



Submission to the Panel, re FTAA-2508-1093 Ayrburn Screen Hub

From Peter Goulston [REDACTED]
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To Substantive <substantive@fasttrack.govt.nz>

Submission to the Panel, re FTAA-2508-1093 Ayrburn Screen Hub

The below submission is sent by:

Peter & Stephanie Goulston
[REDACTED]

(email is preferred communication channel, thank you)

We wish to oppose the Ayrburn Screen Hub ("the Project") which has been referred to the Panel, to whom we submit this objection.

We have seen repeated attempts by Waterfall Park Developments Ltd to change the use of the land in the area and a variety of proposals which are incompatible with the District Plan and with the needs and wishes of both the local people and the environment. Thanks to the careful oversight of various planning authorities, these have generally been refused and/or amended. Most recently the Environment Court ruled that the area within the Project is part of the Wakatipu Basin Rural Amenity Zone and is only suitable for low density housing.

The Project proposes 200 accommodation units with 241 beds and a substantial amount of buildings, car parks and associated infrastructure that would override the current District Plan. The loss of amenity value to our community by such a substantial project, with a significant construction period, would be very damaging to both local residents and tourists. The resulting noise and pollution from the Project will heighten this damage. We are also concerned about the stress on the local water capacity, including the danger of increased run-off to the local water basin including Lake Hayes.

The Fast-track Approvals Act 2024 ("FTAA") is only supposed to approve those proposals that provide significant regional and national benefits. Given the failure of a recent film studio project in Wanaka to raise financing, the lack of infrastructure around the Project (sewerage, roads, public transport) and the unsuitability of the area, the benefits of the Project seem extremely limited. If such a development is required in the area, surely it should be built in a suitable industrial area with the necessary infrastructure in place.

We do not believe the Project meets the necessary criteria for the FTAA, nor was it the intention of the act to facilitate such projects in an unspoilt rural amenity zone which is highly treasured by the community. We believe that the Panel should reject the application and not allow the changing of the District Plan.

Many thanks for your kind consideration of our submission.

Your sincerely

Peter & Stephanie Goulston

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