

Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

This referral application form has been approved by the Secretary for the Environment in accordance with the fast-track approvals process of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email info@fasttrack.govt.nz

Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, administering agencies, identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

Application fees and Cost recovery

Under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the Environmental Protection Authority (EPA). The fees are set in

Schedule 1 of the Regulations. These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from [Fast-track approvals cost recovery process](#).

Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: info@fasttrack.govt.nz

Ways you can send your completed form to us

By digital portal – you will need to receive a link to register/access: [Fast-track website](#)

By email – info@fasttrack.govt.nz

Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

Publishing your application

We intend to publish your referral application on the Fast-track Approvals website.

Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

Click or tap here to enter text.

Section 1: Applicant details

A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.

If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.

1.1 Applicant(s) – repeat for all applicants

1.1.1 **Organisation name:** Waterfall Park Developments Limited

1.1.2 **NZBN (optional):** 9429042490500

1.1.3 **Contact name:** Simon Ash

1.1.4 **Phone:** s 9(2)(a)

1.1.5 **Email address:** s 9(2)(a)

1.1.6 **Postal address (if preferred method of contact):** N/A (email preferred)

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 **Organisation name:** Barker and Associates

1.2.2 **Contact name:** Karl Cook

1.2.3 **Phone:** s 9(2)(a)

1.2.4 **Email address:** s 9(2)(a)

1.2.5 **Postal address (if preferred method of contact):** N/A (email preferred)

1.3 Finance – Agent acting on behalf of applicant (if applicable)

1.3.1 Organisation name: Winton Land Limited

1.3.2 Contact name: Hayley Borer-Poore

1.3.3 Phone: S 9(2)(a)

1.3.4 Email address: S 9(2)(a)

1.3.5 Postal address (if preferred method of contact): N/A (email preferred)

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

1.3.6 Please direct all correspondence relating to this application (including correspondence from MfE) to:

☐ Applicant(s) Click or tap here to enter text.

If selecting Applicant and there is more than 1 person who lodged the referral application, please identify 1 person to receive all correspondence on behalf of all applicants.

☒ Agent for applicant Click or tap here to enter text.

1.4.1 Compliance and enforcement history – repeat for all applicants

1.4.1 Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either ‘compliance’ or ‘enforcement’?

☐ Yes – see below ☒ No – proceed next

1.4.2 If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and the outcome of those actions taken under the specified Act against the applicant or applicants, if the referral is being lodged jointly.

N/A

Section 2: Referral application summary

2.1 Project name

This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.

2.2 Project description and location

2.2.1 Provide a description of the project and the activities it involves

The project description helps us with inviting comments from relevant parties on the application, and publishing information about the application.

The Ayrburn Screen Hub is a proposed production facility featuring two studios, accommodation, and supporting facilities and amenities. The project is anticipated to deliver significant economic benefits for the region, create employment opportunities, and advance the national film industry. Environmental enhancement measures are proposed including significant water quality improvements, riparian planting, and improved cycling connections. The development is proposed to be well integrated into the surrounding landscape.

2.2.2 Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

For example, site address(es), certificate of title(s), shape files

Ayr Avenue, Arrowtown, Queenstown



Figure 1: Screenshot of the project area. Source: Ayrburn Design Report "Masterplan" Page 15 attached at Appendix 1.

2.3 Ineligible activity

Your referral application must demonstrate that the project does not involve any ineligible activities as defined in Section 5 of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.

When providing your response below, where possible, **provide details of any parties involved, the extent of their holding and the activity relevant to their area.**

The project does not involve any ineligible activities.

Where a project involves an activity that may be the subject of a determination under sections 23 or 24, and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5 Ministerial determinations under sections 23 and 24.

If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under section 5(2) of the Act then an agreement under section 5(1)(a), (b), (j) or (k) may not be required. This should be identified under the relevant questions below, and you must provide the additional information required in respect of section 5(2) under 2.3 Ineligible activity.

2.3.1 Does the project include an activity that would occur on identified Māori land as defined in section 4 of the Act?

☐ Yes – see below ☒ No – proceed to next

a. If yes, please address the following:

i. identify the land involved and the owner(s) of the land.

Click or tap here to enter text

ii. Confirm that the activity on the land has been agreed with the owners of the land and provide evidence of the written agreement; or

COMMERCIAL

A. advise whether it is proposed to seek a determination under section 23 and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or

B. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

Click or tap here to enter text.

2.3.2 Does the project involve an activity that would occur in a customary marine title area?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

i. Identify the relevant customary marine title area, who the customary marine title group is;

ii. Provide evidence that written agreement has been obtained from the customary marine title group and provide a copy of the same; or

A. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

Click or tap here to enter text

2.3.3 Does the project involve an activity that would occur in a protected customary rights area?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. Identify the protected customary rights area, the group who holds these rights and the nature of the protected customary right(s)

Click or tap here to enter text

- ii. Explain your proposed activity and identify whether you consider that it would have a less than minor adverse effect on the exercise of the protected customary right(s), and briefly explain why; **or**

- iii. Advise whether you consider that your proposed activity would have a more than minor effect on the exercise of the protected customary right(s), and if so, confirm that the activity has been agreed to in writing by the protected customary rights group and provide a copy of that agreement.

Click or tap here to enter text.

2.3.4 Does the project involve an activity that would occur on:
Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

☐ Yes – see below ☒ No – proceed next

2.3.5 Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

☐ Yes – see below ☒ No – proceed next

2.3.6 Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location

Click or tap here to enter text.

2.3.7 Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

Click or tap here to enter text.

2.3.8 Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another Treaty settlement for aquaculture activities, including a copy of any such authorisation.

Click or tap here to enter text.

2.3.9 Does the project include an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991?

☐ Yes – see below ☒ No – proceed next

a. Provide the following information:

- i. what is the activity that would require the access arrangement; and
- ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.
- iii. If so describe how the activity meets the criteria in section 61(1A)(a-e) of the Crown Minerals Act 1991; **or**
- iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

Click or tap here to enter text.

2.3.10 Does the project include an activity that would be prevented under any of sections 165J, 165M, 165Q, 165ZC, or 165ZDB (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

☐ Yes – see below ☒ No – proceed next

COMMERCIAL

Click or tap here to enter text.

2.3.11 Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.

Click or tap here to enter text.

2.3.12 Does the project include an activity (other than an activity that would require an access arrangement under the Crown Minerals Act 1991) that would occur on land that is listed in Schedule 4 of this Act?

☐ Yes – see below ☒ No – proceed next

a. Provide the following:

- i. identify the activity and which clause under Schedule 4 is applicable; and
- ii. confirm whether you are seeking that the Minister make a determination under section 24, and if so, whether the determination sought relates to existing electricity infrastructure or new electricity lines and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below.

Click or tap here to enter text.

2.3.13 Does the project involve an activity that would occur on a national reserve held under the Reserves Act 1977 and requires approval under that Act?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity and type of national reserve under the Reserves Act
- ii. identify what approval(s) would be required under the Reserves Act.
- iii. Confirm whether you are seeking that the Minister make a determination under section 24 and if so whether the determination sought relates to

existing electricity infrastructure or new electricity lines.? If so, provide the information under 2.5 Ministerial determinations under sections 23 and 24 below

Click or tap here to enter text.

2.3.14 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person in whom it is vested.
- ii. provide evidence that written agreement has been obtained from the person in whom the reserve is vested and provide a copy of the same; or
- iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

Click or tap here to enter text.

2.3.15 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person or body who manages the reserve.
- ii. Provide evidence that written agreement has been obtained from the person or body responsible for managing the reserve and provide a copy of the same; **or**
- iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below; **or**
- iv. advise whether you consider the activity falls within the scope of section 5(5) of the Act, and provide the information under 2.3 Ineligible activity below.

Click or tap here to enter text.

2.3.16 Does the project involve an activity that is:

a. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act?

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

b. described in section 15B (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

- c. prohibited by section 15C (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

- 2.3.17** Does the project involve a decommissioning-related activity as described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

COMMERCIAL

- 2.3.18** Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

The agreement of the relevant groups referred to under 3.5 Persons affected is not required for certain mining activities under section 5(2). If you think this might apply to your application, answer the questions below.

- 2.4.1.2** Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

☐ Yes –see below ☒ No – proceed next

- 2.4.1.3** Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

N/A

- 2.4.1.4** Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

N/A

- 2.4.1.5** Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

N/A

- 2.4.1.6** Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

N/A

2.4.2 Activities on land proposed to be the subject of a land exchange

The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.

- 2.4.2.1** Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

☐ Yes ☒ No

- 2.4.2.2** Is the reserve a Crown-owned reserve?

☐ Yes ☒ No

- 2.4.2.3** Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

☐ Yes ☒ No

- 2.4.2.4** Provide any supporting details which may be relevant for your responses to the above questions.

N/A

2.5 Ministerial determinations under sections 23 and 24

Complete this section if you wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.

2.5.1 Determination in relation to linear infrastructure on Māori land under section 23

- 2.5.1.1** Is your application seeking a determination under section 23 (linear infrastructure on certain identified Māori land)

☐ Yes – see below ☒ No – proceed next

Provide the following information:

- 2.5.1.2** Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

N/A

- 2.5.1.3** Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

N/A

2.5.1.4 Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

N/A.

2.5.1.5 Provide information on the rights and interests of Māori in that land

N/A

2.5.1.6 Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

N/A

2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)

2.5.2.1 Is your application seeking a Ministerial determination under section 24(2) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

☐ Yes – see below ☒ No – proceed next

Provide the following information:

2.5.2.2 Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

N/A

2.5.2.3 Confirmation that the activity would occur on eligible land, as defined in section 24(3).

N/A

2.5.2.4 Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

N/A

2.5.3 Determination in relation to new electricity lines under section 24(4)

2.5.3.1 Is your application seeking a determination under section 24 (the construction and operation of new electricity lines on eligible land (as defined in schedule 4 excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?

☐ Yes – see below ☒ No – proceed next

Provide the following information:

2.5.3.2 Is the activity the construction and operation of new electricity lines? (provide any necessary details)

Would the activity occur on eligible land (and identify which category of eligible land);

N/A

2.5.3.3 Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

2.5.3.4 A description of the alternative site.

N/A

2.5.3.5 A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

N/A

2.5.3.6 A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

N/A

2.5.3.7 A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity on the alternative site.

N/A

2.5.3.8 A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

N/A

2.5.3.9 An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

N/A

2.6 Appropriateness for fast-track approvals process

Here you must explain how the project meets the referral application criteria ([section 22](#)). Please consider and respond where relevant, to each question.

If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.

If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,

2.6.1 The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

The proposal is a development project that will have significant regional and national benefits for the following reasons:

Economic Benefits

The Ayrburn Screen Hub will deliver significant economic benefits at both a regional and national level, reinforcing the Queenstown Lakes District's economic capacity. As detailed in this application and in the Economic Impact Assessment (EIA) prepared by

Property Economics (**Appendix 4**), the quantified economic benefits of this proposal include:

- Construction and Development Phase: Projected to contribute \$278 million (NPV) to the regional economy over a three-year period;
- Employment Generation: The project will sustain over 640 full-time jobs annually, totalling 2,040 FTE job years;
- Operational Phase: Over a ten year period, the development is expected to generate \$485 million (NPV) in economic activity within the Otago Region;
- Ongoing Employment: The operation of the Screen Hub will support over 370 full-time jobs annually, with a significant portion being unique to the region.

In addition, QLDC's Economic Development Manager, Peter Harris, and Film Queenstown Lakes Manager, Kahli Scott, visited the site on 11 December 2024 to discuss the proposal. Following the visit, Ms Scott provided the following commentary:

*"As Peter and I mentioned, we can express our enthusiasm for a fit-for-purpose screen hub from an economic development standpoint. Supporting the film industry and growing its value in the district is a project identified in our Economic Diversification Plan. I know from years of servicing production enquiries and liaising with key industry decision-makers and local film practitioners that a fit-for-purpose indoor filming space and support facilities is needed. It was also encouraging to hear that this proposed screen hub is intended to complement, rather than compete with, existing facilities like Screentime's Remarkable Studios and the impending virtual production facility in the Research & Innovation Hub."*¹

This aligns with QLDC's Economic Diversification Plan, which seeks to broaden the district's economic base beyond tourism and construction by fostering growth in the screen industry. The plan states:

*"Film productions and other creative industry opportunities grow across the district, with local capability and content being promoted."*²

It also identifies key initiatives to strengthen the film industry:

- "Promote and grow the capabilities of the local film industry, including workforce and infrastructure development projects.
- Maintain a film-friendly environment through fit for-purpose policies, processes and regulations.
- Encourage and support the creation of more local content and IP that leverages the district's strengths.
- Support creative businesses and groups that meet the best-fit business criteria."

The Ayrburn Screen Hub contributes directly to these objectives by ensuring the

¹ See Consultation Schedule **Appendix A**.

² Queenstown Lakes Economic Diversification Plan, Page 33: https://www.qldc.govt.nz/media/hmvpntis/queenstown-lakes-economic-diversification-plan_final.pdf

Queenstown Lakes District retains film production spending, enhances local employment, and removes logistical barriers that have previously limited large-scale productions.

Overall, considering the findings of the EIA prepared by Phil Osbourn and Tim Heath of Property Economics (refer **Appendix 4**) and the feedback from QLDC's Film and Economic Development Managers it is concluded that the proposed Ayrburn Screen Hub will generate significant economic benefits. At a regional level, the project will drive investment, create employment opportunities, and contribute to the diversification of the Queenstown Lakes District economy.

National Benefits to the New Zealand Film and Television Industry

Beyond its regional economic impact, the Ayrburn Screen Hub will deliver significant benefits to New Zealand's film and television industry by addressing a national infrastructure gap.

Industry support letters, attached at **Appendix 3**, highlight key benefits of the proposal, including:

- Improved production capacity: The facility will serve as a base for the practical needs of producing a series by providing fit-for-purpose infrastructure.
- Strategic location: The Screen Hub is easily accessible, situated away from town traffic yet close to the airport, ensuring logistical efficiency for productions.
- Appropriate infrastructure: The facility will include accommodation and studio space that is adequately sized, not excessively large, but sufficient for production needs.
- Versatility: The facility will be multi-functional, supporting a range of creative industries beyond screen work, further enhancing its appeal to producers.
- Extended production stays: A dedicated screen hub in Queenstown will increase the duration of productions, generating additional economic activity for the wider film industry.
- Industry-driven design: The hub has been designed in direct response to industry needs, with input from both local and international film professionals.
- Supporting New Zealand's global film reputation: By enhancing national production capacity, the Ayrburn Screen Hub will strengthen New Zealand's position as an international filming destination, attracting more global productions and reinforcing Queenstown's role within the national industry.

As noted in his letter of support, Ken Turner (Art Director/Production Designer) states that the facility has been designed thoughtfully, incorporating genuine industry input, ensuring that it meets both regional and national production needs.

When considering the letters of support from the regional and national film industry, it is considered that this development will significantly strengthen New Zealand's film and television industry by enhancing infrastructure and production capabilities. By addressing key industry needs, the Ayrburn Screen Hub will enable Queenstown Lakes District to capture a greater share of film production spending while supporting the

long-term growth and sustainability of the country's screen sector.

Ecological Protection and Enhancement of Lake Hayes

Lake Hayes and its conservation is regarded as a matter of national and regional importance. The Otago Regional Council's Lake Hayes Management Strategy states that:

*"The conservation of the Lake Hayes resource is of regional and national importance both economically, recreationally and for its intrinsic and scenic values."*³

As identified in the Ecological Assessment attached at **Appendix 8**, Lake Hayes has undergone progressive eutrophication (nutrient enrichment) since development and land use intensification began in the catchment. A significant concern for the management of Lake Hayes has been reducing phosphorus inputs to the lake (ORC 1995), (Hydrosphere Research 2017). The main source of phosphorus to the lake is through sediment transported by surface water, predominantly via Mill Creek.

The report titled Estimation of Contaminant Losses in the Mill Creek Catchment, Lake Hayes, prepared by NIWA (2023), provides further insight into this issue ("NIWA 2023"):

*"Historical monitoring has identified that some catchments are subject to particular water quality issues. This led to specific investigations and the development of management plans for individual catchments, including the Lake Hayes and the Mill Creek catchment, which is the focus of this report. Lake Hayes was used as a case study in a report prepared for the Ministry for the Environment (MfE) concerning the impact of land use on freshwater (Larned et al. 2018)."*⁴

During high rainfall events, an unnamed ephemeral spring-fed tributary of Mill Creek also transports sediment carrying phosphorus from the surrounding land to Mill Creek (and ultimately Lake Hayes) (refer **Appendix 8**). Comprehensive studies, including the NIWA (2023) report, have identified that a significant portion of nitrogen, phosphorus, and sediment loads originate from land cover dominated by pasture, particularly in the reach downstream of Hunter Road as follows:

*"Assessment of land cover, catchment modelling, and load estimation indicates that the bulk of nitrogen (N), phosphorus (P), and sediment load enters Mill Creek in the reach downstream of Hunter Road. The bulk of the contaminant loads enter the stream under elevated flow conditions. Land cover types contributing both N and P are dominated by pasture, and soil P comprises approximately one-third of the total P load at each of the Hunter Road, Waterfall Park, and lake inflow reaches."*⁵

³ The 'Lake Hayes Management Strategy' (ORC 1995)

⁴ Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 12
<https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf>

⁵ Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 11
<https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf>

Addressing these water quality challenges requires effective nutrient management strategies. NIWA (2003) emphasises:

*"A consistent recommendation from these investigations was that inputs of nutrients to Lake Hayes from the surrounding catchment should be reduced as part of an overall lake management or restoration response. Gibbs (2018) clearly linked the likely success of in-lake restoration actions to accompanying 'catchment management strategies reducing the external carbon, nutrient and suspended solids loads to the lake...'"*⁶

Goeller et al. (2020) reviewed mitigation options for the Lake Hayes catchment, identifying several key strategies, which included:

*"... maintaining and restoring existing wetlands and riparian buffers, constructing sediment traps along the main stem of Mill Creek to capture total suspended solids and total phosphorus, and which may also buffer storm- and snowmelt flows. A constructed wetland was identified as desirable, but limited space near to the lake inflow may be an impediment. More widespread actions included livestock exclusion (particularly in the upper catchment), and channel restoration in the lower catchment to slow movement of water and reduce bank erosion. Riparian conditions could be improved by re-establishing riparian vegetation and making use of riparian buffer elements such as grass filter strips, mixed vegetation buffers, and shrubs and trees. These plantings would generally intercept sediment and particulate-bound nutrients, as well as soluble nutrients transported in shallow groundwater."*⁷

The proposed Screen Hub is expected to reduce phosphorus inputs to surface water. This will be achieved through the installation of hard surfaces to prevent surface erosion, riparian planting of the ephemeral watercourse to shade the watercourse and help filter any runoff to the channel, and the establishment of a stormwater detention pond designed to capture and treat the "first flush" runoff, which typically contains the highest sediment load. Additionally, the proposed sediment trap, measuring 50 m long by 12 m wide and estimated to capture and hold about 900m³ of sediment, is anticipated to provide significant benefits to the lower reaches of Mill Creek and Lake Hayes.

Friends of Lake Hayes ("FOLH"), an organisation committed to the protection and enhancement of Lake Hayes, offered feedback on the proposed water quality initiatives. In their correspondence, attached in **Appendix 19**, they note:

"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."

⁶ Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 13
<https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf>

⁷ Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 63
<https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf>

FOLH further acknowledges that the proposed sediment management plans align with best practices in the catchment and express their support for the project based on its anticipated positive water quality outcomes.

When taking into account the sediment control measures detailed in the Stormwater Management and Flood Assessment attached at **Appendix 9**, the substantially positive outcomes identified in the Ecological Assessment (refer **Appendix 8**) and the feedback provided from FOLH, it is considered that the proposal will result in significant benefits to Lake Hayes, as a lake of national and regional importance. By addressing key issues such as nutrient enrichment and sedimentation from the surrounding catchment, the proposed measures including riparian planting, sediment traps, and stormwater management initiatives are expected to reduce phosphorus and other contaminants entering the lake. The proposed initiatives will contribute to the long term preservation and ecological restoration of Lake Hayes, ensuring its continued value for both environmental and recreational purposes. Ultimately, the water quality improvements as a result of proposed ecological enhancement measures are expected to provide regionally and nationally significant benefits.

2.6.2 Explain how referring the project to the fast-track approvals process:

2.6.2.1 Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

The fast-track approvals process will streamline the project, allowing for more timely and cost-effective processing compared to the standard Resource Management Act (RMA) process. The fast-track process offers several key advantages in terms of reduced timeframes, as public notification is excluded under the Fast-track Approvals Act. The Expert Panel is only permitted to invite comments from specified parties, with a shorter timeframe for submissions, ensuring the process remains focused and efficient. Appeals to the Environment Court are not allowed.

This project would require both a plan change and a resource consent under the RMA, necessitating a two-stage RMA process. This approach would significantly extend the consenting timeframe and increase the risk of delays due to potential appeals to the Environment Court. Recent experience has shown that such proposals can take 3–5 years or longer to reach a final outcome. In contrast, the Fast-track Approvals Bill provides an approximately five to six-month process, substantially reducing delays and mitigating associated costs, including construction disruptions, rising material expenses, and seasonal workforce constraints.

This fast-track framework is therefore clearly fit for purpose for this project, enabling a more streamlined process and avoiding delays, ensuring that the region can benefit from the project within a much faster timeframe.

2.6.2.2 Is unlikely to materially affect the efficient operation of the fast-track approvals process

Relevant considerations include:

- This is a relatively straightforward project which only requires a relatively small number of RMA equivalent resource consent approvals and does not require any consents or approvals under any other Act or from any other persons or bodies;

- The project does not affect any of the Māori related considerations which are required to be considered and addressed;
- Consultation with the relevant Māori entities and bodies (which is ongoing) is more likely to generate support for, rather than raise concerns about, the project because the project will result in significant enhancement of water quality in Lake Hayes which is an issue of particular concern and interest to Māori; and
- Compared to many of the larger and more significant projects listed in Schedule 2 of the Act, this project is very much at the lower end of the scale in terms of the EPA resources that will be required to consider and determine this application.

2.6.2.3 Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

For example – a sector plan that specifically identifies the project including details such as location.

☐ Yes – see below ☒ No – proceed next

a. Identify the plan, strategy or list (or any other relevant document).

Click or tap here to enter text.

2.6.2.4 Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure?

☐ Yes – see below ☒ No – proceed next

a. Explain how the project will deliver this.

Click or tap here to enter text.

2.6.2.5 Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020). If yes, explain how the project will achieve this.

The Expert Film Report (**Appendix 3**) highlights the fact that the lack of availability of accommodation for screen production personnel in the Queenstown Lakes area is a particular barrier to the further development of screen production activities. Queenstown and Wanaka face particular challenges in supplying affordable accommodation for workers in many industries, but particularly for the film production industry. The general shortage of affordable accommodation is exacerbated by the accommodation demands specific to the screen production industry, as indicated in the letters of support attached to the Expert Film Report. This project addresses that specific housing need by the inclusion of 185 accommodation units as part of the Screen Hub project. Having that accommodation on site, together with other amenities available in the adjacent Ayrburn Hospitality Precinct, will significantly help to address this specific housing need.

2.6.2.6 Will the project deliver significant economic benefits, and if so, how?

Refer Section 2.6.1 above (Economic Benefits).

2.6.2.7 Will the project support primary industries, including aquaculture, and if so, how?

No

2.6.2.8 Will the project support development of natural resources, including minerals and petroleum, and if so, how?

No

2.6.2.9 Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

No

2.6.2.10 Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

2.6.2.11 Will the project address significant environmental issues, and if so, how?

Refer Section 2.6.1 above - Ecological Protection and Enhancement of Lake Hayes

2.6.2.12 Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

The project is consistent with the Otago Regional Plan – Water for Otago in relation to the protection and enhancement of water quality in natural waterbodies, for the reasons described in Section 2.6.1 above (Ecological Protection and Enhancement of Lake Hayes).

The outcomes of this project align with the QLDC's Economic Diversification Plan, which seeks to broaden the district's economic base beyond tourism and construction by fostering growth in the screen industry. This is also discussed in Section 2.6.1 above (Economic Benefits and National Benefits to the New Zealand Film and Television Industry).

Section 3: Project details

Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.

For construction activities, please state the anticipated commencement and completion dates.

The anticipated commencement date for construction is six-nine months following the issue of the decision. This timeline accounts for preparation of working drawing and an estimated six-month period to obtain building consent. Construction activities are expected to take approximately 60 months in total. The project will be implemented progressively as generally outlined below:

- **Phase 1** (24 months)
 - Bulk earthworks and enabling infrastructure
 - Stormwater management (including sediment detention pond)
 - 1 studio including:
 - Associated workshops and offices
 - Accommodation (68 units)
 - Depot building, mitigation planting, and the backlot area
 - Trail connections
 - Riparian planting along the ephemeral stream.
- **Phase 2** (18 months)
- Construction of the second studio, including:
 - Associated workshops and offices
 - Accommodation (64 units)
- **Phase 3** (18 months)
 - Remaining accommodation (53 units), reception area, gym, wellness and screening room / events space.

3.1 Approvals required

Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.

For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.

Applications for approvals under a specified Act, as required by in section 13(4)(y), are covered below in 3.8 Specific proposed approvals.

3.1.1 Outline the approvals sought under the Resource Management Act 1991.

Refer to section 2.1.1 and 2.1.2 of the Planning Report (**Appendix 00**)

3.1.2 Outline the approvals sought under the Conservation Act 1987

None

3.1.3 Outline the approvals sought under the Reserves Act 1977

None.

3.1.4 Outline the approvals sought under the Wildlife Act 1953

None.

- 3.1.5** Outline the approvals sought under the National Parks Act 1980
- None.
- 3.1.6** Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014
- None.
- 3.1.7** Outline the approvals sought under the Freshwater Fisheries Regulations 1983
- None.
- 3.1.8** Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
- None
- 3.1.9** Outline the approvals sought under the Crown Minerals Act 1991
- None.
- 3.1.10** Outline the approvals sought under the Public Works Act 1981
- None.
- 3.1.11** *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.
- N/A
- 3.1.12** Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).
- N/A
- 3.1.13** Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.
- None.

3.2 Project stages

- 3.2.1** If the project is planned to proceed in stages, provide:
1. A statement of whether the project is planned to proceed in stages, including:
 - a. an outline of the nature, scale and timing of the stages; and
 - b. a statement of whether you intend to lodge a separate substantive application for each of the stages.

- i. If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project

N/A. This is a single-stage project and the Application is lodged as one substantive application

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide:

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
 - a. Describe that part of the project; and
 - b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in section 22 of the Act.

N/A

3.4 Adverse effects

3.4.1 Describe any anticipated and known adverse effects of the project on the environment.

There are potential adverse landscape effects but they are not significant. A detailed Landscape Assessment Report has been commissioned [Landscape Assessment ('LA') prepared by RMM is attached as **Appendix 12**]. That Report concludes that the design and appearance of the proposed development has been carefully considered with respect to the characteristics of the receiving environment. The proposal incorporates various mitigation measures to reduce visual dominance and integrate the built form into the surrounding landscape. Additionally, the proposed development incorporates mitigation planting, including native vegetation and vineyards, as well as vegetative buffers around waterbodies. These measures, as outlined in the LA, are intended to mitigate visual effects and help integrate the development into the surrounding landscape. Therefore, with these development and landscape mitigation measures in place, any adverse effects on landscape and visual impact are considered appropriate and acceptable.

There are no anticipated or known adverse effects arising in respect of other aspects of the project, including:

- Earthworks (refer to **Appendix 13**)
- Geotechnical (refer to **Appendix 13**)
- Noise (refer to section 3.11.1 in **Appendix 00**)
- Contamination (refer to **Appendix 14**)
- Archaeology and heritage (refer to **Appendix 16**)
- Traffic (refer to **Appendix 15**)
- Infrastructure (refer to **Appendix 10**)
- Flooding (refer to **Appendix 9**)
- Effects relevant to mana whenua considerations (refer to **Appendix 6**).

3.4.2 Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991, and identify the relevant prohibited activity provision.

No prohibited activities are proposed in this project.

3.5 Persons affected

- 3.5.1** Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

The list should include, as relevant, local authorities, relevant Māori groups (as set out at section 13(4)(j)(ii)-(vii) of the Fast-track Approvals Act 2024), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see Consultation requirements for referral application).

Refer to Section 4.1 of the Planning Report in **Appendix 00**.

- 3.5.2** Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and any other groups required to be consulted with under section 11 of the Act, **and** how the consultation has informed the project.

The consultation undertaken for the purposes of Section 11 of the Fast-track Act, along with any other consultation undertaken on the project with the individuals and groups referred to in s13(4)(j), is detailed in a Consultation Summary Report attached at **Appendix 19**. Statements explaining how the consultation has informed the project are included in the same Report.

- 3.5.3** List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.

Apparently not applicable as detailed in the Schedule of Consultation with Māori attached in **Appendix 6**. Further consultation is being undertaken to determine any Treaty settlements that apply to the project.

- 3.5.4** If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.

Not applicable, as detailed in the Schedule of Consultation with Māori attached in **Appendix 6**.

- 3.5.5** Will the project be located on land returned under a Treaty settlement?

☐ Yes – see below ☒ No – proceed next

- 3.5.6** Provide evidence of written agreement by the owners of the land returned.

N/A

- 3.5.7** Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

N/A

- 3.5.8** Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

Apparently not applicable as detailed in the Schedule of Consultation with Māori attached in **Appendix 6**. Consultation is underway to confirm this point.

3.6 Legal interests

- 3.6.1** Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

Refer to a copy of the Record of Title 929491 (in **Appendix 20**) for the land which the project will occur. The Applicant owns the land which the project will occur. There is nothing to restrict this project from proceeding.

3.7 Other matters

- 3.7.1** Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

Not applicable as there are no activities that are involved in this project or that are substantially the same as those involved in the project which have been the subject of an application or a decision under a specified Act.

For completeness the applicant notes that there was an earlier, much more extensive, retirement village proposal located on the same land. That earlier proposal is not considered to be a similar activity. That proposal was withdrawn.

Please note the term 'application' includes a notice of requirement and any other means by which a decision may be sought under a specified Act.

☐ Yes – see below ☒ No – proceed next

- 3.7.2** If an application has been made, provide details of the application.

N/A

- 3.7.3** If a decision has been made, also provide the outcome of the decision and the reasons for it.

N/A

- 3.7.4** Provide a description of whether and how the project would be affected by climate change and natural hazards:

The project addresses climate change and natural hazard risks in a practical and effective way. It reduces flood risks, mitigates sedimentation, and incorporates climate change considerations into the design, ensuring the development remains resilient and sustainable over time. This is further elaborated in Section 6.2 of the Planning Report in **Attachment 00** Referral Application.

Provide the additional details requested below as relevant to your application.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 Resource consents

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

National Policy Statement on Freshwater Management 2020 (NPS-FM)

The NPS-FM requirements include:

- Managing freshwater in a way that 'gives effect' to Te Mana o Te Wai;
- Improving degraded waterbodies, and maintaining or improving all others; and
- Avoiding any further loss or degradation of wetlands and streams, map existing wetlands, and encourage their restoration.

It is considered that the project is consistent with the NPS-FM objectives and policies. The protection and enhancement of the health and well-being of waterbodies, streams and freshwater ecosystems has been considered through the design of the development.

National Policy Statement on Highly Productive Soils 2022 (NPS-HPL)

The Environment Court decision in *Wakatipu Equities Limited v Queenstown Lakes District Council [2023] NZEnvC 188* confirms that the WBRAZ does not primarily serve land-based primary production activities and is excluded from the definition of "highly productive land" under Clause 3.5(7) of the NPS-HPL. Therefore, this application is not considered contrary to the objectives or policies of the NPS-HPL because those objectives and policies do not apply.

National Environmental Standards Contaminated Soils 2012 (NES CS)

These regulations came into force on 1 January 2012 and apply when a person wants to do an activity described in regulation 5(2) to 5(6) on a piece of land described in regulation 5(7) or 5(8).

Investigations conducted by Environmental Consultants Otago Ltd, including a PSI and DSI, confirmed that there is no contamination above natural background levels within the proposed development area for the Ayrburn Screen Hub.

Previously identified HAIL activities within the proposed development area were thoroughly investigated and determined to be verified non-HAIL. All other HAIL activities were located outside the development boundary and have been appropriately remediated and managed.

Therefore, under Regulation 9 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS), the proposed development area is classified as “land not covered.” Consequently, no NES-CS consents are required for the Ayrburn Screen Hub project.

- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA section 124C(1)(c) (existing consent would need to expire to enable the approval to be exercised) or RMA section 165Z1 (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act

There are no existing resource consents of this kind.

Resource consents where the project includes standard freshwater fisheries activities

If your application is seeking a resource consent and your project includes a standard freshwater fisheries activity, provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

3.8.1.2 Designations

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.

The project is not seeking a designation or alteration to an existing designation.

3.8.1.3 Designations where the project includes a standard freshwater fisheries activity

If your application is seeking a designation or an alteration to an existing designation and your project includes a standard freshwater fisheries activity, provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

Click or tap here to enter text

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

The project is not seeking a designation or alteration to an existing designation.

3.8.1.4 Change or cancellation of conditions

If your application is seeking a change or cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

This project does not involve a cancellation of existing resource consent condition.

3.8.1.5 Certificates of compliance

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

N/A

3.8.2 Approvals relating to Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980

3.8.2.1 Concessions

For applications seeking a concession that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?
☐ Yes – see below ☒ No – proceed next
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?
☐ Yes – see below ☒ No – proceed next
 - If you answered yes to both a. and b. above, provide evidence that the applicant has written agreement from the holder(s) of the right of first refusal or right of offer or return to waive that right for the purposes of the proposed lease.

N/A

3.8.2.2 Land exchanges

For applications seeking an approval for a land exchange involving conservation land, provide the details below:

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)
N/A.
- The financial value of the land proposed to be acquired by the Crown
N/A
- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.
N/A

- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange
N/A
- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in Schedule 4 or a reserve declared to be a national reserve under section 13 of the Reserves Act 1977.
N/A

3.8.3 Approvals relating to complex Freshwater Fisheries activities

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.
Click or tap here to enter text.
- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

3.8.4 Approvals relating to Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.

N/A

- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:
 - Details of any application made;
 - An explanation of any decisions made on that application; and
 - Any information that Minister may consider under section 22(6) (comparison of activity against current or likely use of the area).

N/A

Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.

N/A.

3.8.5 Approvals relating to Crown Minerals Act 1991

3.8.5.1 Access arrangements

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with section 59(1) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including;
 - Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and
 - Evidence that the notice complies with the requirements in section 59(2) of the Crown Minerals Act, and any matters required by regulations. =

N/A.

3.8.5.2 Mining permits

For an approval for a mining permit that would otherwise be applied for under section 23A of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.

N/A

- The name and contact details of the proposed permit participants and the proposed permit operator.

N/A

- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.

N/A

- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.

N/A

- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.

N/A

- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with section 42(11).

N/A

- If the authorised person proposes to provide information under section 37 (to the relevant chief executive), the date on which the person intends to provide that information.

N/A

- The proposed duration of the permit.

N/A

3.8.5.3 Mining permits for petroleum

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.

N/A

- A high-level overview of the following:
 - the proposed field development plan;
 - the proposed date for the commencement of petroleum production;
 - the economic model for the project;
 - the proposed duration of the proposed mining permit and;
 - decommissioning plans.

N/A

3.8.5.4 Mining permits for minerals other than petroleum

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted

N/A

- Information on whether the application will be for a Tier 1 or Tier 2 permit.

N/A

- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

N/A

- An indicative mine plan.

N/A

- A high-level overview of the following:
 - the proposed mining method;
 - the proposed date for the commencement of mining and estimated annual production;

- the economic model for the project;
- the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
- the proposed methods for processing mined material and handling and treating waste and;
- anticipated plans for mine closure and rehabilitation.

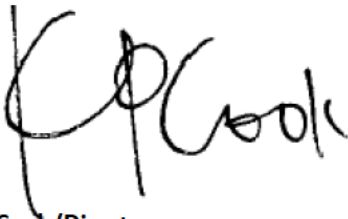
N/A

Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

- ☒ I confirm that I am authorised to make this application.
- ☒ I have provided a copy of the application with all contact details redacted.
- ☒ I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with section 104 of the Act, and the Fast-track Approvals Cost Recovery Regulations 2025.

Signature:



Date: 7 February 2025

Name: Karl Cook (Director,
Barker & Associates, duly
authorized agent)

Section 5: Attachments

List any documents submitted with the application.

- *Remember: include a copy of your application with all contact details redacted.*

Attachment number	Document name	Author	Document version
00	Planning Report	Barker & Associates	7 February 2025 Final Revision 1
01	Ayrburn Design Report	Winton	30 January 2025
02	Masterplan Peer Review	Studio Pacific Architecture	5 February 2025
03	Film Expert Report	Dave Gibson	December 2024
04	Economic Assessment	Property Economics	January 2025
05	Letters of Support	Queenstown Trails	1 November 2024

		FOLH	22 November 2024
06	Schedule of consultation with Maori	Kauati	31 January 2025
07	Architectural Design Report	SA Studio	4 February 2025 Revision E
08	Ecological Assessment	SLR	4 February 2025 Revision 1.0
09	Stormwater Management and Flood Assessment	CKL	30 January 2025 Final Revision 1
10	Water & Wastewater Assessment	CKL	3 February 2025 Revision 02
11	Engineering Assessment	Pattersons	10 December 2024 Rev A
12	Landscape Assessment	RMM	4 February 2025
13	Geotechnical Report	Geosolve	21 January 2025 Revision 2
14	Contamination Assessment	EC Otago	24 January 2025
15	Transportation Assessment	Carriageway Consulting	4 February 2025
16	Archaeology & Heritage	Origin Heritage	January 2025
17	PDP Rules Assessment	Barker & Associates	5 February 2025
18	ORP Rules Assessment	Barker & Associates	5 February 2025
19	Consultation Summary Report	Barker & Associates	7 February 2025
20	Record of Title 929491	LINZ	5 February 2025

Referral application checklist

Use this checklist to confirm you have completed all sections of the referral application form.

COMMERCIAL

Section 1: Applicant details	<input checked="" type="checkbox"/>
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	<input checked="" type="checkbox"/>
1.4 Compliance and enforcement history	<input checked="" type="checkbox"/>
Section 2: Referral application summary	<input checked="" type="checkbox"/>
2.1 Project name	<input checked="" type="checkbox"/>
2.2 Project description and location	<input checked="" type="checkbox"/>
2.3 Ineligible activity	<input checked="" type="checkbox"/>
2.4 Exemptions from requirement to provide agreement	<input checked="" type="checkbox"/>

2.5 Ministerial determinations under sections 23 and 24	<input checked="" type="checkbox"/>
2.6 Appropriateness for fast-track approvals process	<input checked="" type="checkbox"/>
Section 3: Project details	<input checked="" type="checkbox"/>
3.1 Approvals required	<input checked="" type="checkbox"/>
3.2 Project stages	<input checked="" type="checkbox"/>
3.3 Alternative project	<input checked="" type="checkbox"/>
3.4 Adverse effects	<input checked="" type="checkbox"/>
3.5 Persons affected	<input checked="" type="checkbox"/>
3.6 Legal interest	<input checked="" type="checkbox"/>
3.7 Other matters	<input checked="" type="checkbox"/>
3.8 Specific proposed approvals	<input checked="" type="checkbox"/>
Section 4: Authorisation	<input checked="" type="checkbox"/>
Section 5: Attachments	<input checked="" type="checkbox"/>