

Title	Response to Minute 18 – Ayrburn Screen Hub
Recipient	Expert Panel appointed to consider the Ayrburn Screen Hub
Author	Marcus Langman Planning Consultant For Queenstown Lakes District Council
Date	6 March 2026

Introduction

1. My full name is Marcus Hayden Langman. I have set out my experience in the comments provided to the Expert Panel in a memorandum dated 12 December 2025. As noted in my initial memorandum, my comments are prepared in accordance with the Environment Court’s Code of Conduct for Expert Witnesses as specified in the Environment Court’s Practice Note 2023.

2. The purpose of this memorandum is to provide comment in response to the minute of the Expert Panel set out in Minute 18 dated 4 March 2026. Minute 18 includes the applicant’s amended conditions set, along with Appendix 1 of the Planning JWS, which sets out the applicant’s reasons for adopting the changes regarding the options addressed by the JWS. WPDL has also included reasons for changes to various conditions within the condition set in comment boxes. In addition, the Expert Panel (by email dated 5 March 2026) has requested that I review the latest iteration of amendments, specifically Condition 36BB, to confirm comfort with the amendments and additions.

3. In preparing this response, I have reviewed the following documents in addition to those specified in my peer review comments and further memorandum to the Panel:
 - a. Minute 18 and attachments;
 - b. Minute 17;
 - c. Minute 15
 - d. Response from the applicant to Minute 15;

- e. JWS – Planning;
- f. Minute 14; and
- g. Memorandum of Counsel in response to Minute 14 and attachments.

Conditions 68 and 69

4. I was cognisant of Mr Gibson’s comments provided at the Expert Panel conference, and referred to in Minute 18, regarding the forward booking requirements for large screen productions, and smaller screen productions, when I was preparing my peer review comments filed with the Panel on 20 February 2026. However, comments on the merits of the condition were not part of the directions received from the Expert Panel, noting that the Planners were directed to look at options and pros and cons with different options. I agree with the observations in the Minute that there is a disjunct between the timing set out in Condition 68, and the need to provide capacity for forward studio bookings.
5. The reason that I considered this to be important is to ensure that the development delivers on the regional benefits set out in the applicant’s proposal. In my opinion, the use of the site (or part of the site) that operates as solely visitor accommodation offsets hotel-style visitor accommodation supply elsewhere in the district (within urban areas and resorts). In this sense, it is my opinion that displacement of visitor accommodation does not deliver the same economic benefits.
6. In addition, having visitor accommodation that is *always* available for booking results in both displacement of other visitor accommodation, and development that is larger than required for the studio activity. Annual events taking place at Ayrburn may result in re-booking of accommodation, subsuming availability for larger productions. This has the potential to impact on the full use of the facility for screen production purposes. It also does not align with the primary reason that the (workers) accommodation is being built – to support the studio.

7. I agree that the use of unit numbers is appropriate, as is the use of weeks to differentiate the relevant period of time in WPDL's preferred version of condition 68. These should be provided as a range.

8. Having considered the oral submission from Mr Gibson at the conference, and the contents of Minute 18, I consider that the table in condition 68 should be amended as set out below:

Column A – Period of time	Column B – Number of Accommodation Units
39 weeks or more	0
26 weeks – 38 weeks	100
6 weeks – 25 weeks	150
2 weeks – 5 weeks	175
0 – 2 weeks	All

9. These changes would require:
 - 26 units to be available between 2 and 6 weeks,
 - 51 units available between 6 and six months,
 - 101 units available between 6 months and 9 months, and
 - the whole of the site being available for large-scale screen production from 9 months onwards.

10. I do not have experience as to what this means from a commercial perspective for the visitor accommodation activity. However, I consider this gives primacy to the screen hub activity and ensures availability for screen and studio activities as set out in the application and as understood from responses to the Expert Panel's questions of the applicant's film expert Mr Gibson.

Condition 36BB

11. I have reviewed Mr Cook's proposed condition 36BB. I consider that it appropriately addresses the issue raised by the Expert Panel in paragraph 2 of Minute 17 and agree with the wording.

Other changes

12. I have reviewed other changes made by Mr Cook in the revised conditions. I note that the tracked changes set out for Condition 15(j) has struck through the word “~~for~~”. For grammatical purposes I consider the strikethrough should be removed. I otherwise concur with the changes made to conditions 15(j) and 15(k).
13. I have reviewed conditions 37J and 37K and concur with the drafting.
14. I have reviewed amended condition 41 and note that it does not incorporate conditions 40A and 40B (previously conditions 31 and 32), which required no construction on Sundays and that all construction activities are to cease at 6pm. While interpreted by Mr Styles as a noise issue, there may be other effects arising from construction (light spill, vehicle movement etc.). For example, condition 40B (and previous condition 32) included stopping of all construction works at 6pm, and no vehicles on site until 7.30am. In addition to this, there is no exclusion in amended condition 41 for noisy activities on public holidays.
15. If the Expert Panel accepts the removal of conditions 40A and 40B as sought by the applicant, I would recommend the following amendment (addition to applicant wording underlined):
- In addition to the requirements of condition 39, earthmoving plant, trucks, craneage, rock excavation equipment and any other noise plant, machinery or construction processes used or undertaken during the construction of the project may only be operated between 0730 and 1800 hours from Monday to Friday, and between 0830 and 1300 on Saturday (both excluding public holidays). Only construction work that is inaudible at any occupied building on another site (such as planting, painting, electrical fitout or interior work) may be conducted outside of these hours.*
16. I have reviewed amended condition 58, noting that the reference in the amendment should be Condition 59A. The other changes made to condition 58 and 59A are agreed.

17. For completion, I note that the applicant has discussed with Council's Parks and Reserves team regarding the realignment of the pathway through the development (relocating from the southern boundary), as well as conditions 59A and 59B. Council is satisfied with the conditions (including amendments noted above to condition 59A) and the Council finds the realignment satisfactory.

Marcus Langman

Planning Consultant for QLDC

Date: 6 March 2026