

A large, leafy tree with vibrant green foliage stands prominently in the center of the frame. To its left, a modern house with large windows is partially visible. In the background, a range of mountains is visible under a clear sky. A person's head and shoulders are seen in the lower-left foreground, looking towards the tree. The overall scene is bright and sunny, suggesting a clear day.

Ayrburn Screen Hub Planning Provisions Assessment

Fast-track Approvals Act - Substantive Application

~~22 August 2025~~ 18 November 2025

B&A
Urban & Environmental

Prepared for:
Waterfall Park Developments Limited

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1.0 National Policy Statement for Freshwater Management 2020

Objective/Policy	Assessment
2.1 Objective	
<p>(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:</p> <ul style="list-style-type: none"> a) first, the health and well-being of water bodies and freshwater ecosystems b) second, the health needs of people (such as drinking water) b) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future. 	<p>The development has been designed to protect and enhance the health and well-being of water bodies, streams, and freshwater ecosystems. This is achieved through several elements of the application including:</p> <ul style="list-style-type: none"> the development layout which has avoided streams wherever practicable (there being no natural wetlands on-site; providing sediment control measures to support maintenance of aquatic connectivity and supporting the long-term preservation and ecological restoration of Lake Hayes; ensuring that installation of a sediment trap will cause only localised disturbance to Mill Creek, with fish salvage protocols; native planting, as detailed in the Ayrburn Design Report (Appendix 7, pp. 15 and 26–30), which will increase plant diversity and enhance habitat associated with Mill Creek, further improving the site’s ecological values. <p>Collectively, these measures ensure the health and well-being of water bodies and freshwater ecosystems are both managed and enhanced.</p> <p>The development is considered to achieve this policy.</p>
2.2 Policies	
Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.	<p>The Ayrburn Screen Hub Project (Project) is considered to meet Policy 1 as assessed under Objective 1 above and consistent with the hierarchy of obligations in Te Mana o te Wai. Refer also to the draft Cultural Impact Assessment (CIA) at Appendix 44.</p>
Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.	<p>In respect of Policy 2, Waterfall Park Developments Limited (WPDL) has engaged extensively with mana whenua and those discussions have addressed freshwater values, restoration of ecological values and stormwater management principles (refer to the Consultation Summary Report at Appendix 31). The applicant has taken on board feedback from tangata whenua into the proposal.</p> <p>The development is considered to achieve these policies.</p>

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Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.	<p>The proposal has been designed with a strong focus on ensuring freshwater is managed in an integrated way, and which considers activities and development on a whole-of-catchment basis. The development adopts a holistic, treatment train approach across the site which begins with stormwater runoff controls at-source (e.g. raingardens, engineered wetlands and a stormwater detention pond), followed by capture and treatment, and then the enhancement of receiving environments to enhance their stormwater management function. The proposed activities have been applied for through this application as a method to improve water quality within Mill Creek, and thus Lake Hayes. It is, therefore, considered that freshwater is managed in an integrated and whole of catchment manner.</p> <p>The development is considered to achieve these policies.</p>
Policy 4: Freshwater is managed as part of New Zealand's integrated response to climate change.	<p>As outlined within Stormwater Management Plan attached at Appendix 13, climate change has been considered in all aspects of the water management approach for the site.</p> <p>The development is considered to achieve this policy.</p>
Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	<p>The proposed stormwater initiatives, including sediment traps, stormwater detention ponds, riparian planting, and erosion control measures seeks practical actions that protect and restore freshwater ecosystems for future generations. These measures will contribute to the long-term preservation and ecological restoration of Lake Hayes, thereby improving the health and well-being of degraded water bodies and enhancing the health of freshwater ecosystems.</p> <p>The development is considered to achieve this policy.</p>
Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	N/A - This policy is not applicable to this Project as here are no natural wetlands on-site.
Policy 7: The loss of river extent and values is avoided to the extent practicable.	<p>The proposal will not result in the loss of river extent, as the sediment trap installation will only result in localised disturbance to Mill Creek. Fish salvage protocols and sediment control measures will ensure that values like aquatic connectivity are maintained.</p> <p>The development is considered to achieve this policy.</p>
Policy 8: The significant values of outstanding water bodies are protected.	There are no outstanding water bodies on-site. However, the establishment and maintenance of the inline sediment trap in Mill Creek will help to protect and enhance the significant values of Lake Hayes, which is an outstanding natural feature.

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Policy 9: The habitats of indigenous freshwater species are protected.	<p>As detailed above, the proposed sediment trap with fish salvage protocols will provide for the protection of indigenous freshwater species on the site.</p> <p>The development is considered to achieve this policy.</p>
Policy 10: The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.	<p>As outlined in the Ecological Assessment (Appendix 12), Mill Creek provides feeding, refuge, and breeding habitat for trout population. The widening of the creek bed to form the sediment trap will be completed within three months and scheduled outside the brown trout spawning season (May –August), with works occurring between January and March. Fish salvage operations will be undertaken to safely relocate fish, first from the sediment trap during water diversion, and later from the temporary diversion channel when flow is restored. Construction will not impede fish passage, and in-stream disturbance will be short-term and carefully timed to avoid spawning.</p> <p>Based on the recommendations and conclusions set out in the Ecological Assessment at Appendix 12, it is considered that this proposal will ensure the protection of trout habitat within Mill Creek.</p> <p>The development is considered to achieve this policy.</p>
Policy 11: Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	N/A – freshwater allocation is not proposed.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.	N/A – no streams/rivers within the site are considered fourth order or greater.
Policy 13: The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.	<p>As identified within Section 5.6 of the Environmental Management Plan (Appendix 21), the quality of water bodies and freshwater ecosystems will be monitored over time to ensure the development and proposed stormwater management approach contributes to reversing deteriorating trends. The inline sediment trap is specifically intended to help reverse the degraded aspect of water quality in Lake Hayes.</p> <p>The development is considered to achieve this policy.</p>
Policy 14: Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.	As above, the development is considered to achieve this policy.

Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.

The proposal enables people and communities to support their social, economic, and cultural well-being, as well as health and safety, both now and in the future. It will generate employment, deliver extensive native planting, enhance recreational cycle trails, and establish a purpose-built Screen Hub to address a critical gap in the production industry, creating substantial economic benefits. These outcomes will be achieved while maintaining and enhancing the health and well-being of freshwater systems.

The development is considered to achieve this policy.

2.0 QLDC Proposed District Plan

2.1 Chapter 3 - Strategic Direction Objectives and Policies

Provision	Detail	Assessment
SO 3.2.1	The development of a prosperous, resilient and equitable economy in the District.	<p>The Ayrburn Screen Hub is considered to significantly contribute to the development of a prosperous, resilient, and equitable economy in the Queenstown Lakes District by delivering substantial, measurable, and sustained economic benefits. As outlined in the Economic Impact Assessment (Appendix 11), the project will generate \$258 million in regional activity during its three-year construction phase, supporting over 1,890 full-time equivalent (FTE) job years, with more than 630 jobs each year across Otago. Once operational, it is expected to contribute \$462 million in additional economic output over ten years, sustaining more than 370 specialised FTE roles annually.</p> <p>The Project is aligned with Queenstown Lakes District Council's (QLDC) Economic Diversification Plan, and advances key objectives such as growing the local film industry's capabilities. Supported by industry leaders (refer to Appendix 33 for letters of support), the Screen Hub's design ensures flexibility to accommodate both large-scale and smaller productions, serving diverse screen and filming activities.</p>

Provision	Detail	Assessment
		<p>The Project will strengthen New Zealand’s global film reputation, increase production capacity, and attract international investment. It is considered that the Project will not only drive short-term construction-related growth but also create a more resilient economy in the long term.</p> <p>The proposal is considered to achieve this objective.</p>
SO 3.2.1.1	The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District.	<p>The Ayrburn Screen Hub will realise significant socioeconomic benefits across the district by providing a well-designed, strategically located facility that drives sustained economic growth, creates short- and long-term employment, supports industry diversification, and strengthens the region’s position as a premier destination for creative and visitor industries. A dedicated Screen Hub in Queenstown is considered to increase the duration of productions, generating additional economic activity for the wider film industry.</p> <p>The proposal is considered to achieve this objective.</p>
SO 3.2.1.6	Diversification of the District’s economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.	<p>The proposed Screen Hub will offer a range of employment opportunities, and as noted above will support jobs during the construction phase and once operational (refer Appendix 11).</p> <p>Beyond these direct economic gains, the Project aligns closely with QLDC’s Economic Diversification Plan (refer to Assessment of Effects (Section 10.5.2)) by establishing an innovative, future-focused enterprise that responds to critical industry demand in Otago, enabling the district to generate and facilitate film production spending that might otherwise not occur. It will strengthen the Wakatipu Basin’s economic resilience, reduce reliance on seasonal industries, and foster high-value creative sector growth.</p> <p>The proposal is considered to achieve this objective.</p>
SO 3.2.1.8	Diversification of land use in rural areas beyond traditional activities, including farming, provided that:	As discussed above, the proposal will result in the diversification of land use in rural areas beyond traditional activities.

Provision	Detail	Assessment
	<ul style="list-style-type: none"> a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected; b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. 	<p>The proposal is not located within any Outstanding Natural Feature and Outstanding Natural Landscape areas. A Landscape Assessment ('LA') prepared by RMM is attached as Appendix 22 and confirms that the Project results in a low level of landscape effects and is considered acceptable due to the retention of key landform features, the continuation of rural land use elements (such as vineyard planting), and the integration of built form within an already modified and evolving rural environment.</p> <p>Accordingly, the Project is considered to diversify rural land use without compromising the landscape character of Rural Character Landscapes, while avoiding any Outstanding Natural Features and Outstanding Natural Landscapes.</p> <p>Engagement with Ngāi Tahu regarding values, interests and customary resources is ongoing.</p> <p>The proposal is considered to achieve this objective.</p>
SO 3.2.3	A quality built environment taking into account the character of individual communities.	<p>As detailed in Section 9.1.1 of the Assessment of Environmental Effects (AEE), this proposal will result in a high-quality, architecturally-designed buildings, which will be visually integrated within the environment. The design and appearance of the proposed development has been carefully considered with respect to the characteristics of the receiving environment (refer Landscape Assessment at Appendix 22). The proposal incorporates various mitigation measures to reduce visual dominance and integrate the built form into the character of the surrounding landscape.</p> <p>The proposal is considered to achieve this objective.</p>
SO 3.2.4	The distinctive natural environments and ecosystems of the District are protected	<p>The Project will ensure that the District's distinctive natural environments and ecosystems are protected, while the proposed measures within the application will enhance the life-supporting capacity of air, water, soil, and indigenous biodiversity.</p>
SO 3.2.4.1	Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.	

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SO 3.2.4.4	The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.	<p>As detailed in the AEE (Section 9.7, Page 75), any adverse ecological effects from construction will be low in magnitude and confined to the immediate project footprint. Installation of the proposed sediment trap will cause only localised disturbance to Mill Creek, with fish salvage protocols in place to maintain aquatic connectivity. Mill Creek, a functioning ecosystem of moderate to high ecological value, will significantly benefit from the proposed sediment traps, riparian planting, and stormwater treatment measures. The inline sediment trap will significantly contribute to the improvement of downstream water quality at Lake Hayes.</p> <p>Stormwater disposal will be managed in accordance with the recommendations of the CKL Stormwater Management Plan (Appendix 13), ensuring the ongoing protection of Mill Creek's water quality. No works are proposed within the immediate vicinity of lakes or wetlands, safeguarding their water quality and ecological functions.</p> <p>Overall, the development will result in a net biodiversity gain through native planting, riparian buffers, and engineered wetlands, enhancing habitat, ecosystem resilience, and water quality while keeping residual effects low and acceptable, with a significantly positive outcome for Mill Creek and Lake Hayes.</p> <p>The proposal is considered to achieve these objectives.</p>
SO 3.2.3.1	The District's important historic heritage values are protected by ensuring development is sympathetic to those values.	<p>An Archaeology & Heritage Report has been prepared by Origin Consultants Ltd as attached in Appendix 30 to evaluate the potential impacts of the proposed Ayrburn Screen Hub Project on the historic and archaeological values of the site. Overall, the Project is assessed to have a negligible effect on the heritage and archaeological values of the site. The distance from heritage-protected features, the low likelihood of encountering intact archaeological deposits, and the absence of changes to heritage items collectively ensure the protection of the site's historical integrity.</p> <p>The proposal is considered to achieve this objective.</p>

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Provision	Detail	Assessment
SO 3.2.5.8	<p>Within the Wakatipu Basin Rural Amenity Zone:</p> <ol style="list-style-type: none"> the landscape character and visual amenity values of the Basin and of its Landscape Character Units, as identified in Schedule 24.8 are maintained or enhanced; and the landscape capacity of each Landscape Character Unit and of the Basin as a whole is not exceeded. 	<p>This objective is addressed in the Landscape Assessment (Appendix 22, page 24-25), which concludes that the existing vineyard and established vegetation will function as a landscape buffer, while the contained nature of the built area will allow it to integrate quickly into the surrounding environment. Overall, the proposal's effects on the values identified for maintenance and enhancement within Landscape Character Unit 8 (LCU8) are assessed as being very low to low.</p> <p>Based on the findings of the Landscape Assessment (Attachment 22), the proposal is considered to achieve this objective.</p>
SO 3.2.6.2	<p>A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.</p>	<p>The Ayrburn Screen Hub is considered to align with this objective by creating a purpose-built film and television production facility. The facilities including filming stages, workshops, offices, and dedicated accommodation for crew supports the long-term presence of creative professionals in the region, strengthening the cultural presence within Otago. By providing spaces for collaboration, screenings, and wellness, the Screen Hub facilitates community engagement.</p> <p>The Ayrburn Screen Hub also offers a unique opportunity to enhance the existing network of cycle trails. By linking existing trails and providing improved infrastructure, the Project supports the Queenstown's world-class cycle network that appeals to both domestic and international visitors.</p> <p>The development has been designed to minimise effects on the built and natural environment, with enhancements including riparian planting, water quality improvements for Lake Hayes, and extensive landscaping. Any effects that remain are proposed to be managed through a comprehensive suite of conditions attached at Appendix 6.</p> <p>The proposal is considered to achieve this objective.</p>
SP 3.3.17	<p>Identify heritage items and ensure they are protected from inappropriate development.</p>	<p>The Archaeology & Heritage Report completed by Origin Consultants Ltd at Appendix 30 confirms that the wider Ayrburn Farm encompasses several heritage-protected features, including five stone farm buildings</p>

Provision	Detail	Assessment
		located on Lot 1 DP 540788, the Homestead and stone cookhouse on Lot 2 DP 540788, and a protected avenue of trees on Lot 2 recognised under Chapter 26 of the PDP. As detailed above the Project is assessed to have a negligible effect on the heritage and archaeological values of the site and wider environment, therefore it is considered that heritage items are protected from inappropriate development. The proposal is considered to achieve this objective.
SP 3.3.20	Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable.	The management of stormwater disposal and its effects on water bodies, the protection of natural character, and the scale and intensity of the development in relation to life-supporting capacity have been considered and addressed in Section 11.3.4 of the AEE. The proposal is considered to achieve this policy.
SP 3.3.25	That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.	The proposal will comply with best practice techniques for land development, as recommended in the Geotechnical Investigation Report attached as Appendix 25 . The water quality improvements as a result of proposed ecological enhancement measures are expected to provide regionally and nationally significant benefits as detailed in Section 5.3.3 of the AEE. Adverse effects on water bodies, including, Mill Creek and Lake Hayes will be avoided. The proposal is considered to achieve this policy.

2.2 Chapter 6 – Landscapes and Rural Character Objectives and Policies

Provision	Detail	Assessment
Policy 6.3.2.2	Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.	All lighting will be specified to meet the QLDC Southern Light standards to ensure there is no excessive glare. The proposal is considered to achieve this policy.

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Provision	Detail	Assessment
Policy 6.3.2.8	Encourage any landscaping to be ecologically viable and consistent with the established character of the area.	<p>A comprehensive landscaping plan is attached within the Ayrburn Design Report at Appendix 7. As detailed in Section 5.1.5 of the AEE, the planting is intended to assist with mitigation of the proposed buildings in the landscape. In addition, the planting will enhance the overall ecological values of the site by providing enhancement of freshwater ecology associated with Mill Creek and increasing native plant diversity and habitat.</p> <p>Landscaping is therefore considered to be ecologically viable and consistent with the established character of the area.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 6.3.4.1	Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan.	<p>The Landscape Assessment (Appendix 22, page 24-24), concludes that adverse effects of the proposed development will be mitigated by a range of measures, including retention of existing structural planting and the vineyard to the west of the site, revegetation of the drainage swale, and maturing of newly developed landscaping. It is further considered that the contained nature of the built area will allow the development to integrate into the surrounding environment. Overall, the proposal's effects on the values identified for maintenance and enhancement within LCU8 are assessed as being very low to low. Based on the findings of the Landscape Assessment it is considered that the proposed development is consistent with the objectives and policies in the Plan.</p> <p>The proposal is considered to be consistent with this policy.</p>
Policy 6.3.4.4	Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.	<p>Based on the Landscape Assessment attached at Appendix 22 (page 19), the proposed development will have limited visibility from Arrowtown–Lake Hayes Road (ALHR) and Hogans Gully Road. This is due to the Project being located behind existing exotic trees on the property, which are to be retained. These established trees, along with the landscaped foreground, form a layered visual buffer that significantly reduces the development's prominence from these roads.</p> <p>The location of the development and the proposed and existing screening will ensure that the proposal will not contribute to any perception of sprawl</p>

Provision	Detail	Assessment
		<p>along ALHR or Hogans Gully Road. From these vantage points, the built elements will be largely absorbed into the existing pattern of vegetation and landform.</p> <p>As a result, the landscape character and visual amenity values of the area will be maintained, and the potential adverse effects associated with linear, road-frontage sprawl will be avoided.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 6.3.4.5	Ensure incremental changes from subdivision and development do not degrade landscape character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks.	The Landscape Assessment (Appendix 22) concludes that the proposal will result in a very low to low–moderate level of adverse effects on the existing visual amenity and landscape character within the identified visual catchment, <u>and when experienced from viewpoints 5 – 9 that these will be low-moderate to moderate.</u>
Policy 6.3.4.8	<p>Avoid adverse effects on visual amenity from subdivision, use and development that:</p> <ul style="list-style-type: none"> a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or b. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads 	<p>The proposed development will not be highly visible from public places and will not form the foreground to any views from public roads towards any ONF or ONL.</p> <p>The proposal is considered to achieve these policies.</p>
Policy 6.3.4.9	In the Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape character.	The Landscape Assessment (Appendix 22) notes the project involves native margin planting to ‘wrap around’ the proposed development and border the riparian areas and amenity planting in areas in closer to buildings, infrastructure and private spaces. The native margin planting will, in effect, provide the backdrop to the built form of the proposed development and will clothe the proposed earth mounding and will also provide an ecological benefit. This planting will not be along roads and boundaries. Overall, it is considered that planting will not degrade openness to the extent that is part of the landscape character of the site and locality.

Provision	Detail	Assessment
		Based on the Landscape Assessment and assessment above, this proposal is considered to be consistent with this policy.
Policy 6.3.4.11	Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character.	Existing infrastructure will be utilised where possible including the existing access to the site from Ayr Avenue. The development is predominantly located within a part of the site that is identified in Chapter 24 of the PDP as having moderate capability to absorb additional development and where it will minimise disruption to natural landforms and natural character. The proposal is considered to be consistent with this policy.
2.3 Chapter 24 – Wakatipu Basin Rural Amenity Zone Objectives and Policies		
Objective 24.2.1	Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.	As detailed in the Landscape Assessment (Appendix 22 Page 25): <i>“Overall, it has separately been established that parts of the Site have the potential to absorb development whilst maintaining the environmental characteristics and visual amenity values of the LCU. It is considered the proposed Screen Hub facility will satisfactorily maintain landscape character and visual amenity values.”</i> Based on the conclusions of the Landscape Assessment it is considered that the landscape character and visual amenity values in the Wakatipu Basin are maintained, and that this Project is consistent with this policy.
Policy 24.2.1.2	Subdivision or residential development in all areas outside of the Precinct that are identified in Schedule 24.8 to have Very Low, Low or Moderate-Low capacity must be of a scale, nature and design that: <ul style="list-style-type: none"> a. is not inconsistent with any of the policies that serve to assist to achieve objective 24.2.1; and b. ensures that the landscape character and visual amenity values identified for each relevant Landscape Character Unit in Schedule 24.8 and the landscape character of the Wakatipu Basin as 	The development is predominantly located within a part of the site that is identified in Chapter 24 of the PDP as having moderate capability to absorb additional development. While a portion of the proposal will be located within an areas identified as having low capacity, the Landscape Assessment provided in Appendix 22 concludes: <i>“Rural character and amenity values will remain high and therefore the impact of the proposal on the values identified to be maintained and enhanced within LCU8 are considered to be very low - low.”</i> <u>The Addendum Landscape Assessment Memo concludes that:</u>

Provision	Detail	Assessment
	a whole are maintained or enhanced by ensuring that the landscape capacity is not exceeded.	<p><u>“...adverse effects arising from the proposal on landscape and visual amenity values as experienced in viewpoints 5 – 9 will range from low to moderate”</u></p> <p>The proposal is considered to achieve this policy.</p>
Policy 24.2.1.3	<p>Subdivision or residential development in all areas of the Wakatipu Basin Rural Amenity Zone outside of the Precinct that are identified in Schedule 24.8 to have Moderate capacity must be of a scale, nature and design that:</p> <ol style="list-style-type: none"> is not inconsistent with any of the policies that serve to assist to achieve objective 24.2.1; and ensures that the landscape character and visual amenity values of each relevant LCU as identified in Schedule 24.8 is maintained or enhanced by ensuring that landscape capacity is not exceeded 	<p>As detailed in Section 9.1.1 of the AEE and in the Landscape Assessment provided in Appendix 22, this proposal is considered to maintain the landscape character and visual amenity values identified in LCU 8.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 24.2.1.6	Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.	<p>The proposal has been comprehensively designed to utilise existing infrastructure where possible and to minimise the effect on the natural landform. Any effects which result from modification to the natural landform are proposed to be managed through a comprehensive suite of conditions attached at Appendix 6.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 24.2.1.7	Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.	<p>As detailed in Section 9.1.1 of the AEE and in the Landscape Assessment provided in Appendix 22, this proposal is considered to maintain the landscape character and visual amenity values identified in LCU 8.</p> <p>The proposal is considered to achieve these policies.</p>
Policy 24.2.1.8	Maintain or enhance the landscape character and visual amenity values of the Rural Amenity Zone including the Precinct and surrounding landscape context by:	As detailed in Section 9.8.2 of the AEE, built form has been carefully located mostly within an area zoned and anticipated for residential development and has been treated with architectural design responses that minimise its visual prominence. Recessive cladding, varied rooflines, and articulated building profiles work alongside extensive native planting and vineyard rows

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Provision	Detail	Assessment
	a. controlling the colour, scale, form, coverage, location (including setbacks) and height of buildings and associated infrastructure, vegetation and landscape elements.	to soften the development's edge and reinforce rural character. Shaped landforms, existing vegetation, and proposed planting along the site boundaries provide further separation and screening from adjacent landholdings. The proposal is considered to achieve this policy.
Policy 24.2.1.9	Require all buildings to be located and designed so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural Landscapes that are either adjacent to the building or where the building is in the foreground of views from a public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.	N/A –The proposal is not located within or adjacent to and no buildings are in the foreground of any Outstanding Natural Feature and Outstanding Natural Landscape areas. The proposal is considered to achieve this policy.
Policy 24.2.1.10	Provide for farming, commercial, community, recreation, tourism related and other nonresidential activities that rely on the rural land resource, subject to maintaining or enhancing landscape character and visual amenity values.	The proposal provides for commercial activity, recreation and tourism related activities that rely on the rural land resource of the site as provided for by this policy. The proposal is considered to achieve this policy.
Policy 24.2.1.13	Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.	Earthworks are proposed to be controlled in accordance with the EMP attached at Appendix 21 . The total volume, in the context of the site is suitable and will not result in adverse effects on landscape character and amenity values. The proposal is considered to achieve this policy.
Policy 24.2.1.15	Provide for activities that maintain a sense of spaciousness in which buildings are subservient to natural landscape elements.	As detailed above, open space is proposed to be maintained by locating the development within an area that can be largely screened by well-established vegetation, and is located in an enclosed location on the site. This will maintain the sense of spaciousness of the surrounding land and will ensure that the buildings are subservient to natural landscape elements. The proposal is considered to achieve this policy.

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Policy 24.2.1.16	Manage lighting so that it does not cause adverse glare to other properties, roads or public places, or degrade views of the night sky.	All lighting will be specified to meet the QLDC Southern Light standards to ensure there is no excessive glare. The proposal is considered to achieve this policy.
Policy 24.2.1.17	Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua in the manner directed in Chapter 5: Tangata Whenua.	WPDL has engaged with mana whenua and those discussions have addressed landscape, freshwater values, restoration of ecological values and stormwater management principles (refer Consultation Summary Report at Appendix 31). Recommendations on the proposal are included in the draft -CIA attached at Appendix 44 and engagement with Ngāi Tahu regarding values, interests and customary resources is ongoing. The proposal is considered to achieve this policy.
Objective 24.2.2	Non-residential activities maintain or enhance amenity values.	Based on the Landscape Assessment attached as Appendix 22 , the Screen Hub is considered to maintain amenity values through various mitigation measures including the maintenance of existing vegetation, the location of the development within an enclosed area and the comprehensive landscaping proposed as detailed in the Ayrburn Design Report (Appendix 7 , page 15 and 26–30). As addressed in more detail in terms of Policy 24.2.2.1, noise and traffic from activities will be managed to maintain amenity values of adjoining residential properties. The proposal is considered to achieve this objective.
Policy 24.2.2.1	Ensure traffic, noise and the scale and intensity of non-residential activities do not have an adverse impact on landscape character and amenity values, or affect the safe and efficient operation of the roading and trail network or access to public places.	The effects of the Project relating to noise, traffic, and the scale and intensity of the development have been considered in Section 9 of the AEE. In particular, the Transport Assessment (Appendix 29) confirms that the site will operate safely and efficiently from a traffic perspective and the Noise Assessment (Appendix 26) confirms that the Screen Hub can be operated in compliance with the District Plan noise rules, when taking into account the proposed mitigation measures. The Landscape Assessment (Appendix 22)
Policy 24.2.2.2	Ensure the effects generated by non-residential activities (e.g. traffic, noise, hours of operation) are compatible with surrounding uses.	

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Policy 24.2.2.3	Ensure non-residential activities other than farming, with the potential for nuisance effects from dust, visual, noise or odour effects, are located a sufficient distance from formed roads, neighbouring properties, waterbodies and any residential activity.	<p>confirms that landscape character and amenity values can be maintained by this proposal.</p> <p>Dust and odour effects will be further mitigated by the EMP controls (Appendix 21) and the noise effects will be managed by the Draft Operational Noise Management Plan (Appendix 27).</p> <p>In this regard, the proposal is considered to be consistent with these policies.</p>
Objective 24.2.3	Reverse sensitivity effects are avoided or mitigated where rural living opportunities, visitor and tourism activities, community and recreation activities occur.	<p>Objective 24.2.3 and Policy 24.2.3.3 seek to manage the effects of reverse sensitivity. In this regard, the proposal is well separated well from any other horticultural and agricultural activities on adjoining properties. It is not considered, therefore, that any reverse sensitivity effects will result from the proposal or that the proposal will constrain productive activities.</p> <p>The proposal is considered to be consistent with these policies.</p>
Policy 24.2.3.3	Support productive farming activities such as agriculture, horticulture and viticulture in the Rural Amenity Zone by ensuring that reverse sensitivity issues do not constrain productive activities.	
Objective 24.2.4	Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.	<p>As detailed earlier in this assessment, the development will maintain water quality and ecological quality, while ensuring the efficient provision of infrastructure. The inline sediment trap will enhance water quality in Lake Hayes.</p> <p>This proposal is considered to achieve this objective.</p>
Policy 24.2.4.1	Avoid adverse cumulative impacts on ecosystem services and nature conservation values.	<p>It is considered that there will be no adverse cumulative impacts on ecosystems due to the proposed Stormwater Management Plan attached as Appendix 13.</p> <p>This proposal is considered to achieve this policy.</p>
Policy 24.2.4.2	Restrict the subdivision, development and use of land in the Lake Hayes catchment, unless it can contribute to water quality improvement in the catchment commensurate with the nature, scale and location of the proposal.	<p>As detailed in Section 9.6.4 of the AEE, the stormwater design will ensure stormwater runoff is effectively managed, that potential adverse effects on Mill Creek and the Lake Hayes catchment are avoided, remedied, or mitigated to a level that is acceptable, and that water quality generally will be improved. The inline sediment trap will make a significant contribution</p>

Provision	Detail	Assessment
		<p>to water quality improvement in Lake Hayes which is commensurate with the nature, scale and location of the proposal.</p> <p>This proposal is considered to achieve this policy.</p>
Policy 24.2.4.3	Provide for improved public access to, and the maintenance and enhancement of, the margins of waterbodies including Mill Creek and Lake Hayes.	<p>This proposal will provide for improved public access to Lake Hayes and Mill Creek by proposed Trail A (Lake Hayes Trail Connection). The development includes public access easements over the site to facilitate a future trail connection between the Ayrburn Trail and the Lake Hayes Trail via the Mill Creek esplanade reserves.</p> <p>This proposal is considered to achieve this policy.</p>
Policy 24.2.4.4	Provide adequate firefighting water and emergency vehicle access to ensure an efficient and effective emergency response.	<p>As detailed in Section 9.6.2 of the AEE the Screen Hub, is serviced by a 315 millimetre outside diameter polyethylene trunk main, which connects to a bulk supply from the ALHR corridor. This trunk main provides potable, firefighting and irrigation water to the broader Waterfall Park area. Adequate firefighting water supply, is therefore provided for the development.</p> <p>This proposal is considered to achieve this policy.</p>
Policy 24.2.4.5	Ensure development has regard to servicing and infrastructure costs that are not met by the developer.	<p>Infrastructure costs will be met by the developer for the proposed Screen Hub.</p> <p>This proposal is considered to achieve this policy.</p>
Policy 24.2.4.6	Facilitate the provision of walkway and cycleway networks and consider opportunities for the provision of bridle path networks.	<p>As detailed in Section 9.1 of the AEE, the development includes public access easements over the site to facilitate a future trail connection between the Ayrburn Trail and the Lake Hayes Trail via the Mill Creek esplanade reserve, a connection between the Countryside Trail and Ayrburn Domain, and the realignment of a steep section of the existing Countryside Trail to improve safety, reduce erosion, and provide a more accessible and resilient route. These measures have been developed in consultation with the Queenstown Trails Trust and will support active transport, recreational use, and access to open space across the Lake Hayes</p>

Provision	Detail	Assessment
		and Arrowtown areas. The proposal will make a positive contribution to public recreational infrastructure and local amenity. This proposal is considered to achieve this policy.
Policy 24.2.4.7	Ensure traffic generated by non-residential development does not individually or cumulatively compromise road safety or efficiency.	Based on the Transportation Assessment attached as Appendix 29 , the proposal will not compromise road safety or efficiency. This proposal is considered to achieve this policy.
Policy 24.2.4.9	Encourage the planting, retention and enhancement of indigenous vegetation that is appropriate to the area and planted at a scale, density, pattern and composition that enhances indigenous biodiversity values, particularly in locations such as gullies and riparian areas, or to provide stability.	The comprehensive landscaping drawings provided at Appendix 7 , which show proposed and existing planting to be retained, are consistent with the scale, density and pattern of existing landscaping on the site and in the wider area. This is based on the Landscape Assessment attached as Appendix 22 . This proposal is considered to achieve this policy.

2.4 Chapter 25 – Earthworks Objectives and Policies

Provision	Detail	Assessment
Objective 25.2.1	Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.	As detailed in Section 9.2 of the AEE, appropriate erosion and sediment controls will be in place to minimise sediment run-off, and dust suppressants will be in place to minimise nuisance effects in accordance with the EMP attached at Appendix 21 . This proposal is considered to achieve this objective. The proposal is considered to achieve this policy.
Policy 25.2.1.1	Ensure earthworks minimise erosion, land instability, and sediment generation and offsite discharge during construction activities associated with subdivision and development.	As detailed above, the Geotechnical Investigation Report prepared by Geosolve (Appendix 25) addresses geotechnical stability. Environmental protection measures will be undertaken to minimise sediment generation. The proposal is considered to achieve this policy.

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Provision	Detail	Assessment
Policy 25.2.1.2	<p>Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:</p> <ol style="list-style-type: none"> Protects the values of Outstanding Natural Features and Landscapes; Maintains the amenity values of Rural Character Landscapes; Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands; Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers; Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori; Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and Maintains public access to and along lakes and rivers. 	<p>The site is well separated from historic heritage as detailed in the Archaeology & Heritage Report at Appendix 30. The proposal maintains public access to and along lakes and rivers, avoids Outstanding Natural Features and Landscapes and maintains the amenity values of Rural Character Landscapes. Environmental protection measures will be undertaken to further minimise any impact on these features, as detailed above.</p> <p>The project has been designed to protect Māori cultural values, including wāhi tapu, recommendations on the proposal are included in the draft CIA attached at Appendix 44 and engagement with Ngāi Tahu regarding values, interests and customary resources is ongoing.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 25.2.1.4	<p>Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.</p>	<p>The scale and extent of the proposed earthworks will maintain the amenity values and quality of rural areas, based on the Landscape Assessment attached as Appendix 22.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 25.2.1.5	<p>Design earthworks to recognise the constraints and opportunities of the site and environment.</p>	<p>The earthworks will be undertaken to ensure they do not adversely affect surrounding infrastructure, buildings and stability of the land, and to</p>

Provision	Detail	Assessment
Policy 25.2.1.6	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	recognise the constraints and opportunities of the site and environment based on the Landscape Assessment attached as Appendix 22 and the Geotechnical Investigation Report attached at Appendix 25 . The proposal is considered to achieve this policy.
Policy 25.2.1.7	Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects	The area of earthworks being undertaken on a site at any one time will be minimised in accordance with the EMP attached at Appendix 21 . Dust and odour effects will be further mitigated by the EMP (Appendix 21) and construction noise and vibration will be managed by the Draft Operational Noise Management Plan (Appendix 27). The proposal is considered to achieve this policy.
Policy 25.2.1.8	Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.	WPDL has engaged with mana whenua, including to understand wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites. The applicant will continue to address feedback from tangata whenua within the proposal and earthworks will be undertaken in accordance with the EMP attached at Appendix 21 . The proposal is considered to achieve this policy.
Policy 25.2.1.9	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	As outlined in the Proposed Draft Conditions of Consent (Appendix 6), an Accidental Discovery Protocol will be followed. The proposal is considered to achieve this policy.
Policy 25.2.1.10	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	As detailed in the AEE at Section 9.4.2, an Integrated Transportation Assessment (ITA) prepared by Carriageway Consulting Limited in Appendix 29 has determined that the ALHR and the Speargrass Flat Road intersection are expected to operate well with the addition of construction traffic, and no road safety issues have been identified in the area. Further, Ayr Avenue has been designed to accommodate large vehicles and includes existing traffic calming. Pedestrian and cyclist access is separated where possible and can be maintained safely during the works.

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Provision	Detail	Assessment
		<p>The surrounding roading network has sufficient capacity to absorb construction-related traffic.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 25.2.1.11	Ensure that earthworks minimise natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.	<p>As detailed in Section 9.6.3 of the AEE, it is considered that any potential adverse flooding effects can be appropriately managed through proposed mitigation measures though the recommended conditions.</p> <p>The proposal is considered to achieve this policy.</p>
Objective 25.2.2	The social, cultural and economic wellbeing of people and communities benefits from earthworks.	<p>The proposal enables people and communities to support their social, economic, and cultural well-being. It will generate employment, deliver extensive native planting, enhance recreational cycle trails, and establish a purpose-built Screen Hub to address a critical gap in the production industry, creating substantial economic benefits.</p> <p>The proposal is considered to achieve this policy.</p>

2.5 Chapter 27 – Subdivision and Development

Policy 27.3.25.4	<p>Require a Water Quality Management Plan be prepared and implemented that ensures development contributes to the improvement of water quality in the Lake Hayes catchment by:</p> <ol style="list-style-type: none"> revegetating, rehabilitating, and protecting the Water Quality Conservation Areas mapped within the Structure Plan area, and their margins; and preventing any stock access to the water bodies and Water Quality Conservation Areas. 	<p>This policy is not considered to be relevant to this proposal as it is located in Chapter 27 of the Proposed District Plan which specifically relates to subdivision and the resultant development, whereas the Project does not involve subdivision. Notwithstanding this, it is listed in this table as a result of feedback received by Otago Regional Council in the Referral application (FTAA 2502-1008).</p> <p>When taking into account the sediment control measures detailed in the Stormwater Management Plan attached at Appendix 13, the substantially positive outcomes identified in the Ecological Assessment (refer Appendix 12) and the feedback provided from FOLH, it is considered that the proposal will result in significant benefits to Lake Hayes.</p> <p>While not considered to be applicable, the proposal is considered to achieve this policy.</p>
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<u>Policy 27.3.27.1</u>	<u>Enable subdivision which is consistent with the Ayrburn Structure Plan located in Section 27.13.</u>	<u>The proposed change to Conditions 15(b) and 15(d) of RM240982 is to ensure that the consent notice reflects buildings and planting that would be enabled by approval of the Ayrburn Screen Hub. It does not involve a change to the boundaries or other aspects of the subdivision, and in this regard the proposed change is not contrary to this policy.</u>
Policy 27.3.27.2	Protect the open space values of Christine's Hill and Ayrburn, including when viewed from the Countryside Trail where it is a public place, and the rural values of the paddocks adjoining Arrowtown-Lake Hayes Road.	These policies are not considered to be relevant to this proposal as they are located in Chapter 27 which specifically relates to subdivision and the resultant development, however, they provide useful context to the outcomes sought by the Ayrburn Structure Plan.
Policy 27.3.27.3	Avoid buildings within Activity Area OS, as identified on the Ayrburn Structure Plan, and provide for the consistent and integrated management of Activity Area OS.	<p>As detailed in the Landscape Assessment (Appendix 22), the proposal protects the values of the OS Area. The significant majority of the OS area are being is retained, <u>landform and vegetative screening is proposed</u> and <u>open space values</u> protected with consequential retention of the relevant open space values as experienced from both within the Site and from those areas beyond the Site where views are afforded. The Project is also considered to maintain the open space and rural values anticipated for this zone, protect views to Christine's Hill, strengthen the landscape character of the Ayrburn area, and largely remain visually contained within the site.</p> <p>While these policies are not considered to be applicable <u>the change to Condition 15(d) of RM240982 would not achieve that part of Policy 27.3.27.3 seeking to avoid buildings within Activity Area OS</u>, based on the Landscape Assessment (Appendix 22) the proposal is not considered to be inconsistent with the outcomes sought by these policies.</p>

2.6 Chapter 28 - Natural Hazards Objectives and Policies

Provision	Detail	Assessment
Objective 28.3.1A	The risk to people and the built environment posed by natural hazards is managed to a level tolerable to the community.	The Flood Emergency Hazard Management Plan attached at Appendix 15 confirms that there is no flood hazard risk associated with the proposed development and that any flood risk is effectively managed within the site. The proposal is considered to achieve this objective.
Objective 28.3.1 B	Development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed.	As above, flood risk is effectively managed within the site as confirmed by the Flood Emergency Hazard Management Plan attached at Appendix 15 . The site is not subject to any other natural hazards. The proposal is considered to achieve this objective.

2.7 Chapter 29 – Transport Objectives and Policies

Provision	Detail	Assessment
Objective 29.2.1	An integrated, safe, and efficient transport network that: <ul style="list-style-type: none"> a. provides for all transport modes and the transportation of freight; b. provides for future growth needs and facilitates continued economic development; c. reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport; d. contributes towards addressing the effects on climate change; d. reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and b. f. Enables the significant benefits arising from public walking and cycling trails. 	As detailed in the AEE, based on Carriageway's Transport Assessment attached as Appendix 29 , it is considered that vehicle movements will be able to be accommodated within the capacity of the surrounding road network. The proposal is considered to achieve this objective.

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Objective 29.2.2	<p>Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:</p> <ul style="list-style-type: none"> a. providing a safe and efficient transport network; b. compact urban growth; c. economic development; d. facilitating an increase in walking and cycling and the use of public transport; and e. achieving the level of residential amenity and quality of urban design anticipated in the zone. 	<p>As detailed in the AEE, based on Carriageway's Transport Assessment attached as Appendix 29, it is considered that the proposed car and bus parking, loading the proposed accessways will be adequate to meet the likely demand associated with the development.</p> <p>The proposal is considered to achieve this objective.</p>
Policy 29.2.2.1	<p>Manage the number, pricing, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:</p> <ul style="list-style-type: none"> a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities; b. is compatible with the classification of the road by: <ul style="list-style-type: none"> i. ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling or result in unsafe conditions for pedestrians or cyclists; ii. avoiding heavy vehicles reversing off or onto any roads; and iii. ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where 	<p>As detailed in the AEE, based on Carriageway's Transport Assessment attached as Appendix 29 the number, location, type, and design of parking spaces, queuing space, access, and loading space is adequately provided to facilitate the development in a manner that is safe and efficient for all transport modes, including adequate vehicle access width and manoeuvring for all emergency vehicles. Ayr Avenue has been designed to accommodate large vehicles and includes existing traffic calming and determined that the ALHR and the Speargrass Flat Road intersection are expected to operate well with the addition of traffic created as a result of this Project.</p> <p>The Project also supports alternative travel modes, through the proposed cycle trail enhancements and the proposed bus stop.</p> <p>The proposal is considered to achieve this policy.</p>

	<p>it will compromise the effective, efficient, and safe operation of roads.</p> <ul style="list-style-type: none"> c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development; d. provides sufficient parking spaces to meet demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans; e. provides sufficient onsite loading space to minimise congestion and adverse visual amenity effects that arise from unmanaged parking and loading on road reserves and other public land; f. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas; g. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites; and h. provides adequate vehicle access width and manoeuvring for all emergency vehicles. 	
Policy 29.2.1.6	Facilitate private coach transport as a form of large-scale shared transport, through enabling the establishment of off-site or non-accessory coach parking in specified	<p>This proposal enables coach parking and maneuvering areas within the site.</p> <p>The proposal is considered to achieve this policy.</p>

	zones and by allowing visitor accommodation activity to provide coach parking off-site.	
Objective 29.2.4	<p>An integrated approach to managing subdivision, land use, and the transport network in a manner that:</p> <ol style="list-style-type: none"> supports improvements to active and public transport networks; promotes an increase in the use of active and public transport networks and shared transport; reduces traffic generation; and manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network. 	<p>The proposed Screen Hub at Ayrburn adopts an integrated approach to managing land use and the transport network by co-locating workspaces, accommodation, and leisure facilities to significantly reduce the need for external travel. As detailed in the Transport Assessment (Appendix 29), on-site accommodation for cast and crew during productions means that many staff can walk to work, while the wellness centre and function facilities cater to both residents and visitors without requiring additional trips. The site is directly connected to the existing shared walking and cycling route along Ayr Avenue, complemented by low-speed streets that support on-road cycling, ensuring safe and convenient access for active modes.</p> <p>Public transport connectivity is enhanced through a proposed bus stop on ALHR with footpath links for safe crossing.</p> <p>The development also supports shared transport by incorporating flexible parking areas that can be repurposed for coach parking, accommodating group travel and reducing private vehicle use.</p> <p>As detailed in the Transport Assessment (Appendix 29) traffic generation is minimised by containing trips within the site, when productions are underway, most staff are housed on-site, and during non-production periods, visitor accommodation and wellness facilities still meet a large portion of guest needs internally.</p> <p>Intersection modelling shows that the nearby ALHR/Ayr Avenue and ALHR/Speargrass Flat Road intersections will continue to operate efficiently, even under conservative peak-hour traffic assumptions. The proposal identifies where auxiliary right-turn lanes are warranted under various build-out scenarios and confirms there is sufficient road reserve width to accommodate these improvements.</p> <p>Road safety analysis indicates no existing deficiencies, and the proposed enhancement, such as pedestrian refuges, turning lanes, and well-designed access points further reduce potential conflict points.</p>

		<p>Collectively, these measures demonstrate a coordinated land use and transport strategy that enhances active and public transport networks, encourages shared travel, limits traffic generation, and manages the effects between the transport network and surrounding land uses.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 29.2.4.3	Promote the uptake of public and active transport by requiring that specific large scale commercial, health, community, and educational activities provide bicycle parking, showers, and changing facilities/ lockers while acknowledging that such provision may be unnecessary in some instances due to the specific nature or location of the activity.	<p>As detailed in the Transport Assessment (Appendix 29) although no cycle parking is required within the site, the site is large and there are therefore no constraints to cycle parking being provided if demand arises.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 29.2.4.4	<p>Avoid or mitigate the adverse effects of high traffic generating activities on the transport network by adopting an integrated approach to addressing the following matters, as relevant to the application:</p> <ul style="list-style-type: none"> a) the design and layout of the activity, as it relates to integration with the transport network; b) providing high levels of amenity for cyclists and pedestrians; c) travel planning; d) improving access to active and public transport; e) other methods to limit increases in traffic generation; and f) other methods to encourage people to walk, cycle, or travel by public transport 	<p>The Screen Hub's design and layout integrate with the surrounding transport network while prioritising safe, efficient access for all modes. Direct links to the existing shared walking and cycling route along Ayr Avenue, low-speed internal roads, and well-designed access points ensure safe movement for pedestrians and cyclists, while intersection modelling confirms the network can accommodate the development with minor upgrades such as auxiliary turn lanes. High levels of active mode amenity are achieved through continuous, safe walking and cycling connections, footpaths along key frontages, and direct links between buildings, parking, and transport stops.</p> <p>Public transport access is enhanced through a new proposed bus stop on ALHR (with footpath connections).</p> <p>Traffic generation is minimised by co-locating workspaces, accommodation, and leisure facilities, enabling many staff to live on-site during productions and reducing off-site travel needs.</p> <p>Flexible parking areas can be repurposed for coaches to support shared transport, while travel demand is further managed through production scheduling. Safe, direct connections to the active transport network, enhanced bus access, and provision for coach services create a built</p>

		<p>environment that encourages walking, cycling, and public transport use over private vehicle trips.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 29.2.4.4B	<p>Require an Integrated Transport Assessment to be submitted with all applications for high traffic generating activities, that:</p> <ul style="list-style-type: none"> a) is of a level of detail commensurate with the nature and scale of the activity requiring consent, and b) takes into account any relevant Structure Plans and Comprehensive Development Plans within the District Plan. 	<p>An Integrated Transport Assessment that is of a level of detail commensurate with the nature and scale of the activity requiring consent is provided with the application at Appendix 29.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 29.2.4.5	<p>Recognise, when considering the avoidance or mitigation of adverse effects of a high traffic generating activity, that land should be able to be developed in accordance with the purpose and objectives of the relevant zone and any structure plan that is included in the District Plan.</p>	<p>As detailed above in the Chapter 24 assessment, it is considered that the land is developed in accordance with the relevant zone and the Ayrburn Structure Plan that is included in the District Plan.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 29.2.4.10	<p>Ensure the location, design, and layout of access, manoeuvring, car parking spaces and loading spaces of Industrial activities, Service activities and vehicle-orientated commercial activities, such as service stations and rural selling places, avoids or mitigates adverse effects on the safety and efficiency of the adjoining road(s) and provides for the safe movement of pedestrians within and beyond the site, taking into account:</p> <ul style="list-style-type: none"> a) The relative proximity of other accesses or road intersections and the potential for cumulative adverse effects; and" b) The ability to mitigate any potential adverse effect of the access on the safe and efficient functioning of the transport network. 	<p>The Screen Hub's access, manoeuvring, parking, and loading arrangements have been designed to maintain safety and efficiency on the adjoining road network while ensuring safe pedestrian movement within and beyond the site. Two upgraded vehicle crossings connect to Ayr Avenue at locations with excellent sightlines and adequate separation from nearby intersections, minimising potential cumulative effects. Internal circulation has been designed to accommodate coaches, service vehicles, and heavy trucks without reversing onto the public road, and all parking spaces meet or exceed relevant size and layout standards.</p> <p>Pedestrian safety is supported through low-speed internal roads, footpath connections, and clear separation between vehicle and pedestrian areas. Intersection modelling confirms that nearby intersections will continue to operate efficiently with the proposal in place, and potential effects are further mitigated by measures such as auxiliary turning lanes where</p>

		warranted, as well as the site's integration with walking, cycling, and public transport facilities. The proposal is considered to achieve this policy.
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2.8 Chapter 36 – Noise Objectives and Policies

Provision	Detail	Assessment
Objective 36.2.1	The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities.	Noise is considered in Section 9.4.3 and 9.5.1 of the AEE. Based on the advice received by Marshall Day Acoustics, attached as Appendix 26 , noise can be controlled in a manner that is consistent with the PDP standards. The proposal is considered to achieve this objective.

3.0 Regional Plan Water for Otago

3.1 Chapter 5 – Natural and Human Use Values of Lakes and Rivers

Provision	Detail	Assessment
Policy 5.4.2	In the management of any activity involving surface water, groundwater or the bed or margin of any lake or river, to give priority to avoiding, in preference to remedying or mitigating: (1) Adverse effects on: a) Natural values identified in Schedule 1A; b) Water supply values identified in Schedule 1B; c) Registered historic places identified in Schedule 1C, or archaeological sites in, on, under or over the bed or margin of a lake or river;	The proposed activities will not have adverse effects on the values of Mill Creek or Lake Hayes identified in Schedules 1A, 1AA, 1B, 1C, and 1D, nor will they compromise the natural character or amenity values associated with these areas. The activities will not have adverse effects on lawful water users, due to diversion of water to Mill Creek and because the activity has been assessed as having limited sedimentation effects downstream, with sediment monitoring required by the Ecological Assessment at Appendix 12 and the EMP at Appendix 21 . Spiritual and cultural beliefs, values and uses of significance to Kai Tahu are addressed in the draft CIA at Appendix 44 .

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Provision	Detail	Assessment
	<ul style="list-style-type: none"> d) Spiritual and cultural beliefs, values and uses of significance to Kai Tahu identified in Schedule 1D; e) The natural character of any lake or river, or its margins; f) Amenity values supported by any water body; and <p>(2) Causing or exacerbating flooding, erosion, land instability, sedimentation or property damage.</p>	<p>The activity will result in the improvement of water quality within Mill Creek and Lake Hayes, therefore leading to the direct improvement of the mauri of the waters within the catchment, with the intended outcome of the development as outlined in the Ecological Assessment at Appendix 12 being to improve the water quality of Lake Hayes.</p> <p>The proposed activity is, therefore, considered to be consistent with these policies.</p>
Policy 5.4.3	<p>In the management of any activity involving surface water, groundwater or the bed or margin of any lake or river, to give priority to avoiding adverse effects on:</p> <ul style="list-style-type: none"> a) Existing lawful uses; and b) Existing lawful priorities for the use, of lakes and rivers and their margins. 	
Policy 5.4.4	<p>To recognise Kai Tahu's interests in Otago's lakes and rivers by promoting opportunities for their involvement in resource consent processing.</p>	
Policy 5.4.8	<p>To have particular regard to the following features of lakes and rivers, and their margins, when considering adverse effects on their natural character:</p> <ul style="list-style-type: none"> a) The topography, including the setting and bed form of the lake or river; b) The natural flow characteristics of the river; c) The natural water level of the lake and its fluctuation; d) The natural water colour and clarity in the lake or river; e) The ecology of the lake or river and its margins; and 	

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Provision	Detail	Assessment
	f) The extent of use or development within the catchment, including the extent to which that use and development has influenced matters (a) to (e) above.	
Policy 5.4.9	To have particular regard to the following qualities or characteristics of lakes and rivers, and their margins, when considering adverse effects on amenity values: Aesthetic values associated with the lake or river; and Recreational opportunities provided by the lake or river, or its margins	

3.2 Chapter 6 – Water Quantity

Provision	Detail	Assessment
Objective 6.3.1	To retain flows in river sufficient to maintain their life-supporting capacity for aquatic ecosystems, and their natural character.	Based on the Ecological Assessment attached at Appendix 12 , given the nature of the proposal Mill Creek flow will remain sufficient to sustain aquatic ecosystems, preserving their life-supporting capacity and natural character. In addition, a temporary diversion channel, to convey Mill Creek flows around the sediment trap, will be constructed for temporary use during construction of the trap and during maintenance of the trap. This objective is considered to be met by the proposal.
Policy 6.4.0A	To ensure that the quantity of water granted to take is no more than that required for the purpose of use taking into account: a) How local climate, soil, crop or pasture type and water availability affect the quantity of water required; and b) The efficiency of the proposed water transport, storage and application system.	Water quantity will not be impacted by this Project as water is not proposed to be taken but diverted via the proposed diversion channel. Therefore, the proposed activity is consistent with this policy.

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Provision	Detail	Assessment
Policy 6.4.1	<p>To enable the taking of surface water, by:</p> <ul style="list-style-type: none"> (a) Defined allocation quantities; and (b) Provision for water body levels and flows, except when <ul style="list-style-type: none"> i. the taking is from Lakes Dunstan, Hawea, Roxburgh, Wanaka or Wakatipu, or the main stem of the Clutha/Mata-Au or Kawarau Rivers. ii. All of the surface water or connected groundwater taken is immediately returned to the source water body. iii. Water is being taken which has been delivered to the source water body for the purpose of that subsequent take. 	<p>The proposed water channel diversion will not alter the flow of Mill Creek, as the water will be redirected. The aquatic ecosystem and natural character of Mill Creek will be maintained and enhanced through the proposed sediment removal as outlined in the Ecological Assessment attached at Appendix 12.</p> <p>Streamworks methods, including trout and kōaro spawning season exclusions, minimum flow thresholds, diversion channel protocols, and fish relocation are integrated into the EMP and governed by the ORC Water Permit and Land Use Conditions attached at Appendix 6.</p> <p>The proposal is considered to be consistent with these policies.</p>
Policy 6.4.2AA	Where Policy 6.4.2A applies and, under the existing consent, water was usually taken at flows above the minimum flow calculated for the first supplementary allocation block for that catchment, to consider granting the new resource consent to take water as supplementary allocation.	
Policy 6.4.5	<p>The minimum flows established by Policies 6.4.3, 6.4.4, 6.4.6, 6.4.9 and 6.4.10 will apply to resource consents for the taking of water, as follows:</p> <ul style="list-style-type: none"> a) In the case of new takes applied for after 28 February 1998, upon granting of the consent; and b) In the case of any resource consent to take surface water from within the Taieri above Paerau and between Sutton and Outram, Welcome Creek, Shag, Kakanui, Water of Leith, Lake Hayes, Waitahuna, Trotters, Waianakarua, Pomahaka and Lake Tuakitoto 	

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Provision	Detail	Assessment
	<p>catchment areas as defined in Schedule 2A, upon the operative date of this Plan subject to the review of consent conditions under Sections 128 to 132 of the Resource Management Act; and</p> <p>c) In the case of any existing resource consent to take surface water from the Manuherikia catchment area (upstream of Ophir) and the Taieri catchment areas Paerau to Waipiata, Wapiata to Tiroiti, Tiroiti to Sutton, as defined in Schedule 2A, upon collective review of consent conditions within those catchments under Sections 128 to 132 of the Resource Management Act; and</p> <p>d) In the case of any existing resource consent to take surface water within a catchment area not specified in Schedule 2A, upon the establishment of a minimum flow set for the water body by a plan change, subject to the review of consent conditions under Sections 128 to 132 of the Resource Management Act.</p>	
Policy 6.4.11	To provide for the suspension of the taking of water at the minimum flows and aquifer restriction levels set under this Plan.	
Policy 6.4.7	The need to maintain a residual flow at the point of take will be considered with respect to any take of water, in order to provide for the aquatic ecosystem and natural character of the source water body.	
Policy 6.4.9	To provide for supplementary allocation for the taking of water, in blocks of allocation where that is appropriate:	

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Provision	Detail	Assessment
	<p>a) Such that up to 50% of flow at the catchment main stem, minus the assessed actual take, is available for allocation subject to a minimum flow set to ensure that no less than 50% of the natural flow remains instream; or</p> <p>b) On an alternative basis, provided:</p> <ul style="list-style-type: none"> i. The take has no measurable effect on the flow at any Schedule 2 monitoring site, or any site established in terms of Policy 6.4.4, at flows at or below any minimum flow applying to primary allocation; and ii. Any adverse effect on any aquatic ecosystem value or natural character of the source water body is no more than iii. minor; and iv. There is no adverse effect on any lawful existing take of water. <p>c) Supplementary allocations and associated minimum flows for some catchments are set in Schedule 2B.</p>	
6.4.12	To promote, establish and support appropriate water allocation committees to assist in the management of water rationing and monitoring during periods of water shortage.	There is no long-term storage involved with the activity as the water within Mill Creek will be redirected. These policies are therefore not relevant to the proposal.
6.4.12A	<p>To promote, approve and support water management groups to assist the Council in the management of water by the exercise of at least one of the following functions:</p> <p>a) Coordinating the take and use of water authorised by resource consent; or</p>	

Provision	Detail	Assessment
	<ul style="list-style-type: none"> b) Rationing the take and use of water to comply with relevant regulatory requirements; or c) Recording and reporting information to the Council on the exercise of resource consents as required by consent conditions and other regulatory requirements, including matters requiring enforcement. 	
Policy 6.4.12B	<p>To manage water rationing amongst water takes, Council may either</p> <ul style="list-style-type: none"> a) Support establishment of a water management group; or b) Establish a water allocation committee. <p>Council may also instigate its own water rationing regime or issue a water shortage direction.</p>	
6.4.12C	Where appropriate, to include in water permits to take water a condition that consent holders comply with any Council approved rationing regime.	
Policy 6.4.16	In granting resource consents to take water, or in any review of the conditions of a resource consent to take water, to require the volume and rate of take to be measured in a manner satisfactory to the Council unless it is impractical or unnecessary to do so.	<p>Condition 20 of the proposed conditions of consent is a review clause to enable a monitoring condition to be considered, although it is noted that no water is proposed to be taken as it will instead be diverted.</p> <p>An advice note in the proposed conditions of consent states that Section 126 of the Resource Management Act 1991 provides that Otago Regional Council may cancel this consent by written notice served on the consent holder if the consent has been exercised in the past but has not been exercised during the preceding five years.</p> <p>The proposal is considered to be consistent with this policy.</p>
Policy 6.4.18	Where a resource consent for the taking of water has not been exercised for a continuous period of 2 years or more, disregarding years of seasonal extremes, the Otago Regional Council may cancel the consent	

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Provision	Detail	Assessment
Policy 6.4.19	<p>When setting the duration of a resource consent to take and use water, to consider:</p> <ul style="list-style-type: none"> a) The duration of the purpose of use; b) The presence of a catchment minimum flow or aquifer restriction level; c) Climatic variability and consequent changes in local demand for water; d) The extent to which the risk of potentially significant, adverse effects arising from the activity may be adequately managed through review conditions; e) Conditions that allow for adaptive management of the take and use of water; f) The value of the investment in infrastructure; and g) Use of industry best practice 	<p>No duration is proposed, because the proposed activity is undertaken as required and the more sediment that is removed over time, the greater positive benefits realised.</p> <p>The proposal is considered to be consistent with this policy.</p>

3.3 Chapter 7 – Water Quality

Provision	Detail	Assessment
Objective 7.A.1	To maintain water quality in Otago lakes, rivers, wetlands, and groundwater, but enhance water quality where it is degraded.	<p>As outlined in the Ecology Assessment (Attachment 12), the proposal will have the positive effect of removing sediment and associated phosphorus, which will improve water and aquatic habitat quality downstream in Mill Creek and Lake Hayes.</p> <p>The proposal achieves this objective.</p>
Objective 7.A.2	To enable the discharge of water or contaminants to water or land, in a way that maintains water quality and supported natural and human use values, including Kāi Tahu values	<p>The proposed discharge of water back to Mill Creek will be monitored for water quality and will not result in any adverse effects on water quality, natural or human use values, including Kāi Tahu values.</p> <p>The proposal achieves this objective.</p>

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Provision	Detail	Assessment
Objective 7.A.3	To have individuals and communities manage their discharges to reduce adverse effects, including cumulative effects, on water quality.	The proposal involves water quality monitoring as part of the EMP attached at Appendix 21 . The proposal achieves this objective.
Policy 7.B.2	Avoid objectionable discharges of water or contaminants to maintain the natural and human use values, including Kāi Tahu values, of Otago lakes, rivers, wetlands, groundwater and open drains and water races that join them.	The proposal does not result in objectional discharge of water or contaminants. The proposal achieves this policy.
Policy 7.B.3	Allow discharges of water or contaminants to Otago lakes, rivers, wetlands and groundwater that have minor effects or that are short-term discharges with short-term adverse effects.	The proposal will not result in the discharge of water to Mill Creek, but instead the diversion of water. Based on the Ecological Assessment at Appendix 12 this diversion will not give rise to minor effects or short-term adverse effects. The proposal achieves this policy.

4.0 Partially Operative Regional Policy Statement 2019

4.1 Chapter 1 – Resource management in Otago is integrated

Provision	Detail	Assessment
Objective 1.1	Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities	The Project involves the sustainable use of the land resource of the site to promote the economic wellbeing of the regional through the benefits outlined in the Economic Assessment. The proposal achieves this policy.
Policy 1.1.1	Provide for the economic wellbeing of Otago's people and communities by enabling the use and development of natural and physical resources only if the adverse effects of those activities on the environment can be	Further to the above, adverse effects will be managed by measures included in the application and through the consent conditions. The proposal achieves this policy.

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Provision	Detail	Assessment
	managed to give effect to the objectives and policies of the Regional Policy Statement.	
Objective 1.2	Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago.	The comprehensive nature of the application ensures that integrated management of resources is recognised and provided for. The proposal achieves this objective

4.2 Chapter 3 – Otago has high quality natural resources and ecosystems

Provision	Detail	Assessment
Objective 3	The values (including intrinsic values) of ecosystems and natural resources are recognised and maintained, or enhanced where degraded.	The treatment of stormwater runoff will ensure the proposal will maintain the ecosystems and natural values of Mill Creek. The proposal is considered to achieve this objective.

5.0 Proposed Regional Policy Statement 2021 (Decisions Version)

5.1 Mana whenu

Provision	Detail	Assessment
Objective MW-O1	The principles of Te Tiriti o Waitangi are given effect in resource management processes and decisions, utilising a partnership approach between councils and papatipu rūnaka to ensure that what is valued by mana whenua is actively protected in the region.	The applicant has engaged with mana whenua, which will continue as outlined in the draft CIA (Appendix 44), to take into account the principles of Te Tiriti, and Ngāi Tahu values and interests. The proposal is considered to achieve this objective.

5.2 Integrated Management

Provision	Detail	Assessment
Objective IM-O1	The management of natural and physical resources embraces ki uta ki tai, recognising that the environment is an interconnected system which depends on its connections to flourish and must be managed as an interdependent whole.	Through measures included in the application and conditions the application will achieve healthy, resilient, and safeguarded natural systems, and the ecosystem services they offer, and support the well-being of present and future generations. The proposal is considered to achieve this objective.
Objective IM-O3	Otago's communities provide for their social, economic, and cultural well-being in ways that support or restore environmental integrity, form, functioning, and resilience, so that the life-supporting capacities of air, water, soil, and ecosystems are sustainably managed, for future generations.	The Project will preserve the life-supporting capacities of the Site's resources for future generations through developing an identified part of the Site and incorporating a suite of mitigation and enhancement measures. The proposal is considered to achieve this objective.
Objective IM-O4	Otago's communities, including Kāi Tahu, understand what climate change means for their future, and responses to climate change in the region (including climate change adaptation and climate change mitigation): <ul style="list-style-type: none"> (1) are aligned with national level climate change responses, (2) assist with achieving the national target for emissions reduction, including by having a highly renewable energy system, and (3) are recognised as integral to achieving the outcomes sought by this RPS. 	As outlined within Stormwater Management Plan attached at Appendix 13 , climate change has been considered in all aspects of the water management approach for the site. The proposal is considered to achieve this objective.
Policy IM-P3	Recognise and provide for the relationship of Kāi Tahu with natural resources by: <ul style="list-style-type: none"> (1) enabling mana whenua to exercise rakatirataka and kaitiakitaka, 	The applicant has engaged with mana whenua, which will continue as outlined in the draft CIA (Appendix 44), to recognise and provide for the relationship of Kāi Tahu with natural resources. The proposal is considered to achieve this policy

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Provision	Detail	Assessment
	<ul style="list-style-type: none"> (2) facilitating active participation of mana whenua in resource management processes and decision making, (3) incorporating mātauraka Māori in processes and decision-making, and (4) ensuring resource management provides for the connections of Kāi Tahu to wāhi tūpuna, wai māori (including awa [rivers] and roto [lakes] and wai tai (including te takutai moana [coastal marine area]) and mahika kai and habitats of taoka species 	
Policy IM-P5	<p>Manage the use and development of interconnected natural and physical resources by recognising:</p> <ul style="list-style-type: none"> (1) situations where the value and function of a natural or physical resource extends beyond the immediate, or directly adjacent, area of interest, (2) situations where effects of an activity extend to a different part of the environment, and (3) the impacts of management of one natural or physical resource on the values of another, or on the environment. 	<p>The proposed stormwater initiatives, including sediment traps, stormwater detention ponds, riparian planting, and erosion control measures seeks practical actions that protect and restore freshwater ecosystems beyond the immediate, or directly adjacent area of interest. These measures will contribute to the long-term preservation and ecological restoration of Lake Hayes, thereby improving the health and well-being of degraded water bodies and enhancing the health of freshwater ecosystems.</p> <p>The proposal is considered to achieve this policy.</p>
Policy IM-P8	<p>Recognise and provide for the effects of climate change by:</p> <ul style="list-style-type: none"> (1) identifying the effects of climate change in Otago, including from the perspectives of Kāi Tahu as mana whenua, (2) assessing how the effects are likely to change over time, and (3) taking into account those changes in resource management processes and decisions 	<p>As detailed in Section 11.3.4 of the AEE the flood modelling and stormwater management approach for the Project has been designed with consideration to the effects of climate change. The applicant has engaged with mana whenua, which will continue as outlined in the draft CIA (Appendix 44), to identify effects from the perspectives of Kāi Tahu.</p> <p>The proposal is considered to achieve this policy.</p>

Provision	Detail	Assessment
Policy IM-P13	In resource management decision-making, recognise and manage the impact of cumulative effects on the form, functioning and resilience of Otago's environment (including resilience to climate change) and the opportunities available for future generations.	Cumulative effects on the environment will be managed and opportunities and future generations will be protected through the Project, including through riparian planting and sediment control to enhance the water quality of Lake Hayes. The proposal is considered to achieve this policy.

5.3 Land and Freshwater – Te Mana o te Wai

Provision	Detail	Assessment
Objective LF-WAI-O1	<p>Otago's water bodies and their health and well-being are protected, and restored where they are degraded, so that the mauri of those water bodies is protected, and the management of land and water recognises and reflects that:</p> <ol style="list-style-type: none"> 1) water is the foundation and source of all life – na te wai ko te hauora o ngā mea katoa, 2) there is an integral kinship relationship between water and Kāi Tahu whānui, and this relationship endures through time, connecting past, present and future, 3) each water body has a unique whakapapa and characteristics, 4) fresh water, land, and coastal water have a connectedness that supports and perpetuates life, 4A) protecting the health and well-being of water protects the wider environment, 5) Kāi Tahu exercise rakatirataka, manaakitaka and their kaitiakitaka duty of care and attention over wai and all the life it supports; 	<p>The proposal is considered to be consistent with Te Mana o te Wai by prioritising the health and wellbeing of waterbodies, by ensuring physical development is well separated from water bodies and that stormwater is managed. This is confirmed in the draft CIA attached at Appendix 44.</p> <p>The proposal is considered to achieve this objective.</p>

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Provision	Detail	Assessment
	6) all people and communities have a responsibility to exercise stewardship, care, and respect in the management of fresh water.	
Policy LF–WAI–P2	<p>Recognise and give practical effect to Kāi Tahu rakatirataka in respect of fresh water by:</p> <ul style="list-style-type: none"> (1) facilitating partnership with, and the active involvement of, mana whenua in freshwater management and decision-making processes, (2) sustaining the environmental, social, cultural and economic relationships of Kāi Tahu with water bodies, (3) providing for a range of customary uses, including mahika kai, specific to each water body, (4) incorporating mātauraka into decision making, management and monitoring processes, and (5) managing wai and its connections with whenua in a holistic and interconnected way – ki uta ki tai. 	<p>As above, this proposal is considered to recognise and give practical effect to Kāi Tahu rakatirataka in respect of fresh water through engagement with mana whenua, which will continue.</p> <p>The proposal is considered to achieve this policy.</p>
Policy LF–WAI–P3	<p>Manage the use of fresh water and land, using an integrated approach that is consistent with tikaka and kawa, that:</p> <ul style="list-style-type: none"> (1) sustains and, to the greatest extent practicable, restores or improves: <ul style="list-style-type: none"> a) the natural connections and interactions between water bodies (large and small, surface and ground, fresh and coastal, permanently flowing, intermittent and ephemeral), b) the natural connections and interactions between land and water, from the mountains to the sea, 	<p>The project has sought to ensure the use of fresh water and land, using an integrated approach that is consistent with tikaka and kawa, through the proposed riparian planting and sediment controls to enhance the water quality of Mill Creek and Lake Hayes.</p> <p>The proposal is considered to achieve this policy.</p>

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Provision	Detail	Assessment
	<p>c) the habitats of mahika kai and indigenous species, including taoka species associated with the water bodies,</p> <p>(4) manages the effects of the use and development of land to maintain or enhance the health and well-being of freshwater, coastal water and associated ecosystems,</p> <p>(5) encourages the coordination and sequencing of regional or urban growth to ensure it is sustainable,</p> <p>(6) has regard to foreseeable climate change risks, and the potential effects of climate change on water bodies, including on their natural functioning,</p> <p>(7) has regard to cumulative effects, and</p> <p>(8) applies a precautionary approach where there is limited available information or uncertainty about potential adverse effects, in accordance with IM-P6.</p>	
Policy LF-WAI-P4	<p>All persons exercising functions and powers under this RPS and all persons who use, develop or protect resources to which this RPS applies must recognise that LF-WAI-O1, LF-WAI-P1, LF-WAI-P2 and LF-WAI-P3 are fundamental to upholding Te Mana o te Wai, and must be given effect to when making decisions affecting fresh water, including when interpreting and applying the provisions of the LF chapter.</p>	<p>It is recognised that LF-WAI-O1, LF-WAI-P1, LF-WAI-P2 and LF-WAI-P3 are fundamental to upholding Te Mana o te Wai. The health and wellbeing of waterbodies will be maintained by the location of the development associated with this proposal, being well separated from water bodies.</p> <p>The proposal is considered to achieve this policy.</p>

5.4 Freshwater

Provision	Detail	Assessment
Policy LF-FW-P15	<p>Minimise the adverse effects of direct and indirect discharges of stormwater and wastewater to fresh water by:</p>	<p>The proposal provides for additional treatment to reduce contaminants of stormwater from within the development as detailed in the Stormwater Management Plan attached as Appendix 13.</p>

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Provision	Detail	Assessment
	<p>(2) Requiring</p> <p>(ab) integrated catchment management plans for management of stormwater in urban areas,</p> <p>(b) all stormwater to be discharged into a reticulated system, where one is made available by the operator of the reticulated system, unless alternative treatment and disposal methods will result in the same or improved outcomes for fresh water,</p> <p>(c) implementation of methods to progressively reduce unintentional stormwater inflows to wastewater systems, (e) that any stormwater discharges do not prevent water bodies from meeting any applicable water quality standards set for FMUs and/or rohe, and</p> <p>(f) the use of water sensitive design techniques wherever practicable, and,</p> <p>3) promoting the reticulation of stormwater in urban areas where appropriate, and</p> <p>4) promoting source control as a method for reducing contaminants in discharges and the use of good practice guidelines for managing stormwater.</p>	<p>The proposal is considered to achieve this policy.</p>

5.5 Land and soil

Provision	Detail	Assessment
Objective LF–LS–O12	<p>The use, development, and protection of land and soil:</p> <p>(1) safeguards the life-supporting capacity of soil,</p> <p>(2) contributes to achieving environmental outcomes for fresh water, and</p>	<p>The Project will preserve the life-supporting capacities of the Site’s resources for future generations through developing an identified part of the Site and incorporating a suite of mitigation and enhancement measures.</p> <p>The proposal is considered to achieve this objective.</p>

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Provision	Detail	Assessment
	(3) recognises the role of these resources in providing for the social, economic, and cultural well-being of Otago's people and communities.	
Objective UFD–O4	Development in Otago's rural areas occurs in a way that: (3) provides for the ongoing use of rural areas for primary production and rural industry, and (4) does not compromise the long term viability of primary production and rural communities	The proposal is well separated well from any other horticultural and agricultural activities on adjoining properties. It is not considered, therefore, that any reverse sensitivity effects will result from the proposal or that the proposal will constrain productive activities within the receiving environment. The proposal is considered to achieve this objective.
Policy LF–LS–P18	Minimise soil erosion, and the associated risk of sedimentation in water bodies, resulting from land use activities by: 1) maintaining vegetative cover on erosion-prone land, to the extent practicable, 2) implementing management practices to minimise the potential for soil to be discharged to water bodies, including by controlling the timing, duration, scale and location of soil exposure, and 3) promoting activities that enhance soil retention.	As detailed in Section 5.1.13 of the AEE, erosion and sediment control measures are outlined in Section 4 of the EMP (Page 18–Page 27) and include: timing of works, progressive rehabilitation, erosion matting, temporary stabilisation, clean and dirty water diversion channels, drop-out pits, pipe drop structures, trafficable swales, culverts, temporary stockpiles, sediment retention ponds, silt fences, silt stocks and stormwater inlet protection. The proposal is considered to achieve this policy.
Policy LF–LS–P20	Promote changes in land use or land management practices that support and improve: (1) the sustainability and efficiency of water use, (2) resilience to the impacts of climate change, or (3) the health and quality of soil, or (4) water quality	As detailed in Section 5.3.2 of the AEE when taking into account the sediment control measures detailed in the Stormwater Management Plan attached at Appendix 13 , the substantially positive outcomes identified in the Ecological Assessment (refer Appendix 12) and the feedback provided from FOLH, it is considered that the proposal will result in significant benefits to water quality of Lake Hayes. The proposal is considered to achieve this policy.
Policy UFD–P7	The management of development in rural areas: (2) maintains rural areas as places where people live, work and recreate and where a range of activities and services are required to support these rural functions,	The site is not subject to the NPS-HPL. As detailed above, it is not considered, that any reverse sensitivity effects will result from the proposal or that the proposal will constrain productive activities within the receiving environment.

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Provision	Detail	Assessment
	<p>and provide for social and economic wellbeing within rural communities and the wider region,</p> <p>(3) prioritises land-based primary production on highly productive land in accordance with the NPS-HPL, except as provided for in (5) below,</p> <p>(5) enables the use by Kāi Tahu of Native Reserves and Māori Land, for papakāika, kāika, nohoaka, marae and marae related activities in accordance with MW-P4,</p> <p>(6) restricts the establishment of non-rural activities which could adversely affect, including by way of reverse sensitivity or fragmentation, the productive capacity of highly productive land, or existing or anticipated primary production and rural industry activities, except as provided for in (5) or the NPSHPL</p>	<p>The proposal is considered to achieve this policy.</p>

5.6 Natural Hazards

Provision	Detail	Assessment
Objective HAZ–NH–O1	<p>Risks to people, communities and property from natural hazards within Otago are maintained where they are acceptable, and managed to ensure they do not exceed a tolerable level.</p>	<p>As detailed in Section 12 of the AEE, the site has a low risk from natural hazards, and this risk can be managed through layout and design.</p> <p>The proposal is considered to achieve this objective.</p>

5.7 Historical and Cultural Values

Provision	Detail	Assessment
Objective HCV-HH-O3	Otago's unique historic heritage contributes to the region's character, sense of identity, and social, cultural and economic well-being, and people's understanding and appreciation of it is enhanced, and that it is protected for future generations against inappropriate subdivision, use and development.	Based on the Archaeology & Heritage Report contained in Appendix 30 , this proposal will not result in any adverse effects on historic heritage. The proposal is considered to achieve this policy.

6.0 Otago Operative Regional Policy Statement 2019

Provision	Detail	Assessment
Policy 1.1.1	Provide for the economic wellbeing of Otago's people and communities by enabling the resilient and sustainable use and development of natural and physical resources.	As noted above, the Project will develop an identified part of the Site and incorporate a suite of mitigation and enhancement measures that altogether represent the resilient and sustainable use and development of the Site's resources. The proposal is considered to achieve this policy.
Policy 1.1.2	Provide for social and cultural wellbeing and health and safety by recognising and providing for Kāi Tahu values; taking into account the values of other cultures; taking into account the diverse needs of Otago's people and communities; avoiding significant adverse effects of activities on human health; promoting community resilience and the need to secure resources for the reasonable needs for human wellbeing; promoting good quality and accessible infrastructure and public services.	The CIA sets out the outcome of engagement with mana whenua. The Project seeks to provide significant economic benefit for the region and hence its resilience while avoiding significant adverse effects. The proposal is considered to achieve this policy.

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Provision	Detail	Assessment
Policy 1.2.1	<p>Achieve integrated management of Otago's natural and physical resources, by all of the following:</p> <ul style="list-style-type: none"> a) Coordinating the management of interconnected natural and physical resources; b) Taking into account the impacts of management of one natural or physical resource on the values of another, or on the environment; c) Recognising that the value and function of a natural or physical resource may extend beyond the immediate, or directly adjacent, area of interest; d) Ensuring that resource management approaches across administrative boundaries are consistent and complementary; e) Ensuring that effects of activities on the whole of a natural or physical resource are considered when that resource is managed as subunits. f) Managing adverse effects of activities to give effect to the objectives and policies of the Regional Policy Statement. g) Promoting healthy ecosystems and ecosystem services; h) Promoting methods that reduce or negate the risk of exceeding sustainable resource limits. 	<p>The comprehensive nature of the application including use and enhancement of the landscape, waterways and infrastructure achieves integrated management of those resources.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 2.1.2	<p>Ensure that local authorities exercise their functions and powers, by:</p> <ul style="list-style-type: none"> a) Recognising Kāi Tahu's status as a Treaty partner; and b) Involving Kāi Tahu in resource management processes implementation; 	<p>The applicant has engaged with mana whenua, which will continue as outlined in the draft CIA (Appendix 44), to take into account the principles of Te Tiriti, and Ngāi Tahu values and interests.</p> <p>The proposal is considered to achieve this policy.</p>

Provision	Detail	Assessment
	<ul style="list-style-type: none"> c) Taking into account Kāi Tahu values in resource management decision-making processes and implementation; d) Recognising and providing for the relationship of Kāi Tahu's culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taoka; e) Ensuring Kāi Tahu have the ability to: <ul style="list-style-type: none"> (i) Identify their relationship with their ancestral lands, water, sites, wāhi tapu, and other taoka; (ii) Determine how best to express that relationship; f) Having particular regard to the exercise of kaitiakitaka; g) Ensuring that district and regional plans: <ul style="list-style-type: none"> i. Give effect to the Ngāi Tahu Claims Settlement Act 1998; ii. Recognise and provide for statutory acknowledgement areas in Schedule 2; iii. Provide for other areas in Otago that are recognised as significant to Kāi Tahu; h) Taking into account iwi management plans. 	
Policy 2.2.1	<p>Manage the natural environment to support Kāi Tahu wellbeing by all of the following:</p> <ul style="list-style-type: none"> a) Recognising and providing for their customary uses and cultural values in Schedules 1A and B; and, b) Safeguarding the life-supporting capacity of natural resources. 	<p>As above, the application seeks to manage the environment consistent with achieving Kāi Tahu wellbeing.</p> <p>The proposal is considered to achieve this policy.</p>

Provision	Detail	Assessment
Policy 2.2.3	Enable Kāi Tahu relationships with wāhi tupuna by recognising that relationships between sites of cultural significance are an important element of wāhi tupuna and recognising and using traditional place names.	Through engagement in the project the applicant has sought to enable Kāi Tahu relationships with sites of cultural significance. The proposal is considered to achieve this policy.
Objective 3.1	The values (including intrinsic values) of ecosystems and natural resources are recognised and maintained, or enhanced where degraded.	As noted above, it is considered that the proposal will result in significant benefits to water quality of Lake Hayes and that the ecosystems and natural resources are recognised and maintained, or enhanced where degraded. The proposal is considered to achieve this objective.
Policy 3.1.1	Safeguard the life-supporting capacity of fresh water and manage fresh water to: <ol style="list-style-type: none"> 1. Maintain good quality water and enhance water quality where it is degraded, including for: <ul style="list-style-type: none"> • Important recreation values, including contact recreation; and, • Existing drinking and stock water supplies; 2. Maintain or enhance aquatic: <ul style="list-style-type: none"> • Ecosystem health; • Indigenous habitats; and, • Indigenous species and their migratory patterns. 3. Avoid aquifer compaction and seawater intrusion; <ul style="list-style-type: none"> • Maintain or enhance, as far as practicable: • Natural functioning of rivers, lakes, and wetlands, their riparian margins, and aquifers • Coastal values supported by fresh water; • The habitat of trout and salmon unless detrimental to indigenous biological diversity; and 	Both the water take and the land use activity will result in the protection of the wai in Mill Creek, and Lake Hayes due to the activities increasing the water quality in the medium to long term. The proposal is considered to achieve this policy.

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Provision	Detail	Assessment
	<ul style="list-style-type: none"> • Amenity and landscape values of rivers, lakes, and wetlands; Control the adverse effects of pest species, prevent their introduction and reduce their spread; • Avoid, remedy or mitigate the adverse effects of natural hazards, including flooding and erosion; and, • Avoid, remedy or mitigate adverse effects on existing infrastructure that is reliant on fresh water. 	
Policy 3.1.2	<p>Manage the beds of rivers, lakes, wetlands, their margins, and riparian vegetation to:</p> <ol style="list-style-type: none"> Safeguard the life supporting capacity of fresh water; Maintain good quality water, or enhance it where it has been degraded; Maintain or enhance bank stability; Maintain or enhance ecosystem health and indigenous biological diversity; Maintain or enhance, as far as practicable: <ol style="list-style-type: none"> Their natural functioning and character; and Amenity values; Control the adverse effects of pest species, prevent their introduction and reduce their spread; and, Avoid, remedy or mitigate the adverse effects of natural hazards, including flooding and erosion. 	<p>As detailed in Section 10.2.3 the Project prioritises freshwater outcomes through the implementation of a comprehensive stormwater management system, incorporating rain gardens, engineered wetlands, and a large sediment trap specifically designed to intercept phosphorus and fine sediments before they reach Lake Hayes. These interventions are supported by riparian planting, stock exclusion, and streambank stabilisation, collectively restoring ecological function along the waterway.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 3.1.8	<p>Minimise soil erosion resulting from activities, by undertaking all of the following:</p> <ol style="list-style-type: none"> Using appropriate erosion controls and soil conservation methods; 	<p>As above, erosion and sediment control measures proposed in the EMP attached at Appendix 21 to minimise soil erosion resulting from activities.</p> <p>The proposal is considered to achieve this policy.</p>

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	<ul style="list-style-type: none"> b) Maintaining vegetative cover on erosion prone land; c) Remediating land where significant soil erosion has occurred; d) Encouraging activities that enhance soil retention. 	
Policy 3.1.9	<p>Manage ecosystems and indigenous biological diversity in terrestrial, freshwater and marine environments to:</p> <ul style="list-style-type: none"> a) Maintain or enhance: <ul style="list-style-type: none"> i. Ecosystem health and indigenous biological diversity including habitats of indigenous fauna; ii. Biological diversity where the presence of exotic flora and fauna supports indigenous biological diversity; b) Maintain or enhance as far as practicable: <ul style="list-style-type: none"> i. Areas of predominantly indigenous vegetation; ii. Habitats of trout and salmon unless detrimental to indigenous biological diversity; iii. Areas buffering or linking ecosystems; c) Recognise and provide for: <ul style="list-style-type: none"> i. Hydrological services, including the services provided by tall tussock grassland; ii. Natural resources and processes that support indigenous biological diversity; d) Control the adverse effects of pest species, prevent their introduction and reduce their spread. 	<p>The proposal will result in a net gain in indigenous biodiversity values, through the establishment of native planting, riparian buffers, and engineered wetlands. As outlined in Section 9.1 of the AEE, the proposed planting will enhance terrestrial and aquatic ecological function, improve habitat continuity, and support improved water quality outcomes.</p> <p>The proposal is considered to achieve this policy.</p>

Provision	Detail	Assessment
Policy 3.1.13	<p>Encourage, facilitate and support activities that contribute to the resilience and enhancement of the natural environment, by where applicable:</p> <ul style="list-style-type: none"> a) Improving water quality and quantity; b) Protecting or restoring habitat for indigenous species; c) Regenerating indigenous species; d) Mitigating natural hazards; e) Protecting or restoring wetlands; f) Improving the health and resilience of: <ul style="list-style-type: none"> i. Ecosystems supporting indigenous biological diversity; ii. Important ecosystem services, including pollination; g) Improving access to rivers, lakes, wetlands and their margins, and the coast; h) Buffering or linking ecosystems, habitats and areas of significance that contribute to ecological corridors; i) Controlling pest species. 	<p>The proposal will result in significant benefits to water quality of Lake Hayes. The proposal will also result in a net gain in indigenous biodiversity values, through the establishment of native planting, riparian buffers, and engineered wetlands. It is therefore, considered that the proposal will facilitate and support activities that contribute to the resilience and enhancement of the natural environment.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 3.2.15 & 3.2.16	Identify and protect the significant values of wetlands	<p>No wetlands are present on the Site.</p> <p>The proposal is considered to achieve this policy.</p>
Policy 4.1.3	<p>Assess the consequences of natural hazard events, by considering all of the following:</p> <ul style="list-style-type: none"> a) The nature of activities in the area; b) Individual and community vulnerability; c) Impacts on individual and community health and safety; d) Impacts on social, cultural and economic wellbeing; 	<p>Flood risk is effectively managed within the site, as detailed in the Flood Emergency Hazard Management Plan attached as Appendix 15. Based on this report it is not considered that there is any flood hazard risk associated with the proposed development.</p> <p>The proposal is considered to achieve this policy.</p>

Provision	Detail	Assessment
	<ul style="list-style-type: none"> e) Impacts on infrastructure and property, including access and services; f) Risk reduction and hazard mitigation measures; g) Lifeline utilities, essential and emergency services, and their co-dependence; h) Implications for civil defence agencies and emergency services; i) Cumulative effects; j) Factors that may exacerbate a hazard event. 	
Policy 5.2.1	<p>Recognise all the following elements as characteristic or important to Otago's historic heritage:</p> <ul style="list-style-type: none"> a) Residential and commercial buildings; b) Māori cultural and historic heritage values; c) 19th and early 20th century pastoral sites; d) Early surveying, communications and transport, including roads, bridges and routes; e) Early industrial historic heritage, including mills and brickworks; f) Gold and other mining systems and settlements; g) Dredge and ship wrecks; h) Coastal historic heritage, particularly Kāi Tahu occupation sites and those associated with early European activity such as whaling; i) Memorials; j) Trees and vegetation 	<p>Based on the Archaeology & Heritage Report contained in Appendix 30, this proposal will not result in any adverse effects on historic heritage.</p> <p>The proposal is considered to achieve this policy</p>