

13 May 2025

Simon Ash

s 9(2)(a)

Dear Simon Ash

Notice of Decision on application for referral of the Ayrburn Screen Hub project under the Fast-track Approvals Act 2024

This notice of decision is for an application received from Waterfall Park Developments Limited for referral of the Ayrburn Screen Hub project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21(1)(c) and is being referred under section 26(2)(a).

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.

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Decision on referral application and reasons

The Minister has decided to accept the referral application for the whole project under section 21(1)(c) and refer the project to the fast-track approvals process under section 26(2)(a).

The Minister is satisfied that:

- (a) the project is an infrastructure or development project that would have significant regional or national benefits as it:
 - (i) will deliver significant economic benefits through its economic impact in the Otago Region, and may also deliver significant economic benefits nationally if it attracts new productions that would otherwise not have occurred in New Zealand; and
 - (ii) will address significant environmental issues by supporting water quality enhancement of Waiwhakaata Lake Hayes, which has regionally significant benefits due to the importance of this highly valued lake to the community, mana whenua, regional and district councils and visitors
- (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the Act.

Specified matters for accepted referral application

Waterfall Park Developments Limited lodged the referral application and is the person who is authorised to lodge a substantive application for the project under section 27(2).

Under section 28(3)(d)(ii), the deadline for lodging a substantive application for this project is 13 May 2027.

The Minister has also specified under section 27(3)(b)(ii) that following information must be submitted with the application lodged for the project:

- (a) A full stormwater report that is peer reviewed, including flood modelling details
- (b) An independently peer reviewed landscape report

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- (c) 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
- (d) 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).

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

cc:

- the applicant – Waterfall Park Developments Limited
- the applicant's agent(s)
 - Barker and Associates
 - Winton Land Limited
- Otago Regional Council; Queenstown-Lakes District Council
- the Minister for the Environment; Minister for Economic Growth; Minister for Arts, Culture and Heritage; Minister for Regional Development
- Ministry for the Environment
- Te Rūnanga o Ngāi Tahu, Te Rūnanga o Moeraki; Kāti Huirapa Rūnaka ki Puketeraki; Te Rūnanga o Ōtākou; Hokonui Rūnanga; Waihōpai Rūnaka; Te Rūnanga o Awarua; Te Rūnanga o Ōraka-Aparima; Aukaha; and Te Ao Mārama Incorporated
- Wai Whakaata Strategy Group
- Queenstown Trails Trust
- the Panel Convener – including all the related information received by the Minister
- the EPA – including all the related information received by the Minister

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