

**BEFORE THE EXPERT PANEL APPOINTED UNDER
THE FAST-TRACK APPROVALS ACT 2024**

**APPLICATION AYRBURN SCREEN HUB
FTAA 2508-1093**

**APPLICANT WATERFALL PARK
DEVELOPMENTS LIMITED**

STATEMENT OF EVIDENCE OF JAN ANDERSSON



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STATEMENT OF EVIDENCE OF JAN ANDERSSON

Introduction

1. My name is Jan Andersson.
2. I have been invited to comment on the proposal under s 53(2)(h) of the Fast-Track Approvals Act 2024 (**FTAA**). My comments are also supported by the expert planning and economic evidence of Mr Carey Vivian and Ms Natalie Hampson.

3 Millvista Lane “Natura Veritas”

3. I purchased [REDACTED] in 2003, during the SARS pandemic, after leaving Hong Kong. I was drawn to this land for its natural beauty and tranquillity. My home, which I named ‘Natura Veritas’ (In Nature is the Truth), was completed in 2008/2009. Since then, I have dedicated myself to preserving and enhancing the property’s natural environment, including planting many trees and maintaining open green spaces.
4. I believe it is a sad fact that we are increasingly abusing the natural environment, and that nature is responding with more frequent storms, earthquakes, and other events. Finding a place I could help preserve was important to me, and I have worked to enhance the land’s ecological value
5. “The Queenstown–Arrowtown Trail passes close to my property. I am concerned that the proposed development will negatively affect the experience of many people who use this walking track, through increased noise, loss of rural outlook, and urbanisation of the landscape.
6. During a visit from a group associated with Aspen, USA (Queenstown’s sister city), I recall comments about the risk of Queenstown and Arrowtown losing their unique architectural identity and charm. This

concern is echoed by many locals and community groups, such as Friends of Lake Hayes in previous planning processes, who have strongly opposed intensive development in this area.

7. I speak as a homeowner, environmental advocate and long-time neighbour of the Ayrburn site. I am not a planning or technical expert. My perspective comes from having lived at [REDACTED] and personally experiencing the character of this area over time. I can see across the open paddocks of the Ayrburn farm towards the Crown Range. I chose this property because of its rural tranquillity, open landscape, and the stunning views of the Wakatipu Basin. These broader concerns about losing our area's character and tranquillity are at the heart of my objection. This peaceful rural atmosphere is a key reason why my family cherished living there. I am aware that some may view my objection as a 'Not in My Backyard' response. However, I believe my concerns reflect broader community and environmental interests, not just my own.

Past Involvement in Planning Processes

8. I have been actively involved in numerous planning and consent proceedings concerning the Ayrburn/Waterfall Park site over the last decade. My engagement has always been driven by a desire to preserve the rural amenity of our neighbourhood and to ensure any development is appropriate. In particular, I have participated in the following:
9. **District Plan Review (2015–2019):** During the Queenstown Lakes District Plan review, the landowners (WPDL and prior owners) sought to rezone the Ayrburn farm land for intensive development (including proposals for residential subdivisions or a special zone to extend the adjacent Waterfall Park resort area). Along with other neighbours (such as the Hadley family), I lodged formal submissions opposing those rezoning attempts. We argued that the area should remain rural to protect its landscape and amenity values. After hearings, the Council

declined the requested urban zoning and instead zoned the land as Wakatipu Basin “Rural Amenity Zone” in 2019. In short, the community and Council determined that large-scale urban development was not suitable for this land. I was relieved by that outcome, as it aligned with what we locals desire, for this area to retain its rural amenity.

10. **Environment Court Appeals (2019–2024):** The developer did not accept the Council’s decision and appealed the rural zoning to the Environment Court. I joined that proceeding as an s274 party (an interested neighbour supporting the Council’s position), alongside the Hadleys and others. We collectively defended the rural amenity zoning, and ultimately, based on expert advice, we conceded there was some *limited* capacity for residential development within the centre paddock of the site. This became the Ayrburn Lifestyle Precinct.
11. In the background there were also related legal disputes during this period – for example, disagreements over tree planting and subdivision encumbrances on the Ayrburn land which ended up in Environment Court, High Court, and even arbitration. I was not directly involved in those processes because I was grappling with significant health issues and the mounting costs of participation, all compounded by the COVID-19 pandemic. Nonetheless, I kept a keen interest in the outcomes because they could affect my property (for instance, large rows of trees had been planted that threatened to block views alongside the Countryside Trail).
12. **Special Housing Area Proposals (2016–2017):** I followed attempts by WPDL to use the Special Housing Areas legislation to enable a housing or retirement development on the Ayrburn land. I am aware of three attempts over 2016 and 2017 to identify the land as a special housing area. While there was no public submission process for SHA decisions, I stayed informed and was prepared to raise concerns through any available channels. In each case, the Queenstown Lakes District Council refused to endorse the SHA proposals. I recall feeling

relieved each time an SHA was declined, as it indicated the Council did not consider dense housing appropriate in this environment.

13. **Fast-Track (COVID-19 Recovery) Attempt (2020):** In 2020, under the COVID-19 Recovery Fast-track Consenting Act, the developer tried to fast-track a large retirement village. I was alerted to this and was ready to participate if it proceeded. However, the Minister for the Environment declined to refer that project to a fast-track panel, so it never went ahead. While I do not have the official reasons, it suggested that even at the central government level there was hesitation to allow that development without full scrutiny. From my perspective, it was another instance where a major development on this site was found to be questionable or unsuitable.
14. **Recent Consents in the Immediate Area (2019–2023):** Apart from the above failed attempts, I am aware that the developer obtained some consents under the normal Resource Management Act process for parts of their landholding. For example, in 2019 a 380-room hotel and resort was consented in the adjacent Waterfall Park Zone (just north of the Ayrburn farm). To my knowledge, that hotel has not been built yet. More recently, in late 2023, the Council approved a “later living” retirement village and a smaller hotel within the Waterfall Park zoned area (north of the Ayrburn Homestead). This means a significant development can now proceed on the northern end of the Ayrburn property. As a neighbour, I find this concerning because it introduces a large new activity in our vicinity, and when combined with the Screen Hub proposal, it suggests multiple major projects could surround my property.
15. In summary, I have a long history of involvement in planning matters related to Ayrburn. I have invested considerable time and cost in these processes, having instructed legal counsel and experts over this time. I am also grateful to my neighbours, particularly the Hadleys, for taking the brunt of the involvement in many of these processes which I am sure has taken a considerable toll on them. I am concerned that the

neighbouring community has become significantly fatigued by defending successive attempts by the developer to get a return on its investment in this land, seemingly regardless of our community's clearly expressed wishes.

My Experiences at [REDACTED]

16. The house at [REDACTED] is on a gentle rise, giving us a panoramic view over the Ayrburn site. When I lived there, and still now when I visit, I can look out from our living room and see most of the proposed development area. Because of this proximity and clear line of sight, whatever goes on at Ayrburn farm has an immediate presence at my property. To date, the existing small-scale activities on the Ayrburn site (the café and occasional events at the homestead) have been manageable. My concerns arise with the vastly greater scale and constant nature of the Screen Hub proposal.
17. Having reviewed the Ayrburn Screen Hub proposal (to the best of my ability from the summary and plans provided), I have serious concerns about how it would personally affect me and my property. Unlike the current situation, this project would be orders of magnitude larger in scale and intensity. In the following paragraphs I will outline the specific effects I foresee on my day-to-day life and on the amenity of my property.

Visual Impact and Loss of Rural Outlook

18. The proposal includes constructing large buildings and extensive facilities on what is now open land. In particular, two massive sound stage buildings (studios) are planned on the paddock directly west of my house. Each of these looks like an industrial warehouse, reportedly about 12 metres tall. There will also be several accommodation blocks (201 units in total), some possibly up to three storeys high, plus associated structures (reception building, depot, etc.). From my

property, these structures will be clearly visible. Today, I see pastoral green fields. In the future I'd be looking at industrial-sized buildings.

19. Even with landscaping or design mitigation, you cannot hide buildings of that scale from a neighbour on higher ground. I anticipate that the pleasant rural vista I currently enjoy will be fundamentally altered and will feel more like looking over a town or large facility. This is very troubling to me. I invested in this property for its scenic rural views. The thought that I could soon be staring at parking lots, building rooftops, and security fences is disheartening. The character of my home outlook would change from rural-residential to large scale urban and industrial development. No amount of planting will immediately screen 12-metre studios; any trees would take decades to mature. In sum, the visual amenity and open space feel of my property will be severely diminished by the presence of this hub, and that is a personal loss that is hard to quantify but deeply felt.

Construction Noise

20. While I do not reside at Natura Veritas full-time, I visit regularly and consider it my family's home. The property is used by myself, my family, and guests throughout the year. The amenity and enjoyment of the property are therefore directly affected by any adverse effects, regardless of my full-time presence.
21. I am very concerned about noise during both the construction phase and ongoing operation of the Screen Hub. If consent is granted, there will likely be a long construction period. During that time, heavy machinery will be active on site – excavators, cranes, concrete trucks, hammering, etc. Given the proximity, I expect I would hear this quite loudly. Even when I am not living on site, the construction noise could affect any enjoyment of the property (for example, if I or any family are there doing maintenance or staying over, or if I have tenants or guests using the house). Construction typically starts early in the morning; the

idea of sustained building noise day after day in what has been a peaceful area is daunting.

Operational Noise

22. Once built, the Screen Hub would operate somewhat like a combination of a film studio lot and a hotel/resort. That implies a 24/7 potential for activity. There could be film productions working at odd hours (film shoots often run at night or early morning to meet schedules). The presence of up to 247 guests or staff on site at any time means everyday human noise – conversations, vehicles coming and going, doors slamming – happening much more frequently than now. Specific noise concerns include:
 23. With hundreds of people, there will be many vehicle movements, on top of those already accessing the site for the hospitality offerings. Shuttle vans, cars, delivery trucks, possibly tour buses if the accommodation is used by tourists, and service vehicles. If large trucks need to service the studios (delivering set materials, equipment), those trucks could create significant noise, especially if backing up (reversing beepers) or idling.
 24. I am also concerned about noise from the film production itself. If outdoor scenes are shot in the backlot, could there be special effects noises (e.g. simulated gunfire or explosions) or loudspeaker announcements? Even indoor shoots mean a lot of equipment (generators, etc.) which I hope would be contained, but I am not sure.

Cumulative Impact

25. As noted earlier, there is already a retirement village and hotel project approved to the north of the homestead (in the Waterfall Park Zone). If that proceeds as well, my property could end up sandwiched between two substantial developments with the retirement village/hotel on one side and the Screen Hub with its accommodation on the other. It means

almost the entirety of the once-rural Ayrburn area around me would become built-up or in intensive use. Construction of both projects could overlap, meaning even more prolonged construction disturbance. Once operating, each might amplify traffic (one generating tourist traffic, the other film crew traffic) on the same road. While each project individually is a lot to take in, together they would utterly transform the character of the whole valley around Millvista Lane. I feel it is important to convey this bigger picture, as I experience it, because living through one project is hard enough, but two large-scale projects around you is overwhelming. It makes me and my family question whether we could even continue to enjoy the property in the same way.

Conclusion

26. Finally, I want to express what all these anticipated changes mean for me personally. When I purchased ██████████ in 2003, I envisioned a long-term family home where we could enjoy privacy, nature, and a respite from my otherwise busy life. We invested not just money but also our hopes and plans into this place. The prospect of a large urban industrial development next door has caused me a great deal of stress and anxiety about the future. I worry that if this goes ahead, the property will no longer provide the peaceful refuge it once did.
27. I have yet to see evidence that the benefits of this project will outweigh the very real adverse effects on neighbours like me, or that it will safeguard what makes this environment special.

Dated 17 December 2025

Jan Andersson