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Attachment

Attachment 1: Minutes and documents from QLDC engagement

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1.0 Introduction

This Consultation Summary Report is provided for the 'Ayrburn Screen Hub' substantive application under the Fast-track Approvals Act 2024 (FTAA), on behalf of Waterfall Park Developments Limited (WPDL) (the Applicant), as required by Section 6(1)(e) of Schedule 5 of the FTAA.

The Applicant has undertaken ongoing and effective consultation and engagement with local and regional authorities, iwi authorities, national authorities, adjacent neighbours and film industry representatives over the past 12 months, which has informed the design of the development.

2.0 Consultation undertaken with QLDC and ORC

2.1 Queenstown Lakes District Council (QLDC)

2.1.2 Referral Consultation

As part of the earlier referral application process, the Applicant undertook consultation with key QLDC representatives and industry experts to identify infrastructure gaps and opportunities for the proposed Ayrburn Screen Hub. Below represents a recap of that prior consultation undertaken:

- Initial Engagement with QLDC Film Manager (April 2023): Introduced the concept of a Screen
 Hub, highlighting economic challenges caused by inadequate film production facilities in the
 Otago Region, and noting lost opportunities from productions relocating for studio/postproduction work.
- Presentation of Draft Design & Onsite Meeting (December 2024): Shared the Ayrburn Screen
 Hub Design Report with QLDC's Film Manager and Economic Development Manager; received
 positive feedback on alignment with the Economic Diversification Plan, confirmation of
 existing site infrastructure capacity, and reinforcement of the need for a fit-for-purpose
 indoor filming space and support facilities.
- Meeting with QLDC Planning Manager (December 2024): Sent the Screen Hub Design Report
 to QLDC's Planning Manager with an offer for an onsite meeting; awaiting formal response
 from the planning department.
- Industry Expert Input & Refinement of Proposal: Engaged experienced screen producer Dave Gibson, whose report identified critical infrastructure gaps, such as lack of suitable studios, production offices, workshops, and accommodation which has informed the Screen Hub design.

2.1.3 Pre-application meeting and continued consultation

A pre-application meeting with relevant QLDC staff was held in person and via Microsoft Teams on 19 June 2025. The purpose of this meeting was to provide an update on the Ayrburn Screen Hub Project and to discuss key technical and design matters raised in QLDC's earlier referral feedback to the EPA during the processing of the referral application.

The meeting topics included introducing the minor amendments to the masterplan, presenting the results of the water and wastewater capacity assessments, stormwater and flood access



assessments, transport and bus stop provisions, draft consent conditions, and parks and reserves matters such as the conifer hedge and trail alignments. These were the specific items raised in QLDC's feedback on the referral application.

The Applicant advised QLDC that specialist reports, including the Landscape Assessment, Three Waters Servicing Assessment, Stormwater and Flooding Assessment, and Integrated Transport Assessment, had been updated to directly respond to QLDC's views and comments on landscape sensitivity, servicing boundaries, stormwater management, flood resilience, and transport integration, all of which were raised in QLDC's referral feedback.

The meeting also included discussion of the draft conditions that had been provided to QLDC ahead of time. QLDC requested minor amendments, noted the need to reference the 2025 QLDC Code of Practice, and raised the inclusion of conditions for early enabling works and potential annual reporting for accommodation use.

Updated plans were presented confirming that servicing is within existing authorised allocations. The discussion addressed requests for updated modelling, potential staging considerations, and transport measures including a proposed bus stop and overflow parking arrangements. In acknowledging Council's feedback on landscape effects, the Applicant reinforced that the design approach focuses on minimising landscape effects through a "landscape first" and "cocooning" approach.

Following the meeting, QLDC provided the Applicant with tracked change amendments to the draft conditions, and discussion of the Project continued via email. These emails included a recirculation of the amended conditions, along with the addition of new conditions specifically relating to a flood hazard and emergency management plan, traffic monitoring and intersection upgrade trigger conditions, rehabilitation of the Countryside Trail, and water and wastewater monitoring conditions. It was noted that these additional conditions arose as a result of finalised expert reports, peer reviews of landscape, stormwater, and flooding, and engagement with Otago Regional Council, which suggested conditions that were considered better placed to be incorporated into QLDC's condition set.

QLDC have issued their s30 notice confirming that there are no existing resource consents to which section 124C(1)(c) of 165ZI of the Resource Management Act 1991 would apply.

A copy of QLDC's referral feedback as well as the reports and draft conditions circulated to QLDC, meeting notes and QLDC's suggested changes to conditions is included in **Attachment 1** of this report.

2.1.4 Incorporation of QLDC Feedback into Project Design and Conditions

QLDC's views on the Project were identified through referral feedback and subsequent preapplication engagement. These views included matters relating to landscape sensitivity, three waters servicing, stormwater management, flood resilience, and transport integration.

The engagement with QLDC has strengthened the technical robustness of the Project's specialist reports and informed development of consent conditions. The process also allowed for refinement of draft consent conditions, as noted in Section 2.1.3 above.

Additional conditions relating to flood hazard and emergency management, traffic monitoring, intersection upgrades, trail rehabilitation, and water and wastewater monitoring were developed as a result of finalised technical reports, peer reviews, and cross-agency coordination.



Consideration of public transport provisions, including the proposed bus stop location, also reflects an emphasis on delivering practical community benefits alongside the Project's primary outcomes.

This consultation demonstrates how the Applicant has considered and responded to QLDC's views, ensuring that the Project design is collaborative, robust and responsive. The resulting consent conditions are aligned to QLDC's expectations, ensuring the consent conditions give effect to QLDC's requirements.

2.2 Otago Regional Council (ORC)

2.2.1 Referral Consultation

In November 2024, the Applicant initiated engagement with the Otago Regional Council (ORC) to discuss the Ayrburn Screen Hub proposal. On 26 November 2024, the Applicant arranged a meeting and provided the Ayrburn Screen Hub Design Report to the Council. This meeting took place on 9 December 2024 with members of the Wai Whakaata Strategy Group, including the ORC Planning Manager, Mat Bell.

Following the discussion, Mr Bell supplied the Applicant with a list of ORC's templated conditions for consideration in the Fast-track Approvals process. Importantly, the consultation confirmed support for the Applicant's "treatment train" approach, a water management strategy designed to significantly improve Lake Hayes' water quality. This approach was endorsed by the Strategy Group during the meeting. The Applicant has committed to incorporating relevant ORC conditions into the substantive stage of the Fast-track application.

2.2.2 Pre-application meeting and continued consultation

A pre-application consultation meeting with relevant ORC staff was held via Microsoft Teams on 15 July 2025. The purpose of this meeting was to provide an update on the Ayrburn Screen Hub Project, respond to ORC's earlier feedback provided during the EPA referral process, and discuss draft consent conditions ahead of formal lodgement.

The meeting addressed design amendments since earlier engagement, including the removal of the venue/conference facility and subsequent addition of studio accommodation, and the addition of lean-to structures for a breakfast room and lounge. The Applicant also confirmed that the additional consent required under Rule 13.5.3.1 of the Regional Plan will be included in the substantive application.

Updated specialist reports were circulated ahead of the meeting to address ORC's referral comments. These included the final contaminated land report confirming no changes from prior findings; an updated ecological report with expanded sediment trap details, additional water quality monitoring, and maintenance requirements reflected in the draft QLDC conditions; and revised engineering drawings and assessments covering stormwater management, flood hazards, and a Water Quality Management Plan. The Applicant also confirmed in the meeting that a peer review of the stormwater and flooding assessments had been undertaken, at the request of QLDC feedback to the EPA for the referral application.

Two potential bus stop locations were presented to ORC at the meeting, and ORC expressed a preference for the proposed stop on Arrowtown–Lake Hayes Road.



Following the meeting, ORC sent an email to the Applicant with suggested amendments to the draft conditions, and discussion of the Project continued via email. These emails included a recirculation of the revised conditions in response to ORC's feedback.

ORC have issued their s30 notice confirming that there are no existing resource consents to which section 124C(1)(c) of 165ZI of the Resource Management Act 1991 would apply.

A copy of ORC's referral feedback as well as the reports and draft conditions circulated to ORC, meeting notes and ORC's suggested changes to conditions is included in **Attachment 2** of this report.

2.2.3 Incorporation of ORC Feedback into Project Design and Conditions

ORC's views on the Project were identified through referral consultation and subsequent preapplication engagement. These views included support for the "treatment train" approach to improve water quality in Lake Hayes, the need for robust sediment control, clear requirements for water quality monitoring and maintenance, accurate stormwater management and flood hazard planning, and a preference for the proposed bus stop location on Arrowtown—Lake Hayes Road.

Engagement with ORC has strengthened the technical robustness of the Project's specialist reports and management plans. Early discussions confirmed support for the "treatment train" approach, and this has been incorporated into the Project's design framework to ensure water quality improvements are central to environmental management.

Subsequent consultation informed updates to specialist reports, including expanded details on sediment control, water quality monitoring, and maintenance requirements, together with revised engineering information on stormwater management and flood hazards.

ORC's suggested amendments to draft conditions have been incorporated, ensuring the consent conditions give effect to ORC's requirements and statutory responsibilities.

This consultation demonstrates how the Applicant has considered and responded to ORC's views, resulting in conditions that reflect ORC's expectations and technical focus.

3.0 Iwi/ hapū

3.1.1 Referral Consultation

As part of the earlier referral application process, the Applicant undertook consultation with relevant iwi/hapū groups to identify values, interests, and potential effects relating to the proposed Ayrburn Screen Hub. Below represents a recap of that prior consultation undertaken:

- Initial engagement letters outlining the Ayrburn Screen Hub Proposal were sent in December 2024 to Te Rūnanga o Ngāi Tahu (TRONT), Aukaha, and Te Ao Mārama Inc.
- Follow-up engagement included confirming an initial hui with Aukaha for 13 February 2025, scheduling a site visit hui with Te Ao Mārama Inc in March 2025, and ongoing arrangements for a hui with TRONT.
- The applicant has committed to continuing consultation with mana whenua throughout the application and development process.



3.1.2 Post referral decision engagement

Since the referral decision, the Applicant has continued engagement with Te Rūnanga o Ngāi Tahu (TRONT), Aukaha, and Te Ao Mārama Inc (TAMI) directly and 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. The relationships established during the referral stage provided a foundation for more detailed discussions on cultural principles, potential effects, and opportunities to integrate iwi considerations into the Ayrburn Screen Hub design and delivery.

Site visits and hui earlier in 2025 provided opportunities to discuss matters such as water quality improvements, native planting corridors, regional screen industry capacity, and public trail connections through Ayrburn. These discussions informed and led to a number of agreed initiatives, which were documented as voluntary conditions offered by the Applicant for inclusion in the draft consent package.

On 9 July 2025, the Applicant circulated the complete set of final reports and draft conditions, which included these voluntary conditions. They address matters such as cultural monitoring of earthworks, ecological planting and maintenance, predator control, restrictions on fertiliser use, water quality monitoring with data access for iwi, sediment trap and stormwater pond maintenance, naturalised riparian planting, and measures to support mahinga kai and protect taonga species.

The Applicant has received a draft Cultural Impact Assessment (CIA) on the 22nd August 2025, prepared by Te Ao Mārama Inc on behalf of 18 Papatipu Rūnaka, following provision of project information and engagement with iwi representatives. The draft CIA outlines Kāi Tahu cultural values and enduring associations with the Whakatipu Basin, identifies potential effects on those values, and recommends measures to avoid, remedy, or mitigate adverse effects. It also records the perspectives of iwi and hapū engaged through this process, affirming that while the proposal contributes positively to the region, it must be managed in a way that protects mauri, water quality, mahinga kai, and cultural landscapes. Te Ao Mārama Inc has released the draft CIA to Waterfall Park Developments for use in preparing and lodging the substantive application, with a final CIA to be submitted by Kāi Tahu within 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 while ensuring iwi participation is properly integrated.

Since receiving the draft CIA, the Applicant has responded by incorporating consent conditions that provide for Te Ao Mārama Inc, on behalf of the 18 Papatipu Rūnaka, to review and provide feedback on the Environmental Management Plan (EMP), thereby strengthening Ngāi Tahu involvement in monitoring and adaptive management.

4.0 Owners and occupiers of adjacent land

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, emails and phone calls.



Consultation commenced in June 2025 and continued through July, with the Applicant undertaking property visits to meet landowners and occupiers where available. During these visits, information packs outlining the proposal, key design features, and measures for design integration and site management were distributed, along with hard copies of the Project overview and direct contact details for follow-up.

All properties adjacent to the site were contacted during this period. In cases where owners or occupiers were not present, information packs were left at the property or sent via email using the contact details provided in Council records. Where relevant, follow-up phone calls were undertaken to ensure the information had been received.

This engagement process ensured that neighbouring landowners and occupiers were provided with clear information about the proposal and had the opportunity to discuss any queries with the Applicant. A variety of views were obtained during this process, as included in **Attachment 3**.

4.1 Incorporation of feedback into Project Design

Some adjacent owners expressed that they would reserve their position until the statutory consultation process, some were concerned about how this Project would impact the surrounding environment, while others were complimentary of the Applicant's approach and contribution to the area. Specific suggestions included incorporating evergreen vegetation into the landscaping plan to provide year-round screening and strengthen the integration of built elements within the surrounding environment, while another neighbour raised concern about potential noise effects from the proposed conference/function venue.

These views have been taken into account, and design and scope changes have been made where possible. This includes retention of existing evergreen trees, and inclusion of further evergreen species in the landscaping design, and the most significant change has involved the removal of the conference / functions venue to minimise any potential disruption on the surrounding adjacent properties, particularly in regards to noise and traffic effects. This scope is further discussed in Section 3.3 of the AEE.

A full list of adjacent properties contacted, along with the form and date of engagement, is included in **Appendix 5**. Overall, the Applicant's engagement with adjacent owners and occupiers demonstrates that clear and transparent information was provided, that opportunities for direct discussion were made available, and that feedback has been carefully considered and, where practicable, incorporated into the Project's design.

5.0 Environmental Protection Authority (EPA)

A pre-application meeting with the Environmental Protection Authority (EPA) was held via Microsoft Teams on 24 July 2025 with Elliott Dennett. The purpose of the meeting was to update the EPA on the Project and outline the expected lodgement timeframe for the Project's substantive application.

The meeting began with a recap of the Project overview, noting that the proposal involves some minor modifications to the original Project plan with the removal of the conference/ function's venue. Discussion focused on how these changes should be addressed within the substantive application. Elliot advised that the most appropriate approach would be to include an explanation



within the application demonstrating how the proposal remains within the scope of what was authorised through the referral process.

The Applicant also sought feedback from the EPA on key lessons from previous fast-track applications to help ensure that this application is both robust and complete.

Other matters discussed included:

- the application form and requirements for completion;
- access to and functionality of the online portal;
- the process for issuing the application invoice; and
- the ability to provide additional information after submission through the portal.

This consultation was useful as it provided clarity on the treatment of Project modifications, confirmed expectations for the substantive application, and provided an opportunity to ask practical questions regarding the fast-track process and portal logistics prior to lodgement.

6.0 Ministry for the Environment (MFE)

Consultation with the Ministry for the Environment (MFE) was initiated via the Fast-track email on the 30 June 2025. The correspondence outlined the referral of the Ayrburn Screen Hub Project under the Fast-track Approvals Act 2024 (FTAA), confirmed its acceptance by the Minister for Infrastructure on 13 May 2025, and advised that lodgement of the substantive application was expected shortly. MFE was invited to indicate its preferred level of involvement in the consultation and offered the opportunity to meet if required.

MFE responded with a letter on the 7th July 2025, which reminded the Applicant that a substantive application must include assessments against all relevant national direction instruments, specifically:

- National Policy Statements (NPSs): including Freshwater Management (2020), Indigenous Biodiversity (2023), Highly Productive Land (2022), Urban Development (2020), and the New Zealand Coastal Policy Statement (2010).
- National Environmental Standards (NESs): including Air Quality, Freshwater, Commercial Forestry, Electricity Transmission Activities, and Contaminated Soil to Protect Human Health.

MFE also requested that the application summarise this consultation and explain how it informed the Project.

This consultation was valuable as it confirmed statutory expectations upfront, clarified the scope of policy and standards to be addressed, and provided certainty on how MFE input should be reflected in the substantive application. A copy of their feedback is included in **Attachment 4**.

7.0 Wai Whakaata / Lake Hayes Strategy Group

As part of the earlier referral application process, the Applicant undertook consultation with the Wai Whakaata / Lake Hayes Strategy Group to explore opportunities for achieving significant water



quality improvements at a catchment scale. Engagement focused on identifying practical measures that would deliver lasting benefits to Lake Hayes and its tributaries.

Key outcomes reflected in the design and proposed conditions include:

- Targeted Catchment Remediation: Recognizing that 1.2 km of the main tributary to Lake Hayes flows through the site, the proposal incorporates an in-line sediment trap sized to capture around 900m³ of sediment per annum, thereby significantly reducing annual loads entering the lake.
- Integrated 'Treatment Train': Multiple stormwater treatment stages (swales, bioretention areas, ponds, wetlands) work together to progressively reduce sediment and contaminants, with performance requirements embedded in consent conditions.
- Beyond Site-Only Mitigation: The group supported the approach of achieving net water quality gains for the wider catchment, rather than solely managing effects within the site boundary.
- Structured Oversight: Long-term sediment trap monitoring, live turbidity data logging, and regular reporting to Strategy Group partners are required to maintain accountability and ensure ongoing alignment with lake restoration goals.

These design elements ensure that the Wai Whakaata / Lake Hayes Strategy Group's views has been incorporated into the Project's technical design and secured through proposed consent conditions, creating enforceable commitments to delivering catchment-scale sediment reduction and enduring improvements to the health of Lake Hayes. A copy of their feedback is included in **Appendix 33.**

8.0 Friends of Lake Hayes (FOLH)

As part of the earlier referral application process, the Applicant undertook consultation with Friends of Lake Hayes (FOLH) to focus on practical measures that could deliver measurable improvements in water quality for Lake Hayes and its catchment.

The design of the Project directly incorporates the measures suggested by FOLH, including:

- In-line Sediment Trap Installation and Management: An in-creek sediment trap device has been included within the design to intercept and capture sediment before it enters Lake Hayes, modelled on the proven 'Puku Nui' system. Detailed operation and maintenance requirements for this device are secured in the proposed consent conditions, including asbuilt surveys, regular sediment monitoring, and specified trigger levels for clean-out.
- Runoff Settlement and Treatment: The design includes expanded pond capacity in the
 ephemeral watercourse to allow sediment-laden runoff from Christine's Hill trail and the
 neighbouring Drury property to settle before entering Mill Creek, with associated monitoring
 requirements recorded in the proposed conditions.
- Riparian and Ecological Enhancements: Riparian planting adjacent to Mill Creek and within stormwater treatment areas is incorporated to improve filtration, bank stability, and habitat values. Proposed conditions require ongoing maintenance, replacement planting, and predator control to ensure long-term performance and ecological outcomes.



 Performance Monitoring and Stakeholder Oversight: Conditions provide for annual and three-yearly surveys of stormwater treatment devices, real-time turbidity monitoring upstream and downstream, and reporting to FOLH, Kāi Tahu, and the relevant consent authorities, ensuring transparency and continued alignment with the group's water quality objectives.

These design elements ensure that the FOLH views and recommendations have been both technically integrated into the Project and formally embedded in the proposed consent conditions, providing enforceable commitments to deliver long-term water quality improvements for Lake Hayes. A copy of their feedback is included in **Appendix 33**.

9.0 Industry Recognition

The Applicant has met with a wide range of people working in New Zealand's screen sector to ensure the Ayrburn Screen Hub reflects industry needs and addresses long-standing gaps in regional infrastructure. Engagement began in April 2023 and has included conversations with producers, location managers, stunt coordinators, production managers, post-production specialists, and other sector representatives.

A common theme in the feedback is the lack of permanent, fit-for-purpose studio space in the Otago region. Industry representatives noted that this has resulted in projects relocating elsewhere, even when Queenstown was the preferred location. Productions that do proceed often rely on temporary buildings, converted warehouses, or outdoor locations, which can add cost, create delays, and increase risk. The lack of secure rehearsal and preparation space, storage for large equipment, and on-site accommodation was also highlighted as a limitation.

Stunt coordinators explained the difficulty of transporting large or heavy equipment to Queenstown and the benefits of having a local facility with rigging points and safety infrastructure. Location managers described repeated examples of high-profile productions being lost to other centres because the facilities needed were not available. Crew members also noted that the lack of year-round work has forced many skilled professionals to leave the region.

The Ayrburn Screen Hub has been designed to address these issues by providing purpose-built sound stages, flexible production spaces, post-production facilities, workshops, and secure storage, as well as accommodation for cast and crew. The flexibility of the design means it can support a variety of productions, from commercials and television to large-scale feature films.

Letters of support from across the industry describe the proposal as a long overdue investment that will improve production efficiency, retain skilled workers in the region, and attract new projects to Queenstown. Several noted that it would give the region a permanent base for screen production and create consistent employment and training opportunities. A copy of all letters of support is provided in **Appendix 33**.

Attachment 1: Minutes and documents from QLDC engagement

Includes:

- QLDC feedback to EPA on referral application
- Email to QLDC requesting pre-application meeting and circulation of:
 - o Draft Conditions
 - Transportation Assessment
 - CKL reports containing water supply and wastewater infrastructure capacity assessments
 - o Flood Emergency Management Plan
 - o Ayrburn Design Report
- Meeting minutes with QLDC
- QLDC comments on draft conditions
- Email to QLDC with revised conditions incorporating requested changes

Your written comments on a project under the Fast Track Approvals Act 2024

Project name Ayrburn Film Hub	Project name	Ayrburn Film Hub	
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details Please ensure that you have authority to comment on the application on behalf of those named on this form. Organisation name Queenstown Lakes District Council (QLDC) (if relevant) *First name David Wallace *Last name Postal address 74 Shotover Street, Queenstown, Otago, 9300 **Alternative** *Contact phone number s 9(2)(a) *Email s 9(2)(a)

2. Please provide your comments on this application

Foreword

The following constitutes QLDC comments in relation to the Ayrburn Screen Hub under Sections 17 (1)(a) and 3(a)-(b) of the Act. QLDC's technical comments are included below. Further to this, comments from Elected Members are included within Appendix 3 and 4.

QLDC would also would like to alert the Ministry that the applicant has not consulted with Council since the Commencement of the Act and as such QLDC is of the opinion that no consultation has been undertaken with the relevant local authority as required by Section 11(1)(a) of the Act.

S17(3(a) - Competing Applications

QLDC is not aware of any applications for an activity that are similar in nature to the proposed development. However, the are two active applications for resource consent in a similar location, these include:

RM240982 - proposed 9 lot subdivision, including proposed esplanade strips, to reflect the approved and constructed development across the site and future development enabled by the Ayrburn structure plan.

This consent is currently being processed by council and seeks the subdivision of land, including the proposed site for this referral application. If granted would result in some of the proposed buildings of this referral application being constructed over the proposed future lot boundaries sought to be created by RM240982.

RM250135 - Construction and use of three commercial (retail) buildings at 1 Ayr Avenue.

This consent is currently being processed. The proposed buildings are in close proximity to the development proposed by this referral application.

S17(3)(b) - Existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991

QLDC is not aware of any resource consents or applications relevant to this site or proposal where 124C(1)(c) or 165ZI would apply.

S17(1)(a) - Additional Comments

Compliance History

QLDC's Monitoring and Enforcement Department are not aware of any history of compliance issues with previous resource Consents

Reasons it would be more appropriate for the project to proceed through existing RMA processes rather than the processes under the Act

As outlined below, the proposal is contrary to a number of Council Strategies and recent Court Decisions that currently provide the residents of the Queenstown Lakes District a level of certainty of the development they can anticipate in their community. Under the existing RMA processes Council would consider who may be potentially affected parties and if parties, or the general public were identified as affected they would have the ability to voice their opinions on such a departure from these strategies and decisions which may be better facilitated through an RMA consent process or Plan Change.

Prohibited activity under the RMA

The proposed development does not involve any prohibited activities under the Queenstown Lakes District Plan.

Adverse Effects on Environment

The proposed development has the potential to have adverse effects on the environment.

Landscape and Rural Amenity:

Ayrburn Farm is a 42.9 ha parcel of land located at 343 Arrowtown Lake Hayes Road, between Arrowtown and Lake Hayes, and was subject to submissions and an appeal as part of Stage 2 of the Queenstown Lakes District Plan review. It is noted that the application area is limited to Lot 4 DP540788, which is a smaller area of approximately 32.4 ha which is Zoned Wakatipu Basin Rural Amenity (WBRAZ) by the Partially Operative Proposed District Plan (PDP). The site is adjacent to various zones, including the Waterfall Park Zone (WPZ) and the Millbrook Resort Zone. A number of Environment Court decisions has been made in regard to the zoning of the site and surrounds. A detailed summary of these decisions are provided in Appendix 1.

The outcomes of the Environment Court decisions emphasised the sensitivity of the landscape and visual amenity values of the site are fundamental considerations, given its prominent location and sensitivity to development. Court decisions have reinforced the need to maintain open space, rural character, and ecological values, particularly in relation to Landscape Character Unit 8 - Speargrass Flat. The Modified WBRAZ zoning and associated structure plan emerged from extensive Court deliberations to ensure that development is carefully managed, balancing limited rural living with landscape protection, ecological enhancement, and water quality improvements.

The proposed development is at odds with the evidence of QLDC through the appeals, in relation to the landscape absorption capability of the site that was presented in evidence and confirmed by the Court, and in relation to provision of urban-type development. In particular, the structure plan identified areas within the overall site that could be developed, while maintaining rural character in the balance of the site. The application includes identification of the structure plan areas for low density rural development, as well as open space areas, in the context of the proposed development.

Considering the significant increase in development and activity proposed in relation to the structure plan, it is anticipated that there are likely to be considerable adverse landscape and visual amenity effects.

It is recommended that careful consideration is given to the findings of the Court in relation to landscape capacity, given the differentiation between the findings of the Court, and the landscape assessment provided by Rough and Milne supporting the application. Should a substantive application be lodged for the development, QLDC would recommend a thorough independent peer review of the landscape report is undertaken.

Ecological Effects

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The conifer hedge is shown as being retained as per the Ayrburn structure plan. Invasive wilding species across the development can be problematic in terms of wilding tree spread. This includes mature tree species such as Crack Willow, Sycamore, Douglas Fir etc. Therefore consideration should be given to the removal of the conifer hedge and replacement with non wilding or native species.

Three Water Servicing

Water Supply

The subject site is located outside of the QLDC water supply scheme boundary. It has not been demonstrated that an extension to this scheme boundary can undertaken without compromising the existing and required level of service of the scheme. This may lead to significant adverse effects on the environment and is critical to understanding the feasibility of servicing the development. Consultation with QLDC has not been undertaken to understand this issue. A separate resolution and special consultative procedure may be required from Full Council in order to extend the infrastructure scheme boundaries as that can have impacts on Development Contributions and Rates.

To extend this boundary the principles listed in Appendix 2 need to be complied with and critically it needs to be demonstrated that the level of service of the scheme should not be significantly compromised by the extension. This should be validated by a QLDC officer or a suitably qualified professional.

The wider Ayrburn site is supplied with water from a 315mm OD PE private water supply pipe that receives water from the Council network from where it connects at the Arrowtown – Lake Hayes Road and Speargrass Flat Road intersection. Due to the size and the pressure available in this area it is anticipated that this pipe can adequately supply the water required provided the volume is available from the source and reservoir storage that supplies this pipe. Further assessment is needed in this regard to determine if upgrades to the water source or storage is required and possible.

Wastewater

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As with water the proposed development site is outside of the QLDC wastewater scheme boundary and It has not been demonstrated that an extension to this scheme boundary can undertaken without compromising the level of service of the scheme. Without understanding this, significant adverse effects upon the environment cannot be ruled out.

In assessing whether the scheme boundary can be extended, the principles contained within Appendix 2 should be applied.

The wider Aryburn area is serviced for wastewater via a series of private reticulation and pump stations that discharge to the council network at the intersection of Arrowtown - Lake Hayes Road and Ayr Avenue. Wastewater network technical reporting assessments by CKL does not directly assess whether there is enough emergency storage in the pump stations to meet Council standards following this development and the existing consented environment. This will also need to be addressed to avoid related adverse effects.

Stormwater

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It is advised that any stormwater design is independently peer reviewed prior to any substantive applications ensure the feasibility and any associated adverse effects are mitigated.

Hazards/flooding

The report from CKL shows stormwater rain events of 1% AEP (1 in 100yr rain events) flow over the access road at flow depths of 0.5-0.75m depth. The assessment determines that flooding was resolved under previous resource consent RM240252. However, this Fast Track development is

more affected by flooding than previously considered development areas given the entire frontage of this development with Ayr Avenue, including both entrances onto/from Ayr Ave are heavily impacted by flooding and the frontage consists of all of the lowest parts of Ayr Avenue Road. This flooding is potentially exacerbated as there is still no entrance/exit route yet available via Waterfall Park road meaning that travel through these flood routes is unavoidable. The flooding can be seen below resulting in engineering concern, especially in regard of the proposed visitor accommodation, that could result in adverse safety outcomes when arriving or departing site.

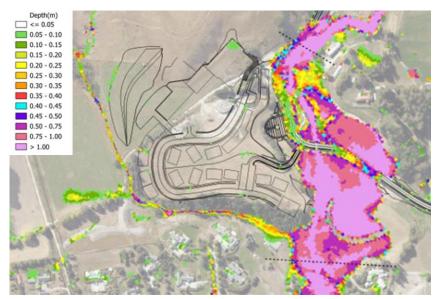


Figure 9: Post-Development 100yr ARI flood map

Transport

7

The development however is largely silent on larger vehicles associated with the studios and ensuring the access designs/provisions accommodates such movements and/or onsite parking for HMV's accessing the studios. Additionally coaches will need access to the site associated with the conference facilities. These matters have the ability to result in adverse traffic safety and efficiency effects and should be resolved in any substantive application if the project continues to that stage.

Furthermore, the conference facility is proposed for up to 200 persons with parking demand based on repurposing studio staff parking to unformed parking areas. This would appear to provide opportunity for significant onsite parking shortfalls with potentially unresolved adverse outcomes in the subject site/ wider roading network/surrounds if this provision is not fully explored or eventuate as described.

The Transport Assessment identifies that there are currently no public transport bus links adjacent to the site. Discussions with ORC are encouraged to explore the addition of a bus stop, particularly given the potential scale of visitor accommodation within the development.

Without adequate public transport options, the development is likely to become highly cardependent, exacerbating traffic congestion on State Highway 6 and the Shotover Bridge enroute to Frankton.

Staging of Development

It is unclear if the development is proposed to be staged and what the associated adverse effects relating to servicing and transport will be. For example if only part of the land use is developed then safe thru access may not be available.

Positive Effects

Notwithstanding the above, QLDC acknowledges the positive effects of the proposed development as outlined below.

Public Access

The proposed new trail connecting with Mill Creek Esplanade reserve is positive, creating increased public access and connectivity. However, it is noted that this must be constructed in accordance with QLDC trail specifications and public access easement registered. Also the Applicant should be responsible decommissioning and remediating existing section of trail to be replaced to ensure positive outcome.

Water Quality

The proposed sediment controls and riparian planting are considered a benefit to improving water quality leaving the site which in turn will have a positive effect of improving the water quality of Lake Hayes.

Economic Diversity

A dedicated screen hub for the district would be a significant step towards achieving the goal of promoting and growing the capabilities of the local film industry, including workforce and infrastructure development projects.

Consistency with, QLDC Planning Documents, Spatial Strategies and Other Projects

Partially Operative Proposed District Plan (PDP)

As outlined above, whilst a number of positive effects of the proposal have been identified, the proposed development is at odds with the evidence of QLDC through the appeals, in relation to the landscape absorption capability of the site that was presented in evidence and confirmed by the Court. As such is likely be contrary to a number of key Objectives and Polices of Chapter 3 (Strategic Direction), Chapter 6 (Landscapes) and Chapter 24 (Wakatipu Basin) which critically seek to maintain or enhance landscape character and visual amenity of the Wakatipu Basin and to avoid urban development outside of the urban growth boundaries.

Queenstown Lakes Spatial Plan

The Spatial Plan outlines five key outcomes, including Outcome 5: a diverse economy where everyone can thrive, and Strategy 14: diversifying the economy.

Spatial Plan Gen 1.0 (SPG1) acknowledges that Queenstown Lakes is an iconic destination and a key part of New Zealand's tourism economy. However, the region's heavy reliance on tourism has made it vulnerable to global economic shocks. Recognising this, SPG1 prioritizes economic diversification, with a particular focus on high-value sectors such as the film industry, which has the potential to create quality jobs and strengthen the local economy.

The proposal is considered to support Outcome 5 and Strategy 14 of SPG1. The site is adjacent to active travel routes as well as close to Arrowtown-Lake Hayes Road which does have public transport options, even if not currently adjacent to the site.

The improvements to Mill Creek will enhance ecological protection and contribute to better water quality in Lake Hayes. These environmental benefits will, in turn, support the local economy by ensuring an exceptional visitor experience while safeguarding the health and well-being of the community. Furthermore, the proposed trail connection will increase public access and connectivity. As such, the proposed development result in positive enhancement of Blue Green Network

However, the subject site is not identified as a future development area within the Spatial Plan. Therefore, there has been no structure planning or infrastructure planning for this area in that regard. Furthermore, without adequate public transport options, the development is likely to become highly car-dependent, exacerbating traffic congestion on State Highway 6 and the Shotover Bridge enroute to Frankton. Therefore, suitable travel plans, and public transport provisions should be integral considerations in any future assessment of a potential proposal.

Whilst the application states that the project will increase housing supply and address housing needs in line with the NPS-UD, the proposed accommodation will primarily serve film crews on an as-needed basis, with the remainder of the time used for visitor accommodation. Unfortunately, this does not provide long-term or permanent housing for the community and therefore does not contribute to the district's need for more housing, particularly affordable housing.

It is acknowledged that, due to the nature of the film industry and the studio operations, these accommodation units will often remain vacant. To remain economically viable, they are proposed to be utilised as visitor accommodation. However, as there is unlikely to be a suitable planning mechanism to secure these units as part of the district's housing provision, consideration should be given to an affordable housing contribution. This could take the form of a 5% contribution, either in housing, land, or a financial contribution.

For the reasons stated above the proposal is not considered to be consistent with the growth areas outlined in the Queenstown Lakes Spatial Plan.

The Economic Diversity Plan

The Economic Diversification Plan (EDP), endorsed by 18 local organisations including QLDC, aims to create a more diverse range of career and business opportunities across the Queenstown Lakes district. 'Film and Creative Industries' is identified as one of the priority sectors that leverage the natural advantages the district has. There is already a strong local film industry but to grow further,

the plan identifies the need to 'promote and grow the capabilities of the local film industry, including workforce and infrastructure development projects.' A dedicated screen hub for the district would be a significant step towards achieving these goals.

Film Queenstown Lakes (FQL) is hosted by Council within the Economic Futures team of QLDC to support the film industry and act as a point of coordination for film activity. It also inputs into regional and national collaboration via Film Otago Southland and Regional Film Offices NZ (RFONZ). These efforts illustrate the commitment Council has to supporting the industry.

Film Queenstown Lakes (FQL) sees the development of dedicated film/screen infrastructure in the district as a key opportunity that will unlock the local industry's further potential and economic value.

FQL supports many of the points outlined in the Film Expert Report, particularly the assessment that a lack of dedicated screen infrastructure means that productions that come to the district spend less time and money here than they potentially could. FQL has been provided this feedback by producers and industry decision-makers directly on numerous occasions.

FQL also verifies that Dave Gibson (author of the Film Expert Report) is an established expert in the screen sector, as are the film professionals who submitted letters of support for the project.

FQL acknowledges the intention of the applicant to use the adjacent accommodation for non-film related visitors when not required by the film industry. It corroborates that the demand for studio facilities can be unpredictable and influenced by international market activity outside of a studio operator's control. However, for the industry to get the full benefit of the studio complex, there should be mechanisms in place to prioritise booking these facilities for industry use over non-film related visitor use.

9

APPENDIX 1 – SUMMARY OF RELEVANT ENVIRONMENT COURT DECISION

The following provides a summary of decisions issued by the Environment Court (excluding decisions on costs, which were awarded to QLDC and one of the s274 parties to the appeal). The discussion notes issues of relevance to the application site, however a fuller evaluation of the matters affecting the site are provided in the Court decisions.

[2023] NZEnvC 207 (Interim Decision)

In this decision, the Court declined Waterfall Park Development Limited's (WPDL) request to extend the Arrowtown Urban Growth Boundary (UGB). The proposal sought to include part of the site in the urban growth boundary for future development. However, the Court found that extending the UGB would contradict the PDP, particularly policies aimed at managing urban growth in a strategic, integrated way, and accepted the Council's evidence on this matter.¹

In relation to Ayrburn Farm and Landscape Character Unit (LCU) 8 - Speargrass Flat, this was the most contentious part of the decision, as it involved determining the most appropriate zoning for approximately 42.9 ha of the site. The Court focused significantly on the landscape and visual amenity values of the area, particularly in relation to LCU 8: Speargrass Flat, where the site is located.

LCU 8 - Speargrass Flat is a landscape character unit (LCU) identified in the PDP as part of the Wakatipu Basin. It was rated with a "Low" landscape capacity for additional development, meaning it has limited ability to absorb new development without significantly affecting its visual amenity and landscape character values. The key characteristics of this area include a sense of openness and spaciousness, and the unobstructed rural views from Speargrass Flat Road to the surrounding hillsides and escarpment. The Court emphasised the importance of maintaining these landscape values, particularly the open outlooks and the spatial openness in views from areas like the Queenstown Trail and Arrowtown-Lake Hayes Road.²

The Court recognise that while some development could occur, any proposed changes would need to be carefully managed to maintain visual amenity and landscape character values. Specifically, the eastern portion of LCU 8, which includes parts of the site, was highlighted for its sensitive visual aspects, as it offers views from important public areas, such as the Countryside Trail and Arrowtown Lake Hayes Road. The Court was particularly concerned about the integration of buildings with the landform and the protection of natural features. It noted that development in this area should blend with the landscape, maintain openness, and respect the area's rural setting.

The Court also referenced the landscape values outlined for LCU 8, which include maintaining views of the hillslopes, escarpments, and the open space in the valley. These aspects were considered essential to preserving the rural character of the area. The presence of Mill

¹ At [30] NZEnvC207

² Ibid at [119]-[120]

Creek, which flows through the site, added to the landscape sensitivity, as it contributes to both the ecological values of the area and its visual amenity.

The Court initially considered a modified precinct or urban zoning for parts of the Ayrburn Farm but ultimately concluded that this would not be appropriate given the area's landscape values. The Court emphasised that development under Wakatipu Basin Rural Amenity Zone (WBRAZ) would better protect the landscape, as this zone was intended to maintain or enhance the landscape character and visual amenity values of the basin. However, the Court acknowledged the potential for modifications to the WBRAZ to allow for limited rural living development. It considered that there was "moderate" capacity within an approximately 3.8 ha part of the site, which was subsequently identified for residential development in the centre of the site³, and for an approximately 2.75ha part of the site fronting onto Arrowtown Lake Hayes Road.⁴ At an average minimum of 1ha, with a minimum of 6000m², the a total of 5 rural residential sites would be provided for.

The Court reserved its ultimate determination on the matter, but directed the parties to consider an unmodified WBRAZ, or modified WBRAZ as described in its decision.⁵

[2024] NZEnvC 87 (Second Decision)

In this decision, the Court confirmed that Modified WBRAZ was the most appropriate zoning for the part of the site known as Ayrburn Farm. WPDL proposed a modified version of WBRAZ that included a structure plan for the subdivision and development of the site. The proposal included specific controls on subdivision to be incorporated through consent notices, related to permissible planting, tree protection, buildings in the open space area, wastewater discharge, fertiliser usage, commercial livestock and vehicle access.

The Court issued directions to refine and adjust several policies within the PDP related to the zoning of Ayrburn Farm. It focused on provisions that would protect the open space values of the area while allowing for rural living. In particular, the Court considered the wording of Objective 27.3.25 and Policy 27.3.25.2⁶, as well as new Policy 27.3.25.11⁷, which was introduced to replace the previously proposed provision on open space management.

Directions were made for supplementary submissions on the final wording of the policies and objectives. The Court highlighted that the Modified WBRAZ would likely be confirmed as the most appropriate zoning.

[2024] NZEnvC 134 (Third Decision)

⁴ Ibid at [125]-[126]

6 [2024] NZEnv87 at [32]-[39]

³ Ibid at [116]

⁵ Ibid at [135]-[139]

⁷ Ibid at [43]

This decision marked the final confirmation of the Modified WBRAZ zoning for Ayrburn Farm. The Court considered all the submissions, including those from QLDC and the s274 parties, and concluded that the Modified WBRAZ was the most suitable zoning option. This decision came after WPDL had proposed specific modifications to the zoning that included a structure plan with clear rules for development, including provisions for landscape protection, ecological enhancement, and water quality improvement. The structure plan included limitation of development to residential areas within the structure plan, with requirements for Open Space on the balance of the land.

The Court instructed QLDC to provide a full set of updated provisions, including any maps, to reflect the Modified WBRAZ zoning outcome. These provisions were to be submitted for the Court's approval. The decision included specific provisions to guide the development and subdivision of Ayrburn Farm, which aimed to balance limited rural living with environmental and landscape maintenance and enhancement.

The Court also addressed the final wording of Objective 27.3.25 and Policy 27.3.25.11. These policies provided the framework for rural living, ensuring that development would occur in a way that maintained or enhanced the landscape, ecological, and water quality values of the area.

Minutes



Project: Waterfall Park Developments Limited

Date: 19 June 2025

Time: 12:00pm

Location: In person and MS Teams

Attendees:

Name	Role/Organisation
Lauren Christie	Waterfall Park Development Limited (WPDL)
George Watts	Waterfall Park Development Limited (WPDL)
Simone Williams	B&A (Remote)
Olivia Stirling	B&A
Michael Wardill	Land Development Engineer, QLDC (Remote)
John Sternberg	CKL (Remote)
Kylin Gunkel	CKL (Remote)
Sam Ballam	Patersons
Sam de Reeper	QLDC Enforcement Team (Remote)
Jeannie Galavazi	QLDC Parks Team (Remote)
Neil Harkin	QLDC Planner (In-person)
Tim Taylor	QLDC (In-person)

The meeting followed the main topics raised by QLDC in their response to the EPA. These included:

- Minor amendments made to the design masterplan
- Water & Wastewater capacity/ design
- Stormwater (including flood levels)
- Transportation and bus stop
- Draft conditions
- Parks and reserves comments over Conifer hedge

Various documentation, including draft conditions had been provided to QLDC by WPDL ahead of the meeting.



Item Detail

1 Masterplan Amendments

- WPDL talked though the adjustments of the masterplan which included the removal of the venue building / conference centre and some adjustments made to the reception building (to include for a breakfast area) and the Gym/wellness building (to allow for a VIP lounge / small screening area).
- QLDC did not raise any concerns in relation to these amendments.

2 <u>Water & Wastewater</u>

WPDL drew attention to the CKL memo that had been pre-circulated before the meeting. This memo addressed the previously undertaken QLDC commissioned modelling in 2018 that allowed for future development on the subject land, and noted that all consents and assessments on the wider site have been undertaken on the basis of not going over these previously modelled and accepted parameters. The memo confirmed that the proposed film hub is within these parameters confirmed by previous QLDC network modelling.

QLDC comments:

- The modelling was originally undertaken some time ago, and over time, model reliability can erode due to changes in the wider network. QLDC's view is that updated modelling should be undertaken to reflect the current situation and account for development in the area between 2018 and 2025.
- This is not to say that capacity does not exist, but QLDC would like more recent information to inform their determination.
- Acknowledged that in 2018, 45L/sec was authorised under a particular consent. QLDC queried whether that existing allocation will be relied on for the current consent.
- QLDC also questioned whether that allocation takes into account any future activities planned for the site.
- It was noted that revised modelling would take a few weeks to complete.

Applicant response:

- CKL confirmed modelling in 2018 was based on a worst-case scenario.
- WPDL acknowledged that this development is the last to occur on the site and there is no proposal to undertake further development beyond this, and all



anticipated development has been accounted for within the current W and WW modelling figures.

- The development is entirely within the existing authorised allocation. There is no proposal to draw more water than what is already consented and previously modelled.
- CKL confirmed that there is adequate water and wastewater capacity to service the proposed development. The development remains within the authorised cap and includes a level of residual capacity. CKL further confirmed that the development can meet the required residual pressures for both potable water supply and firefighting capability.
- CKL also noted that QLDC should double-check which planning horizon applies to this development – 2028 or 2058 – to ensure assessments are aligned with the correct timeframe.
- QLDC confirmed that they will have an internal discussion regarding the modelling request and will get back to the Applicant Monday next week (23 June 2025).
- Olivia suggested that any remaining uncertainty around capacity could be addressed through conditions of consent.

3 <u>Stormwater</u>

- WPDL confirmed that an independent peer review of the modelling is currently underway.
- QLDC questioned the scope of the peer review and sought confirmation that it includes assessment of access from flooding effects.
- WPDL referred to the flood memo provided ahead of the meeting which confirmed that emergency vehicles will be able to access the site and that alternative routes will remain available for emergency vehicles during flood events.
- WPDL confirmed that it is happy to volunteer a condition requiring a flood emergency management plan as is also present for other areas of the wider site.

4 <u>Transportation</u>

- WPDL discussed parking demand associated with conference events and noted that the
 conference activity is now no longer there, and that where on-site parking may fall short,
 additional parking is available in the back lot of the film studio. These spaces can be used
 to accommodate overflow parking as needed.
- Public transport options were also discussed:
 - o WPDL presented two bus stop options and confirmed that they are open to working with QLDC and ORC to include a bus stop as part of the proposal.



- o WPDL noted that the Otago Regional Council (ORC) will determine the bus route, but that WPDL is happy to accommodate a bus stop within the development.
- QLDC advised they will follow up with ORC and were comfortable with the initial response provided by WPDL. The applicant also noted they will keep QLDC in the loop with any correspondence or discussions held with ORC regarding the proposed bus stop.
- o Olivia confirmed that a condition can be included to allow the final location of the bus stop to be confirmed at a later date.
- QLDC were happy with this approach.
- Staging: QLDC raised a query regarding how transportation matters would be addressed as the development is staged.
 - WPDL advised that regardless of if/how the proposed development is staged, construction traffic will not be allowed to park on public roads and construction and public traffic through any parts of the site open to the public will be managed through temporary Traffic Management Plans.
- Intersection Improvements:
 - Michael queried whether previously recommended auxiliary turn lanes are still necessary, given the conference centre has been removed from the proposal.
 - o He noted that the turn lanes appear to have been removed from the current design and asked for confirmation of why they are no longer proposed.
 - o WPDL responded that the team will follow up with Michael separately to confirm the rationale. [PMN WPDL provided confirmation from Andy Carr that the previously noted upgrade to Speargrass Flat Road intersection is no longer needed due to the conference centre not being part of the proposal.

5 Draft Conditions

- QLDC requested that the 2025 QLDC Code of Practice now be referenced.
- Neil noted that, aside from a few minor tweaks, there were no obvious issues with the proposed conditions.
- QLDC also noted that there is currently no condition specifically relating to Early Enabling EA works, and one will need to be included.
- Olivia explained that some of the conditions may appear different to what QLDC typically sees because the Environmental Management Plan (EMP) is proposed to be provided up front, rather than post-consent.



- She also noted that the substantive application includes substantially more detail than a standard resource consent, which justifies a slightly different approach to how the conditions are structured and presented.
- Lauren asked whether QLDC would like to be provided with a copy of the draft EMP now for review. QLDC confirmed that they would like to review the draft EMP.
- QLDC noted that they would provide written feedback on the conditions the week following the meeting as opposed to going through suggested amendments during the meeting.
- Accommodation use by film studio:
 - QLDC noted that they will give further thought to a possible condition relating to the use of accommodation by the film studio, but had no initial concerns with what is currently proposed.
 - o George explained how the figures referenced in the proposed condition were structured, to clarify how they align with the intended operational use.
 - o Sam (QLDC Enforcement Team) noted that the proposed condition may be difficult to enforce, particularly if it relies on voluntary measures.
 - Discussions were had around voluntary reporting of booking summaries. QLDC indicated a general preference to respond to complaints rather than impose prescriptive conditions. E.g. if any complaints are received by Ayrburn, they will be shared with QLDC, to assist with transparency and allow Council to monitor any emerging issues.

6 Conifer hedge and trails

Conifer hedge:

- The Conifer hedge was discussed in relation to its potential ecological effects.
- QLDC noted in their comments that they would prefer the hedge to be removed, due to potential impacts on existing vegetation or ecological values.
- WPDL clarified that the conifers are a Tree Protection Area (TPA) within consent conditions, the district plan, and also to shortly be a registered consent notice, and therefore cannot be removed.
- George added that the species and location mean the seed source is unlikely to spread. He noted that:
 - o The trees are not establishing on the hillside,
 - o The seed source is already reasonably heavy, and



- As such, the trees are unlikely to contribute to wilding spread.
- Gaps have already been filled with sterile, non-wilding species to manage risk and maintain the TPA's screening function.
- The role of the hedge is an evergreen visual buffer, reinforcing its functional benefit in maintaining year-round screening
- Jeanie (QLDC Parks Team) acknowledged the position regarding the protected status of the trees and the screening benefit it provides to adjacent neighbours.
 - She noted that while she hears the assessment that spread risk is low, some risk of spread remains and this should still be considered in the overall assessment.
 - In an ideal scenario, eradication of these species would be preferred, but she expressed interest in exploring a succession plan — potentially allowing for slowgrowing native species to be introduced over time.
 - o Jeanine acknowledged that this is a "catch-22" for QLDC balancing ecological outcomes with the legal protection of the hedge and its role in neighbour screening.
 - She also noted that a suitable non-wilding exotic species would be an acceptable replacement option as part of a managed transition.

Trails:

- Jeanie confirmed the proposed location of trails, and queried whether any trail would pass through the TPA. WPDL confirmed that an existing one already does.
- Jeanie also suggested that conditions be included to address:
 - Construction requirements for the proposed trail realignment up Christine's Hill, and
- Jeanie clarified that the intention is for a public access easement to be provided over the proposed realigned cycle trail up Christine's Hill. It was confirmed that for this section of trail:
 - The applicant will retain land ownership,
 - But QLDC would be responsible for maintaining the trail as part of the access agreement.
- WPDL confirmed that there is no public easement over the trail that passes through the TAP and no QLDC responsibility to maintain.

7 **Design Approach**

WPDL talked trough the design approach of this proposal and noted that it had been delicately designed to respect the surrounding receiving environment.



- The project follows a landscape-first approach, prioritising the protection and sensitivity of the surrounding environment throughout the design process.
 The design employs a cocooning approach, carefully enclosing the development to
 - The design employs a cocooning approach, carefully enclosing the development to minimise and avoid adverse landscape effects as much as possible.

8 Closing Discussion

- WPDL asked if there were any further questions or matters QLDC would like to raise.
- No other questions were raised, and the meeting was brought to a close.

9 Next steps:

- QLDC to respond on remodelling requirement by Monday 23 June 2025.
- QLDC to circulate revised draft conditions early next week (week of Monday 23 June 2025).
- Draft EMP to be submitted to QLDC for information.
- Follow up on auxiliary turn lanes query with Michael Wardill.
- Coordinate bus stop location with QLDC and ORC.
- Consider voluntary annual reporting condition for film studio use.

<u>Ayrburn Screen Hub – Land Use Conditions</u> (Version 1)

Appendix 2 – Land Use Consent Conditions – QLDC

Under clause 18 Schedule 5 of the FTAA and sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

Definitions

"EMP" means Environmental Management Plan;

"ESCP" means Erosion and Sediment Control Plan;

"FTAA" means Fast-Track Approvals Act 2024;

"NZS" means New Zealand Standard:

"ONMP" means Operational Noise Management Plan;

"QLDC" means Queenstown Lakes District Council;

"RMA" means Resource Management Act 1991;

"SNZ PAS 4509:2008" means New Zealand Fire Service for Firefighting Water Supplies (Code of Practice 4509:2008);

"SQEP" means Suitably Qualified and Experienced Person.

General Conditions

- The consent holder must undertake the works in general accordance with the information
 and plans submitted with the application and formally approved by the Environmental
 Protection Authority on XX XXXX 2025, comprising the following documents. In the event
 that any of the provisions of the following documents conflict with the requirements of
 these conditions of consent, these conditions of consent must prevail.
 - a) Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "Ayrburn Screen Hub" and dated XX XXXX 2025;
 - b) Architectural Design Report, prepared by SA Studio, dated XX June 2025;
 - Landscape Assessment Report, prepared by RMM Landscape Architects, dated XX June 2025;
 - d) Landscape Design Report, prepared by Winton, dated XX June 2025;

- e) Engineering Drawings, prepared by Paterson Pitts, dated XX June 2025;
- f) Geotechnical Report, prepared by Geosolve, dated XX June 2025;
- g) Draft Environmental Management Plan, prepared by Enviroscope, dated XX June 2025; and
- h) Assessment of Noise Effects, prepared by Marshall Day Acoustics, dated XX June 2025

Stamped as approved on date.

- This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the RMA and any finalised, additional charges under section 36(3) of the Act.
- The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the RMA.
- 4. All engineering works shall be carried out in accordance with the QLDC's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of resource consent.

Note: The current standards are available on Council's website via the following link: https://www.qldc.govt.nz/.

Management Plans

- 5. The consent holder must not commence any physical works until certification has been obtained from QLDC for the following management plans and details, as referenced in the corresponding conditions:
 - a) Environmental Management Plan (EMP) refer Condition 12; and
 - b) Erosion and Sediment Control Management Plan (ESCP) refer Condition 19;
- 6. Each management plan required under Condition 5 shall be prepared by a SQEP and shall be submitted to Council in electronic form for certification that the management plan meets the specified objective(s) and gives effect to the relevant consent conditions to which the plan relates.
- 7. The consent holder may amend a certified management plan to provide updated information or reflect changes in design, construction methods or the management of effects. Any material change must be consistent with the objective(s) of the relevant management plan and the requirements of the relevant conditions of this consent, and must be submitted to Council for certification.
- All works shall be carried out in accordance with the relevant certified management plans(s).

Commented [Sd1]: Consider changing to the 2025 version

Commented [Sd2]: To GD05 standard and incorporate with Condition 12

Commented [\$d3]: Against the QLDC Guidelines for Environmental Management

To be completed prior to the commencement of any works on-site

- 9. Prior to commencing any works on site the consent holder shall provide a letter to the Manager of Resource Management Engineering at QLDC advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
- 10. Prior to commencing ground-disturbing activities, the consent holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- 11. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geoprofessional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Report titled Geotechnical Report, prepared by Geosolve, dated XX June 2025, JN 150098.11.

Environmental and Construction Management

- 12. An EMP shall be prepared in general accordance with the draft EMP prepared by Enviroscope referred in Condition 1 for certification by the Council under Condition 6.
- 13. Prior to commencing ground disturbing activities, the consent holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- 14. The person nominated under Condition 11 shall supervise the excavation/earthworks/fill procedures and retaining wall construction and any ground improvement and ensure compliance with the recommendations of the geotechnical report referred to in Condition 11. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.
- 15. Prior to commencing works on the site (except for earthworks which may be undertaken when the EMP has been approved under Condition 6), the consent holder shall obtain 'Engineering Review and Acceptance' from the QLDC for development works to be

Commented [NH4]: A large number of retaining walls are proposed in association with proposed cut and fill areas to create level terraced development areas. Many of these will be subject to surcharge loading and suitable IPENZ producer statements should be conditioned/obtained for the design PS1 and construction PS3/4 with appropriate construction monitoring to reflect importance. Ie where supporting traffic/parking or buildings. Additionally the engineering monitoring on the producer statements should be CM4 for public safety.

undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the consent holder's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 4, to detail the following requirements:

- The provision of a potable water supply to each serviced building within the development in terms of Council's standards and connection policy, and in general accordance with the report by CKL Limited: titled 'Water and Wastewater Assessment, Ayrburn Screen Hub', Reference: A20254, dated: XX June 2025 and the Engineering Drawings Package by Patersons, titled: 'Waterfall Park Developments Ltd' Ayrburn Screen Hub, Consent Drawings, Reference: P240664, dated: XX June 2025. This shall include a Council approved isolation valve and an approved water meters as needed on the private network (noting existing bulk metres) and as detailed in QLDC Water Meter Policy (Appendix J), dated 2017. The costs of the connection shall be borne by the consent holder.
- b) The provision of a foul sewer connection to each serviced building within the development in terms of Council's standards and connection policy, and in general accordance with the report by CKL Limited: titled 'Water and Wastewater Assessment, Ayrburn Screen Hub', Reference: A20254, dated: 6/12/2024 and the Engineering Drawings Package by Patersons, titled: 'Waterfall Park Developments Ltd' Ayrburn Screen Hub, Consent Drawings', Reference: P240664, dated: 10/12/2024. The costs of the connection shall be borne by the consent holder.
- c) If not already covered by separate consent, the provision of a wastewater pump station or multiple pump stations to collect and convey the total development peak wet weather flow in accordance with QLDC standards. The pump station shall be shown to include suitable emergency storage for the consented development flows.
- d) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within the development, in accordance with Council's standards and the report produced by CKL Limited: titled 'Stormwater Management Plan, Ayrburn Screen Hub', Reference: A20254, dated: 6/12/2024 and the Engineering Drawings Package by Patersons, titled: 'Waterfall Park Developments LTD' Ayrburn Screen Hub, Consent Drawings', Reference: P240664, dated: 10/12/2024. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and

Commented [NH5]: Water reticulation is proposed with pressure reducing valves to be designed at detailed design to reduce pressure at site entrance. Condition should be updated to address this Subdivision Code of Practice and be subject to review by Council prior to implementation. This shall include:

- A reticulated primary system to collect and dispose of stormwater from all potential impervious areas proposed as part of this consent to the stormwater management and treatment system consisting of swales and piped network sized to cater for 5% AEP storm event, into approved outfalls discharging to Mill Creek;
 - a. Percolation testing shall be undertaken at the individual bioretention device and infiltration pond locations to confirm soakage. A copy of the test results shall be provided and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
 - b. The final design and sizing of each bioretention shall be based on the final design contributing catchment area and bio media infiltration rate to cater for water quality flow rate (10mm/hr). Additional treatment is provided in pod wetlands and infiltration ponds, both sized to treat the Water Quality Volume (1/3rd of 2yr ARI) for contributing catchments.
 - c. A secondary conveyance system consisting of swales and overland flow paths sized to cater for the 1% AEP storm event.
 - d. A copy of the full stormwater model and report outlining the parameters used shall be provided.
- ii) A secondary protection system consisting of pod wetlands and the flat area adjacent to Mill Creek to be converted to a shallow dry pond planted with vegetation to cater for the 1% AEP storm event, to treat the Water Quality Volume (16mm) from the internal road catchment and provide secondary treatment after the bioretention devices and for the filming studios 'backlot' paved area and for the wider catchment, as such acting as polishing treatment for the entire catchment.
- iii) A copy of the full stormwater model and report outlining the parameters used shall be provided.
- e) Provision of a suitable firefighting water supply storage and hydrants with adequate pressure and flow to service the development and accompanying report from a suitably qualified professional demonstrating compliance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 (SNZ PAS 4509:2008). Any buildings on the lots shall either be fitted with a sprinkler system and/or be designed with an appropriate fire cell size to meet the requirements of SNZ PAS 4509 for the relevant water supply classification prior to the occupation of any buildings.

This shall include hydrant testing carried out during the peak period of an average day to confirm that there are sufficient hydrants with adequate pressure and flow to service the development with a Class FW2 fire risk in accordance with Appendix G of SNZ PAS 4509:2008 NZ Fire Service Code of Practice for Firefighting Water Supplies. Any lesser risk must be approved in writing by Fire & Emergency NZ, Queenstown Office. The testing shall be carried out by a suitably qualified and experienced person (SQEP) as defined in section 1.8 of QLDC's Land Development and Subdivision Code of Practice and evidence of the SQEP suitability to undertake or oversee such testing shall be submitted with the hydrant testing results. The results shall be submitted to Council and all related costs shall be borne by the consent holder.

- f) The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include, but not limited to, all Roads, Water, Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
- g) The provision of car parking, manoeuvring areas, and access shall be in accordance with the plans prepared by Patersons titled 'Waterfall Park Developments Ltd – Ayrburn Screen Hub, Consent Drawings', Reference: P240664, dated 10/12/2024. This must include:
 - Two accessways to be provided from Ayr Avenue to the site: the northern accessway shall be 7.2 meters wide and sealed, and the southern accessway shall be at least 6 meters wide and sealed.
 - The provision of all vehicle manoeuvring for the carparking areas to Council's standards. Provision shall be made for stormwater disposal.
 - iii) The provision of 5 mobility spaces.
 - iv) The provision of the pedestrian accesses.
- h) The provision of a Computed Easement Plan and Easement Instrument showing all necessary easements over adjacent lands required to legally service Lot 4 DP 540788 for where service to the site is reliant on neighbouring lots (this includes, but not limited to roads, water, wastewater and stormwater).

To be monitored throughout earthworks

16. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Geosolve (including the provision of necessary cut off drains) titled "Geotechnical Report for Resource Consent" dated XX June 2025, Geosolve Ref: IN 150098.11"

- 17. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at the consent holder's expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- No earthworks, temporary or permanent, are to breach the boundaries of the site (excluding internal boundaries between Lots 1, 2, 3, 4 DP 540788).

Erosion and Sediment Control Plan

- An ESCP shall be prepared in general accordance with the draft ESCP prepared by Enviroscape, contained in Part 4 of the EMP dated referred in Condition 1 for certification by the Council under Condition 6.
- 20. Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the consent holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls prepared by a SQEP HOLD POINT 2. It is noted that earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that HOLD POINT 1 has been met.
- 21. The ESCP shall be accessible on site at all times during work under this consent.
- The consent holder shall establish and implement document version control. Council
 shall be provided with an electronic copy of the most current and complete version of
 the ESCP at all times.
- 23. The consent holder shall develop and document a process of periodically reviewing the ESCP as outlined on page 6 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- 24. The consent holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as detailed on pages 10 and 11 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- 25. A SQEP shall monitor the site monthly to ensure that the site is complying with its ESCP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to the following condition.
- 26. The consent holder shall complete and submit exception reporting to QLDC in the form of a Monthly Environmental Report. The monthly environmental report shall be

Commented [Sd6]: Incorporate with Conditions 1 and 6 as they are stating the same requirements

submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.

- 27. In accordance with page 9 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans, where any Environmental Incident where the ESCP has failed leading to any adverse environmental effects offsite occurs the consent holder shall:
 - Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- 28. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
- 29. Any Discharge (refer definition in the Queenstown Lakes District Council's Guidelines for Environmental Management Plans) that leaves the site shall comply with the Water Quality Discharge Criteria outlined on page 19 of the Guideline, with the exception of Total Suspended Solids which should be at a concentration of no more than 25mg/L.
- 30. The consent holder shall engage an independent SQEP (to be approved by QLDC), to assess the compliance of the erosion and sediment control measures against:
 - a) The certified ESCP.
 - Erosion and sedimentation section of the Guideline specifically the ESCP principles outlined.
 - c) Discharge criteria specified in the water discharge table on page 19 of the Guideline.

The consent holder shall submit the independent review report to QLDC with proposed and completed actions undertaken to address the issues identified during the audit not more than seven (7) working days following the audit.

- 31. Hours of construction, shall be:
 - Monday to Saturday (inclusive): 7.30am to 6.00pm.
 - Sundays and Public Holidays: No Activity

Commented [Sd7]: When does this Audit occur and with any regularity?

32. In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate, earlier than 7.30am. All activity on the site is to cease by 6.00pm.

On completion of earthworks and prior to commencement of the commercial activity

- On completion of earthworks within the building footprints and prior to the construction of the commercial buildings, the consent holder shall ensure that either:
 - a) Specific Engineering Design (SED) of all building foundations are designed and constructed for the "The Screen Hub" in accordance with the recommendations in Part 10 of the geotechnical report by Geosolve (Titled "Geotechnical Report for Resource Consent" dated XX June 2025, Geosolve Ref: JN 150098.11").
 - b) Ground improvements endorsed by a suitably qualified geo-professional can otherwise confirm the presence of 'good ground'. In the event that 'good ground' can be established then standard NZS3604 building foundation solutions may be utilised instead of SED.
- 34. On completion of the earthworks, and prior to commencement of the commercial activity, the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including rights of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all reviewed and accepted works detailed in Condition 30, shall be completed and signed off by QLDC.
 - c) Any power supply connections to the commercial building shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
 - d) Any telecommunications connections to the commercial building shall:
 - be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
 - (ii) The consent holder shall demonstrate that telecommunication services can be provided by way of a cellular, satellite or wifi connection and maintained at the sole responsibility of the consent holder until such time as underground services have been provided in accordance with (i) above.
 - e) The submission of Completion Certificates from both the Contractor and Accepted Engineer for all infrastructure engineering works completed in relation to or in association with this development (for clarification this shall include all Roads, Water,

Commented [NH8]: Will also need a condition requiring the works detailed in condition 15 to be completed Wastewater and Stormwater Infrastructure). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

- All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
- g) The consent holder shall remedy any damage to all existing public road surfaces and berms that result from work carried out for this consent.
- h) Within two months of installation being completed, the grassed treatment swale and planted detention pond shall be surveyed, using a licenced surveyor, and an as-built plan created, and a record kept by the consent holder and lodged with the consent authority. This plan shall show as-built levels at the invert or base of all devices. A survey reading shall be taken every 2 linear meters for swales and every 1m² for the pond.
- i) Within two months of installation of the tertiary treatment pond being completed, an as-built soakage test shall be undertaken to ensure that the design soakage rate of >125mm/hour is achieved. Should adequate soakage not be achieved the devices shall be reconstructed to achieve the designed soakage rate. The design performance of the planted treatment detention ponds is based on a soakage rate to ground of >125mm/hour.

Operational Noise

- 35. All activities on the site must be conducted, and buildings located, designed and used to ensure that noise from the operation of the Screen Hub complies with the following limits, when measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008:
 - a) Wakatipu Basin Lifestyle Precinct, Waterfall Park Resort Zone, and Millbrook Resort
 - i. 0800 to 2000 hours: 50 dB LAeq (15 min)ii. 2000 to 0800 hours: 40 dB LAeq (15 min)

Compliance must be achieved at any point within any site.

- b) Wakatipu Basin Rural Amenity Zone
- i. 0800 to 2000 hours: 50 dB LAeq (15 min)
- ii. 2000 to 0800 hours: 40 dB LAeq (15 min)
- iii. 75 dB LAFmax

Compliance must be achieved at any point within the notional boundary of a residential unit existing, or consented, prior to 1 January 2025.

Advice Note: The noise limits specified above are consistent with the applicable rules in the Queenstown Lakes Proposed District Plan and would apply irrespective of this consent. They are included here for clarity and ease of reference.

Construction Noise and Vibration

- 36. Construction noise is to be measured and assessed in accordance with NZS 6803: 1999 *Acoustics Construction Noise*. The long-term noise limits in that standard applies.
- 37. The construction hours where earthmoving / rock excavation equipment are used are limited to Monday to Saturday 0730 1800 hrs. This time restriction applies only to works related to make the Screen Hub operational. Subsequent construction work related to set production activities have no time restraints so long as they comply with the noise limits in Condition 35.

Advice note: Quiet construction works outside of these hours can still occur so long as they comply with the noise limits in Condition 35. Such works include painting, planting, interior plastering, electrical work, site meetings, toolbox meetings, etc.

- 38. Construction vibration is to be measured and assessed in accordance with German Standard DIN 4150-3:1999 Structural Vibration Effects of Vibration on Structures.
- 39. An Operation Noise Management Plan (ONMP) is to be certified by Council at least 10 days prior to the Screen Hub being operational. The ONMP shall be based on the draft Ayrburn Screen Hub ONMP prepared by Marshall Day Acoustics as referenced in Condition 1.
- 40. Prior to granting building consent for any phase of the development, a report shall be prepared by a suitably qualified person that confirms noise from mechanical plant will not give rise to cumulative noise levels from the site activities in excess of the noise limits in Condition 35.
- 41. Prior to granting building consent for any phase of the development, a report shall be prepared by a suitably qualified person that identifies:
 - the appropriate level of sound insulation for the Sound Stage building to ensure that cumulative noise from the site due to all typical operational noise sources will comply with Condition 35; and
 - ii. how the specified level of sound insulation will be achieved.

Landscaping

42. The landscaping shown in the Ayrburn Screen Hub, Design Report dated XX June 2025, including the approved Tree Planting Plan (page 30) and Planting Character Plan (page 26), must be fully implemented by the consent holder within 12 months of the completion of any phase of the development. This includes all trees, shrubs, grassed areas, native species, and any existing vegetation identified for retention. All planting shall be maintained and irrigated in accordance with the Design Report. Any plant or tree that dies or becomes

Commented [NH9]: These PDP standards don't apply to construction noise with this being controlled by NZS 6803 but if there a noise report happy to defer to expert opinion

Commented [Sd10]: Can we include a letter drop to surrounding residents outlining the work times and schedules, contact details for site management a brief outline of the project and expected duration of works diseased shall be replaced within 12 months in accordance with the certified Tree Planting Plan and Planting Character Plan.

43. All areas of exposed earth shall be re-sown in grass, planted as per the certified landscape plans, or covered in leaf litter within the woodland area within three months of completion of earthworks.

Lighting

- Any external lighting shall not create light spill beyond the boundary of the property. All lighting shall be downlighting.
- 45. All exterior lighting fixed to buildings shall be fixed no higher than 1.5m above finished ground level and be:
 - a) Low intensity, indirect light sources; and
 - b) Incandescent, halogen or other white light, not sodium vapour or other light.

External Appearance

46. Building materials and colours shall be in accordance with the materials and colours that have been approved under Condition 1 of this consent. Any amendments shall be provided by the consent holder to the Monitoring Planner of the Council for certification prior to being used on the building.

Accidental Discovery Protocol

- 47. If the consent holder discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
 - a) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police;
 - b) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.
- 48. Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

Unexpected Contamination Protocol

Commented [Sd11]: No lighting shall still outside the property boundaries during general operations of the Studio 49. If the consent holder discovers unexpected contaminated material, buried waste, or hazardous substances during earthworks within the development site, all works in the immediate vicinity must stop immediately. The consent holder must notify QLDC and engage a suitably qualified contaminated land specialist to assess the material.

Commented [Sd12]: And the Otago Regional Council

Complaints Register

- 50. The Consent Holder must maintain a record of any complaints received in relation to the exercise of this consent. The register must include, but not be limited to:
 - a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
 - Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.
 - d) A record of the complaints must be submitted to the Consent Authority at any time upon request.

Commented [Sd13]: To be included in the Monthly Report Submitted under condition 26

Phased Implementation

- 51. This consent may be implemented in phases provided that:
 - a) Phase 1: one of the two studios and associated workshop and workroom spaces, the ephemeral stream riparian planting, the in-line sediment trap, and the public trail connections;
 - b) Phase 2: Once 100 accommodation units have been constructed, the next stage of development must include the second studio along with its associated workshop and workroom spaces.

Use of Accommodation units

- 52. A proportion of the accommodation units must remain available for booking by person(s) associated with studio activities, in accordance with the Table below:
 - Column A sets out future time periods, measured from and including the current day.
 - 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.

Column A – Period of time	Column B – Percentage of Accommodation Units
395 days	90%
365 days	80%
270 days	60%

Commented [Sd14]: Are the public trails vested to QLDC? Who handles maintenance, will these be signed off

180 days	40%	
90 days	30%	
45 days	15%	

Note: The table 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 rounded to 85%.

Advice Note: This condition ensures that a portion of the accommodation remains available for people associated with studio activities when booking in advance. The further ahead the booking is made, the greater the proportion of units that must be available for studio-related use, up to 90% for bookings 395 days in advance.

Lapse of Consent

53. In accordance with clause 87(2)(b) and clause 26 Schedule 5 FTAA, this consent shall lapse six (6) years after the date it commences unless the consent is given effect to within that six-year period.

An area for parking shall be allocated within the property boundary for construction vehicles and staff parking.

NO parking shall occur on the surrounding road sites, verges or reserves.

Additional comments on Conditions by QLDC:

- Prior to the commencement of any works under this consent on the site, the consent holder shall provide a detailed landscape plan (including design specifications) by a suitably qualified Landscape Architect to be certified by the Queenstown Lakes District Council's Parks & Open Spaces Planning Manager. The final landscape plan shall achieve the following:
 - All works shall meet Part 7 Landscape, of QLDC's Land Development and Subdivision Code of Practice (dated 2025) and subsequent amendments to that document up to the date of issue of any resource consent

Note: The current standards are available on Council's website via the following link: https://www.qldc.govt.nz/media/3yyc4fzi/2020-qldc-land-development-and-subdivision-code-of-practice.pdf

 Path width, material and construction details so that all tracks achieve a minimum grade 2 standard as set out in standards Commented [Sd15]: This condition is impossible to enforce

Commented [NH16R15]: As discussed at the meeting, there should be a mechanism of self monitoring of this condition. Perhaps with a requirements for up to date records to be made available upon request

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https://www.qldc.govt.nz/media/3yqf110p/cycle-trail-and-track-designstandards-specifications-2018.pdf. Pathways with a hard sealed surface such as asphalt shall be no less than 2.2 metres in width - case specific.

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No works may be undertaken on the site until the plan has been certified.

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- The consent holder shall enter into a maintenance agreement under s207A of the Local Government Act 2002 Amendment Act (LGA) as per clause 7.4.11.2 of the QLDC LDSCoP 2020, with the QLDC Parks and Reserves Department, with the obligation being upon the consent holder to fulfil the requirements detailed in (i) to (iv) below. The maintenance period shall be three (3) years from any issue of 224(c):
 - On completion of construction, asbuilts for walkways (and grassed areas if any), which are to be vested with Council, to be provided as per Land Development and

Subdivision Code of Practice (dated 2025).

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Note: Asbuilt submission package, including asbuilt specs and guidelines, available on the QLDC LDSCoP 2020 website: https://www.qlfdc.govt.nz/services/resourceconsents/land-developments-and-subdivisions

From: Simone Williams
To: Simone Williams

Subject: FW: Follow-up on Water and Wastewater Modelling Response

Date:Monday, 18 August 2025 12:02:22 pmAttachments:Safe Attachments Scan In Progress.msg

From: Neil Harkin

Sent: Monday, 7 July 2025 4:14 pm

To: Simone Williams <SimoneW@barker.co.nz>

Subject: RE: Follow-up on Water and Wastewater Modelling Response

Hi Simone,

Hope you had a good weekend?

Please see the attached initial comments on the proposed conditions. Likely there will be additional comments on conditions as we progress through the process with and information is tested with peer reviews etc.

Shout if you need any clarifications.

Cheers!

Neil

Neil Harkin | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 441 0499 |

From: Simone Williams
To: Neil Harkin

Subject:Ayrburn Screen Hub draft conditionsDate:Thursday, 14 August 2025 1:25:00 pmAttachments:DRAFT ORC Conditions - 13 August 2025.docx

Draft Land Use Conditions OLDC - 13 August 2025.docx

Hi Neil

Please see attached the latest version of draft conditions for QLDC"s review. As discussed you will note that there are a few additional conditions included as tracked changes (for easy reference), these include:

- Flood Hazard and Emergency Management Plan
- Traffic monitoring and intersection upgrade trigger conditions
- Rehabilitation of Countryside Trail condition after it has been relocated
- Water and Wastewater monitoring (as previously discussed).

Also, I have also attached a copy of the ORC draft conditions for transparency too.

If possible, it would be really great if we can receive some sort of response comment before lodgement next Friday.

Cheers

Simone

Ngā mihi | Kind regards,

SIMONE WILLIAMS Associate 027 254 3779 SimoneW@barker.co.nz

Suite 5, 47 Alpha St, Cambridge 3434

barker.co.nz





Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

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Attachment 2: Minutes and documents from ORC engagement

Includes:

- ORC feedback to EPA on referral application
- Email to ORC requesting pre-application meeting and circulation of:
 - o Draft Conditions
 - Transportation Assessment
 - CKL reports containing water supply and wastewater infrastructure capacity assessments
 - o Flood Emergency Management Plan
 - o Ayrburn Design Report
- Meeting minutes with ORC
- ORC comments on draft conditions
- Email to ORC with revised conditions incorporating requested change
- ORC comments on further review of draft conditions

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

To comment on the project application, if you have obtained a link to register through the portal, you may provide comments directly through the portal.

Alternatively, you may wish to fill in the details on the attached form and reply by **Email** to info@fasttrack.govt.nz. Please mark in the subject line: "Comments on [Name] project Fast-track Application (Your name/organisation) by date."

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

Please do not use copyright material without the permission of the copyright holder.

All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at Process overview | Fast-track website

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Ayrburn Screen Hub
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

Contact Details Please ensure that you have authority to comment on the application on behalf of those named on this form. Organisation name Otago Regional Council (if relevant) *First name Joanna *Last name Gilroy Postal address 70 Stafford Street Private Bag 1954 Dunedin 9054 *Contact phone number Alternative 0800 474 082 *Email Joanna.Gilroy@orc.govt.nz

2. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Thank you for your invitation to provide written comments on the application for referral of the Ayrburn Screen Hub project under the Fast-track Approvals Act 2024. This application was reviewed by elected members delegated to participate in the fast-track process and teams across Otago Regional Council (ORC). Please see below comments on this application.

ORC does not believe that sufficient consultation was undertaken prior to the referral application being made. Whilst Council appreciates the opportunity to visit the site, one site

visit should not be considered full consultation in accordance with section 11 of the Fast-track Approvals Act 2024. In ORC's opinion the referral application would have benefited from further consultation prior to being lodged.

Competing Applications

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please also confirm this in writing.

There are no competing applications to undertake works in Mill Creek and its tributaries at this location.

2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please also confirm this in writing.

There are no such consents to undertake works in Mill Creek and its tributaries at this location.

Specific matters to address

1. Are there any reasons it would be more appropriate for the project to proceed through existing RMA processes rather than the processes under the Act?

There is no reason, from a Regional Council perspective, why this application could not go through the standard RMA consent process within statutory timeframes. However, ORC have no objection to this proceeding as a Fast-Track application.

2. Does the applicant or a company owned by the applicant, have any environmental regulatory compliance history in your council's area?

The following companies have been identified as being owned by the Applicant:

- Winton Property Limited
- Northlake Investments Limited
- Northlake Townhouse Limited
- Waterfall Park Developments Limited
- Winton Partners Investments Limited

ORC's Compliance Team have reviewed the compliance history of these companies and identified that Northlake Investments Limited have been:

- Prosecuted in 2019 for the discharge of silt and sediment laden water into the Clutha Mata-Au river.
- Issued an abatement notice in 2021 for a sediment discharge to the Clutha Mata-Au river.

Both were a result of non-compliances associated with residential earthworks activities.

3. Does the project, from council's perspective, involve any activity classified as a prohibited activity under the RMA?

No prohibited activities are identified under the RMA.

4. Would the project have any significant adverse effects on the environment?

As long as a Water Quality Management Plan is prepared, implemented, and maintained to ensure enduring environmental sustainability, we believe significant adverse effects on the receiving environment can be mitigated.

Preventing further degradation of water feeding into Lake Hayes is an important bottom line. For many years, this water body has been a focus for improvement, particularly by the local community and the Regional Council. Reversing deterioration caused by eutrophication relies on reducing nutrient and sediment loads entering the lake.

Maintaining a strong environmental focus on the restoration and enhancement of water bodies that drain into Lake Hayes, including Mill Creek, is important to Council, the community, mana whenua, and visitors to this highly valued lake.

Whilst currently lacking significant detail of mitigation methods, which makes reaching a conclusion on significant adverse effects on the environment difficult, the proposal has the potential to capture sediment during development and reduce sediment load to Lake Hayes for the life of the consent should mitigation works be adequately designed, constructed and maintained (e.g. designing and maintaining ponds' capacity for sediment capture).

5. Would the project, from council's perspective, have significant regional benefits? Our Regional Policy Statement (RPS) provides a framework for achieving long-term environmental sustainability by integrating the protection, restoration, enhancement, use, and development of Otago's natural and physical resources.

The RPS also seeks to provide mana whenua and communities with opportunities to carry out activities that support their economic, cultural, and social needs, while recognizing that a thriving and healthy environment is essential to sustaining well-being.

Queenstown Lakes District Council continues to support and strengthen regional collaboration with other councils (through regional deals) and stakeholders to grow opportunities in the screen industry.

We believe this project has the potential to deliver significant regional benefits, provided that environmental sustainability is balanced with economic, cultural, and social considerations.

Other considerations

Resource Consents

The Applicant has identified the need to apply for resource consents for residential earthworks, bed disturbance to install (and maintain) sediment traps in an ephemeral tributary of Mill Creek, and Mill Creek itself. They have also identified the need for a water permit for diversion of water while undertaking the instream works. Resource consents for the residential earthworks and associated discharge from those activities are not required from the ORC. These works are not classed as residential earthworks in the Regional Plan Water for Otago (RPW), as it is for the creation of film industry buildings, and associated accommodation for film industry workers (and will be visitor accommodation when they are not in use by film industry workers).

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 is a discretionary activity under Rule 13.5.3.1 of the RPW. A land use consent will be required for this activity. This consent has not been identified in the referral application.

The Applicant has correctly identified that a water permit would be required for the diversion of water of Mill Creek while constructing a sediment trap in Mill Creek as a discretionary activity under Rule 12.3.4.1 of the Regional Plan Water for Otago.

Permitted Activities:

If the applicant can meet all the requirements of Rule 13.5.1.10 of the RPW, the installation of sediment traps in an ephemeral tributary of Mill Creek at Points D and E identified in Figure 1 below, will meet the permitted activity criteria. The applicant could apply for a Certificate of Compliance to confirm this. The applicant hasn't discussed additional works, other than installing sediment traps. Any other works in the bed of the ephemeral tributary, such as clearing out the tributary will likely need a consent.

If the applicant can meet all the requirements of Rule 12.B.1.8 of RPW, the discharge of treated stormwater from the constructed tertiary pond identified by the pink dot identified in Figure 1 below to Mill Creek will meet the permitted activity criteria. The applicant could apply for a Certificate of Compliance to confirm this.

All the rain gardens, and constructed wetlands, and tertiary pond are to be constructed on land away from Mill Creek and the unnamed tributaries and therefore do not need resource consents from ORC.

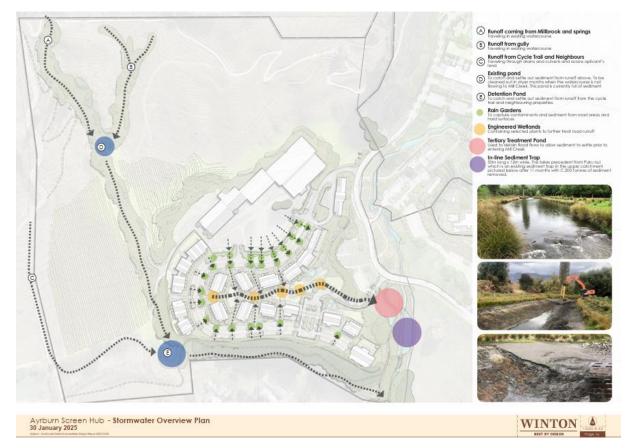


Figure 1: Stormwater Overview Plan from page 16 of Design Report Appendix 01 date 30 January 2025

Contaminated Land

The information in the letter from Environmental Consultants Otago (Ref: 112-18 Ayrburn Remediation) dated 24 January 2025, accurately summarises the findings of the Preliminary Site Investigation (PSI), Detailed Site Investigation (DSI) remediation of contaminated areas and the additional sampling undertaken during May 2020.

The area that was originally considered a possible landfill (HAIL.01692.05) is accurately classified as a Verified Non – HAIL. This HAIL Classification confirm that it has been established, more likely than not, that an activity or industry described in the HAIL has not been undertaken on the site at the time of listing. Furthermore, the remainder of the area earmarked for development, forms part HAIL.01692.01 (Waterfall Park Balance of Farm), which is also classified as a Verified Non – HAIL.

Ecology

SLR have completed an ecology assessment for the applicant¹. The assessment of affects covers the sediment trap, sediment trap maintenance and sediment discharge during construction. The assessments include advice on:

- the timing of the Mill Creek diversion to avoid spawning and migrating periods for fish.
- the timing of bulk earthworks to avoid wetter months

- fish salvage expectations during and after trap construction.
- targeting dry periods when disturbing the isolated stream bed to minimise sediment discharge.
- the slow rewetting of the trap after sediment removal to avoid a sediment flush to Lake Hayes
- sediment level monitoring in the trap to inform timing of sediment removal

The applicant has indicated that the two existing ponds in the ephemeral stream (blue dots Figure 1) will also be periodically cleaned out during dry months (this should be a noted in the consent) and extensive riparian planting will be carried out alongside the ephemeral stream. Riparian planting planned for the sediment trap is not mentioned, this would be encouraged, and details should be included.

It should be noted that a precedent has been set around in-line sediment traps in the Mill Creek catchment with the construction of 'Puku Nui' (shown as photos in Figure 1) which successfully collects sediment from the top half of the catchment. If the sediment pond is constructed according to the advice in the SLR ecology assessment, riparian planting is carried out as indicated (including around sediment pond) and maintenance of the sediment pond is included as part of the consent, the construction of the sediment trap will decrease the sediment transfer to Lake Hayes, which in turn will hasten the recovery of the Lake.

The positive effects of the development are already summarised in the SLR ecology report (section 3.1). The long-term goal for Lake Hayes is an improvement in water quality, this project has the potential to reduce the sediment (and phosphorus) load into the lake.

Connection to existing projects

There has been significant work completed by the community, Council and mana whenua in the catchment. This work includes the Lake Hayes project work to enhance water quality. It would appear that the actions proposed to capture sediment and improve water quality would be a good outcome for the catchment.

Natural Hazards

The below comments are primarily related to the stormwater and flood analysis components of the project.

As with many of these types of applications, the project has not yet undergone final design and is still in the preliminary design phase. As such, it lacks the details necessary to determine the likely adverse effects on the environment. The information provided says that all of the requirements set out in the district plan and related development code of practice will be met however, there is little in terms of technical data to support this conclusion. For example, the stormwater report indicates that post development peak discharge will be less that predevelopment. However, the engineering plans do not show any grading of the ponds (showing storage volumes) to demonstrate that this can actually be achieved. Similarly, the report mentions the use of several proprietary devices for water quality treatment but provides no

details. While this project may well achieve the intended results, there are many aspects of this proposal that lack sufficient detail to make any sort of determination with regard to overall effectiveness and/or adverse effects.

Several preliminary calculations appear to use the Rational Equation for volume estimates which may not be appropriate. (Final design item.) Reference: <u>Attachment</u>

With regard to flooding, Council would typically want to see a pre-development flood model for the 100-year event, as well as a post-development model for the same event. The models should show that there is no adverse impact or shifting of the floodplain. In this case, it might not be an issue since any flood increase would presumably be limited to the applicant's property. It is recommended that this information is sought from the Applicant.

From the limited information provided, it appears the proposed stormwater ponds are located in the existing floodplain. It will be critical to understand how these systems perform during simultaneous events (which is likely). It is recommended that this information is sought from the Applicant. The ponds cannot be inundated during a flood as they will not be effective at their intended purpose of rate control. Similarly, they should be protected from erosion failure thus allowing a breach. This should be reviewed as part of the final design.

At this point in the process the information is insufficient to assess if it can meet the criteria and/or designed as intended. It should be understood that a thorough review of the final design will be required to fully demonstrate compliance.

For the final application I would expect to see a full stormwater report with modelling details and output. As per any standard report, the model details should be supported by design details in the final plans and specifications. Any assumptions would need to be clearly explained and justified.

Policy Context

From a policy perspective, since 2015 ORC has worked as part of the RMA process feeding into the Queenstown Lakes District Council's planning framework in the proposed district plan process. This input focused on a range of areas, but specifically for the Wakatipu basin, a range of planning provisions around water quality, urban development, landscape values, and natural hazards. These provisions in the plan should be considered carefully if the application is processed under the fast-track process.

It may pay to note the assessment will need to check if the proposal is required to meet the following: Propose District Plan test:

27.3.25.4 Require a Water Quality Management Plan be prepared and implemented that ensures development contributes to the improvement of water quality in the Lake Hayes catchment by:

a. revegetating, rehabilitating, and protecting the Water Quality Conservation Areas mapped within the Structure Plan area, and their margins; and

b. preventing any stock access to the water bodies and Water Quality Conservation Areas.

Transport matters

Integration into the public transport network

ORC would encourage Ayrburn to connect the film hub development and the existing Ayrburn site to the public transport (PT) network by providing bus stop infrastructure. Route 2 (Arrowtown-Arthurs Point via Frankton) runs along Arrowtown-Lake Hayes Road in both directions. It operates at half-hourly frequencies at peak times (6-8am, 3:30-6:30pm Monday to Sunday) and hourly at off-peak times (8am-3:30pm and 6:30-10pm Monday to Sunday). Providing a bus stop (pull-in bay, shelter and seating) would provide visitors and staff with a sustainable and affordable transport choice. This would reduce pressure on the capacity of Ayrburn's car park or the wider roading network. Stop infrastructure directly on Arrowtown-Lake Hayes Road would be preferred, but we would also consider use of the bus bay on Ayr Avenue depending on its location. Integrating with the PT network may be more financially viable than running a commercial Ayrburn Shuttle.

Integration into the active transport network

We appreciate the active transport considerations of the public cycle trail connections in the design. However, we agree the locality of the site is too far from services and facilities to meaningfully increase active transport trips.

Existing accessibility to the public transport network

The current public transport stop south of Speargrass Flats Road, 1.1km away from Ayrburn facilities, is not reasonably accessible to Ayrburn as no footpath exists along Arrowtown-Lake Hayes Road.

From: Simone Williams

To: Mat Bell; Martina Courtier

Cc: <u>Lauren Christie</u>; <u>George Watts</u>; <u>Olivia Stirling</u>

Subject: RE: Ayrburn Screen Hub Pre-Meeting Circulation – Draft Assessments and Bus Stop Location

Date: Wednesday, 9 July 2025 2:21:00 pm

Hi Matt,

I hope you feel better soon.

Apologies for the delay with these, but please also find in the following link <u>ORC - Ayrburn Screen</u> Hub:

- Updated Design Report the changes to this from the referral application include:
 - Venue building removed and replaced with accommodation units
 - Reception & wellness building updated with slightly larger footprints due to leanto's being added.
 - The total number of accommodation units is 201 (247 beds)
- Stormwater and Flood reports updated draft capturing further detail as requested and that we can talk to in the meeting.
- Updated engineering drawings capturing further detail as requested as above.
- S30 FTAA letter providing formal written notice to ORC and requesting confirmation of any existing relevant consents under s30, as required to support lodging the substantive application.

As mentioned to <u>@'Martina Courtier'</u> on the phone yesterday, we would greatly appreciate it if you're able to prioritise the review of both the draft conditions and the s30 letter.

If you're feeling better, we'd also appreciate the opportunity to reschedule a meeting before or on next Tuesday, as some of our team members will be on leave.

Cheers

Simone

Ngā mihi | Kind regards,

SIMONE WILLIAMS
Associate
027 254 3779
SimoneW@barker.co.nz

barker.co.nz

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From: Simone Williams

Sent: Friday, 4 July 2025 12:07 pm

To: 'Mat Bell' <mat.bell@orc.govt.nz>; 'Martina Courtier' <Martina.Courtier@orc.govt.nz>

 $\textbf{Cc: } 'Lauren \ Christie' < Lauren. Christie@winton.nz>; 'George \ Watts' < George. Watts@winton.nz>; 'George \ Watts' < George. Watts@winton.nz>; 'George \ Watts' < George. Watts & Winton.nz>; 'George \ Watts' < George. Watts$

Olivia Stirling <OliviaS@barker.co.nz>

Subject: RE: Ayrburn Screen Hub Pre-Meeting Circulation – Draft Assessments and Bus Stop

Location

Hi Mat,

Just an update – the draft conditions are now included in the below link.

Cheers

Simone

Ngā mihi | Kind regards,



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From: Simone Williams

Sent: Thursday, 3 July 2025 3:03 pm

To: Mat Bell < mat.bell@orc.govt.nz >; Martina Courtier < Martina.Courtier@orc.govt.nz >

Cc: Lauren Christie < <u>Lauren.Christie@winton.nz</u>>; George Watts < <u>George.Watts@winton.nz</u>>;

Olivia Stirling < Olivia S@barker.co.nz >

Subject: Ayrburn Screen Hub Pre-Meeting Circulation – Draft Assessments and Bus Stop Location

Hi Mat,

I hope you're well and having a nice school holiday break.

Ahead of our meeting next week, please find contained in this link, the following documents for your review and circulation: <u>ORC - Ayrburn Screen Hub</u>

- Draft Ecological Assessment
- Contamination Assessment
- Proposed Bus Stop Location

These documents are provided to support the discussions at the upcoming meeting.

Please note that the Stormwater Management and Flood Assessment, which will include both

the Water Quality Management Plan and the Flood Management Plan and draft conditions will follow tomorrow.

Let me know if you have any questions or if there's anything further you'd like ahead of the meeting.

Cheers

Simone

Ngā mihi | Kind regards,

SIMONE WILLIAMS Associate 027 254 3779 SimoneW@barker.co.nz

Suite 5, 47 Alpha St, Cambridge 3434

barker.co.nz





Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

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Minutes for ORC Consultation



Project: Ayrburn Screen Hub

Date: 15 July 2025

Time: 10:00AM

Location: Microsoft Teams Meeting (Virtual)

Name	Role/Organisation
Lauren Christie	Waterfall Park Development Limited (WPDL) – Applicant
George Watts	Waterfall Park Development Limited (WPDL) – Applicant
Simone Williams	B&A (Remote)
Bronwyn Rhynd	CKL
Dorcas Adjei-Sasu	CKL
Sam Ballam	Patersons
Mélanie Heather	Otago Regional Council (ORC)
Grace Longson	Otago Regional Council (ORC)
Mat Bell	Otago Regional Council (ORC)
Martina Courtier	Otago Regional Council (ORC)
Pete Ravenscroft	Otago Regional Council (ORC)
Ciaran Campbell	Otago Regional Council (ORC)

Consultation meeting between the Applicant and Otago Regional Council (ORC) to provide an update on design changes, respond to earlier feedback, discuss draft consent conditions, and discuss expectations ahead of formal lodgement for the Ayrburn Screen Hub.

Item	Detail	
1	Design Updates:	
	Lauren Christie (Applicant) presented small design changes.	
	The venue and conference facility have been removed from the proposal.	
	Replaced with additional studio accommodation.	
	Lean-to additions have been added for a breakfast room and lounge.	
2	General Comments:	
	Lauren (Applicant) addressed feedback in ORC's response to EPA:	
	Lauren (Applicant) confirmed the additional consent under Rule 13.5.3.1 of the Regional Plan will be included in the substantiative application.	
3	<u>Contamination</u>	



•	Final report provided.	No changes regarding contaminated land noted or items to address.	
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4 Ecological:

- Updated ecological report provided. Main update is that sediment trap details are expanded in response to previous ecology feedback and additional data added to water quality monitoring.
- Maintenance conditions for the sediment trap are reflected in the QLDC conditions, which have been circulated to ORC.
- Ciaran (ORC) acknowledged receiving the revised report and will review it.
- No other questions from ORC

5 Natural Hazards & Stormwater

- Lauren (Applicant) confirmed that more detailed engineering drawings and a stormwater management plan have been provided, including a water quality management plan and more detail on flooding in the flooding assessment as requested.
- These reports have been revised to specifically address ORC's initial feedback to the EPA.
- Lauren (applicant) noted that a SW and flood peer review had also been undertaken.

6 <u>Stormwater Management</u>

- Bronwyn (CKL) discussed the treatment train approach and provided an overview of the stormwater management plan, highlighting responses to ORC's feedback:
 - o Referred to Figures 3 and 4 of the Stormwater Management Plan to talk over how it works/ functions.
 - o Confirmed that in designing this plan, they have been working with Friends of Lake Hayes to ensure best treatment outcomes for watercourses.
 - o Approach considers comprehensive management during rain events.
- Mat Bell (ORC) gueried whether the proposal meets permitted activity standards.
- Simone (B&A) confirmed all permitted activities are addressed in the revised rule assessment in the AEE, including detailed compliance explanations.
- Confirmation that no consent is required for earthworks.
- ORC to follow up with their suggested conditions early next week.

7 Flooding Report

- Dorcas Adjei-Sasu (CKL) presented updated flood modelling.
 - o Used both local and wider catchments.
 - o Modelled flood levels and velocities for 2-year, 20-year, and 100-year post-development scenarios.
 - o Included assessment of the inline pond.
 - \circ Confirmed no increase in pre-development flows. Table 1 Peak flows at downstream locations presented.
- ORC acknowledged the information and positive findings, and confirmed their engineering team will review and respond early next week.



8	Bus Stop Discussion
	• Lauren (Applicant) presented two bus stop location options using Patersons plans and confirmed discussions with QLDC indicated they are supportive of a bus stop.
	• Grace (ORC) confirmed ORC's preference is for the proposed stop on Arrowtown-Lake Hayes Road and is happy with the inclusion of the bus stop. Noted that they will pick up conversations with QLDC also to connect the dots on this.
	• Lauren (Applicant) noted that there is already informal support for a bus stop in this location with the buses stopping near here informally already.
	Simone (B&A) confirmed that the bus stop provision is secured in the QLDC conditions.
	<u>Draft Conditions Discussion</u>
	Melanie Heather (ORC) raised an EMP / ESCP condition so dual sign off by both Councils. Lauren (Applicant) noted that this would be okay if needed. Simone also mentioned reviewing the extensive conditions in QLDC consent in case covered there.
	• Melanie Heather and Pete Ravenscroft (ORC) raised Condition 7 timing – requested a less restrictive window (possibly 1 Jan – 15 Apr) – but to be confirmed. A wider window would support better compliance.
	ORC to get back to the team with their conditions.
	Section 30 Letter / Water Use
	Matt (ORC) noted no competing use for Mill Creek identified.
	Application does not seek a water take, though Mill Creek is fully allocated.
	Activities involve sediment traps and associated works.
	ORC will confirm formally following internal advice, with a response expected early next week with the s30 letter.
	Lodgement & Next Steps
	Lauren confirmed lodgement is planned for 28th July.
	ORC confirmed they will respond early next week to the draft conditions, information presented today, and s30 letter after internal reviews. Expected to be released to Applicant Monday 21 July.
	Other Matters
	A site visit by ORC was suggested to support contextual understanding.
	Meeting closed at 11.22AM

 From:
 Simone Williams

 To:
 Mat Bell

 Cc:
 Martina Courtier

Subject: RE: E from M Bell to Simone Williams comments on draft conditions etc 21 July 2025

Date: Friday, 15 August 2025 12:33:00 pm

Attachments: image002.png

image005.png image007.png image008.png image010.png image012.png

DRAFT ORC Conditions - 13 August 2025.docx
Draft Land Use Conditions QLDC - 13 August 2025.docx

Hi Mat,

Please see attached our reworked draft conditions, which include all suggested changes as per your below email.

Also, I have also attached a copy of the QLDC draft conditions for transparency too - this includes the bus stop location.

As an update to this Project, we are working towards a lodgement date of next Friday 22nd August.

Let me know if you require any further tweaks to the conditions, or have any other questions

Cheers

Simone

Ngā mihi | Kind regards,

SIMONE WILLIAMS
Associate
027 254 3779
SimoneW@barker.co.nz



<u>barker.co.nz</u>



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From: Mat Bell <mat.bell@orc.govt.nz>
Sent: Monday, 21 July 2025 5:03 pm

To: Simone Williams <SimoneW@barker.co.nz> **Cc:** Martina Courtier <Martina.Courtier@orc.govt.nz>

Subject: E from M Bell to Simone Williams comments on draft conditions etc 21 July 2025

Hello Simone

Further to our comments on the 10th of July please see comments on the draft conditions below, as well as comments from our transport team.

Please note this is on a without prejudice basis, as we haven't reviewed the substantive applications yet.

Comments on draft conditions:

Water Permit Condition 4(a) – 20% change in turbidity.

Perhaps the applicant my wish to revisit this as it is a challenging condition to meet as shown currently with other similar activities (for example 150 NTU downstream or no more than a 40% change in turbidity - which aligns with the PA rules under our current Water Plan)

Water Permit Condition 7 – low flow condition

The draft condition could be amended to read:

Temporary diversions for the construction and maintenance of the online sediment trap shall only occur during periods of low flow, and shall be limited to the period between 1 January to 30 March each year¹. Provided that no instream works shall be undertaken when flows in Mill Creek are less greater than 230 litres per second², as measured at the Fish Trap flow monitoring site approximately 1.5 km downstream of the online sediment trap.

Advice Note 1: This restriction is intended to avoid adverse effects on the spawning habitats of $k\bar{o}$ aro and brown trout.

Advice Note 2: The 230 L/s flow threshold ensures that instream works are carried out during low and stable flow conditions, which helps to minimise sediment mobilisation and protect downstream aquatic habitats.

Water Permit Condition 7 – window for works

The ecological report describes spawning for kōaro in late autumn to winter, this is supported by the NIWA fish spawning calendar. However, lake-dwelling kōaro are known in Otago to spawn and migrate out-of-sync with kōaro that go to sea. The spawning window for lacustrine kōaro (lake-dwelling populations) is November to May, peaking November to March (NIWA fish spawning calendar). The spawning window for brown trout is March to July, peaking in May to June (NIWA fish spawning calendar). There is a period from July to November where activities will least likely disturb spawning of these two species, and there is reduced likelihood for affecting the larvae/fry, however this does not coincide with the proposed window of works, nor low flow conditions in Mill Creek. Given the low kōaro densities in the Mill Creek catchment, it seems important to cater for the obvious spawning needs of brown trout. Undertaking instream works between January and March (inclusive) appears to achieve this, while preventing disturbance during some of the peak window for kōaro. Extending the window beyond march may impact trout spawning, and extending the window earlier than January will not give any window for kōaro to spawn undisturbed. The window of works in Condition 7 is therefore appropriate given the instream values.

Land use Condition 6:

Would like to see ORC provided with who the environmental rep is for the site.

-

Land use Condition 11:

Would like to see notification within 48 hours, and reference sent to "Consent Authority" instead of a specific council unit.

Additional comments:

Would like to see a condition requiring the EMP to be submitted to ORC for certification for both consents. The way the EMP is currently drafted, the diversion/works etc is intermingled with the wider earthworks activities so I think we would need to have oversight of the entire plan. Another option is to have a stand alone EMP/sediment management plan for the works, and ongoing maintenance under the ORC's jurisdiction.

Engineering/Natural Hazard Comments

I have no further comments from the Engineering and Natural Hazards teams at this time.

Science Comments

Our Science team, have reviewed the information and their comments are incorporated into our draft conditions above.

Transport Comments:

Proposed bus stop locations: we are in support of a proposed public transport bus stop being located on Arrowtown-Lake Hayes Road. While a farther walk to the Screen Hub than the Ayr Avenue option, we would not expect it to be affordable or desirable for our service to complete a 2-kilometre detour on Ayr Avenue. A bus stop at the proposed Arrowtown-Lake Hayes Road location would be a roughly 700-metre walk from the Screen Hub and existing Ayrburn venues. This distance is considered a reasonable walking catchment for a 15-minute service, which will be the Arrowtown-Frankton bus service's peak-time frequency starting from 2027-2030.

Public transport service provision: we acknowledge the consideration to integrate the Ayrburn Screen Hub with the public transport network through providing bus stop infrastructure in the latest application documents. Due to the stop primarily adding value for Ayrburn as the main origin/destination it would serve, we would expect Winton to fund the infrastructure. We would be prepared to work with Winton and QLDC to integrate this stop into our service.

Any questions let me know

Thanks

Mat

 From:
 Mat Bell

 To:
 Simone Williams

 Cc:
 Martina Courtier

Subject: E from ORC to SW comments on draft conditions 21 August 2025

Date: Thursday, 21 August 2025 2:22:00 pm

Attachments: <u>image001.png</u>

image002.png image004.png image005.png image007.png image008.png image010.png

orc-logo-png-125px 6ba7d464-04aa-4e72-a0b6-65e3bcc6d940.png

facebook-logo-blue-circle-large-transparent-png 4b54f44a-c12d-4aaf-a929-03b16184c327.png

linkedin-circle-logo-for-signature 1a487568-4962-4633-a528-10dd42d6893d.png youtube-circle-logo-for-signature cd5605db-dfce-4a18-bca9-cb6ee6f79ea3.png

DRAFT ORC Conditions - 13 August 2025 ORC comments.docx

Hello Simone

Melanie (compliance) and I have gone through the drafts.

Please find attached recommended edits to the ORC conditions document.

We have aligned the wording with what we're familiar with the ORC Standard Conditions Manual. Also included:

- · An EMP submission timeframe ahead of works,
- · Triggers for an EMP review, and
- A requirement that controls are installed prior to works beginning.

We are happy with the limit condition.

Any questions let us know. Are you still lodging tomorrow?

Thanks

Mat





Mat Bell

Team Leader Consents Consents



From: Simone Williams < <u>SimoneW@barker.co.nz</u>>

Sent: Friday, 15 August 2025 12:34 p.m. **To:** Mat Bell <<u>mat.bell@orc.govt.nz</u>>

Cc: Martina Courtier < Martina.Courtier@orc.govt.nz >

Subject: RE: E from M Bell to Simone Williams comments on draft conditions etc 21 July 2025

[Caution: External Email] This email originated from outside ORC. Do not click links or open attachments unless you trust the sender and know the content is safe. Use the Phish Alert Button to

DRAFT WATER PERMIT CONDITIONS - OTAGO REGIONAL COUNCIL

- The temporary diversion of Mill Creek for the purpose of installing and maintaining the online sediment trap must be carried out in accordance with the plans and all information submitted with the application, detailed below, and referenced as consent number FTAA-242-1008:
 - Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates titled "Ayrburn Screen Hub" and dated XX June 2025;
 - b) Draft Environmental Management Plan, prepared by Enviroscope, dated XX June 2025;
 - c) Engineering Drawings, prepared by Paterson Pitts, dated XX June 2025; and
 - d) Ecological Assessment, prepared by SLR Consulting New Zealand titled, dated XX June 2025;

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

- 2. For the avoidance of any doubt:
 - Temporary diversions refer to any diversion occurring for a period while instream works occur, initially to create the online sediment trap and then to maintain the online sediment trap on an ongoing basis;
 - b) Online sediment trap refers to the sediment trap to be installed within the bed of Mill Creek.
- These consent conditions must be exercised in conjunction with the Otago Regional Council Land Use Consent Conditions below.

Diversion

- 4. When diverting water into the new diversion channel, sediment discharges associated with the works must not cause a conspicuous change. For the purposes of this condition, a "conspicuous change" will be deemed to occur if turbidity in downstream samples exceeds the more stringent of:
 - . 40% increase relative to concurrent upstream samples; or
 - ii. 150 NTU; or
 - conspicuous oil or grease films, scums, foams, or floatable or suspended material beyond 50 metres from the construction site.
- Diversions to Mill Creek must not be undertaken until the diversion channel has been fully excavated and constructed. The diverted water must not come into contact with any exposed or disturbed ground prior to its discharge back into the creek.
- The consent holder must ensure that no fish become stranded, and fish passage is not impeded as
 a result of the diversions.
- 7. Temporary diversions for the construction and maintenance of the online sediment trap shall only occur during periods of low flow, and shall be limited to the period between 1 January to 30 March¹ each year. Provided that no instream works shall be undertaken when flows in Mill Creek are less

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Advice Note 1: This restriction is intended to avoid adverse effects on the spawning habitats of köaro and brown trout.

greater than 230 litres per second², as measured at the Fish Trap flow monitoring site approximately

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1.5 km downstream of the online sediment trap.

- 8. For any diversion:
 - a) a suitably qualified freshwater ecologist is to be present for the dewatering of any waterway;
 - the dammed stretch of the waterway must be fished for aquatic fauna prior to dewatering being completed; and
 - any species caught should be relocated to an appropriate nearby habitat and be recorded in the NZ Freshwater Fish Database.
 - any fish removed during the operation must be returned immediately back into the water upstream of the works; and
 - the activity must be undertaken in accordance with the fish recovery protocol provided in: Ministry for the Environment 2021. National works in waterways guideline Appendix 5: Fauna capture, relocation and salvage.
- If pumping is required, pumping must be at a rate at which the creek level at the time of the
 proposed works is maintained. The pumping cannot lower the water level in the upstream reach.
 All pumping equipment is to have a 2 5 mm fish screen attached.
- On completion of the works the diversion must cease. The temporary diversion channel may be kept for the purpose of diverting water to perform maintenance on the sediment traps but must be re-grassed for stability.

Performance monitoring

- 11. Within 5 working days of the completion of the temporary diversion of Mill Creek for the purpose of installing and maintaining the online sediment trap, all machinery, equipment, construction materials, surplus material, debris, rubbish and other material related to the temporary diversion of Mill Creek must be removed from the site.
- 12. Any disturbance of the riverbank or riverbed is able to be rehabilitated to a degree at least equivalent to that prior to the works commencing. The consent holder must submit to the Otago Regional Council photographic evidence of the completed works and rehabilitation undertaken in accordance with this condition within 20 working days of the completion of the construction activity.

General

13. In accordance with clause 87(2)(b) and clause 26 Schedule 5 Fast-track Approvals Act 2024, this consent shall lapse six (6) years after the date it commences unless the consent is given effect to within that six-year period.

Review

- 14. Otago Regional Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within 3 months of each anniversary of the commencement of this consent for the purpose of:
 - determining whether the conditions of this consent are adequate to deal with any adverse
 effect on the environment which may arise from the exercise of the consent and which it is
 appropriate to deal with at a later stage; or
 - ensuring the conditions of this consent are consistent with any National Environmental Standards.

Notes to the consent holder:

- 1. Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand (see Section 6). For pre-contact Maori sites this evidence may be in the form of Taonga (artefacts) such as toki (adzes) or flake tools as well as bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Pre-1900 buildings are also considered archaeological sites. Burials/koiwi tangata may be found from any historic period. Archaeological sites are legally protected under Sections 42(1) & (2) of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an Authority from Heritage New Zealand Pouhere Taonga irrespective of whether the works are permitted, or a consent has been issued under the Resource Management Act 1993 or Building Act 1991.
- Section 126 of the Resource Management Act 1991 provides that Otago Regional Council may cancel this consent by written notice served on the consent holder if the consent has been exercised in the past but has not been exercised during the preceding five years.
- 3. If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).
- 4. The consent holder will be required to pay Otago Regional Council an administration and monitoring charge to recover the actual and reasonable costs incurred to ensure ongoing compliance with the conditions attached to this consent, collected in accordance with Section 36 of the Resource Management Act 1991.

APPENDIX 3: DRAFT LAND USE CONDITIONS - OTAGO REGIONAL COUNCIL

- The in-stream works (installation and maintenance of the online sediment trap) must be carried out in accordance with the plans and all information submitted with the application, detailed below, and referenced as consent number FTAA-242-1008.
 - Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates titled "Ayrburn Screen Hub" and dated XX June 2025;
 - b) Draft Environmental Management Plan, prepared by Enviroscope, dated XX June 2025;
 - c) Engineering Drawings, prepared by Paterson Pitts, dated XX June 2025; and
 - d) Ecological Assessment, prepared by SLR Consulting New Zealand titled, dated X June 2025.

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

- The activities authorised by this consent must only be exercised in conjunction with the Water Permit Conditions above.
- All works authorised by this consent within or adjoining Mill Creek must only be in the locations illustrated in the Engineering Drawings, prepared by Patersons Land Professionals, titled 'Waterfall Park Developments Ltd Ayrburn Screen Hub, Consent Drawings', and dated X June 2025.
- No works within or adjoining Mill Creek shall be undertaken during the period 1 April to 30 September inclusive.

Management Plans

- 5. At least 15 working days prior to the commencement of the activity, the Consent Holder must submit a finalised Environmental Management Plan (EMP) for review and acceptance by the Consent Authority. This document must be prepared by a SQEP. The EMP must be based on the draft EMP prepared by Enviroscope dated DD MMYYYY and submitted as part of the application.
- 6. The Consent Holder must submit an updated EMP to the Consent Authority when:
 - Any significant changes have been made to the construction methodology since the original plan was accepted,
 - There has been an Environmental Incident and investigations have found that the management measures are inadequate.
 - a) Any updated versions of the EMP must be submitted to the Consent Authority for review and acceptance. Works implementing the updated EMP must not commence until it has been accepted, and all works must be undertaken in accordance with the most current EMP accepted by the Consent Authority at all times.
 - <u>The Consent Holder must establish and implement document version control and ensure that</u> the Consent Authority is provided with an electronic copy of the most current and complete version of the EMP at all times.

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The consent holder must not commence any physical works until certification has been obtained from ORC for the Environmental Management Plan (EMP), as referenced in Condition 9. ¶

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All works shall be carried out in accordance with the relevant certified management plans(s).

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- All earthworks must be carried out in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).
- Prior to commencement of activity, all required erosion and sediment control measures on the subject
 site must be constructed in accordance with the information contained and approved in the EMP
 specified in Condition X.

Performance Monitoring

- The Consent Holder must notify the Consent Authority in writing of the commencement date no less than 10 working days prior to the commencement of works. The prestart notification must include the following information:
 - a. The start date of works.
 - b. Photographs of the area/s where work is to be undertaken- Photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form.
 - c. Name and contact details of their Environmental Representative for the works.
- 10. Prior to commencement of the works the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to:
 - a. The contents of this document;
 - b. The final EMP as required by Condition X; and

Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken

- 11. The consent holder must, while exercising this consent ensure:
 - a) that an Environmental Representative must observe the sediment removal activity;
 - b) the instream works must not cause a permeant reduction in fish passage/ migration;
 - c) a suitably qualified freshwater ecologist is to be present for the dewatering of any waterway;
 - the dammed stretch of the waterway must be fished for aquatic fauna prior to dewatering being completed; and
 - any species caught should be relocated to an appropriate nearby habitat and be recorded in the NZ Freshwater Fish Database.
 - f) any fish removed during the operation must be returned immediately back into the water upstream
 of the works; and

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Deleted: Environmental and Construction Management ¶ An EMP shall be prepared in general accordance with the draft EMP prepared by Enviroscope referred in Condition 1 for certification by the Council under Condition 5. ¶

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Deleted: <#>The consent holder must notify Otago Regional Council in writing of: ¶ the commencement date of the sediment extraction activities no less than 10 working days prior to the commencement of work; and ¶ the appointed Environmental Representative referred to in Condition [61, 18]

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- g) the activity must be undertaken in accordance with the fish recovery protocol provided in: Ministry for the Environment 2021. National works in waterways guideline Appendix 5: Fauna capture, relocation and salvage.
- 12. The consent holder must notify the Otago Regional Council in writing no more than 20 working days after the completion of each sediment extraction event and provide:
 - a) a record of the volume of sediment removed from the ponds; and
 - b) photographs of each pond before, during and after sediment extraction (looking upstream and downstream of the location of each pond and including date and location of photographs). Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form.
- 13. The consent holder must maintain a record of any complaints received in relation to the exercise of this consent. The register must include, but not be limited to:
 - a) the date, time, location and nature of the complaint;
 - b) the name, phone number, and address of the complainant, unless the complainant elects not to supply this information; and
 - action taken by the consent holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

A record of the complaints must be submitted to the Otago Regional Council Monitoring and Enforcement Team Leader (or nominee) by 1 October each year and made available for inspection at other times upon request.

General

- 14. The consent holder must while exercising this consent ensure:
 - a) bed disturbance be limited to the extent necessary to carry out the works within the wet bed of the watercourse, and no material must be removed from within or under the banks of the watercourse;
 - at completion the works must not result in any decrease of the upstream and downstream cross-sectional area of the stream bed, as the stream bed exists prior to commencement of the works authorised by this consent; and
 - at the completion of each sediment extraction event authorised by this consent, the consent holder
 must ensure that all plant, equipment, chemicals, fencing, signage, debris, rubbish and any other
 material brought on site is removed from the site within 5 working days. The site must be tidied to
 a degree at least equivalent to that prior to the works commencing;
- 15. The consent holder must ensure that any sediment extraction event authorised by this consent does not cause any flooding, erosion, scouring, land instability or property damage of any other person's property.
- 16. When undertaking works within the bed of Mill Creek the consent holder must:
 - ensure that sediment losses to natural water are avoided where practicable and that silt control measures are in place;

- ensure that all machinery operates from the banks of the watercourse as far as reasonably
 practicable and only enter the bed of the watercourse for the extent necessary to carry out required
 works and use one corridor for entering and exiting;
- c) ensure that fuel storage tanks and machinery stored in the construction area are maintained at all times to prevent leakage of oil and other contaminants into the creek. No refuelling of machinery must occur within the river. In the event of contamination, the consent holder must undertake remedial action and notify the <u>Consent Authority</u> within <u>48 hours</u>; and
- d) disturbance of riparian vegetation is restricted to the minimum necessary.
- 17. The consent holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the consent holder must:
 - a) water blast all machinery to remove any visible dirt and/or vegetation prior to being brought onsite to reduce the potential for pest species being introduced to the bed of the watercourse.
 Machinery and equipment that has worked in watercourses must, prior to entering the site, also be cleaned with suitable chemicals or agents to kill didymo;
 - b) to avoid the spread of the Didymosphenia geminata or any other pest plant, not use machinery in the berm or bed of the river that has been used in any area where the pest plant(s) are known to be present in the previous 20 working days, unless the machinery has been thoroughly cleansed with a decontamination solution (for information on decontamination contact Otago Regional Council's Biosecurity Team);
 - c) remove any vegetation caught on the machinery at the completion of works.
- 18. In the event that an unidentified archaeological site is located during works, the following will apply;
 - a) work must cease immediately at that place and within 20 metres around that place;
 - all machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified;
 - c) if the site is of Maori origin, the consent holder must also notify the appropriate iwi groups or kaitiaki representative [insert iwi groups/Kaitiaki representative if known to assist consent holder as to who to contact] of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975);
 - d) if human remains (koiwi tangata) are uncovered the consent holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply.
 Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded;
 - works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required; and

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- f) where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.
- In accordance with clause 87(2)(b) and clause 26 Schedule 5 Fast-track Approvals Act 2024, this consent lapse six (6) years after the date it commences unless the consent is given effect to within that six-year period.

Review

- 20. The Otago Regional Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent during the period of three months either side of the date of granting of this consent each year, or within two months of any enforcement action taken by the Otago Regional Council in relation to the exercise of this consent, for the purpose of:
 - a) determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent:
 - ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement; or
 - c) Reviewing the frequency of monitoring or reporting required under this consent

Notes to the Consent Holder

- Section 126 of the Resource Management Act 1991 provides that Otago Regional Council may cancel
 this consent by written notice served on the consent holder if the consent has been exercised in the past
 but has not been exercised during the preceding five years.
- 2) If you require a replacement consent upon the expiry date of this consent, any new application should be ladged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).

Attachment 3: Correspondence received from owners and occupiers of adjacent land

From: cushing
To: George Watts

Subject: Re: Ayrburn Screen hub - Neighbour Consultation

Date: Monday, 18 August 2025 4:29:22 pm

Hi George

We haven't had the chance to get down to Arrowtown to look the proposal from our site yet.

But from looking at photos - we don't think it will be too visible from our site, so isn't a big concern to us.

Good luck with the project.

We really enjoy visiting Ayrburn, it's a great facility for the region.

Kind regards

Bridget and David

On 24 Jun 2025, at 1:43 PM, George Watts < George. Watts@winton.nz> wrote:

Thanks Guys,

I look forward to hearing from you.

Here is the full design report.

Cheers,

GW

George Watts

Senior Design Manager

WINTON

www.winton.nz

Arrowtown

Ayr Avenue Arrowtown 9371



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From: Cushing

Sent: Tuesday, 24 June 2025 9:46 am

To: George Watts < <u>George.Watts@winton.nz</u>>

Subject: Re: Ayrburn Screen hub - Neighbour Consultation

Hi George

Thanks for sending the plans through for the screen hub, it looks really interesting, an exciting project.

We'd like to have a look at the full design document, can you please forward it to

We are away, will have a closer look later next month and will get back to you then.

Cheers

Bridget

On 12 Jun 2025, at 3:39 PM, George Watts < George. Watts@winton.nz > wrote:

Hi Bridget & David,

Hope all is well up on the hill.

The reason I am writing is to bring you up to speed and get your thoughts on the 'Ayrburn Screen Hub' application that we are progressing through the Fast-Track Legislation.

As part of the process we are asked to consult with neighbours to and get their views on the project.

Attached is an overview set of plans and drawings from the design repot and a cover letter outlining consultation.

It has been an exciting and collaborative project to work on. we have got a lot of industry support and have done a great deal of collaboration with both councils environmental groups and Iwi

I work in the Winton offices in the paddocks, so if you're around, I'm happy to catch up for a coffee or bite at Ayrburn and take you through

it if you like.
Cheers,

George Watts

George Watts

Senior Design Manager

WINTON

www.winton.nz

Arrowtown

Ayr Avenue Arrowtown 9371



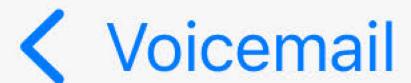
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- <Ayrburn FTAA Consultation Letter Adjacent Neighbours 10 June 2025.pdf>
- <Ayrburn Screen Hub Design Report for Consultation- 05 June 2025.pdf>

<Ayrburn - Screen Hub - Design Report - 04 June 2025.pdf>





Australia
13 June 2025 at 1:23 PM





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Transcription

"Call g'day George Andrew Redmond here where the people who live up The hill from mum Ed and you Steam email regarding the movie studio Terrific Terrific idea and we've got no objection to it so no doubt you probably need an email from us to have our support and we come and go from Melbourne today We're gonna be there in a few weeks time so I'm not gonna give you a ring when we're there and see if we can catch up and say hello and Anyway look you can send me a text back or give me a bell back. I'm also on WhatsApp but just thought I'd give you a ring and say. Anyway look you can send me a text back or give me a bell back. I'm also on WhatsApp but just thought I'd give you a ring and say. Read the email and then No objection from clown on myself Thanks, George. Bye...."

Was this transcription useful or not useful?











From: K & M Hammett

To: George Watts

Subject: Re: Ayrburn Screen hub - Neighbour Consultation

Date: Thursday, 12 June 2025 9:05:10 pm

Hi George,

Thank you for your email,

Yes Rowena is my nana - we rented our house out in chch and moved down for what was meant to be a year and we have been here 6 years now! It's just a great place for the kids to grow up, as you are aware!

Thank you for sending all the information through, I could imagine it's an amazing project to be involved in.

We as neighbours think it's great, and have no issues.

Ayrburn's standards are always to perfection and it shows with what has already been created there,

We look forward to seeing it when it's completed,

Thanks,

Kaysee

On Tue, 10 Jun 2025 at 3:51 PM, George Watts < George. Watts@winton.nz > wrote:

Hi Rowena, Kaysee & Marcus,

Hope all is well up there and it's not too freezing, it sure is down here in our site offices. Annah Dowset passed on your emails, I hope you don't mind.

I'm slowly connecting the dots and understand that you all live on the property across Waterfall Park Road.

The reason for my email out of the blue is that we are consulting neighbours on the 'Ayrburn Screen Hub' project. We are trying to consent this through the Fast-Track legislation.

Attached are a selection of plans from the design report and a cover letter that give an overview of the project.

It would be great if you could let me know your thoughts and if you would like me to take you through it further. Its been an exciting project to work on and has a lot of support from the film industry.
Thanks,
George
George Watts
Senior Design Manager
WINTON
www.winton.nz
Arrowtown
Ayr Avenue
Arrowtown 9371
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From: Jenna Adamson
To: George Watts

Subject: Screen Hub - Consultation

Date: Wednesday, 16 July 2025 2:39:05 pm

Hi George

Happy for you to include our in principle support of The Ayrburn Screen Hub as follows:

We're supportive of well-designed developments that respect the character of the area and are sympathetic to the needs of neighbouring properties. Projects that add economic value, bring thoughtful diversification, and contribute positively to Queenstown's future are important - especially when done with care and community in mind.

Thanks

Jenna Adamson Jenna Adamson CEO
 From:
 Neil Green

 To:
 George Watts

 Cc:
 BognarGreen

Subject: RE: Fast track co senting process re Aryburn

Date: Wednesday, 16 July 2025 2:05:52 pm

You don't often get email from neil@nrgpr.co.nz. Learn why this is important

Dear Mr Watts

As residents (493 Speargrass Flat Road) who are living and enjoying the rural environment we deliberately invested in when we brought our property, Suzie and I are concerned a commercial property company – Winton Properties – is once again trying to change the rural landuse District Plan provisions that it was well aware of when it purchased the Aryburn land area. This appears to be another example of landuse creep being attempted, especially after earlier applications were denied by the Council and Environment Court.

Those rural landuse constraints are there for all landowner's protection. However, the attempt to create a new property development, using the premise of a film studio, simply ignores the reasons we own and enjoy our lifestyles in the area. It is a industrial / commercial operation that does not comply in any shape or form with the District Plan landuse rules. The intensive nature of what is proposed would be sharply at odds with the character of the area and the operations would be intrusive and would significantly and negatively change the area that we currently enjoy living in.

Specifically, our concerns are:

- A commercial operator is deliberately attempting to ignore and undermine the specific landuse restrictions everyone was, and is, aware of, including Winton Property.
- The nature of the fast track proposal would see intensified accommodation dwellings be placed in an area that specifically does not allow this
- The operational noise and operational realities (traffic, late and long hours, noise, etc) which would be on any day and at any hour, would be disruptive. We note the application' economic assessment talks about holding 52 weddings and 52 conferences per year. That would mean a constant intrusion into the rural lifestyle that we deliberately invested in.
- The disruption created through increased traffic and lighting
- The visual impacts
- The potential for the required water and wastewater services to not be covered by the developer. As ratepayers and neighbours, we strongly object to any suggestion ratepayers would have to cover any of the costs.

We have already experienced current consents being broken and as you will be aware, Ayrburn has appealed the recent decision relating to containing the additional three-day events Aryburn applied for. This means we have little confidence in this commercial activity being managed well, or in a thoughtful manner for your neighbours.

We also don't understand how the film studio_accommodation and conference proposal can operationally_work alongside the other Ayrburn operations, including the retirement village, boutique hotel and increased events (which Ayrburn has appealed to increase in scale).

Please provide information on how you would plan to mitigate the above issues and what performance measures you are proposing. Please also include any specific advice Aryburn / you have received relating to how the above (and any other) issues can and would be mitigated.

Can you also confirm there have been no revisions to the concept plans provided publicly, and if there have been, explain the rationale and impacts.

Neil

Neil Green

NRGPR

mobile:
email:

Wellington / Queenstown

New Zealand

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From: George Watts < George. Watts@winton.nz>

Sent: Tuesday, 24 June 2025 5:35 pm **To:** Neil Green

Subject: RE: Fast track co senting process re Aryburn

Hi,

Thanks for your email. Could you please let us know your comments. We are looking to consult and incorporate any feedback.

Cheers, George

George Watts

Senior Design Manager

WINTON

www.winton.nz

Arrowtown

Ayr Avenue

Arrowtown 9371

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From: Neil Green
Sent: Tuesday, 24 June 2025 4:11 pm

To: George Watts < <u>George.Watts@winton.nz</u>> **Subject:** Fast track co senting process re Aryburn

You don't often get email from neil@nrgpr.co.nz. Learn why this is important

George Please register Suzie Bognar and myself - Neil Green - our property is in Arrowtown. My contact number is . Thank you. Neil

Get Outlook for Android

George Watts

From:

James Hadley

Sent:

Monday, 23 June 2025 12:00 pm

To:

George Watts Rebecca Lucas

Subject:

RE: Ayrburn Screen hub - Neighbour Consultation

Thanks George – yes, appreciated the meeting thank you.

Thanks also for the information provided on site and the information just sent.

Your letter of 10 June 2025 asked that by 24 June 2025 we confirm the names of owners/occupiers of adjacent landowners to you. Please take this email as confirmation that you are correct to continue to list James & Rebecca Hadley as the owner representatives for Please continue to show that information on your FTAA application documents.

Regards,

James Hadley

Director

44 Robins Road PO Box 1356 Queenstown 9348

www.hadleys.co.nz



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From: George Watts < George. Watts@winton.nz>

Sent: Thursday, June 19, 2025 5:41 PM

To: James Hadley

Cc: Rebecca Lucas

Subject: RE: Ayrburn Screen hub - Neighbour Consultation

Hi James & Rebecca.

Lovely to meet you properly today. Thanks for taking the time to review the plans and meet.

I have attached the Full design report, and I will send the landscape assessment in a separate email, as combined, they are too big. Sorry for the bombardment of info...

Also I have a snip from the architectural pack that shows the 8m height plan from existing topography and samples of the buildings. The set is massive so can't share but it should be on the FT website.

I have also sniped the EWs plan because this is likely of interest too. I will get Patersons to pull the tongue of the mound down more to close that gap as best we can with landform.

I have also attached a rough scribble of the 'gap' in the cocoon area that we looked at and how we could further screen it with some larger scale evergreen planting. It would be good to get your thoughts on this. I think specifying larger grades here would be a good idea too.

We discussed a tin model with buildings and viewpoints from along the trail. I should have this next week and it might be good to catchup to fly around it from different viewpoints. I think they have a point cloud data of the trees also, so with a pit of luck this can be in there also.

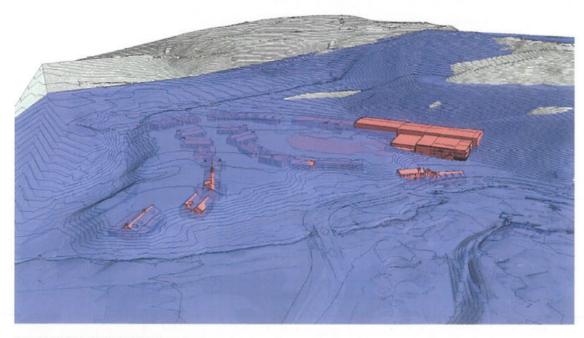
Looking forward to any feedback on this and happy to meet or field a phone call informally on anything.

Cheers, GW

Height Overlay

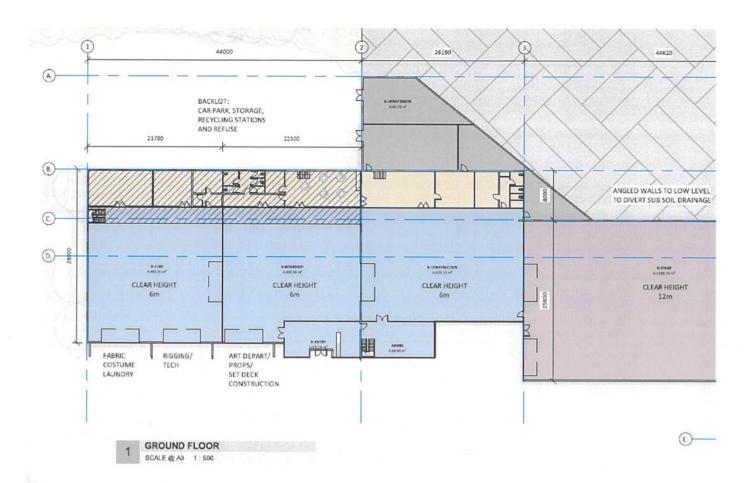
The images below show the proposal in 3D with the 8m height plane graphically identified. The purple surface is a duplicate of the natural topography, lifted 8m vertically. As the topography varies in all directions, showing this as a 3D image demonstrates clearly where any part of the proposal breaches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

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



1 8m HEIGHT OVERAY, VIEW 1 SCALE @ A3

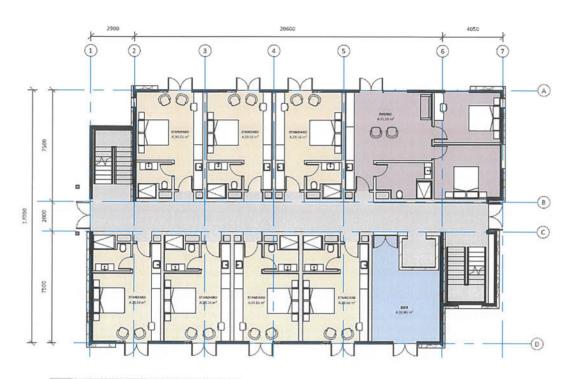
2



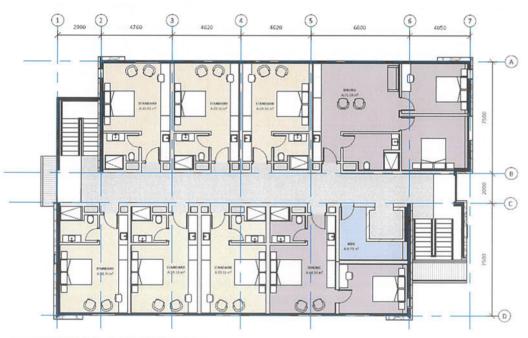
SITE ENTRY 2

SITE EI

SASTUDIO	nates	WINTON	project
97,010010	All works to comply with the NZBC and relevant codes and standards. All works to hold shared copyright be-	WINTON	Ayr
W: www.sastudio.co.nz	tween the owner and the architect for this project and site. All dimensions to be checked prior to site.		location
A: 8 Mallett Lane, Cromwell P: 021 108 2764	works. If in doubt - ask,		Ayr



1 TYPE C GROOM TYPE C GROUND FLOOR PLAN



2 TYPE C FIRST FLOOR PLAN SCALE @ A3 1:200

SASTUDIO

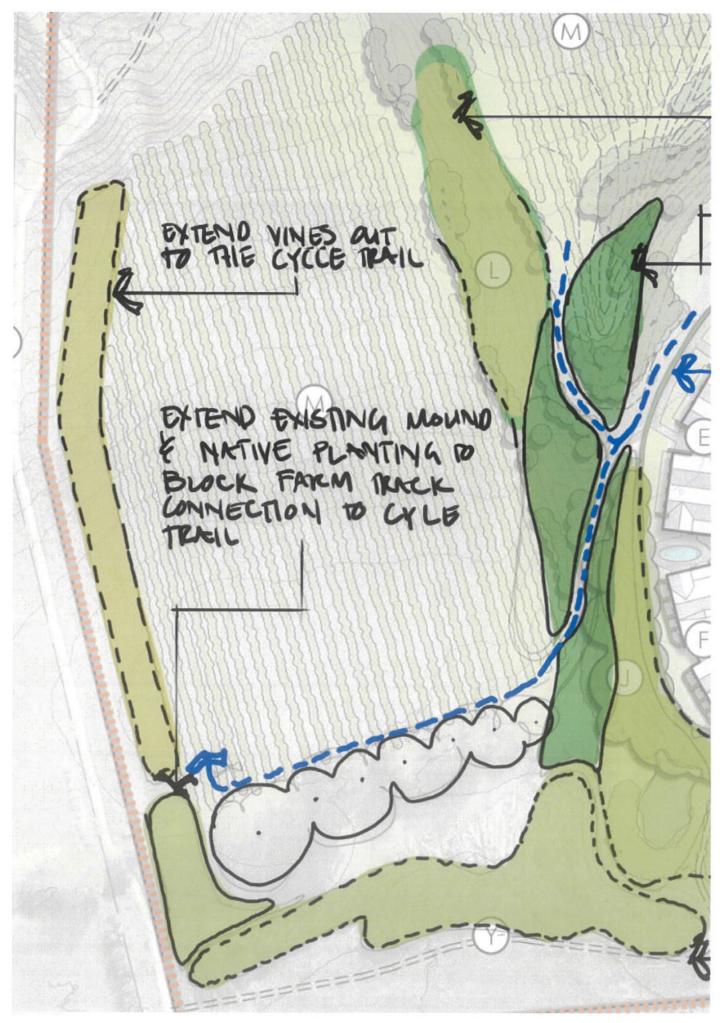
W: www.sastudio.co.nz A: 8 Mallett Lane, Cromwell P: 021 108 2764

All works to comply with the NZBC and relevant codes and standards. All works to hold shared copyright be-tween the owner and the architect for this project and site. All dimensions to be checked prior to site works. If in doubt - ask,

WINTON

Ayrburn

Ayr Aver



George Watts

Senior Design Manager

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From: James Hadley

Sent: Monday, 16 June 2025 10:42 am

To: George Watts < George.Watts@winton.nz > Cc: Rebecca Lucas

Subject: RE: Ayrburn Screen hub - Neighbour Consultation

Hi George - we were suggesting Thursday, not tomorrow. We are not available tomorrow sorry.

Can you do this Thursday, 19 June at 10am at the Bakehouse?

Thanks

Regards,

James Hadley

Director

44 Robins Road PO Box 1356 Queenstown 9348

www.hadleys.co.nz



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From: George Watts < George. Watts@winton.nz>

Sent: Monday, June 16, 2025 9:35 AM

To: James Hadley

Cc: Rebecca Lucas

Subject: RE: Ayrburn Screen hub - Neighbour Consultation

Thanks guys,

I've got sick kid today, Assuming he's all good for school tomorrow, how would 10am at the bakehouse sound?

Cheers, GW

George Watts

Senior Design Manager

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From: James Hadley

Sent: Friday, 13 June 2025 4:19 pm

To: George Watts < George. Watts@winton.nz >

Cc: Rebecca Lucas

Subject: RE: Ayrburn Screen hub - Neighbour Consultation

Hi George

Thanks for making contact.

Let's meet on site and have a chat and you can take us through it.

Next Thursday morning works for us - say 930am at the bakehouse and go from there?

My number

Thanks James

Regards,

James Hadley

Director

44 Robins Road PO Box 1356 Queenstown 9348

www.hadleys.co.nz



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Sent: Wednesday, June 11, 2025 10:12 AM
To: James Hadley

Subject: FW: Ayrburn Screen hub - Neighbour Consultation

Hi James and Rebecca, sorry in didn't have your email Rebecca.

Hope all is well over the hedge with you guys.

The reason I am writing is to bring you up to speed and get your thoughts on the 'Ayrburn Screen Hub' application that we are progressing through the Fast-Track Legislation.

As part of the process we are asked to consult with neighbours to and get their views on the project.

Attached is an overview set of plans and drawings from the design repot and a cover letter outlining consultation.

If you would like, I would be happy to meet with you sometime to walk the site and take you through the proposal.

We have taken on board your views expressed through the district plan review process and it has been helpful in the masterplanning of the development. We have taken the mitigation of landscape effects as a first principal and thinking about this from the key public and private view-points.

The most noteworthy would be:

- Keeping built development to the east side of the ephemeral creek which leaves a large rural landscape buffer with grapevines which is the same (approved) approach taken on the Arrowtown Lake Hayes Road boundary.
- Extending the existing landform to hide the larger scale buildings from view. I have snipped a render below of how the landform will obscure the buildings as I know you will be interested in this view.
- Cocooning the development within the existing conifer shelterbelt and mostly limiting the development to the 'R' activity area. The area out of the R area not being visible from the public trail.

It has been an exciting an collaborative project to work on. we have got a lot of industry support and have taken a collaborative approach working with both councils, FOLH and Iwi. The proposal also includes environmental initiatives and economic benefits that I Would be happy to take you through.

I look forward to talking further,

Cheers, George



George Watts Senior Design Manager

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 From:
 George Watts

 Cc:
 "Hilary Poole"

 Subject:
 Ayrburn Screen Hub

Date: Tuesday, 24 June 2025 11:16:04 am

Attachments: 24062025102034-0001.pdf

You don't often get email from paul@dougherty.co.nz. Learn why this is important

Hello George

We have received the attached from you. We (Hilary Poole and Paul Dougherty) are the owners of . So please pass our details on to the Expert Panel

We would also like to see the full 30 page Design Report so please send that through. Will you also send through the FTAA substantive application when it is submitted please?

We would prefer that future communication (incl by the Panel) is by email if that is possible

Thanks

Paul Dougherty

e. m. From:Robyn La RocheTo:George Watts; Nick HartSubject:Re: Ayrburn Screen Hub

Date: Monday, 16 June 2025 1:39:08 pm

Hi George

We assume the Expert Panel is the official feedback mechanism? so we think it's best to submit directly to them.

Thanks Robyn

From: George Watts < George. Watts@winton.nz>

Date: Monday, 16 June 2025 at 12:52 PM

To: Robyn

Cc: Robyn

Subject: RE: Ayrburn Screen Hub

Thanks Guys,

Would you like to let us know your comments / suggestions prior?

Cheers, George

George Watts

Senior Design Manager

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From: Nick Hart

Sent: Sunday, 15 June 2025 3:38 pm

To: George Watts < George. Watts@winton.nz>

Cc: Robyn La Roche

Subject: Re: Ayrburn Screen Hub

Here's our details as owners of:

Nick Hart & Robyn Hart – Trustees of Wharetoroa Trust.

We look forward to giving feedback to the Expert Panel.

Many thanks Nick & Robyn Hart

From: George Watts < George. Watts@winton.nz >

Date: Tuesday, 10 June 2025 at 5:24 PM

To: Robyn

Subject: Ayrburn Screen Hub

Hi Nick and Robyn,

Hope all is well and you're staying warm.

The reason I am writing is to bring you up to speed and hopefully get your thoughts on the 'Ayrburn Screen Hub' application that we are progressing through the Fast Track legislation. The project has been exciting and it has been great to get so much support from the industry.

As part of the process, we are asked to consult with neighbours.

Attached is an overview set of plans and drawings from the design repot and a cover letter outlining consultation.

If you would like, I would be happy to meet with you sometime, perhaps at Ayrburn or anywhere else to take you through the proposal.

Thanks, George

George Watts

Senior Design Manager

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From: Graham Smith & Catherine Taylor

To: George Watts
Subject: Ayburn

Date: Tuesday, 24 June 2025 2:15:57 pm

You don't often get email from gsmithctaylor@gmail.com. Learn why this is important

Hi

Thanks for your recent information pack regarding the Fast Track approval application.

Just confirming we are interested in being kept updated. Our details are;

Graham Smith & Catherine Taylor

Regards

Graham

From: Greg Collins
To: George Watts

Subject: Re: Ayrburn Screen Hub

Date: Tuesday, 24 June 2025 7:28:14 pm

Apologies for late response I've been away for a while. Occupants/ owners of property are myself and my wife Lianne,

Regards Greg Sent from my iPhone

On 11 Jun 2025, at 12:37 PM, Greg Collins wrote:

From: George Watts < George. Watts@winton.nz>

Sent: Tuesday, 10 June 2025 3:34 PM

To:

Subject: FW: Ayrburn Screen Hub

Hi Greg,

Hope all is well and you're staying warm. I only have you remail so please extend this to other owners or anyone else at the property.

The reason I am writing is to bring you up to speed and hopefully get your thoughts on the 'Ayrburn Screen Hub' application that we are progressing through the Fast Track legislation. The project has been exciting and it has been great to get so much support from the industry. We are through the 'referral' stage and now have been invited to lodge our 'substantiative' application.

Attached is an overview set of plans and drawings from the design repot and a cover letter outlining consultation.

If you would like, I would be happy to meet with you sometime, perhaps at Ayrburn or anywhere else to take you through the proposal.

Thanks, George

George Watts

Senior Design Manager

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<Ayrburn FTAA Consultation Letter Adjacent Neighbours.pdf> <Ayrburn FTAA Consultation Letter Adjacent Neighbours - 10 June 2025.pdf>

From: <u>David Kidd</u>
To: <u>George Watts</u>

Cc:Geoff van Deursen; Peter GoulstonSubject:Re: Screen Hub - ConsultationDate:Thursday, 5 June 2025 5:27:14 pm

Hi George,

In our recent discussions with you regarding Winton's plans for the area next to our properties, you mentioned 3-4 high value residential properties set back from our boundary. You did not mention that Winton proposed what is a very different (essentially an industrial) use with 201 accommodation units very close to our boundary. Please explain why you told us that a few residential properties were planned but did not mention the very different 'screen hub' plans, which have obviously been in preparation for many months. Meanwhile we are making a substantial further investment in our property in the belief that we would only ever be next to a low density residential development. Please explain why you did not mention the 'screen hub' plans before now.

At this stage, I expect that we will want to be involved to the fullest possible extent in the approval process. Please give us some time to consider how best to deal with the questions, suggestions and queries you expect from us.

Can you please send us the full 30 page Ayrburn Design Report referred to in your letter.

Best regards David

Sent from my iPhone On 5 Jun 2025, at 04:43, George Watts < George. Watts@winton.nz> wrote:

Hi Guys,

Hope all is well.

We are going out to our neighbours to consult on the Ayrburn Screen Hub we are proposing in our west paddocks. I would expect questions suggestions and queries. Happy to meet individually or as a group.

Please see cover letter and info pack attached.

Let me know, Cheers, George

George Watts

Senior Design Manager

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<Ayrburn - Screen Hub - Design Report for Consultation- 05 June 2025.pdf><Ayrburn FTAA Consultation Letter Adjacent Neighbours.pdf>

From: George Watts
To: "Jane Shaw"

Subject: RE: Ayrburn Screen hub - Neighbour Consultation

Date: Friday, 20 June 2025 1:58:00 pm

Hi Jane,

Thanks for your feedback.

- Very valid point regarding the function venue. We have had a further think about this and internally we share the same concerns as yourselves. We have since decided to delete this. and put another accommodation block there instead.
- Yes, we will be volunteering a public easement in favour of QLDC or QTT as part of this
 application. We will likely fund the build of some of the trail. It is part of a larger strategic
 network which will allow an off-road trail along the Mill Creek corridor connecting to the
 countryside trail. The trails trust has been anticipating it for a long time Is my
 understanding.

Thanks, GW

George Watts

Senior Design Manager

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From: Jane Shaw
Sent: Thursday, 19 June 2025 10:43 am

To: George Watts < George. Watts@winton.nz>

Subject: Re: Ayrburn Screen hub - Neighbour Consultation

You don't often get email from Learn why this is important

Thank you George

We will be emailing our thoughts and questions which are numerous. The "function centre" which will cater for 52 weddings is a concern as it will be located pretty much where your

Winton offices are currently.

Also I see the cycleway has been revisited going past our house and as I understand it has been rubber stamped by the Wakatipu Trails if Ayrburn funds it??

A few of us who are neighbours and adjacent to Ayrburn have met and will be forwarding emails detailing our concerns.

As we understand it these will be submitted to the expert panel during the application process. I will be in touch

Hope you get the photo of the homestead.

Regards

Jane Shaw

Thank you for the invitation Sent from my iPhone

On 11 Jun 2025, at 11:56 AM, George Watts < George. Watts@winton.nz > wrote:

Hi Jayne & Halford,

Hope all is well over the hedge with you guys. Kieren passed on your contact; hope you don't mind.

The reason I am writing is to bring you up to speed and get your thoughts on the 'Ayrburn Screen Hub' application that we are progressing through the Fast-Track Legislation.

As part of the process we are asked to consult with neighbours to and get their views on the project.

Attached is an overview set of plans and drawings from the design repot and a cover letter outlining consultation.

If you would like, I would be happy to meet with you sometime to walk the site and take you through the proposal.

It has been an exciting and collaborative project to work on. we have got a lot of industry support and have taken a collaborative approach working with both councils, FOLH and Iwi. The proposal also includes environmental initiatives and other items that I would be more than happy to take you through.

I just work in the Winton offices in the paddocks, so happy to catch up for a coffee or bite and take you through it if you like.

Cheers, George

Watts

<image001.png>

George Watts

Senior Design Manager

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<Ayrburn FTAA Consultation Letter Adjacent Neighbours - 10 June 2025.pdf><Ayrburn - Screen Hub - Design Report for Consultation- 05 June 2025.pdf>

From: Simon Beadle
To: George Watts

Subject: Re: Screen Hub - Consultation **Date:** Friday, 6 June 2025 1:16:46 pm

Hi George,

Thanks for the update re WPDL plans for the Ayrburn Screen Hub

We neither support or oppose the Hub, provided you plant evergreen screening plants in front of the buildings and don't put any development in the paddock in front of our property.

Many thanks

Simon Beadle

On 5/06/2025, at 4:27 PM, George Watts < George. Watts@winton.nz > wrote:

Hi Simon,

Hope all is well and Jill is settled.

I'm not sure if you have heard through the grapevine or otherwise, but we are proposing to build a film production facility (Ayrburn Screen Hub) in the west paddocks. As part of this application, we are looking to engage and consult with our neighbours. Are you all good to be the point of contact for the family?

I attach a cover letter and an info pack.

I'm sure you will have some queries, so please don't hesitate to sing out.

Cheers,

GW

George Watts

Senior Design Manager

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<Ayrburn - Screen Hub - Design Report for Consultation- 05 June 2025.pdf><Ayrburn FTAA Consultation Letter Adjacent Neighbours.pdf>

From: Simon Glass
To: George Watts

Subject: RE: Screen Hub - Consultation **Date:** Monday, 9 June 2025 10:13:29 am

Attachments: <u>image001.png</u>

Hey George,

This looks awesome.

Let me know what you need from me.

Cheers

Simon Glass

Business Development Director





From: George Watts < George. Watts@winton.nz>

Sent: Thursday, 5 June 2025 3:51 pm

To: Simon Glass

Subject: FW: Screen Hub - Consultation

Hey Mate,

Please see attached neighbor consultation letter and info pack for the 'Ayrburn Screen Hub' that we are proposing in the paddocks to the west.

Give me a yell if have any questions or want to meet.

Cheers,

GW

George Watts

Senior Design Manager

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From: Polly Hudson
To: George Watts
Cc:

Subject:

Re: Ayrburn Screen hub - Neighbour Consultation

Date: Tuesday, 17 June 2025 10:24:10 am

Attachments: Asset 1-100-small.jpg

Ayrburn FTAA Consultation Letter Adjacent Neighbours - 10 June 2025.pdf Ayrburn - Screen Hub - Design Report for Consultation- 05 June 2025.pdf

Thanks George,

Can you please include my husband Ant Rainger in on any correspondence - we are joint owners of the property.

We will take a look at this - thank you.

Regards, Polly Hudson



Polly Hudson Media and Communications Advisor Mediahype

M: E:

On 13 Jun 2025, at 12:57 PM, George Watts < George.Watts@winton.nz> wrote:

Hi Polly et al,

Hope all is well over the hedge. Mike and Marilyn passed on your contact; hope you don't mind.

The reason I am writing is to bring you up to speed and get your thoughts on the 'Ayrburn Screen Hub' application that we are progressing through the Fast-Track Legislation.

As part of the process we are asked to consult with neighbours to and get their views on the project.

Attached is an overview set of plans and drawings from the design repot and a cover letter outlining consultation.

It has been an exciting and collaborative project to work on. we have got a lot of industry support and have done a great deal of research an planning with Mike on water quality.

I work in the Winton offices in the paddocks, so if you're around, I'm happy to catch up for a coffee or bite and take you through it if you like.

Cheers, George Watts

George Watts

Senior Design Manager

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From: Emma Hill

To: George Watts

Subject: Re: Ayrburn Screen hub - Neighbour Consultation

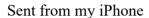
Date: Thursday, 21 August 2025 2:46:43 pm

Hi George,

We have reviewed the documentation and are in full support of this project. It looks to be a long overdue piece of infrastructure that will likely have a significant positive impact on the film industry and the region.

Exited to see if come to life.

Warm regards, Emma Hill



On 13 Jun 2025, at 9:53 AM, George Watts < George. Watts@winton.nz> wrote:

That sounds good.

Lauren our GM can come on Monday so I'm not too outnumbered.

Alternatively, CM will be here from Wednesday 25th for a week or so.

Cheers, GW

George Watts

Senior Design Manager

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From: Emma Hill

Sent: Friday, 13 June 2025 11:15 am

To: George Watts < George. Watts@winton.nz>

Subject: Re: Ayrburn Screen hub - Neighbour Consultation

Can we do 11 please. You're going to have the whole gang- Jim Rohrstaff and Rob Selley our GM at The Hills will join us. Is Chris around? Be nice if he could join us.

Sent from my iPhone

On 13 Jun 2025, at 9:09 AM, George Watts < George. Watts@winton.nz > wrote:

Hi Emma,

That sounds great. What time would suit you? We could have coffee at the Bakehouse @ 10am?

Sorry, here is the plans.

Cheers,

GW

George Watts

Senior Design Manager

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From: Emma Hill

Sent: Thursday, 12 June 2025 8:12 pm

To: George Watts < <u>George.Watts@winton.nz</u>>

Subject: Re: Ayrburn Screen hub - Neighbour Consultation

Hi George,

Thanks for the note and information.

You've attached the cover letter twice - love to see the plans and drawings.

Im down this coming Monday, perhaps we meet then?

Many thanks....Emma

On 10 Jun 2025, at 4:53 PM, George Watts < George. Watts@winton.nz > wrote:

Hi Emma,

Hope all is well and you are staying warm, I was passed on your email from Kieren from Ayrburn, I hope you don't mind.

The reason I am writing is to bring the Hill family up to speed and hopefully get your thoughts on the 'Ayrburn Screen Hub' application that we are progressing through the fast track.

As part of the process we are asked to consult with neighbours to consult and get their views on the project.

Attached is an overview set of plans and drawings from the design repot and a cover letter outlining consultation.

If you would like, I would be happy to meet with you sometime, perhaps at Ayrburn to take you through the proposal.

Best,

George

George Watts

Senior Design Manager

WINTON

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<a href="<"><Ayrburn FTAA Consultation Letter Adjacent
Neighbours.pdf><Ayrburn FTAA Consultation</p>
Letter Adjacent Neighbours - 10 June 2025.pdf>

<Ayrburn - Screen Hub - Design Report for Consultation- 05 June 2025.pdf>

From: Murray Doyle
To: George Watts

Subject: Re: Ayrburn Screen hub - Neighbour Consultation

Date: Friday, 13 June 2025 6:09:15 am

Hi George,

Thanks for the email. We're overseas currently and not back until late July. I'm not sure the timing and the process going forward seeing it's going down the Fast-Track but will have a read of the information you sent through and let you know any concerns or issues.

Thanks and regards Murray

On 11 Jun 2025, at 1:00 AM, George Watts < George. Watts@winton.nz> wrote:

Hi Murray and Clare,

Hope all is well over the hedge with you guys. Kieren passed on your contact; hope you don't mind.

The reason I am writing is to bring you up to speed and get your thoughts on the 'Ayrburn Screen Hub' application that we are progressing through the Fast-Track Legislation.

As part of the process we are asked to consult with neighbours to and get their views on the project.

Attached is an overview set of plans and drawings from the design repot and a cover letter outlining consultation.

If you would like, I would be happy to meet with you sometime to walk the site and take you through the proposal.

It has been an exciting and collaborative project to work on. we have got a lot of industry support and have taken a collaborative approach working with both councils, FOLH and Iwi. The proposal also includes environmental initiatives and economic benefits that I Would be happy to take you through.

I just work in the Winton offices in the paddocks, so happy to catch up for a coffee or bite and take you through it if you like.

Cheers, George

<image001.png>

George Watts

Senior Design Manager

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<Ayrburn FTAA Consultation Letter Adjacent Neighbours - 10 June 2025.pdf>

<Ayrburn - Screen Hub - Design Report for Consultation- 05 June 2025.pdf

Attachment 4: Feedback from Ministry for the Environment (MFE)



Tēnā koe Simone,

Ayrburn Screen Hub – Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)

Thank you for your correspondence dated 30 June 2025 in relation to Waterfall Park Developments Limited's intention to lodge a substantive application for a listed project under the Fast-track Approvals Act 2024 (FTAA) in respect of the Ayrburn Screen Hub.

As you are aware, the Ministry for the Environment (the Ministry) is the "relevant administering agency" for approvals relating to the Resource Management Act 1991 (RMA) and Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act) under the FTAA.

We have received the information you provided on 30 June 2025. As part of your substantive application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

National Direction

Under the RMA, the government can create national direction to support local authorities' decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project. If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

National Policy Statement	Description

National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023	This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside the National Environmental Standards for Greenhouse Gases from Industrial Process.
National Policy Statement for Highly Productive Land 2022	This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.
National Policy Statement for Freshwater Management 2020	This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.
National Policy Statement for Indigenous Biodiversity 2023	This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.
National Policy Statement for Renewable Electricity Generation 2011	This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.
National Policy Statement on Electricity <u>Transmission</u>	This NPS sets out the objective and policies for managing the electricity transmission network.
National Policy Statement on Urban Development 2020	This NPS recognises the national significance of well- functioning urban environments. It removes barriers to development to allow growth in locations that have good access to existing services, public transport networks and infrastructure.
New Zealand Coastal Policy Statement 2010	The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.

National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

National Environmental Standard	Description
---------------------------------	-------------

National Environmental Standards for Air Quality	This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand.
National Environmental Standards for Commercial Forestry	This NES provides nationally consistent regulations to manage the environmental effects of forestry.
National Environmental Standards for Electricity Transmission Activities	This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.
National Environmental Standards for Freshwater	This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.
National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat	This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.
National Environmental Standards for Marine Aquaculture	This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force.
National Environmental Standards for Sources of Human Drinking Water	This NES sets requirements to protect sources of human drinking water from becoming contaminated.
National Environmental Standards for Storing Tyres Outdoors	This NES provides nationally consistent rules for the responsible storage of tyres.
National Environmental Standards for Telecommunication Facilities	This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	This NES includes requirements for assessing and managing potentially contaminated soil.

Please ensure your application includes a summary of this consultation with the Ministry, and an explanation of how this consultation has informed your project. This information must be included in your application, regardless of whether it is a referral application or a substantive application for a listed project.

Thank you for consulting with the Ministry for the Environment as the relevant administering agency for the RMA and the EEZ Act.

If you have any queries in relation to the FTAA process, please contact <u>info@fasttrack.govt.nz</u> for further assistance.

Ngā mihi,



Acting General Manager, System Enablement and Oversight

Attachment 5: FoLH Feedback

From: Mike Hanff
To: George Watts

Cc: Rob Hay; Bronwyn Rhynd; Frances Deamer-Phillips; Shaun Niven

Subject: Re: Water Quality - Ayrburn Screen Hub

Date: Friday, 22 November 2024 10:02:03 am

George

Thank you for arranging meeting around potential further improvements to water quality as part of your proposed Ayrburn Screen Hub.

Your proposed sediment management plans are an example of best practice in the catchment.

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.

On this basis FOLH are happy to support your project on Water Quality and the positive impact it will have on Lake Health. We suggest we use the collaborative process we adopted around The Retirement Village consent as a basis for taking this forward.

Mike

On 20/11/2024, at 4:39 PM, George Watts < George. Watts@winton.nz > wrote:

Hi Guys,

Thanks again for yesterday and thanks for the opportunity to get around the table and consult on this one.

A major win for the lake today.

We are happy to Consent and Construct the large sediment pond as discussed.

Additionally, we would like to volunteer consent conditions in perpetuity to remove sediment periodically from the proposed In-line sediment pond at our cost.

This is provided consent for the screen hub is granted and FOLH support us that the pond and other water quality initiatives taking in the porject will improve water quality significantly in the catchment (This shouldn't be hard).

Based on my calculations this monster should hold about 1500T of sediment.

Bronwyn, Yourself and Frances will now be designing this trap and we will be including it within the application.

We discussed this being C. $50 \times 12m$ (based on the design constraints of a long reach excavator) being 12m.

Mike and I are trying to get the drawings for Puku Nui at the moment, which we will send through. This is will form the design basis for ours as it looks like it works incredibly well.

Thanks, GW

George Watts

Senior Design Manager

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From: George Watts

Sent: Wednesday, 20 November 2024 9:37 am

To: Mike Hanff ; Rob Hay

Cc: ; Bronwyn Rhynd

Subject: Water Quality - Ayrburn Screen Hub

Hi Mike & Rob,

Thanks for your time and good to catch up. It was great to get your feedback on the Ayrburn Screen Hub proposal.

A few quick notes and action items from the meeting while its fresh in the mind, let me know if there is anything that I have missed out or incorrect.

- The stormwater runoff from the development is to run through a series of rain gardens, wetlands and a large terminal detention pond. FOLH and CKL agreed that this was a robust way to offset the effects development may have. (Shown Below)
 - CKL to undertake stormwater and flood modelling analysis to determine capacities required and circulate to GW / FOLH.

- It was discussed that even if the large terminal pond does not need the entire area, CKL to design it as big as possible extra capacity is good.
- FOLH suggested that we include the expansion of the existing inline pond in the ephemeral watercourse, and it is to be constructed in a way that it can be cleaned out.
- FOLH would like to see the water that comes off the Christine's hill trail and the
 neighbouring Drury property settled before it enters the ephemeral watercourse as it is
 often carrying sediment.
- FOLH have suggested that we include an in-creek sediment trap device to illustrate an improvement in water quality. This pond would be based on 'Puku Nui' in the attached Email. Puku Nui takes sediment from the top half of the catchment. After 11 months of operation it has collected about 200 tonnes of sediment.
 - MH to send through the engineer's design for this pond to aid CKL in design
 - CKL to design the pond in such a way that it will be easily serviceable with a long reach digger / truck. (Note) I have since spoken to Wilsons and they have advised that 12m would be an estimated safe working design width.
 - (Note) GW and BR looked at the locations proposed after GW and MH.
 - MH discussed that it would be good to include the periodical (24 months mentioned) cleaning of the ponds into the consent conditions and that the owner would be responsible for this. MH advised the it was around \$10k to remove and dispose of the sediment from Puku nui.

After you left Mike & Ro,b Bronwyn and I went down to the proposed location of the sediment trap and I took through the two options and constraints.

Thanks again for your time and a reminder to please keep this confidential until we have our water quality ducks in a row.

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WINTON		
Senior Design Manager		
George Watts		
<image001.png></image001.png>		

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<mime-attachment>

Attachment 6: Industry Feedback

Ken Turner, Art Director/Production Designer

To Whom it may concern,

My Name is Ken Turner, I have been working in the film industry predominantly as an Art Director/Production Designer for over 40 years. For 35 years I have been based in Queenstown. In this time, I have worked in most of the studios in NZ whilst on a large range of productions with varying scale and budgets. A list of some of the productions I have worked on are listed at the end of this letter.*

In the region, there is a lack of:

- Appropriately sized studio buildings to build and film sets and use for weather cover.
- Supporting buildings and infrastructure, such as Workshops, storage, offices, and exterior shooting and laydown area.
- Worker accommodation, which is currently challenging for a production to organise.

The lack of facilities creates a logistical barrier to productions coming to the region to shoot. I have worked on a number of different productions in the planning and budgeting phase, that would have preferred to film in Queenstown. However, they have decided to go elsewhere, because of the lack of appropriate facilities in the region.

The Ayrburn screen hub seeks to provide the facilities that the region is lacking.

I have worked with the applicant to plan and review the layout of the screen hub from a practical and operational point of view, so it meets the real-world requirements and realities of a production filming in the region.

I have drawn on my experience of working in studios around New Zealand to review the practical and operational aspects such as:

- The sizes, orientation and proximity of buildings
- How the internal layouts of the buildings will operate in practical terms
- The ratio of studio, workshop and office space
- The ratio of buildings to backlot space
- The ratio of accommodation to production space

Film work in the region is varying compared to Auckland and Wellington, which is where the current studio options are. A facility in this region needs to cater for the unique opportunities and constraints the film industry faces here in Queenstown and the greater Otago / Southland region.

Due to the varied nature of the industry here, a facility must meet the needs of different budgets, scales and ratios of location vs studio sequences. To achieve this, the hub has been designed to be flexible to accommodate large, medium and small scale productions or even multiple productions at once. In addition to this, office space has been designed in such a way that it can be scaled to fit the requirements of a production.

The ratio of the auxiliary buildings, such as workshops, workrooms, storage etc and the stages are generally equal - This is reflective of that in the current NZ studios.

As a reality of the variation in the film industry, sometimes aspects of the Screen Hub will not be in use. With this in mind, and to add resilience into the proposal a large portion of the production offices can be converted to short term visitor accommodation. The Current mode of operation for a production filming in Queenstown is to book short term accommodation rooms within or in close proximity to where the crew are being accommodated for their offices. The proposal seeks to reverse this and prioritise the film office function of the building over the accommodation function.

The Ayrburn Screen Hub has been designed thoughtfully in response to the local requirements of the film industry with genuine input from local and international expertise. The Ayrburn screen hub will be a world class facility that will undoubtedly increase film activity in the region.

*The below is selection of locally shot films I have worked on: War Machine, East of Eden, Sweet Tooth, Under the Vines, One Lane Bridge, Power of the Dog, A Wrinkle in Time, Pete's Dragon, Mission Impossible 6 Fallout, Walking with Dinosaurs, Slow West, Lord of the Rings, Hobbit, The Chronicles of Narnia, Wolverine, Lion the Witch and the Wardrobe, 1000BC, World's Fastest Indian, Two Little Boys, Erebus, Beyond the Edge, Absolutely Fabulous, Vertical Limits, Tracker.

Ken Turner

5 December 2024

December 15, 2024

To whom it may concern

Over the last 3 years, I've produced two seasons of the hit local TV series *Under The Vines* for Libertine Pictures. The series screens locally on TVNZ and internationally on Acorn TV and features Rebecca Gibney as a fish-out-of-water Sydney socialite who inherits a struggling vineyard in Central Otago. The show is specifically set in Otago's wine region and makes excellent use of its stunning scenery. For both series, I've spent about 4 months in the Queenstown/Central Otago region with the shoots themselves lasting 10 weeks or 50 shoot days. For both series we shot for 3 weeks in and around Queenstown, and 7 weeks at our hero vineyard Black Ridge Winery just outside Clyde. Shooting in Queenstown is an absolute pleasure with every shot looking picture postcard perfect. The only drawback on both occasions was the lack of a purpose-built production office and art/costume department facility in the region. For Season 2 (shot in early 2022), we had to base our production office at the conference room of the Holiday Inn Remarkables Park in Frankton near Queenstown airport. We managed to secure a good deal due to Covid border lockdown at the time, but being a conference room, it wasn't exactly perfect for our needs and the costume department had to take over a small conference room at the adjoining Wyndham Hotel. For Season 2 (shot in late 2023), the borders were open and tourism picking up, so basing at a hotel was now cost-preclusive and conference spaces booked out. I instead managed to find some vacant office space above some shops in the Remarkables Park shopping precinct. Though it served our purposes, it was small and less than ideal, especially for the costume department who had to load costumes in and out of an upstairs space. Accommodation costs had also increased by around 30% between series with covid restrictions easing. The increased cost was an issue for us on our mid-sized budget which didn't increase between seasons.

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. And though we never had a need for studio space on *Under The Vines* with everything shot on location, having studio space available could have been a useful option for us on a few occasions. And I know it would have been hugely beneficial to other productions shooting around the same time as us. Cast and crew accommodation on site would also have been a very useful to us. On *Vines 3* about 85% of our crew and 100% of our cast were out-of-towners. Having crew staying in one place would be fantastic logistically and foster more of a team and social spirit which was a big part of both *Vines* shoots. Crew were often spread far and wide so social interaction in downtime was often tricky.

All in all, I'd be hugely supportive of a film and TV production hub at Ayrburn. Its central location is an ideal place to base a production such as *Under The Vine*, not to mention the access to restaurants and other amenities at Ayrburn itself and with Arrowtown and Millbrook just up the road. Ken Turner who was involved in the design of Ayrburn was also our Production Designer on *Vines 2*, so he is well aware of the needs of film and TV production in the region at every level. 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.

Ngā mihi

Paul Yates

Producer

Under The Vines - Seasons 2 and 3

From: Lisa Chatfield Subject: Support for TV/film production studios in Queenstown Date: 18 December 2024

Kia ora Dave,

Thanks for giving me the opportunity to discuss the proposal from Winton development to build a multipurpose screen production facility at Ayrburn, between Queenstown and Arrowtown.

I was a key part of the producing team for season two and three of the Great Southern Film and Television / TVNZ series One Lane Bridge, which filmed in Queenstown in early 2021 and mid-2022. The Queenstown region has phenomenal natural beauty and a variety of landscapes within a short distance which make it a much sought after filming location. It's also a town that cast and crew love to spend their downtime in enjoying both the natural surroundings and the hospitality - so it was a joy to be based in the area for 4 / 6 months each time.

Although both seasons of *One Lane Bridge* were (sadly) made a little easier due to covid keeping borders closed and tourists out we still struggled to find key spaces - primarily production offices, art department and wardrobe workrooms and storage spaces, and studio space to build our key set.

One Lane Bridge was a premium NZ drama - so a high budget for local drama but a small budget compared to international film and television which frequently come to Queenstown. However because we were a local show we were also focused on doing ALL of the production work locally - spending several months in pre-production and 10 weeks shooting in the area. This meant bringing in some crew and almost all of the cast to be based in Queenstown for the length of production. We were "lucky" in both series because accommodation was relatively attainable and affordable within our budget due to covid. However we were very aware that season 1 of *One Lane Bridge* was made pre-covid and had a significantly harder time finding a production base, and the cost and availability of accommodation dominated their budget.

Having discussed what Ayrburn are proposing I can see the following strengths for the screen sector:

- A base for the practical requirements of making a series in Queenstown offices, storage, work rooms, building spaces, parking.
- Accessibility away from the traffic of town.
- Distance from the airport / town noise.
- Studio space of a good size but not too large. The safety net of studio space as weather patterns become more variable will only become more essential.
- Accommodation at scale and hospitality area on site.

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.

Winton choosing to consult with Ken Turner also shows a practical and collaborative approach to developing a site that will meet screen sector needs and create opportunities to secure additional business into both Ayrburn and the wider region. Ken has genuinely worked on every kind of screen production possible and so his insight into how production works is highly informed.

I look forward to hearing more about how this development progresses.

Ngā mihi,

Lisa

Lisa Chatfield | Producer | cell: AU / NZ



Brett Mills

Oueenstown

To Whom It May Concern,

I was born in Queenstown 1955 and have spent the past 30 years working in the local film industry. Throughout that time, I've worked across every scale of production that has come through the region.

I live in Queenstown and operate my businesses locally. All three of my adult children now work in the industry.

I began my career in the lighting department, eventually becoming a Gaffer. After purchasing my first light in 1984, I entered the world of equipment rental and now own **Local Action**, a film lighting equipment rental company, and **Queenstown Camera Company**, a camera rental company. These are the largest of their kind in the South Island. Nearly every dollar I've earned has been reinvested into these companies and, by extension, into the NZ film industry. I have always been based in Queenstown and a staunch supporter of bringing work to the region. I feel I am well placed to comment on this proposal.

At this stage in my career, I've become something of a veteran. Beyond running my companies, I now support the New Zealand film industry in a broader sense—often taking on executive producer roles for local productions and short films. I also sit on the advisory board of the Southern Institute of Technology and I am a long-standing member of the Techo's Guild, which advocates for the best interests of industry crew.

I write today to offer my **full support for the proposed Ayrburn Screen Hub.** This initiative represents a bold and overdue step forward for the New Zealand screen industry and has the potential to be truly transformative for our region.

Queenstown is already a world-class filming destination. This has been proven repeatedly through our strong record of attracting both international and domestic productions. However, for too long, these productions have faced logistical and financial challenges due to the lack of permanent infrastructure. While our landscapes are often the very reason international productions choose New Zealand, they frequently shoot location scenes here and then return elsewhere—often offshore—to complete filming in purpose-built studio facilities. As a result, Queenstown may see as little as 5% of a production's total spend, when we should be targeting up to 80%.

The **Ayrburn Screen Hub** directly addresses this gap by providing purpose-built facilities designed with input from local industry professionals, tailored specifically to the region's needs. This aligns with the goals of the **Fast-Track legislation**, which was introduced to overcome the kinds of planning obstacles.

There is currently **no practical district plan pathway** to enable the creation of studio facilities of this scale. At the same time, our **Economic Futures Diversification Plan** clearly recognises the film industry as a key element in building a resilient local economy that is not solely reliant on tourism. Yet there is **no practical zoned land** to support this vision. In this way, our economic and diversification goals are directly at odds with our planning rules.

The screen hub model also significantly reduces **risk and uncertainty** for incoming productions. Productions consistently require the same basic infrastructure: indoor shooting space (stages and weather cover), workshops, offices, rehearsal spaces, lighting and camera equipment, rigging and grip areas, and ideally—crew accommodation. Having all of these elements in one location removes multiple barriers to filming in Queenstown.

The inclusion of **on-site crew accommodation** is a responsive solution to a challenge unique to our region. With a well-documented accommodation and housing shortage, on-site crew housing will reduce pressure on the local residential rental market while also reducing uncertainty and cost for productions.

The proposed hub is also **scalable and flexible**, designed to support a wide range of productions—from small low-budget shorts and local features to TVCs, big-budget films, and multi-season streaming series. With multiple stages, workshops, and offices, it can be divided to accommodate several smaller productions at once, or combined for a single larger one.

The demand is real. We've seen it before. For example, **Columbia Pictures** spent millions building temporary studios near Jack's Point for the filming of *Vertical Limit* because no permanent facility was available. That opportunity—and its full economic benefits—was temporary, lost when a permanent resource consent could not be obtained for the buildings.

One important aspect is **sustainability**. Centralising production in one location reduces the environmental impact of transporting large crews and equipment between cities or countries. Recent examples such as *Heart of the Beast* and *War Machine* involved relocating hundreds of crew to Queenstown for a portion of filming, only to move them back to Auckland or Melbourne for studio work. By keeping entire productions in one region—and co-locating accommodation with studio space—the **carbon footprint is significantly reduced**. While I'm not qualified to provide exact data, the logic is clear.

Finally, we must acknowledge the long-term **tourism and cultural impact** of film. 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.

We will become the best studio town in the world because the town itself offers the crew and cast experience. Whenever I meet someone overseas who has shot here they are effusive about the whole experience.

Furthermore Queenstown has the IP for film making. Its not just the experienced crew it's the whole package and pretty much the whole town is film savvy. There is 3 companies making helicopter gimmal's that are used internationally for feature films illustrating the depth of our infostructure.

Sincerely, Brett Mills

Owner – Local Action & Queenstown Camera Company
Member – Techo's Guild
Advisory Board Member – Southern Institute of Technology
IMDB link - Brett Mills - IMDb



Murray Francis - Ayrnburn Screen Hub

25/06/2025

To Whom It May Concern,

I am writing to express my full support for the proposed Ayrburn Screen Hub development. As a long-standing screen producer, I've witnessed firsthand how the lack of studio infrastructure in the Queenstown-Lakes region continues to limit New Zealand's potential as an end-to-end production destination.

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.

As the Producer of 10,000 BC for Warner Bros, I experienced this challenge directly. We shot significant location scenes at the Snow Farm, and Director Roland Emmerich was hugely impressed by the environment and local talent. However, due to the absence of adequate studio infrastructure in the region, the production was ultimately relocated to South Africa to complete filming. Although we spent approximately \$60 million USD in New Zealand, a large portion of the total \$145 million USD budget left with the production — a missed opportunity that could have largely been avoided had the facilities existed locally. This is just one example of a reoccurring theme.

The Ayrburn Screen Hub has the potential to change this. By establishing a world-class facility in one of the country's most in-demand filming regions, it will allow productions to base themselves entirely in the South — from start to finish. Just as importantly, it will provide a reliable platform for local creators and screen professionals to thrive, without needing to relocate or work around infrastructure gaps.

The involvement of respected industry professionals such as Ken Turner — a creative visionary — Annie Weston, a highly accomplished Line Producer, and Brett Mills, my Gaffer on 10,000 BC, further reinforces my confidence in the strength and credibility of this initiative.

In summary, the Ayrburn Screen Hub is not only a logical next step for the region — it is a critical piece of national screen infrastructure. I wholeheartedly support its development and look forward to seeing the wide-ranging benefits it will deliver for both local communities and the wider industry.

Sincerely,

Murray Francis

Produce AEA423...



Monday 28 October 2024

To whom it may concern,

I lived in Queenstown for 23 years working as a Line Producer and Production Manager. Throughout this period I worked on a variety of formats with a range of different budgets: TVC's, films, TV series, stills etc.

I am currently working as the Line Producer on a USD \$100m TV series shooting out of Kumeu Film Studios in Auckland with location shoots in the lower South Island. We have 1116 crew onboarded so far and we have a 50/50 split between locations and stage.

The Southern Lakes District has a proven track record of attracting local and international films due to its proximity to a large number of diverse and amazing locations. However it's lacking the facilities to support this location-based work.

With offices, workshops, weather cover sets and crew (due to lack of accommodation) being scattered around the area it's not an easy place to organise a production. Compounding this is the cost of real estate and the premium put on short-term leases – if we can even find the space.

Currently productions hire hotel rooms and villas as production offices because of this. Workshops and storage (often belonging to the crew) and wet weather cover sheds are sourced on an ad hoc basis and as a result facilities are spread across the basin.

A film hub would provide the facilities to support the film industry and also help grow it – larger jobs need larger facilities.

Once large productions have shot their location sequences in Queenstown they go back to their main studio base to complete the rest of the job.

A film hub of scale would allow entire studio-based productions to be shot there and also provide weather cover and facilities for location-based crews.

Once there is a more viable sustainable pipeline of work in the area more film industry crew would base themselves out of Queenstown.

The ideal starting point for such a venture would be a large wet weather cover shed which could be a multi venue space – then as productions utilise the facilities they'd add as needed to the infrastructure.

More important initially are the other supporting facilities such as:

Production Offices
Department Offices
Costume Workshop including Laundry & Breakdown
Hair, Makeup, Prosthetic Workshops
Construction, Paint, Plaster, Steel Fabrication Workshops

Props & Set Dec Storage & Fabrication Lighting, Grip & Rigging Storage Stunts Training & Rehearsal Parking Backlot Options eg: Forest, Snow Crew & Cast Accommodation

There will always be a range of different sized productions coming to the region with differing needs.

At one end of the scale a large production may need to take over the entire facility. At the other end a smaller or location-only based production may only need a portion of the facilities such as offices, workshops, accommodation, and a small area to shoot weather cover.

Due to the varying requirements it's important to have the option of a flexible shared space facility. Film crews from all over the world are used to sharing facilities.

The proposed Ayrburn film hub would provide the facilities that the region is lacking and make it an easier and more appealing place for a production to film in. Build it and they will come.

Yours sincerely



Annie Weston LINE PRODUCER annejusticeweston@gmail.com +64 21 453 037 Letter of Support - ARYBURN SCREEN HUB - QUEENSTOWN

To Whom it May Concern

I have been in the NZ Film Industry for 30 years. I started work in the industry in Auckland in 1995, going between Queenstown, until permanently there from 2001. During my career I have worked on film, television, tv commercials, stills campaigns, music videos. Predominately working on feature films, low budget to mega budget, within New Zealand and around the world. I have worked in the USA, Mexico, China, South East Asia, Europe and the Pacific. The first 20 years I was based on set as the Key Costumer, in charge of overseeing all aspects of the shoot for the costume department. In the last 10 years my role has been as Costume Supervisor, running the Costume Dept alongside the Costume Designer, overseeing the budget, facilities, crewing, manufacturing, shoot, and wrap. I have set up many facilities and worked in a variety of studios around the world.

My last contract was as Costume Supervisor on 'Moana' a live action film for Disney studio. For this film we persuaded the producers to allow us to manufacture the costumes in Auckland, rather than in Hawaii. For this we set up a satellite Costume facility in Auckland for six months, all other departments prepped in LA and Hawaii. When the Writers & Actors strike began Disney allowed us to continue and complete our manufacture in Auckland, while all other productions around the world were placed on hold. We then moved to the US to finish preproduction and start the shoot in Atlanta, based at the Trilith Studio's, which is a 34 stage studio complex, then moving to Hawaii for the location shoot.

As my work often takes me away from home for up to six months to two years, I generally return home to Queenstown and stay put for as long as possible. In these periods I work as a Stylist for TV commercials and Stills campaigns or Costume Designer for local NZ television. I have worked on many feature films that have been shot in the region, however because of the inconsistency of these types of productions being shoot locally I find it necessary to work away from home.

I write this Letter of Support to the Aryburn Screen Hub, being a person who has lived in the district for 25 years and worked in the film/tv industry for 30 years. I see multiple benefits to the industry, the region and myself.

Having the purpose built Screen Hub, production base/studio complex, will benefit the industry and the region

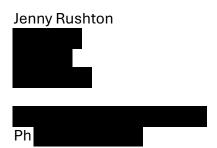
- Productions will be attracted by the many benefits the Screen Hub offers
 - The capacity to film both stage, back lot and location shoots in one region, offering greater schedule flexibility and financial benefit

- Stage's offers wet weather cover, a great asset for any production shooting on location
- Having an actual production hub which includes workshops/workrooms/offices - allows for greater preproduction to be facilitated
- Problem of finding suitable crew accommodation is solved
- Accommodation on site reduces production costs for out of town crew who work on a door to door basis.
- The size of the Screen Hub brings flexibility, allowing for multiple productions to use the facility at once, of various types and budgets, local or international
 - Feature film
 - Television
 - TV Commercials
 - Music videos
 - Film/TV Training / Workshops
- The benefits to our region are many
 - Increased revenue from film/tv industry
 - Longer production periods
 - Greater variety in productions types
 - Increase in number of productions
 - Growth to our film/tv industry, brings more stability and flexibility to the region
 - o Higher level of consistency to our local industry and its workforce
 - Greater training opportunities within the film/tv industry
 - o Promotional benefits as film showcase our region to the world
 - Increased financial benefits to many local businesses/suppliers, both directly by the production or indirectly by the crew, such as hospitality, retail.

In 1999/2000 I worked on 'Vertical Limit', a Sony Pictures production with a budget of USD \$75 million, shoot in the Queenstown area and Aoraki. Two sound stages were purpose built for this production, allowing the entire production to be facilitated from Queenstown (except for a small 2nd Unit shoot in Utah). Queenstown was in a lull in the late 90's, but once 'Vertical Limit' hit Queenstown it never really looked back, bringing a dynamic energy into the town and circulating a financial flow on effect to the local businesses, in many different areas.

I've always wondered what our film industry would look like today, if those stages hadn't been built on a temporary permit and we had been able to keep them, I'm sure our film industry would be much bigger and a rival to the tourist industry.

My sincere hope is that you support the Aryburn Screen Hub and see the opportunity this presents our industry to grow and flourish as it deserves to, for our region is the jewel in the crown of the NZ film industry.



zthe**search**

Hello

Very happy to endorse the proposed Ayrburn Film Hub.

I have lived in Queenstown for 40 years and worked as a Location/Scout Manager for over 30 years and have likely worked on 450+ jobs at a range of different budgets.

My role in a production primarily consists of finding the right location, the management planning of the location (often multiple locations) and implementing all aspects of access for filming.

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. A lot of jobs that do film in and around Queenstown/Otago for location shooting will then go back to a studio space either somewhere else in New Zealand or overseas to build the sets required.

A studio or similar film hub based in Queenstown would have huge benefits for the region by simply increasing the amount of time that these production companies remain in the area equating to financial benefits to the area. And it's pretty obvious why productions want to come here - this region does exhibit the most spectacular and pronounced versions of landscapes New Zealand has to offer and these can easily then double as overseas locations.

This film hub would provide a long time due facility.

Regards



Phil Turner Location Manager The Search From: Ben Ruffell
To: George Watts

Subject: Re: Ayrburn Screen Hub - Letter of support Date: Wednesday, 16 July 2025 2:50:45 pm

Hi George,

Apologies for the delayed response... life... here you go:

Dear Ayrburn Screen Hub Team,

I am writing to express my enthusiastic support for the proposed Ayrburn Screen Hub in Queenstown, a transformative project for Otago and Southland's film industry.

As a cinematographer, camera operator, and drone specialist with over 25 years of experience, I have worked on major productions in the region, including Alien: Covenant (2017), and Apex (2025).

As co-founder of Overview.nz, the South Island's leading drone service provider, I have collaborated with global filmmakers and advocated for improved industry conditions through engagement with the Civil Aviation Authority and Film Otago Southland..

The absence of a dedicated film studio in Queenstown is a significant challenge, forcing productions to rely on temporary structures or relocate to Auckland and Wellington or Australia for studio facilities. Producers struggle to secure production offices and weather cover, often resorting to makeshift solutions that increase costs.

Projects like War Machine (2024) filmed in Queenstown for only three weeks, as Melbourne's studios offered better infrastructure, costing our region millions in potential economic impact. A local studio could have extended such shoots, retaining jobs and revenue locally.

The Ayrburn Screen Hub addresses these issues by providing facilities, enabling year-round production and attracting larger, longer projects. This hub will create more consistent work for our highly skilled local workforce, many of whom, including myself currently leave for overseas due to limited opportunities. Without studio facilities, our industry cannot expand to meet global demand, missing opportunities to retain talent and overseas investment.

I fully support the Ayrburn Screen Hub and believe it will have a positive impact on developing Otago as a global filmmaking hub, benefiting our community and economy.

Kind regards,

Ben

Ben Ruffell Cinematographer



BenRuffell.com Overview.nz



To whom it may concern,

I'm writing to express my strong support for the development of the Ayrburn Screen Hub.

I've worked in the New Zealand screen industry since 2000, primarily as a Location Manager and Scout, based in Queenstown. Over the years, I've worked across a wide range of high-end television commercials, international feature films, and local drama productions, including Lionsgate's War Machine. Throughout this time, I've witnessed both the incredible potential of our region and the recurring challenges that limit our capacity to deliver on it.

One of the most significant constraints is the lack of permanent studio infrastructure in the Queenstown-Lakes region. I've seen countless projects come close to shooting here —some of substantial scale—only to be forced elsewhere due to the absence of suitable facilities. Others have gone ahead, but only through costly, time-consuming workarounds involving temporary builds, converted warehouses, or weather-exposed locations, which add risk and compromise both the creative and logistical integrity of a production.

The proposed Ayrburn Screen Hub directly addresses this infrastructure gap. The flexibility of the proposed facilities suits the unique variety of work that comes through our region—from commercials and reality TV to drama and large-scale feature films. It would enable productions to base themselves here properly, creating more consistent work and allowing our local crew to stay local rather than being forced to travel or relocate in search of steady employment.

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.

To me, the most compelling aspect of the Ayrburn Screen Hub is that it's a future-proof investment in the growth of the South Island's screen sector. It creates a base. A home. It's what's missing, and it's what will allow us to reach the next level.

Please don't hesitate to contact me if you require anything further.

Kind regards, Cam Wood Reelnz.com Ltd Queenstown

ASPIRING FILMS LTD

23rd June 2025

To Whom It May Concern

I am a producer & production manager of predominantly international tvc production that are shot in New Zealand. Although I have a desk in Auckland, most of my work is the lower South Island, as I reside in Wanaka. My experience in film production started in 1984 and I have worked in location & production departments since that time.

The Waitaki, Otago, Southland, Queenstown and Fiordland Districts have a stunning variety of landscapes which are enormously attractive to local & international productions. However, we lack the facilities to support productions shooting these landscapes, & in fact many a production has not green-lit shooting in the regions due to the lack of such. Certainly, most of those that have shot in the region have gone north to Auckland & Wellington studio facilities, therefore this region misses on a huge financial purse.

Film production, including tvc & other content, require the usual suite of facilities as good airport & connections, abundant rental vehicle options, good hotel & like accommodation options, and everybody loves as much R&R options they can get.

The more specific facilities that productions need is, and in no order; cast & crew accommodations, production offices, studio space, sound stage, back lot for exterior sets, contractor / supplier equipment workshops, storage space, costume workshop – storage – dressing rooms, makeup workshop – storage, greenrooms, art construction workshops, ... the list goes on.

The region has none of the specific facilities above as permanent resource. Production crew spend huge hours sourcing cast & crew accommodations from the myriads of independent providers; Airbnb, hotels, motels, lodges etc., and constantly sourcing availability of commercial space for production offices, wardrobe & makeup workshops, lockups for contractor equipment storage. The art department is always on lookout for available construction space, constantly keeping an eye on ad hoc solutions for interior set builds. This is time consuming & costly, both of which should really be spent on creative & productive tasks.

I have seen studio & backlot development ideas come & go many times over the 40 years in this business, Most were facilities that would lend themselves to alternative enterprises & activities and not specific to this industry, and all have been builds that are not to current standards, needs, and expectations of the industry. All have failed to materialize aside from the odd farmer shed or commercial space that was unused & available at the time of a production.

The Ayrburn Film Hub is the only one I have seen that is well thought out, has expert professional guidance from industry and consultants, ideally located, owns the land, and seemingly has no requirement for outside development funds or specific multinational studio backing. The quality of the developers planning, construction, and environmental

ASPIRING FILMS LTD

work of the greater Ayrburn precinct is outstanding & very hard to fault. As such I fully support the Film Hub concept, and the developers fast-track application and hope they can obtain the necessary favorable consent conditions that this industry requires to be able to work productively with efficiency.

I emphasis most strongly that in my opinion the Ayrburn Film Hub development can only succeed if the below is achieved. Of course, there is much more but these are my most obvious concerns.

- the adjacent accommodation consent includes independent traveler's as well as film contractors (cast & crew), however film bookings will have priority
- the production & studio facilities are consented for industry specific needs so to be able to operate efficiently within production norms

Best regards.

Scott Donaldson Producer - Aspiring Films Ltd Wanaka, New Zealand



Arc Safety and Medical Ltd

www.arcsafetymedical.com

15 June 2025

Dear George and the Winton Development Team,

RE: Support for Proposed Film Studio at Ayrburn, Arrowtown

On behalf of Arc Safety and Medical, I am writing to formally express our full support for the proposed development of the Ayburn film studios.

As a locally owned and operated company based in Arrowtown, Arc Safety and Medical provides specialist safety and medical services to the film, television, and live event industries across the Southern Lakes and wider Otago region. Our team members have proudly supported a number of productions in the area and continue to invest in the people, training, and equipment required to deliver best-in-class support for film and television production.

The establishment of a world-class studio facility in Queenstown represents a transformative opportunity, not just for the screen sector, but for the many small businesses and professionals who call this region home. A permanent, purpose-built facility would significantly increase the volume, scale, and consistency of screen production in the region, and in doing so, create a foundation for long-term employment, skills development, and local economic resilience.

For Arc, the presence of such a studio would enable us to contribute more meaningfully to productions of international calibre while continuing to offer local, high-trust support to crews working in our region. It would also support the retention of skilled health, safety, and emergency professionals in the area by providing more stable, ongoing opportunities.

We commend the Winton team's vision and believe this proposal aligns with the region's identity as a creative and forward-thinking destination. We strongly encourage decision-makers and stakeholders to support this development for the benefit of Queenstown, the Otago region, and Aotearoa's growing screen sector.

Please do not hesitate to reach out if further comment or support is required.

Ngā mihi nui,

Matt McAteer



Director

Arc Safety and Medical

 From:
 Ican Models & Talent

 To:
 George Watts

 Cc:
 Tracy Cameron

Subject: Letter of Support for Ayrburn Screen Hub **Date:** Tuesday, 3 June 2025 10:19:59 pm

You don't often get email from tracy@icanmodels.com. Learn why this is important

Kia ora,

My name is Tracy Cameron, and I am the founder of Ican Queenstown, a premier talent agency that has been shaping the local film and television industry since 2000. With over 25 years of expertise, we proudly represent a diverse range of talent, including actors of all ages and experience levels, elite sports personalities for television commercials and campaigns, experienced models for the fashion industry, and everyday individuals for background extra roles. Our commitment to excellence, industry expertise, and high-quality service has solidified our reputation as a trusted name in talent representation.

A weatherproof film hub is essential to attracting large-scale productions and securing their commitment to filming in Queenstown. Production delays due to weather hold days pose significant financial risks, and a purpose-built stage or film facility would eliminate these uncertainties. Such an infrastructure would provide producers with the confidence to bring and maintain their productions here, ensuring stability and efficiency in scheduling.

At Ican Queenstown, we represent over 2,000 individuals in the region, all eager to contribute to the thriving film industry. A dedicated film hub would streamline logistics, enhance comfort and enable our talent to fully commit to their roles. Eliminating the unpredictability of outdoor night shoots for example, would result in a more professional and sustainable filming environment.

Providing on-site accommodation would be a game-changer, including talent traveling from outside the region. Travelling talent would no longer face the frustration of last-minute cancellations due to sudden weather changes, sparing them lost workdays, travel disruptions, and unnecessary expenses to themselves and production. With early call times being standard in the industry, the convenience of staying on-site would enhance productivity and talent availability.

Queenstown's breathtaking lakes, mountains, and beech forests, while iconic, are no longer enough to secure consistent work. A film hub would reinvigorate the industry by attracting new productions and reversing the decline in television commercials and film projects. The ability to film in this picturesque location while benefiting from a centralized, all-inclusive facility—complete with accommodation, seamless logistics, and the unique offerings of Ayrburn—would make Queenstown the ultimate destination for filmmakers.

Investing in this infrastructure is not just an opportunity; it is a

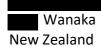
necessity for the growth and sustainability of the loc	cal film industry
Ngā mihi nui,	
Tracy Cameron Founder & CEO	
?	

Full member of AAANZ Actors Agents Association NZ inc. PO Box 928, Queenstown 9348, New Zealand 11 Seffers Way, Arthurs Point, Queenstown 9371, New Zealand

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4/6/2025

To whom it may concern

My name is Georgia, I am a Hair and Makeup HOD/Supervisor/Personal artist. I have been working in the film industry for 25 years. I live locally in the Cardrona Valley.

I am very excited at the prospect of the Ayreburn Screen hub.

We know that Queenstown and the Central Otago district has a phenomenal reputation (worldwide) for being able to provide extraordinary locations, highly skilled crew, equipment and tech trucks. We have (and we know from all the productions that have come here for a portion of their shoot) a solid foundation for something that could be so much more if we could provide all the facilities integral to a film shoot.

We are lacking one crucial ingredient... a studio facility. The absence of sound stages has proven to be very problematic for countless productions over the years, the lack of a "home base"/prep area, offices, wet weather cover etc has always been our downfall.

If we could provide the full package, there would be no reason for studio projects to leave the region. It would supply the local economy with work and ALL local business with an increase in revenue. Highly skilled local technicians would be able to stay and work in their place of residence which would keep the film community strong and enable the growth of new technicians.

Myself and many colleagues are tired of being "away" from home, being forced to move to Auckland or Wellington where the studio facilities are currently based. We then typically come to QT on "location" for a portion of these jobs. Our region is the fundamental reason so many projects to come to NZ in the first place! Why not encourage those projects to be in our region the whole time? Having a studio complex in Queenstown is the only way to grow our industry down here, we have everything else in place.

The Ayreburn Screen hub would provide so much opportunity across the board, not only for large studio projects but also for local productions, TVC's and small line productions. The crew accommodation on site is also an outstanding proposal. The convenience and practicality of staying on site is brilliant.

I whole heartedly support the proposal of the Ayreburn Screen Hub and hope to see this project approved and underway very soon.

Kind regards

Georgia Lockhart-Adams

From: <u>Michelle Crowley</u>
To: <u>George Watts</u>

Subject: Ayrburn Screen Hub | Letter of Support

Date: Friday, 13 June 2025 5:55:45 pm

Hey George!

Here's my submission. Not sure who the recipient should be, so here it is like this.

To whom it may concern,

My name is Michelle Crowley and I am writing this letter in support of a submission being made by the Winton Group to build a dedicated film studio and it's associated annexes and spaces otherwise known as the Ayrburn Screen Hub.

I moved to Queenstown from Auckland in 1998 after completing University degrees, and currently live in Cromwell.

I have been involved in the film industry in Queenstown since 1999 starting as an Art Assistant on the Vertical Limit.

Since then I have worked in various roles in the industry spanning the departments of Production (as Production Coordinator) and returning to the Art Department predominantly as Props Master.

The most frustrating thing about working in the industry down here has been the lack of dedicated film facilities. Every job is based in a different location and inevitably departments are spread out across the town due to lack of a cohesive space - incredibly annoying when there is so much crossover between the departments (ie art/costume/makeup) and having quick and easy communication between each other is vital with ever changing scripts and schedules!

Like most others in the industry down here I have had my fair share of needing to work away from home due to the lack of jobs coming to town because there is no studio/'bricks & mortar'. There is a reason why I moved to Central Otago - I love living here! But I am worried about my future in film production, based down here, as I am really over working away from home and family for months at a time.

With every big job (ie feature film) that wants to shoot our amazing locations down here it's the usual story... all the studio work is done in Auckland/Wellington, hence crew is sourced from those regions then travelled down with the rest of the company and gear. There may be the odd Greens or Scenic work that is needed in advance or a few token local drivers that are required, but inevitably due to continuity reasons most of the crew travels.

Thing is, we have great local crew and gear, we just need the facilities to have the full package to encourage productions to film the whole job down here. We all know the savings from crew & gear travel, accommodation, per diems etc is huge.

But that is not to say that out of town crew aren't necessary - producers, cast etc, especially on bigger features of 400+ crew - and that's where having a dedicated screen hub is even more of a bonus than just a studio (as in previous proposals I have seen over the years). Having on-site accommodation & contiguous restaurants/hospitality venues is an incredible advantage - and that's coming from someone who has been accommodated out of town (and who has had to accommodate out of town crew) whereby the proximity to the studio/sets and

restaurants must always be considered. Aside from the fact that finding any short-med term accom in this town can be a nightmare!

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.

For years we have all been talking and dreaming about how amazing it would be to have a studio in the region, and more than a few times over the last 25 years we've been almost excited at the prospect of one happening.

Finally I actually feel excited about this particular proposal. Aside from the fact there has obviously been plenty of design consultation from industry experts (I have worked in about six studios in Auckland in the past), being backed by Chris Meehan and hearing about his passion, enthusiasm and dedication - someone born, bred and living in this town - makes me genuinely thrilled this may very well become a reality this time.

I sincerely hope it does:)

Many thanks & kind regards, Michelle

Michelle Crowley

Freelance contractor for Film, TV & Events Queenstown | New Zealand

E:

To Whom It May Concern:

I'm a 15 year Queenstown 'local' and 7 year film professional as a DIT/video operator. As a video operator I provide a live picture of what the camera sees to those who need to see it – director, cinematographer, producers, client, crew, etc. Speaking to producers and clients they love it here and want to be here for the whole duration of the shoot. As a DIT I handle the footage that is shot and provide it to editorial. I have worked for many plate shoots (background landscape shots for green screen studio) that would have been here for longer than a week if we had a studio such as what is being proposed

This year (2025) has been a prime example of big budget shoots who have come to Queenstown for only a percentage of their shoot schedule. In January I was on a feature film that shot 1 week here of action/plate shots and then went to Melbourne for the next 11 weeks. Heart of the Beast (HOTB) came here for 6 weeks in March-April and then did 6 weeks in the studios up in Auckland. There are rumours of a big feature film coming here at the end of the year too – 8 shoot weeks out of 22 will be spent down here because we don't have a studio for the other 14 weeks

In the past LOTR: Rings of power spent a week shooting their plates here and then did all their studio shots up in Auckland. Sweet Tooth came here on multiple occasions over the 3 seasons to shoot plates and some select shots and then the rest were shot in studios up in Auckland

During Covid when the borders were shut we were fortunate that the airport let us use their closed international terminal to shoot in. We turned the tables and shot actors on green screen in Queenstown using background plates to pretend we were in London for TV series Under the Vines. A studio like the screen hub has proposed would allow us to forever do this

The screen hub will also open up new doors here with opportunities in post-production. Everything is edited somewhere else currently – normally Auckland. At the end of every shoot day on long form productions I upload low quality versions of the footage for the editors to crack on with. This could all be edited in the screen hub and we could even edit things shot elsewhere if it is quiet here

Our lack of a studio not only restricts how long a production is here, but also the growth of our crew. To get skills they have to go to a city and then they never come back because that is where their contacts are. We have a lot of skilled, experienced crew whom in 5-10 years might be retired and there aren't many options to fill their shoes as young newcomers are leaving town to upskill elsewhere and often don't come back. More consistent work will keep trainees and runners here to climb up the ladder with a clear career progression with roots here who will more likely stay. I think this is the biggest thing a studio would bring and it would leave a lasting legacy for future generations to grow

Yours faithfully, James Farrow From: <u>Jay Simonsohn</u>
To: <u>George Watts</u>

Subject: Re: Ayrburn Screen Hub - Letter of support - Jay Simon

Date: Monday, 2 June 2025 12:30:16 pm

You don't often get email from jaysimon@me.com. Learn why this is important

Hi George

Sorry I had to amend the year I moved to New Zealand was 2012 not 2025...Sorry! Please confirm you've received this support letter and keep us posted about this awesome project.

On 2 Jun 2025, at 12:28, Jay Simonsohn wrote:

To whom it may concern

I am writing this letter to support the building of the Ayrburn Screen Hub.

I am mainly a British actor that moved to New Zealand in 2012 and presently continue to work in the New Zealand entertainment industry.

Most recent screen work includes playing a main role on the 2023 Feature 'The Royal Treatment' shot in Dunedin and a guest star in an episode of 'Between the Vines' shot in Otago in 2024.

Below is a link detailing credits of over thirty years work in the industry:

https://www.imdb.com/name/nm0800190/

When not acting I work as an assistant to local casting Director Jackie Gay for the Queenstown based casting company Still Vision.

I have many years of working on big budget movies internationally in post sync, providing services dubbing both main characters and crowd Walla .I run my own home studio recording remotely for many varied national and international productions.

I believe the building of these facilities would be vital to encourage film and TV production on the South Island. I've worked on many commercials, TV shows and movies that I have had to travel far to be part of and firstly think it would be ideal for me to be able to work on some projects locally. Apart from obvious selfish economic advantageous reasons I believe it would benefit our local economy immensely to offer these facilities providing much needed employment in the area. Out gorgeous locations are regularly exploited for the exteriors of films but rarely do we benefit from seeing productions through for lack of facilities so I believe this studio may entice productions to come film her as it would avoice all the unnecessary uprooting production base to have to take up a sound stage in Wellington or Auckland tor even back in London or LA....

I'm aware of several jobs that have not landed here because there were no studios, especially commercials as there were not simply the lack of studio facilities but a lack of accommodation that Queenstown can presently offer that is also vital on a big budget production.

For me this studio complex is a no brainer..We've seen studio proposals come and go but the level of planning on this project seems to surpass the others in that a hotel is being built to cover the much needed demand for production accommodation. This studio would obviously offer local Kiwis jobs from building catering and hospitality but also lesser known trades associated with film making: costume, wig making, animal trining, stunt-work and set building, to name but a few...Also local performers would benefit from the advantage and opportunity to cast for productions locally..not to mention the supporting artists and crew members ,drivers etc .

From a Post Production point of view..20 % of the films budget is used after the cameras stop rolling dSo I'd also like to see these studios offer the recording facilities for artists to work on post sync on editing, grading and sound...At the moment I have the only home recording studio within range of Queenstown that offers recording facilities incorporating Source Connect for local and international hook up.I find this a very compelling reason to allow the facilities as there are presently none efficiently and commercially viable available.

https://jaysimon.me/southern-sound-vocal-booth-hire

Lastly a film studio hub would offer more sustainable employment than at present .Productions should be capable of being sustained from one base throughout the duration of the entire shoot rather than a few days to grab location shots then go elsewhere .. It's also to the advantage of the Production budget which would be more efficient; bringing more wealth to the area and those workers employed for longer contracts off the entire shoot stays in one place at Ayrburn.

So I see this exciting project as a win/win situation bringing a modern industry to the area that we can be proud to compete both at home and abroad to bring jobs and kudos to Queenstown and I literally cannot see any down sides to it all

Please support this application!

Best regards

Jay Simon.

Actor/Casting Director/VoiceActor/ Director

AYRBURN SCREEN HUB

To Whom it may concern,

My name is Aron Eastwood, I have worked as a Stunt Co ordinator / Performer in the Film and Television industry for the past thirty years. I am writing to express my support for the development of the Ayrburn Screen Hub. My career began here in Queenstown. I was fortunate to have befriended some film industry professionals when working as a horse trecking guide for ShotOver Stables. I worked on the film "Vertical Limit" when a small temporary Studio was constructed. Since then, thirty years ago, I have herd the desire for a permanent Film Studio.

Queenstowns Landscapes are the most famous in the World, "The Lord Of The Rings". I need not mention the attraction for Productions to work in Queenstown. I have recently moved back to Q.T and its the best. I have been based in Auckland for the last Fourteen years and have worked many jobs over the years here. I can think of so many benefits to having a Q.T studio. Stunts equipment is often bulky and heavy e.g Matts, Rigging Gear, Ratchets and can not be transported by plane. I have worked on smaller jobs e.g the film "Nude Tuesday" where I could only fly down minimum amounts of equipment. This can restrict what the production gets from Stunts and reduces flexibility in changing Stunt action. A Studio base to store Stunt Equipment would be fantastic. Stunts are rehearsed, at the studio. Studios have rigging points for stunts to attach to, so as we do not need to hire cranes or build scaffolding, Scissor lifts are often available, clean, dry and a private place away from interference, a controlled environment for many safetey aspects e.g fire hoses, loud noises. I could mention many more advantages. Currently these rehearsals are mostly done before travelling to Queenstown. However it is best practice to have these Stunt rehearsals close to the time of performing and provides a training space. I apologise, for if I sound like I am incoherent. Ha. I would just like to make one more point as to why I think NOW is the time for the development of the Ayrburn Film Hub.

I recently worked on a TV Series "East of Eden" and it was fantastic working in the South Island, but when I returned to Auckland for the final month of filming, I found the traffic congestion unbearable. Some days I had costume fittings, I was stuck in traffic for two or more hours in both directions, I could have flown return to Q.T in the same time. Traffic is a real hindrance to film production in Auckland. In contrast, Queenstown's growth as a City has now made it possible for Producers to access film professionals such as myself (The best), and 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. Kind Regards

Aron Eastwood.

Michelle Freeman

Queenstown 9300 Set Decorator & Buyer

Dear Sir/Madam,

Letter of Introduction and involvement in the local Queenstown Lakes District Film Industry.

I have worked in the Art Department in the area for the last 18 years. In the last 8 years working in large Set Decorating teams on Mission Impossible, Power of the Dog and recently Netflix East of Eden. Or on smaller NZ TV shows and movies as Set Decorator.ie. Under The Vines, Remarkable Place to Die, Bookworm, Went Up the Hill and Head South.

It is hard to have fulltime film work based in Queenstown, due to lack of facilities many jobs are only partially filmed here. Or they bring in outside crew for a very small time as they are already on the books in Auckland. Often jobs look they film a large percentage in this area such as Warner Bros Sweet Tooth. But, they filmed here for just over a week. The rest in Auckland Studios. In the past makeshift studio/workspaces have been put together in empty industrial buildings for shows such as Wanted and Under the Vines. This allowed the entire shows to be filmed here, but the spaces had many sound and size restrictions to name a few issues. Due to lack of any spaces available in recent years this is not possible in Queenstown anymore.

The locations and the resources in the lower South Island are incredible. Fantastic antique and second-hand shops are available. So good on recent jobs I have shipped hundreds of thousands of dollars' worth of set dressing to Auckland studios. I know of the tens and sometimes hundreds of thousands I spend in Lakes District on film jobs and that is only in the Art Department of a production.

Queenstown needs diversified industry, We are lucky to have many talented film professionals in the area and amazing scenery, that the world as seen in many award winning productions. This has got us this far, but with the lack of permanent space, accommodation and purpose-built facilities any growth in the film industry has stalled recently. Most film professionals must leave the area for months or sometimes years to work. The Ayrburn proposal with multiple sound stages and offices for all departments in close range would transform how jobs run here.

Professional Film Facilities and infrastructure able to cope with large and smaller productions in Queenstown would put us on the worldwide map. What an opportunity to be able to put this into fruition and give Queenstown what it has been needing for the last 25 years. Would be amazing to make it happen.

Yours Sincerely,

Michelle Freeman

From: <u>Irish Dave</u>
To: <u>George Watts</u>

Subject: Letter of support for the Ayrburn Screen Hub

Date: Tuesday, 3 June 2025 5:29:15 pm

You don't often get email from bluebandana@gmail.com. Learn why this is important

To Whom It May Concern,

My name is David "Irish" Anderson, and I have been an active member of the film industry in this region for over two decades. Throughout that time, I've worked across a wide range of departments and roles—including transportation, safety, unit, locations, cast driving, and more—gaining a broad understanding of the challenges and needs of productions on the ground.

I am writing to express my wholehearted support for the development of the Ayrburn Screen Hub. As someone with experience in the screen industry, I have witnessed firsthand both the incredible talent that exists in our region and the persistent limitations we face due to a lack of infrastructure.

Over the years, I've seen numerous productions either leave the region or fail to materialize altogether because there were no suitable studio facilities available. Those that did manage to set up here often had to rely on temporary structures—repurposed barns, marquees, or makeshift warehouses—just to have a weatherproof space to shoot, store gear, or build sets. These solutions are costly, time-consuming, and inefficient, and they ultimately restrict what can be achieved.

The absence of permanent facilities has also had a significant impact on the workforce. We have an immensely talented pool of local crew—skilled, professional, and passionate—but many have been forced to relocate to Auckland, Wellington, or overseas simply to find steady work. Without a dedicated studio space, there's no way to retain or grow that talent locally. A facility like Ayrburn Screen Hub would help address this, offering consistency, confidence, and a base from which the industry can scale sustainably.

In terms of broader opportunities, the region is uniquely positioned. The diversity of landscapes, proximity to airports, and appeal to international talent make it a prime filming destination. But without infrastructure, we risk losing these opportunities. A flexible, multi-purpose facility like Ayrburn Screen Hub would allow us to service a wider range of productions—from local commercials and indie features to international big-budget films—while also providing spaces for storage, workshops, rehearsals, post-production, and weather cover.

One of the most significant advantages a centralized studio facility like the Ayrburn Screen Hub could offer is a reduction in the environmental footprint of film production. Having dedicated, purpose-built infrastructure in one location would cut down dramatically on the need for transporting crew, equipment, and materials between multiple scattered sites—saving time, reducing fuel use, and minimizing emissions. It's a practical step toward making our industry more sustainable while improving efficiency across the board.

I genuinely believe that the Ayrburn Screen Hub could be a game-changer. It's more than just bricks and mortar—it's the foundation upon which our regional screen sector can thrive. I fully support this initiative and look forward to seeing what it can unlock for our local industry.

Warm regards,

David 'Irish' Anderson

From: Yello!
To: George Watts

Subject: Re: Ayrburn Screen Hub - Letter of support Date: Tuesday, 17 June 2025 12:20:50 pm

Hi George

Thank you for your email and the comprehensive overview of the Ayrburn Screen Hub project. It was indeed encouraging to witness the strong local industry turnout at Wednesday night's meeting and learn more about this significant initiative.

Regarding your request for a letter or email of support, I am certainly happy to provide my ideas as a company supporting within the screen industry. Reflecting on the local landscape, there are several key challenges and opportunities that the Ayrburn Screen Hub could effectively address.

One of the most persistent issues we face is the lack of permanent facilities that are large enough. Over the years, we have seen numerous productions having to invest considerable time and resources in constructing temporary structures for filming, vehicle storage, weather protection, and workshop spaces. This not only adds to the logistical complexity and cost of projects but also limits the types and scale of productions that can viably operate in our region. I can readily recall specific instances where potential projects were either scaled back or ultimately did not proceed due to the absence of appropriate studio infrastructure.

One of the problems is, the intermittent nature of work in our region often leads to skilled crew and talented individuals having to seek more consistent employment opportunities elsewhere, despite the high quality of the local workforce. The establishment of a screen hub has the potential to bring greater consistency of work, fostering a more stable and sustainable industry ecosystem here. It is clear that providing dedicated facilities is crucial for the continued growth and expansion of the screen sector in our area. The proposed flexibility of the Ayrburn Screen Hub, catering to the varied scale and type of work we see regionally, is a particularly compelling aspect of this development.

In my view as an owner that assists the Film industry, one of the most exciting prospects of the Ayrburn Screen Hub is its potential to act as a central catalyst for industry growth, attracting a wider range of productions and fostering a more robust and enduring screen industry in our region.

I trust this provides a helpful contribution to your application. Please let me know if you require any further information or clarification.

Best regards, Ramash Yello! and Queenstown Film Toilets From: Rob Romero Films

To: George Watts

Subject: Re: Ayrburn Screen Hub - Letter of support Date: Tuesday, 3 June 2025 9:58:32 am

Rob Romero Letter of Support

To Whom It May Concern,

My name is Rob Romero, and I am a Director of Photography and Camera Operator based in Queenstown, New Zealand. I've been fortunate to call this stunning region home for the past eight years, working across a range of roles in the film industry including DP, camera operator, drone operator, gimbal technician, and camera assistant.

Over the years, I've had the privilege of contributing to a diverse portfolio of high-profile productions for clients such as Red Bull, Garmin, Nokia, and Tourism New Zealand. I've also worked on campaigns for Queenstown Airport, Dunedin Tourism, and many others—spanning formats from TVCs and web series to large-scale international productions.

The proposed Ayrburn Screen Hub is an incredibly exciting development for our region. For too long, Queenstown has lacked the infrastructure needed to support consistent, high-quality film production. A fully equipped, purpose-built studio will not only elevate the level of production possible here but will also create meaningful employment and sustainable career pathways for local industry professionals.

Throughout my time in Queenstown, I've watched many talented colleagues leave for larger cities simply because the volume and consistency of work here couldn't support them. At present, many major productions bypass Queenstown due to a lack of local facilities and crew, despite our world-class locations. The Ayrburn Screen Hub has the potential to change this narrative, positioning Queenstown as a complete production destination and reversing the talent drain.

This development would be transformative for our industry and community—attracting international productions, creating thousands of jobs, and supporting local businesses. It would finally give Queenstown the infrastructure it needs to thrive as a global film hub.

The Ayrburn Screen Hub is an exciting prospect with a chance to develop new skills and grow a network of creative collaborators. I'm excited to see what amazing projects will come to the region.

The Ayrburn Screen Hub has my full support, and I know I speak for many within the local industry who are eager to see this vision come to life. It's time Queenstown had the studio it deserves.

Sincerely,

Rob Romero

On Fri, May 30, 2025 at 1:48 PM George Watts < George. Watts@winton.nz > wrote:

Hi Rob,

Thank you for coming on Wednesday night and taking the time to be involved. It was great to see such a large turnout and share the project with the local industry.

The fast-track process is split into two stages, the referral stage and the substantive stage. We have made it through the first stage and have been invited to lodge our substantive application.

This process requires more detail and as Chris said, we are going to need all the help we can get to be able to see this thing through. With that being said, as the end user of the Screen Hub, you have an important voice and are well-positioned to comment on and support the application.

What we are asking for is an email or a letter of support from yourself that might simply be confirmation of your support in your own words or a more detailed response that could cover some of the below points that are relevant to you. Anything is appreciated!

- 1. A little about yourself, including your time and role in the industry.
- 2. Local industry challenges or opportunities you think the Ayrburn Screen Hub could address here are some ideas to get the juices flowing, but this is totally up to you and anything is great.
 - Perhaps jobs that have come and gone that would have benefited from the appropriate studio facilities
 - Jobs that never came because there were no studios
 - The lengths productions have gone to build temporary structures to: film in, store vehicles, use as weather cover, and workshops
 - The current lack of facilities
 - Struggles of finding suitable accommodation
 - The increased duration of work
 - The quality of the workforce in the region but skilled Crew and friends having to leave town to find work as that's where the studios are (I know I can think of many)
 - The consistency of work that studios bring
 - That it will be impossible to grow the industry without providing the facilities
 - How the screen hub facilities are appropriate
 - The varied scale and type of work in the region calls for a flexible facility

I would also love it if you could include the one aspect you think is the most compelling

and/or exciting.
I'm sure you will come up with something creative and there will likely be many more reasons that we have not considered.
We got your email from the RSVP list but note there where quite a few extras there so feel free to extend this to others in the industry.
Cheers,
George
George Watts
Senior Design Manager
WINTON
www.winton.nz
Arrowtown
Ayr Avenue
Arrowtown 9371
ATTENTION.

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