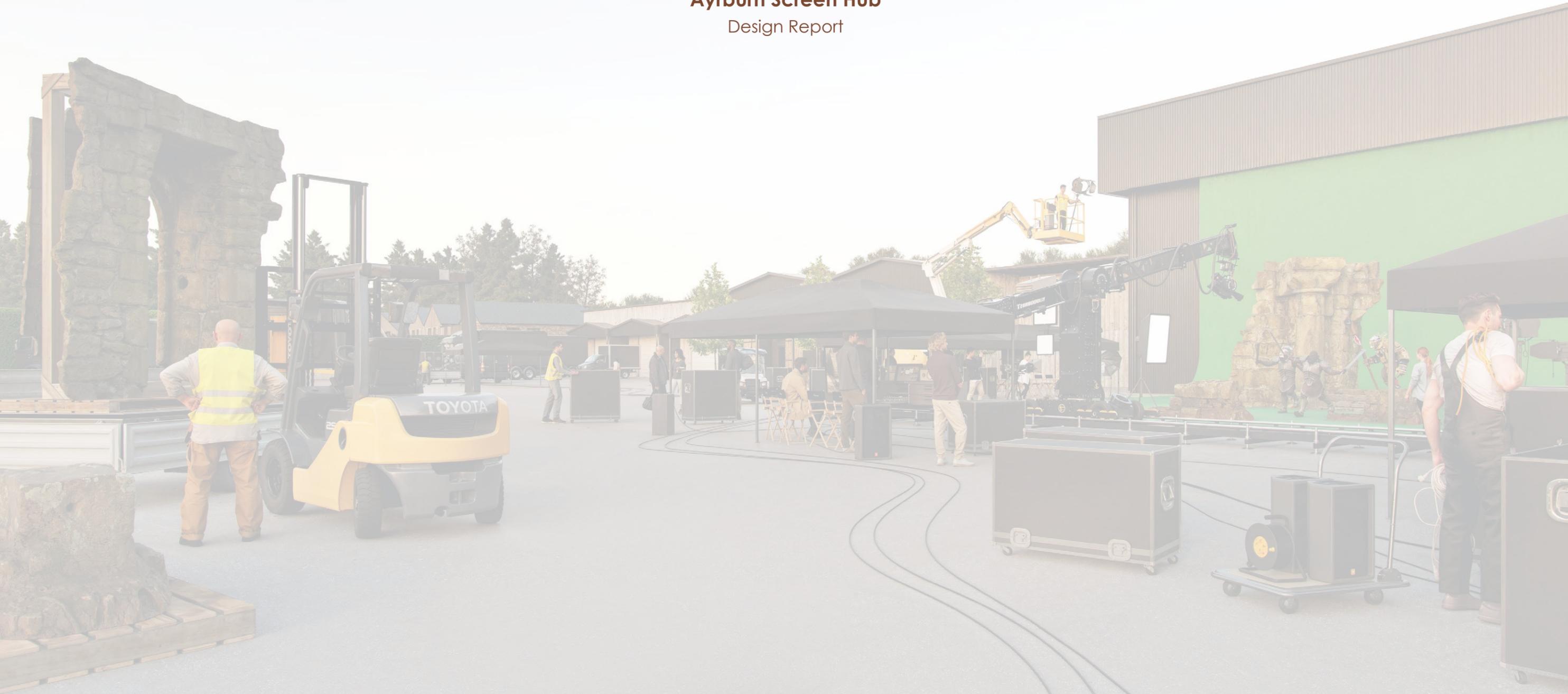


WINTON

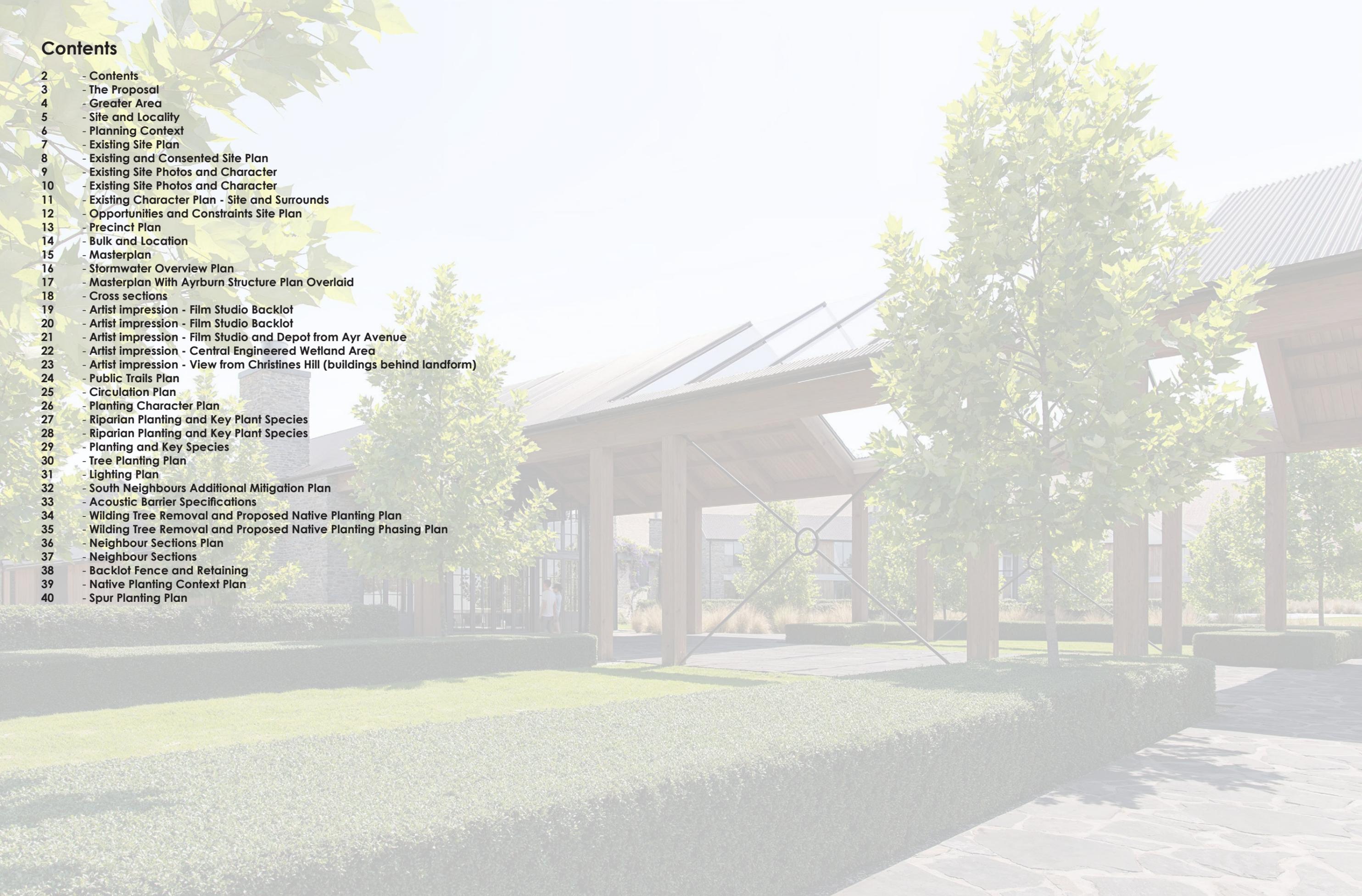
BEST BY DESIGN

Ayrburn Screen Hub Design Report



Contents

- 2 - Contents
- 3 - The Proposal
- 4 - Greater Area
- 5 - Site and Locality
- 6 - Planning Context
- 7 - Existing Site Plan
- 8 - Existing and Consented Site Plan
- 9 - Existing Site Photos and Character
- 10 - Existing Site Photos and Character
- 11 - Existing Character Plan - Site and Surrounds
- 12 - Opportunities and Constraints Site Plan
- 13 - Precinct Plan
- 14 - Bulk and Location
- 15 - Masterplan
- 16 - Stormwater Overview Plan
- 17 - Masterplan With Ayrburn Structure Plan Overlaid
- 18 - Cross sections
- 19 - Artist impression - Film Studio Backlot
- 20 - Artist impression - Film Studio Backlot
- 21 - Artist impression - Film Studio and Depot from Ayr Avenue
- 22 - Artist impression - Central Engineered Wetland Area
- 23 - Artist impression - View from Christines Hill (buildings behind landform)
- 24 - Public Trails Plan
- 25 - Circulation Plan
- 26 - Planting Character Plan
- 27 - Riparian Planting and Key Plant Species
- 28 - Riparian Planting and Key Plant Species
- 29 - Planting and Key Species
- 30 - Tree Planting Plan
- 31 - Lighting Plan
- 32 - South Neighbours Additional Mitigation Plan
- 33 - Acoustic Barrier Specifications
- 34 - Wilding Tree Removal and Proposed Native Planting Plan
- 35 - Wilding Tree Removal and Proposed Native Planting Phasing Plan
- 36 - Neighbour Sections Plan
- 37 - Neighbour Sections
- 38 - Backlot Fence and Retaining
- 39 - Native Planting Context Plan
- 40 - Spur Planting Plan



The Proposal

Queenstown / Wanaka and the larger Otago region are the third largest screen production area in NZ, due to the proximity of surrounding shooting locations. However, productions often spend a short amount of time and consequentially money in the region due to their being a lack of facilities.

The region is under resourced in regard to screen production infrastructure and geographically it presents its own individual logistical challenges. Despite this there is a long and consistent track record of screen productions choosing to come and film in the Otago region

There are missed opportunities where productions would have preferred to come and film in Otago, but the lack of facilities means they end up selecting another location certainly out of the region and generally out of the country.

This proposal comprises a screen production facility with associated accommodation (Screen Hub). The proposal seeks to realize growth opportunities and associated economic benefit in the screen industry for the Queenstown Lakes and wider Otago/ Southland areas that may otherwise be missed due to a lack of such facilities.

The Ayrburn Screen Hub seeks to meet the demand and provide the appropriate facilities. This will increase screen production activity.

While it will contain purpose built studios, a key aspect of the proposal is the development of a one stop shop flexible Screen Hub, with a variety of supporting buildings. It is intended that the hub/studio complex would attract productions of varying sizes and have the ability for two or more productions to work in parallel as the nature of the screen industry in the region is varied.

The Screen Hub is comprised of:

- Studio buildings
- Workshops / workrooms for departments such as - wardrobe, rigging, stunts, specials, camera, steel, props fabrication, special effects, art and construction etc.
- Offices for departments such as - production, locations, art, wardrobe, construction, data, camera, post production / editing and special effects etc)
- Dressing rooms and rehearsal spaces for actors.
- Backlot space (flexible lot space to for anything from shooting outdoor sets to parking spaces including tech and catering etc.
- 201 accommodation units for crew with associated landscaping, reception & Gym
- Associated infrastructure and parking etc.

Within this application it is also proposed to relocate and condense the back of house functions of the existing Ayrburn hospitality precinct into one 'Depot' building.

To increase the resilience of the proposal and de-risk the investment for the developer, parts of the Screen Hub proposal, when not in use for screen related activities such as the accommodation and office space, will be used as short term visitor accommodation. However priority is given to Screen Hub related activities.

The site sits within the catchment area of Wai Whakaata (Lake Hayes), which has degraded water quality. The Applicant's land contains 1.2km of the main tributary (Mill Creek). Measures to improve water quality in Lake Hayes have been undertaken in this application.

The proposal will have the following positive outcomes.

- Increase screen activity and associated expenditure in the region
- Improve water quality in Mill Creek and Lake Hayes
- Create resilience for the region by providing employment in a sector other than tourism
- Secure strategic public trail connections.



The Greater Area

The site sits about 2 minutes drive from Arrowtown, 20 minutes from Queenstown and 10 minutes from Queenstown International Airport

Within the Wakatipu Basin and the greater Otago / Southland regions there are countless filming locations within a practical distance to the site.



The Site and Locality

The site sits approximately 2Km south west of the Arrowtown township and 1Km north of Lake Hayes. The land is relatively flat with the exception of Christine's Hill to the north.

To the north of the site, Millbrook is currently expanding with large areas still undeveloped totaling around 200Ha. The land immediately adjoining the north of the site is zoned for commercial and visitor accommodation activities and is around 7Ha in size.

To the north east of the site is Waterfall Park. Within Waterfall Park there are live consents for a large hotel complex (380 rooms) and a retirement complex (196 units). The applicant has chosen to build the retirement complex and a smaller hotel at the head of the valley and works are underway.

To the south exists a well established rural residential character on both sides of Speargrass Flat Road which has recently been extended east and west to capture residential subdivision (shown on next page planning map).

To the west of the site exists a modified rural landscape. There are three trophy lots with distinct shelterbelts and driveways from Speargrass Flat Road that climb Christine's Hill to three residential building platforms on the top terraces. On the boundary that immediately adjoins the site exists a consent for a meeting room / conference venue and house with a floor area of around 2800m².

The east site boundary borders the Ayrburn development. Within Ayrburn there are 7 bars and 5 restaurants, a large wedding venue and comprehensively landscaped grounds, including large ponds, vineyards and productive gardens. East of this sit pastoral paddocks owned by The Hills golf course. This land is subject to a district plan appeal for a number of houses and also an application has been accepted through the fast-track legislation.

Wai Whakaata

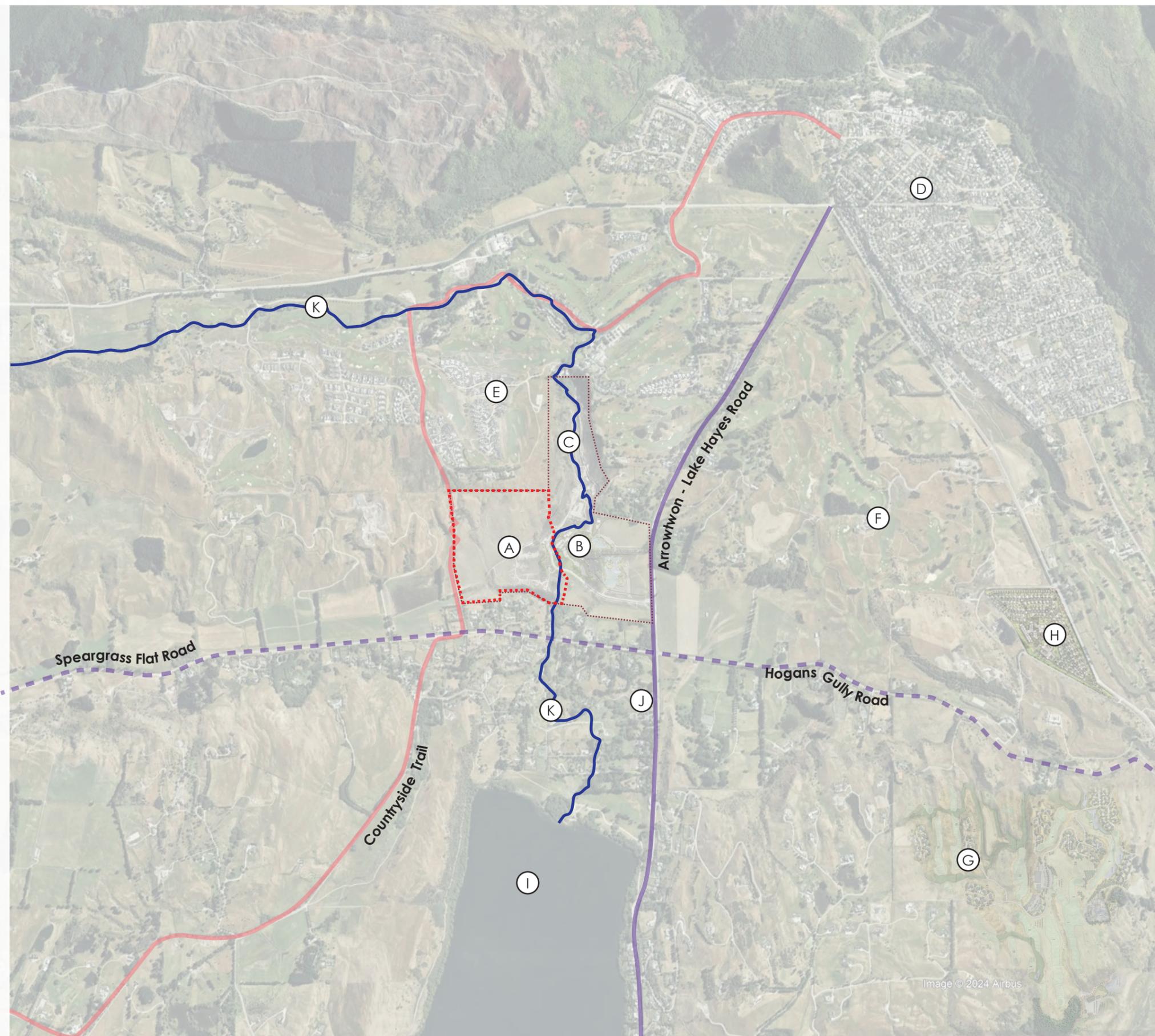
The site sits within the catchment area of Wai Whakaata (Lake Hayes), which is a small lake with one main tributary (Mill Creek).

The water quality in the lake is degraded. Sediment load from Mill Creek is the main contributor to the poor health of the lake. In the summer months when the lake warms and stratifies the nutrient in the sediment is made available to the algae which tips the lake into a Eutrophic state. This causes algal blooms, meaning that the lake is sometimes not safe to swim in, turns brownish green and has an odour.

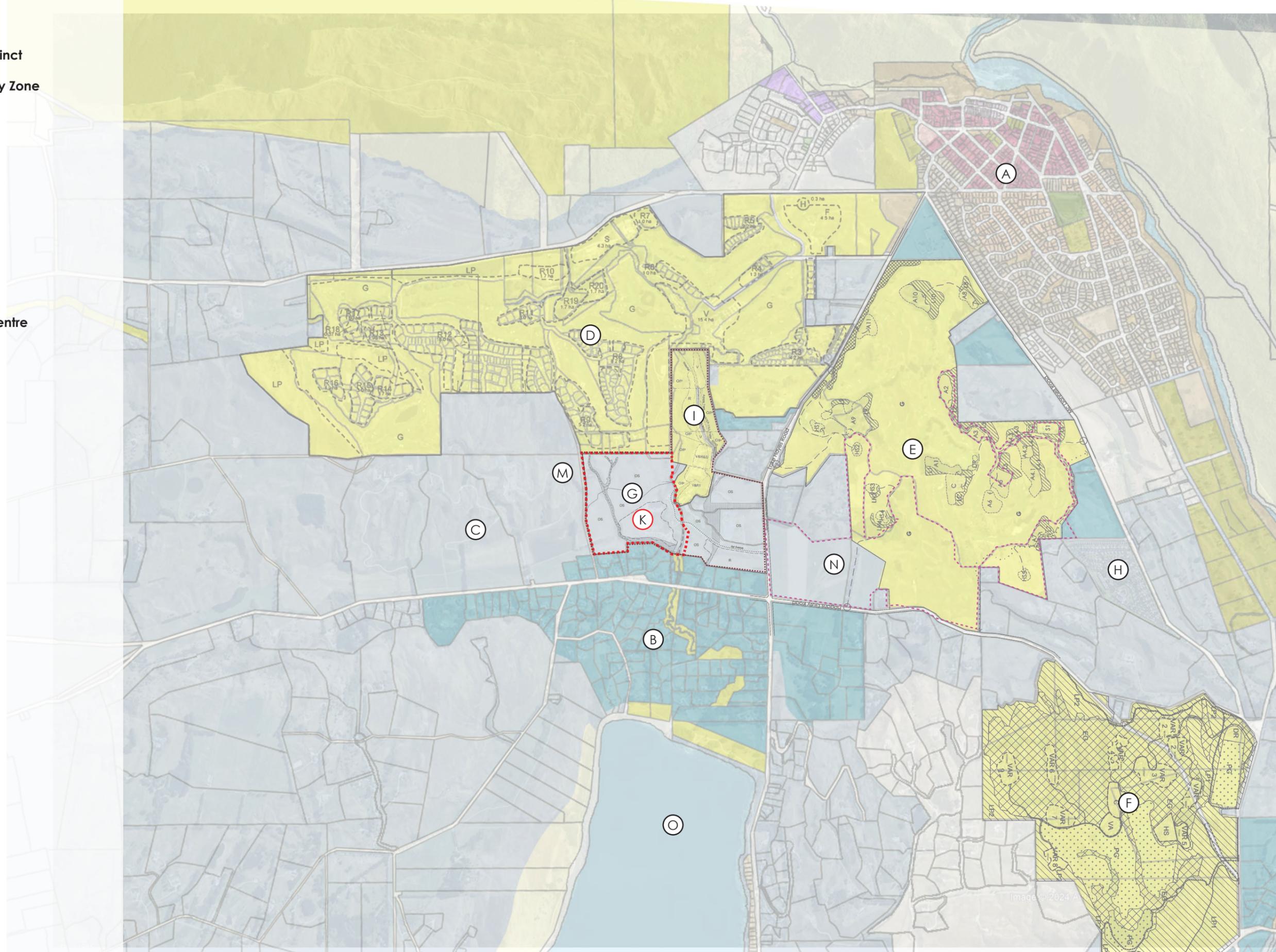
Catchment remediation with a focus of removing sediment load is the main strategy to improve water quality being implemented by the Wai Whakaata Strategy Group. This group is comprised of Iwi (kai Tahu), Friends Of Lake Hayes Society Incorporated, Otago Regional Council and Queenstown Lakes District Council.

The applicant's land contains C.1.2km of Mill Creek. They have undertaken significant catchment remediation since the land was purchased in 2016. They have also taken measures to ensure that development of the site has been done in such a way that it positively contributes to the health of Wai Whakaata.

- (A) Site**
23.5Ha
- (B) Ayrburn**
Hospitality Precinct
- (C) Waterfall Park**
Retirement complex
- (D) Arrowtown**
- (E) Millbrook Resort**
- (F) Hills Resort**
- (G) Hogan's Gully Resort**
Consented plan underlaid
- (H) Arrowtown Retirement Village**
Consented plan underlaid
- (I) Lake Hayes**
- (J) Mora Wines**
Restaurant
- (K) Mill Creek**



- Ⓐ Arrowtown
- Ⓑ Wakatipu Basin Lifestyle Precinct
- Ⓒ Wakatipu Basin Rural Amenity Zone (WBRAZ)
- Ⓓ Millbrook Zone
Structure Plan overlaid
- Ⓔ The Hills Resort Zone
Structure Plan overlaid
- Ⓕ Hogan's Gully Resort Zone
Structure Plan overlaid
- Ⓖ Ayrburn Structure Plan
- Ⓗ Arrowtown retirement village
Special Housing Area
- Ⓘ Waterfall Park Zone
Structure Plan overlaid
- Ⓚ Site
- Ⓜ Meeting room conference centre
Under construction
- Ⓝ Hill land
Subject to rezoning appeal
- Ⓞ Lake Hayes



- (A) Waterfall Park Valley**
Deeply incised valley with a waterfall at the head and Mill Creek flowing through the base. Native planting on the valley walls.
- (B) Grapevines**
Part of Ayrburn Winery
- (C) Ponds**
Used for frost fighting, irrigation and amenity
- (D) Mill Creek**
Flows to Lake Hayes, riparian planting, creek improvements and sediment ponds completed.
- (E) Christine's Hill**
Steeper slope in north part of site
- (F) Countryside Trail**
Public trail.
- (G) Existing evergreen conifer shelter belt**
Dense conifer shelterbelt to the southern part of the site
- (H) Ayrburn hospitality precinct (existing)**
5 Restaurants, 7 bars, butcher, retail, bakery, music events area ice creamery, children's playgrounds, wedding venue and botanic garden including a flower farm.
- (I) Flower and edible garden**
Part of Ayrburn
- (J) Millbrook**
Golf Resort and residential
- (K) Arrowtown - Lake Hayes Road**
Arterial Road
- (L) Ayr Avenue**
Main entry to site

----- Site Boundary



Waterfall Park Zone Structure Plan.

This Zone has provisions for both Residential and Visitor Accommodation.

(A) This Zone currently has live consents for Northbrook which is a 196 unit retirement complex (RM220926) or a 380 room Visitor Accommodation complex (RM180584). Underlaid is the retirement complex.

Only one consent can be implemented as the buildings occupy the same areas.

The applicant has chosen to implement the retirement consent. A sales suite for such has been constructed.

Ayrburn Structure Plan

This Structure Plan provides for Open Space and Residential Activity Areas.

An indicative Lot Layout which is consistent with the provisions of the Structure plan has been underlaid.

(P) The dotted Line at the base of Christines Hill represents the junction between the flat paddock areas and the steeper hill areas. On the flat paddock areas the Structure Plan prescribes grass pasture, grapevines or crops. On the hill slopes the Structure Plan prescribes grass pasture only.

(T) The vertical hatched areas are Tree Protection Areas to protect existing mature vegetation.

(S) The horizontal hatched areas are areas that require riparian planting

Millbrook Zone

This Zone is around 200Ha in size and provides for residential, visitor accommodation and commercial activities centered around a golf resort and country club.

(V) The 'Village' Activity Area to the north of the site boundary allows for bars, restaurants, theaters and retail among other activities, and the undeveloped area shown is about 7Ha in size.

Site Boundary





Existing Site Character

The vegetation patterns of the site are typical of the Wakatipu Basin. Shelterbelts define boundaries and protect against prevailing winds. Mature specimen trees bleed out from areas of past residential activity. The paddocks and rolling hill country are reminiscent of the agricultural past use of the site.

The topography rises to the north of the site and the elevation of the upper parts of Christines Hill make them more visible from outside the site. The vertical separation limits views into the site from the north.

The conifer shelterbelt to the south of the site protects the site from the southerly winds and provides a visual barrier when looking into the site from the south and partially from the west.





(A) **Drone photo**
Showing the site and surrounds

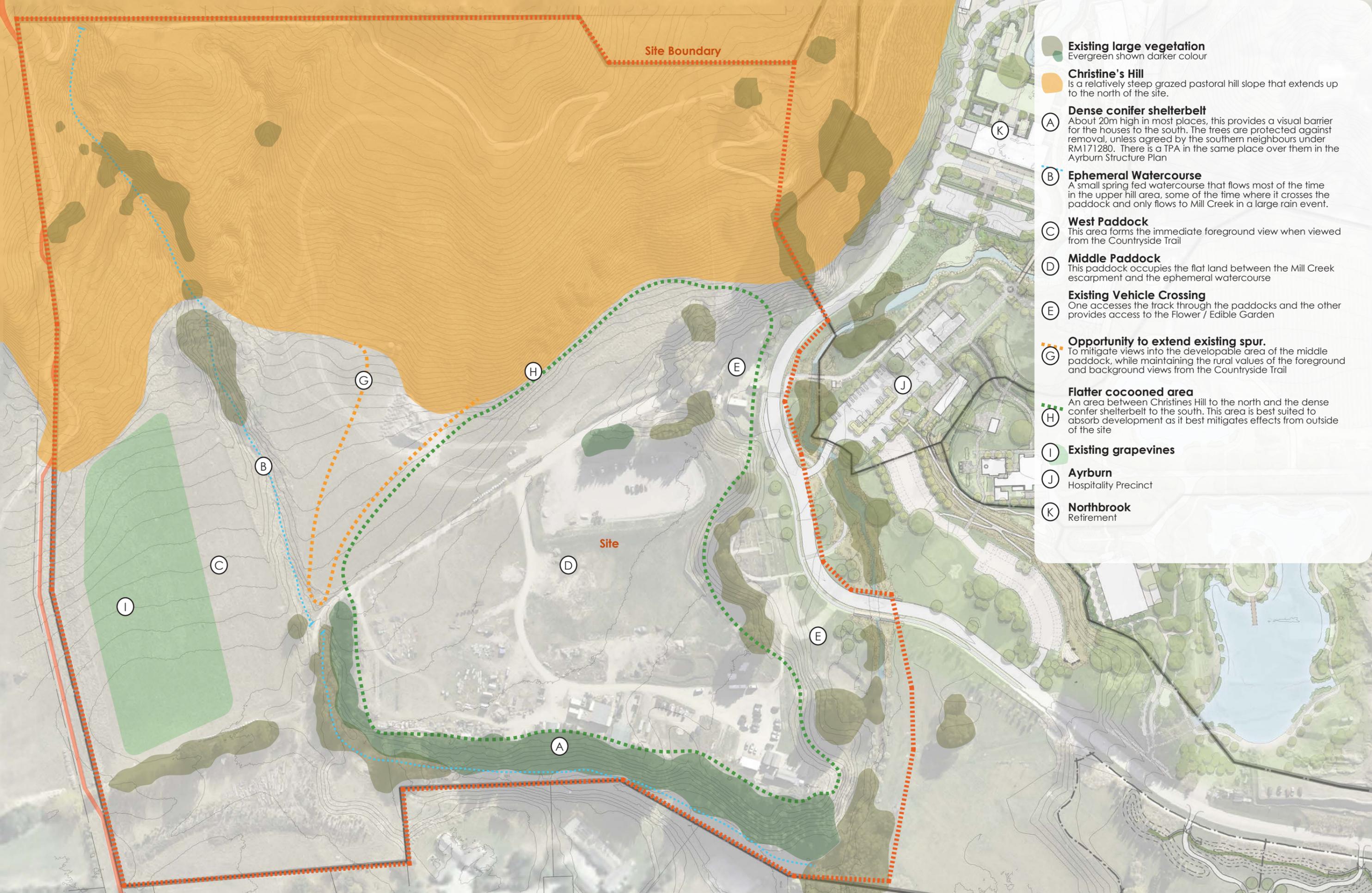


(B) **View from site looking north**
Showing Christines Hill

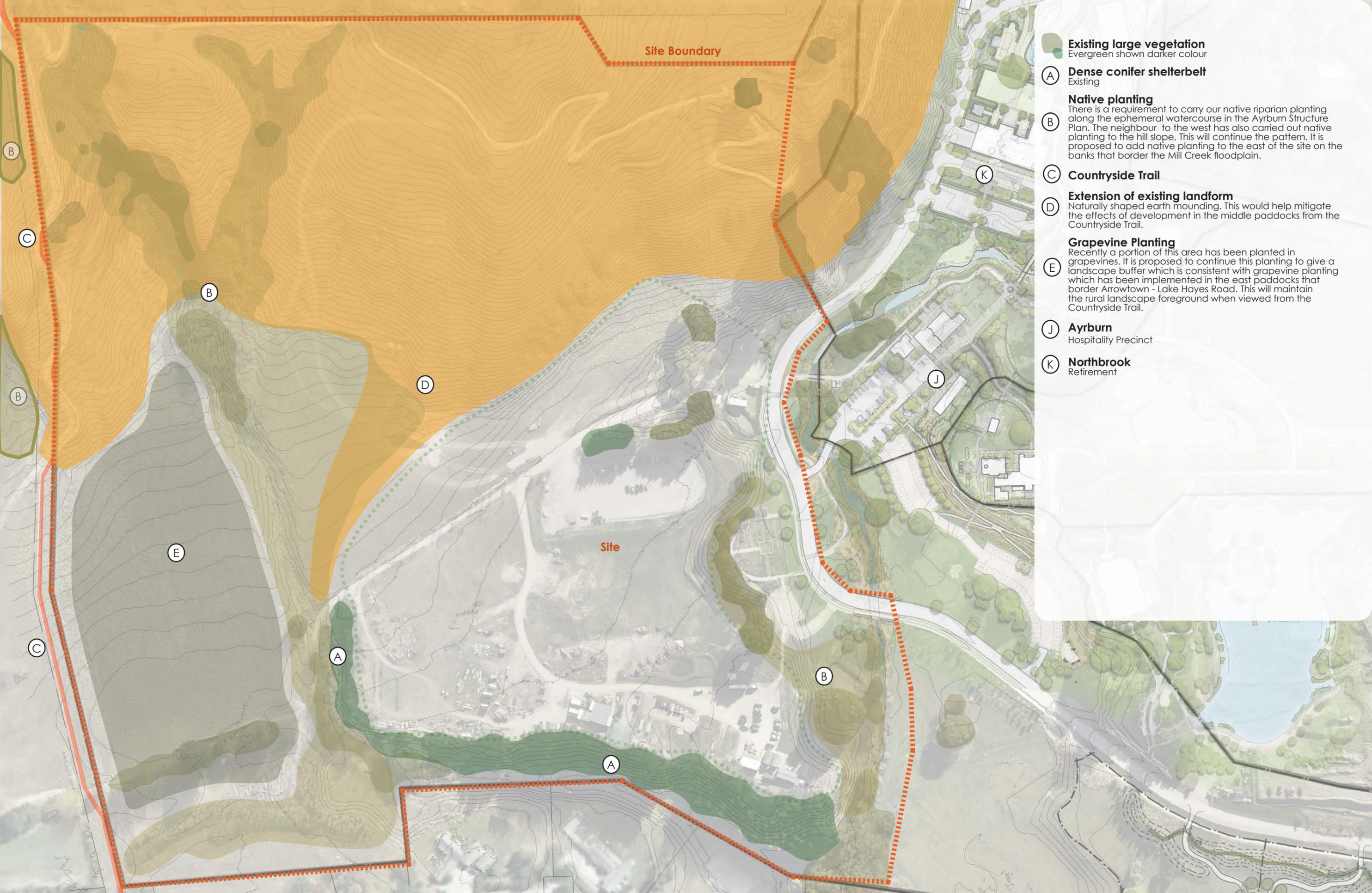


(C) **View from site looking south**
Showing mature trees and young tree planting can be seen growing in the gaps. Buildings shown are temporary.

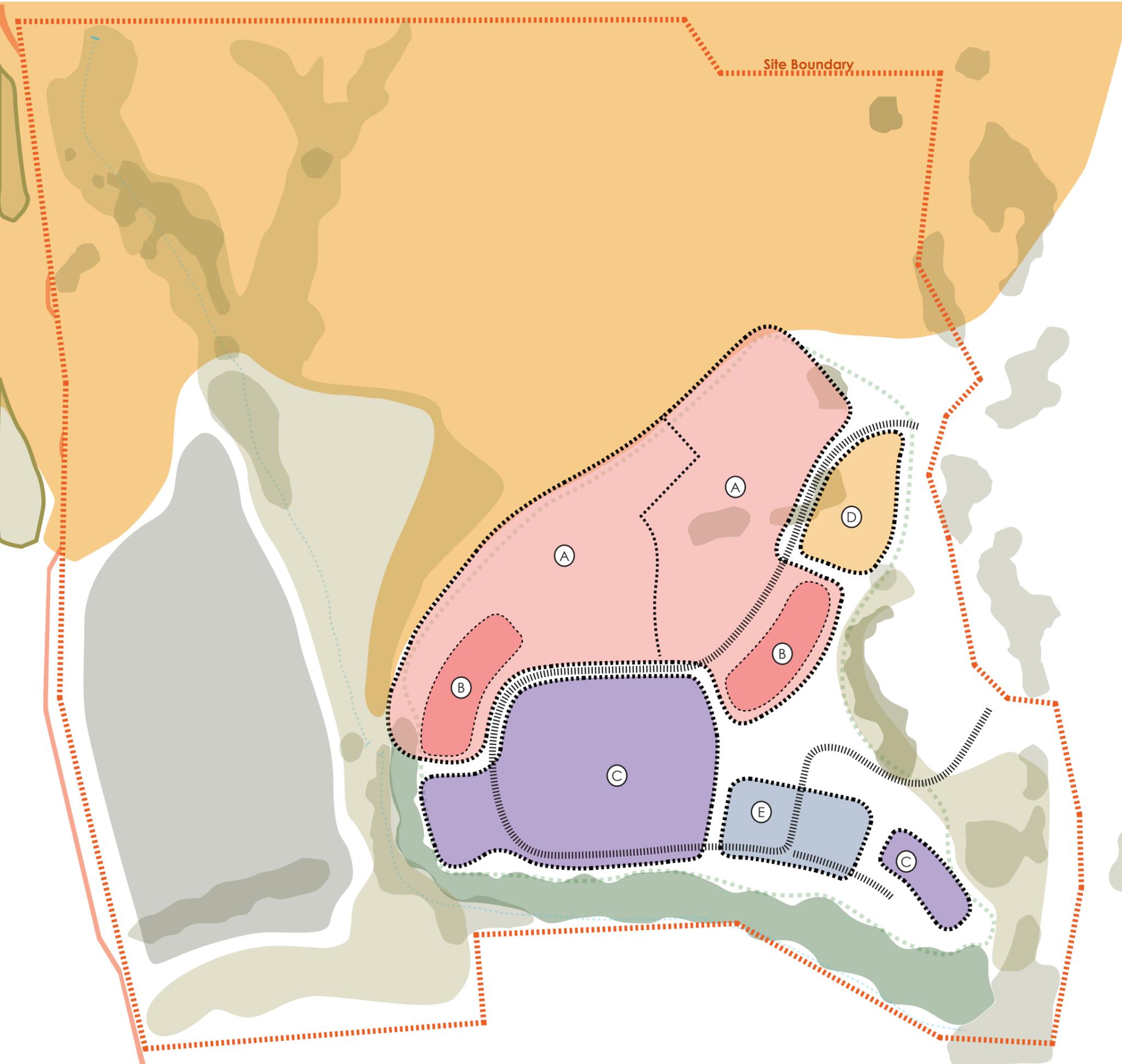




- Existing large vegetation**
Evergreen shown darker colour
- Christine's Hill**
Is a relatively steep grazed pastoral hill slope that extends up to the north of the site.
- A Dense conifer shelterbelt**
About 20m high in most places, this provides a visual barrier for the houses to the south. The trees are protected against removal, unless agreed by the southern neighbours under RM171280. There is a TPA in the same place over them in the Ayrburn Structure Plan
- B Ephemeral Watercourse**
A small spring fed watercourse that flows most of the time in the upper hill area, some of the time where it crosses the paddock and only flows to Mill Creek in a large rain event.
- C West Paddock**
This area forms the immediate foreground view when viewed from the Countryside Trail
- D Middle Paddock**
This paddock occupies the flat land between the Mill Creek escarpment and the ephemeral watercourse
- E Existing Vehicle Crossing**
One accesses the track through the paddocks and the other provides access to the Flower / Edible Garden
- G Opportunity to extend existing spur.**
To mitigate views into the developable area of the middle paddock, while maintaining the rural values of the foreground and background views from the Countryside Trail
- H Flatter cocooned area**
An area between Christines Hill to the north and the dense conifer shelterbelt to the south. This area is best suited to absorb development as it best mitigates effects from outside of the site
- I Existing grapevines**
- J Ayrburn**
Hospitality Precinct
- K Northbrook**
Retirement

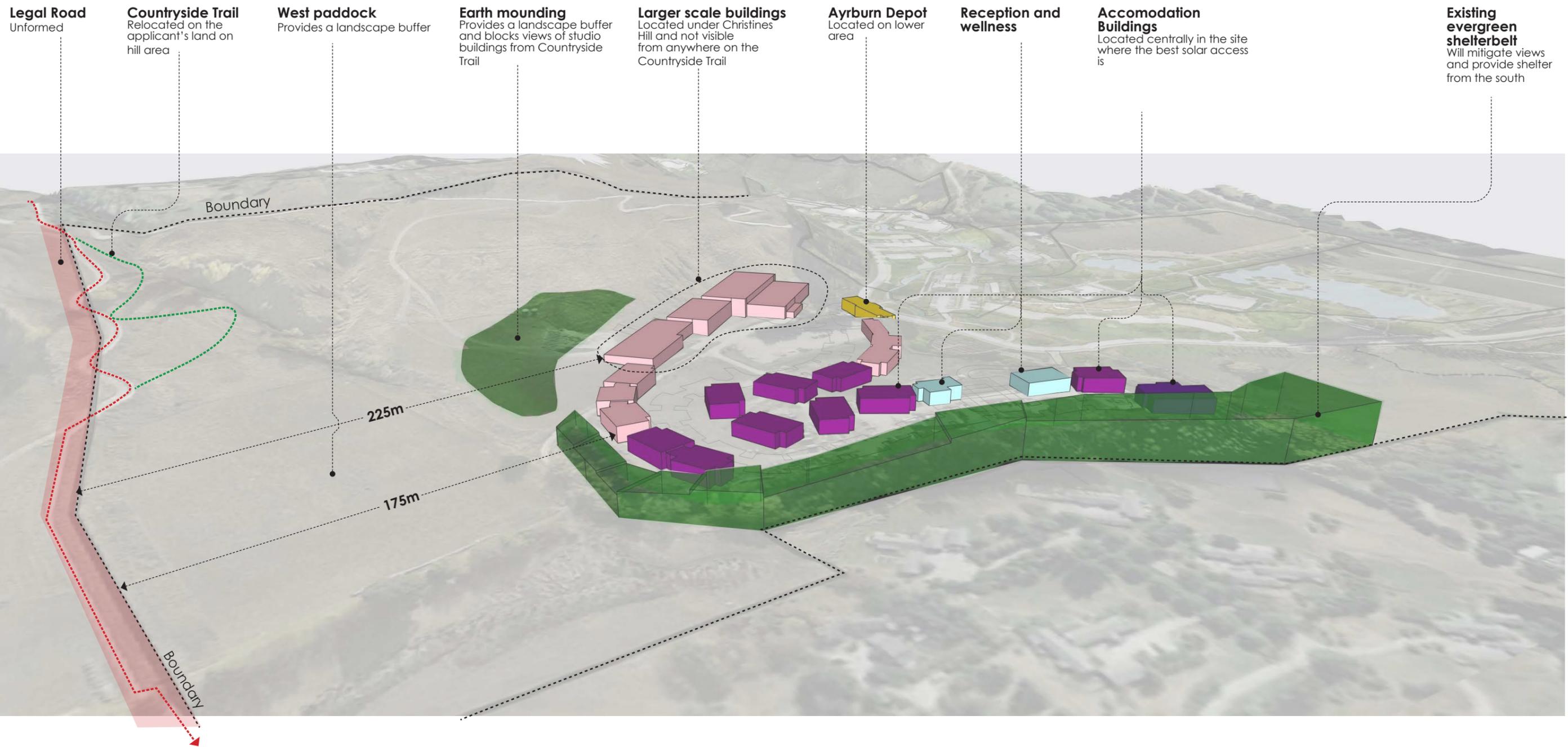


- Existing large vegetation**
Evergreen shown darker colour
- A **Dense conifer shelterbelt**
Existing
- Native planting**
There is a requirement to carry out native riparian planting along the ephemeral watercourse in the Ayrburn Structure Plan. The neighbour to the west has also carried out native planting to the hill slope. This will continue the pattern. It is proposed to add native planting to the east of the site on the banks that border the Mill Creek floodplain.
- B **Countryside Trail**
- C **Extension of existing landform**
Naturally shaped earth mounding. This would help mitigate the effects of development in the middle paddocks from the Countryside Trail.
- Grapevine Planting**
Recently a portion of this area has been planted in grapevines. It is proposed to continue this planting to give a landscape buffer which is consistent with grapevine planting which has been implemented in the east paddocks that border Arrowtown - Lake Hayes Road. This will maintain the rural landscape foreground when viewed from the Countryside Trail.
- D
- E
- J **Ayrburn Hospitality Precinct**
- K **Northbrook Retirement**



- (A) Film Facility - Shooting facilities including studios, workshops storage and tech facilities**
This area can be split into two smaller stand alone film facilities or more flexible spaces depending on the needs of the production. The area also includes a 'backlot' which is a flexible area used for laydown, outside sets and parking film vehicles etc
- (B) Film Facility - Offices, actors spaces / dressing rooms, tech facilities, and workrooms**
Rooms would be laid out taking precedent from current office facilities where larger accommodation suites are used for film office and tech facilities. For resilience these will be used as larger accommodation villas when not booked as film facilities
- (C) Crew Accommodation**
To allow for large productions and accommodate out of town actors and specialist crew. Used for visitor accommodation when not booked for film worker accommodation
- (D) Ayrburn Depot**
This is a flat area lower than the rest of the paddocks. The proximity of this area to Ayrburn lends itself to a use associated with Ayrburn. These uses include, storage, offices, inwards and outwards good and waste management etc. This will also get the heavy vehicles and unloading out of public carparks
- (E) Reception / Gym / Wellness**
Ancillary to the accommodation

- ||||| Vehicle Access
- Site Boundary



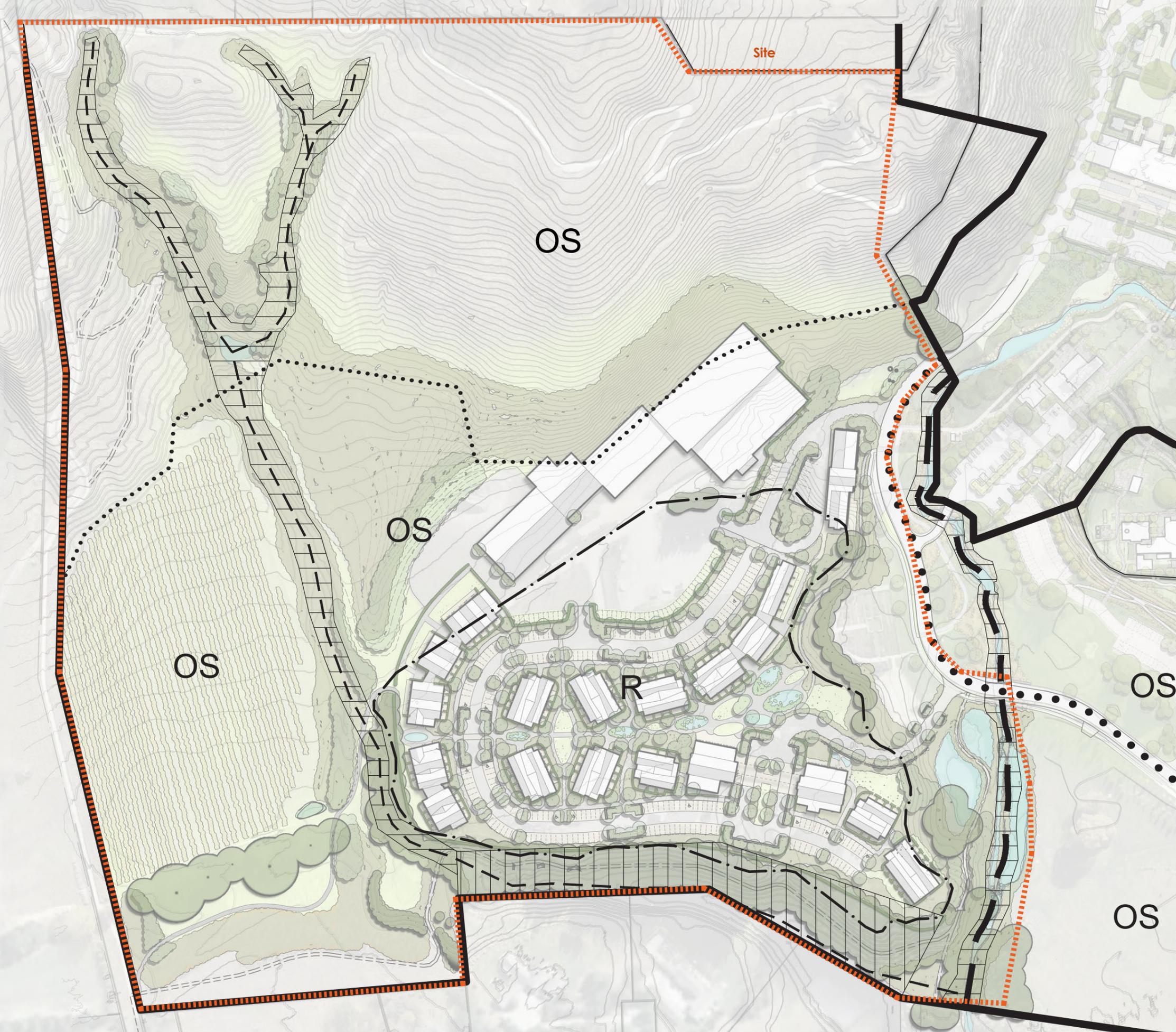


- (A) **Filming studios**
14m external height clear span building for set construction and filming.
- (B) **Workshop and workroom spaces**
Flexible spaces for construction, fabrication, wardrobe, paint and tech departments such as Grip, Lighting, Rigging and Camera etc.
- (C) **'Backlot'**
Flexible hardstand area for tech trucks, catering, outdoor sets, storage and carparking as required.
- (D) **Controlled entries**
Two entries so that the facility can be used for two smaller productions working at the same time.
- (E) **Offices and private actor spaces and dressing rooms**
To be used as production and department offices. When not in use for a production, these will be able to convert to double and single visitor accommodation suites for the open market.
- (F) **Crew or visitor accommodation**
to be used for accommodating crew. When not in use for a production these will be used for visitor accommodation.
- (G) **Christine's Hill**
Retained as open pasture browntop grass and grazed by sheep and kept free of invasive weeds. Riparian planting areas to be fenced.
- (H) **Existing Countryside Trail**
Public trail largely via easement over the applicant's land on Christines Hill and in road reserve on the flat land.
- (I) **Extension of existing spur**
To mitigate landscape effects from the trail up Christines Hill and screen larger studio buildings from view.
- (J) **Existing conifer shelter belt**
Refer Wilding Tree Removal and Proposed Native Planting Plan / Phasing Plan
- (K) **Existing mature vegetation.**
- (L) **Native riparian planting**
To the ephemeral watercourse.
- (M) **Grapevines**
To bookend the site and provide an open space buffer as per that between Arrowtown - Lake Hayes Road and the site.
- (N) **Ayrburn Depot**
Deliveries and ancillary function to the Ayrburn hospitality precinct. This will replace / formalise all the temporary storage containers, portacom staff rooms and offices scattered around the site.
- (O) **Engineered Wetlands / detention ponds**
To ensure water entering Mill Creek is sufficiently treated.
- (P) **Ayrburn Hospitality Precinct (existing)**
5 Restaurants, 7 bars, butcher, retail, bakery, music events area ice creamery, children's playgrounds, wedding venue and botanic garden including a flower farm.
- (Q) **Northbrook Retirement and Hotel**
170 retirement units including 23 hospital grade care suites, clubhouse, gym pool and spa. An 18 room boutique Hotel with a 120 pax event space.
- (R) **Reception & Breakfast area**
For crew/ visitor accommodation
- (S) **Gym / wellness / Screening & VIP lounge**
For crew / visitor accommodation
- (U) **Productive Garden (existing)**
- (V) **Mill Creek**
- (W) **Proposed Mill Creek Sediment Trap**
50x12m serviceable in line sediment trap.
- (X) **2.4m Acoustic and Glare Barrier**
Refer South Neighbours Additional Mitigation Plan
- (Y) **Proposed public trails**
Refer Public Trails Plan



- (A) Runoff coming from Millbrook and springs**
Traveling in existing watercourse
- (B) Runoff from gully**
Traveling in existing watercourse
- (C) Runoff from Cycle Trail and Neighbours**
Traveling through drains and culverts and across applicant's land
- (D) Existing pond**
To catch and settle out sediment from runoff above. To be cleaned out in dryer months when the watercourse is not flowing to Mill Creek. This pond is currently full of sediment
- (E) Detention Pond**
To catch and settle out sediment from runoff from the cycle trail and neighbouring properties.
- (F) Clean Water Cutoff**
- Rain Gardens**
To capture contaminants and sediment from road areas and hard surfaces
- Engineered Wetlands**
Containing selected plants to further treat road runoff
- Tertiary Treatment Pond**
Used to detain flood flows to allow sediment to settle prior to entering Mill Creek
- In-line Sediment Trap**
50m long x 12m wide. This takes precedent from Puku nui which is an existing sediment trap in the upper catchment pictured below after 11 months with C.200 Tonnes of sediment removed.





Site

OS

OS

OS

R

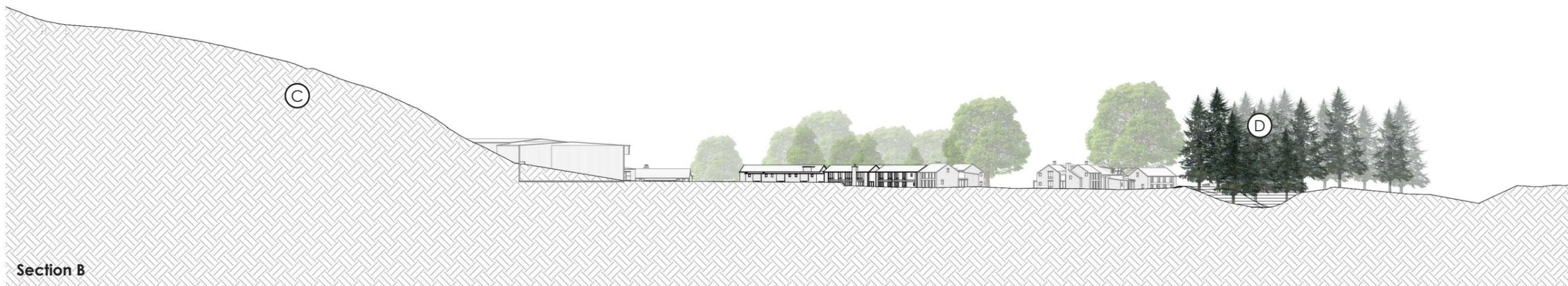
OS

OS

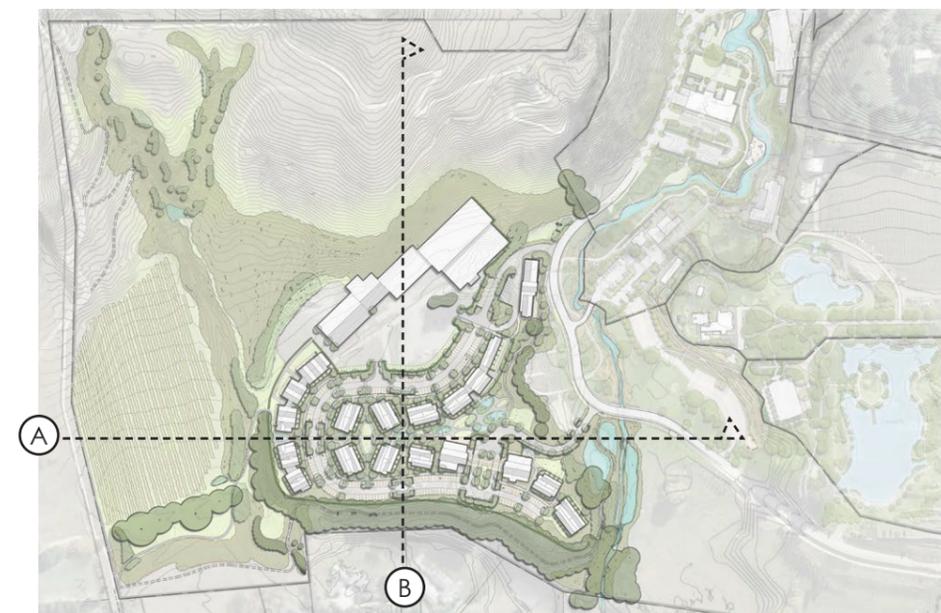
Ayrburn Structure Plan with Masterplan overlaid

This plan shows how the masterplan largely conforms to the area identified for residential development in the Ayrburn Structure Plan. The District Plan allows for a density of 1 dwelling per hectare. This would allow up to 4 dwellings in the 'R' Area.

Where the proposed buildings are located outside the 'R' Activity Area, effects will be mitigated by landform and vegetation.



- C** **Christines Hill**
Landform to the north forms a visual boundary to built form.
This includes the extension to the existing spur dashed green
- D** **Dense conifer shelterbelt**
Existing
- E** **Existing mature specimen trees**
Existing











Ayrburn Screen Hub - Artist impression - Central Engineered Wetland Area
10 February 2026

Ayrburn - Studio and Visitor Accommodation Design Report 11 10 February 2026



Ayrburn Screen Hub - Artist impression - View from Christines Hill (buildings behind landform)
10 February 2026

Ayrburn - Studio and Visitor Accommodation Design Report 11 10 February 2026



Existing Vehicle Links

 Ayr Avenue (existing)

Existing Pedestrian / Trail Links

 Existing Ayrburn Trail to waterfall (public)
 Existing Countryside Trail (Te Araroa)

New Trails

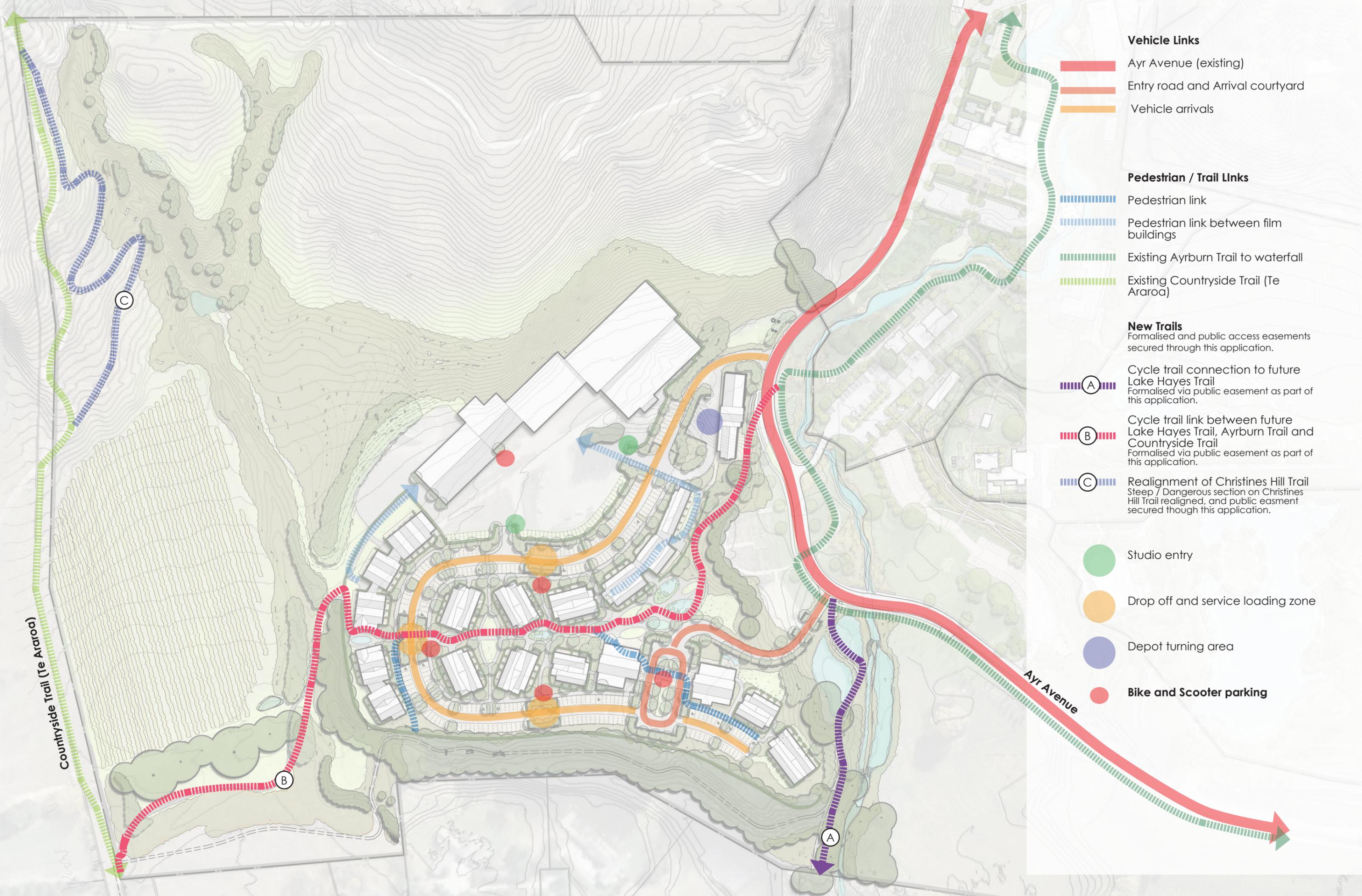
Formalised and public access easements secured through this application.

-  (A) Cycle trail connection to future Lake Hayes Trail
Formalised via public easement as part of this application.
-  (B) Cycle trail link between future Lake Hayes Trail, Ayrburn Trail and Countryside Trail
Formalised via public easement as part of this application.
-  (C) Realignment of Christines Hill Trail
Steep / Dangerous section on Christines Hill Trail realigned, and public easement secured through this application.

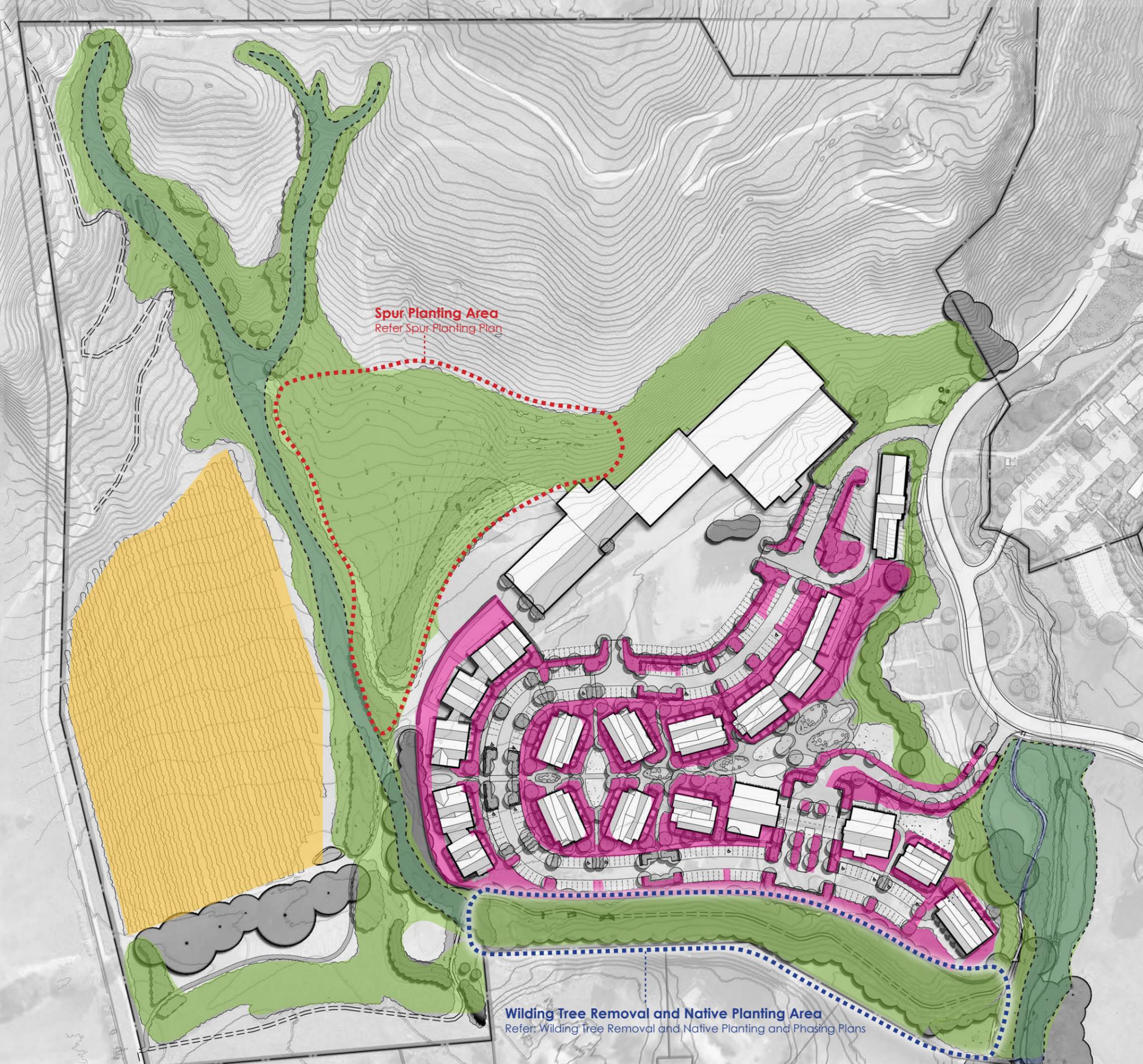
Applicant to be responsible for decommissioning existing steep section.
 All trails to be built to the 'QLDC Trail Design Standards & Specifications'.

Countryside Trail (Te Araroa)

Ayr Avenue



- Vehicle Links**
- Ayr Avenue (existing)
 - Entry road and Arrival courtyard
 - Vehicle arrivals
- Pedestrian / Trail Links**
- Pedestrian link
 - Pedestrian link between film buildings
 - Existing Ayrburn Trail to waterfall
 - Existing Countryside Trail (Te Araroa)
- New Trails**
Formalised and public access easements secured through this application.
- (A) Cycle trail connection to future Lake Hayes Trail
Formalised via public easement as part of this application.
 - (B) Cycle trail link between future Lake Hayes Trail, Ayrburn Trail and Countryside Trail
Formalised via public easement as part of this application.
 - (C) Realignment of Christines Hill Trail
Steep / Dangerous section on Christines Hill Trail realigned, and public easment secured though this application.
- Studio entry
 - Drop off and service loading zone
 - Depot turning area
 - Bike and Scooter parking



Grapevines (some already planted by the applicant)

Native Margin Planting
Native Riparian Planting overlay

Amenity Planting - mixed natives & exotics

Overview - Planting

Native planting cocoons the development and borders the riparian areas. This natural and wild vegetation cover becomes the backdrop to the development. This planting will have ecological benefit. This will add to the existing, C.50,000 natives planted by the applicant. These have attracted a resident population of tui and a nesting pair of falcons pictured below within the Waterfall Park valley.

Areas in closer vicinity to buildings, infrastructure and private spaces are of an amenity planting character where garden beds, clipped hedges and specimen trees define spaces, create avenues and provide seasonal colour.



Native Margin key plant species

To be selected from the following species

Common Name	Botanical Name	Spacing / Grade
Ribbonwood	<i>Plagianthus regius</i>	1.2m/RT1000
Kowhai	<i>Sophora microphylla</i>	1.2m/RT1000
Mikimiki	<i>Coprosma Rotundifolia</i>	1.2m/RT1000
Thick leaved coprosma	<i>Coprosma crassifolia</i>	1.2m/RT1000
Broadleaf	<i>Griselina littoralis</i>	1.2m/RT1000
Mountain Lacebark	<i>Hoheria glabrata</i>	1.2m/RT1000
Black maitipo	<i>Pittosporum tenuifolium</i>	1.2m/RT1000
Lancewood	<i>Pseudopanax ferrox</i>	0.8m/RT1000
Celery pine	<i>Phyllocladus trichomanoides</i>	1.2m/RT1000
Small Seeded Coprosma	<i>Coprosma microcarpa</i>	1.2m/RT1000
Mingimingi	<i>Coprosma Propinqua</i>	1.2m/RT1000
NZ Coprosma	<i>Coprosma virescens</i>	1.2m/RT1000
Twiggy Coprosma	<i>Coprosma rhamnoides</i>	1.2m/RT1000
Mountain Beech	<i>Fuscospora cliffortoides</i>	2m/RT1000
Manuka	<i>Leptospermum scoparium</i>	1.2m/RT1000
Mountain Flax	<i>Phormium cookianum</i>	1.2m/RT1000
Koromiko	<i>Hebe salicifolia</i>	1.2m/RT1000
Swamp sedge	<i>Carex secta</i>	1.0m/RT1000
Red Tussock	<i>Chionocloa rubra</i>	1.0m/RT1000



Photograph of revegetation works underway in Waterfall Park Valley



Ribbonwood
Plagianthus regius



Kowhai
Sophora microphylla



Mikimiki
Coprosma Rotundifolia



Thick leaved coprosma
Coprosma crassifolia



Koromiko
Hebe salicifolia



Broadleaf
Griselina littoralis



Mountain lacebark
Hoheria glabrata



Black maitipo
Pittosporum tenuifolium



Swamp sedge
Carex secta



Lancewood
Pseudopanax ferrox



Celery pine
Phyllocladus trichomanoides



Small Seeded Coprosma
Coprosma microcarpa



Swamp Flax
Phormium tenax



Mingimingi
Coprosma propinqua



NZ Coprosma
Coprosma virescens



Twiggy Coprosma
Coprosma rhamnoides



Red Tussock
Chionocloa rubra



Mountain Beech
Fuscospora cliffortoides



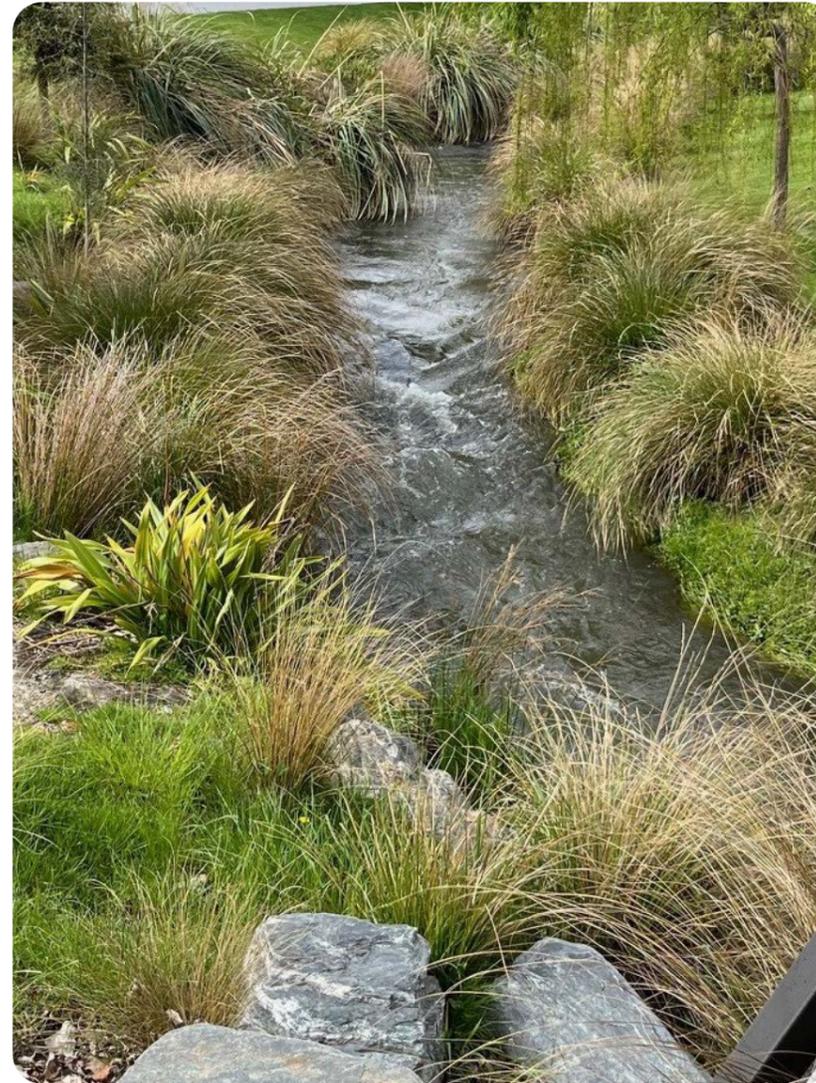
Manuka
Leptospermum scoparium



Mountain Flax
Phormium cookianum

Native Riparian Plant species
To be selected from the following species

Common Name	Botanical Name	Spacing / Grade
Toe Toe	<i>Austroderia richardii</i>	1.5 / RT1000
Cabbage Tree	<i>Cordyline Australis</i>	1.0 / RT1000
Mingimingi	<i>Coprosma Propinqua</i>	1.2 / RT1000
Makura Sedge	<i>Carex Secta</i>	1.0 / RT1000
Swamp Flax	<i>Phormium tenax</i>	1.8 / RT1000
Koromiko	<i>Hebe salicifolia</i>	1.8 / RT1000
Thick leaved coprosma	<i>Coprosma crassifolia</i>	1.5 / RT1000
Hebe Buxifolia	<i>Hebe buxifolia</i>	1.0 / RT1000
Prickly Shield Fern	<i>Polystichum vestitum</i>	1.0 / RT1000
NZ Rush	<i>Juncus gregiflorus</i>	1.0 / RT1000
Red Tussock	<i>Chionochloa rubra</i>	1.2 / RT1000
NZ Iris	<i>Libertia Sp</i>	0.8/ RT1000



Riparian revegetation planting works underway along Mill Creek (within the applicants land)



Toe Toe
Austroderia richardii



Cabbage Tree
Cordyline Australis



Mingimingi
Coprosma propinqua



Makura Sedge
Carex secta



Swamp Flax
Phormium tenax



koromiko
Hebe salicifolia



Thick leaved coprosma
Coprosma crassifolia



NZ Iris
Libertia Sp



Prickly Shield Fern
Polystichum vestitum



Snow tussock
Chionochloa rigida



Box Leaf Hebe
Hebe Buxifolia



NZ Rush
Juncus gregiflorus



Red Tussock
Chionochloa rubra



Kowhai
Sophora microphylla



Mountain Toatoa
Phyllocladus falpinus

Overview - Amenity Planting Character

The Amenity Planting Character will exhibit a mixture of native and exotic species to create a contrast to the Native Margin Planting. Seasonal colour will reflect the design language of the surrounding Arrowtown area.



Pohuehue
*Muehlenbeckia sp**



Box Hedge
Buxus semper-



Sedum
Sedum Sp



Flowering Dogwood
Cornus eddies white wonder



Cushion Plant
*Scleranthus biflorus**



NZ Iris
*Libertia Sp**



Kowhai
*Sophora Sp**



Clematis
*Clematis Sp**



Black-eyed Susan
Rudbeckia fulgida Goldsturm



Broadleaf
*Griselinea Littoralis**



Portugal Laurel
Prunus lusitanica



Buxus topiary
Buxus semper-



Rose
Rosa Sp



Hornbeam
Carpinus betula



Flowering Cherry
Lavendula Sp



Hydrangea
Hydrangea Sp



Lavender
Lavendula Sp



Fruit trees
Edible Species



American Sweetgum 45L
(Liquidambar styraciflua)
 An upright deciduous specimen tree that provides bright red leaves in autumn.



Flowering Cherry 45L
(Prunus Sp.)
 A deciduous specimen tree with a spreading crown, heavy white and pink Blossom and scent in spring.



Small Leaved Lime 45L
(Tilia cordata)
 An upright deciduous specimen tree that responds well to pleaching.



Oriental Plane 45L
(Platanus orientalis)
 A deciduous specimen tree with a spreading crown. Provides golden leaves in autumn.



Ornamental Pear 45L
(Pyrus calleryana 'Aristocrat')
 A deciduous upright specimen tree with amber autumn colour and white blossom in spring.



Mountain Beech 45L
(Fuscospora cliffortioides)
 an evergreen native beech species.



Upright Oak (Quercus robur 'fastigiata') 45L
 A marcescent (deciduous but retains leaves in winter) columnar specimen tree with yellow autumn colour. Leaf turns brown over winter.



Existing woodland trees to be retained





Overview - Lighting

Different styles of lighting will be used to illuminate circulation routes, signs and landscape features to aid navigation of the development at night. Different fittings and fixtures will be chosen for safety and general amenity.

Bollard lighting will be placed for wayfinding at regular intervals along the edges of roads and paths. In areas which are more likely to be frequented after dark such as around the Arrivals and Amenities building lighting will be more frequent to reflect the higher use of these areas and increase the amenity for residents at night.

Final placement of individual fittings along paths and roads will be subject to a appropriately qualified lighting designers recommendations and assessed at the time of engineering approval. All lighting will have consideration for viewing the night's sky in accordance with the Southern Light Strategy and AS/NZS1158.

Note: All lighting is to be low consumption LED with a wavelength between 2700k-3500K.



Downlighting on timber bollards
To have a hidden light source and be located less than 1.0m above GL. Fitting to be we-ef SVL200 6 Watt 3000K (or similar)



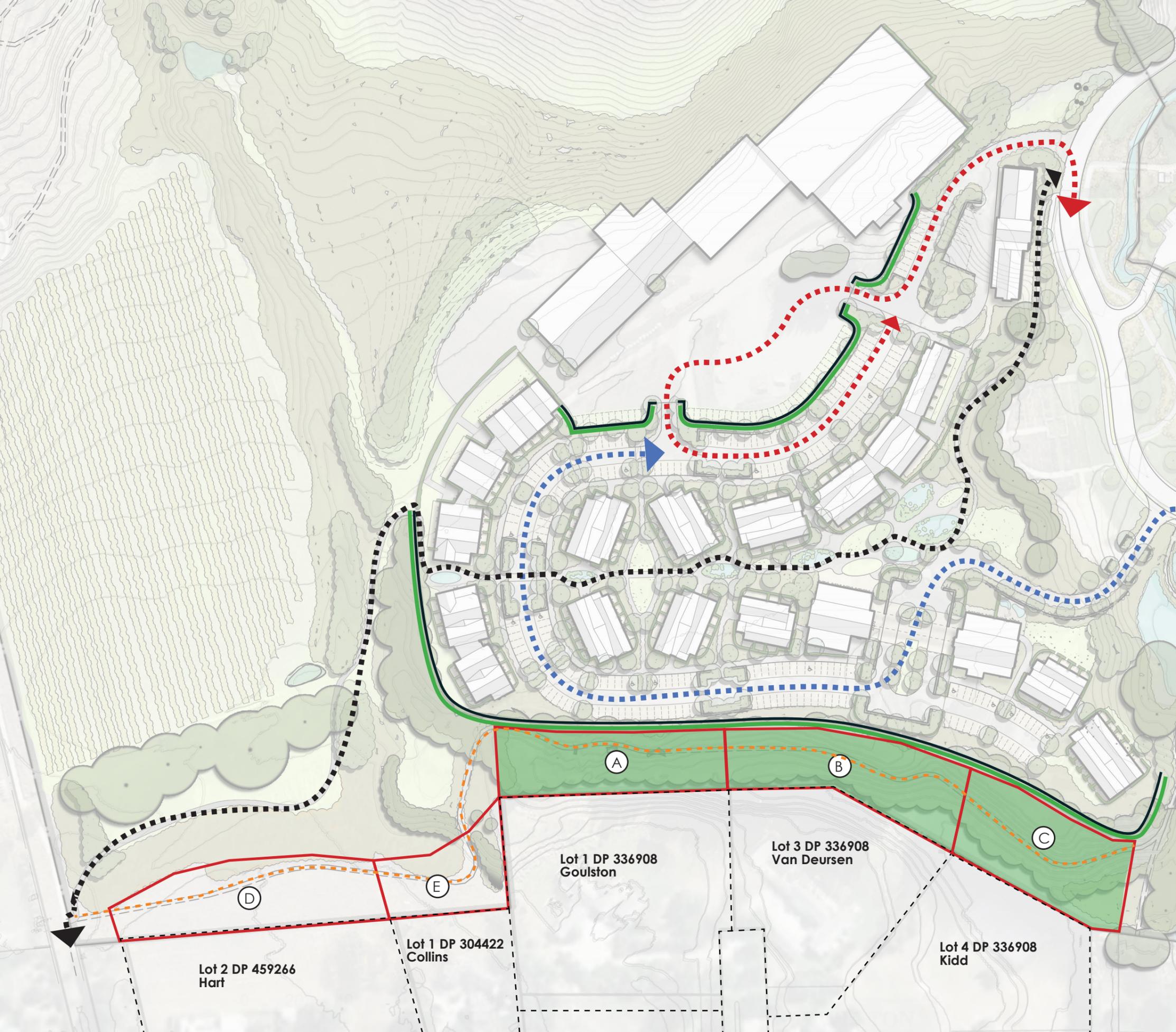
Wall or post mounted spot lighting
To be directly focused towards features being illuminated, such as terraces in a way to minimise light spill. Fitting to be Hunza Wall spot 6 Watts 3000k (or similar)



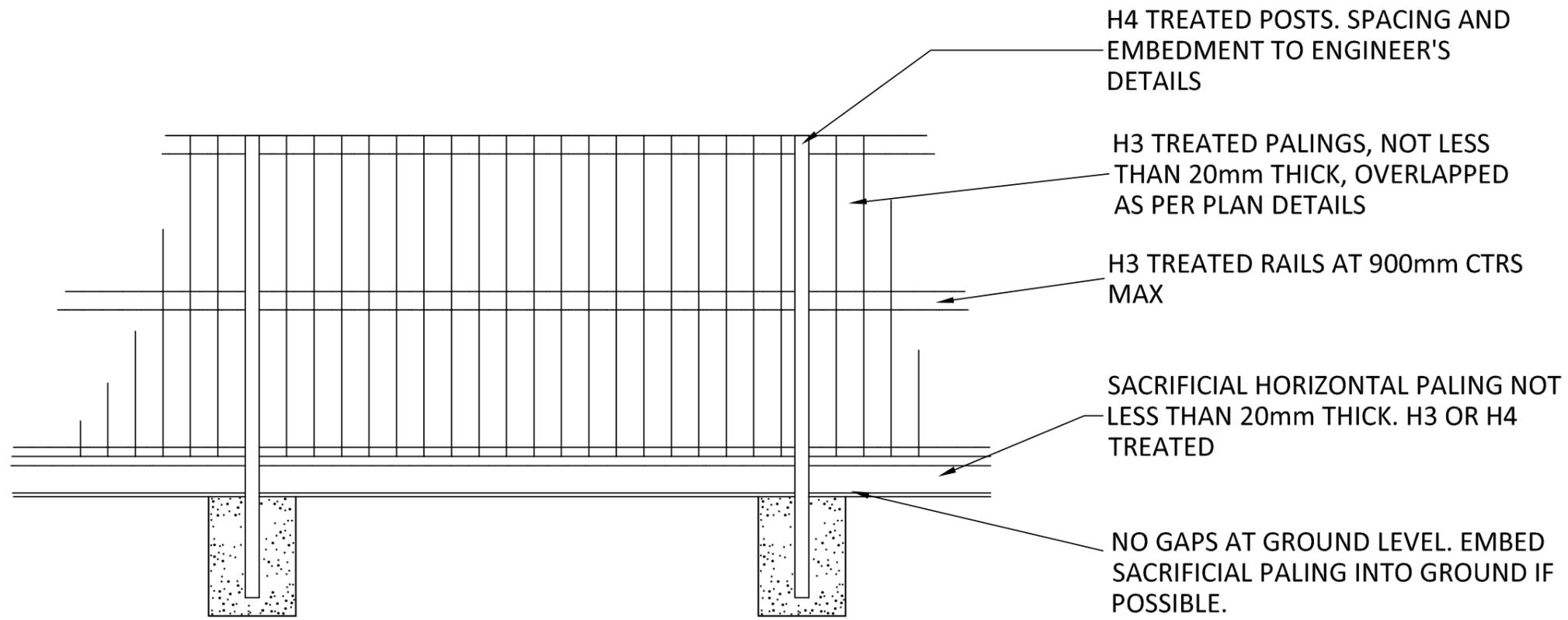
Downlighting (Wall)
To have a hidden light source and be located less than 1.0m above GL. Fitting to be Hunza Mouse Light 2 Watt 3000K (or similar)



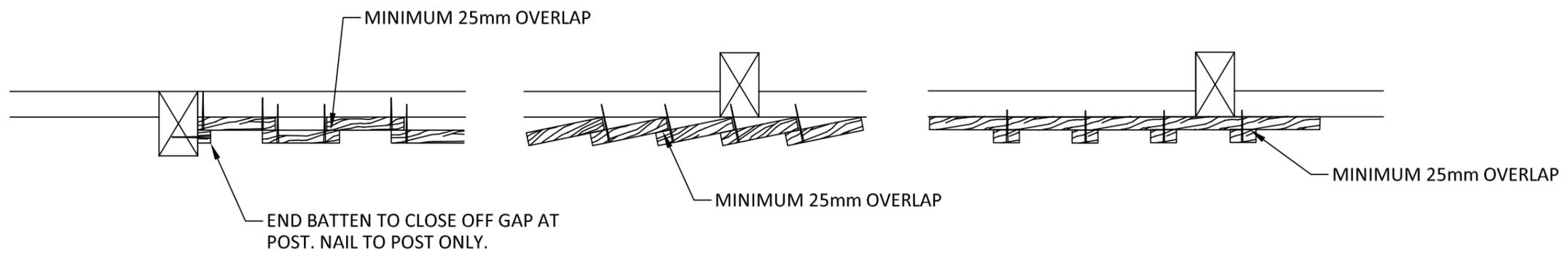
Feature uplighting
To be directly focused towards features being illuminated, such as trees, buildings signs and stone walls in a way to minimise light spill. Fitting to be Hunza Lawn Light 6 Watts 3000k (or similar)



- Key:**
- ⋯⋯⋯ **Crew and delivery trucks limited to this area**
To minimise large vehicle movements close to neighbours
 - ⋯⋯⋯ **Accommodation related vehicles only to this area**
To minimise large vehicle movements close to southern neighbours
 - **Acoustic & glare barrier**
2.4m high painted Karaka green.
To be constructed as per Acoustic Barrier Detail
 - **Hedge**
To be native Pittosporum Tenuifolium 22L / 1.8m high size @ 1.0m ctrs.
 - - - - - **Realigned public Trail B**
 - - - - - **Existing trail to be decommissioned**
 - - - - - **Existing legal boundary**
 - (X)— **Proposed Easement Area**
Access permitted to adjoining land owner to maintain the height of any vegetation.
 - **Planted area**
To be cleared of conifers and planted in evergreen native species as per the Wilding Tree Removal and Proposed Native Planting and Phasing Plans. All costs to be borne by the consentholder.



ELEVATION



ALTERNATIVE PALING & POST LAYOUTS

MARSHALL DAY Acoustics	ACOUSTIC BARRIER	THE DESIGN SHOWN ON THIS DRAWING REMAINS THE PROPERTY OF MARSHALL DAY AND MUST NOT BE REPRODUCED WITHOUT THE OWNER'S PERMISSION	MDA-ENV-FEN-004 REVISION: B
----------------------------------	-------------------------	---	--------------------------------

Lower bank plant species

Common Name	Botanical Name	Spacing (m)	Grade	%
Toe Toe	<i>Austideria richardii</i>	1.5	PB3 or RT	20%
Mingimingi	<i>Coprosma Propinqua</i>	1.2	PB3 or RT	5%
Makura Sedge	<i>Carex Secta</i>	1.2	PB3 or RT	5%
NZ Flax	<i>Phormium tenax</i>	1.5	PB3 or RT	30%
koromiko	<i>Hebe salicifolia</i>	1.5	PB3 or RT	5%
Kohuhu	<i>Pittosporum tenuifolium</i>	1.5	PB3 or RT	30%
Red Tussock	<i>Chinochloa rubra</i>	1.2	PB3 or RT	5%

Mid bank plant species

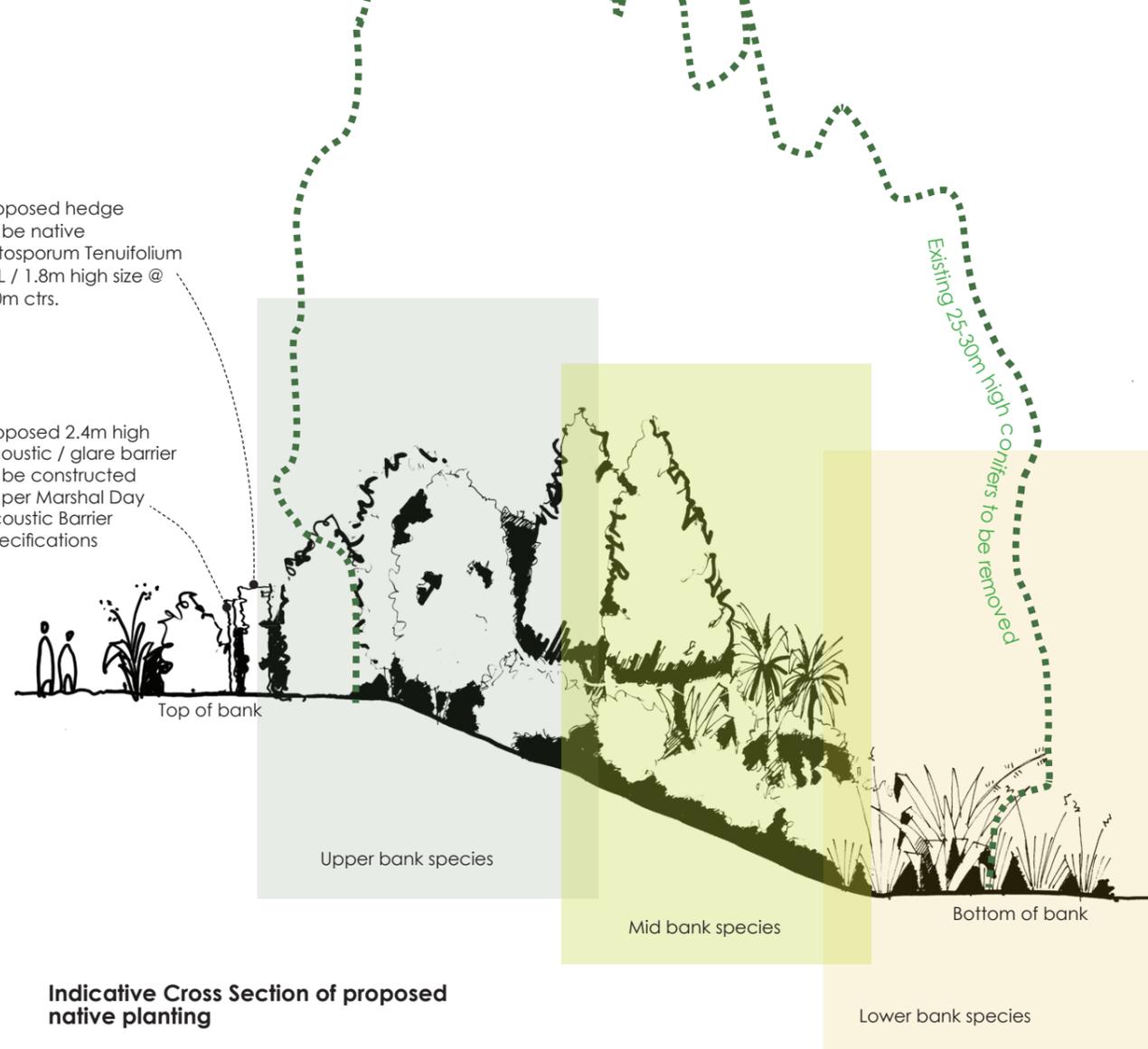
Common Name	Botanical Name	Spacing (m)	Grade	%
Cabbage Tree	<i>Cordyline Australis</i>	1.5	PB3 or RT	5%
Mingimingi	<i>Coprosma Propinqua</i>	1.5	PB3 or RT	5%
Swamp Flax	<i>Phormium tenax</i>	1.5	PB3 or RT	5%
koromiko	<i>Hebe salicifolia</i>	1.5	PB3 or RT	5%
Toe Toe	<i>Austideria richardii</i>	1.5	PB3 or RT	5%
Kowhai	<i>Sophora microphylla</i>	1.5	PB3 or RT	5%
narrow-leaved tree daisy	<i>Olearia lineata</i>	1.5	PB3 or RT	5%
Ribbonwood	<i>Plagianthus regius</i>	1.5	PB3 or RT	5%
Kohuhu	<i>Pittosporum tenuifolium</i>	1.5	PB3 or RT	20%
Mountain Beech	<i>Fuscopora cliffortoides</i>	3m	8L/1.5-2m high +	40%

Upper bank species

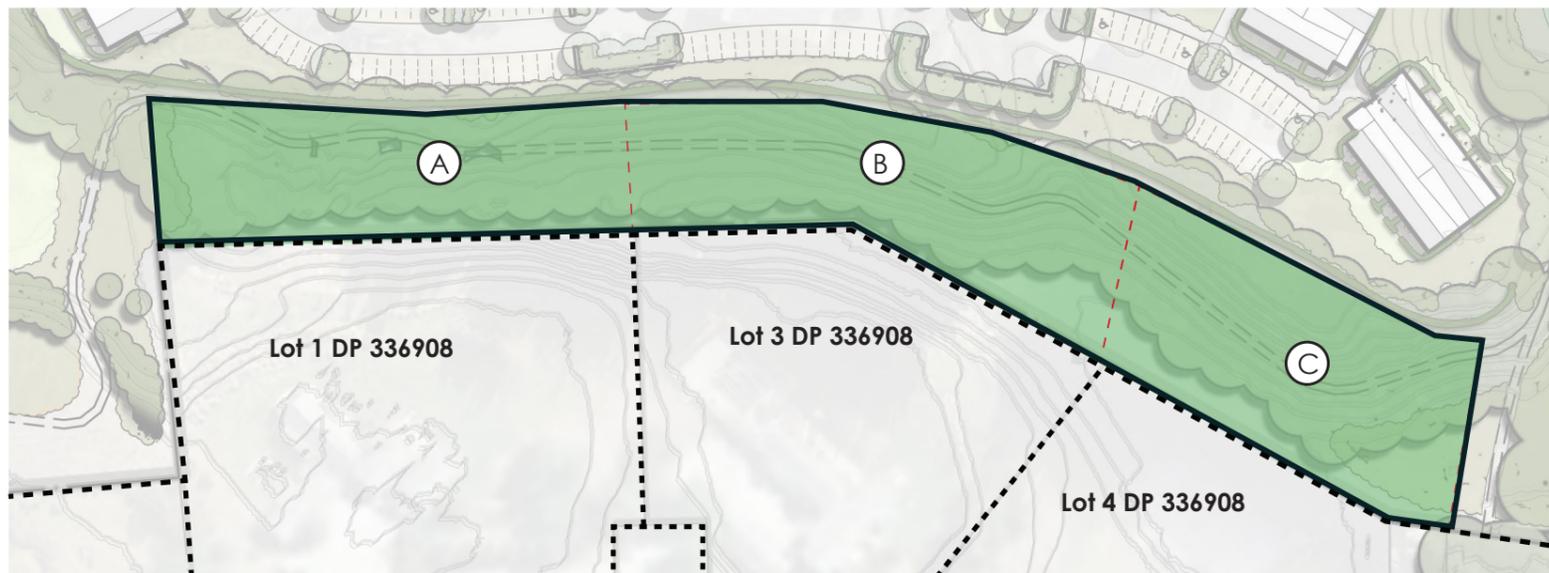
Common Name	Botanical Name	Spacing (m)	Grade	%
Ribbonwood	<i>Plagianthus regius</i>	1.5	PB3 or RT	20%
Kowhai	<i>Sophora microphylla</i>	1.5	PB3 or RT	10%
narrow-leaved tree daisy	<i>Olearia lineata</i>	1.5	PB3 or RT	10%
Kohuhu	<i>Pittosporum tenuifolium</i>	1.5	PB3 or RT	20%
Cabbage Tree	<i>Cordyline Australis</i>	1.5	PB3 or RT	10%
Mountain Beech	<i>Fuscopora cliffortoides</i>	3m	8L/1.5-2m high +	30%

Proposed hedge
To be native
Pittosporum Tenuifolium
22L / 1.8m high size @
1.0m ctrs.

Proposed 2.4m high
acoustic / glare barrier
To be constructed
as per Marshal Day
Acoustic Barrier
Specifications



Indicative Cross Section of proposed native planting



Wilding vegetation to be cleared and planted in native species at spacings and sizes as shown.

For Phasing refer to Wilding Tree Removal and Native Planting Phasing Plan.

For specification including maintenance refer to the Bank Planting Specification and Maintenance Plan.

Lower bank plant species

1 Phase 1 - Hedge and Acoustic / Glare Barrier

To be constructed prior to civil or construction works starting on site (excluding the establishment of environmental controls).

2 Phase 2 - Top Area

Implementation of the Wilding Tree Removal Plan and Proposed Native Planting Plan within the Top Area shall take place during civil construction.

3 Phase 3 - Bottom Area

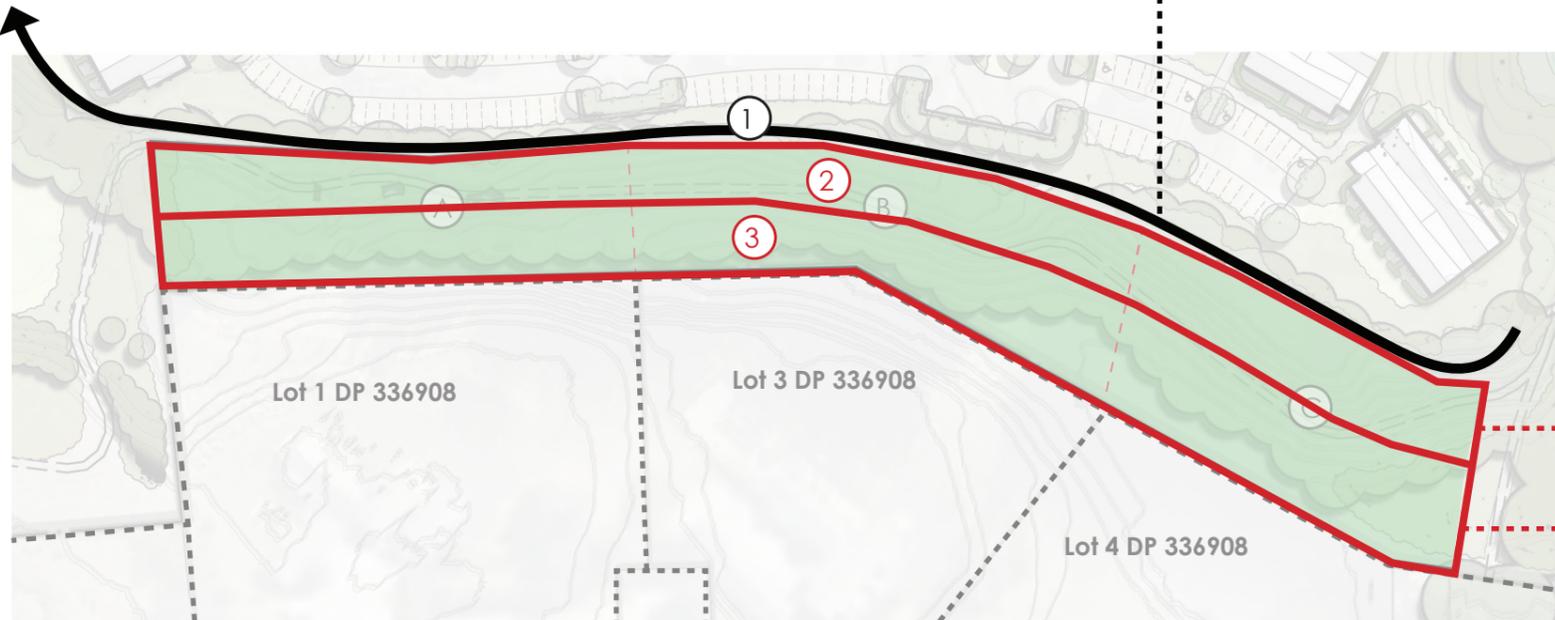
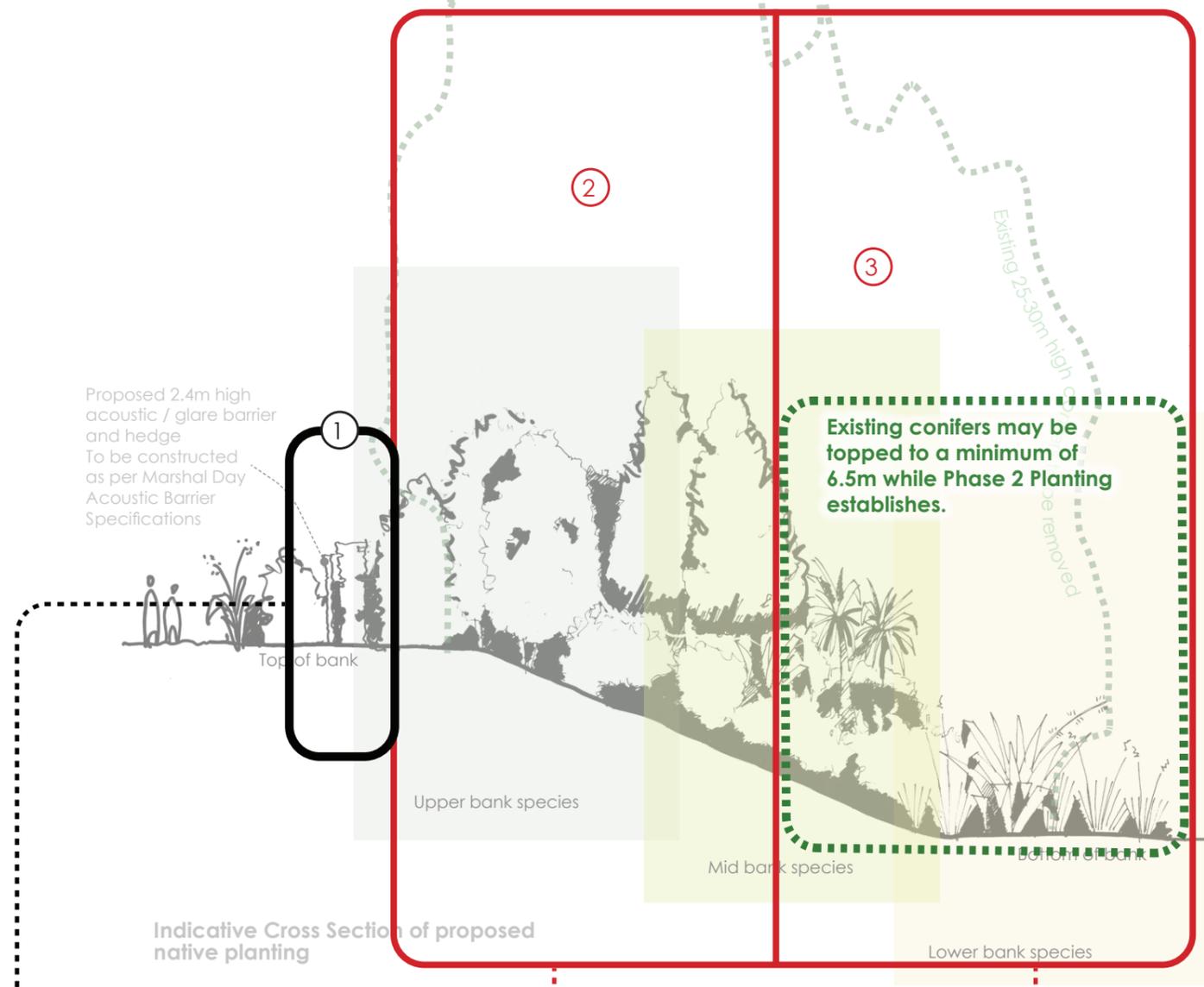
Implementation of the Wilding Tree Removal Plan and Proposed Native Planting Plan within the Bottom Area shall take place once the Upper bank species reach an average height of 6.5m, unless otherwise agreed by the relevant adjoining neighbour.

Existing conifers within the Bottom Area may be topped to a minimum height of 6.5m above top of bank at any time Prior to phase 3 removal.

Common Name	Botanical Name	Spacing (m)	Grade	%
Toe Toe	Austrobaileya stricta	1.5	PB3 or RT	20%
Mingimingi	Coprosma Propinqua	1.2	PB3 or RT	5%
Ni-Ni	Phormium tenax	1.5	PB3 or RT	30%
Koromiko	Hebe salicifolia	1.5	PB3 or RT	5%
Koromiko	Hebe salicifolia	1.5	PB3 or RT	5%
Koromiko	Hebe salicifolia	1.5	PB3 or RT	5%
Toe Toe	Austrobaileya stricta	1.5	PB3 or RT	5%
Kowhai	Sophora microphylla	1.5	PB3 or RT	5%
narrow-leaved tree daisy	Olearia lineata	1.5	PB3 or RT	5%
Ribbonwood	Plagianthus regius	1.5	PB3 or RT	5%
Kohuhu	Pittosporum tenuifolium	1.5	PB3 or RT	20%
Mountain Beech	Fuscopora cliffortoides	3m	8L/1.5-2m high +	40%

Upper bank species

Common Name	Botanical Name	Spacing (m)	Grade	%
Ribbonwood	Plagianthus regius	1.5	PB3 or RT	20%
Kowhai	Sophora microphylla	1.5	PB3 or RT	10%
narrow-leaved tree daisy	Olearia lineata	1.5	PB3 or RT	10%
Kohuhu	Pittosporum tenuifolium	1.5	PB3 or RT	20%
Cabbage Tree	Cordyline Australis	1.5	PB3 or RT	10%
Mountain Beech	Fuscopora cliffortoides	3m	8L/1.5-2m high +	30%

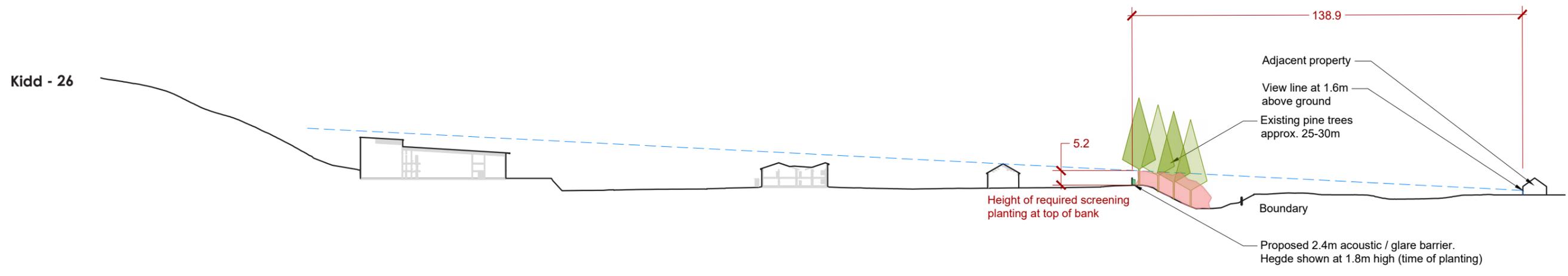
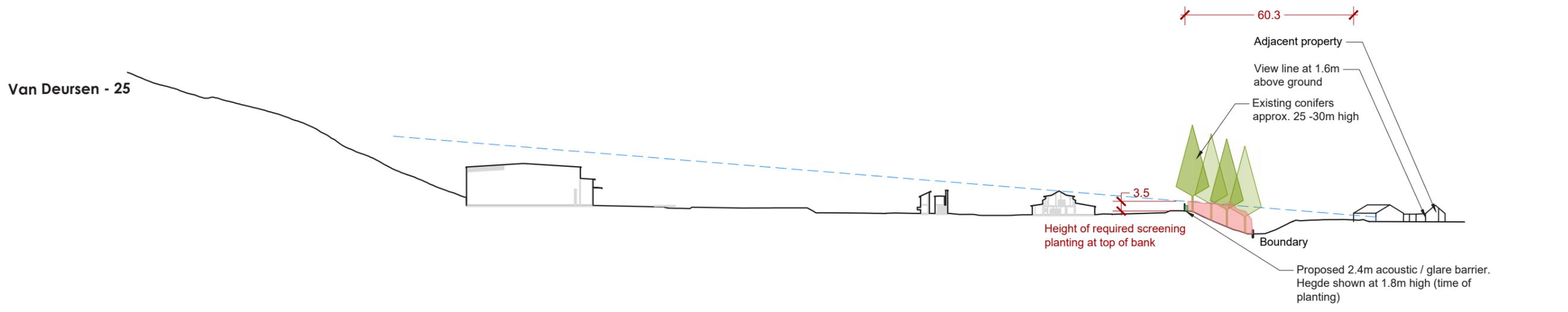
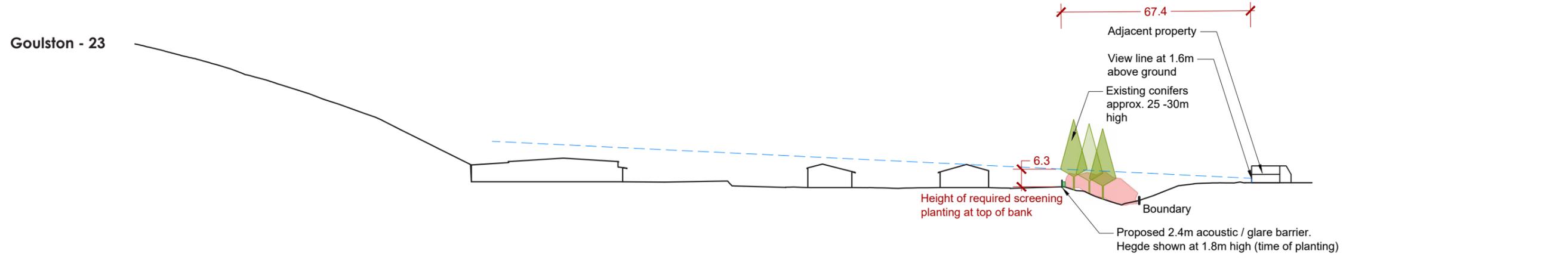


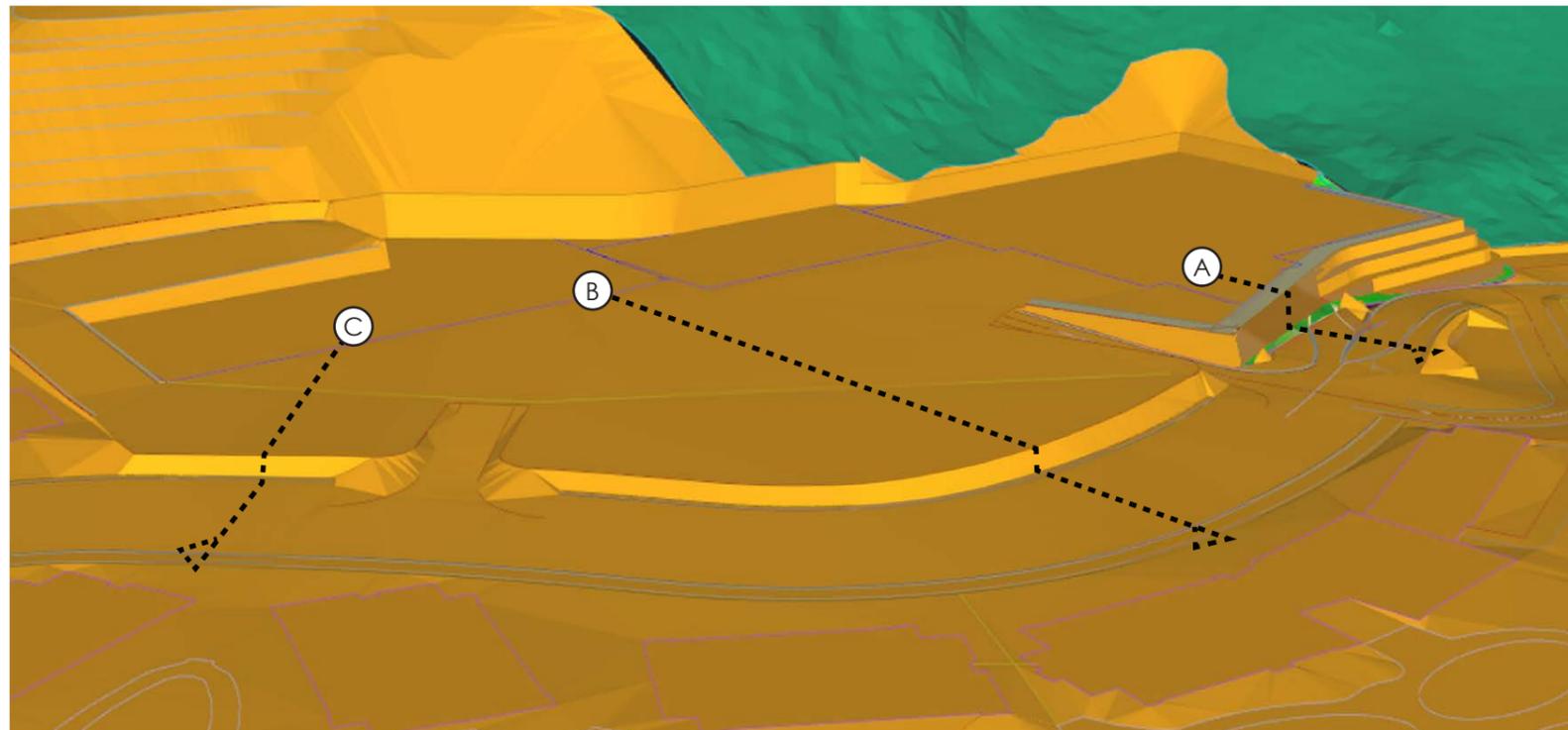
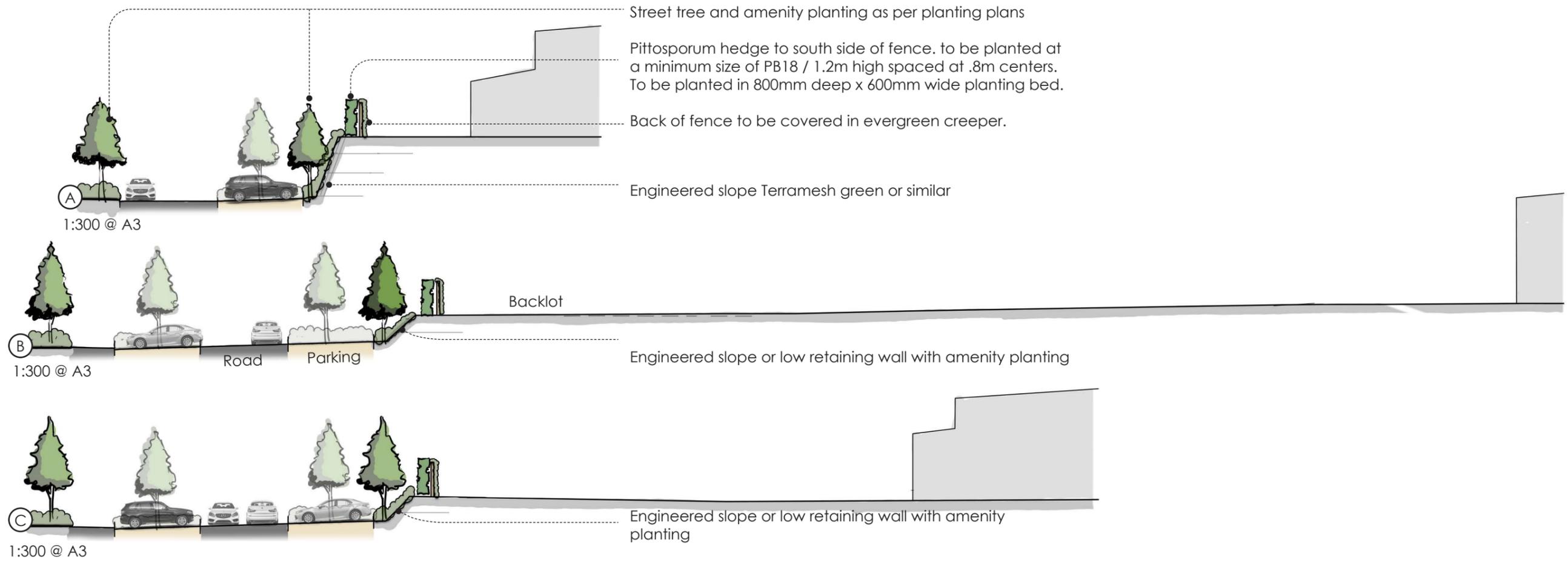
Wilding vegetation to be cleared and planted in native species at spacings and sizes as shown.

Vegetation could be cleared and or topped in phases to avoid temporary effects allowing views but still mitigating visual effects until native planting establishes. Specific phasing to be directed by neighbours adjoining Areas A-C.

For specification including maintenance refer to the Bank Planting Specification and Maintenance Plan.









Existing Native Planting on Neighbouring Properties
 Position approximate and established by visual inspection from trail
 QLDC Edocs files locked

Key:
 Existing Native Planting
 Proposed Native Planting

Riparian Planting
 RM240982

Waterfall Park Valley Planting
 RM220926

Riparian Planting
 RM171280

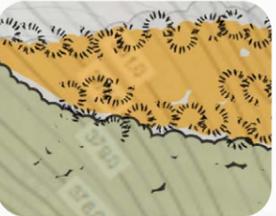
Pond Planting
 RM230163

Entry Pond Planting
 RM171280

Mound Planting
 RM190857



Key:



Low Height Native Shrubs and Grasses - (1-3m at maturity)

Common Name	Botanical Name	Spacing (m)	Grade	%
Toe Toe	<i>Austideria richardii</i>	1.5	PB3 or RT	30%
Mingimingi	<i>Coprosma Propinqua</i>	1.2	PB3 or RT	5%
Makura Sedge	<i>Carex Secta</i>	1.2	PB3 or RT	5%
NZ Flax	<i>Phormium tenax</i>	1.5	PB3 or RT	30%
Red Tussock	<i>Chinochloa rubra</i>	1.2	PB3 or RT	30%

Mid Height Native Shrubs (4-6m at maturity)

Common Name	Botanical Name	Spacing (m)	Grade	%
Cabbage Tree	<i>Cordyline Australis</i>	1.5	PB3 or RT	10%
Mingimingi	<i>Coprosma Propinqua</i>	1.5	PB3 or RT	5%
koromiko	<i>Hebe salicifolia</i>	1.5	PB3 or RT	5%
Kowhai	<i>Sophora microphylla</i>	1.5	PB3 or RT	10%
narrow-leaved tree daisy	<i>Olearia lineata</i>	1.5	PB3 or RT	30%
Ribbonwood	<i>Plagianthus regius</i>	1.5	PB3 or RT	5%
Kohuhu	<i>Pittosorum tenuifolium</i>	1.5	PB3 or RT	35%

Larger Native Trees (10 - 20m at maturity)

Common Name	Botanical Name	Spacing (m)	Grade	%
Ribbonwood	<i>Plagianthus regius</i>	2m	PB3 or RT	10%
Mountain Beech	<i>Fuscospora cliffortoides</i>	3m	8L/1.5-2m high +	90%