
MINUTE 2 OF THE EXPERT PANEL

Further Information Request

Ayrburn Screen Hub

FTAA-2508-1093

(11 November 2025)

[1] Thank you to all participants at the online conference on 10 November. The Expert Panel appreciated the opportunity to learn more about the project, and the issues it will have to address.

[2] While the Expert Panel learned many things of relevance to its deliberations, it notes in particular:

- (a) Mr Hooper's advice on behalf of kā rūnaka that finalisation of the Cultural Impact Assessment was on track for delivery to the applicant by 14 November;
- (b) Mr Bell's advice on behalf of Otago Regional Council that that Council agrees that the activities discussed in section 6.3 of the AEE satisfy the requirements for issue of a Certificate of Compliance.

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

- (a) A finalised Cultural Impact Assessment (acknowledging that the applicant is reliant on the assistance of representatives of the relevant rūnaka of Kāi Tahu to be in a position to do so);
- (b) An updated Assessment of Environmental Effects, including:
 - (i) Any changes required to respond to the final Cultural Impact

Assessment;

- (ii) Consequential changes flowing from deletion of a conference/wedding venue from the project plan;
- (iii) An explanation of the rationale for the proposed 6-year lapse period on all resource consents sought;
- (iv) A revised Table 3 incorporating any proposed actions related to resource consents within the Otago Regional Council jurisdiction;

Together with revised draft conditions, including any additional or amended conditions responding to the final Cultural Impact Assessment. The applicant is requested to provide marked up and clean copies of both documents, and a Word version of the 'clean' revised conditions;

- (c) 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;
- (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);
- (e) An addendum to the Landscape Assessment Report (Appendix 22 to the AEE) discussing;
 - (i) Whether there is any 'permitted baseline' potentially relevant to the assessment of landscape and visual effects, factoring in legal and/or planning advice as required;
 - (ii) What the effects of the project will be on landscape values enjoyed by viewers of the site from the public areas of the Countryside Trail during the period before proposed screening

vegetation has matured, including simulations from viewpoints 5-9 inclusive in a form that can be compared with those already provided

- (iii) If the engineering assessment (per (d) above) is that a retaining structure is required, what implications (if any) that has for the assessment of landscape and visual effects, including the proposed vegetation plan;
- (f) A flow chart/wiring diagram showing the (inter) relationship of the conditions for each district and regional consent being sought.
- (g) Clarification regarding the flood risk to Building G in the project plan;
- (h) A copy of the feedback the applicant has received from the Lake Hayes Strategy Group cross referenced in Appendix 31 to the AEE.

[4] The applicant is to file its response to the Expert Panel's information request with the EPA no later than noon on 18 November via;

- (a) Email to Substantive@fasttrack.govt.nz; or
- (b) In person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.



Trevor Robinson
Expert Panel Chair