Ayrburn Screen Hub Planning Report

Ayr Avenue, Arrowtown, Queenstown-Lakes District

Waterfall Park Developments Limited

7 February 2025

Contents

1.0 Applicant and Property Details

To:	The Secretary for the Environment
Site Address:	Ayr Avenue, Arrowtown, Queenstown-Lakes District
Applicant Name:	Waterfall Park Developments Limited
Legal Description:	Lot 4 DP 540788
Site Area:	26.25ha
Site Owner:	Waterfall Park Developments Limited
District Plan:	Queenstown Lakes Proposed District Plan ('PDP')
QLDC PDP Zoning:	Wakatipu Basin Rural Amenity Zone ('WBRAZ')
Regional Plan:	Otago Regional Plan: Water for Otago ('ORP')
Designations:	N/A
Additional Limitations:	Speargrass Flat Landscape Character Unit (LCU 8) and Ayrburn Structure Plan
Brief Description of Proposal:	The Ayrburn Screen Hub is a proposed production facility featuring two studios, accommodation, and supporting facilities and amenities. The project is anticipated to deliver significant economic benefits for the region, create employment opportunities, and advance the national film industry. Environmental enhancement measures are proposed including significant water quality improvements, riparian planting, and improved cycling connections. The development is proposed to be well integrated into the surrounding landscape. This is depicted in the Ayrburn Design Report (refer **Appendix 1).**

Status:

Final Revision 1

Date:

7 February 2025

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Appendices

Appendix 1:	Ayrburn Design Report - Winton
Appendix 2:	Masterplan Peer Review - SPA
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2.0 Information required in a referral application:

2.1 Proposed approvals being requested under this Application (s13(2)(d))

Resource Management Act 1991 ("RMA")

This application seeks resource consent approvals under the QLDC Proposed District Plan ("**PDP**") and the Otago Regional Plan – Water for Otago ("**ORP**") for the reasons outlined in Section 2.1.1 and Section 2.1.2 of this report.

Other Approvals

No other approvals are sought under of this application.

2.1.1 Rules Assessment - QLDC Proposed District Plan (refer **Appendix 17**)

The site is zoned Wakatipu Basin Rural Amenity Zone (WBRAZ) under the PDP and is located primarily within the Speargrass Flat Landscape Character Unit (LCU8). Whilst the PDP is not fully operative, this is now the dominant planning document in terms of this application. Any corresponding rules in the Operative District Plan are treated as inoperative pursuant to Section 87F of the RMA. That being the case, the consents sought are as detailed below and in the PDP Rules Assessment attached as **Appendix 17**:

Wakatipu Basin Rural Amenity Zone – Chapter 24

- A **restricted discretionary activity** pursuant to Rule 24.4.18 in regard to the construction of buildings for non-residential activities. The proposed Screen Hub is commercial in nature and a total of 15 associated buildings are proposed to be established;
- A **discretionary activity** pursuant to Rule 24.4.21 for visitor accommodation. On-site accommodation is proposed and will primarily be utilised by film crews. However, in order to assist with economic viability, the accommodation will be available for general visitor accommodation at times when not required for studio production purposes;
- A **non-complying activity** pursuant to Rule 24.4.23 in regard to a commercial activity not otherwise provided for in Table 24.1. The proposed Screen Hub facilities and Ayrburn depot are commercial activities that are otherwise not provided for;
- A **non-complying** activity pursuant to Rule 24.4.27.1 for the construction of any building within Activity Area OS. As shown in **Figure 1** below, while the buildings will be largely contained within the Residential Area (R), the filming stages, the workshop and workroom, the Ayrburn depot and part of the dressing room will be located within Activity Area OS;

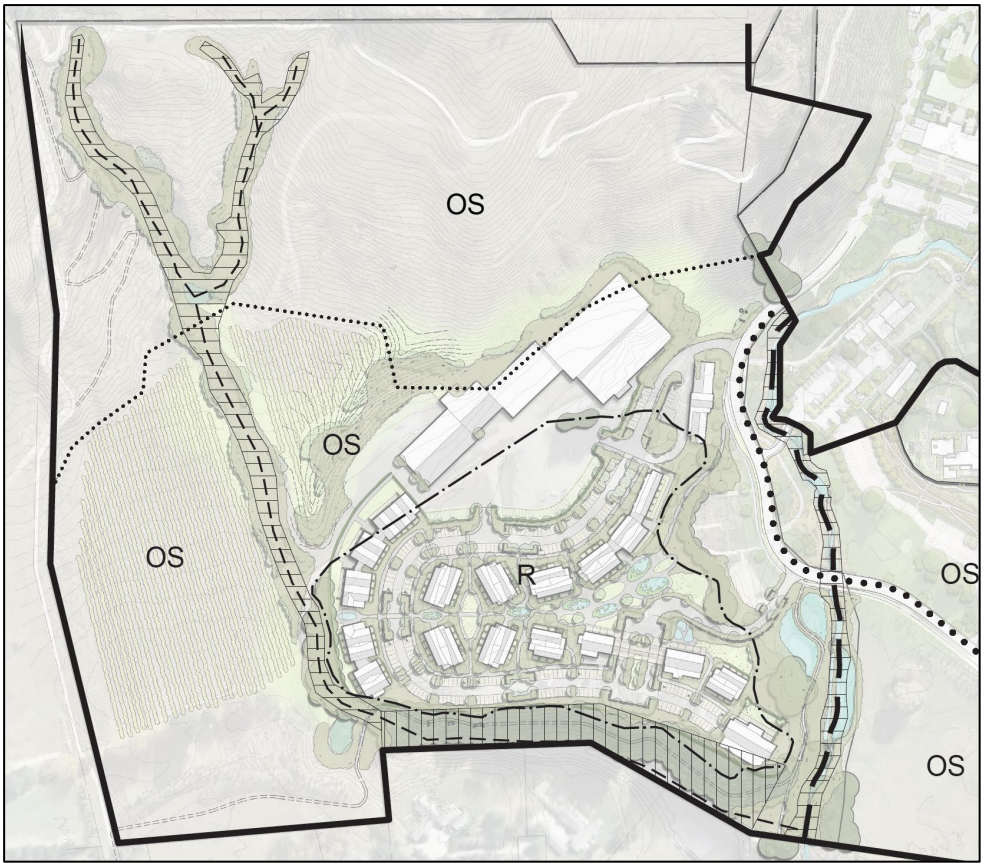

Figure 1: Screen Hub site plan overlayed on the Structure Plan. Source: Ayrburn Design Report Masterplan with Ayrburn Structure Plan Overlaid" Page 17 attached at Appendix 1.

- A **non-complying** activity pursuant to Rule 24.4.27.6 for the planting of vegetation other than pasture grass, crops or grapevines within any Activity Area OS provided that this control does not apply to planting to maintain or replace trees and landscaping along Ayr Avenue. As shown in the Masterplan attached at **Appendix 1** (Page 7) a comprehensive landscape plan is proposed to assist integrating the development into the surrounding environment. A shown in this Masterplan (Page 7) landscaping and native riparian planting are proposed within Activity Area OS.

- A **restricted discretionary activity** pursuant to Rule 24.5.4.2 which requires all other exterior surface finishes, except for schist, to have a light reflectance value of not greater than 30%. In this instance, the stone masonry with natural grout has an approximate LRV of 36% and board form concrete has an LRV of approximately 42%, as detailed in Sheet 3.2 of the Architectural Design Report - SA Studio attached at **Appendix 7** (Page 23);

- A **restricted discretionary activity** pursuant to Rule 24.5.6 in regard to the building coverage of all buildings on a site not subject to Rule 24.5.4 not exceeding 15% of net site area, or 500m², whichever is the lesser. The combined building area as a result of this proposal is 22,179m^2. The proposal, therefore, does not comply with the maximum coverage of 500m^2;

- A **non-complying activity** pursuant to Rule 24.5.8.2 in regards to a breach to the maximum height of 8 metres. The Architectural Design Report - SA Studio attached at

Appendix 7 (Page 31) demonstrates the extent of the buildings that protrude beyond the 8-metre height limit from natural ground level;

- A **restricted-discretionary activity** pursuant to Rule 24.5.9.1 for a breach to the setback of any building from any road boundary. In this instance, the Depot Building is located approximately 14 metres from Ayr Avenue as shown on Page 30, Sheet 5.1 of the Architectural Design Report - SA Studio attached at **Appendix 7.**
- A **restricted-discretionary activity** pursuant to Rule 24.5.12 as the minimum setback of any building from the bed of a wetland, river or lake is required to be 30m. In this instance there are two buildings located within this setback to Mill Creek, with the closest building located 27.6m from Mill Creek as shown on Page 30, Sheet 5.1 of the Architectural Design Report - SA Studio attached at **Appendix 7**;

Earthworks – Chapter 25

- A **restricted discretionary activity** pursuant to Rule 25.4.2 for earthworks exceeding for the maximum total volume of earthworks in Table 25.2, as set out in Rule 25.5.4. As 80,400m^3 of cut and 74,400 m^3 of fill is proposed the total earthworks is proposed to be 154,800m^3 as shown on Page 4 Sheet 210 of the Engineering Assessment attached at **Appendix 11**;
- A **restricted discretionary activity** pursuant to Rule 25.5.4 for earthworks exceeding maximum volume of 400m^3 in the WBRAZ. As 80,400m^3 of cut and 74,400 m^3 of fill is proposed the total earthworks is proposed to be 154,800m^3 as shown on Page 4 Sheet 210 of the Engineering Assessment attached at **Appendix 11;**
- A **restricted discretionary** activity pursuant Rule 25.5.11 for earthworks that exceed 2,500m^2 where the slope is 10° or greater and 10,000m^2 where the slope is less than 10°. While the topography of the site varies across the development, a total of 84,150m^2 of earthworks are proposed across the development;
- A **restricted discretionary** activity pursuant to Rule 25.5.15 for cut depth that exceeds 2.4m. In this instance the maximum cut proposed is 9.5m;
- A **restricted discretionary** activity pursuant to Rule 25.5.16 for fill that exceeds 2m in height. In this instance the maximum fill height is proposed to be 11m;
- A **restricted discretionary** activity pursuant to Rule 25.5.19 for earthworks within 10 metres of a waterbody. Earthworks are required for the construction of a sediment trap in Mill Creek as shown on Page 30 Sheet 408 of the Engineering Assessment attached at **Appendix 11**;
- A **restricted discretionary** activity pursuant to Rule 25.5.21 for more than 300m^3 of cleanfill transported by road to or from an area subject to earthworks. Approximately 6,000m^3 of cleanfill is proposed to be transported from the site as excess;

Transport – Chapter 29 (Refer Transportation Assessment in **Appendix 15**)

- A **restricted discretionary activity** pursuant to Rule 29.4.11 as the project is a high traffic generating activity;
- A **restricted discretionary activity** pursuant to Rule 29.5.13 as the site gains access in two locations onto Ayr Avenue. Both accesses achieve the expected carriageway widths

set out in the Council's Land Use and Subdivision Code of Practice, however, under part (c) of this Rule, no private way or private vehicle access is anticipated to serve sites with a potential to accommodate more than 12 units on the site (and adjoining sites). In this instance, the accommodation for the activity will comprise 185 units.

The overall activity status under the PDP is a **non-complying** activity.

2.1.2 Rules Assessment - ORC - Otago Regional Plan: Water for Otago (Refer Appendix 18)

- A **discretionary activity** pursuant to Rule 12.3.4.1(i) for damming and diversion of water, for the establishment of the 50x12 serviced in-line Mill Creek sediment trap where the catchment size upstream of the proposed works exceeds 50 hectares in area;
- A **restricted discretionary** activity pursuant to Rule 13.5.2.1 for a breach to Rule 13.5.1.6 as Rule 13.5.1.6 of the ORP permits the extraction of alluvium within the bed of a river providing, amongst other things, that no more than 20 m^3 is taken in any month. The approximate volume of alluvium removed per extraction event is proposed to be 900m^3, with removal expected to be completed within a day;
- A **restricted discretionary** activity pursuant to Rule 14.5.2.1 for more than 2,500m^2 of exposed earth associated with the earthworks required for residential development. The proposal is considered to be a residential development, as the accommodation associated with the Screen Hub will be used for the purpose of people's living accommodation. The area of exposed earth will total approximately 84,150m^2 in area.

The overall activity status under the ORP is a **discretionary** activity.

2.1.3 Other Rules

This application also seeks any other resource consent approvals necessary to implement the project which are not detailed above.

3.0 Proposal and Effects

3.1 Description of the project and the activities it involves (s13(4)(a))

As stated on the Queenstown Lakes District Council website[1], Queenstown and Wanaka are the third largest film and television production area in the country. However, productions often spend a short amount of time in the area due to a market shortage of production studios and a shortage of associated employee accommodation as stated in the Film Expert Report - Dave Gibson (refer **Appendix 3**).

The Economic Assessment - Property Economics attached at **Appendix 4**, highlights the substantial economic benefits that a Screen Hub in this location could deliver to the wider Otago region. The quantified economic benefits include:

1. The construction and development phase is projected to contribute $278 million (NPV) to the Region's economy over a 3-year period;
2. The ability to sustain over 640 full-time jobs annually, totalling 2,040 FTE job years.

[1] https://www.qldc.govt.nz/community/economic-development/film/

3. During the 10 year operational phase of the proposed development, $485 million (NPV) in economic activity is expected to be generated in the Otago Region;
4. The operation of the activity will support over 370 full-time jobs annually, with a significant portion being unique to the region.

The proposal seeks to realise economic growth opportunities in the film and television industry for the Queenstown Lakes and wider Otago region, addressing a critical gap in facilities that otherwise limit the area's potential. This proposal comprises a world-class film and television studio production facility with associated accommodation ("**Screen Hub**").

The Ayrburn Screen Hub has been designed with expert input from film specialist Dave Gibson. As outlined in the Film Expert Report (**Appendix 3**), support buildings such as accommodation, meeting spaces, offices, and dressing rooms are vital for the success of a production facility. These amenities provide film crews with the necessary resources to facilitate extended stays.

The key elements of the Ayrburn Screen Hub are outlined within the Ayrburn Design Report (Page 15) attached at **Appendix 1,** and the Architectural Design Report attached at **Appendix 7** and reports accompanying the application. The Ayrburn Screen Hub includes the following key components:

- Filming stages;
- Workshops;
- Offices and dressing rooms;
- A reception area;
- 185 accommodation units;
- A spa;
- A meeting venue;
- Depot;
- Open spaces and comprehensive landscaping;
- Associated infrastructure;
- Water quality improvement;
- Riparian planting; and
- Public cycle trail connections.

These components are described in Section 3.2 of this report below.

The Ayrburn Design Report has been subject to a Masterplan peer review by Studio Pacific Architecture in relation to urban design considerations (Refer Masterplan Peer Review attached in **Appendix 2).**

3.2 Proposed activities and areas

3.2.1 Buildings

A total of 15 buildings are proposed by way of this application as shown in the Architectural Design Report attached at **Appendix 7** and are detailed as follows:

- **Film Studio**: The film studio has a footprint of 7,200m^2 and a gross floor area ("**GFA**") of 8,554m^2. The studio contains two stages, a fabric costume laundry, offices, art department/ props/set deck construction areas, a spray booth and construction workshops;

- **The Accommodation Buildings/ Film Offices:** Approximately 185 accommodation units, consisting of 231 double beds, will be provided across 10 buildings. It is proposed that 52 of the accommodation units will contain a kitchen and the remaining 133 units will contain tea stations. All buildings are two storeys in height with a total GFA across all buildings of approximately 11,474m^2. Accommodation buildings 1 and 2 will operate interchangeably as accommodation and/or film offices depending on demand;

- **Hotel Reception & Office:** This building is two storied comprising 282m^2 on the ground floor with an area of 125m^2 on the first floor. The hotel reception & office building contains a bar/lounge area, a reception area, a lobby, a staff room, and meeting rooms;

- **Spa and Wellness Centre:** The spa is a two storied building with a ground floor area of 377m^2 and a first-floor area of 255m^2. The spa contains a beauty/nail zone, a hair dresser zone, a reception area, saunas, a yoga room, treatment areas, a gym and bathing facilities;

- **The Venue:** The venue is a function hall, containing a function area, a bar and a kitchen. This building is single storied with a footprint of 674m^2;

- **Depot & Ayrburn Office**: The Depot & Ayrburn Office building comprises three levels with a GFA of 928m^2 and a footprint of 419m^2. The depot occupies the ground floor and Level 1 of the building, with a proposed GFA of 551m^2. The Ayburn office spans two floors, with a GFA of 377m^2. The depot is proposed to be used for deliveries and as an ancillary function the existing Ayrburn hospitality precinct. The proposed depot will replace and formalise all the temporary storage containers, portacom staff rooms and offices scattered around the site. This block includes meeting rooms, lunch rooms, office space and storage facilities.

All buildings on site are proposed to be recessive in colour and material and have been designed to be sympathetic within the landscape as detailed in the Landscape Assessment (**Appendix 12**). The proposed materials comprise dark corrugate, aged corrugate, vertical timber, timber with battens, horizontal timber, steel, timber shutters/panels, dark joinery, blackened steel and board form concrete.

3.2.2 Film Facilities

The film facilities have been designed to be flexible as recommended in the Film Expert Report attached at **Appendix 3** and will provide the wet weather cover that has been lacking in the region.

As described above, the film studio is the marquee component of the proposal. It is a single storey structure with mezzanine area. The studio will incorporate a variety of production facilities including two film stages with a combined footprint of 3,138.4m^2, set building areas and workshops, an art department, costume laundry, rigging/tech room and spray booths. Additional workshops and offices are located on the mezzanine level. The film studio 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 for parking of film vehicles.

3.2.3 Accommodation

Accommodation is proposed within the centre of the site, in close proximity to the film facilities, as the two components are integral to each other. Accommodation will primarily be utilised by production crews however, at times when not required for studio production purposes the accommodation facilities will be available for visitor accommodation.

As described above, there is lack of accommodation for production employees in the Otago region. The provision of on-site accommodation will assist in attracting large, offshore productions to the region and accommodate out of town crews.

The accommodation will primarily be utilised by film crews however, in order to assist with economic viability, the accommodation will be available for general visitor accommodation at times when not required for film and television studio production purposes.

Ancillary to the accommodation, a reception and spa building is proposed in the south-eastern portion of the site. As outlined above, the spa will feature various amenities, including a beauty treatment area, hair studio, gym, yoga studio, and swimming pool and the reception area provides an administration and reception area for the accommodation.

3.2.4 Venue

A venue is proposed within the eastern portion of the site. The venue will be utilised for a wide range of functions events, meetings and gatherings associated with the film production activities. When not in use for production activities, it will also be available for weddings, functions, and other public events.

3.2.5 Ayrburn Depot

The Ayrburn depot is located adjacent to Ayr Avenue and will serve as an operations, staff, logistics and storage hub servicing both the Ayrburn Screen Hub and the wider Ayrburn hospitality precinct.

3.2.6 Landscape Planting and Ecological Enhancement

In addition to the buildings and development outlined above, the proposal includes comprehensive landscaping throughout the site. The planting is intended to assist with mitigation of the proposed buildings in the landscape. In addition, the planting will enhance the overall ecological values of the site by providing enhancement of freshwater ecology associated with Mill Creek and increasing native plant diversity and habitat as detailed in

the Aryburn Design Report. The proposed landscaping is detailed in the Ayrburn Design Report attached at **Appendix 1** (Page 15 and Page 30).

3.2.7 Site access, parking and transport

Vehicle access to the site is obtained via two vehicle crossings off Ayr Avenue. The northernmost crossing will serve as the primary access way and will provide access to the film studio, ancillary buildings and accommodation. The southernmost crossing will provide access to an arrivals courtyard for pick-ups and drop offs.

Visitor and staff parking areas are situated throughout the site.

The movement network of the Screen Hub is focused on prioritising active modes of transport, with an extensive network of walking and cycling pathways and a safe and slow-speed environment. As outlined in the Ayrburn Design Report Circulation Plan (refer **Appendix 1** (Page 25)) the Applicant has provided designated parking areas for bikes and scooters.

3.2.8 Infrastructure

Water supply

As detailed in the Water and Wastewater Report attached at **Appendix 10**, hydraulic modelling confirms that the existing water network has sufficient capacity to meet the increased demand from the new development, including peak domestic and firefighting requirements.

Wastewater

As outlined in the Water and Wastewater Report attached at **Appendix 10**, the proposed development's wastewater will be directed to the Waterfall Park Wastewater Pump Station, which will subsequently convey it to the existing wastewater main along Arrowtown-Lake Hayes Road. The main Waterfall Park Pump Station has sufficient capacity to accommodate the anticipated flows from the proposed screen hub facility. It is intended to use gravity reticulation to transport wastewater to the pump station.

Stormwater

Stormwater treatment for the site's impervious areas will be achieved by way of water quality devices designed in accordance with the current QLDC COP to guide stormwater management within the development area. This will include a combination of, but not limited to, raingardens, stormwater wetlands, a secondary pond and a tertiary pond.

Water Quality Improvement and Riparian Planting

The built development has been designed to be situated as far as practicable from sensitive receiving environments to minimise impact.

Enhancement opportunities have been recognised and provided for through the development and include the following:

- The implementation of sediment control measures that will protect and enhance the water quality of Lake Hayes, as outlined in the Stormwater Management and Flood Assessment (refer to **Appendix 9**) and the Ecological Assessment attached at **Appendix 8**;

- An inline sediment retention pond is proposed to be established within Mill Creek upstream of the southern site boundary. This is designed to capture sediment within Mill Creek, which will be cleaned out when sediment builds up. The sediment control measures proposed are intended to protect Lake Hayes from nutrient inputs resulting from sediment reaching the lake and substantially improve water quality of Mill Creek and Lake Hayes as detailed in the Ecological Assessment attached at **Appendix 8** and the FOLH letter of support attached at **Appendix 19**;
- Riparian planting, as outlined in the Ecological Report (refer **Appendix 8**), which provides shade for the watercourse and helps filter runoff into the channel, contributing to the long-term maintenance of consistently healthy water quality in Mill Creek.

3.2.9 Cycle Trail

Public cycling and pedestrian easements over the Applicant's land are proposed under this application to facilitate and enhance public access. The following measures are included:

- Lake Hayes Trail Connection - This connection will potentially link the Ayrburn Trail network and Countryside Trail to the Lake Hayes Trail via a proposed new trail within the Mill Creek esplanade strip. This proposed trail forms part of broader strategic connections to and around Lake Hayes;
- Trail link Between Countryside Trail and Ayrburn Trails - A low-elevation, gentle-gradient link from the Countryside Trail to the Ayrburn Trail network and the Heritage precinct is proposed to provide connectivity with the wider Queenstown Trails Network and around Lake Hayes;
- Countryside Trail realignment – A section of the existing trail is steeper than the surrounding Queenstown Trail network and challenging for many users. Realigning this section creates a more enjoyable trail experience for trail users and reduces the maintenance burden incurred by erosion and rutting of the steep gradient.

If the Screen Hub proposal is approved, Queenstown Trails Trust ("**QTT**") requests that the formalisation of these trails be included as a consent condition, by granting QTT 5 metre wide public access easements in favour of QLDC. A letter of support from QTT for this aspect of this proposal is attached at **Appendix 5**.

3.3 Explanation of how the project meets the criteria in s22 (s13(4)(b))

3.3.1 Development project with significant regional or national benefits (s22(1)(a))

The proposal is a development project that will have significant regional and national benefits for the following reasons:

3.3.1.1 Economic Benefits

The Ayrburn Screen Hub will deliver significant economic benefits at both a regional and national level, reinforcing the Queenstown Lakes District's economic capacity. As detailed in this application and in the Economic Impact Assessment (EIA) prepared by Property Economics (attached at **Appendix 4**), the quantified economic benefits of this proposal include:

- Construction and Development Phase: Projected to contribute $278 million (NPV) to the regional economy over a three-year period;
- Employment Generation: The project will sustain over 640 full-time jobs annually, totalling 2,040 FTE job years;
- Operational Phase: Over a ten year period, the development is expected to generate $485 million (NPV) in economic activity within the Otago Region;
- Ongoing Employment: The operation of the Screen Hub will support over 370 full-time jobs annually, with a significant portion being unique to the region.

In addition, QLDC's Economic Development Manager, Peter Harris, and Film Queenstown Lakes Manager, Kahli Scott, visited the site on 11 December 2024 to discuss the proposal. Following the visit, Ms Scott provided the following commentary:

> "*As Peter and I mentioned, we can express our enthusiasm for a fit-for-purpose screen hub from an economic development standpoint. Supporting the film industry and growing its value in the district is a project identified in our Economic Diversification Plan. I know from years of servicing production enquiries and liaising with key industry decision-makers and local film practitioners that a fit-for-purpose indoor filming space and support facilities is needed. It was also encouraging to hear that this proposed screen hub is intended to complement, rather than compete with, existing facilities like Screentime's Remarkable Studios and the impending virtual production facility in the Research & Innovation Hub*."[2]

This aligns with QLDC's Economic Diversification Plan, which seeks to broaden the district's economic base beyond tourism and construction by fostering growth in the screen industry. The plan states:

> *"Film productions and other creative industry opportunities grow across the district, with local capability and content being promoted."*[3]

It also identifies key initiatives to strengthen the film industry:

1. *"Promote and grow the capabilities of the local film industry, including workforce and infrastructure development projects.*
2. *Maintain a film-friendly environment through fit for-purpose policies, processes and regulations.*
3. *Encourage and support the creation of more local content and IP that leverages the district's strengths.*
4. *Support creative businesses and groups that meet the best-fit business criteria."*

The Ayrburn Screen Hub contributes directly to these objectives by ensuring the Queenstown Lakes District retains film production spending, enhances local employment, and removes logistical barriers that have previously limited large-scale productions.

Overall, considering the findings of the EIA prepared by Phil Osbourn and Tim Heath of Property Economics (refer **Appendix 4**) and the feedback from QLDC's Film and Economic

[2] See Consultation Schedule **Appendix A**.
[3] Queenstown Lakes Economic Diversification Plan, Page 33: https://www.qldc.govt.nz/media/hmvpntis/queenstown-lakes-economic-diversification-plan_final.pdf

Development Managers it is concluded that the proposed Ayrburn Screen Hub will generate significant economic benefits. At a regional level, the project will drive investment, create employment opportunities, and contribute to the diversification of the Queenstown Lakes District economy.

3.3.1.2 National Benefits to the New Zealand Film and Television Industry

Beyond its regional economic impact, the Ayrburn Screen Hub will deliver significant benefits to New Zealand's film and television industry by addressing a national infrastructure gap.

Industry support letters, attached at Appendix 3, highlight key benefits of the proposal, including:

- Improved production capacity: The facility will serve as a base for the practical needs of producing a series by providing fit-for-purpose infrastructure.
- Strategic location: The Screen Hub is easily accessible, situated away from town traffic yet close to the airport, ensuring logistical efficiency for productions.
- Appropriate infrastructure: The facility will include accommodation and studio space that is adequately sized, not excessively large, but sufficient for production needs.
- Versatility: The facility will be multi-functional, supporting a range of creative industries beyond screen work, further enhancing its appeal to producers.
- Extended production stays: A dedicated screen hub in Queenstown will increase the duration of productions, generating additional economic activity for the wider film industry.
- Industry-driven design: The hub has been designed in direct response to industry needs, with input from both local and international film professionals.
- Supporting New Zealand's global film reputation: By enhancing national production capacity, the Ayrburn Screen Hub will strengthen New Zealand's position as an international filming destination, attracting more global productions and reinforcing Queenstown's role within the national industry.

As noted in his letter of support, Ken Turner (Art Director/Production Designer) states that the facility has been designed thoughtfully, incorporating genuine industry input, ensuring that it meets both regional and national production needs.

When considering the letters of support from the regional and national film industry, it is considered that this development will significantly strengthen New Zealand's film and television industry by enhancing infrastructure and production capabilities. By addressing key industry needs, the Ayrburn Screen Hub will enable Queenstown Lakes District to capture a greater share of film production spending while supporting the long-term growth and sustainability of the country's screen sector.

3.3.1.3 Ecological Protection and Enhancement of Lake Hayes

Lake Hayes and its conservation is regarded as a matter of national and regional importance. The Otago Regional Council's Lake Hayes Management Strategy states that:

"*The conservation of the Lake Hayes resource is of regional and national importance both economically, recreationally and for its intrinsic and scenic values*."[4]

As identified in the Ecological Assessment attached at **Appendix 8**, Lake Hayes has undergone progressive eutrophication (nutrient enrichment) since development and land use intensification began in the catchment. A significant concern for the management of Lake Hayes has been reducing phosphorus inputs to the lake (ORC 1995), (Hydrosphere Research 2017). The main source of phosphorus to the lake is through sediment transported by surface water, predominantly via Mill Creek.

The report titled *Estimation of Contaminant Losses in the Mill Creek Catchment, Lake Hayes*, prepared by NIWA (2023), provides further insight into this issue ("**NIWA 2023**"):

> *"Historical monitoring has identified that some catchments are subject to particular water quality issues. This led to specific investigations and the development of management plans for individual catchments, including the Lake Hayes and the Mill Creek catchment, which is the focus of this report. Lake Hayes was used as a case study in a report prepared for the Ministry for the Environment (MfE) concerning the impact of land use on freshwater (Larned et al. 2018)."*[5]

During high rainfall events, an unnamed ephemeral spring-fed tributary of Mill Creek also transports sediment carrying phosphorus from the surrounding land to Mill Creek (and ultimately Lake Hayes) (refer **Appendix 8**). Comprehensive studies, including the NIWA (2023) report, have identified that a significant portion of nitrogen, phosphorus, and sediment loads originate from land cover dominated by pasture, particularly in the reach downstream of Hunter Road as follows:

> *"Assessment of land cover, catchment modelling, and load estimation indicates that the bulk of nitrogen (N), phosphorus (P), and sediment load enters Mill Creek in the reach downstream of Hunter Road. The bulk of the contaminant loads enter the stream under elevated flow conditions. Land cover types contributing both N and P are dominated by pasture, and soil P comprises approximately one-third of the total P load at each of the Hunter Road, Waterfall Park, and lake inflow reaches."*[6]

Addressing these water quality challenges requires effective nutrient management strategies. NIWA (2003) emphasises:

> *"A consistent recommendation from these investigations was that inputs of nutrients to Lake Hayes from the surrounding catchment should be reduced as part of an overall lake management or restoration response. Gibbs (2018) clearly linked the likely success of in-lake restoration actions to accompanying 'catchment management strategies reducing the external carbon, nutrient and suspended solids loads to the lake..."*[7]

Goeller et al. (2020) reviewed mitigation options for the Lake Hayes catchment, identifying several key strategies, which included:

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[4] The 'Lake Hayes Management Strategy' (ORC 1995)

[5] Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 12 https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf

[6] Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 11 https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf

[7] Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 13 https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf

> *"… maintaining and restoring existing wetlands and riparian buffers, constructing sediment traps along the main stem of Mill Creek to capture total suspended solids and total phosphorus, and which may also buffer storm- and snowmelt flows. A constructed wetland was identified as desirable, but limited space near to the lake inflow may be an impediment. More widespread actions included livestock exclusion (particularly in the upper catchment), and channel restoration in the lower catchment to slow movement of water and reduce bank erosion. Riparian conditions could be improved by re-establishing riparian vegetation and making use of riparian buffer elements such as grass filter strips, mixed vegetation buffers, and shrubs and trees. These plantings would generally intercept sediment and particulate-bound nutrients, as well as soluble nutrients transported in shallow groundwater."*[8]

The proposed Screen Hub is expected to reduce phosphorus inputs to surface water. This will be achieved through the installation of hard surfaces to prevent surface erosion, riparian planting of the ephemeral watercourse to shade the watercourse and help filter any runoff to the channel, and the establishment of a stormwater detention pond designed to capture and treat the "first flush" runoff, which typically contains the highest sediment load. Additionally, the proposed sediment trap, measuring 50 m long by 12 m wide and estimated to capture and hold about 900m^3 of sediment, is anticipated to provide significant benefits to the lower reaches of Mill Creek and Lake Hayes.

Friends of Lake Hayes ("FOLH"), an organisation committed to the protection and enhancement of Lake Hayes, offered feedback on the proposed water quality initiatives. In their correspondence, attached in Appendix 19, they note:

> *"The inclusion of a large sediment trap within the creek adjacent to lower flood plain will make a significant difference to water quality improvement. FOLH, 'Vision Project' has already proved the success of these systems and a sediment trap of the scale proposed will provide resilience to the sediment removal strategy."*

FOLH further acknowledges that the proposed sediment management plans align with best practices in the catchment and express their support for the project based on its anticipated positive water quality outcomes.

When taking into account the sediment control measures detailed in the Stormwater Management and Flood Assessment attached at Appendix 9, the substantially positive outcomes identified in the Ecological Assessment (refer Appendix 8) and the feedback provided from FOLH, it is considered that the proposal will result in significant benefits to Lake Hayes, as a lake of national and regional importance. By addressing key issues such as nutrient enrichment and sedimentation from the surrounding catchment, the proposed measures including riparian planting, sediment traps, and stormwater management initiatives are expected to reduce phosphorus and other contaminants entering the lake. The proposed initiatives will contribute to the long term preservation and ecological restoration of Lake Hayes, ensuring its continued value for both environmental and recreational purposes. Ultimately, the water quality improvements as a result of proposed ecological enhancement measures are expected to provide regionally and nationally significant benefits.

[8] Estimation of contaminant losses Mill Creek catchment, Lake Hayes, prepared by NIWA, December 2023, Page 63 https://www.orc.govt.nz/media/16054/niwa-2023-estimation-of-contaminant-losses-mill-creek-catchment.pdf

3.3.1.4 Eco-tourism & Outdoor Recreation

The proposed public cycling/ pedestrian easements and cycle trail enhancements will significantly improve public recreational access. The proposal offers a unique opportunity to enhance the existing network of cycle trails. By linking existing trails and providing improved infrastructure, the project supports the Queenstown's world-class cycle network that appeals to both domestic and international visitors.

The improved cycling infrastructure enhances accessibility and encourages sustainable travel, further strengthening the Region's reputation as a premier destination for outdoor recreation and eco-tourism.

By fostering trail connectivity and enhancing the attraction for cycling enthusiasts, the proposal aligns with long-term economic and tourism strategies for the region, contributing to sustainable growth and increased economic resilience.

3.4 Facilitating the project by enabling a more timely and cost-efficient process (S22(1)(b)(i))

The fast-track approvals process will streamline the project, allowing for more timely and cost-effective processing compared to the standard Resource Management Act (RMA) process. The fast-track process offers several key advantages in terms of reduced timeframes, as public notification is excluded under the Fast-track Approvals Act. The Expert Panel is only permitted to invite comments from specified parties, with a shorter timeframe for submissions, ensuring the process remains focused and efficient. Appeals to the Environment Court are not allowed.

This project would require both a plan change and a resource consent under the RMA, necessitating a two-stage RMA process. This approach would significantly extend the consenting timeframe and increase the risk of delays due to potential appeals to the Environment Court. Recent experience has shown that such proposals can take 3–5 years or longer to reach a final outcome. In contrast, the Fast-track Approvals Bill provides an approximately five to six-month process, substantially reducing delays and mitigating associated costs, including construction disruptions, rising material expenses, and seasonal workforce constraints.

This fast-track framework is therefore clearly fit for purpose for this project, enabling a more streamlined process and avoiding delays, ensuring that the region can benefit from the project within a much faster timeframe.

3.5 Referring the project to the fast-track approvals process is unlikely to materially affect the efficient operation of the fast-track approvals process (s22(1)(b)(ii))

Relevant considerations include:

- This is a relatively straightforward project which only requires a relatively small number of RMA equivalent resource consent approvals and does not require any consents or approvals under any other Act or from any other persons or bodies;
- The project does not affect any of the Māori related considerations which are required to be considered and addressed;

- Consultation with the relevant Māori entities and bodies (which is ongoing) is more likely to generate support for, rather than raise concerns about, the project because the project will result in significant enhancement of water quality in Lake Hayes which is an issue of particular concern and interest to Māori; and
- Compared to many of the larger and more significant projects listed in Schedule 2 of the Act, this project is very much at the lower end of the scale in terms of the EPA resources that will be required to consider and determine this application.

3.6 Ineligible activities (s13(4)(c))

The project does not involve any ineligible activities for the reasons outlined below:

Refer to attached Schedule of Consultation with Maori at **Appendix 6**, that confirms that the activity is not within a customary marine title area, not on identified Māori land and not on Māori customary land.

The project does not relate to an activity occurring in an area that is taiāpure-local fishery, a mātaitai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996.

The activity is not an aquaculture activity, or an activity that is incompatible with aquacultural activities or does not require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991, is not occurring on land that is listed in Schedule 4; and has not been subject to a determination under section 24.

The activity is not occurring on a national reserve held under the Reserves Act 1977; and has not been subject to a determination under section 24.

The activity is not a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act.

The activity is not an activity that would be prohibited under section 15B or section 15C, of the Resource Management Act 1991.

The activity is not a decommissioning-related activity (which is an activity described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or an activity undertaken for the purposes of an offshore renewable energy project.

3.7 A description or map of the whole project area (s13(4)(d))

The project area is shown within the Ayrburn Design Report on page 15 attached at **Appendix 1** as depicted in Figure 2 below.

Figure 2: Screenshot of the project area. Source: Ayrburn Design Report "Masterplan" Page 15 attached at Appendix 1.

The site sits within the wider Ayrburn Farm which is made up of four parcels of land being Lots 1,2 3 and 4 DP 540788. The project site contains the majority of Lot 4 DP 540788.

The site comprises an area of 26.25 hectares, presently containing the Ayrburn depot activities which include several structures, temporary buildings, and a storage area, while the remainder of the land is undeveloped. A private road, Ayr Avenue, provides access to the proposed development.

The topography of the development area is predominantly flat, and raises steeply to the north-west.

In terms of landscape, the site is located in the WBRAZ primarily within Landscape Character Unit 8 as described in the Landscape Assessment attached to this report at **Appendix 12.**

3.7.1 Surrounding Locality

The surrounding environment contains a mix of commercial, rural lifestyle and rural productive activities. Ayrburn Domain and a consented hotel are located adjacent to the site, as they are contained within Lots 1 and 2 DP 540788. Ayrburn Domain comprises primarily commercial activity.

There are a number of established wineries and associated restaurants within close proximity to the site, including, Mora Wines & Artisan Kitchen, approximately 570 metres to the south, Wet Jacket Wines 2.34 km to the south, and Amisfield Restaurant and Cellar Door 3km to the south. Millbrook Resort & Country Club which contains a range of commercial and resort activities is located approximately 500 metres to the north and north-west of the site and backs onto the wider Ayrburn Farm. The Arrowtown township is

located approximately 2km north of the site (refer to Ayrburn Design Report in **Appendix 1** at page 4).

In terms of rural lifestyle development in the surrounding environment, this is located predominately to the south of the site, adjacent to and around Lake Hayes as shown in **Figure 3** below, within the North Lake Hayes Lifestyle Precinct. The land surrounding the site is otherwise in rural production with supporting rural structures and residences.

Figure 3: Locality plan, in the context of the surrounding environment (Lot 4 DP 540788 outlined in black) Source: Emap.

3.8 Commencement and completion dates for construction activities (s13(4)(e))

The anticipated commencement date for construction is six-nine months following the issue of the decision. This timeline accounts for preparation of working drawing and an estimated six-month period to obtain building consent.

Construction activities are expected to take approximately 60 months in total. The project will be implemented progressively as generally outlined below:

- **Phase 1** (24 months)
  - Bulk earthworks and enabling infrastructure
  - Stormwater management (including sediment detention pond)
  - 1 studio including:
    - Associated workshops and offices
    - Accommodation (68 units)
    - Depot building, mitigation planting, and the backlot area

- Trail connections
- Riparian planting along the ephemeral stream.

- **Phase 2** (18 months)
- Construction of the second studio, including:
  - Associated workshops and offices
  - Accommodation (64 units)
- **Phase 3** (18 months)
  - Remaining accommodation (53 units), reception area, gym, wellness and screening room / events space.

3.9 A statement of whether the project is planned to proceed in stages (s13(4)(f))

3.9.1 The nature and timings of stages (s13(4)(f)(i))

Not applicable as this is a single stage project.

3.9.2 Whether a separate application is to be lodged for each of the stages (s13(4)(f)(ii)

Not applicable as this is a single stage project.

3.9.3 How each stage meets the criteria in s22 (s13(4)(f)(iii)

Not applicable as this is a single stage project.

3.10 Whether a part of the project is proposed as an alternative project (s13(4)(g))

No part of the project is an alternative project in itself.

3.11 Anticipated and known adverse effects of the project on the environment (s13(4)(h))

3.11.1 Landscape and Visual Effects

A Landscape Assessment ('LA') prepared by RMM is attached as **Appendix 12.** This report describes the site's characteristics and the relevant policy provisions of the PDP. It also examines the receiving environment, detailing the landform, land cover, and land uses, and their contribution to the existing landscape values. The report then provides an assessment of the actual and potential landscape, natural character, and visual effects.

The LA describes the site as a generally modified rural landscape located within the Wakatipu Basin, just north of Lake Hayes. The site encompasses 26.25 hectares of predominantly flat open pastures at the base of Christine's Hill and Wharehuanui Hills. The site includes a mixture of land uses and features, with open grassed areas bordered by shelterbelts of exotic conifers, mature specimen trees, and poplars. An ephemeral stream flows through part of the site.

To assess the landscape and visual effects of the proposed development, it is essential to first establish the characteristics of the existing receiving environment. This approach is

particularly relevant for this application, as the receiving environment is already influenced by a variety of effects stemming from surrounding realised and consented land uses. In this regard, the LA acknowledges that the receiving environment surrounding the site has been modified by a variety of existing and authorised land uses. Historically, the area was used for agricultural purposes, primarily grazing and cropping. Over time, it has evolved to include the Ayrburn Hospitality Precinct, rural residential developments, visitor accommodation, and landscaped spaces. The site itself currently includes open grassed areas, an undefined and partially constructed gravel car parking area, and a cluster of buildings and storage facilities that are associated with the consented and partially implemented Ayrburn and Waterfall developments.

Collectively, these activities and their built form, forms part of the existing receiving environment, and how the site is viewed in relationship to these surrounding land uses. In this regard, the site is situated within a landscape that includes a mix of commercial and rural residential properties, agricultural land, and recreational features. While retaining a rural character with shelterbelts, mature exotic vegetation, and seasonal land cover variations, the receiving environment does also reflect ongoing modification through authorised land uses and development activities. Thus, the existing appearance of the site and surrounds signifies that the area is in a transitional state, blending rural elements with increasing levels of residential and other developments, shaping its current and future character.

The landscape and visual values are also determined by the zoning of the site, and what can be reasonably expected within this zoning context. The development outcome and resulting visual effects of the built form are an important consideration when developing a site that is located within the WBRAZ. While the proposed development will exceed site coverage, height, and setback requirements from waterbodies, as well as the intended use of the facility, these aspects are successfully mitigated through the use of varied rooflines, neutral colour palettes, and material articulation to break up large facades and reduce visual dominance. Additionally, mitigation planting, including native vegetation and vineyards, along with vegetative buffers around waterbodies, further assists in integrating the development into the surrounding landscape and minimising visual and landscape effects.

Additionally, as the development will proceed progressively over approximately six years, this enables a gradual and manageable integration into its receiving environment, with mitigation measures implemented throughout the process. Furthermore, the LA concludes that the proposed development is in a location that satisfactorily maintains and enhances landscape character and visual amenity for its underlying zoning and policy context, thereby avoiding the inappropriate cumulative adverse effects on landscape values associated with this area. The LA concludes that the proposal's effects on its receiving environment and identified visual catchment is determined to be very low to low - moderate degree of adverse effects on existing visual amenity and landscape character.

Overall, the design and appearance of the proposed development has been carefully considered with respect to the characteristics of the receiving environment. The proposal incorporates various mitigation measures to reduce visual dominance and integrate the built form into the surrounding landscape. Additionally, the proposed development incorporates mitigation planting, including native vegetation and vineyards, as well as vegetative buffers around waterbodies. These measures, as outlined in the LA, are intended

to mitigate visual effects and help integrate the development into the surrounding landscape. Therefore, with these development and landscape mitigation measures in place, any adverse effects on landscape and visual impact are considered appropriate and acceptable.

3.11.2 Earthwork and Geotechnical Effects

During the earthworks phase of construction, sediment and erosion control measures will be installed as required to manage any adverse environmental effects. All proposed measures will be designed in accordance with Queenstown District Council guidelines for Environmental Management Plans, specifically addressing erosion and sediment control plans during the site preparation and construction works.

The Geotechnical Report prepared by GeoSolve, attached as **Appendix 13,** outlines specific erosion and sediment control measures recommended for the proposed works. To manage potential silt runoff, the report recommends implementing erosion control measures such as runoff diversion drains and contour drains. For sediment control, it recommends using earth bunds, silt fences, hay bales, vegetation buffer strips, and sediment ponds. Additionally, the report highlights the importance of staging or sequencing the exposure of subsoil during construction to minimise erosion risks and ensure effective site management.

The Geotechnical Report also confirms that the site is geotechnically suitable for the proposed Screen Hub development. The project is considered feasible with a low risk of liquefaction, manageable ground deformations, and stable site conditions. The subsurface materials, including alluvial silts, sands, and gravels, are appropriate for development, provided proper site preparation, engineered fills, and foundation design are undertaken. Soakage testing has demonstrated that effective stormwater disposal systems can be implemented. Additional geotechnical investigations during the detailed design phase are recommended to refine design solutions and address site-specific conditions comprehensively.

On the basis of the above, and subject to a detailed Construction Management Plan (CMP) being prepared, adverse effects associated with earthworks and geotechnical considerations will be appropriately managed.

3.11.3 Construction and Operational Noise Effects

There is the potential for noise effects to occur as a result of construction activities and the eventual operation of the proposed development.

To mitigate and minimise construction noise effects, a Construction Noise and Vibration Management Plan (CNVMP) will be prepared and implemented throughout the duration of the construction period to ensure that the Project achieves compliance with the relevant construction and vibration noise requirements under the PDP. The CNVMP management framework for construction noise effects will address the best practicable option for enabling construction of the Project while avoiding and protecting people from the unreasonable emission of noise. In addition to preparing a CNVMP, a CMP will be provided which sets out ways in which the site will be managed to avoid potential adverse effects arising from construction activities.

Noise generated from the operational aspect of the project will comply with the noise requirements and limits associated with the underlying zone under the PDP. Additionally, given the nature of the proposed activities and the site's location, which is substantially set back from the nearest noise-sensitive activity (a dwelling), the project is unlikely to produce unreasonable or offensive noise. Consequently, the project is unlikely to generate unreasonable or offensive noise effects that would adversely affect the surrounding character and amenity of the receiving environment and those that own or occupy nearby properties.

3.11.4 Contamination Effects

A report prepared by EC Otago, as attached in Appendix 14, addresses the prior Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) undertaken on the project site. The report summarises that the site has a history of activities listed under the Hazardous Activities and Industries List (HAIL), including a sheep dip, woolshed, farm landfill, and fuel storage tanks. Investigations identified contamination in specific areas, particularly around the homestead, farmyard, and a landfill, but confirmed no contamination within the proposed development site. Remedial works have been completed for the previously identified HAIL sites, including the removal and encapsulation of contaminated soils in a purpose-designed encapsulation cell. A suspected landfill site was also investigated by EC Otago; however, the PSI and sampling for the DSI found no signs of landfilling or contamination, with soil quality consistent with natural background levels. This area has been classified as "Verified Non-HAIL," confirming it is suitable for development.

Overall, based on robust and thorough testing, the development site is not expected to contain any remaining or residual unmanaged contaminated areas. Furthermore, EC Otago concludes that it is highly unlikely that the use of the land for the film facility and accommodation will present a risk to human health as a result of soil contamination. For this reason, it can be determined that this proposal is suitable for development with no anticipated adverse effects from contamination.

3.11.5 Heritage Effects

A Heritage Effects Assessment has been prepared by Origin Consultants Ltd as attached in Appendix 16 to evaluate the potential impacts of the proposed Ayrburn Screen Hub project on the historic and archaeological values of the site, as detailed in the attached archaeological memo.

The assessment acknowledges that the wider Ayrburn Farm encompasses several heritage - protected features, including five stone farm buildings located on Lot 1 DP 540788, the Homestead and stone cookhouse on Lot 2 DP 540788, and a protected avenue of trees on Lot 2 recognised under Chapter 26 of the PDP. The proposed Ayrburn Screen Hub development will be located on Lot 4 DP 540788, outside the setting or sense of place of these identified heritage features.

The archaeological memo confirms that the Ayrburn Precinct is associated with Archaeological Site F41/578, encompassing a mid-19th century farmstead, an early 20th-century farmhouse, and several pre-1900 outbuildings. Previous archaeological assessments and the active Archaeological Authority 2024/321 have permitted works around the heritage buildings, with minimal impact on archaeological values identified. The specific project area for the Screen Hub facility was historically used for farming, and

evidence indicates that features such as a race and small outbuilding from the mid-20th century have been obliterated by subsequent land use and maintenance.

The proposed earthworks for the Screen Hub involve cut and fill operations and the construction of standalone buildings and a car park. These works will not encroach upon the Homestead or other heritage-protected features and are situated within an area of historically ploughed farmland, which typically has a low chance of containing archaeological deposits. The archaeological memo notes that if deposits are present, the continuous ploughing will mean they are likely to be heavily disturbed, providing minimal information or contextual potential. The magnitude of potential archaeological impact is therefore considered negligible, consistent with the findings outlined under Archaeological Authority 2024/321.

Additionally, no modifications to existing heritage structures or protected features are proposed, and the development maintains a respectful distance from the heritage elements adjacent to the site. The architectural design, materials, and layout of the film facility and associated accommodation are considered to be compatible with the surrounding historical setting. The avenue of protected trees remains unaffected by the proposed works.

Overall, the Ayrburn Screen Hub project is assessed to have a negligible effect on the heritage and archaeological values of the site. The distance from heritage-protected features, the low likelihood of encountering intact archaeological deposits, and the lack of proposed changes to heritage items collectively ensure the protection of the site's historical integrity.

3.11.6 Traffic Effects

An Integrated Transportation Assessment (ITA) prepared by Carriageway Consulting Limited as attached in Appendix 15 evaluates the transportation effects associated with the construction and operation of the proposed Screen Hub at the subject site.

The visitor accommodation is expected to be the largest contributor of additional traffic from the proposed development. However, even when considering the potential traffic generation together with current and consented activities in the area, the transportation assessment confirms that the surrounding road network has sufficient capacity to manage the increase without compromising its safety or efficiency.

Although the Arrowtown – Lake Hayes Road / Ayr Avenue and Arrowtown – Lake Hayes Road / Speargrass Flat Road intersections have sufficient capacity to accommodate the additional traffic generated by the proposal, the modelling in the transport assessment has further recommended an auxiliary right-turn lane at the Arrowtown – Lake Hayes Road / Speargrass Flat Road intersection for the south-to-east movement to better manage the expected traffic volumes and maintain the safe and efficient operation of the nearby intersection under the combined scenario of current traffic flows and the consented hotel.

Due to the locality of the site, the Ayrburn Screen Hub is unlikely to lead to any significant increase of walking and cycling in the area, however should this still occur the Transportation Assessment has determined that the existing infrastructure can accommodate this increase.

Parking provisions include 226 spaces, which meets the expected parking demand generated by the day-to-day activities on the site. In the event of when a studio is in use

when a function is being held, the staff parking can temporarily be accommodated into the rear lot as overflow to create parking spaces for function attendees. All of which parking can be entirely managed and sufficiently accommodated on site.

With respect to construction traffic, a Construction Traffic Management Plan (CTMP) will be prepared and implemented to address the traffic effects arising from the earthworks and construction phases. The CTMP will ensure that the proposed earthworks and construction is managed appropriately to enable the safe operation of the surrounding network.

Overall, ITA concludes that the proposal can be supported from a traffic and transportation perspective and that there are no traffic and transportation reasons why it could not be approved.

3.11.7 Infrastructure and Servicing

The provision of infrastructure to service the Ayrburn Screen Hub has been assessed by CKL in the Water and Wastewater Assessment attached as Appendix 10. Overall, these assessments confirm that the development can be sufficiently serviced in respect of stormwater, wastewater, and water supply.

Overall, there is a high degree of confidence that the proposed development will be adequately serviced in terms of infrastructure and that no adverse effects are anticipated.

3.11.8 Mana Whenua Effects

There are no recorded cultural sites on the subject site; however, further engagement will provide an opportunity for mana whenua to share any additional cultural values and perspectives. Mana Whenua consultation is ongoing with the relevant groups in the area to better understand the cultural significance of the site and its surrounds.

The Applicant is committed to building an ongoing relationship with Mana Whenua to ensure that cultural values are appropriately recognised and incorporated into the proposal. As outlined in the Schedule of Consultation with Maori prepared by Ailsa Cain attached in Appendix 6, consultation with Te Rūnanga o Ngāi Tahu, Aukaha, and Te Ao Mārama Inc has been undertaken to identify any unrecorded cultural sites and confirm whether any additional cultural considerations apply to the site. It has been determined that the site is not located within any Māori land, mātaitai reserves, customary marine title areas, or protected customary rights areas, nor is it within the takiwā of any iwi other than Ngāi Tahu. The site is also outside the coastal marine area, and no specific Treaty settlement areas have been identified within its boundaries. Ongoing engagement will further clarify mana whenua perspectives on the proposal, particularly in relation to Ngāi Tahu values such as *ki uta ki tai*, which recognises the connections between land and water.

3.11.9 Flooding Effects

A Flood Assessment has been undertaken by CKL in their Stormwater Management Plan as attached in Appendix 9. The assessment considered the flood level for a 1:100-year event in relation to the proposed building floor levels. The report concludes that the 100-year flood event will not impact the proposed buildings and that there is no increased flood risk within the proposed Screen Hub site or downstream of the subject site. Furthermore, the

post-development flow at the wider southern boundary is less than the pre-development flow.

Therefore, it is considered that there are no known or anticipated adverse flooding effects.

3.11.10 Water Quality of Lake Hayes

The changes in land use in the Lake Hayes catchment from bush to farmland and residential developments has meant that over time the lake quality has degraded as sediment carrying nutrient loading has built up. In an effort to reduce the amount of sediment and nutrients reaching the lake, a few inline sediment retention ponds have been built in the upper reaches of the catchment which have proven to retain significant amounts of sediment. It is proposed to include an inline pond in this project, toward the lower reaches of the catchment, to remove significant amounts of sediment and nutrients which are entrained within the stream flow, prior to entering Lake Hayes. As detailed in the Stormwater Assessment attached at Appendix 9 it is anticipated that this pond will have a significant positive impact on the water quality in Lake Hayes.

3.11.11 Ecological Effects

The Ecological Impact Assessment (EIA) for the Ayrburn Screen Hub project has been prepared by SLR Consulting New Zealand, as attached in Appendix 8. The EIA incorporates data from ongoing monitoring and site visits, describing current ecological conditions and providing an assessment of potential impacts associated with the proposed development, particularly on Mill Creek and its surrounding environment.

The EIA identifies Mill Creek as a spring-fed watercourse with a significant history of modification due to agricultural and urban development within its catchment. The creek, draining into Lake Hayes, exhibits hydrological and ecological features typical of a cool dry, hill, hard sedimentary, pastoral, mid-order high-gradient stream. Recent developments, including stream widening, riparian enhancement, and the installation of weirs and bridges, have contributed to ecological improvements along the creek.

Fish species identified in Mill Creek include native and introduced species, with brown trout (Salmo trutta) being the most prominent. The creek is noted for its role as a critical spawning and nursery habitat for trout populations, particularly in mid-to-upper reaches where suitable spawning gravels are abundant. Macroinvertebrate surveys have shown taxa richness indicative of fair to excellent habitat quality, with some improvement in community health over time, likely due to habitat enhancements associated with past developments.

The proposed development includes the installation of an in-line sediment trap designed to capture and remove sediment from Mill Creek, reducing downstream sediment and nutrient transport to Lake Hayes. The trap, positioned within a trout spawning area, will provide additional ecological benefits as a pool refuge for fish, with its impacts on aquatic habitat expected to be minimal with proper timing and mitigation measures. Sediment control measures during construction will include fish salvage operations, erosion and sediment controls, and careful management of construction activities to minimize ecological disturbance.

The EIA concludes that the installation of the sediment trap, construction of stormwater management systems (including rain gardens, detention ponds, and engineered wetlands),

and associated earthworks for the Ayrburn Screen Hub will yield long-term ecological benefits for Mill Creek and Lake Hayes. These benefits include improving water quality and reducing sediment and phosphorus inputs into downstream ecosystems. When mitigation measures such as fish salvage operations, erosion and sediment controls, and careful timing of works are implemented, the ecological effects of these activities are expected to be low and localized, with no adverse effects anticipated on the ecological integrity of Mill Creek or the wider catchment.

3.12 Statement of activities involved in the project that are prohibited activities (s13(4)(i))

No activities that are prohibited under the Resource Management Act 1991 (RMA 1991) are included or proposed as part of this project.

4.0 Persons Affected

4.1 Persons and groups the applicant considers likely to be affected (s13(4)(j))

Persons and groups likely to be affected by the project are identified as follows:

(i) Relevant local authorities
- Queenstown Lakes District Council
- Otago Regional Council

(ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements:

A Schedule of Consultation with Māori prepared by Ailsa Cain of Kauati is attached at **Appendix 6**. The schedule identifies the following iwi/hapū to be consulted with in accordance with s13(4)(k) of this Act:

- Office of Te Rūnanga o Ngāi Tahu
- Aukaha
- Te Ao Mārama Inc (TAMI)

(iii) Other relevant iwi authorities:

As outlined in the Schedule of Consultation with Māori attached at **Appendix 6** Ayrburn is in the takiwā of Ngāi Tahu. There are no other relevant iwi authorities.

(iv) Relevant Treaty settlement entities

Te Rūnanga o Ngāi Tahu – iwi authority under the Te Rūnanga o Ngāi Tahu Act 1996, as stated in the Schedule of Consultation with Māori attached at **Appendix 6**.

(v) Relevant protected customary rights groups and customary marine title groups

As outlined in the Schedule of Consultation with Māori attached in **Appendix 6**, Te Rūnanga o Ngāi Tahu has submitted a claim for customary marine title and protected customary rights that encompass the river plume of the Mata-au Clutha River.

However, since Ayrburn is situated outside the coastal marine area, this provision does not apply to the project.

(vi) Ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou.

Not applicable to this proposal as stated in the Schedule of Consultation with Māori attached in **Appendix 6.**

(vii) Relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011.

Te Rūnanga o Ngāi Tahu has filed a claim for customary marine title that extends to the river plume of the Mata-au Clutha River. However, as Ayrburn is outside the coastal marine area, this provision does not apply (refer **Appendix 6**)

(viii) Persons with a registered interest in land that may need to be acquired under the Public Works Act 1981.

There are no person with a registered interest in land that may need to be acquired under the Public Works Act 1981.

4.2 Consultation (s13(4)(k))

The consultation undertaken for the purposes of Section 11 of the Fast-track Act, along with any other consultation undertaken on the project with the individuals and groups referred to in s13(4)(j), is detailed in a Consultation Summary Report attached at **Appendix 19**. Statements explaining how the consultation has informed the project are included in the same Report.

4.3 Any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements. s13(4)(l)

Apparently not applicable as detailed in the Schedule of Consultation with Māori attached in **Appendix 6.** Further consultation is being undertaken to determine any Treaty settlements that apply to the project.

4.4 Processes already undertaken under the Public Works Act 1981 s13(4)(m)

There have been no processes undertaken under the Public Works Act 1981.

4.5 Any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 (s13(4)(n))

Not applicable, as detailed in the Schedule of Consultation with Māori attached in **Appendix 6.**

4.6 Information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area (s13(4)(o))

Apparently not applicable as detailed in the Schedule of Consultation with Māori attached in **Appendix 6.** Consultation is underway to confirm this point.

4.7 Whether determination under section 23 is sought (s13(4)(p))

No determination under s23 is sought under this application.

4.8 Whether determination is sought under section 24(2) (s13(4)(q))

No determination under s24(2) is sought under this application.

4.9 Whether determination is sought under section 24(4) (s13(4)(r))

No determination under s24(4) is sought under of this application.

5.0 What is needed to complete the project

5.1 A description of the applicant's legal interest (if any) in the land (s13(4)(s))

The Applicant is the landowner. Refer to a copy of the Record of Title 929491 (in **Appendix 20)** of the land which the project will occur.

5.2 Consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) (s13(4)(t)).

Not applicable, as no other consents, certificates, designations, concessions, and other legal authorisations are needed to authorise the project.

6.0 Other matters

6.1 If any activities in the project, or similar activities, have been part of an application or decision under a specified Act (s13(4)(u)).

Not applicable as there are no activities that are involved in this project or that are substantially the same as those involved in the project which have been the subject of an application or a decision under a specified Act.

For completeness the applicant notes that there was an earlier, much more extensive, retirement village proposal located on the same land. That earlier proposal is not considered to be a similar activity. That proposal was withdrawn.

6.2 A description of whether and how the project would be affected by climate change and natural hazards (s13(4)(v)).

The Ayrburn Screen Hub project has been designed to consider the potential effects of climate change and natural hazards, as detailed in the Stormwater Management Plan ("**SMP**") attached in **Appendix 9.** Flood modelling for the site uses a rain-on-grid approach to assess runoff from the catchment. The post-development model confirms that peak flows at the southern site boundary will be reduced compared to the pre-development scenario for the 2-year, 20-year, and 100-year ARI events. Localised flooding on the site will

be contained to landscaped areas, avoiding impacts on buildings, roads, and other infrastructure. These measures ensure the development will not worsen downstream flooding risks.

The SMP accounts for the expected effects of climate change, including increases in rainfall intensity and frequency. This is reflected in the hydrological modelling, which includes climate change allowances. The stormwater system has been designed to manage peak flows effectively while ensuring the conveyance of runoff during significant storm events, providing resilience to changing weather patterns.

The site has also been assessed for natural hazards, including flooding and sedimentation. The existing overland flow paths are maintained, ensuring that upstream flows are diverted away from contaminant-generating areas. This approach avoids overloading the stormwater system and mitigates potential flood risks.

Geotechnical investigations, including soakage testing, confirm that the site's conditions support the proposed stormwater design. Adequate infiltration rates will allow runoff to be managed effectively while minimising erosion and ground stability risks. These measures ensure that the site is well-prepared to handle natural hazards under both current and future conditions.

The project addresses climate change and natural hazard risks in a practical and effective way. It reduces flood risks, mitigates sedimentation, and incorporates climate change considerations into the design, ensuring the development remains resilient and sustainable over time.

6.3 If the referral application is lodged by more than 1 person (s13(4)(w)).

Not applicable, as the application is only lodged by one party.

6.4 A summary of compliance or enforcement actions (if any) (s13(4)(x))

No compliance or enforcement actions have been taken against the applicant.

7.0 Matters relating to specific proposed approvals s13(4)(y)(i)

7.1 An assessment of the project against statutory documents (Schedule 5 Clause 2(1)(a))

An assessment of the project against:

i. any relevant national policy statement;

ii. any relevant national environmental standards; and

iii. if relevant, the New Zealand Coastal Policy Statement.

7.1.1 National Policy Statement on Freshwater Management 2020 (NPS-FM)

The NPS-FM requirements include:

- Managing freshwater in a way that 'gives effect' to Te Mana o Te Wai;
- Improving degraded waterbodies, and maintaining or improving all others; and
- Avoiding any further loss or degradation of wetlands and streams, map existing wetlands, and encourage their restoration.

It is considered that the project is consistent with the NPS-FM objectives and policies. The protection and enhancement of the health and well-being of waterbodies, streams and freshwater ecosystems has been considered through the design of the development.

7.1.2 National Policy Statement on Highly Productive Soils 2022 (NPS-HPL)

The Environment Court decision in *Wakatipu Equities Limited v Queenstown Lakes District Council [2023] NZEnvC 188* confirms that the WBRAZ does not primarily serve land-based primary production activities and is excluded from the definition of "highly productive land" under Clause 3.5(7) of the NPS-HPL. Therefore, this application is not considered contrary to the objectives or policies of the NPS-HPL because those objectives and policies do not apply.

7.1.3 National Environmental Standards Contaminated Soils 2012 (NES CS)

These regulations came into force on 1 January 2012 and apply when a person wants to do an activity described in regulation 5(2) to 5(6) on a piece of land described in regulation 5(7) or 5(8).

Investigations conducted by Environmental Consultants Otago Ltd, including a PSI and DSI, confirmed that there is no contamination above natural background levels within the proposed development area for the Ayrburn Screen Hub.

Previously identified HAIL activities within the proposed development area were thoroughly investigated and determined to be verified non-HAIL. All other HAIL activities were located outside the development boundary and have been appropriately remediated and managed.

Therefore, under Regulation 9 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS), the proposed development area is classified as "land not covered." Consequently, no NES-CS consents are required for the Ayrburn Screen Hub project.

7.2 Whether, to the best of the applicant's knowledge, there are any existing resource consents of the kind referred to in s30(3)(a) (Schedule 5 Clause 2(1)(b))

There are no existing resource consents of the kind referred to in s30(3)(a).