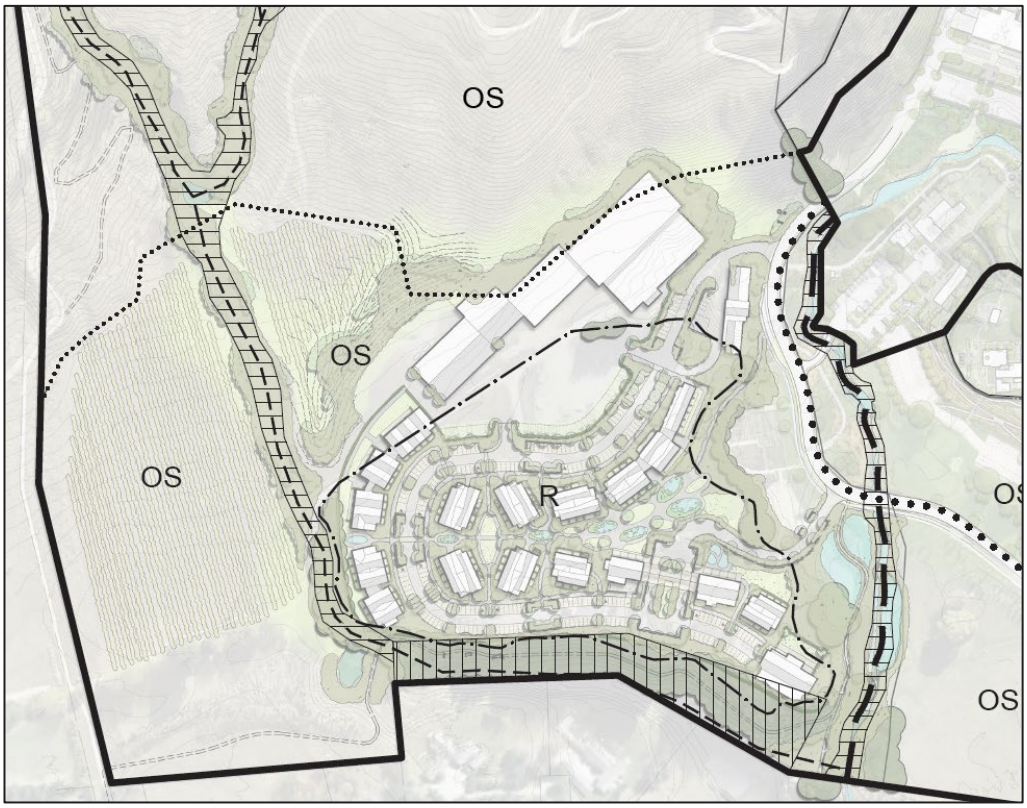

Figure 8: Masterplan With Ayrburn Structure Plan Overlaid. Source: Ayrburn Design Report "Masterplan with Ayrburn Structure Plan Overlaid" Page 17 attached at Appendix 7.

5.1.1 Buildings

A total of 15 buildings are proposed by way of the application as shown in the Architectural Design Report attached at **Appendix 9** and are detailed as follows:

- **Film Studio**: The film studio has a footprint of 7,200m^2 and a gross floor area ("**GFA**") of 8,554m^2. It comprises two stages, a fabric and costume laundry, office spaces, art department areas for props and set decoration facilities, and construction workshops;

- **The Accommodation Buildings/ Film Offices:** The development will provide approximately 201 accommodation units comprising a total of 247 bedrooms, distributed across 12 buildings, and will include:
  - 139 Standard units;
  - 14 premium units;
  - 40 double units;
  - 6 delux units; and
  - 2 four-bedroom units.

  Of the total units, it is proposed that 62 units will contain full kitchens, while the remaining 139 units will include tea stations. All accommodation buildings will be two storeys in height, with the floor areas for each building detailed in **Table 1** below and in the Architectural Design on Sheet 4.4 (page 28) attached at **Appendix 9**. Buildings 1 and 2 are designed to operate flexibly as either accommodation or film office space, depending on demand.

  Table 1: Break down of floor areas associated with each accommodation building

Building Reference[4]	Ground Floor Area (m^2)	First Floor Area (m^2)
Building E1 (Lounge & Gym Accommodation)	541	255
Building B1 (Film offices & Accommodation)	1,113	1,002
Building B2 (Film offices & Accommodation)	1,232	1,137
Building C1	442	397
Building C2	442	397
Building C3	442	397
Building C4	442	397
Building C5	442	397
Building C6	364	320
Building C7	710	648
Building C8	368	326
Building C9	508	470

- **Hotel Reception & Office:** This building is two storied, comprising 562m^2 on the ground floor with an area of 169m^2 on the first floor. The hotel reception & office building contains a bar and lounge area, a reception area, a breakfast area, a lobby, a staff room, and meeting rooms;

[4] In accordance with the Architectural Drawings 'Proposed Areas and Rooms' Sheet 4.4 and located at (**Appendix 9**)

- **Gym and Wellness Centre:** The gym and wellness centre is located in building E1, as described in Table 1 above. The gym contains a pool, spa, sauna and fitness areas.

- **VIP and Screening Room:** Building E1 also contains a VIP room that doubles as a screening room.

- **Depot & Ayrburn Office**: The Depot & Ayrburn Office building comprises three levels with a Gross Floor Area ('GFA') of 928m^2 and a building footprint of 419m^2. The depot occupies the ground floor and Level 1 of the building, with a proposed GFA of 551m^2. The Ayburn office spans two floors, with a GFA of 377m^2. The depot is proposed to be used for deliveries and as an ancillary function to the existing Ayrburn hospitality precinct. The proposed depot will replace and formalise all the temporary storage containers, portacom staff rooms and offices scattered around the site. This block includes meeting rooms, lunch rooms, office space and storage facilities.

The compliance diagrams in the Architectural Drawings (**Appendix 9**) confirm that all buildings are set back at least 38.1 metres from the closest external boundary to the south, with existing conifer screening separating the buildings from the adjacent sites, as shown in 'Building Slab Levels' (Sheet 5.1).

A number of the buildings are proposed to exceed the permitted 8 metre height plane, as illustrated in **Appendix 9** and **Figure 9** below, with the tallest structure, which is the Film Studio building proposed to reach a maximum height of 15 metres.

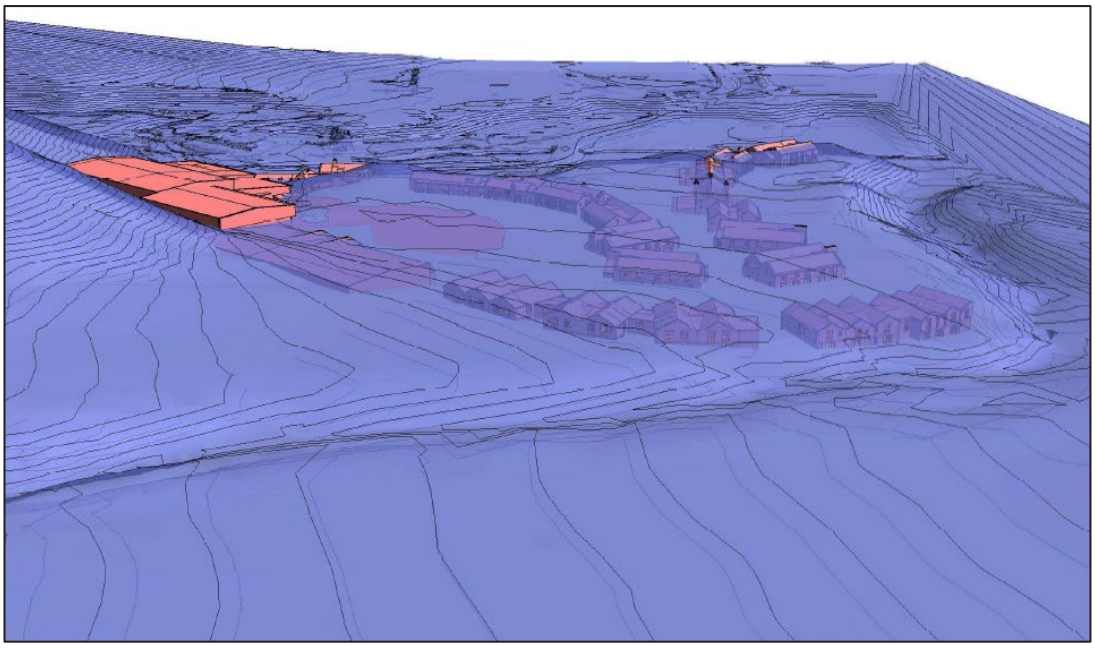

Figure 9: Height Planes. Source: Architectural Drawings '8m Height Overlay' Sheet 5.2 dated 27 June 2025 (Appendix 9)

All buildings on site are proposed to be recessive in colour and material and have been designed to be sympathetic within the landscape as detailed in the Landscape Assessment in **Appendix 2**2. The proposed materials comprise local schist stone, dark corrugate, aged corrugate, vertical timber, timber with battens, horizontal timber, steel, timber shutters/panels, dark joinery, blackened steel and board form concrete as shown in the Architectural Drawings (Page 23, Sheet 3.2 **Appendix 9)**.

5.1.2 Film Facilities

The film facilities have been designed to be flexible as recommended in the Film Expert Report attached at **Appendix 10** and will provide the wet weather cover that has been lacking in the region.

As described above, the film studio is the marquee component of the proposal. It is a single storey structure with mezzanine area. The studio will incorporate a variety of production facilities including two film stages with a combined footprint of 3,200m^2, set building areas and workshops, an art department, costume laundry and rigging/tech room. Additional workshops and offices are located on the mezzanine level. The film studio can be split into two smaller stand-alone 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 for parking of film vehicles, recycling stations, refuse collection and storage.

5.1.3 Accommodation

Accommodation is proposed within the centre of the site, in close proximity to the film facilities, as the two components are integral to each other. Accommodation will primarily be utilised by production 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.

A condition is proposed in the proposed conditions of consent attached at **Appendix 6** to ensure that a proportion of the accommodation units remain available for booking by person(s) associated with studio activities at all times, in accordance with **Table 2** below:

- Column A sets out future time periods, measured from and including the current day; and
- Column B specifies the minimum percentage of accommodation units that must be available for booking by person(s) associated with studio activities during that time period.

Table 2: Break down of floor areas associated with each accommodation building

Column A – Period of time	Column B – Percentage of Accommodation Units
395 days	90%
365 days	80%
270 days	60%
180 days	40%
90 days	30%
45 days	15%

Table 2 operates on a sliding scale. For time periods falling between those listed, the required availability is adjusted proportionally. For example, if a booking is requested for 380 days from today, the minimum required availability would fall between 80% (for 365 days) and 90% (for 395 days), and would be calculated at 85%.

As described above, there is lack of accommodation for production employees in the Otago region. The provision of available on-site accommodation for film crews, will assist in attracting productions to the region and accommodate out of town crews.

Ancillary to the accommodation, reception, gym and wellness buildings are proposed in the south-eastern portion of the site. As outlined above, this will feature various amenities, including a gym, fitness areas and swimming pool and the reception area provides an administration and reception area for the accommodation.

5.1.4 Ayrburn Depot

The Ayrburn depot is located adjacent to Ayr Avenue and will serve as an operations, staff, logistics and storage hub servicing both the Ayrburn Screen Hub and the wider Ayrburn hospitality precinct.

5.1.5 Landscape Planting and Ecological Enhancement

In addition to the buildings and development outlined above, the proposal includes comprehensive landscaping throughout the site. The planting is intended to assist with mitigation of the proposed buildings in the landscape. In addition, the planting will enhance the overall ecological values of the site by providing enhancement of freshwater ecology associated with Mill Creek and increasing native plant diversity and habitat as detailed in the Ayrburn Design Report. The proposed landscaping is detailed in the Ayrburn Design Report attached at **Appendix 7** (Page 15 and Page 26-30).

5.1.6 Water Quality Improvement and Riparian Planting

The built development has been designed to be situated as far as practicable from sensitive receiving environments to minimise impact.

Water quality enhancement opportunities have been recognised and provided for through the development and include the following:

- The implementation of sediment control measures that will protect and enhance the water quality of Lake Hayes, as outlined in the Stormwater Management and Flood Model Report (refer to **Appendix 13** and **Appendix 15**) and the Ecological Assessment attached at **Appendix 12**;

- An inline sediment retention pond is proposed to be established within Mill Creek upstream of the southern site boundary. This is designed to capture sediment within Mill Creek, which will be cleaned out when sediment builds up. The sediment control measures proposed are intended to protect Lake Hayes from nutrient inputs resulting from sediment reaching the lake and substantially improve water quality of Mill Creek and Lake Hayes as detailed in the Ecological Assessment attached at **Appendix 12** and the FOLH letter of support attached at **Appendix 33**;

- Riparian planting, as outlined in the Ecological Report (refer **Appendix 12**), which provides shade for the watercourse and helps filter runoff into the channel, contributing to the long-term maintenance of consistently healthy water quality in Mill Creek.

5.1.7 Site access, parking and transport

Vehicle access to the site is obtained via two vehicle crossings off Ayr Avenue. The northernmost crossing will serve as the primary access way and will provide access to the film studio, ancillary buildings and accommodation. The southernmost crossing will provide access to an arrivals courtyard for pick-ups and drop offs.

As detailed in the Transport Assessment (**Appendix 29**), 226 car parking spaces for staff and visitors are provided on the site to service the development. While the demand can reach up to 255-285 spaces when both the film studio and accommodation are at full capacity, therefore a shortfall of 29 to 59 spaces, this shortfall can be accommodated in the back lot. It is noted that, when the Screen Hub does not have a production, there is an over provision of parking spaces, with a total demand for up to 102 spaces, therefore 124 spaces unallocated.

The movement network of the Screen Hub is focused on prioritising active modes of transport, with an extensive network of walking and cycling pathways and a safe and slow-speed environment. As outlined in the Ayrburn Design Report Circulation Plan (refer **Appendix 7** (Page 25)) the Applicant has provided designated parking areas for bikes and scooters.

5.1.8 Signage

It is anticipated that signage will be required for way-finding. Any signage established as a result of the Project will be in accordance with the permitted activity criteria in the QLDC PDP.

5.1.9 Lighting

External lighting will incorporate a mixture of low intensity bollards, downlights and garden lights to assist with wayfinding, in line with the lighting approach approved elsewhere in Ayrburn. All specified fixtures comply with the QLDC Southern Light Strategy and will be installed according to the proposed lighting plan provided in **Appendix 7** (Page 31 of the Ayrburn Design Report). It is not expected that the external lighting will result in any breaches to the PDP requirements in terms of spill beyond the property boundary and a condition of consent has been proposed to ensure such result (refer **Appendix 6**).

5.1.10 Bulk Earthworks

As outlined in the Environmental Management Plan ('EMP') prepared by Enviroscope and included in **Appendix 21**, bulk earthworks are planned within the Project area to establish building platforms, construct sediment control measures, and enable the installation of infrastructure and associated roads. Approximately 80,400 m^3 of material will be excavated, with around 74,400 m^3 of fill placed on site over an area of approximately 91,000m^2. The earthworks will involve cut depths of approximately 9.5 metres and fill depths of approximately 12 metres.

As part of ongoing efforts to improve water quality within the Mill Creek and Lake Hayes catchment, the proposed earthworks will include the construction of an in-line sediment trap (50 m long, 12 m wide, and 2 m deep) and a permanent diversion channel within Mill Creek. In addition, stormwater attenuation ponds will be constructed to capture and treat runoff from the site before it is discharged to Mill Creek. The extent and layout of these earthworks are shown in the Engineering Assessment provided in **Appendix 20**.

Sediment control measures are described in detail in the EMP (**Appendix 21**). Preliminary geotechnical investigations undertaken to date (refer to **Appendix 25**) confirm that the underlying soils are suitable to support a bulk cut-to-fill operation.

5.1.11 Infrastructure

Water supply

As detailed in the Water and Wastewater Report attached at **Appendix 16**, previous modelling confirms that the existing water network has sufficient capacity to meet the increased demand from the new development, including peak domestic and firefighting requirements.

QLDC and its modelling consultants have reviewed the previous water models completed and the Ayrburn Film Hub Water and Wastewater Report. QLDC has confirmed that there is no fundamental objection to providing the proposed development with the required flow rate, however some additional engineering may be required to the existing and proposed water supply infrastructure. These are technical engineering matters which the Applicant is working through with QLDC as there are several options available to address these matters.

Wastewater

As outlined in the Water and Wastewater Report attached at **Appendix 16**, the proposed development's wastewater will be directed to the Waterfall Park Wastewater Pump Station, which will subsequently convey it to the existing wastewater main along Arrowtown-Lake Hayes Road. The main Waterfall Park Pump Station has sufficient capacity to accommodate the anticipated flows from the proposed screen hub facility. It is intended to use gravity reticulation to transport wastewater to the pump station.

QLDC and their modelling consultants have noted no issues have been identified from a wastewater perspective.

Stormwater

Stormwater treatment for the site's impervious areas will be achieved by way of water quality devices designed in accordance with the current QLDC COP to guide stormwater management within the development area. This will include a combination of, but not limited to, raingardens, stormwater wetlands, a secondary pond and a tertiary pond.

5.1.12 Cycle Trails

Public cycling and pedestrian easements over the Applicant's land are proposed under the application to facilitate and enhance public access.

The following measures are included:

- Trail A - Lake Hayes Trail Connection - This connection will potentially link the Ayrburn Trail network and Countryside Trail to the Lake Hayes Trail via a proposed new trail within the Mill Creek esplanade strip south of the site. This proposed trail forms part of broader strategic connections to and around Lake Hayes and is shown in purple in **Figure 10** below;
- Trail B - Trail link Between Countryside Trail and Ayrburn Trails - A low-elevation, gentle-gradient link from the Countryside Trail to the Ayrburn Trail network and the Heritage precinct is proposed to provide connectivity with the wider Queenstown Trails Network and around Lake Hayes and is shown in red in **Figure 10** below;

- Trail C - Countryside Trail realignment – A section of the existing trail is steeper than the surrounding Queenstown Trail network and challenging for many users and dangerous. Realigning this section creates a safer and more enjoyable trail experience for trail users and reduces the maintenance burden incurred by erosion and rutting of the steep gradient. Trail C is shown in blue in **Figure 10** below. The re-alignment and closure of the existing steep dangerous section has the support of both QLDC and the Queenstown Trails Trust.

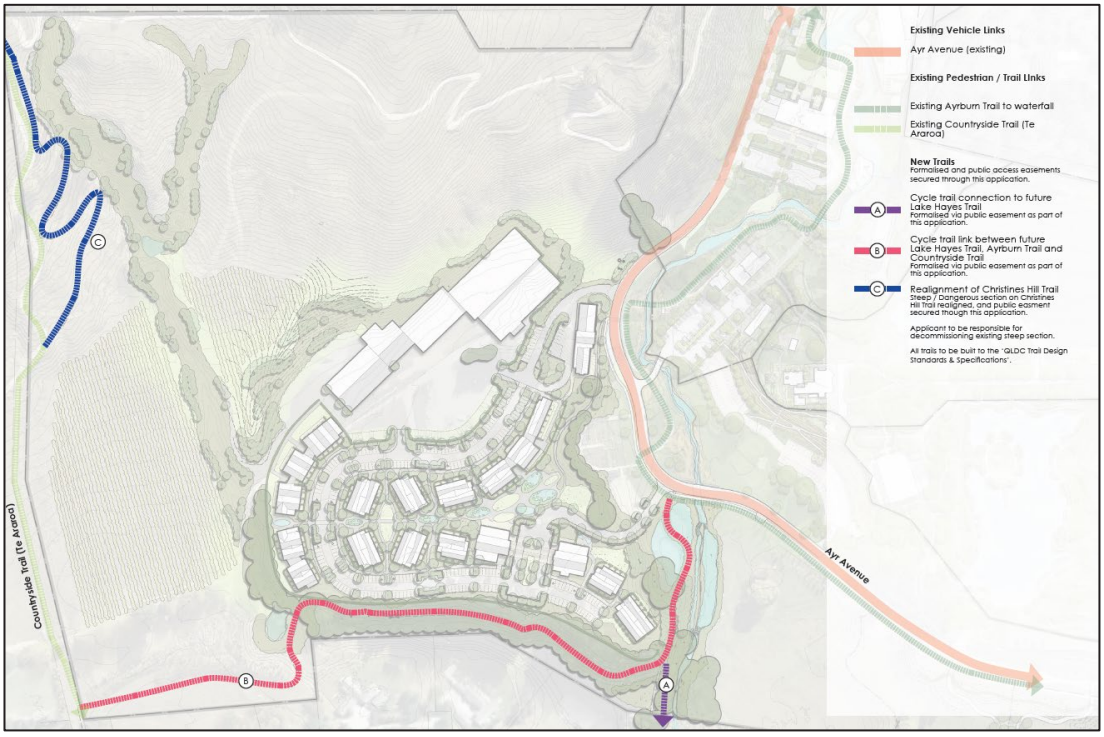

Figure 10: Cycle Trail Enhancements. Source: Design Report (Page 24) 'Public Trails Plan' (Appendix 7)

If the Screen Hub proposal is approved, Queenstown Trails Trust ("**QTT**") requests that the formalisation of these trails be included as a consent condition, by granting 5-metre-wide public access easements in favour of QLDC or QTT. A letter of support from QTT for this aspect of the proposal is attached at **Appendix 33**.

5.1.13 Construction Management

As outlined in the Noise Assessment attached in **Appendix 26** the following construction activities are anticipated for the Project:

- General earthworks and compaction;
- Shallow foundations with no foundation piling;
- The retaining wall to the northern extent may require concrete encased universal columns. This would be bored rather than driven;
- Rock excavation of soft to medium rock is likely required in the north-east section of site as identified in the Geotechnical Assessment (**Appendix 25**) however, the exact volume and method of excavation is not known at this stage.

Construction management is proposed to be undertaken in accordance with the EMP (**Appendix 21**). The construction methodology is outlined in Section 2 of the EMP (Page 9-13 **Appendix 21**) and lists a number of requirements including the following:

- The stabilisation of earthworks areas;
- Separating and appropriately managing clean and dirty water catchments;
- Ensuring all cut and fill batters are shaped in accordance with geotechnical recommendations;
- Hours of operation are required to comply with NZS 6803:1999 Acoustics - Construction Noise Guidelines. Site works may be undertaken between 0730 and 1800 hours, Monday to Saturday. No works are to be undertaken on Sundays or Public Holidays. However, this does not preclude any emergency works or works required for incident investigation or response.

Erosion And Sediment Control Measures are outlined in Section 4 of the EMP (Page 18-Page 27) and include: timing of works, progressive rehabilitation, erosion matting, temporary stabilisation, clean and dirty water diversion channels, drop-out pits, pipe drop structures, trafficable swales, culverts, temporary stockpiles, sediment retention ponds, silt fences, silt stocks and stormwater inlet protection.

The EMP also provides for water quality management, dust management, noise and vibration management, cultural heritage management, vegetation management, chemical and fuels management, wastewater management and contamination management.

5.1.14 Operational Management

The Screen Hub's production activities will generally operate as follows:

- Normal hours for preparation and shooting will be 0800 – 1845 Monday to Friday;
- Work outside these hours or on weekends will only occur occasionally;
- The majority of filming will take place during daytime hours;
- Night-time or twilight shoots may occasionally be needed, but these are typically done on external locations rather than at the Screen Hub; and
- If night-time sequences must be filmed on-site, they will be shot inside the sound stage, where the controlled environment prevents noise effects.

The activity will be undertaken in accordance with an Operational Noise Management Plan ('ONMP') as appended to the Noise Report attached at **Appendix 26.** The ONMP takes into account operational noise across all relevant activities, including traffic, mechanical ventilation, the pool and amenity buildings, offices and accommodation, workshop and production noise, backlot activities, and sound stage operations.

5.1.15 Change of Conditions

On 15 May 2025, resource consent RM240982 approved a 9-lot subdivision to reflect the approved and constructed developments and future development enabled by the Ayrburn Structure Plan.

Condition 15(d) of RM240982 requires a consent notice which states that no buildings shall be located within Lot 4, except for those previously consented. However, some buildings which form part of the Project are located within Lot 4 RM240982 (refer to **Figure 8** above which identifies the buildings located within the OS area).

While it is acknowledged that this consent notice condition has not yet been registered on the title, as the subdivision has not yet been given effect under Section 223 or Section 224(c) of the RMA, it is necessary to change Condition 15(d) in anticipation of such registration.

Accordingly, it is proposed to change Condition 15(d) of RM240982 under s127 of the RMA to reference consent FTAA-2025-1008. This will allow some of the buildings proposed in the application to be constructed on the resulting Lot 4, ensuring there are no conflicting consent conditions between the FTAA consent that is sought and RM240982. The proposed change is shown underlined as follows:

15(d) *No building shall be located within Lots 4 and 5 (except for buildings previously consented – refer Condition 14(e) above) and except for buildings consented under Consent FTAA-2502-1008.*

5.1.16 Certificate of Compliance

This application seeks a certificate of compliance, for an activity that can be done lawfully in a particular location without a resource consent. In this instance, disturbance of the bed of an ephemeral river to enable the installation of two sediment traps, located within an ephemeral tributary of Mill Creek at the two locations marked in blue circles D & E in **Figure 11** below can be undertaken as a permitted activity pursuant to Rule 13.5.1.10 of the Otago Regional Plan (ORP). The proposed activity complies with the permitted activity criteria specified in clauses 13.5.1.10(a)-(h). An assessment of the proposal against this permitted activity criteria is provided in **Appendix 38.**

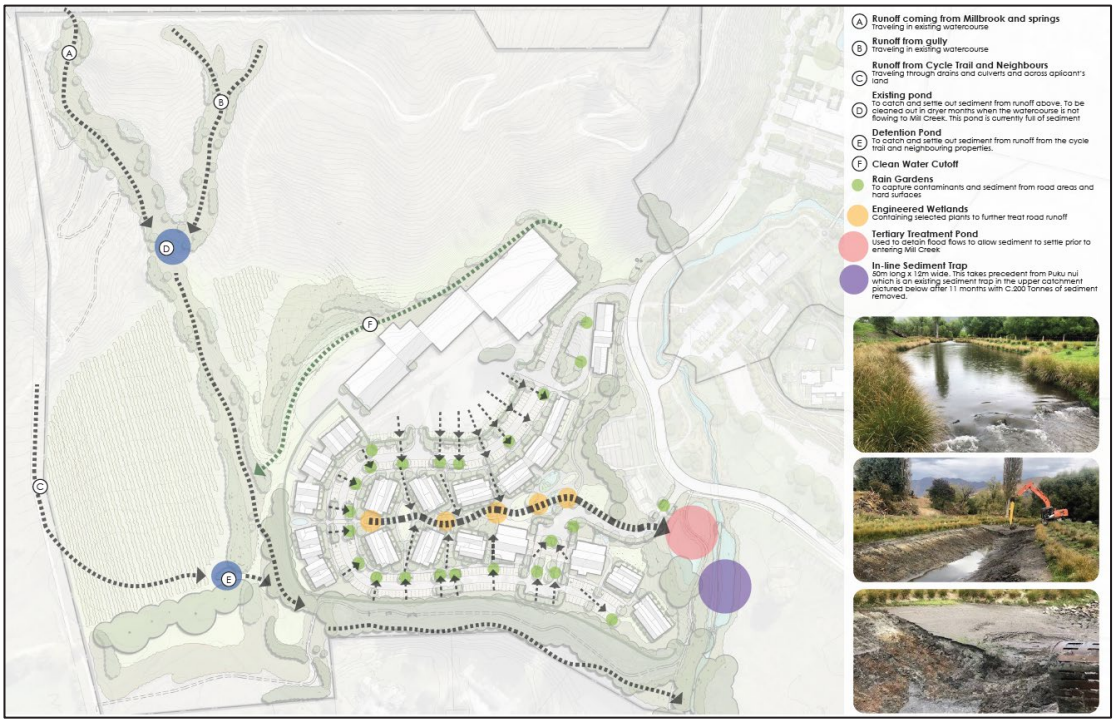

Figure 11: Ayrburn Screen Hub -- Stormwater Overview Plan (Page 16 Ayrburn Design Report (Appendix 7)

5.2 Priority Project

Section 43(1)(h) of the FTAA requires the substantive application to state whether the application relates to a priority project, and if so, state specific requirements (s43(1)(h);

The application does not relate to a priority project.

5.3 Explanation of how the Whole Project is Consistent with the Purpose of the Act

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

The proposal is a development project that will have significant regional and national benefits for the following reasons:

5.3.1 Economic Benefits

Economic Contribution

The Ayrburn Screen Hub will deliver significant and measurable economic benefits, within the Queenstown Lakes District, the wider Otago region and the national economy. As detailed in the Economic Impact Assessment (EIA) prepared by Property Economics in **Appendix 11**, the Project is forecast to deliver:

- $258 million in regional economic activity during the construction and development phase, over a period of three years;
- Over 1,890 full-time equivalent (FTE) job years throughout construction, resulting in more than 630 FTE jobs sustained each year across the Otago Region during the build period;
- $462 million in additional economic output expected over a ten-year period once the Screen Hub is operational;
- More than 370 FTE supported annually, many of which are specialised roles unique to the screen production industry.

These quantified economic benefits demonstrate that the Ayrburn Screen Hub will deliver sustained regional economic growth and create stable, high-quality employment that helps retain skilled workers in the area.

Alignment with QLDC's Economic Diversification Strategy

The Screen Hub directly addresses the key outcomes of QLDC's Economic Diversification Plan, which seeks to broaden the district's economic base beyond its current reliance on tourism and construction. The Economic Diversification Plan seeks that:

> *"Film productions and other creative industry opportunities grow across the district, with local capability and content being promoted."*[5]

The QLDC's Economic Diversification Plan outlines key initiatives to strengthen the film industry, supporting the objective of increasing the value of creative industries:

1. *"Promote and grow the capabilities of the local film industry, including workforce and infrastructure development Projects.*
2. *Maintain a film-friendly environment through fit for-purpose policies, processes and regulations.*
3. *Encourage and support the creation of more local content and IP that leverages the district's strengths.*

[5] Queenstown Lakes Economic Diversification Plan, Page 33: https://www.qldc.govt.nz/media/hmvpntis/queenstown-lakes-economic-diversification-plan_final.pdf

4. *Support creative businesses and groups that meet the best-fit business criteria."*[6]

The QLDC's Economic Diversification Plan outlines a commitment to increasing the value of creative industries by strengthening the local film sector. The Ayrburn Screen Hub contributes directly to these objectives by ensuring the Otago Region retains film production spending, enhances local employment, and removes logistical barriers that have previously limited large-scale productions. Particularly through workforce and infrastructure development, along with the creation of over 2,040 full-time employee (FTE) job years and more than 370 ongoing full-time jobs annually.

The Screen Hub will facilitate the demand for infrastructure as identified in the Economic Diversification Plan, will support creative businesses and groups and will promote and grow the capabilities of the local film industry. This commitment is supported by QLDC's Economic Development Manager, Peter Harris, and Film Queenstown Lakes Manager, Kahli Scott, who visited the site on 11 December 2024 to discuss the proposal. Following the visit, Ms Scott provided the following commentary:

> *"As Peter and I mentioned, we can express our enthusiasm for a fit-for-purpose screen hub from an economic development standpoint. Supporting the film industry and growing its value in the district is a Project identified in our Economic Diversification Plan. I know from years of servicing production enquiries and liaising with key industry decision-makers and local film practitioners that a fit-for-purpose indoor filming space and support facilities is needed. It was also encouraging to hear that this proposed screen hub is intended to complement, rather than compete with, existing facilities like Screentime's Remarkable Studios and the impending virtual production facility in the Research & Innovation Hub."*[7]

In summary, the Ayrburn Screen Hub aligns with QLDC's Economic Diversification Plan and responds to industry demand. It will deliver quantifiable regional and national benefits through:

- Significant short and long-term economic output;
- Substantial job creation and workforce development;
- Reinforcement of the region's creative industry; and
- Sustainable, resilient growth that diversifies the local economy.

Overall, considering the findings of the EIA prepared by Phil Osbourn and Tim Heath of Property Economics (refer **Appendix 11**) and the feedback from QLDC's Film and Economic Development Managers it is concluded that the proposed Ayrburn Screen Hub will generate significant economic benefits. At a regional level, the Project will drive investment, create employment opportunities, and contribute to the diversification of the Queenstown Lakes District economy.

5.3.2 National Benefits to the New Zealand Film and Television Industry

Beyond its regional economic impact, the Ayrburn Screen Hub will deliver significant benefits to New Zealand's film and television industry by addressing a critical national infrastructure gap. Letters of support from industry leaders, attached at **Appendix 33**, highlight the key benefits of the proposal, including:

[6] Queenstown Lakes Economic Diversification Plan, Page 33: https://www.qldc.govt.nz/media/hmvpntis/queenstown-lakes-economic-diversification-plan_final.pdf

[7] See Consultation Schedule **Appendix A**.

- Improved production capacity: The facility will serve as a base for the practical needs of producing a series by providing fit-for-purpose infrastructure.
- Strategic location: The Screen Hub is easily accessible, situated away from town traffic yet close to the airport, ensuring logistical efficiency for productions.
- Appropriate infrastructure: The facility will include accommodation and studio space that is adequately sized, not excessively large, but sufficient for production needs.
- Versatility: The facility will be multi-functional, supporting a range of creative industries beyond screen work, further enhancing its appeal to producers.
- Extended production stays: A dedicated screen hub in Queenstown will increase the duration of productions, generating additional economic activity for the wider film industry.
- Industry-driven design: The hub has been designed in direct response to industry needs, with input from both local and international film professionals.
- Supporting New Zealand's global film reputation: By enhancing national production capacity, the Ayrburn Screen Hub will strengthen New Zealand's position as an international filming destination, attracting more global productions and reinforcing Queenstown's role within the national industry.

As noted in his letter of support, Ken Turner (Art Director/Production Designer) emphasises that the facility has been thoughtfully designed with meaningful industry input, ensuring it addresses both regional and national production needs.

Further letters of support provided by industry professionals, attached at Appendix 33, demonstrate strong endorsement of the Project and include the following comments:

- Murray Frances (Producer):

  "*Currently, many large-scale productions are drawn to the region's stunning landscapes, but are forced to return to purpose-built studios in Wellington or Auckland to complete their shoots. This lack of regional studio facilities results in a fractured production process and, more critically, millions of dollars in potential economic benefit being redirected elsewhere — often offshore…….. The Ayrburn Screen Hub is not only a logical next step for the region — it is a critical piece of national screen infrastructure.";*

- Paul Yates (producer):

  "So the idea of a film and TV production hub with offices, studio, workshop and accommodation onsite at Ayrburn would have been perfect for us. It would have resolved all of the issues listed above, from having a purpose-built production office with plenty of tailor-made spaces, to having workshop areas for art and costume departments, not to mention plenty of parking."

  "…We're hoping to bring another season of Vines back to the region in late 2025 which is likely too soon to see the benefit of such a facility, but if built, I for one would look at bringing other productions to the region. I sincerely hope it gets built and wish the venture every success."

- Brett Mills (Owner of 'Queenstown Camera Company', 'Local Action' Executive producer and advisor to Southern institute of technology:

  "*The film industry has marketed New Zealand to the world in a way few other industries have. In Queenstown especially, the benefits extend far beyond the initial spend. Look no further than*

the enduring popularity of Lord of the Rings tours—still going strong more than 20 years after the films were released.

In all my years in the industry, I have not seen a proposal more aligned with the real needs of our local film community. If delivered, this Project will be transformational for Queenstown and for the New Zealand screen industry more broadly.";

- Lisa Chatfield (producer):

  "I see the key strength for the facility overall being its flexibility of use which means that the site is not dependent on screen work. I agree that having a functional facility for production will definitely make the area more attractive to producers - particularly as carbon footprint management grows so being able to base longer in Queenstown will be important. But the work will still be intermittent so it is reassuring to see that the development has a realistic approach to enabling screen work, without being wholly dependent on it.";

- Phill Turner (location Scout and Manager):

  "A location manager is often one of the first people that a production gets in touch with when scouting for locations and there are lots of jobs that have looked at filming here in the Queenstown area but have decided against it in part due to the lack of suitable facilities such as studios, workshops, weather cover spaces, offices and accommodation for crew.";

- Arron Eastwood (Stunt Coordinator and Performer in the Film and Television industry):

  "*I think Ayrburn Film Hub will encourage more migration and education of local crew and therefore Ayrburn Film hub will be a Massive New Zealand asset*";

- Cam Wood of (Reel NZ, Manager and Scout):

  "I can personally think of numerous skilled colleagues—art directors, gaffers, camera operators—who've left Queenstown purely due to the inconsistency of work. A properly resourced studio hub could stem that flow and instead turn this region into a magnet for talent and production alike"**;**

- Michelle Crowley (Props NZ):

  "*I love that the 'Hub' is providing a flexible style of facility, with the ability to cater for a large budget feature or drama series, or multiple, concurrent smaller productions, tvc's etc serving the variety of jobs that come (and want to come) to shoot in the region*."

When considering the letters of support from the regional and national film industry, it is considered that the development will significantly strengthen New Zealand's film and television industry by enhancing infrastructure and production capabilities. By addressing key industry needs, the Ayrburn Screen Hub will enable Queenstown Lakes District to encourage greater film production spending while supporting the long-term growth and sustainability of the country's screen sector.

Ecological Protection and Enhancement of Lake Hayes

Lake Hayes and its conservation is regarded as a matter of national and regional importance. The Otago Regional Council's Lake Hayes Management Strategy states that:

> "*The conservation of the Lake Hayes resource is of regional and national importance both economically, recreationally and for its intrinsic and scenic values*."[8]

As identified in the Ecological Assessment attached at **Appendix 12**, Lake Hayes has undergone progressive eutrophication (nutrient enrichment) since development and land use intensification began in the catchment. A significant concern for the management of Lake Hayes has been reducing phosphorus inputs to the lake (ORC 1995)[9], (Hydrosphere Research 2017)[10]. The main source of phosphorus to the lake is through sediment transported by surface water, predominantly via Mill Creek.

The report titled *Estimation of Contaminant Losses in the Mill Creek Catchment, Lake Hayes*, prepared by NIWA (2023), provides further insight into this issue ("**NIWA 2023**"):

> *"Historical monitoring has identified that some catchments are subject to particular water quality issues. This led to specific investigations and the development of management plans for individual catchments, including the Lake Hayes and the Mill Creek catchment, which is the focus of this report. Lake Hayes was used as a case study in a report prepared for the Ministry for the Environment (MfE) concerning the impact of land use on freshwater (Larned et al. 2018)."*[11]

During high rainfall events, an unnamed ephemeral spring-fed tributary of Mill Creek also transports sediment carrying phosphorus from the surrounding land to Mill Creek (and ultimately Lake Hayes) (refer **Appendix 12**). Comprehensive studies, including the NIWA (2023) report, have identified that a significant portion of nitrogen, phosphorus, and sediment loads originate from land cover dominated by pasture, particularly in the reach downstream of Hunter Road as follows:

> *"Assessment of land cover, catchment modelling, and load estimation indicates that the bulk of nitrogen (N), phosphorus (P), and sediment load enters Mill Creek in the reach downstream of Hunter Road. The bulk of the contaminant loads enter the stream under elevated flow conditions. Land cover types contributing both N and P are dominated by pasture, and soil P comprises approximately one-third of the total P load at each of the Hunter Road, Waterfall Park, and lake inflow reaches."*[12]

Addressing these water quality challenges requires effective nutrient management strategies. NIWA (2003) emphasises:

> *"A consistent recommendation from these investigations was that inputs of nutrients to Lake Hayes from the surrounding catchment should be reduced as part of an overall lake management or restoration response. Gibbs (2018) clearly linked the likely success of in-lake restoration actions to accompanying 'catchment management strategies reducing the external carbon, nutrient and suspended solids loads to the lake..."*[13]

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[8] Otago Regional Council. 1995. Lake Hayes Management Strategy. Otago Regional Council, Dunedin

[9] Otago Regional Council. 1995. Lake Hayes Management Strategy. Otago Regional Council, Dunedin.

10 Hydrosphere Research. 2017. Lake Hayes Restoration and Monitoring Plan. Prepared for the Friends of Lake Hayes Society Inc. by Marc Schallenberg (PhD) and Lena Schallenberg (BSc) May 2017.

[11] Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 12 https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf

[12] Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 11 https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf

[13] Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 13 https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf

Goeller et al. (2020) reviewed mitigation options for the Lake Hayes catchment, identifying several key strategies, which included:

> *"… maintaining and restoring existing wetlands and riparian buffers, constructing sediment traps along the main stem of Mill Creek to capture total suspended solids and total phosphorus, and which may also buffer storm- and snowmelt flows. A constructed wetland was identified as desirable, but limited space near to the lake inflow may be an impediment. More widespread actions included livestock exclusion (particularly in the upper catchment), and channel restoration in the lower catchment to slow movement of water and reduce bank erosion. Riparian conditions could be improved by re-establishing riparian vegetation and making use of riparian buffer elements such as grass filter strips, mixed vegetation buffers, and shrubs and trees. These plantings would generally intercept sediment and particulate-bound nutrients, as well as soluble nutrients transported in shallow groundwater."*[14]

The proposed Screen Hub is expected to reduce phosphorus inputs to surface water. This will be achieved through the stabilising riparian planting of the ephemeral watercourse to shade the watercourse and help filter any runoff to the channel, and the establishment of the treatment train approach using raingardens, engineered wetlands and a stormwater detention pond designed to capture and treat the "first flush" runoff, which typically contains the highest sediment load. Additionally, the proposed sediment trap, measuring 50 m long by 12 m wide and estimated to capture and hold about 900m^3 of sediment per annum, is anticipated to provide significant benefits to the lower reaches of Mill Creek and Lake Hayes.

Friends of Lake Hayes ('FOLH'), an organisation committed to the protection and enhancement of Lake Hayes, offered feedback on the proposed water quality initiatives. In their correspondence, attached in Appendix 33, they note:

> *"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."*

FOLH further acknowledges that the proposed sediment management plans align with best practices in the catchment and express their support for the Project based on its anticipated positive water quality outcomes.

When taking into account the sediment control measures detailed in the Stormwater Management and Flood Model Report attached at Appendix 14, the substantially positive outcomes identified in the Ecological Assessment (refer Appendix 12) and the feedback provided from FOLH, it is considered that the proposal will result in significant benefits to Lake Hayes, as a lake of national and regional importance. By addressing key issues such as nutrient enrichment and sedimentation from the surrounding catchment the proposed measures, including riparian planting, sediment traps, and stormwater management initiatives, are expected to reduce phosphorus and other contaminants entering the lake. The proposed initiatives will contribute to the long-term preservation and ecological restoration of Lake Hayes, ensuring its continued and enhanced value for both environmental and recreational purposes. Ultimately, the water quality improvements as

[14] Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 63 https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf

a result of proposed ecological enhancement measures are expected to provide regionally and nationally significant benefits.

Eco-tourism & Outdoor Recreation

The proposed public cycling/ pedestrian easements and cycle trail enhancements will significantly improve public recreational access. The proposal offers a unique opportunity to enhance the existing network of cycle trails. By linking existing trails and providing improved infrastructure, the Project supports the Queenstown's world-class cycle network that appeals to both domestic and international visitors.

The improved cycling infrastructure enhances accessibility and encourages sustainable travel, further strengthening the Region's reputation as a premier destination for outdoor recreation and eco-tourism.

By fostering trail connectivity and enhancing the attraction for cycling enthusiasts, the proposal aligns with long-term economic and tourism strategies for the region, contributing to sustainable growth and increased economic resilience.

5.4 Any Other Activities

This section is provided in accordance with clause 5(1)(e) and clause 11(1)(c) of Schedule 5 of the FTAA. There are no other activities that are part of the proposal to which the consent application relates.

5.5 Other Approvals

In accordance with clause 5(1)(f) of Schedule 5 of the FTAA, other than listed in **Section 6.0**, no other approvals are sought under the application.

5.6 Proposed Mitigation Measures

In accordance with clause 6(1)(d) of Schedule 5 of the FTAA, the following mitigation measures are proposed to address actual and potential effects on the environment assessed in **Section 9.0** of this report relative to specific subject matters:

Table 3: Summary of Mitigation

*Note: All references to conditions in **Table 3** refer to the draft consent conditions in **Appendix 6.***

Subject Matter	Summary of Mitigation and Condition Response
Transport	• The transportation assessment in **Appendix 29** recommends that traffic monitoring and intersection upgrade trigger conditions (QLDC Conditions 46 to 53) be secured to ensure the future provision of a right-turn bay at the Arrowtown–Lake Hayes Road / Speargrass Flat Road intersection is based on observed traffic volumes exceeding agreed thresholds. Surveys will be undertaken in accordance with consent requirements, and the bay will be constructed if warrants are met, thereby maintaining safe turning movements, reducing congestion, and minimising delays for through traffic.

	• Installation of a new public transport bus stop on Arrowtown-Lake Hayes Road to be delivered in coordination with QLDC and ORC; timing and design secured by QLDC Condition 69.
Landscape and Visual	• Landscape Assessment in **Appendix 24,** with a supporting maintenance plan in **Appendix 25** requiring the following landscape and visual mitigation measures to be implemented under QLDC Conditions: – Final detailed landscape plans to be certified as a condition of consent (QLDC Condition 55). This includes: – Christine's Hill vegetative buffer to be implemented and maintained, including grapevine planting and landform extension, to screen views of the development from the Countryside Trail/Te Araroa Trail and surrounding landscape. – Restoration of the ephemeral waterway corridor flowing down Christine's Hill with 15–30m wide low native riparian planting. This forms a central vegetated corridor through the development, providing ecological enhancement and visual mitigation. – Placement of built form within visually contained landform zones, including natural depressions and a constructed spur extension at the base of Christine's Hill, to recess development from public view corridors such as the Countryside Trail and Arrowtown–Lake Hayes Road. – Strategic siting, modest building heights, and articulated massing (generally 8–15m) designed to reduce visual prominence within the landscape; and – Use of recessive materials and non-reflective colour palettes, in accordance with the Architectural Design Report in **Appendix 9**, to reduce visual contrast and visibility (QLDC Condition 62).
Architectural Design	• Architectural Design Report in **Appendix 9** outlines the building forms, massing, elevations, materials, and architectural intent for each precinct; final architectural design details to be certified by QLDC as a condition of consent (Condition 62). This includes: – Use of gabled roof forms, consistent façade articulation, and built form scaling to reflect Central Otago architectural vernacular; – Recessive, non-reflective materials including dark-stained timber, stone, and metal cladding; and, – Distinct character treatment across the Studio, Village Hub, Accommodation, and Production Precincts (as per the Precinct Design Summary).

Noise and Vibration	• Assessment of Noise Effects in **Appendix 26** and Draft Operational Noise Management Plan (ONMP) in **Appendix 27**; final ONMP required as QLDC Condition 43. – Operational noise limits aligned with District Plan rules; compliance demonstrated through modelling and secured via QLDC Condition 37. – Mitigation required for backlot noise (e.g. no internal combustion wind/rain machines, limited use of director's PA, no night pyrotechnics) via the Operation Noise Management Plan via QLDC Condition 43. – Construction noise and vibration to comply with NZS 6803:1999 and DIN 4150-3:1999 as required by QLDC Conditions 39 and 42. – Construction hours for heavy works restricted to Monday–Saturday, 7.30am–6.00pm required by Condition 41. Quiet works permitted outside these hours subject to compliance with District Plan standards. – Construction noise and vibration management measures integrated into the certified EMP, including mitigation protocols and neighbour communication procedures as required by QLDC Condition 40.
Ecological	• Environmental Management Plan (EMP) in **Appendix 21** includes ecological mitigation procedures such as regular inspections, vegetation protection zones, sediment control measures, and construction timing. Final EMP must be certified by QLDC prior to commencement of works as per QLDC Condition 8. • 3.1 ha of riparian and native regenerative planting is proposed, as detailed in the Ecology Assessment in **Appendix 12**. Planting layout is illustrated in the Landscape Design Report in **Appendix 7**, and implementation as per QLDC Conditions 55-59. • Construction of an online sediment trap in Mill Creek, secured by ORC water permit Conditions 1 - 10, will intercept sediment and phosphorus before discharge to Lake Hayes, resulting in downstream water quality benefits. Includes fish salvage protocols, sediment level monitoring, and cleaning thresholds. • Erosion and Sediment Control Plan (ESCP), contained in the EMP, must be certified and implemented in accordance with QLDC Condition 19, with monthly SQEP audits and reporting to QLDC as per the conditions and Condition 10 of the land use ORC conditions. • Streamworks methods, including trout and kōaro spawning season exclusions, minimum flow thresholds, diversion channel protocols, and fish relocation are integrated into the EMP and governed by the ORC

	Water Permit and Land Use Conditions as per Conditions 4 to 7 of the ORC Water Permit conditions and Condition 11 of the ORC Land Use conditions.
Stormwater Management	• Stormwater system designed for hydraulic neutrality and treatment in accordance with the Stormwater Management Plan in **Appendix 13**; secured under QLDC Conditions 5, 19, and 30. Measures include: – Treatment devices including raingardens, pod wetlands, and a tertiary wetland for final polishing and detention; – Discharge via permitted outfall structures with erosion control measures; – Mill Creek sediment trap monitored quarterly as per QLDC Condition 66; – Pond sediment cleanout triggered at 250 mm accumulation in wetlands D, E, and the tertiary pond as per QLDC Condition 64; and, – All stormwater-related planting must be maintained; >5% loss triggers replanting as per QLDC Condition 65. • Flood Emergency Management Plan (FEMP) in **Appendix 16** required by QLDC Condition 35 includes procedures for monitoring stormwater flows across Ayr Avenue during prolonged or high-intensity rainfall, and, if required, the temporary closure of Ayr Avenue. The plan minimises flood risk, protects public safety, and maintains site accessibility where possible.
Archaeology	• All works must comply with the Accidental Discovery Protocol (ADP) under Condition 56, ensuring immediate cessation of work and notification of Heritage New Zealand Pouhere Taonga, tangata whenua, and (where applicable) NZ Police in the event of unexpected discoveries.
Servicing Infrastructure	• All three waters infrastructure (potable water, wastewater, and stormwater) must be installed in accordance with QLDC Conditions 15 and 16, including provision of connections, pump stations, treatment systems, firefighting supply, and compliance with QLDC's Land Development and Subdivision Code of Practice, with all related costs and certifications borne by the consent holder.
Geotechnical	• Geotechnical Investigation Report in **Appendix 27** provides recommendations for excavation, retaining walls, slope stability, and foundation design. All works are to be carried out in accordance with this report and relevant consent QLDC Conditions 13, 15, 34. This includes: – A suitably qualified geoprofessional must be nominated prior to the commencement of works, in accordance with QLDC Condition 11. This individual will be responsible for supervising excavation,

	fill placement, ground improvement, and retaining structures, ensuring that the following requirements are implemented in accordance with the EMP: – Setbacks and/or engineering controls (e.g. embedded walls, ground improvement, or regrading) may be applied where buildings are located near slopes; – Foundation design to follow either Specific Engineering Design (SED) or be based on verified 'good ground' conditions. All fill used as bearing material must be compacted in accordance with NZS4431:2022 and certified; – Permanent retaining structures are anticipated along the northern boundary; final design by a Chartered Professional Engineer to include drainage measures and connection to stormwater system; – A shallow diversion bund or channel is required along the northern site boundary to manage overland flow and mitigate minor alluvial fan risk; and, – A method statement and certification confirming construction in accordance with geotechnical recommendations must be submitted to QLDC, along with as-built plans and completion certificates as per QLDC Condition 15.
Bulk earthworks	• Final Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP) to be certified prior to works (Conditions 12 & 19); • Controls include diversion bunds, silt fences, and sediment basins, suitable weather windows; implementation monitored through SQEP inspections and monthly reporting via QLDC Condition 20; • Independent audits of erosion and sediment measures required during key stages as per QLDC Condition 24. • All exposed surfaces to be permanently stabilised or revegetated on completion of works as per QLDC Condition 59.
Cultural Values	• An Accidental Discovery Protocol (ADP) applies to all works on site required by QLDC Conditions 63 and 64 and ORC Condition 19. In the event that koiwi tangata (human skeletal remains), waahi taoka, waahi tapu, or other Māori artefacts are discovered, the consent holder must immediately cease works in the area and notify Tangata Whenua, QLDC, Heritage New Zealand Pouhere Taonga, and NZ Police if applicable; • The recommendations in the draft CIA have been directly responded to by conditions of consent, as detailed as follows: • Ngāi Tahu involvement in decision-making has been recognised as essential to upholding rangatiratanga and ensuring that mana

	whenua can exercise their role as kaitiaki of the Murihiku Takiwa. This has been addressed through the inclusion of consent conditions requiring feedback from iwi in relation to management plans relating to Project (refer QLDC land use Condition 6(c) and ORC Land Use Condition 6(c); • The protection of Mill Creek, Te Waiwhakaata (Lake Hayes), and the lower catchment is a concern identified in the draft CIA. To address this, the Project includes consent conditions for water-sensitive stormwater design, water quality monitoring, and riparian planting (refer QLDC Conditions 77, 79, 82, 83 and 85). Collectively, these measures provide assurance that waterways will be safeguarded from contaminants, stormwater discharges, and sediment runoff, thereby protecting the mauri of the water and the health of connected ecosystems; • Input from mana whenua and the recommendation of the CIA has underscored the importance of protecting mauri, water quality, and mahinga kai. To support this, the Project includes riparian restoration, regenerative planting, and water-sensitive stormwater design (refer QLDC Conditions 77, 79, 82, 83 and 85). It is understood that these measures reflect the Ngāi Tahu principle that water is a taonga whose physical health and spiritual integrity must be safeguarded for future generations; • The draft CIA emphasises the need to protect taonga species and enhance their habitats. In response, the Project incorporates fish salvage protocols, sediment level monitoring, cleaning thresholds and monitoring measures in relation to the proposed online sediment trap. This is implemented by ORC Water Permit Conditions 4, 6, 7 and 8 and Land Use Condition 14). In addition, the Project includes ecological restoration, and planting initiatives designed to strengthen habitats for mahinga kai and taonga species. Consent conditions further secure these measures, ensuring that the ecological health of the site and surrounding environments is restored and maintained in accordance with Ngāi Tahu values (refer QLDC Conditions 77, 79, 82, 83 and 85).

5.7 Information Requirements

5.7.1 Schedule 5(5)(1), 5(8)(1) and 7(2)(1) of the Act

Clauses 5 and 10 of Schedule 5 of the Act sets out specific information to be submitted to the Panel. These requirements are addressed throughout the consent application and supporting technical documents. A Substantive Application Information Requirements Document is attached as **Appendix 42** which sets out how and where this information has been provided.

5.8 Proposed Consent Conditions Summary

Clause 5(1)(k) of Schedule 5 of the FTAA requires the application to include consent conditions proposed by the Applicant. Proposed conditions of consent are appended to this AEE as **Appendix 6**.

The proposed consent conditions for the Project are based on standard Queenstown Lakes District Council ('QLDC') and Otago Regional Council ('ORC') wording for the various consents sought in the application, and have been subject to consultation with QLDC and ORC.

The proposed consent conditions include conditions to:

- appropriately manage adverse effects, including providing mitigation to prevent or reduce adverse effects during and after construction in accordance with Clause 6(1)(d) of Schedule 5; and
- provide for monitoring as required by Clause 6(1)(g) of Schedule 5.

The conditions are not considered to be more onerous than necessary and comply with Section 83 with reference to Section 81(2)(d). It is considered that they meet the requirements of the Act and that the Panel may grant the resource consent subject to the conditions in accordance with Section 81(1)(a) of the FTAA.

6.0 Approvals Required

6.1 Overview

The following section of this report is provided in accordance with clauses 5(1)(h), 5(2) and 5(3)(a) of Schedule 5 of the FTAA to identify the resource consents required under the RMA and the relevant provisions which require these consents to be obtained.

The application seeks all resource consents necessary for the implementation and ongoing operation of the Project. It is understood that the list of consents set out below is exhaustive but, for completeness, the list is presented on the basis that it does not limit the scope of the application. For completeness, the application also seeks consent for any matters that are not listed below but which are subsequently identified as being necessary through the processing of the application. If such matters are identified the Applicant will, as a matter of urgency, provide to the Panel an assessment of any relevant adverse effects that are different to, additional to, or cumulative upon those discussed in this report and which would be generated by the Project as a consequence of the additional matters.

The application seeks resource consents under the PDP and the ORP for the reasons outlined in Section 6.1.1 and Section 6.1.2 of this report. The application also seeks consent under Section 127 of the RMA for a change to Condition 15(d) of RM240982.

In summary, the Project requires non-complying activity consent under the PDP and discretionary activity consent under the ORP. Overall, the Project is to be assessed as a non-complying activity.

The site is zoned WBRAZ under the PDP and is located primarily within the Speargrass Flat LCU8. The site is also subject to the Ayrburn Structure Plan in Schedule 27.13.22 of the PDP (refer **Figure 12** below).

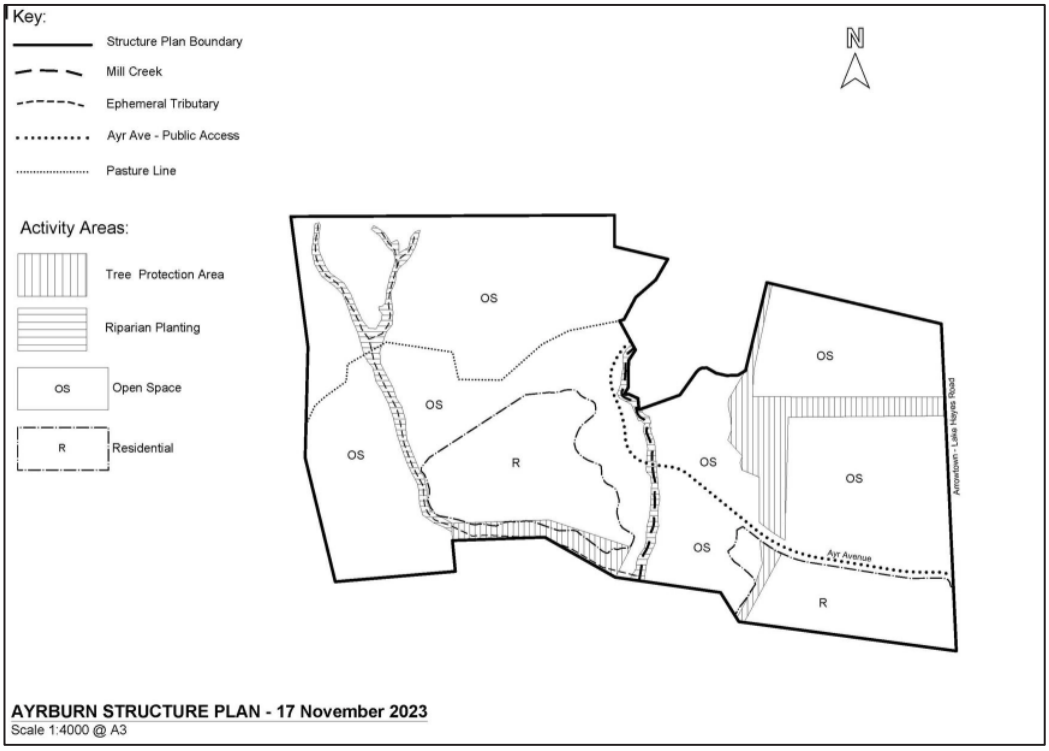

Figure 12: Ayrburn Structure Plan. Source: Schedule 27.13.22 of the PDP.

6.1.1 Rules Assessment - QLDC Proposed District Plan (refer Appendix 37)

The site is zoned WBRAZ under the PDP and is located primarily within LCU8. The consents sought are as detailed below and in the PDP Rules Assessment attached as Appendix 37:

Wakatipu Basin Rural Amenity Zone – Chapter 24

- A **restricted discretionary activity** pursuant to Rule 24.4.18 in regard to the construction of buildings for non-residential activities. The proposed Screen Hub is commercial in nature and a total of 15 associated buildings are proposed to be established;
- A **discretionary activity** pursuant to Rule 24.4.21 for visitor accommodation. On-site accommodation is proposed and 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 studio production purposes;
- A **non-complying activity** pursuant to Rule 24.4.23 in regard to a commercial activity not otherwise provided for in Table 24.1. The proposed Screen Hub facilities and Ayrburn depot are commercial activities that are otherwise not provided for;
- A **non-complying** activity pursuant to Rule 24.4.27.1 for the construction of any building within Activity Area OS. As shown in **Figure 13** below, while the buildings will be largely contained within the Residential Area (R), the filming stages, the workshop and workroom, the Ayrburn depot and part of the dressing room will be located within Activity Area OS;

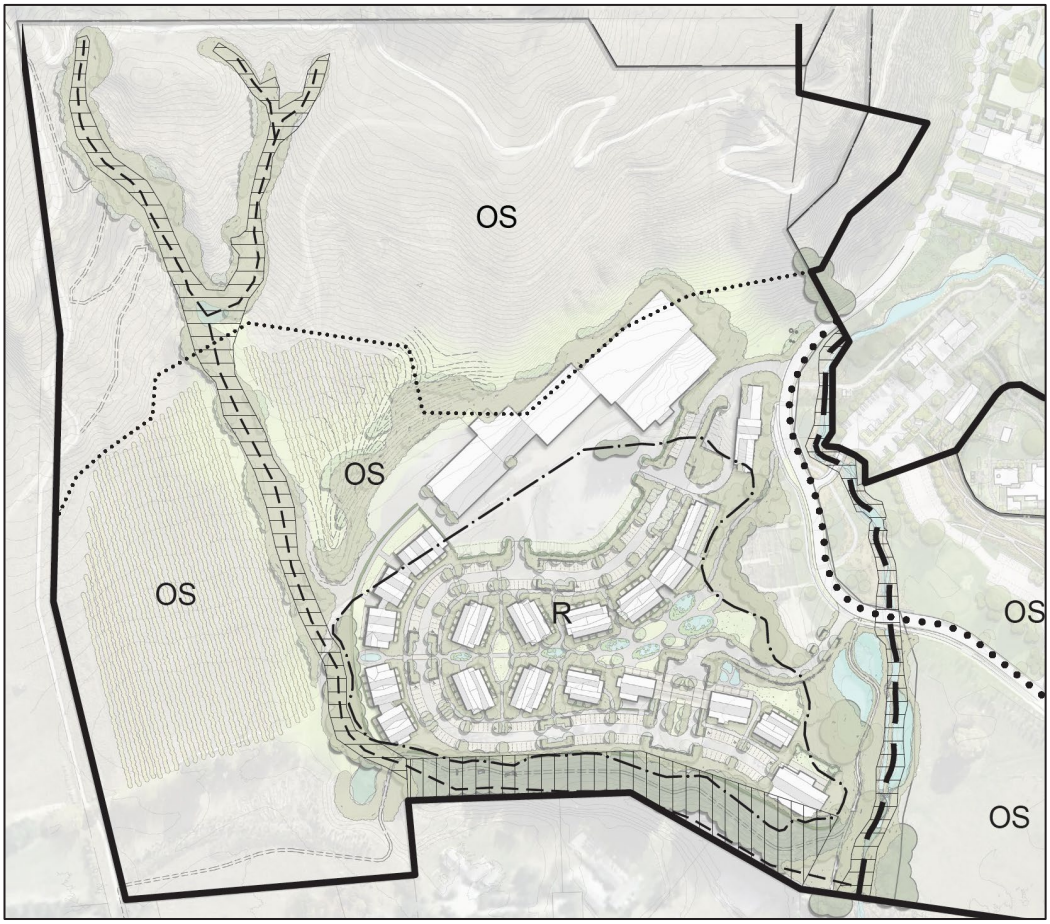

Figure 13: Screen Hub site plan overlayed on the Structure Plan. Source: Ayrburn Design Report Masterplan with Ayrburn Structure Plan Overlaid" Page 17 attached at Appendix 7.

- A **non-complying** activity pursuant to Rule 24.4.27.6 for 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. As shown in the Masterplan attached at **Appendix 7** (Page 17) a comprehensive landscape plan is proposed to assist integrating the development into the surrounding environment. As shown in this Masterplan (Page 7) landscaping and native riparian planting are proposed within Activity Area OS.

- A **restricted discretionary activity** pursuant to Rule 24.5.4.2 which requires all other exterior surface finishes, except for schist, to have a light reflectance value of not greater than 30%. In this instance, the stone masonry with natural grout has an approximate LRV of 36%, textured plaster with an approximate LRV of 62% and board form concrete has an LRV of approximately 42%, as detailed in Sheet 3.2 of the Architectural Design Report - SA Studio attached at **Appendix 9** (Page 23);

- A **restricted discretionary activity** pursuant to Rule 24.5.6 in regard to the building coverage of all buildings on a site not subject to Rule 24.5.4 not exceeding 15% of net site area, or 500m², whichever is the lesser. The combined building ground floor area as a result of the proposal is 15.227m^2. The proposal, therefore, does not comply with the maximum coverage of 500m^2;

- A **non-complying activity** pursuant to Rule 24.5.8.2 in regards to a breach to the maximum height of 8 metres. The Architectural Design Report - SA Studio attached at **Appendix 9** (Page

31) demonstrates the extent of the buildings that protrude beyond the 8-metre height limit from natural ground level;

- A **restricted-discretionary activity** pursuant to Rule 24.5.9.1 for a breach to the setback of any building from any road boundary. In this instance, 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 at **Appendix 9.**
- A **restricted-discretionary activity** pursuant to Rule 24.5.12 as the minimum setback of any building from the bed of a wetland, river or lake is required to be 30m. In this instance there are two buildings located within this setback to Mill Creek, with the closest building located 27.6m from Mill Creek as shown on Page 30, Sheet 5.1 of the Architectural Design Report - SA Studio attached at **Appendix 9**;

Earthworks – Chapter 25

- A **restricted discretionary activity** pursuant to Rule 25.4.2 for earthworks exceeding for the maximum total volume of earthworks in Table 25.2, as set out in Rule 25.5.4. As shown on Page 4 Sheet 210 of the Engineering Assessment attached at **Appendix 22**, 80,000m^3 of cut and 74,400 m^3 of fill is proposed the total earthworks is proposed to be 154,400m^3;
- A **restricted discretionary** activity pursuant Rule 25.5.11 for earthworks that exceed 2,500m^2 where the slope is 10° or greater and 10,000m^2 where the slope is less than 10°. While the topography of the site varies across the development, a total of 91,000m^2 of earthworks are proposed across the development, as shown on Sheet 210 of the Engineering Assessment attached at **Appendix 22;**
- A **restricted discretionary** activity pursuant to Rule 25.5.15 for cut depth that exceeds 2.4m. In this instance the maximum cut proposed is 9.5m as shown on Sheet 210 of the Engineering Assessment attached at **Appendix 22;**
- A **restricted discretionary** activity pursuant to Rule 25.5.16 for fill that exceeds 2m in height. In this instance the maximum fill height is proposed to be 12m as shown on Sheet 210 of the Engineering Assessment attached at **Appendix 22;**
- A **restricted discretionary** activity pursuant to Rule 25.5.17 for the construction of an accessway where the maximum height of any fill exceeds 2 metres as shown on Sheet 210 of the Engineering Assessment attached at **Appendix 22;**
- A **restricted discretionary** activity pursuant to Rule 25.5.19 for earthworks within 10 metres of a waterbody. Earthworks are required for the construction of a sediment trap in Mill Creek as shown on Page 30 Sheet 408 of the Engineering Assessment attached at **Appendix 22**;
- A **restricted discretionary** activity pursuant to Rule 25.5.21 for more than 300m^3 of cleanfill transported by road to or from an area subject to earthworks. Approximately 6,000m^3 of cleanfill is proposed to be transported from the site as excess.

Transport – Chapter 29 (Refer Transportation Assessment in **Appendix 37**)

- A **restricted discretionary activity** pursuant to Rule 29.4.11 as the Project is a high traffic generating activity;
- A **restricted discretionary activity** pursuant to Rule 29.5.13 as 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, however, under part (c) of this Rule, no private way or private vehicle access is anticipated to serve sites with a potential to accommodate more than 12 units on the site (and adjoining sites). In this instance, the accommodation for the activity will comprise 201 units.

The overall activity status under the PDP is a **non-complying** activity.

6.1.2 Rules Assessment - ORC - Otago Regional Plan: Water for Otago (Refer Appendix 38)

- A **discretionary activity** pursuant to Rule 12.3.4.1(i) for damming and diversion of water, for the establishment of the 50x12 serviced in-line Mill Creek sediment trap where the catchment size upstream of the proposed works exceeds 50 hectares in area;
- A **restricted discretionary** activity pursuant to Rule 13.5.2.1 for a breach to Rule 13.5.1.6 as Rule 13.5.1.6 of the ORP permits the extraction of alluvium within the bed of a river providing, amongst other things, that no more than 20 m^3 is taken in any month. The approximate volume of alluvium removed per annual extraction event is proposed to be 900m^3, with removal expected to be completed within a week;
- A **discretionary** activity pursuant to Rule 13.5.3.1 of the Regional Plan Water for Otago for the disturbance of the bed and banks (and subsequent bed remobilisation) to construct a sediment trap, divert water, remove bed material and maintain a sediment trap in Mill Creek;

The overall activity status under the ORP is a **discretionary** activity.

6.1.3 Other Rules

The application also seeks any other resource consents necessary to implement the Project which are not detailed above.

6.2 Section 127 Resource Management Act 1991 ('RMA')

A Section 127 application under the RMA is required to amend Condition 15(d) of resource consent RM240982. Subdivision consent RM240982 sets out conditions that must be complied with on an ongoing basis through a consent notice.

Currently, Consent Notice Condition 15(d) states that no buildings shall be located within Lot 4, except for those previously consented. Since new buildings are proposed within Lot 4 by way of this application, it is proposed that Condition 15(d) be varied to include reference to this approval, with the variation shown underlined below:

15(d) *No building shall be located within Lots 4 and 5 (except for buildings previously consented – refer Condition 14(e) above and except for buildings consented under Consent FTAA-2502-1008.*

6.3 Section 139 Resource Management Act 1991 ('RMA')

As detailed in Section 5.1.16 above, this application seeks a certificate of compliance pursuant to section 139 of the RMA, for an activity that can be done lawfully in a particular location without a resource consent. In this instance, the disturbance of the bed of an ephemeral river to enable the installation of two sediment traps, located within an ephemeral tributary of Mill Creek, can be undertaken as a permitted activity pursuant to Rule 13.5.1.10 of the Otago Regional Plan (ORP). The proposed activity complies with these permitted activity criteria specified in clauses

13.5.1.10(a)-(h). An assessment of the proposal against this permitted activity criteria is provided in **Appendix 38.**

6.4 Other National Environmental Standards

The proposal does not require resource consent under any of the other National Environmental Standards, including:

- National Environmental Standards for Sources of Drinking Water;
- National Environmental Standards for Telecommunication Facilities;
- National Environmental Standards for Electricity Transmission Activities;
- National Environmental Standards for Plantation Forestry;
- National Environmental Standards for Marine Aquaculture;
- National Environmental Standards for Freshwater 2020; and
- National Environmental Standards for Air Quality 2004.

6.5 Permitted Activities

In accordance with clause 5(5)(a) of Schedule 5 of the FTAA the following permitted activities are part of the proposal to which the consent application relates such that a resource consent is not required for the activities under section 87A of the RMA 1991. The below provides a summary of permitted activities particularly relevant for the application.

6.5.1 Otago Regional Plan

Section 12: The discharge of stormwater

The discharge of stormwater from a reticulated stormwater system to water, or onto or into land where it may enter water, is a permitted activity under Rule 12.B.1.8, provided that certain conditions are met. Specifically, the discharge must not enter any Regionally Significant Wetland, must not contain human sewage, and must not cause flooding of other properties, erosion, land instability, sedimentation, or property damage. In addition, provision must be made to intercept and remove any contaminants that could result in the effects described in (d) of this rule, which are:

> *d) The stormwater discharged, after reasonable mixing, does not give rise to all or any of the following effects in the receiving water*
>
> *(i) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or*
>
> *(ii) Any conspicuous change in the colour or visual clarity; or*
>
> *(iii) Any emission of objectionable odour; or*
>
> *(iv) The rendering of fresh water unsuitable for consumption by farm animals; or*
>
> *(v) Any significant adverse effects on aquatic life.*

The activity meets these criteria, as the discharge will not enter any Regionally Significant Wetland and does not contain any human sewage. The Stormwater Management Plan, included at

Appendix 13 and required to be complied with under the proposed conditions of consent (Appendix 6), ensures that appropriate measures will be in place to intercept and remove contaminants. It also confirms that the discharge will not cause flooding of neighbouring properties, erosion, land instability, sedimentation, or property damage, nor will it result in any of the effects outlined in Condition (d) above. The discharge of stormwater from a reticulated stormwater system to water, or onto or into land where it may enter water, is therefore, a permitted activity under Rule 12.B.1.8.

6.6 National Environmental Standards for Contaminated Land

The NESCS is a nationally consistent set of planning controls and soil contaminant values. It seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or the contaminants contained to make the land safe for human use.

Investigations conducted by Environmental Consultants Otago Ltd (Appendix 28), including a previous PSI and DSI, confirmed that there is no contamination above natural background levels within the proposed development area for the Ayrburn Screen Hub.

Previously identified HAIL activities within the proposed development area were thoroughly investigated and determined to be verified non-HAIL. All other HAIL activities were located outside the development boundary and have been appropriately remediated and managed.

Therefore, under Regulation 9 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS), the proposed development area is classified as “land not covered.”

Consequently, no NES-CS consents are required for the Ayrburn Screen Hub Project.

6.7 National Environmental Standards for Air Quality 2004

The NES Air Quality contains prohibitions and restrictions on discharges from certain activities, requirements for ambient air quality standards for contaminants, and other requirements in relation to the discharge of PM10, other contaminants, and domestic burners. Resource consent is not required for air discharges under the NES Air Quality.

6.8 Overall Activity Status

Overall, the application requires non-complying activity consent under the PDP and discretionary activity under the ORP.

A conservative approach has been undertaken and the application has been assessed overall as a non-complying activity.

Where there is a group of activities in an application which are closely associated with each other, or are directed towards one dominant use or purpose, they should be assessed holistically as a single “bundle”, according to the most stringent activity status. For efficiency purposes, to enable the proposal to be comprehensively considered, this approach has been taken. However, this does not preclude assessment or decision-making on the consents being considered separately.

7.0 Consultation Undertaken

The following section of this report is prepared in accordance with Schedule 5, Section 6(e) of the FTAA, which requires the identification of individuals or groups who may be affected by the proposed activity, as well as any responses to the views of those consulted, including the perspectives of iwi or hapū engaged during the process. This section also addresses Schedule 5, Section 6(f), which stipulates that if iwi or hapū choose not to respond when consulted, any reasons they have provided for that decision must be recorded.

Consultation has been undertaken jointly by the applicant and project team in a robust manner, and records have been well maintained. This approach has enabled evolving items to be considered and feedback provided which has enabled refinement of the design or to inform subsequent detailed design stages.

An overview of the consultation undertaken with parties who may be affected by the activity, as required by Schedule 5, Section 6(e), is provided below. Further details, including meeting minutes and records of engagement, are available in the Consultation Summary Report in Appendix 31. No other individuals or groups are considered to be affected by the proposed activity for the reasons provided in the environmental effects assessment in Section 9.0 of this report, which determines that effects as a result of the Project are minor and acceptable.

Table 14: Summary of Consultation

Persons or Group	Consultation Undertaken
(a) Relevant local authorities	A series of pre-application meetings with Otago Regional Council and QLDC have occurred in relation to the Project. This includes discussions on the Project from a broad level to more focussed discussion on particular subject matters including consent conditions and feedback received from the referral application. Meeting minutes from those meetings are enclosed with the Consultation Summary Report attached at Appendix 31.
(b) Relevant iwi authorities, hapu 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; and (ii) the tangata whenua of any area within the Project area that is a taiāpure-local fishery, a mātaitai reserve, or an area that is subject to bylaws or regulations made	Since the referral decision, the Applicant has continued engagement with Te Rūnanga o Ngāi Tahu (TRONT), Aukaha, and Te Ao Mārama Inc (TAMI) via Alisa Cain, an independent cultural and engagement advisor engaged to facilitate discussions, coordinate information sharing, and ensure iwi perspectives were incorporated into the proposal as outlined in the Consultation Summary Report attached at Appendix 31.

under Part 9 of the Fisheries Act 1996; and	
(c) Adjacent owners and occupiers of the site	The Applicant has undertaken direct engagement with the owners and occupiers of land adjacent to the Ayrburn Screen Hub site, including the rural-residential properties and larger holdings in an effort to introduce the Project, and obtain views. Engagement took place between May and July 2025 and involved a mix of written correspondence, in-person visits, and phone calls. Details of this engagement is contained in the Consultation Summary Report attached at **Appendix 31.**
(d) any relevant applicant groups with applications for customary marine title under the Marine and Coastal Area (Takutai Moana) Act 2011; and	This does not apply because the Project is for development on land and does not involve any activities within the coastal marine area.
(e) 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; and	This does not apply because the Project area is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou.
(f) the relevant administering agencies; and	A record of engagement with Environmental Protection Authority (EPA) and the Ministry for the Environment (MFE) is included in the Consultation Summary Report attached at **Appendix 31.**
(g) if the proposed approvals for the Project are to include an approval described in section 42(4)(f) (land exchange), the holder of an interest in the land that is to be exchanged by the Crown.	This does not apply to the Project.

8.0 Statutory Requirements Relating to Iwi Authorities

8.1 Treaty Settlements

The following section of this report is provided in accordance with clause 5(1)(i) of Schedule 5 of the FTAA, which requires an application to provide information about any Treaty settlements that apply in the Project area. An assessment of any Treaty settlements that apply in the Project area is outlined in the Assessment of Ngāi Tahu Settlement attached at **Appendix 36**. While the Ngāi Tahu Claims Settlement Act 1998 and Ngāi Tahu Deed of Settlement 1997 are applicable to the site, there are no specific provisions that relate to the Project area, as detailed in the Assessment of Ngāi Tahu Settlement attached at **Appendix 36.**

8.1.1 Ngāi Tahu Claims Settlement Act 1998

As detailed in the Assessment of Ngāi Tahu Settlement attached at **Appendix 36**, Ngāi Tahu Claims Settlement Act 1998, underpinned by the Ngāi Tahu Deed of Settlement 1997, is regarded as a landmark in New Zealand's Treaty jurisprudence. Kāi Tahu consider the Settlement Act, together with Te Tiriti o Waitangi, to establish a binding legal agreement with the Crown. The Settlement Act upholds that:

- *"Kāi Tahu holds and exercises rangatiratanga with the Kāi Tahu takiwā;*
- *The Crown and agents of the Crown must act in good faith;*
- *All areas and places within the Kāi Tahu takiwā are important and form part of an intwined network of values, places and resources which are relevant to Kāi Tahu tribal history, contemporary values and the future of the iwi;*
- *Settlement provided a basis for continuing evolution from which Kāi Tahu can express its ancestral relationship with the Kāi Tahu takiwā into the future."*[15]

The applicant has consulted with Ngāi Tahu entities in relation to the Project and a record of the discussions have been attached in the Consultation Summary Report (see **Appendix 31**).

8.2 Planning Document Recognised by a Relevant Iwi Authority

Clauses 5(1)(h) and 5(2)(g) of Schedule 5 of the Act requires an application to provide an assessment against a planning document recognised by a relevant iwi authority and lodged with a local authority.

A summary of Iwi Management Plans is attached at **Appendix 35**, which confirms that two iwi management plans cover the Queenstown Lakes District and Project area as follows:

- Kāi Tahu ki Otago Resource Management Plan (KTKO), administered by Aukaha on behalf of Papatipu Rūnaka; and
- Te Tangi a Tauira (Te Tangi), administered by Te Ao Mārama on behalf of Papatipu Rūnaka.

8.3 Kai Tahu ki Otago Natural Resource Management Plan 2005

The policies and outcomes of Kai Tahu ki Otago – Natural Resource Management Plan 2005 is provided in the Summary of Iwi Management Plans attached at **Appendix 35,** and includes:

- *Recognition of Kāi Tahu authority and ensuring that Kāi Tahu cultural values are integrated into resource management decisions;*
- *Promoting the philosophy of ki uta ki tai, emphasising interconnected catchment-based management;*
- *Protecting the mauri of ecosystems;*
- *Safeguarding wāhi tapu, mahika kai, and cultural landscapes;*
- *Sustainable use of resources and encouraging efficient irrigation, wetland restoration, and native species protection; and*

[15] Assessment of Ngāi Tahu Settlement (Page 5), prepared by Ailsa Cain, dated 21 July 2025

- *Mechanisms for consultation, cultural assessments, and ongoing review.*

The proposed enhancement of Lake Hayes through the implementation of the sediment trap is considered to align with the policies set out in Section 5.3 of the Kāi Tahu ki Otago Natural Resource Management Plan 2005, which seeks to protect and restore the mauri of all water. As Lake Hayes has suffered from nutrient enrichment and sedimentation due to intensified land use, the proposed measures which will reduce contaminant loads entering Mill Creek and Lake Hayes, will improve water quality and contribute to the restoration of the lake's ecological health and mauri.

In addition, the proposed stormwater initiatives, including sediment traps, stormwater detention ponds, riparian planting, and erosion control measures seeks practical actions that protect and restore freshwater ecosystems for future generations.

As outlined above, mana whenua consultation has been undertaken with the relevant rūnaka through Aukaha and Te Ao Mārama Inc. This engagement has helped to inform the Project's approach to water quality and ecological restoration, and the inclusion of measures such as riparian planting, stormwater treatment, and erosion control reflects outcomes sought in the Kāi Tahu ki Otago Natural Resource Management Plan 2005.

8.4 Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008

Te Tangi a Tauira (2008) is the Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan, outlining values and policies for sustainable resource management from the mountains to the sea (ki uta ki tai). It guides local authorities and stakeholders in incorporating Ngāi Tahu perspectives, promoting kaitiakitanga and intergenerational wellbeing in environmental planning.

Key provisions are outlined in the Summary of Iwi Management Plans attached at Appendix 35 with the key outcomes sought including:

- *"Recognition of Kāi Tahu authority and ensuring that Kāi Tahu cultural values are integrated into resource management decisions.*
- *Promoting the philosophy of ki uta ki tai, emphasising interconnected catchment-based management.*
- *Protecting the mauri of ecosystems.*
- *Safeguarding wāhi tapu, mahika kai, and cultural landscapes.*
- *Sustainable use of resources and encouraging efficient irrigation, wetland restoration, and native species protection.*
- *Mechanisms for consultation, cultural assessments, and ongoing review."*[16]

Provisions 3.5.7 and 3.5.8 of Te Tangi a Tauira address development and earthworks, with a focus on protecting archaeological values and maintaining waterway health. Key provisions emphasise avoiding contamination of waterways and ensuring taonga species are not disturbed or removed during construction or earthworks activities.

[16] Assessment of Iwi Management Plans (Page 3), prepared by Ailsa Cain, dated 21 August 2025

The proposed earthworks have considered Provisions 3.5.7 and 3.5.8, and include erosion and sediment control measures to prevent contamination of waterways, including sediment retention ponds and silt fencing. Additionally, the site's earthworks activities will adhere to the Accidental Discovery Protocols, ensuring that any potential disturbance to taonga species or archaeological values is avoided.

Mana whenua consultation has been undertaken through engagement with Aukaha and Te Ao Mārama Inc on behalf of Ngāi Tahu ki Murihiku. This process has helped to inform the design and management approach for earthworks and water management, and the inclusion of appropriate consent conditions reflects the outcomes sought in Te Tangi a Tauira. This demonstrates that the Project has considered and responded to the iwi management plan provisions relevant to development and earthworks, in a manner consistent with values expressed through mana whenua engagement.

8.4.1 Summary

Overall, it is considered that the proposed development can be constructed and operated in a manner that is generally consistent with the environmental outcomes sought by planning documents recognised by relevant iwi authorities.

8.5 Customary Marine Title Groups

The following section of this report is provided in accordance with clause 5(1)(j) of Schedule 5 of the FTAA which requires:

> *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; and*

This information requirement does not apply to the proposal. As detailed in the Schedule of Consultation with Māori (**Appendix 34**), Te Rūnanga o Ngāi Tahu has lodged a claim for customary marine title and protected customary rights covering the river plume of the Mata-au Clutha River. However, because the Ayrburn site is located outside the coastal marine area, this provision is not relevant to the Project.

8.6 Protected Customary Rights

Clause 6(1)(h) of Schedule 5 of the Act requires an application to include an assessment of any effects of the activity on the exercise of a protected customary right.

There are no protected customary rights that relate to the site and as such an assessment under Clause 6(1)(h) is not required.

8.7 Iwi Consultation

The following section of this report is provided in accordance with Clause 6(1)(e) and clause 6(1)(f) of Schedule 5 of the Act which requires:

> *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*

if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision

As noted above, all relevant iwi authorities were contacted, this includes Aukaha, Te Ao Mārama, Te Rūnanga o Moeraki Incorporated, Kāti Huirapa ki Puketeraki Incorporated, Te Rūnanga o Ōtākou Incorporated, Hokonui Rūnanga Incorporated, Waihōpai Rūnaka Incorporated, Te Rūnaka o Awarua Charitable Trust, and Ōraka Aparima Rūnaka Incorporated. Detail of this consultation and how it informed the Project are included within the Consultation Summary Report (**Appendix 31**).

A summary of the consultation undertaken, and correspondence received, is attached at **Appendix 31**. The Applicant is committed to ongoing Mana Whenua engagement beyond the regulatory process, and places a strong value on the continued contribution and input from mana whenua into development and design of the Ayrburn Screen Hub.

9.0 Assessment of Effects

The following section of this report is provided in accordance with clauses 5(4), 6 and 7 of Schedule 5 of the FTAA. These provisions require an assessment of the actual or potential effects on the environment. Clause 6 of Schedule 5 sets out information required to assess environmental effects. Clause 7 of Schedule 5 sets out the matters to be covered in the assessment of the environment effects. **Appendix 5** identifies the owners and occupiers of the land adjacent to the project area. The persons identified in **Appendix 5** are considered to be the same people who may be affected by the activity (with reference to clause 6(1)(e) of Schedule 5) and are considered in the assessment of effects below relative to the respective disciplines or topics identified.

The actual and potential effects of these matters on people in the neighbourhood and, where relevant, the wider community, as well as on the environment more generally, are assessed below and in the supporting technical reports submitted with the application.

Having regard to the above, the scope of the application and consents required, it is considered that effects on the environment (including on the matters set out at clause 7 of Schedule 5) in relation to the following matters are relevant:

- Positive Effects
- Landscape and Visual Effects
- Land Disturbance Effects
- Contamination Effects
- Construction Effects
- Heritage Effects
- Operational Effects
- Servicing and Infrastructure Capacity Effects
- Flooding and Natural Hazard Effects
- Ecosystems and Ecology Effects
- Reverse Sensitivity Effects

- Cultural Values
- Neighbourhood Effects
- Social Effects
- Economic Effects

These matters are set out and assessed below.

9.1 Positive Effects

The proposal is a development project that will have significant positive effects for the following reasons:

- The delivery of a development project with significant regional benefits, through the provision of a purpose-built screen production facility comprising filming stages, workshops, accommodation, and supporting infrastructure to meet the identified shortage of production facilities in the Otago Region. The proposal will support the ongoing development of Queenstown Lakes District's creative industries sector and aligns with economic diversification objectives, as set out in Queenstown Lakes District Council's Economic Diversification Plan. The facility will operate in conjunction with existing production capacity and will enable the retention of film activity and associated expenditure within the region.
- As outlined in the Economic Impact Assessment prepared by Property Economics, the proposed Ayrburn Screen Hub development is projected to deliver significant economic benefits to the Otago Region, both during the construction phase and through its ongoing operation. Over the modelled three-year development period, the Project is expected to support a total of 1,890 full-time equivalent (FTE) job years, with approximately 630 jobs per annum regionally. The total construction and development expenditure, excluding land, is forecast at $190 million, generating an estimated $258 million in regional economic output (Net Present Value) through direct, indirect, and induced effects. The ongoing operation of the facility including the screen production hub, accommodation, and spa is anticipated to contribute an additional $462 million (NPV) to the regional economy over a ten-year period. This operational phase is expected to support approximately 370 FTE jobs per annum, with more than 130 of these roles located on-site. The facility will significantly enhance the region's production and post-production capacity, enabling a greater share of national and international screen production activity to be retained locally. By addressing current gaps in infrastructure and accommodation, the development is expected to reduce economic leakage, promote industry clustering, and support the permanent establishment of a skilled creative workforce in the Queenstown Lakes District.
- Lake Hayes is identified as a water body of regional and national significance that has undergone progressive ecological decline due to long-term nutrient enrichment, sedimentation and catchment land use intensification without appropriate mitigations. As noted in the Ecological Assessment, Hudson et al. (2023)[17] calculated principal source of phosphorus entering the lake is via Mill Creek, with an estimated 81% of the total phosphorus load originating upstream of the Waterfall Park area, and that phosphorus and suspended

[17] Hudson, N., Semadeni-Davies, A., and Moghaddam, R. 2023. Estimation of contaminant losses. Mill Creek Catchment, Lake Hayes. NIWA client report prepared for Otago Regional Council, 2023369CH: 99.

sediment carried from upstream pastoral land uses during rainfall events. The development will directly contribute to the improvement of water quality in the Lake Hayes catchment through the implementation of a comprehensive stormwater treatment system, designed to manage runoff quality and volume through a treatment train approach including detention, filtration and attenuation measures. Stormwater from the site will be treated by rain gardens, constructed wetlands and swales, and discharged in a manner consistent with pre-development hydrology. The site's existing land use, comprising modified pasture and informal vehicle access, will be replaced by a managed and vegetated stormwater system that removes sediment and contaminants prior to discharge. Modelling confirms a reduction in peak runoff and sediment load, and the proposal is expected to result in an overall improvement in water quality for Mill Creek and downstream receiving environments, specifically including Lake Hayes. These measures are consistent with the mitigation recommendations outlined by Hudson et al. (2023) [18] in their NIWA contaminant load assessment, and align with the objectives of the Lake Hayes Restoration and Monitoring Plan prepared by Hydrosphere Research (2017)[19].

- The proposal will additionally result in a net gain in indigenous biodiversity values, through the establishment of native planting, riparian buffers, and engineered wetlands. The ecological assessment confirms that the site currently contains limited ecological value, with no significant indigenous vegetation or habitat for threatened species affected. The proposed planting will enhance terrestrial and aquatic ecological function, improve habitat continuity, and support improved water quality outcomes. Measures to avoid, remedy and mitigate ecological effects have been incorporated into the design of the development and are supported by ecological monitoring provisions and construction-phase management controls. These measures are expected to enhance the resilience and functioning of local ecosystems.
- The proposal will also contribute to the wider economic and social wellbeing of the Queenstown Lakes District, through the provision of permanent employment opportunities, increased local procurement, and the development of a regionally significant industry facility. The on-site accommodation component will support workforce retention and reduce reliance on scarce worker accommodation. The Screen Hub is expected to provide opportunities for skills development, local contracting and supplier engagement, and will reduce the need for production-related travel to other centres. The Project is considered to align with long-term economic planning for the district and supports the establishment of a broader economic base beyond tourism and construction.
- The proposal will also enhance public cycle trail connectivity and improve existing recreational infrastructure through the provision of new cycle and pedestrian links that integrate with the Queenstown Trail network. The development includes public access easements over the site to facilitate a future trail connection between the Ayrburn Trail and the Lake Hayes Trail via the Mill Creek esplanade strip. Additional improvements include the realignment of a steep section of the existing Countryside Trail to improve safety, reduce erosion, and provide a more accessible and resilient route. These measures have been developed in consultation with the Queenstown Trails Trust and will support active transport, recreational use, and access to open

[18] Hudson, N., Semadeni-Davies, A., and Moghaddam, R. 2023. Estimation of contaminant losses. Mill Creek Catchment, Lake Hayes. NIWA client report prepared for Otago Regional Council, 2023369CH: 99.
[19] Hydrosphere Research. 2017. Lake Hayes Restoration and Monitoring Plan. Prepared for the Friends of Lake Hayes

space across the Lake Hayes and Arrowtown areas. The proposal is considered to make a positive contribution to public recreational infrastructure and local amenity.

9.1.1 Landscape and Visual Effects

A Landscape Assessment ('LA') prepared by RMM is attached as Appendix 22. This report describes the site's characteristics and the relevant policy provisions of the PDP. It also examines the receiving environment, detailing the landform, land cover, and land uses, and their contribution to the existing landscape values. The report then provides an assessment of the actual and potential landscape, natural character, and visual effects.

The LA describes the site as a generally modified rural landscape located within the Wakatipu Basin, just north of Lake Hayes. The site encompasses 26.25 hectares of predominantly flat open pastures at the base of Christine's Hill and Wharehuanui Hills. The site includes a mixture of land uses and features, with open grassed areas bordered by shelterbelts of exotic conifers, mature specimen trees, and poplars. An ephemeral stream flows through part of the site.

To assess the landscape and visual effects of the proposed development, it is appropriate to first establish the characteristics of the existing receiving environment. This approach is particularly relevant for the subject application, as the receiving environment is already influenced by a variety of effects stemming from surrounding realised and consented land uses. In this regard, the LA acknowledges that the receiving environment surrounding the site has been modified by a variety of existing and authorised land uses. Historically, the area was used for agricultural purposes, primarily grazing and cropping. Over time, it has evolved to include the Ayrburn Hospitality Precinct, rural residential developments, visitor accommodation, and landscaped spaces. The site itself currently includes open grassed areas, and a cluster of buildings, parking and storage facilities that are associated with the consented and partially implemented Ayrburn and Waterfall Park developments.

Collectively, these activities and their built form, form part of the existing receiving environment, and how the site is viewed in relationship to these surrounding land uses. In this regard, the site is situated within a landscape that includes a mix of commercial and rural residential properties, agricultural land, and recreational features. While retaining a rural character with shelterbelts, mature exotic vegetation, and seasonal land cover variations, the receiving environment does also reflect ongoing modification through authorised land uses and development activities. Thus, the existing appearance of the site and surrounds signifies that the area is in a transitional state, blending rural elements with increasing levels of residential and other developments, shaping its current and future character.

The landscape and visual values are also determined by the zoning of the site, and what can be reasonably expected within this zoning context. The development outcome and resulting visual effects of the built form are an important consideration when developing a site that is located within the WBRAZ. While the proposed development will exceed site coverage, height, and setback requirements from waterbodies, as well as the intended use of the facility, these aspects are successfully mitigated through the use of varied rooflines, neutral colour palettes, and material articulation to break up large facades and reduce visual dominance. Additionally, mitigation planting, including native vegetation and vineyards, along with vegetative buffers around waterbodies, further assists in integrating the development into the surrounding landscape and minimising visual and landscape effects.

Visual simulations from the Countryside Trail and other public viewpoints, included in the Graphic Attachment to the LA (pages 33–36 in Appendix 22), demonstrate the degree of visibility and effectiveness of proposed mitigation measures. These confirm that views of the development are limited, seasonal, and often obscured by vegetation or topography.

Lighting will be in accordance with QLDC's Southern Light standards, ensuring no adverse night-time effects on landscape character or visual amenity.

The LA concludes that the proposal's visual effects on its receiving environment and identified visual catchment is determined to be very low to low - moderate degree of adverse effects on existing visual amenity and landscape character.

In regard to landscape effects, it is important to distinguish these from the visual and visual amenity effects that form a prominent focus of the assessment, such as visibility, views from public places, and the integration of built form within the visual catchment. In this case, the LA confirms that the proposal results in a low level of landscape effects and are considered acceptable due to the retention of key landform features, the continuation of rural land use elements (such as vineyard planting), and the integration of built form within an already modified and evolving rural environment.

Overall, the design and appearance of the proposed development has been carefully considered with respect to the characteristics of the receiving environment. The proposal incorporates various mitigation measures to reduce visual dominance and integrate the built form into the surrounding landscape. Additionally, the proposed development incorporates mitigation planting, including native vegetation and vineyards, as well as vegetative buffers around waterbodies. Therefore, with these development and landscape mitigation measures in place, any adverse effects on landscape and visual impact are considered appropriate and acceptable.

The LA prepared by RMM has been independently peer reviewed by Shannon Bray, Landscape Architect at Wayfinder Landscape Planning & Strategy. Mr Bray's review, attached in Appendix 24, confirms that the RMM assessment is credible and that its conclusions can be relied upon for considering approval of resource consent. His review aligns with the LA findings regarding the site's landscape context, the appropriateness of the development within the WBRAZ, and the effectiveness of proposed mitigation measures in managing potential landscape and visual effects. While Mr Bray noted that the LAR could have more fully addressed some planning provisions and broader landscape dimensions, he concluded that the overall findings are robust and reliable.

9.1.2 Architectural Design Integration

The architectural layout and built form have been designed to respond to the site's topography, existing vegetation, and rural character. The Architectural Design Report in Appendix 9 confirms that building placement was guided by topographical containment, operational relationships, and visual integration with surrounding landscape features. The development is concentrated within a natural basin, with large-span studio buildings located at the northern extent of the site, screened by Christine's Hill and retained vegetation.

The studio buildings reach up to 14 metres in height and are finished in dark profiled metal to reduce visual reflectivity and recess the built form into the surrounding landscape. Office and accommodation buildings are smaller in scale and adopt pitched roof forms, stained vertical timber cladding, and simplified detailing consistent with rural vernacular building types. The use of façade modulation and roof variation further breaks down visual massing.

Accommodation buildings are spatially separated toward the southern edge of the site, contributing to a low-density appearance and supporting rural landscape character. These architectural strategies align with the visual containment and mitigation measures identified in the Landscape Assessment and contribute to a cohesive and integrated development outcome within the Wakatipu Basin Rural Amenity Zone.

9.2 Land Disturbance Effects

9.2.1 Geotechnical and Site Stability

The proposed earthworks at the Ayrburn Screen Hub site involve excavation and fill activities to establish level building platforms, internal roads, and associated infrastructure. These works are essential to deliver the development as envisioned and will involve cut and fill operations of up to approximately 9 m and 6.5 m respectively, depending on location.

A comprehensive geotechnical investigation and assessment has been undertaken by GeoSolve, the findings of which are detailed in the Geotechnical Report in Appendix 25. The investigations confirm that the site comprises a consistent stratigraphy of surficial loess and colluvium underlain by alluvial deposits, with schist bedrock encountered in specific upslope areas. Soft silts and sandy units present in some locations result in variable bearing capacities, and the report recommends that engineered fills be used where necessary to provide suitable foundation support.

GeoSolve has completed a slope stability assessment, particularly in areas where structures are proposed near slope crests. The analysis concludes that a variety of engineering solutions, including foundation deepening, slope regrading, or structural retention, are available and appropriate. The report identifies that, where slopes are shallower than 2.5:1 (H:V), minimal mitigation will be required even for buildings within 5 m of slope crests.

Geotechnical hazards are not expected to materially affect the development. Liquefaction and alluvial fan risks have been assessed as low, with liquefaction analyses indicating negligible effects under Serviceability Limit State (SLS) events and acceptable deformations under Ultimate Limit State (ULS) conditions. The risk of alluvial fan activity is considered very low, and while flooding risk is acknowledged in local hazard maps, this aspect is separately addressed in Section 9.6.3 below. Groundwater is not expected to pose an engineering risk, although perched water may be encountered locally and will be managed during construction as required.

Earthworks will be undertaken in accordance with NZS4431:2022, and engineered fill will be used where necessary, with all foundation excavations subject to inspection by a geotechnical specialist. Additional geotechnical input is recommended at the detailed design phase to finalise slope stability solutions and confirm foundation requirements for individual buildings.

In reliance on this advice from GeoSolve, and noting that the suite of recommended mitigation measures adopted through consent conditions are incorporated into the proposed design and will be implemented through the detailed engineering and construction phases, it is considered that any adverse geotechnical and land stability effects will be avoided or appropriately mitigated.

9.2.2 Sedimentation

A detailed Erosion and Sediment Control Plan (ESCP) has been prepared and is included in Appendix 1 of the Environmental Management Plan (EMP). This outlines a range of best practice measures to manage sediment generation and runoff during all stages of the earthworks phase.

The overarching erosion and sediment management strategy incorporates clean and dirty water separation, minimisation of exposed soil surfaces, and progressive stabilisation through hydroseeding, matting, and aggregate capping. Catchments have been defined across the site, and sediment retention ponds (SRPs B, C, and D) have been sized in accordance with GD05 guidelines and supported by site-specific stormwater soakage testing.

The development also proposes the use of chemical treatment (polyaluminium chloride) through Rain Activated Dosing Systems (RADS) to ensure high-efficiency sediment. A separate Chemical Treatment Management Plan (CTMP) will be prepared and submitted for certification.

Dust suppression will be undertaken using water carts and polymer stabilisers where necessary. A Dust Management Plan is included within the EMP to further manage potential discharge of dust, particularly during dry or windy conditions.

Streamworks associated with the Mill Creek diversion and in-line sediment trap construction will be conducted offline and in accordance with GD05 best-practice protocols to avoid sediment discharges into flowing water. Works are planned outside of key spawning periods, and all diversion channels will be stabilised prior to tie-ins. Fish salvage operations will also be conducted by a Suitably Qualified and Experienced Professional (SQEP) as part of the mitigation strategy.

In the event of significant weather events, a rapid response procedure is defined in the EMP to stabilise surfaces and inspect all erosion and sediment control devices. Maintenance requirements, contingency measures, and environmental incident protocols are clearly defined and will be managed by the appointed Environmental Representative.

Given the technical assessments provided in the Environmental Management Plan in relation to erosion and sediment control, and noting that the recommended mitigation measures including sediment retention, chemical treatment, and staged stabilisation are detailed in the EMP and will be implemented as part of the construction methodology, it is considered that any adverse effects associated with sedimentation will be avoided or appropriately mitigated.

9.2.3 Discharge of Contaminants

The Project does not include the intentional discharge of contaminants to land or water; however, there is potential for incidental sediment discharges associated with the stream works required for the Mill Creek diversion and the construction of the in-line sediment trap.

As assessed above, sedimentation represents the principal potential contaminant of concern. The receiving environment comprises Mill Creek and its downstream aquatic habitat, which are sensitive to elevated suspended sediment levels that may affect water clarity, ecological values, and instream habitat quality. To address this risk, the works will be undertaken offline, with the diversion and sediment trap construction carefully staged to avoid direct works in flowing water.

All construction activities will be carried out in accordance with recognised best-practice erosion and sediment control measures, as detailed in the EMP. The EMP sets out mitigation measures including sediment retention, chemical treatment, and staged stabilisation, which will be implemented through consent conditions as part of the construction methodology.

On this basis, any potential adverse effects associated with sediment discharges as a contaminant will be appropriately avoided or mitigated and managed through adherence to the certified EMP.

9.2.4 Archaeology

Origin Heritage has undertaken archaeological investigations across the Ayrburn Precinct and prepared an archaeological evaluation for the Screen Hub development, refer to **Appendix 30**. This report confirms the presence of one recorded archaeological site near the project area, identified as F41/578 – Ayrburn Farmstead, a mid-19th century rural settlement featuring a standing early 20th century farmhouse and associated pre-1900 outbuildings.

Archaeological Authority 2024/321, issued by Heritage New Zealand Pouhere Taonga ('HNZPT'), currently applies to the full extent of the Ayrburn Precinct (Lots 1–4 DP540788), including the proposed Screen Hub development area. The authority was obtained based on an earlier archaeological assessment by Origin Heritage and covers existing and proposed works in proximity to the Ayrburn Farmstead, including accommodation units, ponds, and other supporting infrastructure.

Previous archaeological monitoring undertaken under Authority 2019/363 (now superseded) recorded foundations, stone floors, and remnants of a water race associated with the original homestead. These features were found to be of archaeological interest but did not include artefact scatters or significant material deposits. The water race, located southeast of the homestead, was previously scheduled for removal as part of an earlier consented development phase.

The additional works proposed as part of the Ayrburn Screen Hub development include cut and fill earthworks, with some areas reaching cut depths of up to 10 metres, particularly to the east of the Ayrburn Farmstead. Historic aerial imagery and previous land use records indicate that much of this area has been subjected to repeated ploughing and agricultural modification. As a result, the likelihood of encountering intact archaeological deposits is considered low. Any subsurface features that may remain are likely to be highly disturbed and of limited contextual significance due to the cumulative effects of past land use.

The evaluation concludes that the proposed works are unlikely to result in new or increased effects beyond those already assessed under the existing archaeological authority. As such, Origin Heritage advises that no further archaeological investigation or new authority is required, provided that the updated plans and justification are formally submitted to HNZPT.

Given the expert advice of Origin Heritage, and noting that the proposed works remain within the bounds of an active archaeological authority and have been assessed to pose negligible impact on archaeological values, it is considered that any adverse effects on the archaeological history of the area will be avoided or appropriately mitigated.

9.3 Contamination

A Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) have previously been completed for the Ayrburn site, which identified a number of historical activities associated with the Hazardous Activities and Industries List (HAIL), including a sheep dip, farm landfill, woolshed, and historical fuel storage. These investigations, alongside additional soil sampling, are detailed in the EC Otago report attached as **Appendix 28.**

The PSI and DSI confirmed localised soil contamination associated with three discrete areas outside of the proposed development site. These included the former homestead, farmyard and adjacent landfill. Remedial earthworks were subsequently undertaken under relevant resource consents, with contaminated soils removed and encapsulated in a purpose-built containment cell. These

areas are subject to long-term management and are located at a lower elevation, separated from the development site by Mill Creek and roading infrastructure.

A suspected landfill site within the proposed development area was also investigated. However, multiple rounds of sampling confirmed no evidence of waste or elevated contaminants. This area has been reclassified as "Verified Non-HAIL," confirming its suitability for development.

Targeted sampling within the proposed development footprint confirmed that concentrations of key contaminants such as arsenic, lead, cadmium and mercury were all well below the human health soil contaminant standards for residential land use as defined under the NES CS. The soil quality was consistent with natural background levels and does not indicate any risk to future users of the site.

Based on the findings of the PSI, DSI, remediation works and validation sampling, and with no further management required for the development area itself, it is considered that the proposed activity will not give rise to adverse effects on human health or the environment due to soil contamination.

9.4 Construction Effects

9.4.1 Construction Activities

In this case, the large landholding surrounding the Project area owned and controlled by WPDL provides the benefit that construction-related activities and construction laydown areas will be substantially internalised within the site, and the site can be securely managed without adversely affecting people in the neighbourhood, pedestrian safety, adjacent sites, or the surrounding transport network.

The EMP outlines that early works will include the establishment of erosion and sediment controls, bulk earthworks across defined catchments, and the formation of roads and building platforms, all of which will occur progressively as the development is implemented.

At this stage, a contractor to undertake the physical construction activities associated with the proposal is yet to be appointed. However, the appointed contractor will undertake construction activities in accordance with the Erosion and Sediment Control Plan (ESCP) outlined in Appendix 1 of the EMP, which defines the construction catchment areas, laydown areas, stabilised site entrances, stockpiling areas, stormwater diversion infrastructure, and sediment control devices required for the management of works across the site. The ESCP, alongside the wider EMP, outlines a series of best practicable options to be implemented on-site to avoid or mitigate adverse effects on the adjacent and wider environment.

Overall, the construction activities are expected to be appropriately managed through the implementation of established controls and environmental measures outlined in the supporting documentation.

9.4.2 Construction Traffic

Construction traffic will access the site via two vehicle crossings on Ayr Avenue, designed to accommodate heavy vehicles. Sightlines are good in both directions and the local road network has capacity to absorb temporary increases in construction vehicle movements without creating safety or efficiency issues.

An Integrated Transportation Assessment (ITA) prepared by Carriageway Consulting Limited in Appendix 29 has determined that the Arrowtown–Lake Hayes Road and the Speargrass Flat Road intersection are expected to operate well with the addition of construction traffic, and no road safety issues have been identified in the area.

Further, Ayr Avenue has been designed to accommodate large vehicles and includes existing traffic calming. Pedestrian and cyclist access is separated where possible and can be maintained safely during the works. The surrounding roading network has sufficient capacity to absorb construction-related traffic.

Overall, construction traffic effects are anticipated to be appropriately avoided or mitigated such that they are acceptable.

9.4.3 Construction Noise and Vibration

Marshall Day Acoustics has completed a detailed assessment of construction noise and vibration for the Ayrburn Screen Hub development as attached in Appendix 26. That assessment is presented in the construction section of their report.

Construction activities associated with the development, including general earthworks, compaction, and building works, are predicted to comply with the construction noise standards set by New Zealand Standard NZS 6803:1999, and are not anticipated to result in any unreasonable emission of noise. The report identifies that activities involving equipment such as excavators, rollers, trucks, compactors, and in some areas potentially a rock breaker, may result in intermittent elevated noise levels up to approximately 80 dB LAeq at nearby receivers. These levels are based on conservative assumptions and represent peak levels at short distances, as shown in the report's equipment noise modelling and setback calculations.

Receivers along Speargrass Flat Road are located approximately 55 metres or more from the closest work area, and over 250 metres from the potential rock excavation zone. In these areas, predicted noise levels remain within permitted limits. Receivers located further from the site are expected to experience lower noise levels due to greater distance and terrain features providing shielding. The assessment confirms that predicted construction noise levels will remain within the applicable limits throughout the construction period.

The site's geological profile indicates that while rock excavation may be required in one portion of the site, the material is characterised as soft to medium strength. The need for rock breaking is therefore uncertain. However, the assessment conservatively assumes its use to evaluate worst-case conditions. Even under this assumption, predicted construction noise remains compliant when assessed at the required distances.

In relation to vibration effects, Marshall Day Acoustics confirms that the Project will comply with the DIN 4150-3:1999 guideline values for preventing cosmetic building damage. The assessment shows that even without specific mitigation, vibration levels at all buildings will remain below 5 mm/s PPV. Predicted vibration levels are also expected to be below 1 mm/s PPV at all receivers, which is generally considered perceptible but acceptable in residential settings. This includes activities such as vibratory rolling or use of tracked equipment, provided they occur at distances greater than those outlined in the report's vibration setback table.

To support compliance and manage potential effects, the Environmental Management Plan (EMP) prepared by Enviroscope (dated May 2025) includes the relevant framework for construction noise and vibration management. Section 7 of the EMP sets out the applicable noise and vibration

criteria, mitigation measures (e.g., equipment selection, work scheduling, temporary barriers), and stakeholder communication protocols. Marshall Day Acoustics has reviewed the EMP and considers it to be generally acceptable, particularly given the low risk of adverse effects predicted for the Project.

Communication with neighbouring properties is identified as a critical component of effective construction noise and vibration management. The acoustic assessment recommends that clear advance notice be provided outlining the timing, duration, and nature of construction works, along with contact details for site management. This requirement is reinforced through a consent condition that mandates a letter drop to owners and occupiers of adjacent properties at least 10 working days prior to the commencement of construction activities. Continued engagement and responsiveness to feedback are considered essential for maintaining good community relations and minimising the risk of adverse responses to temporary disruptions.

Overall, the predicted compliance with relevant noise and vibration standards, together with the management and communication measures set out in the EMP, is expected to ensure that construction activities will not result in the unreasonable emission of noise. The recommended mitigation measures, to be secured through consent conditions, are considered sufficient to ensure that any adverse construction noise and vibration effects are appropriately avoided, remedied, or mitigated, and will be temporary in nature.

9.4.4 Heritage Effects

Heritage Effects Assessment has been prepared by Origin Consultants Ltd as attached in **Appendix 30** to evaluate the potential impacts of the proposed Ayrburn Screen Hub Project on the historic and archaeological values of the site, as detailed in the attached archaeological memo.

That assessment acknowledges that the wider Ayrburn Farm encompasses several heritage-protected features, including five stone farm buildings located on Lot 1 DP 540788, the Homestead and stone cookhouse on Lot 2 DP 540788, and a protected avenue of trees on Lot 2 recognised under Chapter 26 of the PDP. The proposed Ayrburn Screen Hub development will be located on Lot 4 DP 540788, outside the setting or sense of place of these identified heritage features.

The archaeological memo confirms that the Ayrburn Precinct is associated with Archaeological Site F41/578, encompassing a mid-19th century farmstead, an early 20th-century farmhouse, and several pre-1900 outbuildings. Previous archaeological assessments and the active Archaeological Authority 2024/321 have permitted works around the heritage buildings, with minimal impact on archaeological values identified. The specific project area for the Screen Hub facility was historically used for farming, and evidence indicates that features such as a race and small outbuilding from the mid-20th century have been obliterated by subsequent land use and maintenance.

The proposed earthworks for the Screen Hub involve cut and fill operations and the construction of standalone buildings and a car park. These works will not encroach upon the Homestead or other heritage-protected features and are situated within an area of historically ploughed farmland, which typically has a low chance of containing archaeological deposits. The archaeological memo notes that if deposits are present, the continuous ploughing will mean they are likely to be heavily disturbed, providing minimal information or contextual potential. The magnitude of potential archaeological impact is therefore considered negligible, consistent with the findings outlined under Archaeological Authority 2024/321.

Additionally, no modifications to existing heritage structures or protected features are proposed, and the development maintains a respectful distance from the heritage elements adjacent to the site. The architectural design, materials, and layout of the film facility and associated accommodation are considered to be compatible with the surrounding historical setting. The avenue of protected trees remains unaffected by the proposed works.

Overall, the Ayrburn Screen Hub Project is assessed to have a negligible effect on the heritage and archaeological values of the site. The distance from heritage-protected features, the low likelihood of encountering intact archaeological deposits, and the lack of proposed changes to heritage items collectively ensure the protection of the site's historical integrity.

9.5 Operational Effects

9.5.1 Acoustic Amenity

The proposed activities within the Ayrburn Screen Hub are expected to generate noise associated with operations including visitor movements, vehicle activity, and internal site functions. While these sources are typical of commercial and production-based land uses, the site is located within a rural and rural lifestyle environment where lower ambient noise levels prevail. For this reason, the careful management of noise emissions is necessary to ensure compatibility with the surrounding acoustic environment. Marshall Day Acoustics have prepared an acoustic assessment to evaluate the likely noise emissions resulting from this proposal which is attached in **Appendix 26.**

The operational noise assessment prepared by Marshall Day Acoustics confirms that the predicted noise levels from all proposed activities, including traffic, workshops, sound stages, and backlot use (with mitigation applied), will comply with the applicable noise performance standards under the PDP for both the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct.

Internal activities such as those occurring within production offices, sound stages, accommodation, and support buildings are not expected to generate any noticeable noise beyond the site boundaries. These functions are fully enclosed and occur within acoustically controlled or standard commercial-style buildings that will be designed to effectively contain sound. Sound stages are specifically designed to prevent sound leakage, and other internal uses such as offices and accommodation operate at levels consistent with typical residential or workplace environments. As a result, these indoor activities will not be audible or intrusive to neighbouring properties within the surrounding rural and rural lifestyle setting.

For the backlot activities, while the noise assessment evaluates that unmitigated activities could result in noise exceedances at certain locations, the proposal is not intended to proceed in that form. The development will only operate with the mitigation measures specified in the Operational Noise Management Plan (ONMP) in place, which forms a condition of consent. Therefore, the modelled compliance with relevant noise standards is anticipated to be achieved. That conclusion is based on detailed modelling using SoundPLAN software, drawing on realistic inputs about building functions, equipment types, and activity frequency.

The accompanying draft ONMP outlines specific mitigation measures for backlot activities to ensure compliance, including the use of battery or electric-powered wind and rain machines during daytime only, restrictions on night-time use of such equipment, limitations on the sound output of director's PA systems, and the prohibition of pyrotechnics and internal combustion engines.

Marshall Day Acoustics advises that, with implementation of that plan, the operational noise levels will operate within the permitted noise limits and will not result in adverse effects on the receiving environment.

Overall, with the implementation of the ONMP, operational noise from the Ayrburn Screen Hub is expected to comply with the relevant District Plan noise limits at all external receivers, including residential properties in the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct. The predicted noise levels from traffic, workshops, and sound stages are within permitted limits and generally remain below or similar to existing ambient levels. For backlot activities, the implementation of mitigation measures specified in the ONMP will ensure that noise levels remain within the permitted limits. On this basis, it is considered that the acoustic environment will be appropriately maintained, the effects will be acceptable, and that the proposal has been designed to avoid any unreasonable emission of noise. This approach is secured through a condition of consent, which confirms compliance obligations with the relevant District Plan noise limits for both day and night-time periods.

9.5.2 Operational Traffic Effects

An Integrated Transportation Assessment (ITA) prepared by Carriageway Consulting Limited in Appendix 29 has assessed the likely operational traffic effects of the proposed Screen Hub. The assessment considers two scenarios: one where the film studio is in use and one where it is not.

Under both scenarios, the traffic generated by the development can be accommodated by the existing road network without compromising its safety or efficiency. The key intersections at Arrowtown–Lake Hayes Road with Ayr Avenue and with Speargrass Flat Road were assessed using intersection modelling. The results show that both intersections will continue to operate efficiently, with low delays and short queue lengths. The highest modelled increase in delay on any movement is approximately three seconds, which remains well within acceptable performance thresholds.

A sensitivity test was also carried out to determine the available capacity in the local network under increased traffic volumes. This demonstrated that the intersections could accommodate up to 15% more traffic than forecast before any material change in performance is observed, confirming the conservative nature of the assessment and indicating sufficient residual capacity in the network.

While no immediate intersection upgrades are required to enable the development, the ITA identifies that intersection performance at the Arrowtown–Lake Hayes Road / Speargrass Flat Road intersection may eventually require upgrading to include a right-turn lane depending on cumulative traffic volumes. To respond to potential traffic effects, the Applicant proposes to monitor traffic volumes on Ayr Avenue through annual surveys (with additional surveys if requested by QLDC). A condition of consent requires that if peak-hour traffic volumes exceed specified thresholds, an independent traffic engineer must review the data and determine whether a right-turn bay is warranted. If so, the turn bay must be designed and constructed within prescribed timeframes. This ensures that any upgrades are delivered only when justified by actual traffic growth, aligning the timing of mitigation with effects (refer QLDC Conditions 46 to 54 in Appendix 6).

The development includes 226 on-site car parking spaces. This is expected to meet demand in most situations. A shortfall of around 30 spaces may occur during times when the studio and accommodation is in full use. This can be managed by temporarily using part of the back lot area

to accommodate overflow parking. When the studio is not in operation, parking supply is expected to exceed demand.

The site is not expected to generate significant walking or cycling activity due to its rural location; however, the existing shared path along the southern side of Ayr Avenue is considered sufficient to accommodate any increase in active travel. Although public transport services do not currently stop directly at the site, the Orbus bus route (Service 2: Arthurs Point – Arrowtown) passes the site along Arrowtown–Lake Hayes Road with a one-hour frequency in each direction. To improve accessibility and support future public transport uptake, the Applicant has offered to provide a new bus stop on Arrowtown–Lake Hayes Road (refer Conditions 15(g) and 70). Provision has also been made to accommodate buses within the site itself, utilising existing laybys and turning areas designed for coach access as detailed in Figures 11 to 15 of the Transportation Assessment in Appendix 29. These measures have been secured through QLDC Condition 15(g) and ensure that the development is well-positioned to support scheduled services as they evolve over time.

It is considered that any operational traffic effects will be minor and can be safely and efficiently managed. The ITA concludes that there are no operational transport-related reasons that would prevent the proposal from proceeding.

9.6 Servicing and Infrastructure Capacity Effects

CKL has undertaken a detailed assessment of the existing and proposed three waters infrastructure to determine its capacity to service the proposed Screen Hub development within the broader Waterfall Park area. That assessment builds upon previous modelling and infrastructure studies by CKL, Mott MacDonald, Beca, Fluent Solutions and HAL, and reflects updated development demands and configurations as outlined in the Water and Wastewater Assessment in Appendix 16.

9.6.1 Wastewater Infrastructure

Wastewater from the Screen Hub will be conveyed to the consented Waterfall Park wastewater pump station, which discharges to the 300-millimetre diameter trunk sewer in the Arrowtown–Lake Hayes Road corridor. The wastewater infrastructure in place, including the pump station and downstream conveyance, was originally designed for a peak flow of 23.4 litres per second and a daily maximum of 416.2 cubic metres. These capacities were confirmed through previous modelling by Beca and HAL and have been adopted by CKL in subsequent assessments.

The Beca modelling concluded that the existing 300-millimetre trunk sewer has sufficient capacity to accept wastewater flows from the full Waterfall Park development through at least the 2058 design horizon. The HAL modelling confirmed that the downstream Arrowtown–Lake Hayes pump station can accommodate flows under current conditions, and that any future upgrade requirements would be driven by broader catchment growth rather than the Waterfall Park development alone.

The Waterfall Park pump station has engineering approval and includes provision for nine hours of emergency storage. The Screen Hub's projected wastewater discharge remains within the consented limits and does not require additional upgrades to the bulk infrastructure. Local connections within the development will integrate with the existing consented gravity network and will be funded and delivered as part of internal site works.

9.6.2 Water Supply

The Waterfall Park development, including the Screen Hub, is serviced by a 315 millimetre outside diameter polyethylene trunk main, which connects to a bulk supply from the Arrowtown–Lake Hayes Road corridor. This trunk main provides potable, firefighting and irrigation water to the broader Waterfall Park area.

Water demand calculations prepared by CKL confirm that the Screen Hub's projected peak demand of 12.8 litres per second remains within the existing modelled allocation of 45 litres per second. This includes an allowance for firefighting and domestic consumption, as well as irrigation. After accounting for all current and committed demands, a residual capacity of approximately 11.1 litres per second remains available for future development.

Field hydrant testing conducted in April 2023 verified available flows of up to 75.15 litres per second, with residual pressures exceeding the minimum design thresholds for both hydrants and sprinkler systems. Firefighting water demand for the Screen Hub has been rated as FW2 under PAS4509, and will be met using offline storage and booster systems, thereby reducing the instantaneous demand on the main network.

Internal water infrastructure, including pressure-reducing valves and backflow prevention devices, will be constructed within the site boundary and will conform to Queenstown Lakes District Council standards. Modelling confirms that the proposed internal reticulation layout achieves all level-of-service and operational requirements.

Based on the assessments undertaken by CKL, the proposed Screen Hub development can be fully serviced by the existing water supply and wastewater infrastructure established for the "Waterfall Park area". The projected water and wastewater demand remain within the modelled capacities of the current network, and no additional upgrades to bulk infrastructure are required. Internal servicing components, including water reticulation and wastewater connections within the site, will be delivered as part of the development works in accordance with the consent conditions. Accordingly, adverse servicing and infrastructure capacity effects are expected to be avoided.

9.6.3 Flooding and Natural Hazard Effects

The Ayrburn Screen Hub site is subject to potential flooding risks associated with overland flow from the surrounding catchment, including Mill Creek and upstream rural land. The proposed development lies within an area identified in the QLDC planning context as requiring stormwater and flood hazard consideration.

To assess and address these potential flooding effects, a Flood Model Report was prepared by CKL attached in **Appendix 13.** That modelling incorporated updated surface and design data, along with the integration of peer-reviewed flood models previously developed for the wider Northbrook Waterfall Park and Ayrburn precinct.

The modelling assessed both pre- and post-development scenarios using a "rain-on-grid" 2D hydraulic modelling approach. It accounted for cumulative effects of consented and proposed developments in the catchment, including the detention bund (Haybarn Bund), treatment wetlands, and sediment retention ponds. Climate change effects under the RCP8.5 scenario were also incorporated into the assessment.

Key findings from the CKL flood modelling include:

- Limited flood impacts within the development footprint: The majority of the site is elevated and lies outside areas subject to inundation from Mill Creek. Modelled floodwaters are generally confined to low-lying areas designated for sediment and stormwater treatment, and do not affect proposed building platforms.
- No increase in peak flood flows at the site boundary: Post-development peak flows at the wider site boundary (including the Haybarn Bund) are equal to or lower than pre-development flows across all assessed storm events (2-year to 100-year ARI), as shown in Table 1 of the CKL report. These results indicate that the proposed development is not expected to result in adverse downstream effects in terms of flow volume or flood level.
- Localised increases in flood level managed within the site: Minor increases in flood levels are observed in specific areas as a result of new flow paths introduced by the development. These increases are contained within open space and stormwater infrastructure, and do not encroach on any proposed building footprints.
- Compliance with QLDC freeboard requirements: All proposed buildings achieve the minimum 600 mm freeboard above the 100-year ARI flood level, with one non-habitable building identified as having a reduced freeboard of 120 mm. This condition has been assessed under a conservative blockage scenario and mitigated through the design of a slot drain, which has been confirmed through modelling to provide adequate protection.
- Safe pedestrian, and vehicle access maintained: Flood modelling indicates that during a 100-year ARI event, the Ayr Avenue Culvert 01 crossing is overtopped and floodwater flows across the road carriageway at the adjacent sag locations. The maximum depth at this location managed under the FEMP thresholds, which require road closure to light vehicles once water reaches 100 mm, but allow passage for heavy and emergency vehicles during the three-hour window of peak conditions. The CKL report acknowledged that the safety and operational function of the road under these conditions was considered during the consenting of RM2200926 and remains acceptable. In addition, alternative emergency egress is provided via Waterfall Park Road for heavy and emergency vehicles, and via the western cycle trail service track to Speargrass Flat Road for pedestrian evacuation. A Flood Emergency Management Plan (FEMP) is secured through consent conditions. The road corridor has been designed with site grading and drainage measures to direct overland flow away from critical infrastructure, and all habitable buildings are located above predicted flood levels.
- No increase in post-development flood risk: The flood modelling demonstrates that, with the proposed mitigation measures in place, including the Haybarn Bund, wetland system, and flow conveyance design, flood risk is appropriately managed within the site and is not expected to increase at or beyond the site boundary under both current and future climate conditions.

In summary, based on the technical evidence provided by CKL, the proposed development is not expected to result in any increase in flood risk within or downstream of the site. All potential flooding effects have been assessed and are managed through integrated design measures, and flood levels are predicted to remain within modelled design tolerances and contained within designated stormwater management areas. It is considered that any potential adverse flooding effects can be appropriately managed through proposed mitigation measures though the recommended conditions and are acceptable.

The Flood Report prepared by CKL has been independently peer reviewed by Peter Christensen at Storm Environmental Ltd. Mr Christensen's review, included in **Appendix 14,** confirms that the

modelling approach and assumptions are appropriate, and supports the conclusion that flood risk is effectively managed within the site. Minor increases in flood level and velocity downstream of Ayr Avenue are considered localised and contained within the Applicant's land.

9.6.4 Stormwater Management

The stormwater management strategy for the Ayrburn Screen Hub aligns with the overarching development framework for the wider Ayrburn and Northbrook catchments is attached in Appendix 13. The approach responds to the requirements of the QLDC Land Development and Subdivision Code of Practice and is designed to contribute to measurable improvements in the water quality of the Lake Hayes catchment, consistent with Policy 24.2.4.2 of the PDP.

Stormwater management for the site is based on a treatment train approach. This approach integrates a sequence of devices including bioretention raingardens, pod wetlands, proprietary treatment devices, and planted infiltration ponds to manage stormwater runoff from all parts of the development. The approach is designed to reduce contaminant loading, mitigate peak flows, and improve the quality of water discharged to Mill Creek and, ultimately, Lake Hayes.

The proposed stormwater management approach for each catchment is summarised below:

- Catchment A: Stormwater from internal roads is treated by raingardens placed between parking bays. These raingardens provide primary treatment and discharge to a series of pod wetlands in the centre of the site for secondary treatment. Treated flows then pass into tertiary infiltration ponds at the base of the site prior to discharge to Mill Creek. Once saturated, excess flows bypass the raingardens and are conveyed via a piped stormwater network designed to accommodate the 20-year ARI event.
- Catchment B: Stormwater runoff from the backlot parking area is treated by proprietary treatment devices (Hynds Up-Flo) that provide primary treatment. Flows are then conveyed to the central pod wetlands for secondary treatment, followed by tertiary treatment in the infiltration ponds at the site's low point. The Up-Flo devices are selected for their compact size and internal bypass function, which suits site constraints.
- Catchment C: A northern section of the internal loop road is treated through in-road raingardens. Due to elevation constraints, these flows cannot be directed to the pod wetlands and are instead conveyed to a treatment swale along Ayr Avenue that provides secondary treatment. Flows ultimately discharge to the tertiary infiltration ponds.
- Catchment D: A southern portion of the loop road is similarly treated via in-road raingardens. Treated runoff from the raingardens is directed to the infiltration ponds, providing secondary treatment prior to discharge to Mill Creek.
- Catchment E: Stormwater from an access road to the south is treated by a 35 m² raingarden, which discharges to adjacent infiltration ponds for secondary treatment.
- Roof Areas: All roof areas are constructed from low-contaminant generating materials. Roof runoff is collected via a separate stormwater network that does not mix with road runoff. This flow is discharged to the infiltration ponds, which provide treatment through sedimentation and infiltration before discharge to Mill Creek.

A planted infiltration pond located at the lowest point of the site receives treated stormwater from all catchments. The pond also captures some runoff from Ayr Avenue and the Flower Farm site,

and is designed to soak up runoff from rain before it reaches Mill Creek. It also helps reduce water temperature and slows down flows during larger storm events.

Three in-line sediment retention ponds are also proposed as part of the development. These include a new pond located within Mill Creek, downstream of the site and near the Ayrburn Farm boundary, and two ponds located within upstream ephemeral tributaries.

The proposed in-line pond within Mill Creek is positioned to intercept runoff from approximately 13.55 km² of contributing catchment downstream of existing ponds (Puku Nui and Puku Iti). The pond is estimated to remove approximately 900m³ of sediment annually. Velocity modelling confirms that typical storm events will result in low flow velocities through the pond, enabling effective sedimentation without resuspension.

The stormwater system for the Ayrburn Screen Hub is designed to reduce contaminant loads below those associated with the existing farmed condition. Contaminant load modelling indicates reductions of 86% for Total Phosphorus, 67% for Total Nitrogen, 95% for Total Suspended Solids, 78% for Zinc, and 81% for Copper in post-development treated runoff. Flood modelling demonstrates that the post-development peak flows at the wider site's southern boundary are reduced compared to the pre-development scenario.

Overall, based on CKL's advice, the proposed stormwater management strategy is considered the best practicable option, taking into account the existing site conditions and the proposed land use. The approach applies established stormwater management practices, including source control, conveyance, and multi-stage treatment, to achieve water quality and flow management outcomes. The design will ensure stormwater runoff is effectively managed, that potential adverse effects on Mill Creek and the Lake Hayes catchment are avoided, remedied, or mitigated to a level that is acceptable, and that water quality generally will be improved.

The stormwater management strategy prepared by CKL has been independently peer reviewed by Peter Christensen at Storm Environmental Ltd. Mr Christensen's review, included in Appendix 14, confirms and supports the conclusions reached in the CKL reports. His assessment is consistent with the findings outlined above, including the suitability of the treatment train approach, the anticipated reductions in contaminant loads, and the overall effectiveness of the proposed stormwater infrastructure in managing water quality and flow. The peer review also confirms that the modelling methodology is appropriate, that the system is likely to deliver improved stormwater outcomes for Mill Creek and the Lake Hayes catchment, and that the proposed measures will perform as expected if constructed in accordance with the design and subject to ongoing maintenance.

9.7 Ecosystems and Ecology Effects

The Ecological Assessment (EA) in Appendix 12 describes that Mill Creek is a spring-fed tributary of Lake Hayes which supports sensitive aquatic species, including brown trout and kōaro, and provides important spawning, nursery, and feeding habitat. The stream is also recognised as an ecologically significant receiving environment under the Regional Plan: Water for Otago (ORC, 2022). Given these values and its connection to Lake Hayes, the potential for construction, stormwater discharge, and in-stream modification to generate adverse effects on water quality and aquatic habitat is a key consideration.

9.7.1 Freshwater Ecological Values of Mill Creek

Construction activities have the potential to result in adverse effects on freshwater ecology through sediment discharge, contaminant release, concrete washwater, and in-stream disturbance associated with installation of the sediment trap. These activities could temporarily reduce water quality and disrupt aquatic habitat if unmanaged.

The Environmental Management Plan includes erosion and sediment control measures consistent with GD05 guidance, including:

- Silt fencing along stream margins and ephemeral channels
- Clean and dirty water diversion channels
- Sediment retention ponds (existing and new)
- Seasonal timing of bulk earthworks to avoid peak rainfall periods (January to March)
- Defined concrete washout and refuelling areas away from sensitive environments

Construction-phase water quality monitoring is proposed to confirm compliance with thresholds for turbidity, clarity, pH, hydrocarbons, and other contaminants. These measures are expected to reduce the potential for sediment and contaminant discharge into Mill Creek during construction.

Any adverse ecological effects resulting from construction activities are expected to be low in magnitude and spatially confined to the immediate Project footprint.

9.7.2 Post Construction Effects on Freshwater Ecology

Post-construction, stormwater runoff from impervious areas such as roads, roofs, and hardstand surfaces will be managed through an integrated and comprehensive treatment network. This system incorporates:

- Rain gardens
- Engineered wetlands
- Sediment retention ponds
- A treatment pond designed to regulate flow and capture contaminants

The stormwater system is specifically designed to reduce sediment and nutrient loads entering Mill Creek, particularly during first-flush events when contaminant concentrations are typically highest. It also aims to retain or replicate natural baseflows where practicable and promote infiltration.

A minor reduction in contributing flows to the ephemeral tributary of Mill Creek is expected due to the redirection of runoff via diversion channels. This tributary, which is already highly modified, ephemeral in nature, and assessed as having low ecological value, is not anticipated to experience significant hydrological or ecological impacts. These effects are assessed in the Ecological Assessment (EA) as minor.

Overall, the proposed stormwater management approach is considered effective in mitigating adverse ecological effects, supporting the ongoing ecological functioning of Mill Creek.

9.7.3 In-line Sediment Trap Installation and Maintenance

The proposal includes the construction of a 50-metre-long, 12-metre-wide in-line sediment trap within Mill Creek to intercept and retain transported sediment and associated nutrients before they reach downstream environments particularly including Lake Hayes.

Construction of the trap will involve temporary flow diversion, stream dewatering, channel widening, and re-watering through a controlled reconnection. Fish salvage and relocation will occur prior to dewatering using established methods including netting, electrofishing, and passive migration. Construction is scheduled outside of the brown trout spawning period to avoid disruption to fish life stages.

The trap will be maintained through periodic sediment removal triggered by monitored thresholds. It is designed to remain passable to fish and will not form a barrier to aquatic movement. Maintenance activities will follow the same ecological protocols as the initial construction.

Although the sediment trap represents a permanent modification of stream form over a short reach, the EA identifies this area as having moderate spawning value and confirms that good quality downstream habitat will continue to support aquatic life. Adverse effects on stream habitat and function are assessed as low.

9.7.4 Summary

Having regard to the expert advice of SLR Consulting, the proposal has the potential to generate adverse effects on freshwater ecological values through earthworks, sediment discharge, instream construction, and operational stormwater discharge. These effects have been assessed in the EA as low in scale and extent, taking into account the mitigation measures required by consent conditions.

No natural wetlands are present within the development area, and no reclamation of stream channel is proposed. The ephemeral tributary affected by minor flow changes is modified and of low ecological value.

The installation of the sediment trap will result in localised disturbance to a short reach of Mill Creek but will not reduce the overall extent or continuity of stream habitat. The works are subject to fish salvage protocols and will maintain aquatic connectivity during and after construction.

Mill Creek is described as a functioning freshwater ecosystem with moderate to high ecological value. In addition to proposed mitigation, the project includes measures such as sediment trapping, riparian planting, and stormwater treatment that are expected to improve water quality in downstream environments. The proposed inline sediment trap in Mill Creek will significantly reduce the amounts of sediment and phosphorus reaching Lake Hayes, which is a significant positive outcome for the Project.

9.8 Reverse Sensitivity Effects

The potential for reverse sensitivity effects arises where new activities may place pressure on the continued operation of established rural and residential land uses in the surrounding environment. The introduction of the Screen Hub, together with associated visitor accommodation and hospitality activities, has the potential to generate effects associated with noise, traffic movements, night-time activity and lighting, as assessed in the preceding sections of this report. The Project is located within an area that already accommodates a combination of tourism,

hospitality, residential and rural production activities. The existing environment includes established vineyards and restaurants, nearby lifestyle and residential properties, and rural land uses in the wider landscape. These activities are long-standing and contribute to the working and living environment.

The design and layout of the proposal has been informed by the surrounding land use context and incorporates measures to avoid conflict with neighbours. The clustering of built form and activity within application site provides appropriate separation from rural-residential properties and rural properties while the retention of existing vegetation, new landscape treatments, and the management of lighting and noise will further reduce potential intrusion. The scale and nature of the proposal are consistent with the consented activities in the locality and do not introduce a fundamentally different or incompatible use that would place unreasonable constraints on surrounding rural or residential operations.

On this basis, the potential for reverse sensitivity effects is considered to be low. The development will operate within an established mixed-use environment and its effects will be appropriately avoided, remedied or mitigated through the proposed design and operational measures. It is therefore unlikely that the proposal would give rise to complaints or pressures that could compromise the continued operation of neighbouring land uses.

9.9 Cultural, Social and Economic Effects

9.9.1 Cultural Values

There are no identified wāhi tapu, marae, or Māori land parcels within or directly surrounding the Ayrburn Screen Hub project area. Nonetheless, the site lies within the takiwā of Kāi Tahu, and the Applicant has engaged proactively with relevant Papatipu Rūnaka and their environmental entities, Aukaha and Te Ao Mārama Inc, as part of its cultural due diligence. That engagement reflects the principles of ki uta ki tai (from the mountains to the sea), kaitiakitanga, and the protection of mauri, which are foundational values articulated in both Te Tangi a Tauira and the Kāi Tahu ki Otago Natural Resource Management Plan.

Through this engagement, it is understood that Kāi Tahu associations with Waiwhakaata (Lake Hayes), Haehaenui (Arrow River), and the wider Whakatipu Basin are enduring, spiritual, and intergenerational. These relationships are based not only on archaeological evidence, but on whakapapa, place names, mahinga kai, and holistic cultural landscapes that bind people, water, and whenua. It is acknowledged that cultural landscapes and mauri are being diminished by rapid urbanisation, and that new developments must therefore be designed and managed to actively restore ecological and cultural balance.

While no known sites of cultural significance have been identified within the proposal area, Ngāi Tahu values extend beyond physical sites to encompass the protection of Te Taiao, mahinga kai, and taonga species within the wider catchment. Accordingly, the proposal commits to accidental discovery protocols to manage any taonga that may be encountered, alongside conditions of consent requiring Ngāi Tahu involvement through the opportunity to review and comment on the EMP and the ESCP prior to their certification by QLDC. This will give effect to rangatiratanga and kaitiakitanga, ensure measures to protect Mill Creek, Te Waiwhakaata, and the lower catchment from contaminants and stormwater effects (supported by riparian planting and monitoring), provide for appropriate management of earthworks, sediment runoff, and landscape changes

(including rehabilitation planning to maintain mauri), and embed protection and enhancement of mahinga kai and taonga species habitats.

A draft Cultural Impact Assessment (CIA) attached in Appendix 44 is provided by Te Ao Mārama Inc on behalf of 18 Papatipu Rūnanga (Appendix 44) [20] . The CIA provides a number of recommendations to the Applicant, regarding how identified impacts may be addressed and to inform further discussions on the ability to mitigate effects. The CIA also highlights the outcomes of the proposal which include; the proposed water quality improvements being a key design feature; cycle trail enhancements; a comprehensive planting plan; and increased film and screen infrastructure in the region that adds diversity to the employment sector and allows for greater resilience within the community. The executive summary of the CIA attached in Appendix 44 states:

> *"The Screen Hub proposal is seen as positive, and it is proposed to undertake remediation actions. Suitable consent conditions are required to ensure appropriate mitigation is undertaken especially in terms of the ecology and waterways. Ngāi Tahu see opportunities to support and work with Screen Hub in continued improvement to the ecology and amenity mitigation."*

The recommendations provided in the CIA include the following:

1. involvement of Ngāi Tahu in decision-making relating to development of the site, if appropriate and establish this by consent conditions;
2. actively involve Ngāi Tahu in developing and / or reviewing management plans for the site;
3. establish consent conditions to protect water quality in Mill Creek, Te Waiwhakaata, and the lower catchment from poor quality stormwater and contaminants;
4. require that taonga species are protected and habitat is enhanced;
5. Recognise and address intergenerational cultural effects of urbanisation through involving Ngāi Tahu in developing and / or reviewing management plans for the site;

The recommendations in the draft CIA have been directly responded to by conditions of consent, as detailed as follows:

- Ngāi Tahu involvement in decision-making has been recognised as essential to upholding rangatiratanga and ensuring that mana whenua can exercise their role as kaitiaki of the Murihiku Takiwa. This has been addressed through the inclusion of consent conditions requiring feedback from iwi in relation to management plans relating to Project (refer QLDC and ORC land use Conditions 6(c) and Condition 6(c) respectively of the Proposed Conditions of Consent (Appendix 6);
- The protection of Mill Creek, Te Waiwhakaata (Lake Hayes), and the lower catchment is a concern identified in the draft CIA. To address this, the Project includes consent conditions for water-sensitive stormwater design, water quality monitoring, and riparian planting (refer QLDC

[20] Te Ao Mārama Inc has released to Waterfall Park Developments the draft Cultural Impact Assessment for use in the development and lodgement of the substantive application. The final Cultural Impact Assessment will be submitted by Kāi Tahu during the 20 working days in which they have an opportunity to provide further comments. This approach relieves administrative constraints on both parties and is an effective use of time and resources.

Conditions 76, 79, 81, 82, 83, 84 and 85 of the Proposed Conditions of Consent in Appendix 6). Collectively, these measures provide assurance that waterways will be safeguarded from contaminants, stormwater discharges, and sediment runoff, thereby protecting the mauri of the water and the health of connected ecosystems;

- Input from mana whenua and the recommendation of the CIA has underscored the importance of protecting mauri, water quality, and mahinga kai. To support this, the Project includes riparian restoration, regenerative planting, and water-sensitive stormwater design (refer QLDC Conditions 77, 79, 82, 83 and 85 of the Proposed Conditions of Consent in Appendix 6). It is understood that these measures reflect the Ngāi Tahu principle that water is a taonga whose physical health and spiritual integrity must be safeguarded for future generations;
- The draft CIA emphasises the need to protect taonga species and enhance their habitats. In response, the Project incorporates fish salvage protocols, sediment level monitoring, cleaning thresholds and monitoring measures in relation to the proposed sediment trap. This is implemented by ORC Water Permit 4, 6, 7 and 8 and Land Use Condition 14). In addition, the Project includes ecological restoration, and planting initiatives designed to strengthen habitats for mahinga kai and taonga species. Consent conditions further secure these measures, ensuring that the ecological health of the site and surrounding environments is restored and maintained in accordance with Ngāi Tahu values (refer QLDC Conditions 77, 79, 82, 83 and 85 of the Proposed Conditions of Consent in Appendix 6);
- In line with the draft CIA recommendations, the Project responds to the cumulative and intergenerational impacts of urbanisation on cultural landscapes by providing for iwi involvement in the drafting of management plans (refer Condition 6(c) and Condition 6(c) respectively of the QLDC and ORC Land Use Proposed Conditions of Consent (Appendix 6).

Given that the relevant iwi authorities have not raised any significant concerns with the proposed development, and in light of the inclusion of culturally aligned outcomes and restoration measures, it is considered that adverse effects on cultural values will be avoided or appropriately mitigated. The overall effect is considered to be one that aligns with Kāi Tahu environmental, cultural, and spiritual priorities as identified in the draft CIA.

9.9.2 Neighbourhood Effects

The Ayrburn Screen Hub is located within a transitioning rural landscape that is characterised by a mix of agricultural land, lifestyle properties, and rural residential development. The surrounding environment, including the adjacent landowners identified in the Neighbours Plan, shown in Figure 13 below, comprises a series of individually held titles bordering the proposed development area to the north, west, and south. These properties, identified as being most proximate to the application site are considered the primary receptors for any neighbourhood effects resulting from the proposal.

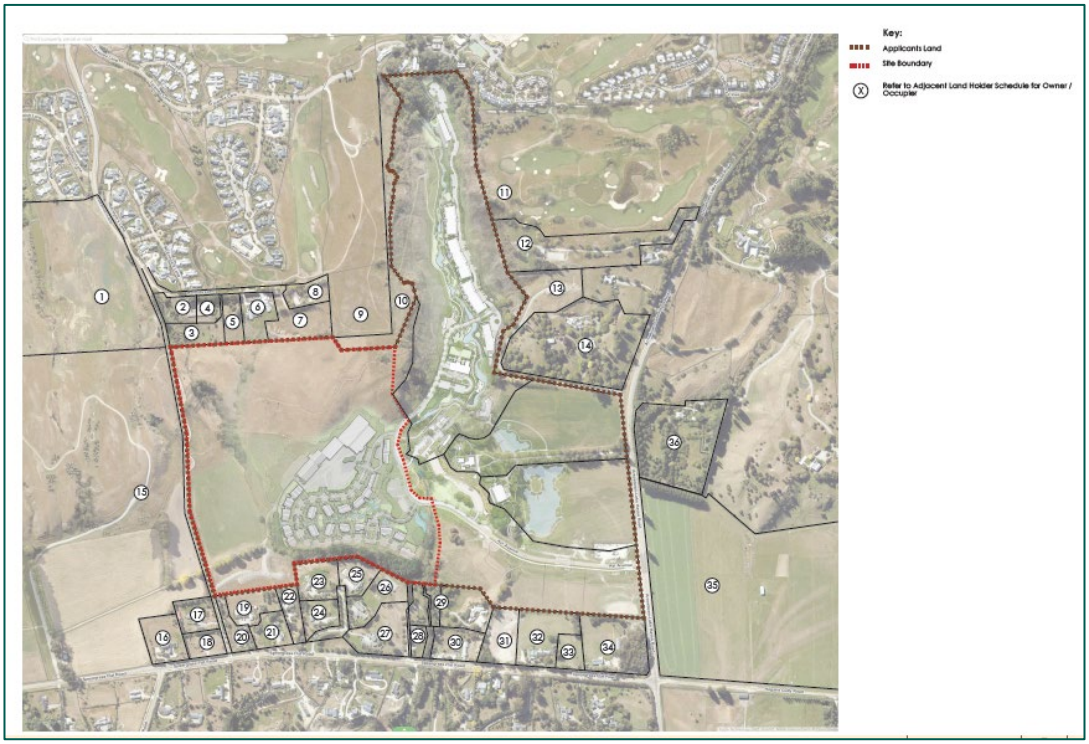

Figure 13: Neighbours Plan – Adjacent Landowners to the Ayrburn Screen Hub Site

In terms of landscape and visual effects, the development introduces built form into a rural setting that is already undergoing incremental change. The site is visually enclosed by surrounding topography, including Christine's Hill and the Wharehuanui Hills, and is further framed by existing shelterbelts, the Ayrburn and Waterfall developments, and adjacent residential activities. The Landscape and Visual Assessment in Appendix 22 confirms that visibility from neighbouring properties will be limited, with the development largely screened or filtered by landform and vegetation. Properties to the south and west may experience partial or seasonal views, but these are typically oblique and filtered, resulting in only a low to moderate degree of visual change.

Built form has been carefully located mostly within an area zoned and anticipated for residential development and has been treated with architectural design responses that minimise its visual prominence. Recessive cladding, varied rooflines, and articulated building profiles work alongside extensive native planting and vineyard rows to soften the development's edge and reinforce rural character. Shaped landforms, existing vegetation, and proposed planting along the site boundaries provide further separation and screening from adjacent landholdings. The LVA concludes that these measures are effective in maintaining visual amenity and confirm that effects on neighbouring properties are acceptable. That conclusion is supported by an independent peer review, which finds that the development is credibly assessed, appropriately integrated, and responds well to its landscape context.

Construction-related effects on adjacent landowners are expected to be short-term and temporary in nature. The site is sufficiently large to contain all construction activities, including earthworks, vehicle laydown areas, and stockpiling, within its internal boundaries. By containing these activities within the site and implementing a certified Environmental Management Plan (EMP) required by consent conditions, the proposal avoids off-site effects on traffic, amenity, and public safety, and provides a structured approach to managing machinery use and the timing of potentially disruptive works. Modelling confirms compliance with New Zealand Standard NZS

6803:1999 for construction noise, and any vibration levels are predicted to be well within the thresholds for preventing cosmetic building damage. Nearby residential receivers, particularly those located along Ayr Avenue and Speargrass Flat Road, will be provided with advance notice of works through a letter drop and will have direct access to Project liaison staff during the construction phase. These measures are considered to represent the best practicable option for managing construction-related effects on people in the neighbourhood.

During the operational phase, activities within the Screen Hub will include production work, vehicle movements, and accommodation usage. Acoustic assessments confirm that all operational noise is expected to comply with the relevant standards of the Queenstown Lakes Proposed District Plan with mitigation in place**,** and that the development has been designed to avoid any unreasonable emission of noise**.** Noise-generating activities such as workshops and studios are contained within acoustically treated buildings, while external activities are limited in scale and frequency. The location of the development, combined with the spatial separation from adjoining residences and the presence of intervening landscaping and topography, ensures that operational noise effects on neighbouring properties will be negligible.

Traffic generated during operation, including private vehicles and service vehicles, will be managed via two upgraded access points from Ayr Avenue. The supporting Integrated Transportation Assessment prepared by Carriageway Consulting confirms that the local road network has sufficient capacity to accommodate the forecasted vehicle volumes without compromising safety or efficiency. Intersection modelling indicates only minor increases in vehicle delay or queuing. While no immediate upgrades to surrounding intersections are required, a condition of consent provides for future intersection improvements if traffic thresholds are exceeded. Access for neighbouring properties will remain unaffected. The proposed trail network improvements, including public access easements and cycle routes, are expected to enhance local connectivity and recreational amenity for residents, supporting increased pedestrian and cycle activity within the neighbourhood.

Amenity impacts such as lighting, outlook, and privacy have been carefully considered in the site layout and design. All lighting is directed downward and limited in height to comply with QLDC's Southern Light standards, avoiding spill into neighbouring properties.

Overall, the proposal will result in a perceptible change to the existing rural character of the site and its immediate surrounds. However, the Landscape and Visual Assessment confirms that the receiving environment is already defined by a combination of existing development, mature vegetation, and natural topographical features that collectively enable the site to accommodate change without undermining its underlying rural character. The development has been carefully designed and sited to respond to these contextual elements, retaining key landform and vegetation features, and incorporating a coordinated strategy of building articulation, landform shaping, and planting to ensure visual integration.

In conclusion, the neighbourhood effects associated with the Ayrburn Screen Hub are considered to be no more than minor in the scale of effects.

9.9.3 Social Effects

The proposal will generate social benefits through employment creation, skills development, and support for a more diverse and resilient local economy (refer Section 5.3).

The Screen Hub provides a permanent base for screen professionals in the region, improving access to safe and efficient facilities for production, rehearsal, and support services. Letters of support contained in Appendix 33 from industry professionals, including stunt coordinator Aron Eastwood, highlight how the absence of permanent infrastructure has created barriers for productions and limited professional opportunities. The Project directly addresses these issues, supporting crew retention, attracting skilled workers to the district, and lifting working standards within the sector.

Construction-phase impacts on amenity, access, noise, and traffic will be managed through certified mitigation measures and management plans, as set out in Section 9.4. These effects are expected to be short-term and contained.

The Project also enables improved public trail access and contributes to local wellbeing through water quality enhancement measures for Mill Creek and Lake Hayes. Overall, residual adverse social effects are temporary or will be appropriately managed. The social outcomes of the proposal are assessed as positive.

9.9.4 Economic Effects

The proposal is expected to deliver significant and enduring economic benefits at the local, regional, and national scale (refer Section 5.3).

An estimated $278 million in construction activity will be generated over three years, supporting more than 2,000 job years. During operation, the Screen Hub is forecast to contribute $485 million in economic output over ten years, supporting more than 370 full-time equivalent jobs annually. These benefits are underpinned by direct investment in infrastructure, supply chains, and high-value employment.

The development addresses a critical gap in regional production infrastructure and enables more sustained, higher-value screen activity in the Otago region. It supports the objectives of the Queenstown Lakes Economic Diversification Plan and strengthens the district's resilience by reducing reliance on tourism.

No adverse economic effects are anticipated. The proposal is expected to complement existing businesses, retain production spending that would otherwise leave the region, and increase the district's attractiveness as a base for screen industry investment.

9.10 Mitigation and Monitoring of Effects

Clause 6(1)(d) of Schedule 5 of the Act requires that an assessment of an activity's effects on the environment must include:

> *"a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects of the activity".*

A description of the mitigation measures proposed is provided in the technical assessments appended to this AEE, summarised in Section 5.6, Table 3 and are also documented in the consent conditions appended to this AEE.

Clause 6(1)(g) of Schedule 5 of the Act also requires that an AEE include:

> *"if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved".*

This Project includes a set of monitoring conditions that respond to different potential adverse effects. These conditions are proposed to ensure mitigation measures are working effectively and that any potential adverse effects are avoided or mitigated. Therefore, none of the monitoring conditions relate to effects that are of a scale or significance that would, on their own, require monitoring to ensure their acceptability. As such, Clause 6(1)(g) of Schedule 5 is not triggered.

10.0 Assessment of Relevant Statutory Considerations

The following section of this report is provided in accordance with clauses 5(1)(h), 5(2) and 5(3) of Schedule 5 of the Act. These clauses of the FTAA require that applications must include an assessment of the activity against the relevant provisions and requirements of those documents listed in clause 5(2) being:

(a) a national environmental standard:

(b) other regulations made under the Resource Management Act 1991:

(c) a national policy statement:

(d) a New Zealand coastal policy statement:

(e) a regional policy statement or proposed regional policy statement:

(f) a plan or proposed plan; and

(g) a planning document recognised by a relevant iwi authority and lodged with a local authority.

Other than listed as below, there are no other regulations made under the Resource Management Act 1991 that are relevant to this proposal.

10.1 National Environmental Standards

10.1.1 National Environmental Standards Contaminated Soils 2012 (NES CS)

These regulations came into force on 1 January 2012 and apply when a person wants to do an activity described in regulation 5(2) to 5(6) on a piece of land described in regulation 5(7) or 5(8).

Investigations conducted by Environmental Consultants Otago Ltd, including a PSI and DSI, confirmed that there is no contamination above natural background levels within the proposed development area for the Ayrburn Screen Hub.

Previously identified HAIL activities within the proposed development area were thoroughly investigated and determined to be verified non-HAIL. All other HAIL activities were located outside the development boundary and have been appropriately remediated and managed.

Therefore, under Regulation 9 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS), the proposed development area is classified as “land not covered.” Consequently, no NES-CS consents are required for the Ayrburn Screen Hub Project.

10.1.2 Other National Environmental Standards

The proposal does not require resource consents under any of the other National Environmental Standards, and therefore an assessment against these is not required.

10.2 National Policy Statements

10.2.1 National Policy Statement on Highly Productive Land 2022 (NPS-HPL)

The Environment Court decision in *Wakatipu Equities Limited v Queenstown Lakes District Council [2023] NZEnvC 188* confirms that the WBRAZ does not primarily serve land-based primary production activities and is excluded from the definition of "highly productive land" under Clause 3.5(7) of the NPS-HPL. Therefore, the application is not considered contrary to the objectives or policies of the NPS-HPL because those objectives and policies do not apply.

10.2.2 National Policy Statement on Urban Development 2020

The NPS-UD came into effect on 20 August 2020 with the overall purpose to ensure well-functioning urban environments that meet the changing needs of diverse communities.

The NPS-UD does not apply to this proposal. The site is zoned WBRAZ under the QLDC PDP, which is a Rural Zone and not part of an urban environment. The NPS-UD is intended to guide urban growth and intensification within urban areas. As the proposal is located in a rural zone and does not relate to urban development, the NPS-UD is not relevant to this application.

10.2.3 National Policy Statement on Freshwater Management 2020 (NPS – FM)

The NPS-FM came into effect on 3 September 2020. It focusses on the fundamental concept of Te Mana o te Wai referring to the fundamental importance of water and recognising that protecting the health of freshwater protects the health and well-being of the wider environment. The Ayrburn Screen Hub proposal is considered consistent with the objectives and policies of the NPS-FM, particularly through its catchment-scale response to water quality, sediment reduction, and ecological restoration in the Mill Creek sub-catchment.

The development gives clear priority to freshwater outcomes through the implementation of a comprehensive stormwater management system, incorporating rain gardens, engineered wetlands, and a large sediment trap specifically designed to intercept phosphorus and fine sediments before they reach Lake Hayes. These interventions are supported by riparian planting, stock exclusion, and streambank stabilisation, collectively restoring ecological function along the waterway.

Principles of integrated and climate-resilient management are embedded in the proposal. It addresses both legacy and current sources of catchment degradation, adopts a treatment train approach to stormwater design, and includes a long-term monitoring programme to guide adaptive maintenance of key infrastructure, particularly the sediment trap.

In summary, the proposal gives effect to Te Mana o te Wai as the Project contributes to net ecological gain by reversing historical degradation, improving the condition of Mill Creek, and supporting the long-term restoration of Lake Hayes. It is considered that the Project is consistent with the NPS-FM objectives and policies. The protection and enhancement of the health and wellbeing of the waterbodies, streams and freshwater ecosystems has been considered through the design of the development.

10.2.4 Other National Policy Statements

The proposal does not require an assessment against the following National Policy Statements below for the reasons set out as follows:

- New Zealand Coastal Policy Statement - the objectives and policies for the NZCPS specifically focus on the preservation and protection of the coastal environment. As the site and proposal is not located in or adjacent to the coastal environment, the NZCPS is not relevant to consideration of the application.
- National Policy Statement for Indigenous Biodiversity (NPS-IB) – The NPS-IB applies to areas identified as Significant Natural Areas (SNAs) or those containing indigenous biodiversity values of significance. The application site does not contain any SNAs, or any significant indigenous biodiversity values nor are any identified on the QLDC or ORC planning maps. As such, the provisions of the NPS-IB are not applicable to this proposal, and no further assessment is required.
- National Policy Statement for Renewable Energy Generation – this NPS provides guidance for local authorities on how renewable energy generation (including the construction, operation and maintenance of structures associated with renewable energy generation) should be dealt with in RMA planning documents. The proposal does not include the construction or operation of renewable energy generation structures or related activities. Therefore, an assessment of this NPS is not required; and
- National Policy Statement on Electricity Generation – this NPS sets out the objectives and policies for managing the electricity transmission network. The Project does not involve any activities relating to the operation, maintenance and upgrade of the existing transmission network or the establishment of new transmission resources and therefore an assessment of this NPS is not required.

10.3 Regional Policy Statement, Regional Plan and District Plan

An assessment of the proposal against the relevant provisions of the Proposed Queenstown Lakes District Plan, the Regional Plan, the Operative Regional Policy Statement 2019 and the Proposed Regional Policy Statement 2021 has been undertaken as attached as **Appendix 39**. The proposed development is considered to be consistent with the anticipated outcomes of these statutory documents.

10.4 Iwi Management Plans

Iwi management plans have been assessed in **Section 8.0** above.

10.5 Other Plans

10.5.1 Queenstown Lakes Spatial Plan

The Spatial Plan is a strategic document which sets the Council's social, economic, environmental and cultural objectives. A component of the Spatial Plan is the Development Strategy which sets out how future growth will be accommodated up to 2050.

The Project is considered to align with the Queenstown Spatial Plan's vision of supporting economic diversification, enhancing local employment opportunities, and developing industries that complement the district's reputation as a leading tourism and lifestyle destination. By supporting growth in the film and television sector, the proposal advances strategic goals to broaden the district's economy beyond tourism and seasonal work, providing year-round employment in a high-value industry.

The Screen Hub's design has been informed by specialist input from industry experts, and various technical experts including urban design and landscape input. The facility includes filming stages, workshops, offices, accommodation, public cycle trail connections, improved water quality measures, riparian planting, open spaces, and significant landscaping, all contributing to the Spatial Plan's aspirations for well-designed urban environments and the protection of natural features.

In summary, the Ayrburn Screen Hub represents a major investment in the district's creative economy, directly addressing acknowledged constraints, unlocking economic potential, and delivering a Project that aligns strongly with the Queenstown Spatial Plan's vision for sustainable growth, diverse employment, and vibrant communities.

10.5.2 QLDC Economic Diversification Plan

The proposed Screen Hub is considered to be consistent with the key outcomes of the QLDC Economic Diversification Plan, which aims to broaden the district's economic base beyond its traditional reliance on tourism and construction. The Economic Diversification Plan specifically identifies the need for the district to strengthen its film sector and grow the creative industries, stating that *"film productions and other creative industry opportunities grow across the district, with local capability and content being promoted."*

The Screen Hub directly delivers on this vision by providing world-class production infrastructure and dedicated accommodation, enabling the district to generate and facilitate film production spending that might otherwise not occur. By removing the logistical constraints that currently limit large-scale and long-stay productions to the region, the Project supports the Economic Diversification Plan's key initiatives of promoting and growing the capabilities of the local film industry, developing supporting infrastructure, and fostering a skilled workforce.

The Screen Hub is Projected to generate over $278 million during construction, create over 2,040 full-time equivalent (FTE) job years, and sustain more than 370 ongoing full-time jobs each year as stated in the Economic Assessment attached at Appendix 11, outcomes that are considered to provide year-round employment and boost the value of creative industries.

Overall, it is considered that the proposal will deliver measurable regional and national benefits, including substantial economic output, workforce development, and the long-term resilience of the local economy. Supported by the findings of the Economic Impact Assessment prepared by Phil Osbourn and Tim Heath of Property Economics (refer Appendix 11) the Ayrburn Screen Hub demonstrates consistency with the intended outcomes of the QLDC Economic Diversification Plan.

10.6 Planning Instrument Considerations Summary

Overall, the application is considered to be consistent with, and not contrary to, the applicable provisions of the NESCS, NESF, NPSUD, NPSFM and QLDC (PDP), ORP, RPS, PRPS, relevant iwi authority documents, and relevant regional or local plans.

11.0 Assessment Against the FTAA Decision Making Framework

11.1 Information Considered

This AEE, has been prepared considering the information referred to in s81(2)(a) of the FTAA. Specifically:

- All of the technical reports supporting the application;
- Information from MFE relating to the referral application;
- The schedule of Consultation with Māori (refer **Appendix 34**)
- Feedback received from consultation.

11.2 Situations Where the Panel Must Decline an Approval

None of the situations where the Panel must decline an approval apply to the application. Specifically:

- The application does not seek approval for an ineligible activity as defined in Section 5 of the FTAA;
- The detailed assessment of the Treaty settlements that apply to the site provided in **Appendix 36** confirms that granting the approvals sought would be consistent with obligations arising under existing Treaty settlements, and so not breach Section 7 of the FTAA.
- Clause 17(5) of Schedule 5 does not apply because the application does not include an application for a coastal permit for aquaculture activities.

11.3 The Purpose of The Fast-track Approvals Act

Assessment of the proposal against the purpose of the FTAA is undertaken first, as it is relevant to all of the approvals sought in the application and is to be given the most weight by the Panel in its decision on all approvals.

The purpose of the FTAA is (Section 3 of the FTAA):

> *"The purpose of this Act is to facilitate the delivery of infrastructure and development Projects with significant regional or national benefits"*

What constitutes a significant regional or national benefit is not defined in the FTAA. However, the considerations in Section 22(2)(a) have been used as a reference point for the purposes of this analysis.

The Ayrburn Screen Hub, and the specific approvals sought to enable its development, is considered to meet the purpose of the Act for the following reasons:

11.3.1 Significant Economic Benefits (s22(2)(a)(iv) FTAA)

The Ayrburn Screen Hub development will deliver significant economic benefits at a regional level, aligning with the purpose of the Fast-track Approvals Act 2024. As confirmed in the Economic Impact Assessment prepared by Property Economics attached in **Appendix 11**, the proposal is

expected to generate a Net Present Value (NPV) of $258 million in economic activity during the construction phase (2025–2027).

In addition, the report estimates that the activities from the proposed development would contribute $462 million in economic activity to the region over a 10-year period to 2036. These are also at NPV levels.

The development is forecast to support 1,890 full-time equivalent (FTE) job years during the construction period and 370 FTEs per annum during the operational phase, with over 130 of these jobs on site.

These economic outcomes are supported by the expert conclusion of Property Economics:

> "Our EIA estimates that this proposed development would have significant and positive economic impacts on the Otago Regional economy with a greater level of film, television and digital production spend retained within the area."[21]

11.3.2 Significant environmental issues (s22(2)(a)(ix) FTAA)

The Ayrburn Screen Hub Project addresses several known environmental issues of regional significance within the Mill Creek catchment, relating to phosphorus and sediment inputs and the consequential adverse impacts on water quality in Lake Hayes.

Lake Hayes and its conservation is regarded as a matter of national and regional importance. The Otago Regional Council's Lake Hayes Management Strategy states that:

> "*The conservation of the Lake Hayes resource is of regional and national importance both economically, recreationally and for its intrinsic and scenic values*."[22]

The site has been historically modified through agricultural use, with associated nutrient and sediment losses into both surface and groundwater systems. The Ecological Effects Assessment, attached in **Appendix 12**, confirms that the groundwater system beneath Ayrburn Farm is connected to Lake Hayes via the Mid Mill Creek Aquifer, with surface emergence at the Rutherford Road Springs. Surface waters from the site ultimately discharge into Mill Creek, which in turn flows into Lake Hayes, a waterbody where phosphorus inputs are a major concern due to their role in promoting algal growth, eutrophication, and long-term ecological degradation.

Lake Hayes is subject to persistent eutrophication pressures, driven largely by phosphorus inputs carried via Mill Creek. As noted in the report:

> *"A major concern for the management of the lake has been reducing phosphorus inputs to the lake (ORC 1995, Hydrosphere Research 2017). Phosphorus inputs are a particular concern because phosphorus binds to sediments, typically in the form of phosphate, through adsorption or incorporation into minerals. Under certain conditions, such as low oxygen levels (anoxia) in the bottom waters, phosphorus can be released back into the water column. This release promotes the growth of algae and aquatic plants, leading to eutrophication, a process where excessive nutrients cause algal blooms, reduced water clarity, oxygen depletion, and harm to aquatic ecosystems. Over time, this cycle can degrade water quality and biodiversity in lakes."*[23]

[21] Economic Impact Assessment prepared by Property Economics, **Appendix 11**, Page 16

[22] Otago Regional Council. 1995. Lake Hayes Management Strategy. Otago Regional Council, Dunedin

[23] Ecological Effects Assessment, SLR **Appendix 12**, Page 31

The report further identifies that approximately 81% of the total phosphorus load entering Lake Hayes comes via Mill Creek, with contributions from both surface and groundwater pathways. Under existing conditions, phosphorus losses from Ayrburn Farm were estimated at 4 kg/year, primarily lost via runoff and sediment mobilisation during high rainfall events. These inputs are recognised as having cumulative impacts on downstream aquatic health.

In response, the proposal incorporates a coordinated package of mitigation and enhancement measures, designed to reduce contaminant loads and improve water quality in Lake Hayes. These include:

- installation of a 50m x 12 m sediment trap in the main stem of Mill Creek, designed to capture and retain up to 900 m^3 of sediment. This feature is a direct implementation of mitigation measures recommended by Hudson et al. (2023) and Goeller et al. (2020) to reduce phosphorus and suspended solids entering Lake Hayes;
- riparian planting along the ephemeral watercourse and Mill Creek margins to stabilise banks, and filter runoff;
- stormwater management infrastructure, including a retention pond designed to capture and treat the "first flush" of runoff which typically contains the highest concentrations of sediment and nutrients; and
- exclusion of livestock consistent with regional best practice for catchment-scale water quality improvements.

These measures are aligned with the Lake Hayes Management Strategy (ORC, 1995), which sets a long-term goal of achieving water quality suitable for year-round contact recreation and preventing further algal blooms. By targeting key sources of nutrient and sediment input, the Ayrburn Project contributes to this regional objective and demonstrates a clear commitment to sustainable land use and environmental enhancement.

This Project is also endorsed by the Friends of Lake Hayes, as reported in the most recent article on Lake Hayes' recovery (Mountain Scene, 24 July 2025), which confirms the importance of catchment-wide intervention. As noted by Mike Hanff, Chair of the Friends of Lake Hayes:

> *"Fix the catchment and you'll fix the lake."*

Hanff further stated:

> *"Winton Group's Ayrburn is an example of the ''amazing opportunities" for water quality improvements when developers take responsibility for their stormwater, sewerage and fertiliser outcomes," he says.*

This direct recognition from the Friends of Lake Hayes reinforces the regional significance of the Ayrburn Screen Hub Project and its alignment with catchment-scale water quality improvements.

These improvements are considered regionally significant, particularly given the hydrological connection to Lake Hayes, and are consistent with the objectives of catchment-wide restoration initiatives and regional water quality management goals.

11.3.3 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) (s22(2)(a)(iii) FTAA)

The Project also contributes to addressing a recognised housing need in the Queenstown-Lakes District by incorporating purpose-built temporary accommodation for workers associated with the activities on site. In the context of constrained housing and visitor accommodation supply in the region, this component provides a self-contained solution to support the operational needs of the development.

The inclusion of on-site accommodation helps to reduce additional pressure on existing housing stock and visitor units, particularly during peak production periods, and reflects a pragmatic response to the challenges of securing short-term workforce accommodation in the area.

This provision of accommodation is expected to:

- Support the efficient operation of the screen hub;
- Reduce indirect effects on the local housing and accommodation markets.

Accordingly, the proposal is considered to align with section 22(2)(a)(iii) of the FTAA by contributing to the overall supply of housing and responding to an identified regional housing constraint.

Resource Consent and Change of Condition Approvals Sought: Parts 2, 3 and 6 of the RMA and Relevant Provisions of Any Other Legislation Directing Decision-making Under the RMA

11.3.4 Part 2 of the RMA

The following section of this report is provided in accordance with clauses 5(1)(g) and 17(1)(b) of Schedule 5 of the FTAA.

Part 2 contains the purpose and principles of the RMA. Section 5 sets out the purpose of the RMA and requires a broad judgement as to whether a proposal would promote the sustainable management of natural and physical resources. The exercise of this judgement is informed by the principles in sections 6 to 8 and considered in light of the particular circumstances of each application.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. It is considered that the proposed development is complementary to these objectives as it will provide for the social and economic well-being of people and communities by increasing expenditure, employment and income within the regional economy and provide fit-for-purpose infrastructure and integrated on-site accommodation that supports the long-term viability of the screen production industry in a way that enables people and communities to provide for their social and economic wellbeing.

Section 7 of the RMA identifies a number of "other matters" to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment. The application is consistent with the relevant parts of section 7 because:

- It enables the efficient use and development of land, avoids adverse visual effects through site-sensitive design and planting, and will protect and enhance natural water resources;
- Particular regard has been given to kaitiakitanga through the iwi engagement process, which has informed subsequent actions in response to engagement and recommendations from iwi, including providing for cultural monitoring, shaping the approach to stormwater management, and incorporating recommendations relating to planting;
- The open spaces and roading pattern are considered to be positive design responses and the buildings have been designed to present high architectural qualities; and
- The flood modelling and stormwater management approach for the Project has been designed with consideration to the effects of climate change.

With regard to the principles of the Treaty of Waitangi (Section 8 of the RMA), the proposal will not generate any significant adverse effects on the natural environment or on any sites of cultural importance.

Overall, as the effects of the proposal are considered to be consistent with all of the above sections of the RMA, and the proposal generally accords with the relevant District (QLDC) and Regional (ORC) planning objectives, policies, and assessment criteria, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the RMA.

11.3.5 Part 3 of the RMA

Part 3 of the RMA relates to the duties and restrictions under the RMA. It is considered that the proposal meets Part 3 of the RMA because:

- The approvals sought are all approvals required under Sections 9, 13, 14, and 15 of the RMA;
- An assessment of construction and operational noise and vibration effects, contained in Appendix 26, confirms that compliance with the QLDC PDP noise limits is achievable. The proposal adopts the best practicable option to avoid unreasonable noise, in accordance with Section 16 of the RMA, including the implementation of an Operational Noise Management Plan as a condition of consent;
- As has been set out in the earlier sections of this AEE, the development has been designed to minimise effects on the natural environment, and any effects that remain are proposed to be managed through a comprehensive suite of conditions. As a result, Section 17 of the RMA has been complied with.

11.3.6 Part 6 of the RMA

Part 6 of the RMA relates to resource consents. It sets out how decisions on applications for resource consents are considered if applied for under the RMA. The relevant sections in Part 6 are addressed below. The primary decision-making section is Section 104 of the RMA. A comprehensive assessment against Section 104 has been undertaken above. In short, it concludes

that the resource consents sought are consistent with all of the planning instruments to which regard must be had.

11.3.7 Part 8 of the RMA

Part 8 of the RMA relates to designations and heritage orders. No heritage orders or designations apply to the site or are proposed.

11.3.8 Part 9 of the RMA

Part 9 of the RMA relates to water conservation orders, freshwater farm plans and use of nitrogenous fertiliser. These matters are not relevant to any of the RMA consents sought.

11.3.9 Part 10 of the RMA

Part 10 of the RMA relates to subdivision and reclamations. No subdivision or reclamation is proposed.

11.3.10 Other Relevant Legislation

There is no other primary legislation relevant to the consents being sought in the application under the RMA. This requirement in clause 17(1)(c) also captures secondary legislation.

11.3.11 Conclusion

Based on the analysis above, it is considered that the application is consistent with the parts of the RMA relevant to decision making under the FTAA.

11.4 Decision Whether to Grant the Approvals Sought in the Application

11.4.1 Resource Consent Approvals

In regard to Schedule 5 of the FTAA, none of the situations that require the panel to decline an application apply to the application.

Assessment of the application against Sections 81 and 85 support a decision to grant the approvals sought in the application.

The Screen Hub provides several benefits of regional and national significance.

The potential adverse impacts of the proposal have been avoided, remedied or mitigated through the design of the proposal and the mitigation measures secured through conditions of consent, and the proposal is generally in accordance with the relevant planning documents.

The relevant test for declining an approval under section 85 of the FTAA is whether the adverse impacts of the proposal are sufficiently significant to be out of proportion to the Project's regional or national benefits, noting that a Panel cannot form the view that an adverse impact meets this threshold solely on the basis that the adverse impact is inconsistent with or contrary to a planning or policy document. The adverse impacts arising from the proposal can be avoided, remedied and mitigated through conditions of consent, and any adverse effect can be offset by extensive positive effects that will be generated by the Project.

There are no other significant environmental impacts from the development that are not appropriately avoided, remedied or mitigated.

12.0 Conclusions

This report addresses a substantive application under the FTAA for a proposal to establish a screen production and associated workforce accommodation development at Ayr Avenue, Queenstown.

The proposal includes the development of purpose-built sound stages, production support buildings, internal roads, open space, servicing infrastructure, and on-site accommodation, with the aim of enabling long-term growth in the screen production industry.

The key conclusions from the assessment of effects are as follows:

- Landscape and Visual Effects: These are assessed as moderate and diminishing over time, supported by proposed planting and the retention of open space. Given the zoning context, the landscape change is considered appropriate.
- Traffic Effects: Construction and operational traffic volumes are within the capacity of the existing road network. Proposed upgrades, including intersection improvements will manage any traffic-related effects.
- Noise and vibration**:** Operational noise will comply with the limits set under the Wakatipu Basin Rural Amenity Zone (Proposed District Plan). Noise sources include activity within the sound stages, vehicle movements, and occasional filming in the back lot. These are expected to be intermittent and mostly during daytime hours. Construction noise will meet the requirements of NZS 6803:1999, and vibration will be managed to avoid structural damage and minimise disruption. A Construction Noise and Vibration Management Plan and an Operational Noise Management Plan will be in place to monitor and manage effects throughout the Project.
- Stormwater Management: Stormwater will be treated and attenuated via a network of wetlands, swales, raingardens, and detention basins, discharging to ground and Mill Creek. The system is designed to reduce sediment and contaminant loads, resulting in improved water quality outcomes compared to the existing condition.
- Ecological Effects: The existing ecological values of the site are low. Riparian planting and aquatic habitat restoration measures will contribute to a net ecological gain.
- Cultural Values: Engagement with mana whenua, through Aukaha and Te Ao Mārama Inc on behalf of Kāi Tahu, has informed the development of the Project, particularly with respect to stormwater management, riparian restoration, and the protection of mauri and taonga species. Consent conditions require the implementation of water quality monitoring, ecological restoration, accidental discovery protocols, and provision for iwi input into the preparation of management plans. Collectively, these measures are considered to appropriately recognise and respond to the cultural values identified in the draft CIA and to give effect to the principles of ki uta ki tai and kaitiakitanga.
- Flood Risk: All buildings are located outside the 1% AEP flood extent and maintain sufficient freeboard. The proposed stormwater infrastructure ensures the development will not increase downstream flood risk.
- Servicing: The development can be supported using existing or consented infrastructure. No off-site upgrades are required for water, wastewater, or power.

- Contamination: No contaminated land has been identified, and the development does not require consents under the NES for Assessing and Managing Contaminants in Soil.
- Archaeological Effects: No known archaeological sites are located within the Project footprint.
- Natural Hazards: The site has a low risk from natural hazards, and this risk can be managed through layout and design.

The Ayrburn Screen Hub proposal demonstrates alignment with the purpose of the FTAA, supporting a development that delivers both regional economic uplift and targeted environmental benefits:

- Supports regional economic activity through job creation, construction investment, and increased film, television and digital production spend in Otago; and
- Delivers targeted environmental outcomes by actively addressing phosphorus and sediment inputs to Lake Hayes, supporting long-term catchment recovery.

None of the situations requiring a Panel to decline an application under Section 85 of the FTAA apply. The proposal meets the statutory tests in Sections 81 and 85 of the Act, and there is no evidence that any adverse impacts would be so significant as to outweigh the regional and national benefits of the Project. The proposal is generally in accordance with relevant planning documents, and all identified effects can be avoided, remedied, or mitigated by way of design and enforceable consent conditions. The Project's positive outcomes support the granting the approvals sought.