

27 January 2026

File: TAA Ayrburn Screen Hub

Your ref: FTAA-2508-1093

Expert Panel Ayrburn Screen Hub Project

Dear / Tēnā koe Expert Panel,

QLDC Response to Further Information Requested by the Expert Panel Ayrburn Screen Hub under s67 Fast-track Approvals Act 2024

The following and attached is the response from the Queenstown Lakes District Council (QLDC or Council) to the questions raised to it by the Expert Panel (the Panel) in its Minute 6 dated 18 December 2025.

Question [Para 7]: What relevance, if any, do the Silverlight Studio consents have to the Panels consideration of this application?

QLDC response:

Appendix 1 contains a response to this query from Councils expert planner Mr Marcus Langman.

Question [Para 9]: Whether the material provided by adjacent residents causes either Mr Langman or the council generally to reconsider the view Mr Langman expresses at paragraph 51 of his report?

QLDC response:

Appendix 1 contains a response to this query from Councils expert planner Mr Marcus Langman.

When operating as a Consent Authority, which in this case it is not, QLDC would typically peer review any expert noise report received from an applicant as part of a resource consent application if that was deemed necessary by the processing planner (or if one was later requested by a decision maker)¹. As it is not the Consent Authority in this case, the QLDC defers to the Panel to satisfy itself as to the appropriateness of any noise effects from the proposal.

Question [Para 10]: Summary of any noise complaints received by QLDC in relation to activities on the Ayrburn Property

QLDC response:

A summary of noise complaints received by Council is provided below. This information has been provided by the Council's Monitoring and Enforcement team who have the responsibility for dealing with noise complaints received by the Council (including through its afterhours service providers). The below data covers the period from the first recorded noise complaint regarding operations at the Ayrburn site, which occurred on 21 December 2023, through to 26 January 2026 (12 noon).

¹ Providing it is within the parameters of the planning framework of what can be considered for the application.

The table below summarises the number of noise complaints received each year, the number of unique complainants, and key outcomes/notes for each year.

Year	Number of noise complaints:	Number of complainants:	Notes:
2023	1	1	<ul style="list-style-type: none"> o Verbal warning issued.
2024	3	2	<ul style="list-style-type: none"> o All three complaints related to a single night (7 September 2024). Excessive Noise Direction issued.
2025	17	10	<ul style="list-style-type: none"> o Three complaints were general queries about compliance with consent conditions (no noise occurring at the time). o Five complaints received on one night (16 February 2025) regarding a reported DJ/event. No action taken after determining compliance with the resource consent/District Plan at the time. o Four complaints received on 9 April 2025 regarding excessive noise. Officers attended and reported no excessive noise present; no action taken. o The final complaints for 2025 were received on 3 July 2025. Excessive Noise Direction issued.
2026	2	2	<ul style="list-style-type: none"> o No excessive noise was occurring / noise not deemed excessive at the time. No action taken.

Question [Para 12]: Are the actions proposed in the application regarding water improvements to Mill Creek already required by the applicant under existing resource consents?

QLDC response:

QLDC has conferred with the Otago Regional Council (ORC) regarding this matter as requested by the Panel. QLDC has viewed ORC's response to this matter. The applicant has also conferred with QLDC and ORC. Appendix 2 contains information from the applicant that has helpfully assisted understanding of what has been consented and what is proposed under this application. QLDC confirms that is its understanding of what has been consented in terms of Mill Creek water quality improvements.

Yours sincerely, Nāku noa nā

Fiona Blight



Manager Resource Consents

