
MINUTE 4 OF THE EXPERT PANEL

Invitations to Comment

Ayrburn Screen Hub

FTAA-2508-1093

(19 November 2025)

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2025 (the **FTAA**). If invitations are sent out today (19 November), the period for making comment will close on 17 December 2025.

[2] Section 53(2) directs that where relevant, comments be invited from categories of persons identified in subsections (a) to (n) inclusive.

[3] The Expert Panel has received advice from the EPA as to who qualifies under these subsections, and who the Panel might consider inviting comment from in the exercise of the discretion the Expert Panel has under section 53(3). This advice drew on the EPA Guidance document [FTA-GUIDANCE MATERIAL Identifying Adjacent Land Updated-June-2025.pdf](#).

[4] The Expert Panel records that it is satisfied sections 53(d)-(g), (l), and (n) do not apply, i.e. there are no persons in the relevant categories.

[5] The principal issue for the Expert Panel to determine in relation to the implementation of section 53(2) is as to who qualifies as the owner or occupier of land that is adjacent to the land to which the substantive application relates. The position is complicated by the existence of a consent to subdivide the application site granted on 15 May 2025, a copy of which is contained in Appendix 41 of the

application documents. The EPA's advice was that the Expert Panel should determine who owns or occupies adjacent land based on the new property boundaries that will result from implementation of this content. As the EPA highlighted to us, this could have the result of reducing the number of adjacent owning or occupying parties.

[6] We do not accept that advice. The applicant has advised that while its subdivision consent is in the process of being implemented, that process has not been completed and new titles have not issued. We have therefore proceeded on the basis of the site boundaries pre subdivision, as shown in the map the applicant provided at Appendix 5 of the application documents.

[7] In that Appendix, the applicant identified which properties qualified as adjacent. With the exception noted above, the EPA concurred with the applicant's view. On that view, Speargrass Flat Road is taken as the southern boundary of the properties that might be considered adjacent to the south of the site, land parcels one back from the project boundary to the north (on Millvista and Middlerigg Lanes) are included, along with properties on the eastern side of Arrowtown Lakes Hayes and Waterfall Park Roads and on the western side of the Countryside Trail, directly opposite the site.

[8] The Expert Panel agrees with the applicant's approach. Appendix 1 contains a map showing the properties the Expert Panel has identified as adjacent to the project site, and Appendix 2 lists the properties so identified. The owners and occupiers of those properties will therefore be invited to comment.

[9] Appendix 3 identifies the parties identified as falling within the other subsections of section 53(2), all of whom will be invited to comment. Inclusion of Ayrburn Precinct Limited as an occupier of land to which the application relates reflects updated advice from the applicant that that company holds leases for the sites within the Ayrburn Village hub.

[10] Turning to section 53(3) of the FTAA, this confers on the Expert Panel the

discretion to invite additional parties to comment. That discretion has to be exercised on a principled basis in light of the purpose of the FTAA.

[11] The Expert Panel has identified the following additional parties whom it considers appropriate to invite comment from:

- (a) Aukaha and Te Aō Mārama Inc as the representatives of papatipu rūnaka on resource matters, the authors/contributors to the Cultural Impact Assessment of the project and of the relevant iwi management plans, and as ‘other’ Māori groups identified in Ministry for the Environment’s report under section 18 of the FTAA;
- (b) Wai Whakaata/Lake Hayes Strategy Group and Friends of Lake Hayes Inc as parties with an interest in and consulted by the applicant in relation to potential adverse effects on water quality in Lake Hayes and its tributaries;
- (c) Queenstown Trails Trust as the body with most interest in the Countryside Trail and a party consulted by the applicant on the basis of its potential interest in the applications.

[12] The Expert Panel records that of the parties directed to comment, it anticipates based on comments to date that Queenstown Lakes District Council will provide expert landscape commentary on the applications. It may be that other commenting parties will similarly provide expert commentary on landscape issues. The Panel wishes to foreshadow its intention to direct conferencing of independent landscape experts providing such commentary with the applicant’s expert(s) on these issues. It is likely that the Panel’s Minute on the subject will be issued on the eve of Christmas and direct that conferencing occur as soon as practicable in the New Year. If there are outstanding issues following conferencing, it is likely that the Expert Panel will convene a conference which all relevant experts will be directed to attend online in order that the Panel might

explore those outstanding issues further.

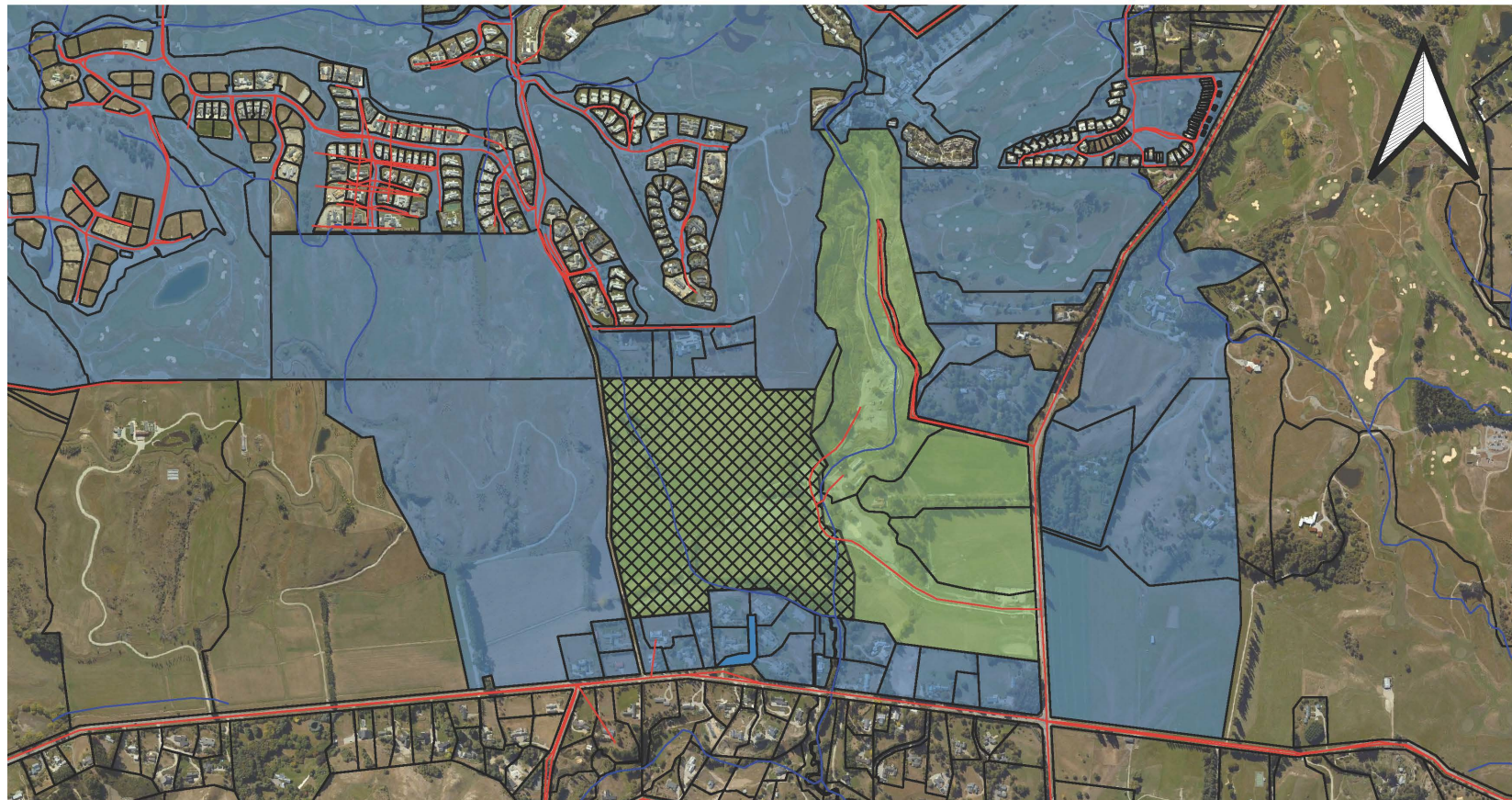
[13] At the conference on 10 November, the status of the Silverlight Studios development near Wānaka Airport was canvassed and the applicant's representatives relayed informal advice they had received that it was not proceeding. The Panel's research indicates that consents were granted for that project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 in two tranches, one in December 2021, and the other in February 2022. On the face of the matter both sets of consents will now have lapsed. As part of its comments on the Ayrburn Screen Hub applications, Queenstown Lakes District Council is requested to provide any information it has regarding the current status of those consents, and if they remain live, comment on their relevance (if any) to the applications the Expert Panel has before it.

A handwritten signature in blue ink, appearing to read 'T. Robinson', with a large, stylized loop at the end.

Trevor Robinson
Expert Panel Chair

Appendix 1- Map of land adjacent to the Project Site

Ayrburn Screen Hub Map



Legend

-  Project Area
-  Roads
-  Land to which the Applications relate
-  Rivers
-  Adjacent land

0 0.25 0.5 km



Appendix 2- List of adjacent properties, the owners and occupiers of which are to be invited to comment:

Legal Description	Address if known
Lot 3, DP20693, Arrowtown [RT OT12B/527]	End of Ishii Lane
Lots 1-3, DP27027 [RT 520807]	3 Millvista Lane, RD 1 Arrowtown
Lot 1, DP369799 [RT283271]	4 Millvista Lane, RD 1 Arrowtown
Lot 1 DP 481724 [RT 676273]	5 Millvista Lane, RD 1, Arrowtown
Lot 3 DP Plan 481724 [RT 676275] and	99 Middlerigg Lane, Arrowtown
Lot 2 DP 481724 [RT 676274]	6 Millvista Lane, Arrowtown
Lot 2 DP 563690, Lot 4-5 DP 25465, Lot 2 DP 338753, Lot 1 DP 342045, Lot 7 DP 381937, Lot 702 DP 404025, Lot 12 DP 404716, Lot 801 DP 438773, Lot 802 DP 463049, Lot 5 DP 541121, Lot 828-830 DP 551317 [RT 1002709] and Lot 2 DP 563690, Lot 4-5 DP 25465, Lot 2 DP 338753, Lot 1 DP 342045, Lot 7 DP 381937, Lot 702 DP 404025, Lot 12 DP 404716, Lot 801 DP 438773, Lot 802 DP 463049, Lot 5 DP 541121, Lot 828-830 DP 551317 [RT 1002709] and Lot 2 DP 563690, Lot 4-5 DP 25465, Lot 2 DP 338753, Lot 1 DP 342045, Lot 7 DP 381937, Lot 702 DP 404025, Lot 12 DP 404716, Lot 801 DP 438773, Lot 802 DP 463049, Lot 5 DP 541121, Lot 828-830 DP 551317 [RT 1002709]	Millbrook Resort, 1124 Malaghans Road, Arrowtown

Lot 2 DP 337565 [RT 154277]	397 Arrowtown-Lake Hayes Road, Arrowtown
Lot 1 DP 507367 [RT 770518]	31 Waterfall Park Road, Arrowtown
Lot 3 DP 27422 [RT OT19A/798]	347 Arrowtown-Lake Hayes Road, Arrowtown
Lot 3 DP 475822 [RT 665221]	471 Speargrass Flat Road, Speargrass Flat, Arrowtown
Lot 5 DP 23926 [RT OT16A/278]	493 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 2 DP 447353 [RT 564544]	509 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 1 DP 447353 [RT 564543]	505 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 2 DP 459266 [RT 599672]	515 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 1 DP 459266 [RT 599671]	513 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 2 DP 333385 [RT 136877]	517 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 1 DP 304422 [RT 17823]	523 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 1 DP 336908, Lot 6 DP 336908 [RT 151015]	533 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 2 DP 336908, Lot 6 DP 336908 [RT 151016]	535 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 3 DP 336908, Lot 6 DP 336908 [RT 151017]	531 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 4 DP 336908, Lot 6 DP 336908	529 Speargrass Flat Road, Lake Hayes, Arrowtown

[RT 151018]	
Lot 5 DP 336908 Lot 6 DP 33690 [RT 151019]	527 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 1 DP 12234 and Lot 3 DP 23930 [OT16A/335]	549 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 1-2 and Lot 4 and Lot 5 DP 23930 [RT 151020]	547 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 1 DP 18523 [RT OT12A/101]	557 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 1 DP 559337 [RT 984494]	567 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 2 DP 559337 [RT 984495]	575 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 2 DP 334133 [RT 153139]	578 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 1 DP 313872 [RT 54836]	589 Speargrass Flat Road, Lake Hayes, Arrowtown
Lot 6 DP 392663 [RT 413071]	37 Hogans Gully Road, Arrowtown
Lot 1 DP 15635 [RT OT12D/1530]	338 Arrowtown-Lake Hayes Road, Arrowtown
Legal Road	

Appendix 3- Statutory Parties invited to comment:

Section of FTAA	Description from FTAA	Party Identified
53(2)(a)	the relevant local authorities	Queenstown Lakes District Council Otago Regional Council
53(2)(b)	the relevant iwi authorities	Te Rūnanga o Ngāi Tahu
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	Te Rūnanga o Moeraki Kāti Huirapa Rūnaka ki Puketeraki Te Rūnanga o Ōtākou Hokonui Rūnanga Waihōpai Rūnaka Te Rūnanga o Awarua Te Rūnanga o Ōraka-Aparima
53(2)(h)	owners of the land to which the substantive application relates and the land adjacent to that land	Waterfall Park Developments Ltd Refer Appendix 2 for a list of adjacent properties, the owners of which are to be invited to comment
53(2)(i)	occupiers of the land to which the substantive application relates and the land adjacent to that land unless, after reasonable inquiry, an occupier cannot be identified	Ayrburn Precinct Ltd Refer Appendix 2 for a list of adjacent properties, the occupiers of which are to be invited to comment
53(2)(j)	the Minister for the Environment and	Minister for Infrastructure Associate Minister of Housing

	other relevant portfolio Ministers	Minister for Arts, Culture and Heritage Minister for Media and Communications Minister for Conservation Minister for Climate Change Minister for Building and Construction Minister for the Environment Minister for the South Island Minister for Regional Development Associate Minister of Transport Minister for Treaty of Waitangi Negotiations Minister for Tourism and Hospitality
53(2)(k)	relevant administering agencies	Queenstown Lakes District Council Otago Regional Council Ministry for the Environment
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:... .	Director-General of Conservation