

To: Melita Raravula – EPA
From: Karl Cook – Barker & Associates Limited
Date: 4 February 2026
Re: Responses to Panel Minute 11 (2 February 2026) and Panel Minute 12 (4 February 2026)

This memorandum provides WPDL’s responses to particular matters in Panel Minute 11 (2 February 2026) and Panel Minute 12 (4 February 2026) as follows:

- (1) Paragraph [3] of Panel Minute 11, relating to progress made with QLDC and ORC on technical matters with the Applicant’s proposed conditions as raised in Panel Minute 8, highlighting matters agreed, matters not resolved due to the time available and matters of active disagreement;
- (2) Paragraph [4] of Panel Minute 11, relating to whether a conference on conditions is still considered beneficial and if so when;
- (3) Paragraph [2(a)] of Panel Minute 12, relating to the legal basis for current activities on the subject land;
- (4) Paragraph [2(b)] of Panel Minute 12, relating to the resource consent decision report for the three residential units on Ayr Avenue;
- (5) Paragraph [2(c)] of Panel Minute 12, relating to an A3-sized version of Figure 1 in Mr Milne’s Supplementary Landscape Memo, dated 9 January 2026; and
- (6) Paragraph [2(d)] of Panel Minute 12, relating to indicative cross-section showing the transition from accommodation units to studio backlot.

Each of these matters is address in the sections that follow and attachments to this memorandum.

1.0 Conditions - progress on technical matters raised

Dialogue with QLDC and ORC regarding the technical matters with the conditions raised in attachment to Minute 8 progressed this week to the point where:

- (1) There are no matters of active disagreement;
- (2) A response to the majority of technical matters raised have been agreed between WPDL, QLDC and ORC; and
- (3) A small number of technical matters are outstanding, in particular QLDC Condition 15(v)(e), 40/attachment, 41, 62, 63, 77 and a review condition.

These are recorded by tracked change and comments boxes in the following:

- **Attachment 1** - Document 26 Amended Proposed Draft Consent Conditions_4 February 2026
- **Attachment 2** – Minute 8 – attachment_4 February 2026

It is further noted that:

- WPDL acknowledges that the attached updates to conditions do not address comments that QLDC and ORC may have on the merits of the conditions, including the changes included in the Applicant’s s55 response on 23 January 2026.
- In addition to the technical matters addressed in Attachments 1 and 2, there may be additional technical matters arising from the conditions included in the Applicant’s s55 response on 23 January 2026.
- Beyond the technical matters with the conditions, a range of updates will be required (for example updating all final report references in Conditions 1, 11 and 16, numbering and condition cross-references). It is anticipated that these would be addressed as part of any substantive consideration of the conditions

2.0 Conditions – potential conference

A conference may assist the resolution of the small number of technical matters that remain outstanding (as outlined above and noted in Attachments 1 and 2). WPDL would be amenable to participating should a conference be preferred by the Panel, QLDC or ORC.

However, the Panel may prefer to address those outstanding matters when considering the proposed conditions on a substantive merits basis.

3.0 Basis for current activities on subject land

The following resource consents for activities on the subject land are contained in **Attachment 3**. In summary, these are:

- Ayrburn site office buildings were established and are used by construction staff as a permitted activity under rule 35.4.9 Temporary Construction Related Activities. The buildings are ancillary to the consented construction activities currently being undertaken across the wider site (which includes Lot 1, 2 and Lot 4 DP 540788). Other temporary storage and construction related activities are also permitted under chapter 35 and which are related to construction works across the wider site (including landscaping requirements).

35.4.9	<p>Temporary Construction-Related Activities</p> <p>Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that are:</p> <ul style="list-style-type: none"> a. ancillary to a building, construction or maintenance project and located on the same site; b. are limited to the duration of an active construction project; c. are removed from the site upon completion of the active construction project. 	P
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- A deemed permitted activity consent from QLDC for use of the Ayrburn site offices by Ayrburn Wines Online Limited (RM221025).

- Use of the land for the temporary stockpiling of earthworks material, including through approved EMP's¹ (for example, for RM220926).
- Use of part of the land for overflow carparking associated with events in the Ayrburn Hay Barn venue (RM230425) and with the Dell (RM240457).

4.0 Land use and subdivision consent decisions for Ayr Avenue dwellings

Copies of these decisions (RM250242 – subdivision and RM250715 – land use) are provided in **Attachment 4**.

5.0 Figure 1 in the Supplementary Landscape Memo

An enlarged version of Figure 1 in the Supplementary Landscape Memo, dated 9 January 2026 is provided in **Attachment 5**.

6.0 Backlot fence cross-sections

A drawing showing the backlot fence / planting cross-sections is included as **Attachment 6**.

¹For example, see Appendix 1 on sheet 50 of the Northbrook Arrowtown Environmental Management Plan.