

<b>Title</b>	<b>Memorandum - QLDC Comments on Conditions – Ayburn Screen Hub</b>
<b>Recipient</b>	Fiona Blight – Manager Resource Consents Sarah Scott/Kierra Parker – Counsel for QLDC
<b>Author</b>	Marcus Langman Planning Consultant For Queenstown Lakes District Council (QLDC)
<b>Date</b>	26 March 2026

1. The draft conditions have been released under s 70 of the FTAA for comments by contributing parties including QLDC. Parties are able to comment on the draft conditions, but not on the substantive draft decision.
2. I have reviewed the draft conditions, and in doing so I have continued to engage with the applicant’s planner on the draft conditions, with a number of suggested changes that are mutually agreed with regard to formatting. To assist the Expert Panel, Council’s comments are made in the re-numbered version of the conditions that the Expert Panel sought from the applicant in Minute 20.
3. The following memorandum sets out the QLDC comments on the draft conditions.

**General comments**

4. A number of numbering and grammatical changes are recommended in the attached tracked changes. These are self evident and not commented on below.

**Definitions**

5. It is recommended that new definitions are inserted for:
  - a. Hold Point
  - b. LMP (Lighting Management Plan)

c. LizMP (Lizard Management Plan)

6. The definition of Hold Point assists with addressing the issue identified in Minute 20 as to what the Hold Point means in the context of the consent. This has been used in other consents by QLDC.
7. Definitions for the Lighting Management Plan abbreviation and Lizard Management Plan abbreviation have been both included to ensure differentiation of the abbreviations. Both were labelled 'LMP' in the draft conditions.

**Condition 1**

8. Condition 1 has been amended to note a duplication of the Geotechnical Report in Condition 1m. and 1p., and its deletion is proposed. Similarly, Condition 1r. is proposed to be deleted, as it duplicates Condition 1q. (as renumbered). The draft operational noise management plans are recommended to be relocated to the 'Management Plans' section of Condition 1.

**LDSCoP**

9. Various references are recommended to be changed to refer to the Land Development and Subdivision Code of Practice in its abbreviated form, LDSCoP.

**Certification versus approval**

10. Certification has been referenced a number of times in the conditions. Council has raised this as an issue in its memorandum to the Panel dated 5 February 2026. In my opinion, certification should be used sparingly, given the issues raised by QLDC. I have recommended a number of changes throughout the document where Council is indicated as certifying and action, changing certification/certify to approval/approve. In my opinion, this more closely aligns with what the Council does in the circumstance of reviewing plans. I also consider a consistent approach throughout the condition set will create more efficiency in implementing the consent (including by QLDC as the consent body).

### **Inclusion of LizMP in Condition 5.**

11. I consider that Condition 5 should be updated to reference Condition 101, which relates to the provision of a Lizard Management Plan if a lizard survey finds lizards present on the site. The requirements of Condition 101 seek that no earthworks or vegetation clearance is undertaken by the consent holder within the construction footprint until a lizard survey is undertaken. In my opinion, while there is a slight difference in terminology between Condition 5 and Condition 101, the intent is the same such that works that may affect lizard habitats (if any) should not progress until a lizard survey is undertaken.

### **Changes to Māori terms**

12. References have been changed in relation to a number of Māori terms to include southern dialect spelling and addition of macrons.

### **Numbering**

13. Numbering changes are recommended throughout the draft conditions to reflect the new numbering of the recommended conditions.

### **Condition 25**

14. Condition 25 included a requirement that the outcome of inspections regarding the approved ESCP *should* be included in the Monthly Environment Report. This has been updated to *shall* to provide certainty.

### **Condition 30**

15. Condition 30 is recommended to be updated to include an independent review report assessing compliance of the erosion and sediment control measures against the approved ESCP and relevant Council documents. This provides certainty as what is being produced by the consent holder.

### **Costs for independent advice for Council**

16. There are a number of conditions that require the Council to review management plans for approval. These relate to:

- a. Operational Noise Management Plan for studio related activities (Condition 45);
- b. Operational Noise Management Plan for accommodation related activities (Condition 46);
- c. Landscape Plans and Landscape Maintenance Plans (Condition 68);
- d. Light Management Plan (Condition 78); and
- e. Lizard Management Plan (Condition 106).

17. The Council will need to seek external advice for this work where these matters sit outside of expertise within the Council. It is recommended that in each circumstance, costs involved in the approval of management plans are recoverable from the consent holder, rather than being borne by ratepayers. A change has been drafted into the conditions to ensure this is clear.

### **Condition 108**

18. Draft Condition 108 appears to include an error and does not reference any documents contained in the application. It is recommended that the condition is amended to refer back to pest control as part of any Lizard Management Plan developed under Condition 103.

**Marcus Langman**

**Planning Consultant**

**26 March 2026**