

Applicant's Response to  
Minute 2 of the Expert Panel  
Further Information Request  
Ayrburn Screen Hub  
FTAA-2508-1093

(18 November 2025)

1. This Memorandum responds to Minute 2 of the Expert Panel dated 11 November 2025 (Minute 2). It includes references to a number of documents, some which form part of this Memorandum and others which accompany this Memorandum.
2. Accompanying this Memorandum are the following documents which are referred to in the responses to specific issues below:
  - a. Amended Ayrburn Screen Hub Planning Report dated 18 November 2025 (tracked change version);
  - b. Amended Ayrburn Screen Hub Planning Report dated 18 November 2025 (clean version with tracked changes accepted);
  - c. Amended Proposed Draft Consent Conditions dated 18 November 2025 (tracked change version);
  - d. Amended Proposed Draft Consent Conditions dated 18 November 2025 (clean version with tracked changes accepted);
  - e. Word version of the clean version Proposed Draft Consent Conditions document (as requested by the Panel);
  - f. Final Cultural Impact Assessment (refer Paragraph 4 below);
  - g. Amended Schedule of Consultation with Māori dated 17 November 2025 (refer Paragraph 4 below);
  - h. Addendum to the Landscape Assessment Report dated 18 November 2025 (refer Paragraphs 9-11 below);
  - i. Amended Planning Provisions Assessment dated 18 November 2025 (tracked change version);
  - j. Amended Planning Provisions Assessment dated 18 November 2025 (clean version with tracked changes accepted);
  - k. A separate stand-alone copy of the Wiring Diagram referred to in Paragraph 12 below (in case the Panel wants to expand it in order to more easily read it).

3. Referring to the documents listed in the previous paragraph:
  - a. The tracked change versions are for the information of the Panel to enable the Panel to see where amendments have been made;
  - b. The clean version Planning Report replaces the original version dated 22 August 2025;
  - c. The clean version Proposed Draft Consent Conditions replaces the original version in Appendix 6;

Note: The amendments identified in the tracked change version of the Proposed Draft Consent Conditions are limited to:

- i. Consequential amendments to Condition 1;
  - ii. Redrafted Condition 68 (refer Paragraph 16 below);
  - iii. Some minor amendments requested by Iwi.
- d. The clean version Planning Provisions Assessment replaces the original version in Appendix 39.

#### **Cultural Impact Assessment (Response to Minute 2 Paragraphs [3](a) and (b)(i))**

4. Accompanying this Memorandum is a finalised Cultural Impact Assessment dated July 2025 (CIA) in relation to which the following applies:
  - a. The CIA replaces the draft CIA in Appendix 44. (Note: both documents are dated July 2025).
  - b. The only change from the draft CIA to the final CIA is the removal of the 'Draft' watermark.
  - c. Consequential amendments (limited to consequences of the change from 'Draft' to Final) have been made to the Schedule of Consultation with Māori dated 21 August in Appendix 34. Accompanying this Memorandum is an amended Schedule of Consultation with Māori dated 17 November 2025 (replacement Appendix 34).
  - d. Consequential amendments have been made in the amended Ayrburn Screen Hub Planning Report referred to in Paragraph 2 above (again limited to removal of the references to 'Draft').

#### **Table 3 (Response to Minute 2 Paragraph [3](b)(iv))**

5. Table 3 Summary of Mitigation has been amended as requested by the Panel (refer tracked change version of the Planning Report at page 48).

### **Lapse period (Response to Minute 2 Paragraph [3](b)(iii))**

6. Schedule A to this Memorandum contains a letter dated 12 November 2025 provided by the applicant which sets out the rationale for the proposed six-year lapse period.

### **Proposed 'spur' – maximum gradient/flood modelling (Response to Minute 2 Paragraphs [3](c) and (d))**

7. Schedule B to this Memorandum contains a GeoSolve Memo dated 14 November 2025 which addresses the gradient of the 'spur'.
8. Schedule C to this Memorandum contains a CKL Memo dated 13 November 2025 which addresses flood modelling related to the 'spur'.

### **Addendum to Landscape Assessment Report (Response to Minute 2 Paragraph [3](e))**

9. Responding to Paragraph [3](e)(i) of Minute 2, the reference to the 'Permitted Baseline' in Part 4.2.6 on page 22 of the Landscape Assessment Report (Appendix 22) is not correct. Development of the Residential Area (shown in the Ayrburn Structure Plan) for its zoned rural living purposes requires restricted discretionary subdivision consent under Chapter 27 Rule 27.5.9 of the PDP and restricted discretionary land use consent under Chapter 24 Rule 24.4.7B of the PDP. Mr Milne has been requested to prepare an Addendum commenting on any consequences for his Landscape Assessment Report if the rural living development enabled within that Residential Area cannot be taken into account. That Addendum dated 18 November 2025 accompanies this Memorandum.
10. Mr Milne's Addendum addresses Paragraph [3](e)(ii) of Minute 2.
11. Paragraph [3](e)(iii) of Minute 2 is addressed in the GeoSolve Memo (Schedule B) and in Mr Milne's Addendum.

### **Wiring Diagram (Response to Minute 2 Paragraph [3](f))**

12. The flow chart/wiring diagram requested by the Panel is contained in Schedule D1 (QLDC conditions) and Schedule D2 (ORC conditions) to this Memorandum.

### **Other matters arising from Minute 2**

13. Clarification about the flood risk to Building N [Note: not Building G] has been supplied to the EPA by email dated 10 November 2025 and is confirmed in the CKL Memo in Schedule C.
14. The one sentence reference in Part 7 of the Consultation Summary Report (Appendix 31) to a copy of feedback received by the applicant from the Lake Hayes Strategy Group being contained in Appendix 33 is incorrect. The Strategy Group is a somewhat informal group of bodies with a particular interest in Lake Hayes. The applicant has had considerable consultation with members of the Strategy Group. Informal verbal feedback from members of the Strategy Group has been received and has informed aspects of the proposal relating to water quality in Lake Hayes, as

detailed in Part 7 of the Report in Appendix 31. However, subject to the following paragraph, no formal written feedback has been received.

15. Following the Overview online conference, Winton was surprised to discover the situation described in the previous paragraph. A telephone call to the Chairman of the Friends of Lake Hayes Society Incorporated (FOHL), one of the members of the Lake Hayes Strategy Group, resulted in the email attached in Schedule E to this Memorandum. The applicant seeks leave, if leave is required, to include that email in the documentation being considered by the Panel (noting that the application already contains a record of consultation with FOHL (refer to the Consultation Summary Report (Appendix 31) Part 8.0 on page 11 and related Attachment 5)).
16. Reference was made during the Overview online conference of a possible need for a discussion about Condition 68 (relating to the booking of accommodation for Screen Hub purposes). Condition 68 has been reviewed and amended from a clarity point of view. Amendments to Condition 68 have been incorporated in the redrafted Proposed Draft Consent Conditions which accompany this Memorandum.

#### **Other amendments to the Planning Report**

17. Other amendments to the Ayrburn Screen Hub Planning Report consist of:
  - a. Correction of various minor drafting errors, including the replacement of one incorrect plan (Figure 2);
  - b. Consequential changes flowing from deletion of a conference/wedding venue (responding to Minute 2 Paragraph [3](b)(ii));
  - c. Amendments relating to consents required to implement the project as detailed in Paragraphs 18-23 below.

#### **Additional consents required**

18. As a result of some very helpful consultation with QLDC staff and advisers following the Overview online conference, it has been identified that two further consents are required to implement the project. Both consents relate to and arise from the application for an s127 variation to the conditions of subdivision consent RM240982 (contained in Appendix 41).
19. The applicant has applied for a variation to Condition 15(d) RM240982 which would otherwise preclude buildings within the Open Space Area outside the Residential Area (as shown on the Ayrburn Structure Plan). Most of the landscaping within the OS Area outside the R Area is authorised by Condition 15(a)(ii) of RM240982. However there is a small amount of landscaping within the OS Area above the Pasture Line (shown on the Ayrburn Structure Plan) which would be precluded by Condition 15(b). Accordingly consent is also required (and is requested) for a minor amendment to Condition 15(b) RM240982 (refer Parts 5.1.15 and 6.2 of the amended Planning Report).
20. Conditions 15(b) and 15(d) RM240982 referred to above result from Chapter 27 Rule 27.7.32.2 of the PDP which requires the imposition of certain Consent Notice conditions. Accordingly the

variations to Conditions 15(b) and 15(d) being requested would, if granted, result in a breach of Rule 27.7.32.2. It is questionable whether an s127 variation can legally be granted if that would result in breach of a rule when the original consent containing the conditions in question had not included consent for breach of that rule. To avoid any doubt on this issue, the applicant seeks consent to any breach of Rule 27.7.32.2 consequential upon the granting of the two s127 variations detailed above (refer Part 6.1.1 of the amended Planning Report).

21. The Ayrburn Screen Hub Planning Report (as lodged) did not contain any planning assessment against the objectives and policies of Subdivision Chapter 27 of the PDP. That assessment has now been carried out and accompanies this Memorandum, as referred to in Paragraphs 2.i and 2.j above (refer Part 2.5 of the amended Planning Provisions Assessment).
22. It is noted that the s127 variation-related consents are not critical to this application to the extent that, assuming the balance of the project land use consents are granted, the s127 variation-related consents could be pursued at a later date. However that would cause delay and result in additional processing costs which can be avoided if these consents are granted as part of this proposal.
23. It is considered that there is no concern about scope in respect of the two additional consents now identified and requested, for the following reasons:
  - a. The applicant has specifically requested any other consents necessary to implement the proposal (refer Planning Report Part 6.1.3);
  - b. The issues addressed by these consents are all land use issues (buildings and landscaping within the OS Area outside the R Area) in respect of which the land use effects have been fully considered and assessed in the relevant expert reports.



**Warwick Goldsmith**  
**Counsel for the Applicant**

## Schedule A

Letter concerning six year lapse period

# WINTON

12 November 2025

The Expert Panel, Ayrburn Screen Hub (FTAA-2508-1093)

### *3(b)(iii) Rationale for Proposed Six-Year Lapse Period on Resource Consents*

The request for a six-year lapse period on all resource consents reflects the anticipated timeframe required to complete a project of this scale. Based on current programming assumptions - namely, that all activities commence immediately upon receipt of consent, the project proceeds in a single stage, and tasks are undertaken efficiently and concurrently where practicable - the indicative timeline is as follows:

- Detailed Design to Engineering Approval (EA) and Building Consent (BC) Lodgement: Approximately 9 months.
- EA and BC Processing, Concurrent with Contractor Tendering and Award: 3–4 months.
- Construction Activities: Including implementation of Environmental Management Plan (EMP) measures, earthworks, roading, infrastructure, and vertical construction, approximately 3.5 years.
- Final Works: Such as landscaping and interior fit-out (not already completed early as areas are handed over), approximately 3 months post-construction.

This results in an estimated delivery programme of approximately 58 months (4.8 years). A six-year lapse period is therefore sought to provide flexibility for potential staging or unforeseen delays, ensuring the project can be completed without risk of consent expiry.

Yours faithfully



Lauren Christie  
General Manager - Queenstown  
*on behalf of Waterfall Park Developments Limited*

Ayr Avenue, Arrowtown 9371  
P O Box 233, Wakatipu, Queenstown 9349

## SCHEDULE B

### GeoSolve Memo



GeoSolve Ref: 150098.11  
14 November 2025

Waterfall Park Developments Ltd  
Level 2, 11 Westhaven Drive  
Cracker Bay  
Auckland 1010

Attention: Lauren Christie

### Engineered Batter Stability Memo Ayrburn Screen Hub, Arrowtown

Dear Lauren,

This memo is in response to the Expert Panel's request for further information within Minute 2 for Ayrburn Screen Hub FTAA-2508-1093, dated 11<sup>th</sup> November 2025. This response is for the geotechnical matters as raised at item 3(c). The geotechnical review and preparation of this memo has been undertaken as an extension our existing agreement dated 17 October 2024 in accordance with the same terms and conditions.

The request for further information (RFI), is listed below in *italics*, with the response following.

**Item 3c** - *"Confirmation from the project engineers of the maximum gradient of the proposed constructed 'spur' on the north western side of the proposed buildings, engineering advice as to whether as a consequence of that maximum gradient some type of retaining structure will likely be required, and if so, what type of retaining structure that will be and what it will look like"*

As requested, we have undertaken a review of the proposed engineered fill batter slope in the northwestern area of the site as shown below within Figure 1.

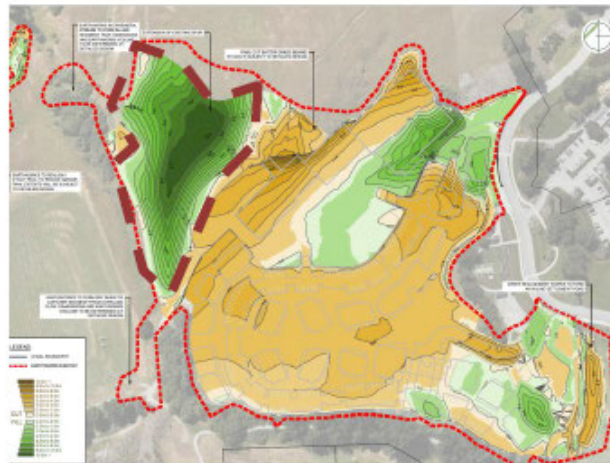


Figure 1: Earthworks plan from Patersons Engineering Report dated 18.7.25 – Engineered fill batter under review as circled in dashed brown line.

DUNEDIN  
CROMWELL  
QUEENSTOWN

WĀNAKA  
INVERCARGILL  
TE ANAU

GeoSolve Queenstown Office:  
829 Frankton Road, Frankton Marina  
PO Box 1780, Queenstown 9300  
[queenstown@geosolve.co.nz](mailto:queenstown@geosolve.co.nz)



Within the GeoSolve geotechnical report (ref: 150098.11, dated 25/06/2025) for this area an engineered fill batter slope of up to a maximum of 3H:1V was recommended however the earthworks plans indicate an up to a maximum of 2H:1V slope is proposed. To ensure permanent stability of the slope where 3H:1V is exceeded it is proposed to incorporate geogrid reinforcement within the engineered fill. GeoSolve propose to complete the specific design of the geogrid reinforcement during the detailed design phase of the project.

The geogrid reinforcement is placed within the fill and is not visible on the final slope face. It is therefore noted that the proposed planting, which we understand will comprise mixed native shrub and tree plantings (as detailed within the Ayrburn Design Report, Appendix 7), remains feasible with the inclusion of the proposed geogrid reinforcement.

To confirm, there is no change from a visual perspective or earthworks design/shaping perspective as shown on the Engineering Plans within Appendix 20.

#### Applicability

No parties other than the Client (Waterfall Park Developments Limited), or a Hearing Panel acting under the FTAA (2024) addressing the matter that is the subject of this report, should use this report or any information contained within it without our prior review and written agreement.

Yours faithfully,



Mike Plunket  
Senior Geotechnical Engineer  
Reviewed by: Paul Faulkner, Principal Engineering Geologist  
GeoSolve Limited

## SCHEDULE C

### CKL Memo



Planning | Surveying | Engineering | Environmental

## MEMO

To: Lauren Christie, Winton Date: 13/11/2025  
From: Bronwyn Rhynd, Environmental Engineer CC:  
Reviewed: CKL Ref: A20254  
Re: Ayrburn Screen Hub FTAA-2508-1093 - RFI-Stormwater matters

This memo is in response to the Expert Panel's request for further information within Minute 2 for Ayrburn Screen Hub FTAA-2508-1093, dated 11th November 2025. This response is for the stormwater matters and in particular items 3 (d) and 3 (g).

The request for further information (RFI), is listed below in *italics*, with the response following:

*3 As foreshadowed at the conference, the Expert Panel directs that the applicant provide the following information:*

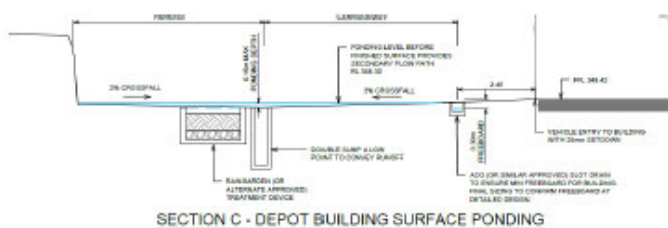
*(d) Confirmation that the revised contouring of the site to accommodate the constructed spur has been incorporated in flood modelling of the site (with a cross reference to where this is discussed in the application materials), and if not, revised flood modelling doing so (and assessment of any incremental effects)*

The proposed plan associated with the stormwater management and flood assessment is presented in the Stormwater Management Plan (SMP) within Section 3. The constructed spur is highlighted in Figure 2. Furthermore, within the flood model the proposed condition includes the constructed spur as illustrated in Section 10.1 and Figure 14. Sheets 410 – 455 of the Engineering Drawings by Patersons (Appendix 20) provide further information on catchment plans and stormwater design.

Therefore, it is confirmed that the constructed spur has been incorporated in the flood modelling of the proposed site.

*(e) Clarification regarding the flood risk to Building G in the project plan;*

A cross section within sheet 456 of the Engineering Drawings illustrates the Overland Flow Path adjacent to Building N, Depot Building, as presented below.



This non-habitable building is adjacent to the Overland Flow Path however away from the predicted extent (of the flow). Therefore, an addition of a slot drain has been added to ensure that there is additional protection from surface water tracking into the building.

The carriageway adjacent to the building is cambered away from the building to provide additional protection from OLFP extending into the building which is located some 2.45m from the edge of the carriageway.

Therefore, the protection from surface flow, OLFP, during the large rainfall events is provide by:

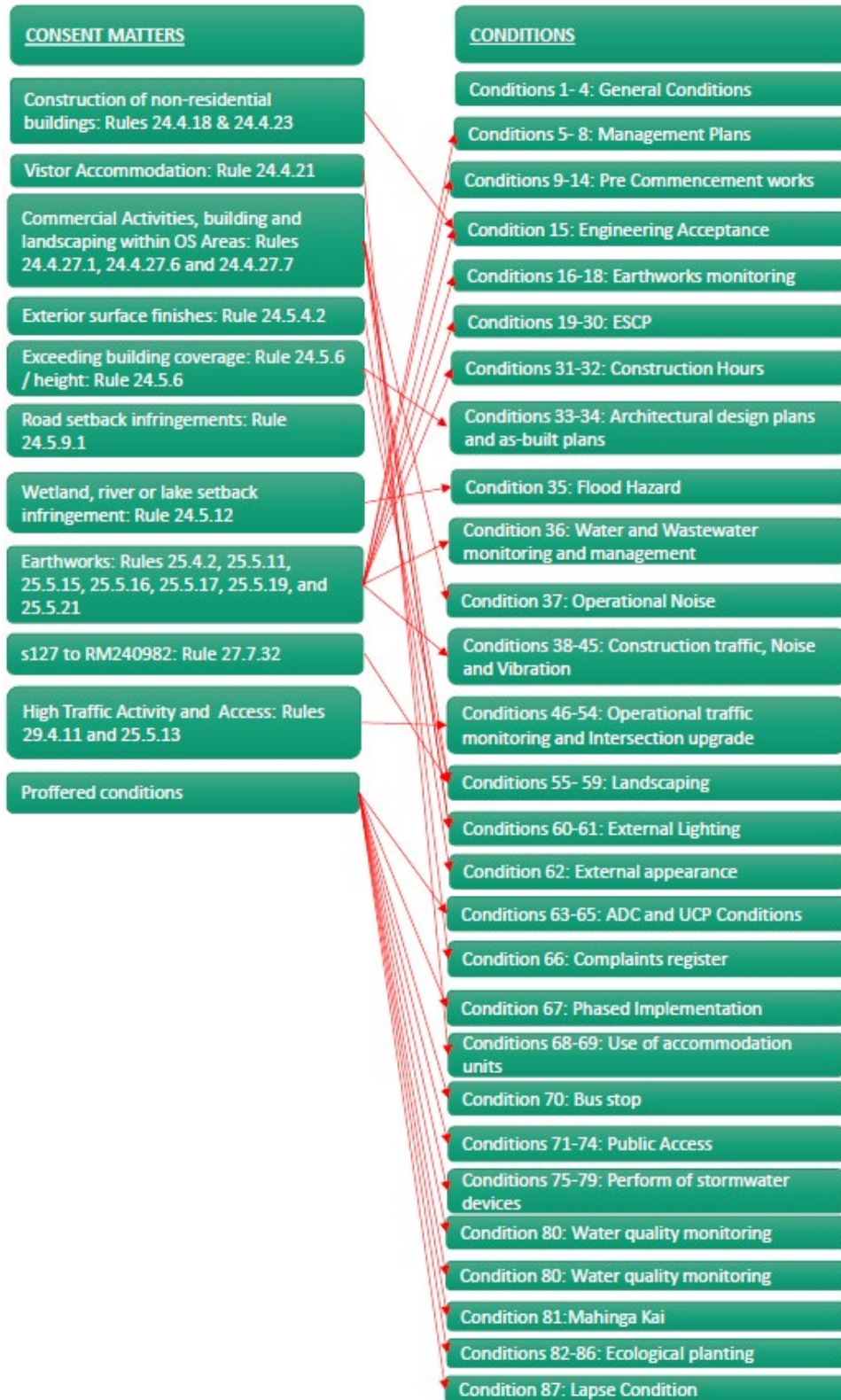
- separation of the building to the flow extents
- an additional slot drain to capture surface water tracking into the non-habitable building.



## SCHEDULE D1

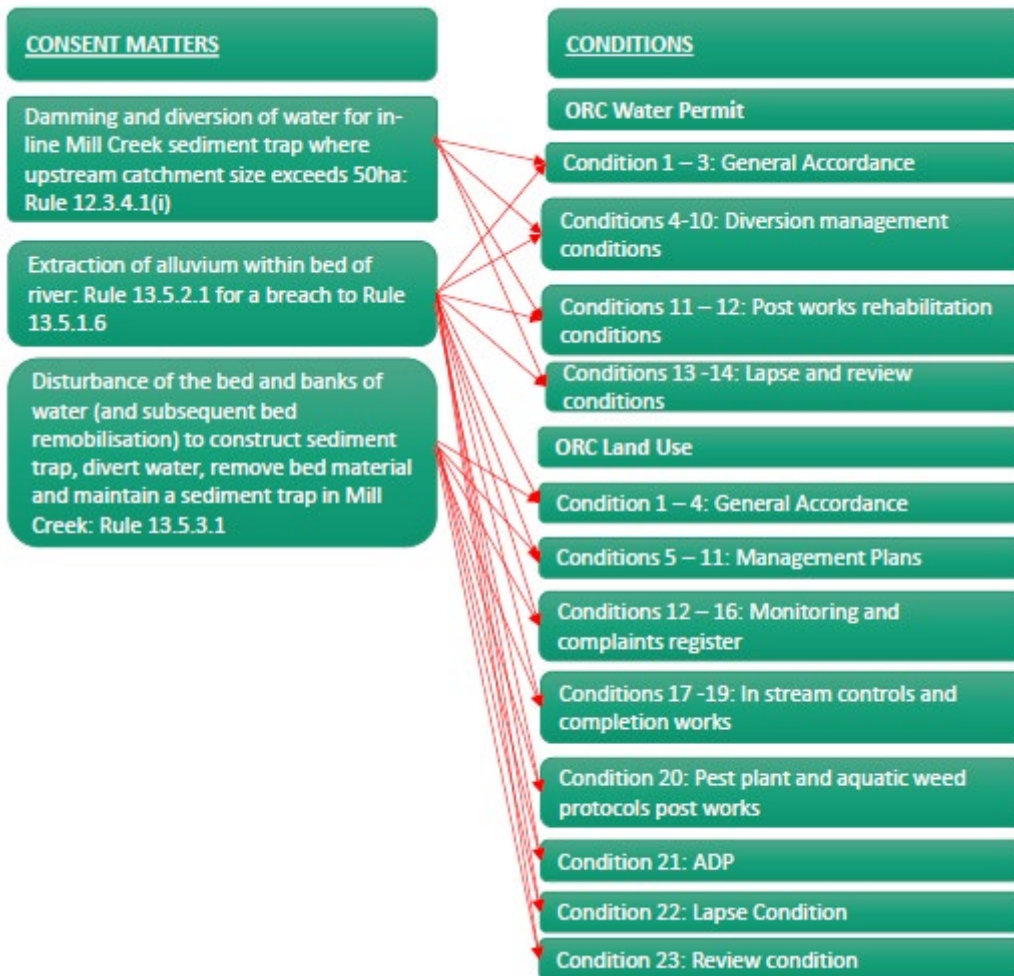
### Consent Condition Wiring Diagram: QLDC conditions

*Note: All consent matters are to be carried out in accordance with Conditions 1 to 4*



## SCHEDULE D2

### Consent Condition Wiring Diagram: ORC conditions



## Schedule E

### Email from Friends of Lake Hayes

From: Mike Hanff [REDACTED]  
Sent: Wednesday, 12 November 2025 1:09 pm  
To: George Watts  
[REDACTED]  
Subject: Supporting letter

**Friends of Lake Hayes Society Inc.**

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**To:** The Fast Track Consenting Panel  
c/- Environmental Protection Authority  
Wellington, New Zealand

**Subject:** Support for Winton Developments Limited – Film Studio Complex Fast-Track Consent Application

Dear Panel Members,

Friends of Lake Hayes Society Inc. (FOLH) wishes to express our strong support for the fast-track consent application lodged by **Winton Developments Limited** for the proposed Film Studio Complex in the Queenstown area.

FOLH is a community-based incorporated society with over 200 members dedicated to restoring the health and ecological integrity of **Wai Whakaata / Lake Hayes**. Our work is underpinned by over 50 years of scientific research.

Over recent years, FOLH has worked collaboratively with Winton Developments and their environmental consultants **CKL** to integrate **nature-based environmental solutions** into Winton's projects within the catchment. Through this collaboration, Winton has made significant investments in **live in-creek turbidity monitoring** and **regular water sampling**, providing valuable data that has informed the development of "best practice" stormwater management approaches.

These data-driven solutions have become a model that FOLH is actively promoting to the **Queenstown Lakes District Council (QLDC)** as a practical pathway for implementing **District Plan Policy 24.2.4.2**, which seeks to improve water quality and reduce sediment discharge into sensitive receiving environments such as Lake Hayes.

Importantly, as part of the Film Studio consent application, Winton has incorporated all of these learnings and gone further by proposing to install a **purpose-built in-creek sediment trap**. This facility will operate as a **cross-catchment sediment removal system**, capturing material from both existing and upstream sources before it enters the lake.

Winton has also committed to the **ongoing maintenance of this system in perpetuity**, ensuring that accumulated sediment is removed as required to maintain effectiveness. It is estimated that the installation and operation of this trap could remove **a significant amount of sediment per year**, a scale of intervention that would meaningfully shift Lake Hayes onto a **recovery trajectory**.

FOLH strongly supports this initiative as a tangible and science-based step towards improving catchment health. It demonstrates Winton's willingness to go beyond compliance and deliver measurable environmental benefits that align with regional and national freshwater management objectives.

In our view, the environmental co-benefits of this proposal—particularly the integrated sediment control measures and perpetual maintenance commitment—represent a rare and valuable opportunity to advance both development and ecological restoration goals in parallel.

For these reasons, Friends of Lake Hayes Society Inc. fully supports Winton Developments' Fast-Track Consent Application and commends their proactive approach to sustainable development within the Lake Hayes catchment.

Yours faithfully,

**Mike Hanff**

Chairperson  
Friends of Lake Hayes Society Inc.

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Mike