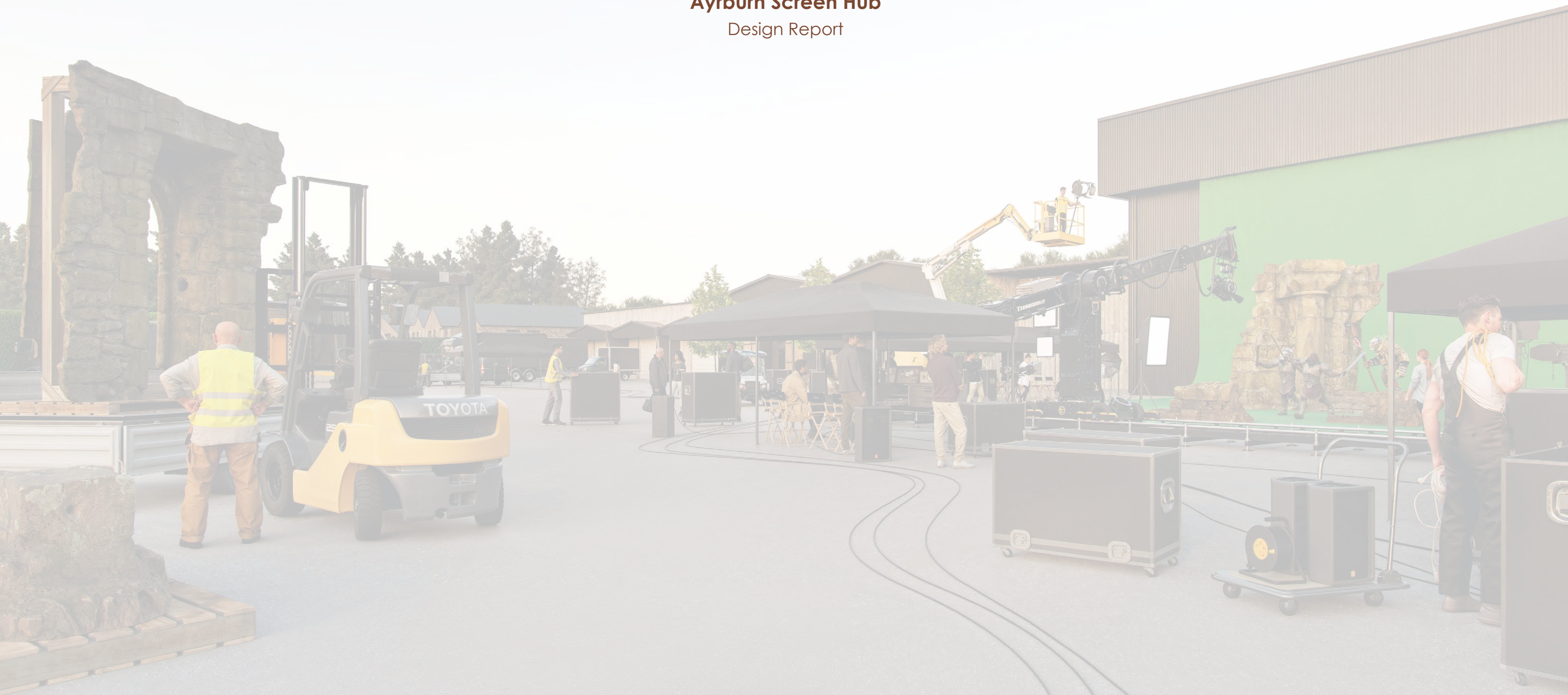


WINTON

BEST BY DESIGN

Ayrburn Screen Hub Design Report



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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.
- 185 accommodation units for crew with associated landscaping, reception & Gym
- Associated infrastructure and parking etc.
- A screening room and meeting space / venue.

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 throught 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)

Applicant's Balance Land
57.5Ha
- (C)

Ayrburn
Hospitality Precinct
- (D)

Waterfall Park
Retirement complex
- (E)

Arrowtown
- (F)

Millbrook Resort
- (G)

Hills Resort
- (H)

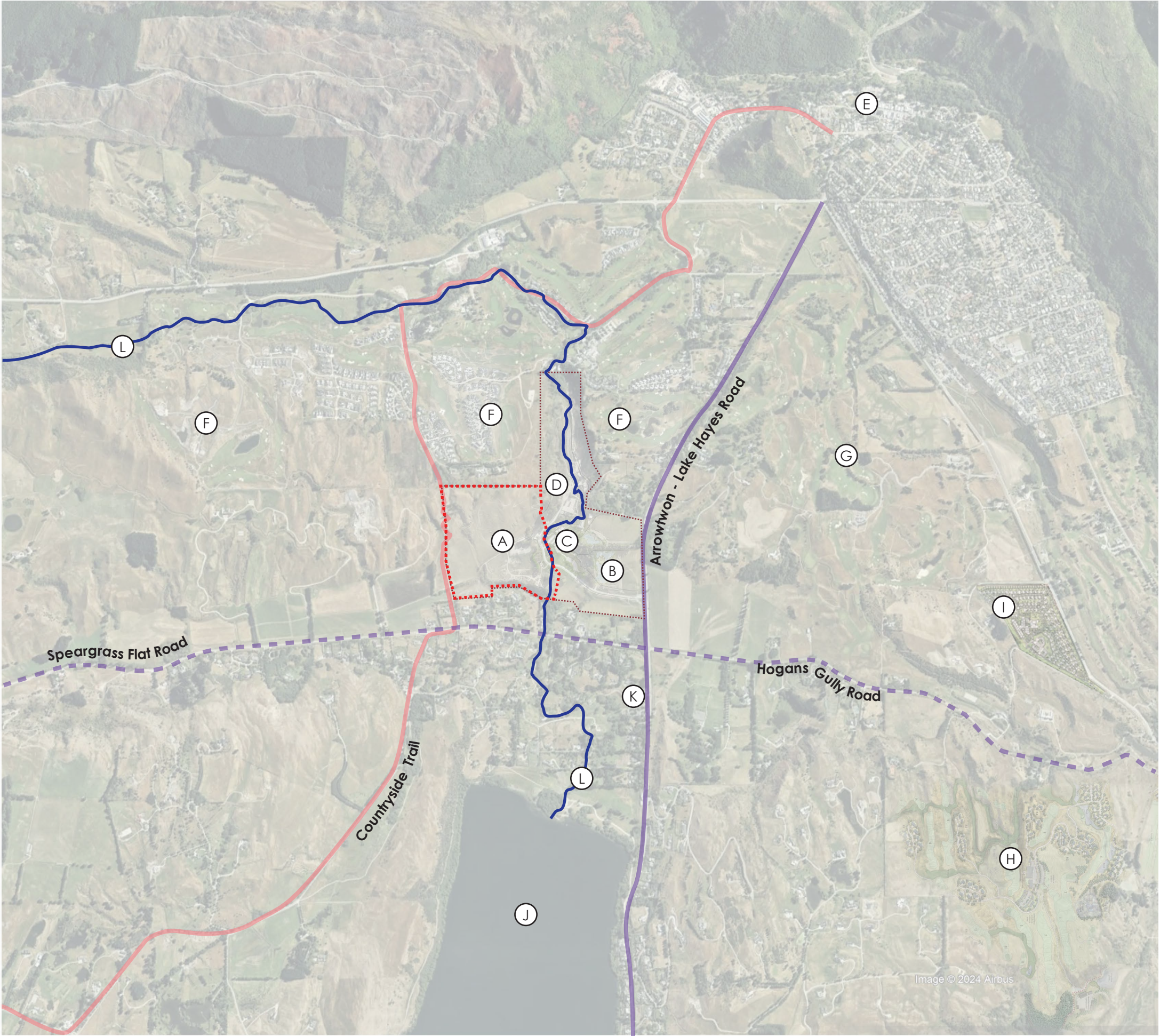
Hogan's Gully Resort
Consented plan underlaid
- (I)

Arrowtown Retirement Village
Consented plan underlaid
- (J)

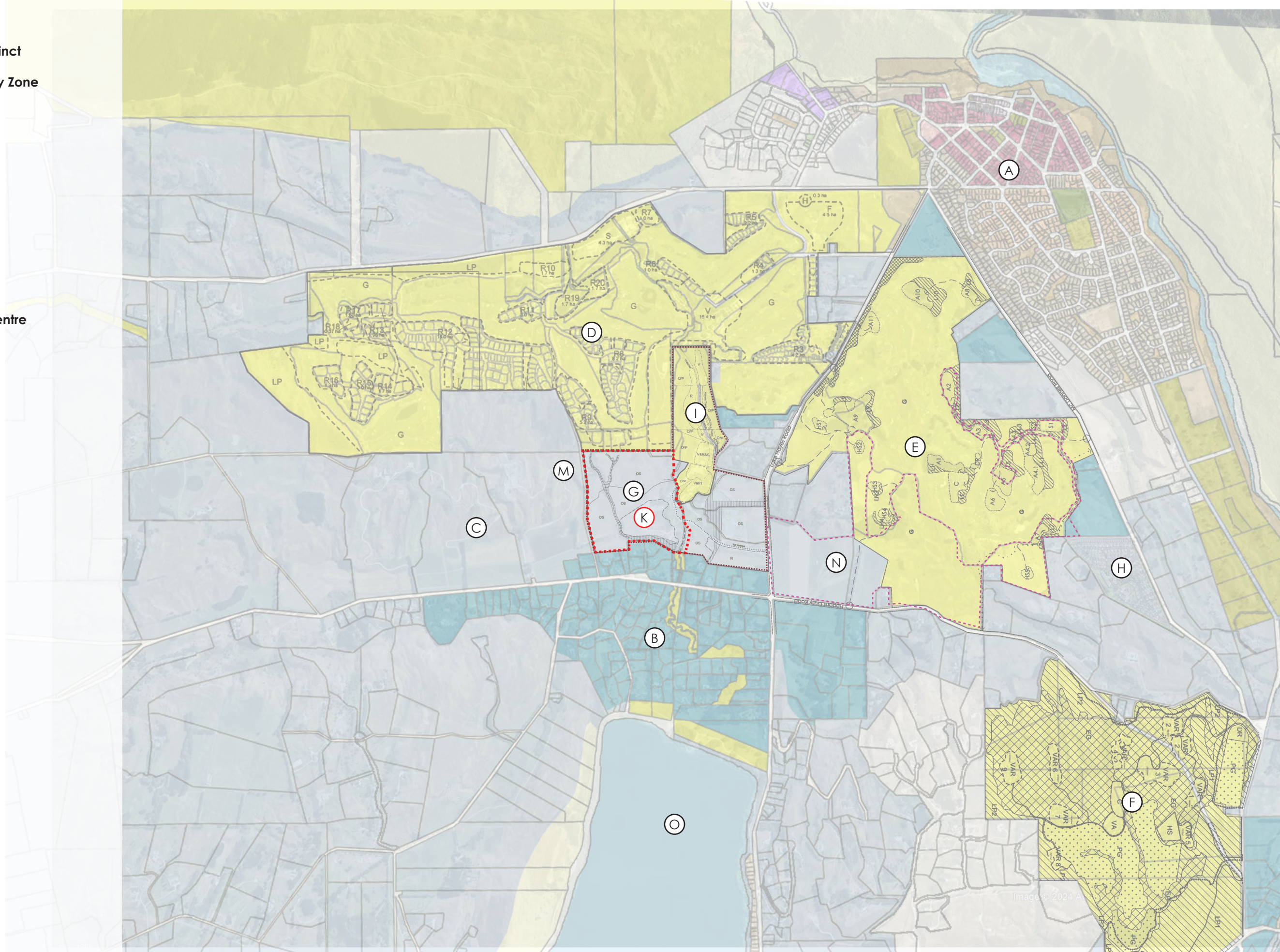
Lake Hayes
- (K)

Mora Wines
Restaurant
- (L)

Mill Creek



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



- (A) Waterfall Park Valley**
Deeply incised valley with a waterfall at the head and Mill Creek flowing though 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



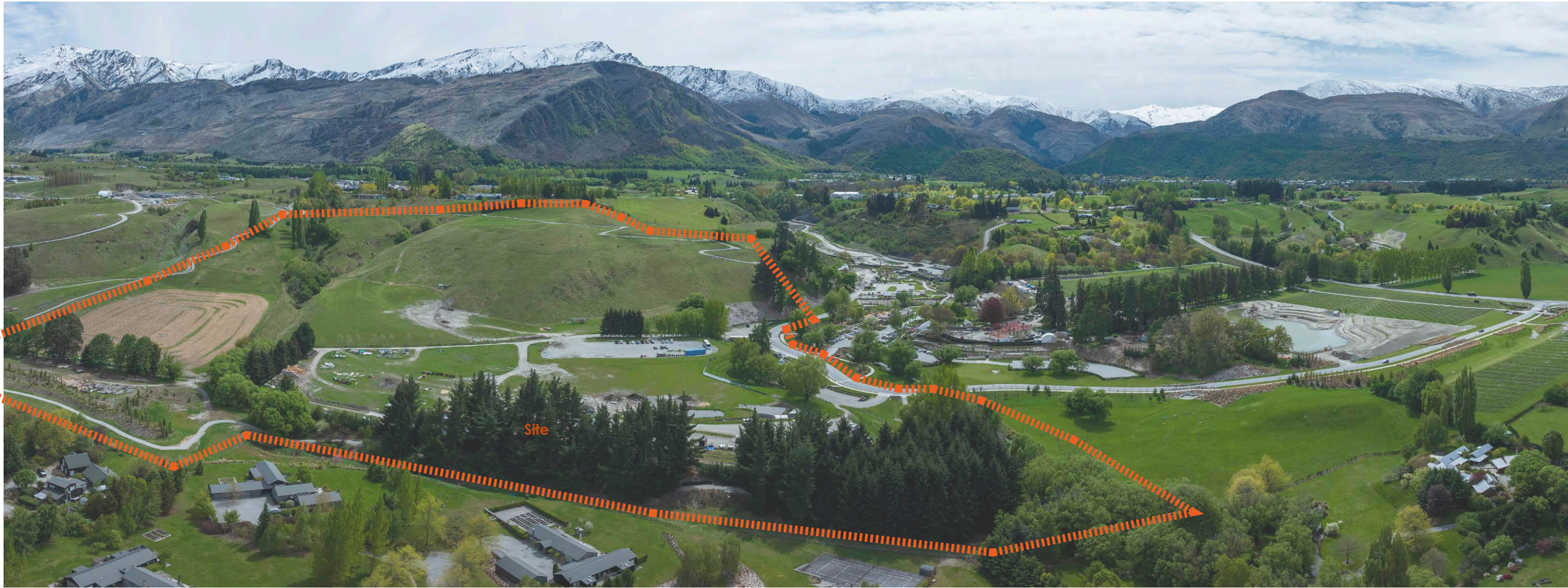


Existing Site Character

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

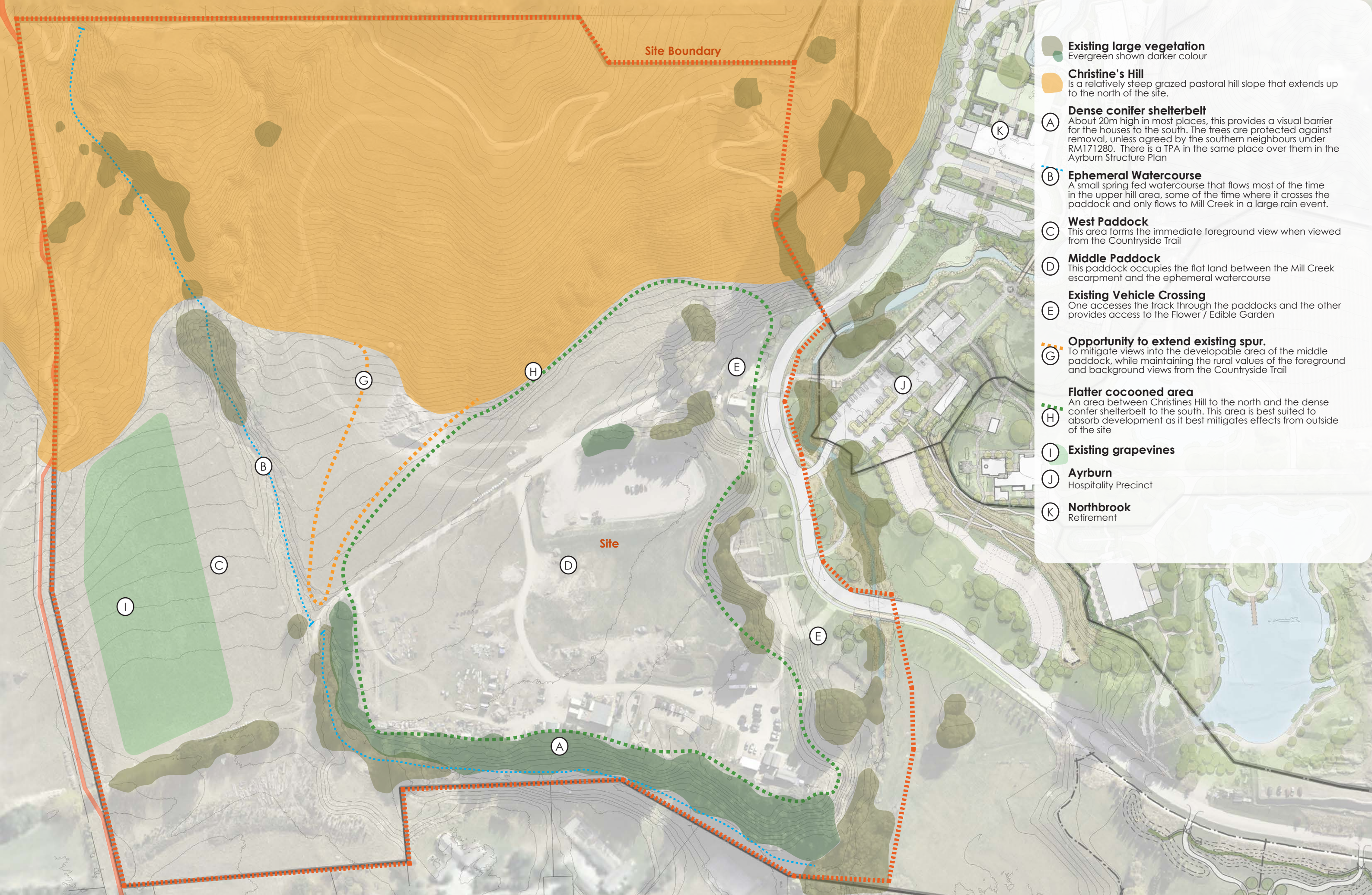


(B) View from site looking north
Showing Christines Hill

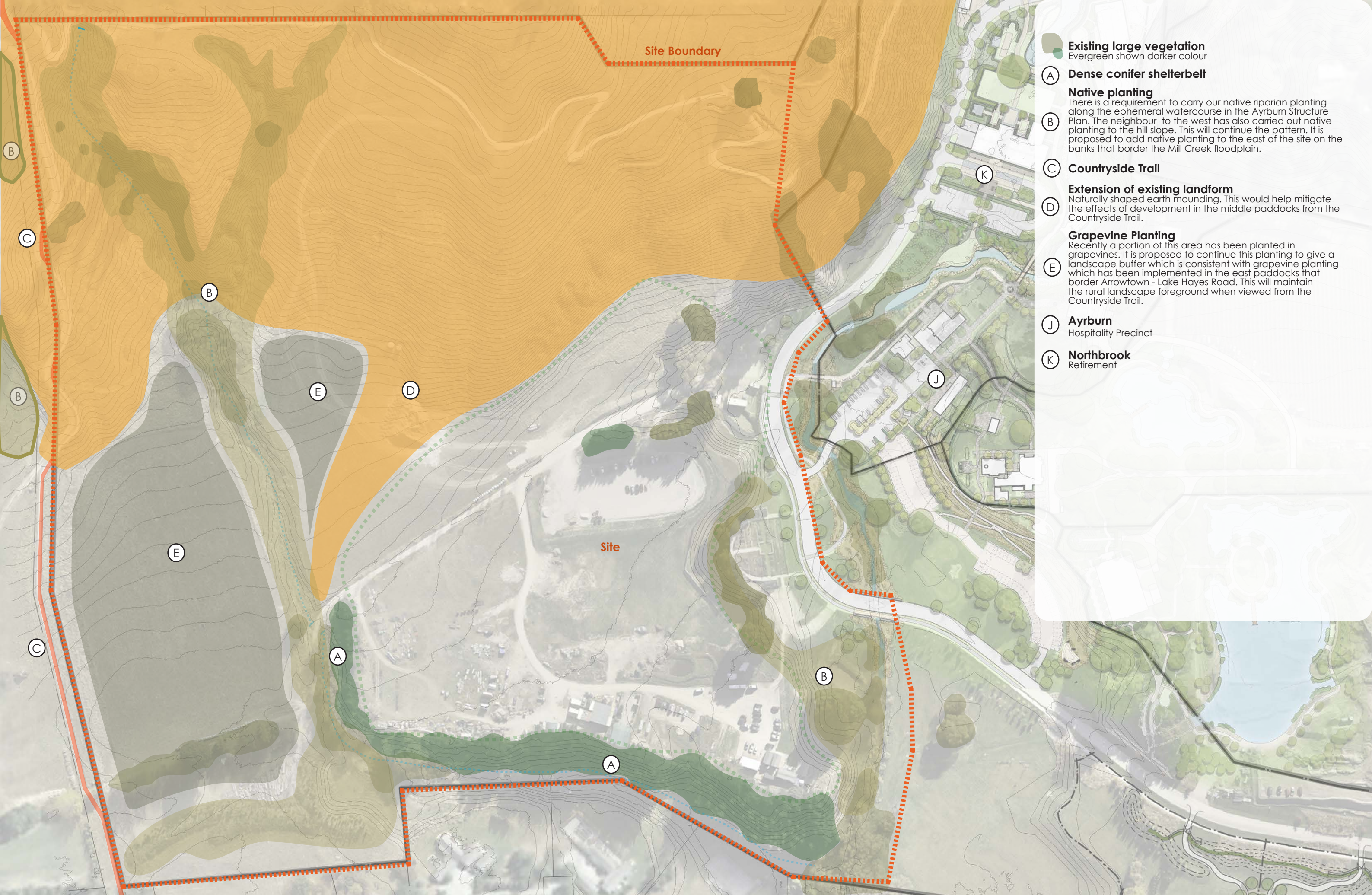


(C) View from site looking south
Showing mature trees and young tree planting can be seen growing in the gaps. Buildings shown are temporary.

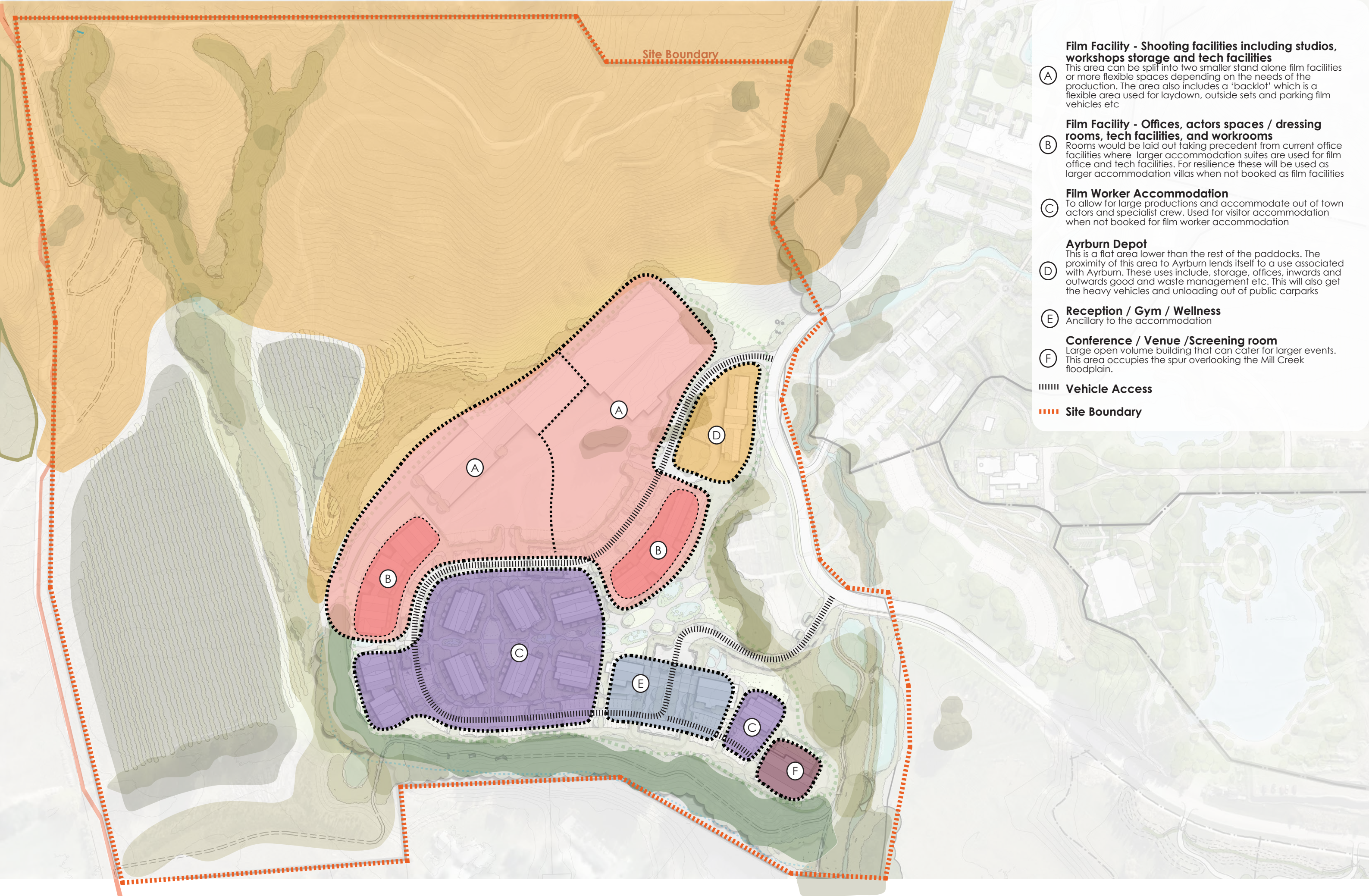




- Existing large vegetation**
Evergreen shown darker colour
- Christine's Hill**
Is a relatively steep grazed pastoral hill slope that extends up to the north of the site.
- A Dense conifer shelterbelt**
About 20m high in most places, this provides a visual barrier for the houses to the south. The trees 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**
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.
- C Countryside Trail**
Extension of existing landform
Naturally shaped earth mounding. This would help mitigate the effects of development in the middle paddocks from the Countryside Trail.
- E 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.
- J Ayrburn**
Hospitality Precinct
- K Northbrook**
Retirement



Film Facility - Shooting facilities including studios, workshops storage and tech facilities

(A) 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

Film Facility - Offices, actors spaces / dressing rooms, tech facilities, and workrooms

(B) 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

Film Worker Accommodation

(C) 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

Ayrburn Depot

(D) 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

Reception / Gym / Wellness

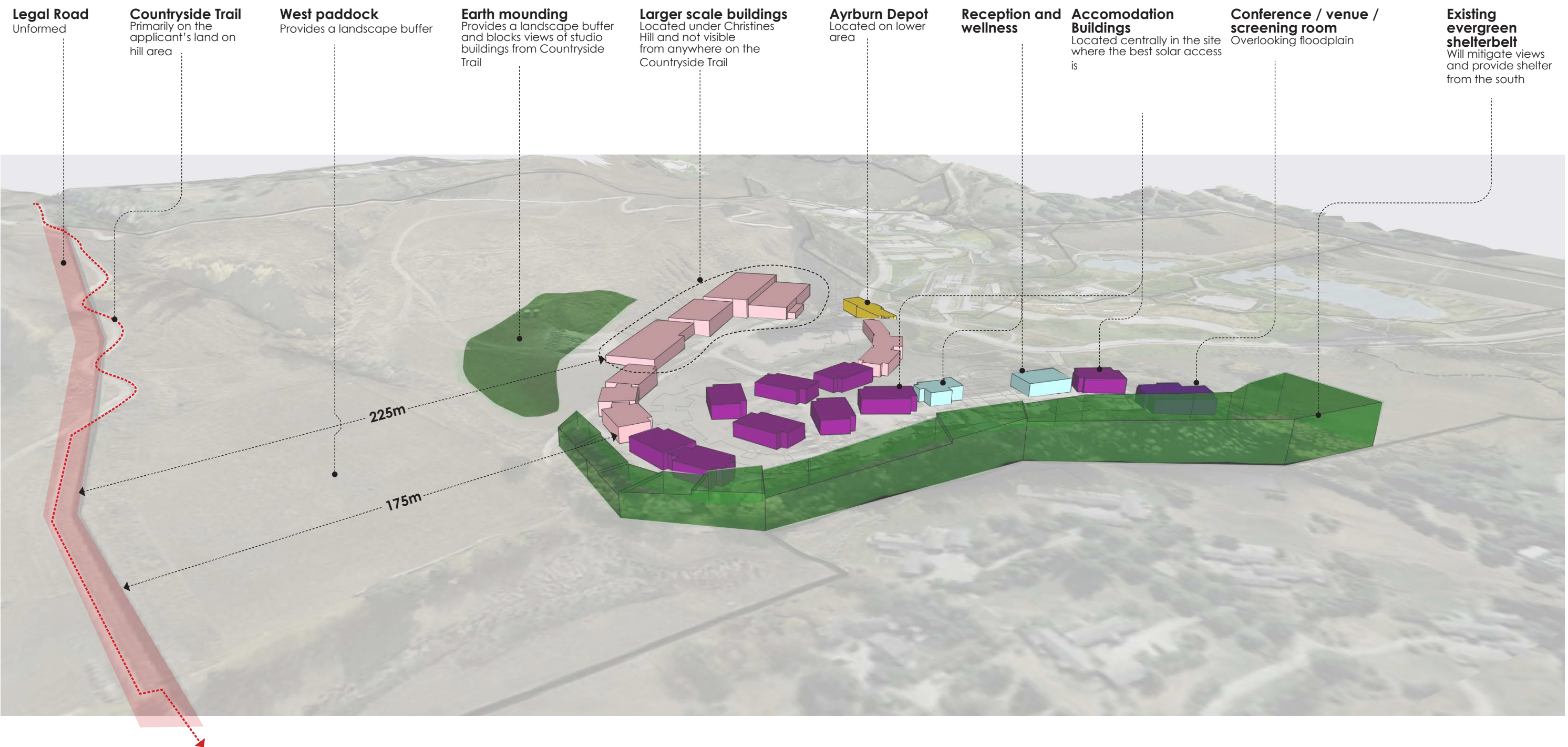
(E) Ancillary to the accommodation

Conference / Venue / Screening room

(F) Large open volume building that can cater for larger events. This area occupies the spur overlooking the Mill Creek floodplain.

||||| Vehicle Access

||||| Site Boundary





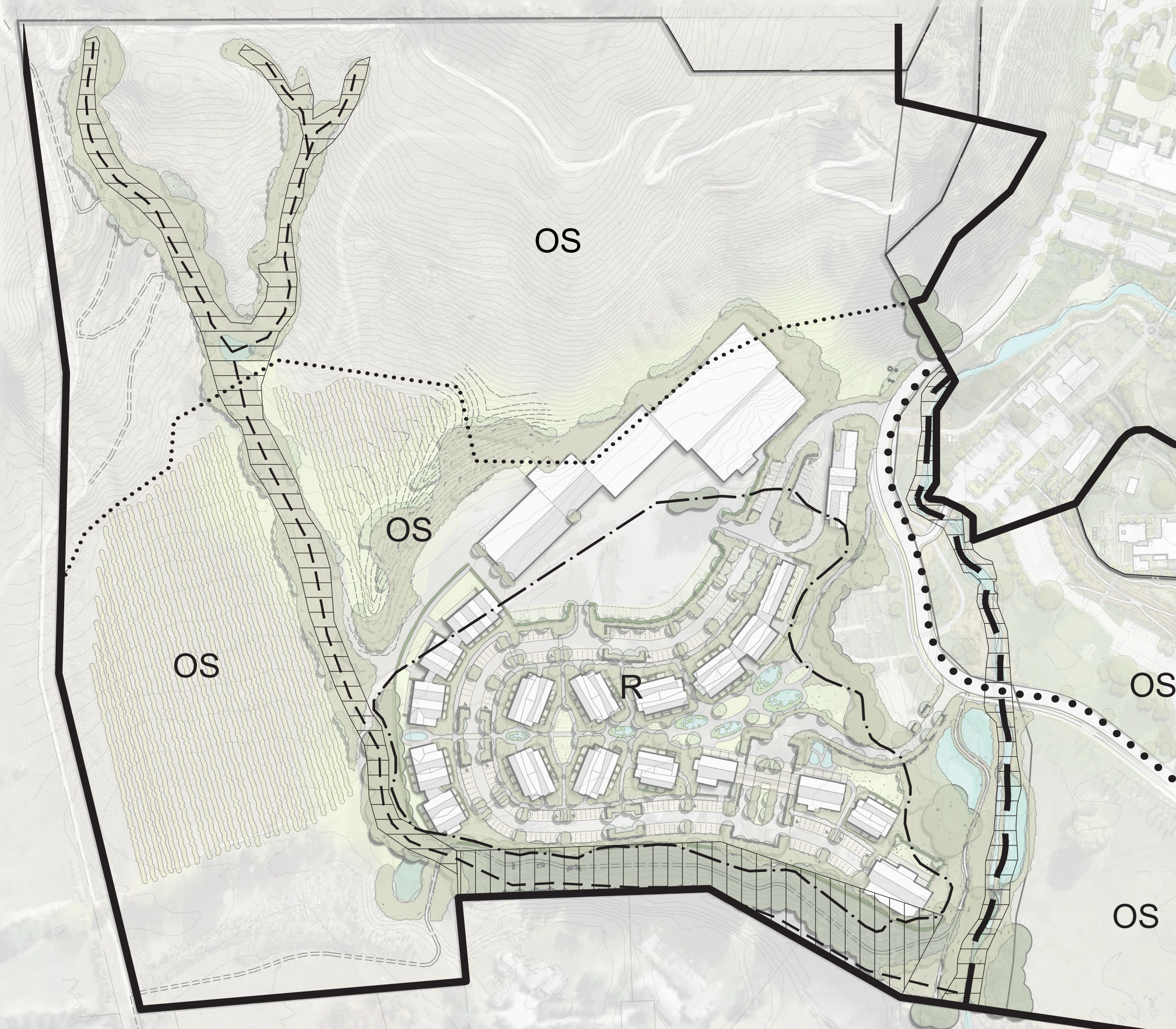
- (A) **Runoff coming from Millbrook and springs**
Traveling in existing watercourse
- (B) **Runoff from gully**
Traveling in existing watercourse
- (C) **Runoff from Cycle Trail and Neighbours**
Traveling through drains and culverts and across applicant's land
- (D) **Existing pond**
To catch and settle 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.
- **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.

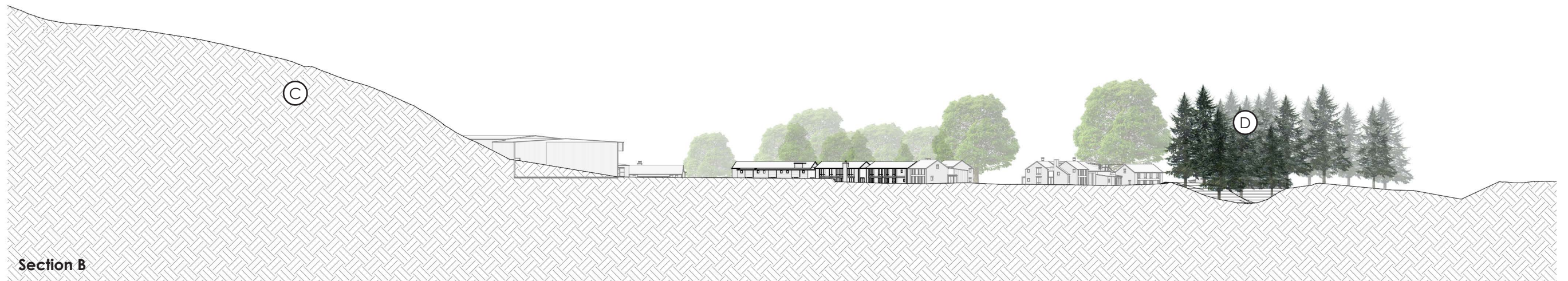


Ayrburn Structure Plan with Masterplan overlaid

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
 forms a visual boundary to built form to the South and West
- E
Existing mature specimen trees
 forms a visual boundary to built form to the east.



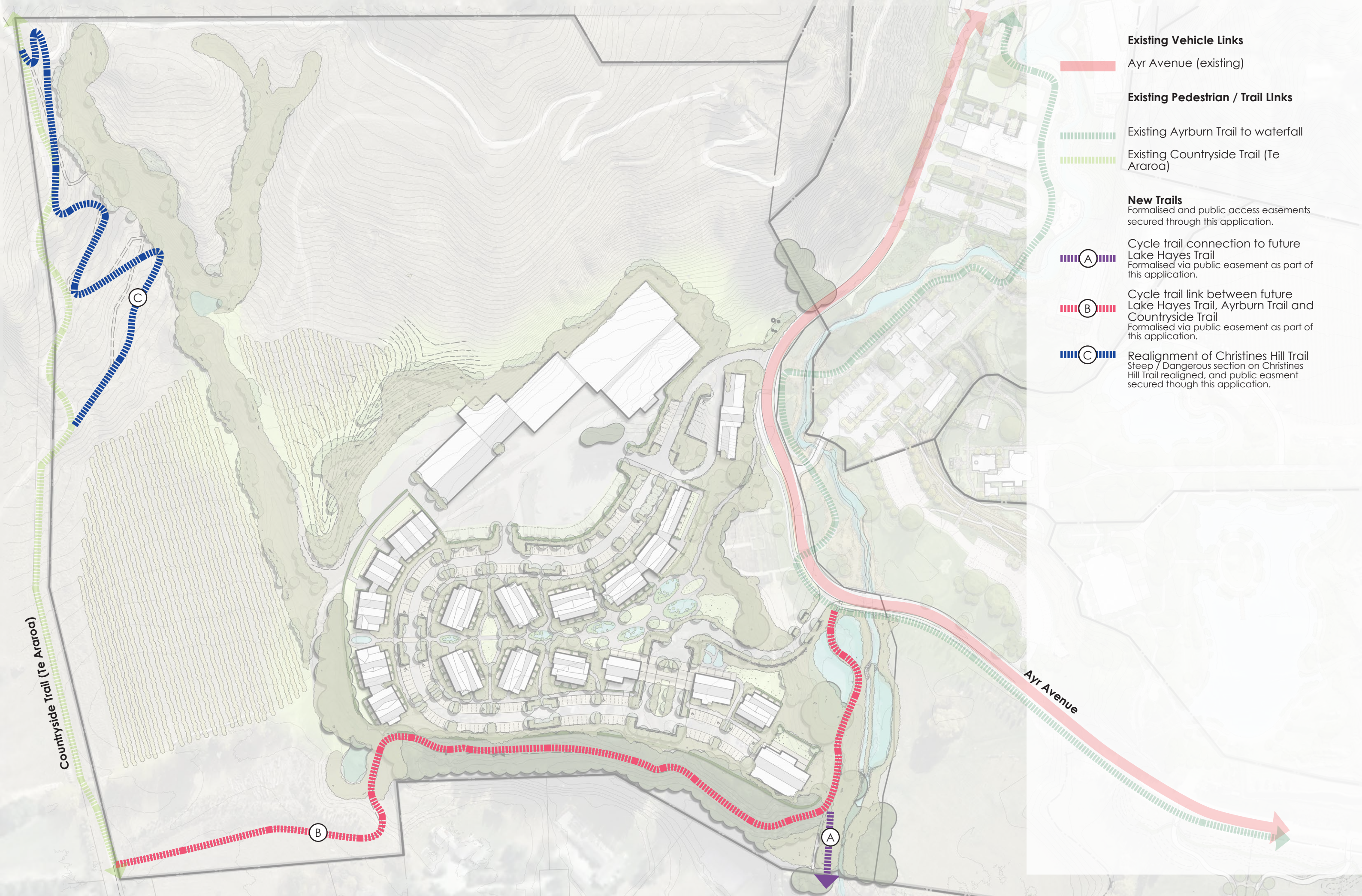












Existing Vehicle Links

Ayr Avenue (existing)

Existing Pedestrian / Trail Links

Existing Ayrburn Trail to waterfall

Existing Countryside Trail (Te Ararua)

New Trails

Formalised and public access easements secured through this application.



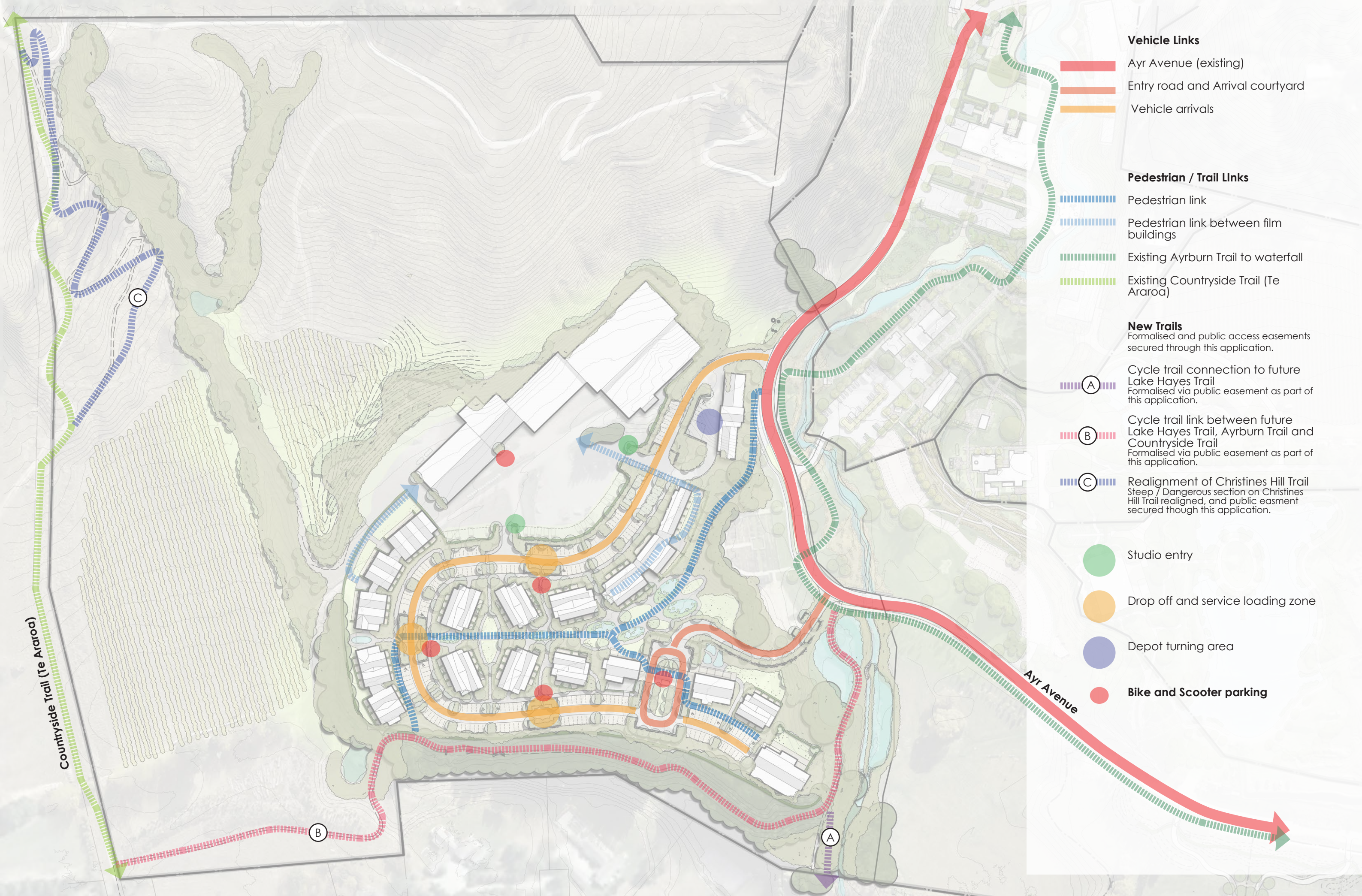
Cycle trail connection to future Lake Hayes Trail
Formalised via public easement as part of this application.



Cycle trail link between future Lake Hayes Trail, Ayrburn Trail and Countryside Trail
Formalised via public easement as part of this application.



Realignment of Christines Hill Trail
Steep / Dangerous section on Christines Hill Trail realigned, and public easment secured though this application.



Vehicle Links

- Ayr Avenue (existing)
- Entry road and Arrival courtyard
- Vehicle arrivals

Pedestrian / Trail Links

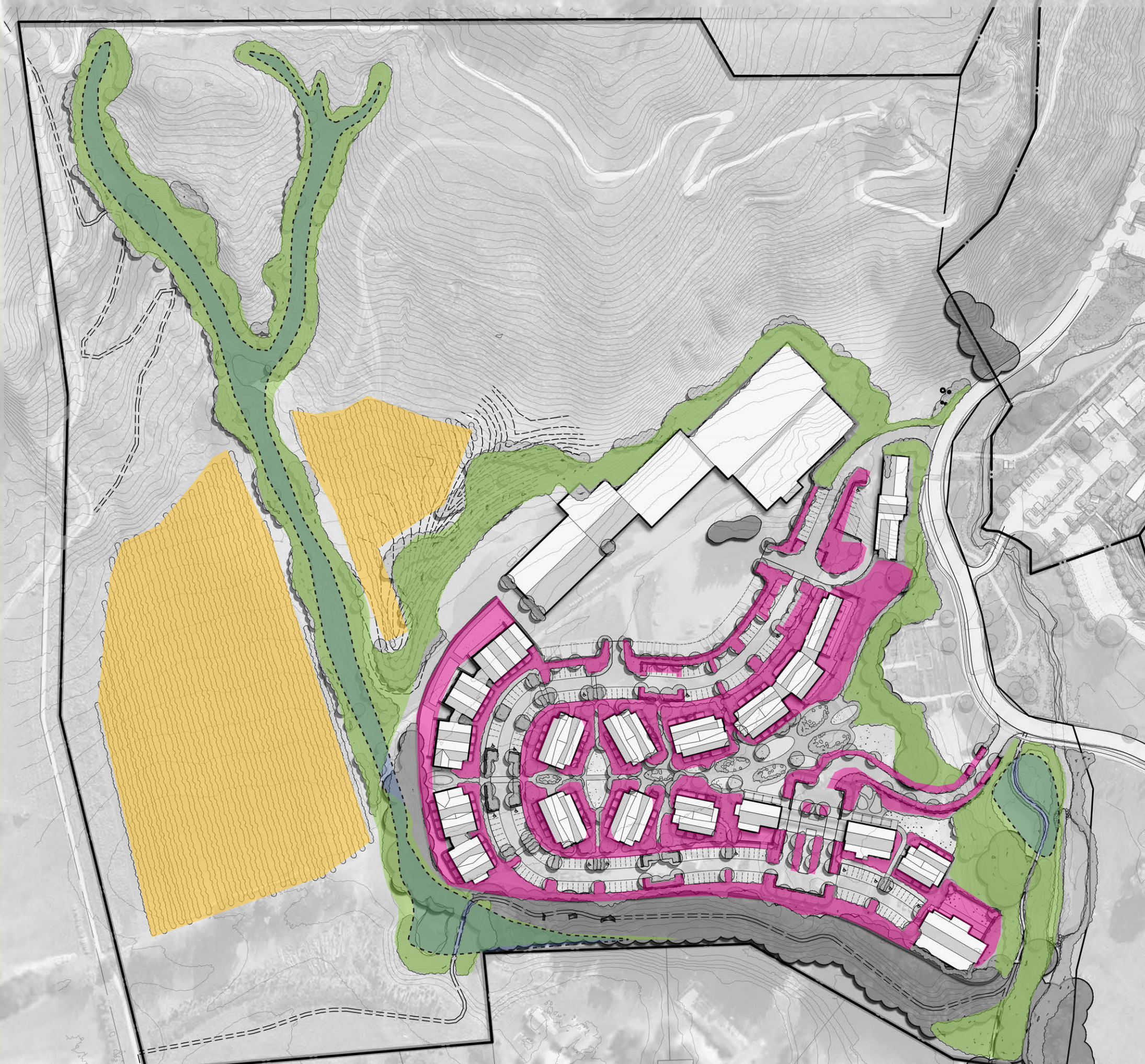
- - - Pedestrian link
- - - Pedestrian link between film buildings
- - - Existing Ayrburn Trail to waterfall
- - - Existing Countryside Trail (Te Araroa)

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	Plagianthus regius	1.2m/PB3
Kowhai	Sophora microphylla	1.2m/PB3
Mikimiki	Coprosma Rotundafolia	1.2m/PB3
Thick leaved coprosma	Coprosma crassifolia	1.2m/PB3
Broadleaf	Griselinea littoralis	1.2m/PB3
Mountain Lacebark	Hoheria glabrata	1.2m/PB3
Black maitipo	Pittosporum tenuifolium	1.2m/PB3
Lancewood	Pseudopanax ferrox	0.8m/PB3
Celery pine	Phyllocladus trichomanoides	1.2m/PB3
Small Seeded Coprosma	Coprosma microcarpa	1.2m/PB3
Mingimingi	Coprosma Propinqua	1.2m/PB3
NZ Coprosma	Coprosma virescens	1.2m/PB3
Twiggy Coprosma	Coprosma rhamnoides	1.2m/PB3
Mountain Beech	Fuscospora cliffortoides	2m/8L
Manuka	Leptospermum scoparium	1.2m/PB3
Mountain Flax	Phormium cookianum	1.2m/PB3
Koromiko	Hebe salicifolia	1.2m/PB3
Swamp sedge	Carex secta	1.0m/PB3
Red Tussock	Chionocloa rubra	1.0m/PB3



Photograph of revegetation works underway in Waterfall Park Valley



Ribbonwood
Plagianthus regius



Kowhai
Sophora microphylla



Mikimiki
Coprosma Rotundafolia



Thick leaved coprosma
Coprosma crassifolia



koromiko
Hebe salicifolia



Broadleaf
Griselinea 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 / PB3
Cabbage Tree	<i>Cordyline Australis</i>	1.0 / PB3
Mingimingi	<i>Coprosma Propinqua</i>	1.2 / PB3
Makura Sedge	<i>Carex Secta</i>	1.0 / PB3
Swamp Flax	<i>Phormium tenax</i>	1.8 / PB3
Koromiko	<i>Hebe salicifolia</i>	1.8 / PB3
Thick leaved coprosma	<i>Coprosma crassifolia</i>	1.5 / PB3
Hebe Buxifolia	<i>Hebe buxifolia</i>	1.0 / PB3
Prickly Shield Fern	<i>Polystichum vestitum</i>	1.0 / PB3
NZ Rush	<i>Juncus gregiflorus</i>	1.0 / PB3
Red Tussock	<i>Chionochloa rubra</i>	1.2 / PB3
NZ Iris	<i>Libertia Sp</i>	0.8/ PB3



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



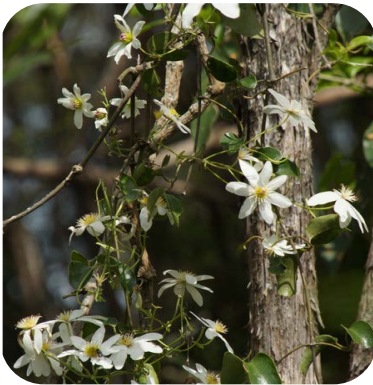
Kowhai
Sophora microphylla



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



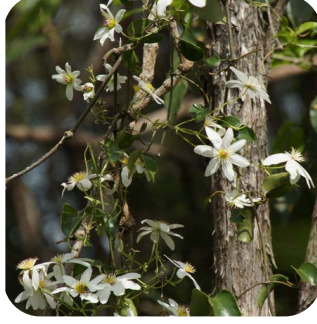
Cushion Plant
*Scleranthus biflorus**



NZ Iris
*Libertia Sp**



Kowhai
*Sophora Sp**



Clematis
*Clematis Sp**



Black-eyed Susan
Rudbeckia fulgida Goldsturm



Broadleaf
*Griselinea Littoralis**



Portugal Laurel
Prunus lusitanica



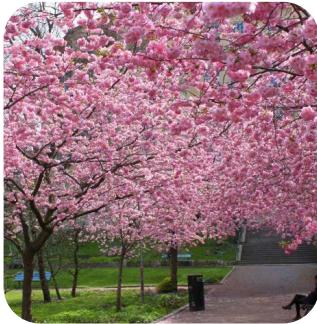
Buxus topiary
Buxus semper-



Rose
Rosa Sp



Hornbeam
Carpinus betula



Flowering Cherry
Lavendula Sp



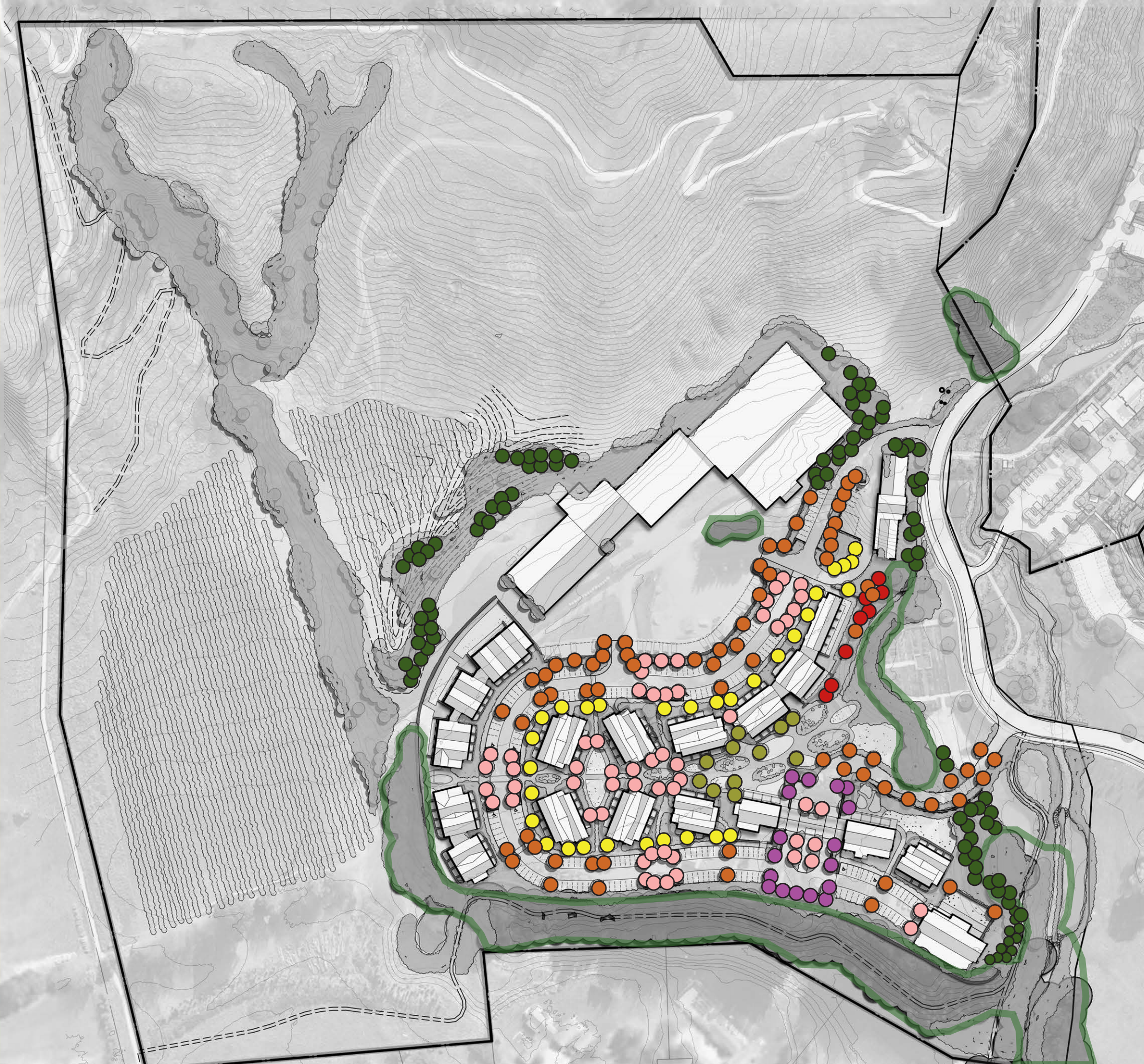
Hydrangea
Hydrangea Sp



Lavender
Lavendula Sp



Fruit trees
Edible Species



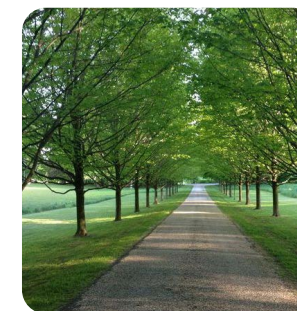
American Sweetgum
(*Liquidambar styraciflua*)
An upright deciduous specimen tree that provides bright red leaves in autumn.



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



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



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



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



Mountain Beech
(*Fuscospora cliffortioides*)
A native beech species.



Upright Oak (*Quercus robur 'fastigiata'*)
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

