

APPLICATION AS NOTIFIED

Ayrburn Precinct Limited

(RM240457)

FORM 12

File Number RM240457

QUEENSTOWN LAKES DISTRICT COUNCIL

PUBLIC NOTIFICATION

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Ayrburn Precinct Limited

What is proposed:

Application under Section 88 of the Resource Management Act 1991 (RMA) for land use resource consent to hold up to seven Temporary Events with a maximum capacity of up to 3000 people (excluding staff) at 'the Dell', Ayrburn, each year for five years. Amplified sound to be limited to 12pm - 8pm.

The location in respect of which this application relates is situated at:

1 William Paterson Close, Arrowtown
1 Ayr Avenue, Arrowtown
339 Arrowtown – Lake Hayes Road, Arrowtown
341 Arrowtown – Lake Hayes Road, Arrowtown

The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:

- 74 Shotover Street, Queenstown;
- Gorge Road, Queenstown;
- and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).

Alternatively, you can view them on our website when the submission period commences:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM240457 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The planner processing this application on behalf of the Council is Tara Enright, who may be contacted by phone at 027 276 9797 or email at tara.enright@qldc.govt.nz.

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

Wednesday 23rd October 2024.

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant as soon as reasonably practicable after serving your submission to Council:

C/- Morgan Shepherd
morgan@brownandcompany.co.nz
Brown & Company Planning Group
PO Box 1467, Queenstown 9343

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Jacob Neaves pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: Thursday 26th September 2024

Address for Service for Consent Authority:

**Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300**

**Phone
Email
Website**

**03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz**

TechnologyOne ECM Document Summary

Printed On 23-Sep-2024

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9 - 25.06.2024	8107633	1	25-Jun-2024
PUB_ACC	AEE	8106529	1	24-Jun-2024
PUB_ACC	Appendix B - Records of Title	8106528	1	24-Jun-2024
PUB_ACC	Appendix C - Events Management Plan	8106522	1	24-Jun-2024
PUB_ACC	Appendix D - Noise Assessment	8106527	1	24-Jun-2024
PUB_ACC	Appendix E - Transport Assessment	8106526	1	24-Jun-2024
PUB_ACC	Appendix F - Economic Assessment	8106525	1	24-Jun-2024
PUB_ACC	G. Draft Conditions (Rev 1_12.08.24)	8287195	1	09-Sep-2024



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address:

*Phone Numbers: Day

Mobile:

*The Applicant is:

Owner

Prospective Purchaser (of the site to which the application relates)

Occupier

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details by email unless requested otherwise.



CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

Agent:

Other - Please specify:

Email:

Post:

*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES NO

Is there a dog on the property?

YES NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate

Land use consent includes Earthworks



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL //

* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$273 for land use resource consent applications and designation related applications, as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](tel:034410499) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by: Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZ22)

Invoice for initial fee requested and payment to follow

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment

Invoices are available on request

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

PLEASE TICK

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form

Firm/Company

Dated

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

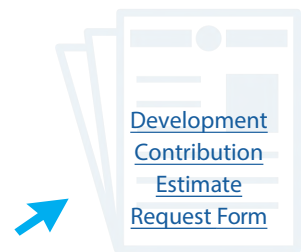
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report



APPLICATION FOR RESOURCE CONSENT

For temporary events at the Ayrburn
Dell, Arrowtown

24 June 2024



BROWN&COMPANY
P L A N N I N G G R O U P

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Ayrburn Precinct Limited
Address for Service:	C/- Morgan Shepherd Brown & Company Planning Group PO Box 1467, QUEENSTOWN 9348 morgan@brownandcompany.co.nz 03 4092258
Address for invoicing:	Ayrburn Precinct Limited c/- Nicola Tristram nicola.tristram@winton.nz 021 382 683 PO Box 2962 Queenstown 9349
Site Address:	1 William Paterson Close, 1 Ayr Avenue and 341 Arrowtown – Lake Hayes Road, Arrowtown.
Legal Description:	Lot 1 DP 540788, Lot 2 DP 540788, Lot 3 DP 540788, Lot 4 DP 540788.
District Plan Zone:	Waterfall Park Zone (WPZ) and Wakatipu Basin Rural Amenity Zone (WBRAZ)
Plan Designations, Limitations or Overlays:	Listed Heritage Feature - Ayrburn Homestead and Stone Farm Buildings (Ref: 110) Lake Hayes Catchment
Activity Status:	Non-Complying Activity

Prepared for:	<i>Ayrburn Precinct Limited</i>
Date:	<i>24 June 2024</i>
Prepared by:	<i>Morgan Shepherd</i>
Reviewed by:	<i>Jeff Brown</i>

Declaration

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.

If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



.....
for Brown & Company Planning Group
on behalf of

Ayrburn Precinct Limited

24 June 2024

ATTACHMENTS

- A** An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
- B** Records of Title
- C** Events Management Plan
- D** Noise Assessment
- E** Transport Assessment
- F** Economics Assessment
- G** Draft Conditions
- H** Form 9

CONTENTS

1. A DESCRIPTION OF THE PROPOSAL	7
1.1. Scope of this Document	7
1.2. The site and locality	7
1.3. Development and Consent History	8
1.4. The proposal	10
2. RESOURCE MANAGEMENT MATTERS.....	12
3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:	15
4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:	16
4.1. Introduction.....	16
4.2. Permitted baseline and existing environment	16
4.3. Noise, nuisance, character and amenity effects	15
4.6. Effects associated with traffic generation, access and parking	19
4.7. Economic Effects	19
4.8. Cumulative Effects	20
4.9. Positive Effects.....	20
4.10. Summary of effects on the environment	20
5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES.....	20
5.1. Proposed District Plan.....	20
5.2. Regional Policy Statement, Regional Plans and other planning instruments.....	23
5.3. National Environmental Standard	24
6. NON-COMPLYING ACTIVITY - SECTION 104D ASSESSMENT.....	25
6.1. Section 104D(1)(a) – Adverse effects on the environment will be minor.....	25
6.2. Section 104D(1)(b) – Proposal will not be contrary to the objectives and policies of the District Plan	25
7. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991.....	25
7.1. Section 5 – Purpose	25
7.2. Section 6 – Matters of national importance.....	26
7.3. Section 7 – Other matters	26

8. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:.....26

9. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:.....26

10. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS26

11. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.27

FOURTH SCHEDULE ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Section 104D Assessment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The site is located between Lake Hayes and Arrowtown, approximately 1.5 kilometres south of the outskirts of Arrowtown and is accessed via the recently constructed Ayr Ave off the Arrowtown – Lake Hayes Road. Restricted vehicle access is available via the Ayrburn Homestead driveway from the Arrowtown-Lake Hayes Road, which traverses Lot 2 DP 540788 and is lined by a protected avenue of *larix dedidua* (European larch) and *picea breweriana* (Brewer spruce).

The site contains what is known as Waterfall Park – a unique valley within the Wakatipu Basin where Mill Creek spills over the head of the valley as a significant waterfall.

The part of the site that this application relates to is a grassed outdoor area known as 'the Dell' and centrally located within the 'Ayrburn Domain' which contains heritage-listed buildings (the Homestead to the south, the Bakehouse to the north, and the stone farm buildings to the west) associated with the original farm in this location. It sits within the wider Ayrburn site which contains open paddocks, grapevines and a range of landscaping and ponds.

The extent of the site is illustrated in *Figure 1* below.



Figure 1: Site (outlined in turquoise) and specific location of 'the Dell' indicated in red.

1.3. Development and Consent History

The consents most relevant to the current application are identified below.

RM171280: Waterfall Park Developments Limited (**WPDL**) applied to QLDC for land use consent to build a road and bridge to access the WPZ. Consent was granted under Decision No. [2019] NZEnvC 103 (ENV-2018-CHC-156) and has now been implemented.

RM180584: A comprehensive consent was granted to undertake the following:

- a) Develop a 4+ star hotel, including two restaurants, a bar and conference centre/large event facilities within the reception building, four accommodation blocks providing for 380 guest rooms
- b) Restore and repurpose the existing heritage farm buildings at Ayrburn to include a restaurant and bar, and other commercial tenancies;
- c) Construct two new storage buildings for hotel furniture/equipment and grounds keeping/maintenance;
- d) Establish a wellness centre, housing facilities such as a day spa, yoga studio, group therapy, and swimming pool;
- e) Construct a wedding chapel;
- f) Construct an outdoor pavilion within the dell to be used for events and weddings;
- g) Extensive re-vegetation and ecological enhancement of the valley landscape including the clearing of weed species and replanting of the valley walls and riparian margins of Mill Creek;

- h) Construct bridges, culverts and crossings for vehicles and pedestrians over Mill Creek;
- i) Construct weirs and aesthetic creek widening for landscaping and the enjoyment of Mill Creek by visitors to the Site;
- j) Create a public access trail along Mill Creek to the waterfall at the northern end of the WPZ.

This consent has been partially implemented.

- RM190278:** Variation to RM180584 to amend Condition 1 to update the approved landscape plan to remove existing trees.
- RM210591:** Application to vary the consented use of two of the Ayrburn stone farm buildings as consented under RM180584 to enable a broader range of commercial activity to be undertaken, and an extension to the existing carparking area for an additional six spaces. This consent was issued in October 2021 and is currently being implemented.
- RM210609:** Application to vary RM171280 to provide for the construction of a 720m³ stormwater detention pond. This consent was issued in November 2022.
- RM211193:** Application for Ayrburn Domain extension, including additions and alterations to heritage buildings to establish a restaurant, café/bakery and office activities, and hold up to 12 temporary events per year, such as galas, markets, and small concerts per year with a maximum attendance of 500 people and constraints on allowed noise, with associated earthworks and transport breaches. This consent was issued in July 2022 and is currently being implemented.
- RM220829:** Application to construct and operate the Barrel Room at Ayrburn Domain, including for use as a restaurant / bar. This consent was issued in March 2023 and is currently being implemented.
- RM220874:** Application to change of conditions to Ayrburn Domain Extension consent RM211193, and for resource consent for Commercial Activity in the Bakehouse with service access. This consent was issued in June 2023 and is currently being implemented.
- RM220926:** Application for development and use of a retirement village for later living, including hotel and associated buildings, earthworks, roading and landscaping. This consent is an alternative development to the hotel development consented under RM180584. This consent was issued on 21 November 2023.
- RM230229:** Application for Rights of Way under section 348 Local Government Act 1974 to create easements in favour of QLDC for achieving legal access to 'Ayrburn Domain' and to ensure public pedestrian access through the site from the southern boundary to the northern waterfall. This application was lodged on 19 July 2023 and is currently being processed.
- RM230645:** Application to change conditions of RM180584 to begin Commercial Activities at Ayrburn Domain and allow public access via Ayr Avenue. This consent was issued on 3 November 2023.
- RM230425:** Application for a function venue known as the "Haybarn" on Lot 3 DP 540788, an overflow carpark and bus stops on Lot 4 DP 540788 and a service access on Lot 2 DP 540788. This consent has been issued.
- RM230645:** Application to vary RM180584 (as varied by RM210591 and RM230229) to begin the commercial operation of buildings at the Ayrburn Domain prior to the realignment of Waterfall Park Road. This consent was issued in November 2023.

- RM240135:** Application to vary RM211193 (as varied by RM220874 and RM230352) for design amendments to the Bakehouse, and for a new chiller/storage building. This consent has been issued.
- RM240185:** Application for a building (existing temporary WC building) within the setting of a historic place at Ayrburn Domain. This consent has been issued.
- RM240230:** Application to vary RM211193 (as varied by RM220874 and RM230352) for alterations to the homestead and yard building, and for a new chiller building. This consent has been issued.
- RM240244:** Application to vary RM211193 (as varied by RM220874 and RM230352) and to construct a new glass structure over the outdoor dining terrace at Ayrburn Homestead. This application is currently being processed.
- RM240314:** Application for a one-off temporary event (Synthony) at the Dell, granted on 19 June 2024.

1.4. The proposal

It is proposed to hold up to seven Temporary Events with a maximum capacity of up to 3000 people (excluding staff) at the Dell, Ayrburn, each year for five years. These events are likely to vary in nature and the time of each they are held each year.

The proposed events are likely to be (albeit not limited to) concerts with amplified sound limited to 12pm – 8pm. Set up may commence up to two days prior to the event, and pack down will be completed a day after the event is finished.

A draft site layout plan is shown in *Figure 2* below.



Figure 2: Draft site layout plan

This layout provides for an outdoor area of 4316m² with a configuration of a 1477m² dance area, two VIP areas of 1334m², a back of house area of 1505m² and additional space for toilets and food vendors. The layout provides for five emergency exits, with associated ambulance and other emergency vehicle access.

To ensure efficient management of the concert, a draft Event Management Plan (**EMP**) (**Attachment C**) has been prepared to detail the management measures relative to the upcoming event. The plan includes the following detail:

- (a) A directory of personnel involved in event management, including contact details;
- (b) An overview of traffic management, access and parking;
- (c) Equipment lists;
- (d) Noise management, including a Noise Management Plan (**NMP**) which will among other things specify monitoring and enforcement details of noise limits;
- (e) Emergency procedures;
- (f) Waste management procedures; and
- (g) Provision and use of sanitation facilities.

1.4.1. Event Access and Parking

Carriageway Consulting have undertaken a Transportation Assessment (**Attachment D**) which provides an overview of current transportation networks, patterns, generation and distribution relative to the site and the area. The assessment then provides an assessment of the proposal and the associated transportation effects. The proposal includes a temporary car park and separated transport mode routes as detailed in **Figure 3** below.

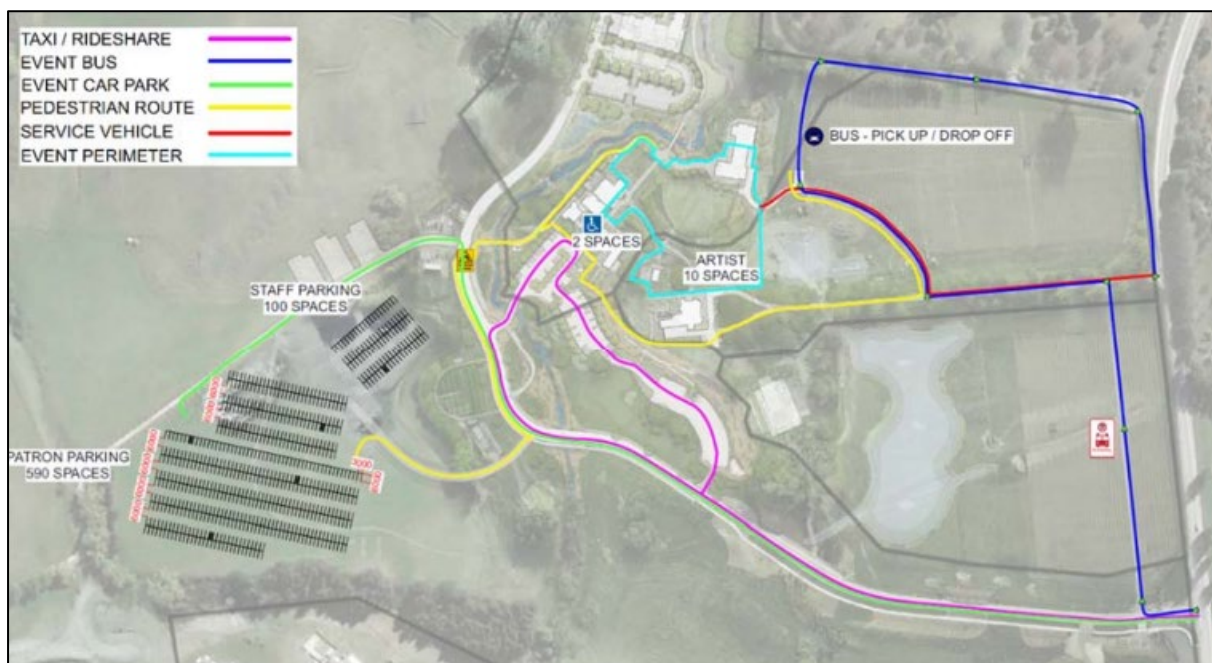


Figure 3. Layout and transport routes

In summary the applicant proposes the following:

- Event shuttles to run from population centres in the wider Wakatipu Basin. Buses would enter the site via Ayr Avenue and drop participants at Ayrburn Domain, where established pedestrian

routes lead to the Dell. Construction of a bus layby on Ayr Avenue has been included as part of RM230425. The event shuttle service will be complimentary for ticket holders.

- Taxis, rideshares, and paid parking will access the site via Ayr Avenue.
- 590 temporary carparks are proposed. A pedestrian route from the parking area to the Dell will be provided.
- Service vehicles will use the Homestead driveway and Bakehouse access. It is anticipated that service vehicle access will be predominantly used for pack in and pack out.

A Temporary Traffic Management Plan (**TTMP**) will be prepared and submitted to Council for approval prior to each event. It is anticipated that this requirement will be imposed as a condition of consent.

2. RESOURCE MANAGEMENT MATTERS

The site is split zoned under the PDP. The majority of the wider Waterfall Park site is located within the Waterfall Park Zone (**WPZ**) and the surrounding area is within the Wakatipu Basin Rural Amenity Zone (**WBRAZ**) of the PDP as shown in *Figure 4* below.

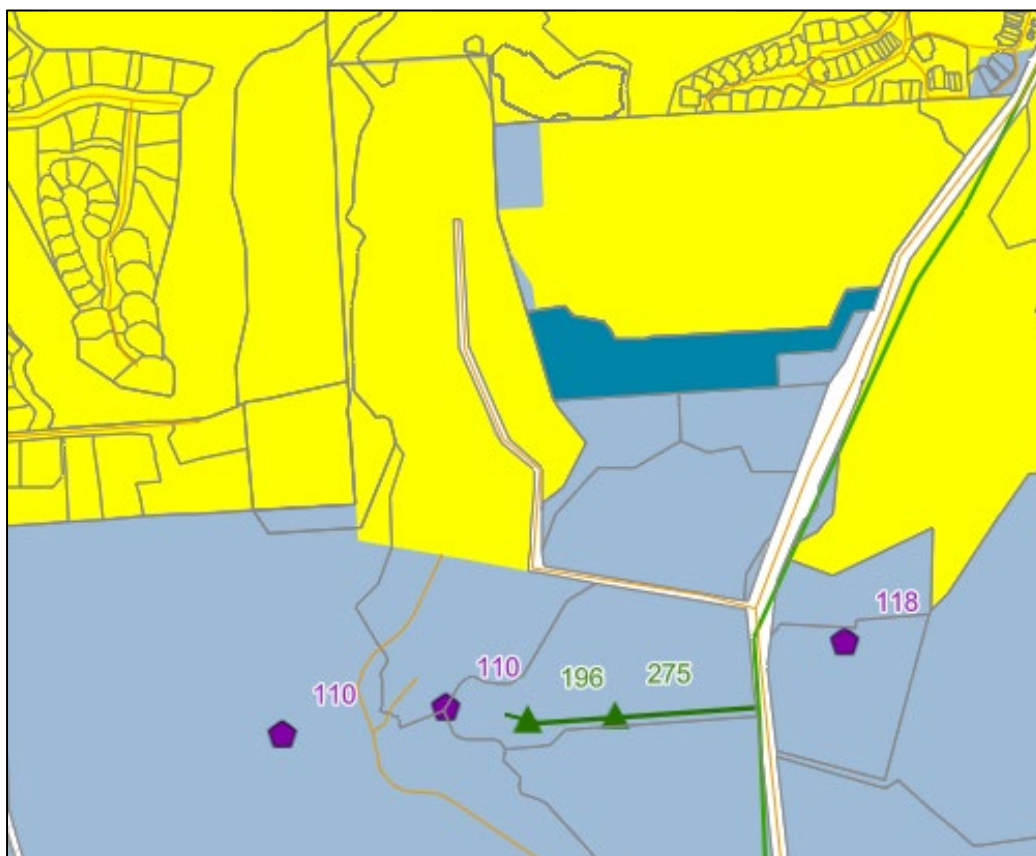


Figure 4: Zoning map (showing WPZ as yellow and WBRAZ as blue)¹

The Dell is located within Activity Area V & R1 (Villages and Residences) of the WPZ Structure Plan. Associated activity will occur within part of the WBRAZ. The stage straddles the boundary between the two zones.

¹ Note that the WPZ extension (as approved by Interim Decision No. [2023] NZEnvC207) is not yet mapped by the PDP.

The proposed activity is assessed under the relevant activity rules and standards from the WPZ, WBRAZ, Temporary Activities and Noise Chapters in **Tables 1** and **2** below.

For clarification, there are no Operative District Plan (**ODP**) provisions relative to the proposal that are to be treated as operative under Section 86F of the Act and therefore, the tables below include PDP provisions only.

The following PDP definitions are relevant to the proposal:

Temporary Activities means the use of land, buildings, vehicles and structures for the following listed activities of short duration, limited frequency and outside the regular day-to-day use of a site:

- a. temporary events;
- b. temporary filming;
- c. temporary activities related to building and construction;
- d. temporary military training;
- e. temporary storage;
- f. temporary utilities;
- g. temporary use of a site as an informal airport as part of a temporary event.

Temporary Event means the use of land, buildings, tents and marquees, vehicles and structures for the following activities:

- a. carnivals;
- b. fairs;
- c. festivals;
- d. fundraisers;
- e. galas;
- f. market days;
- g. meetings;
- h. exhibitions;
- i. parades;
- j. rallies;
- k. cultural and sporting events;
- l. concerts;
- m. shows;
- n. weddings;
- o. funerals;
- p. musical and theatrical entertainment, and
- q. uses similar in character.

Noise Event means an event, or any particular part of an event, whereby amplified sound, music, vocals or similar noise is emitted by the activity, but excludes people noise. Where amplified noise ceases during a particular event, the event is no longer considered a noise event.

Table 1: PDP Activities

Rule	Activity	Activity Status
Chapter 35 – Temporary Activities and Relocated Buildings		
35.4.5	Any other Temporary Events, provided that:	Permitted

Rule	Activity	Activity Status
	<ul style="list-style-type: none"> a. the number of persons (including staff) participating does not exceed 500 persons at any one time; b. the duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down); c. in the Rural Zone the event does not operate outside of the hours of 0800 to 0000 (midnight). In all other zones the event does not operate outside of the hours of 0800 to 2000. Set up and pack down outside of these hours is permitted; d. no site shall be used for any temporary event more than 7 times in any calendar year; e. all structures and equipment are removed from the site within 3 working days of the completion of the event; f. for the purpose of this rule the relevant noise standards of the Zone do not apply during the hours of 0800 to 2200. 	
35.4.16	Any temporary activity not otherwise listed as a permitted activity.	Discretionary

Table 2: PDP Standards

Rule	Activity	Status	Consent Required?																																															
Chapter 35 – Temporary Activities and Relocated Buildings																																																		
35.5.1	<p>Glare</p> <p>All fixed exterior lighting must be directed away from adjacent sites, waterways and roads.</p> <p>This rule shall not apply to glare from lighting used for health, safety and navigation purposes.</p>	Restricted Discretionary	No – consent is not required. The proposal will comply with this standard.																																															
35.5.2	<p>Waste Management</p> <p>All temporary events with more than 500 participants at any one time, and temporary filming with more than 200 participants, must undertake the event in accordance with the Council’s Zero Waste Events Guide, including the submission of a completed ‘Zero Waste Event Form’.</p>	Restricted Discretionary	No – consent is not required. A Zero Waste Event Form will be submitted prior to the event, as required by a condition of consent.																																															
35.5.3	<p>Sanitation</p> <p>All temporary events with an anticipated attendance of up to 500 must provide a minimum number of toilet facilities in accordance with the below table or have ready access to the same number of publicly accessible toilets within a 150m walk from the event.</p> <table border="1" data-bbox="338 1749 794 1984"> <thead> <tr> <th rowspan="2">People Attending</th> <th colspan="7">Duration of Event (hours)</th> </tr> <tr> <th>1-2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8+</th> </tr> </thead> <tbody> <tr> <td>1-50</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>51-100</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>101-250</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>4</td> <td>4</td> <td>6</td> </tr> <tr> <td>251-500</td> <td>4</td> <td>4</td> <td>4</td> <td>6</td> <td>6</td> <td>6</td> <td>8</td> </tr> </tbody> </table>	People Attending	Duration of Event (hours)							1-2	3	4	5	6	7	8+	1-50	1	1	1	2	2	2	2	51-100	2	2	2	2	3	3	3	101-250	3	3	3	3	4	4	6	251-500	4	4	4	6	6	6	8	Restricted Discretionary	No – not relevant as the anticipated attendance is greater than 500, however sufficient sanitation facilities will be provided.
People Attending	Duration of Event (hours)																																																	
	1-2	3	4	5	6	7	8+																																											
1-50	1	1	1	2	2	2	2																																											
51-100	2	2	2	2	3	3	3																																											
101-250	3	3	3	3	4	4	6																																											
251-500	4	4	4	6	6	6	8																																											

Rule	Activity	Status	Consent Required?						
Chapter 36 – Noise²									
36.5.1	<p>Wakatipu Basin Rural Amenity Zone Any point within the notional boundary of a residential unit.</p> <table border="1"> <thead> <tr> <th>Time</th> <th>Noise Limits</th> </tr> </thead> <tbody> <tr> <td>0800h to 2000h</td> <td>50 dB L_{Aeq(15 min)}</td> </tr> <tr> <td>2000h to 0800h</td> <td>40 dB L_{Aeq(15 min)} 75 dB L_AF_{max}</td> </tr> </tbody> </table>	Time	Noise Limits	0800h to 2000h	50 dB L _{Aeq(15 min)}	2000h to 0800h	40 dB L _{Aeq(15 min)} 75 dB L _A F _{max}	Non-Complying	Yes – Non-Complying consent is required as noise will exceed these limits between 12pm – 8pm.
Time	Noise Limits								
0800h to 2000h	50 dB L _{Aeq(15 min)}								
2000h to 0800h	40 dB L _{Aeq(15 min)} 75 dB L _A F _{max}								
36.5.2	<p>Wakatipu Basin Lifestyle Precinct Waterfall Park Zone Hills Resort Zone Millbrook Resort Zone Any point within any site</p> <table border="1"> <thead> <tr> <th>Time</th> <th>Noise Limits</th> </tr> </thead> <tbody> <tr> <td>0800h to 2000h</td> <td>50 dB L_{Aeq(15 min)}</td> </tr> <tr> <td>2000h to 0800h</td> <td>40 dB L_{Aeq(15 min)}</td> </tr> </tbody> </table>	Time	Noise Limits	0800h to 2000h	50 dB L _{Aeq(15 min)}	2000h to 0800h	40 dB L _{Aeq(15 min)}	Non-Complying	Yes – Non-Complying consent is required as the proposed Noise Event will exceed these limits between 12pm – 8pm.
Time	Noise Limits								
0800h to 2000h	50 dB L _{Aeq(15 min)}								
2000h to 0800h	40 dB L _{Aeq(15 min)}								

2.1.1. Summary of consents required

The activity will require resource consent for the following:

- **Discretionary** activity pursuant to Rule 35.4.16 for Temporary Events that are not listed as a permitted activity. The proposal does not comply with the 500 persons limit.
- **Non-Complying** activity pursuant to Rule 36.5.1 to exceed the noise limits in the Wakatipu Basin Rural Amenity Zone.
- **Non-Complying** activity pursuant to Rule 36.5.2 to exceed the noise limits in the Wakatipu Basin Lifestyle Precinct, Waterfall Park Zone, Hills Resort Zone and Millbrook Resort Zone.

Overall, the activity will require resource consent as a **Non-Complying** activity.

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

No significant adverse effects on the environment will arise, and no other alternatives were considered.

² The standards relate to the zone the sound is received in.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline and existing environment;
- Noise, nuisance and amenity effects;
- Effects associated with traffic generation, access and parking;
- Economic effects;
- Cumulative effects;
- Positive effects; and
- Summary of effects on the environment.

4.2. Permitted Baseline and Existing Environment

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (the permitted baseline) and what could lawfully be undertaken on the land by way of any existing consents (the existing environment).

4.2.1. Permitted Baseline

Section 104(2) of the Resource Management Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity.

As set out in Chapter 35 of the PDP, any Temporary Event not otherwise provided for in Table 35.4 is a permitted activity, provided that:

- a. the number of persons (including staff) participating does not exceed 500 persons at any one time;
- b. the duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down);
- c. in the Rural Zone the event does not operate outside of the hours of 0800 to 0000 (midnight). In all other zones the event does not operate outside of the hours of 0800 to 2000. Set up and pack down outside of these hours is permitted;
- d. no site shall be used for any temporary event more than 7 times in any calendar year;
- e. all structures and equipment are removed from the site within 3 working days of the completion of the event;
- f. for the purpose of this rule the relevant noise standards of the Zone do not apply during the hours of 0800 to 2200.

A Temporary Event could reasonably be a concert, and therefore a Noise Event as set out in the definitions in Section 2 above.

The permitted baseline could practically apply to at least two of the four lots that comprise the Ayrburn / Waterfall Park area³ with no limits on noise generated between 0800 to 2200 for three consecutive days. This could result in 21 days (3 days for each of the 7 events) of temporary events on each lot with an unlimited amount of noise emitted during the hours specified in limb (f). There is also no restriction on the timing of the events throughout the year, so they could be undertaken all in a month or alternatively scattered throughout the year.

It is also relevant to consider that a temporary event (such as a concert) with amplified noise will more than likely emit the same noise regardless of whether there were 500 persons or 3000 persons attending.

The permitted baseline is considered relevant to the proposal and should be taken into account when assessing the effects of the proposal.

4.2.2. Existing Environment

The receiving environment includes the comprehensive Waterfall Park development approved under RM180584, which includes a hotel complex, associated restaurant, conference/event facilities, a wellness centre and chapel, storage buildings and associated earthworks and landscaping, as well as the restoration and repurposing of the “Ayrburn Stone Farm Buildings” to establish a restaurant and bar, storage, retail and equipment hire. RM180584 also approved the construction of bridges, culverts, and crossings over Mill Creek. Resource consent RM171280 approved the construction of a new road to provide access from Arrowtown-Lake Hayes Road to the Waterfall Park Zone, which is now constructed.

RM220926 provides for the comprehensive Northbrook Arrowtown retirement village comprising of six principal buildings containing an arrival building, residential care units and apartments, a boutique hotel and spa, three sheds, landscaping, access, parking, loading, servicing and earthworks. This consent is an alternative development to the hotel development consented under RM180584.

In addition to this, work on the wider site giving effect to RM211193 is underway. This is a comprehensive consent for the development of the Ayrburn Domain, and provides for:

- Use of the Dell area for up to 12 temporary activities/events per year. Consent conditions stipulated that these events will be no longer than three consecutive days, comply with the noise limits, have a maximum attendance of 500 people (excluding staff) and operate between 10am and 8pm (excluding set-up and pack-down).
- A permanent gravel parking area to provide 32 spaces in addition to those already provided onsite and second stabilised grassed area to accommodate 45 parking spaces during temporary events in the Dell.
- Commercial activities, including restaurants and bars, associated with the Historic Homestead, Bakehouse and Burr Barr.
- Works on historic heritage buildings including internal and external alterations to the Homestead to establish a restaurant and associated lean-to storage area.
- Development within the setting or extent of place of the Homestead.
- Servicing, earthworks, flood protection works, landscaping, carparking and access associated with the development.

³ noting that the other two lots, that have frontage to Arrowtown-Lake Hayes Road and contain vineyards and ponds could likely not feasibly accommodate a permitted Temporary Event with 500 persons, parking etc

The existing environment would include the consent for the Synthony concert (RM240314) unless it has been exercised before this current application is considered.

4.3. Noise, nuisance and amenity effects

As discussed in the Noise Assessment (**Attachment C**), the predicted noise levels (during the Noise Event between 12pm – 8pm) are summarised as follows:

- The 40 db $L_{Aeq (15 \text{ min})}$ contour (which relates to traffic noise after 8pm) extends to approximately 30 – 40 properties, most of which are located to the south of the site on Speargrass Flat Road.
- The 50dB $L_{Aeq (15 \text{ min})}$ contour extends approximately 1.5km from the Site, and takes in 50 – 60 properties, mostly south of the site at Speargrass Flat Road, and also some properties within Millbrook and some east of Arrows-town-Lake Hayes Road.
- For contours above 50dB $L_{Aeq (15 \text{ min})}$, the maximum noise limits for the nearest residential properties on the notional boundaries are outlined in the table below.

Receivers inside 60 Db $L_{Aeq (15 \text{ min})}$ Contour

Max for Concert/Event Period $L_{Aeq (15 \text{ min})}$	Notional Property Boundary
Up to 60 dB	<ul style="list-style-type: none"> • 367 Arrows-town-Lake Hayes Road
Up to 65 dB	<ul style="list-style-type: none"> • 6 Millvista Lane • Butel Villas
Up to 70 dB	<ul style="list-style-type: none"> • 347 Arrows-town-Lake Hayes Road • 397 Arrows-town-Lake Hayes Road • 31 Waterfall Park Road

The potential effects at each of the noise contours are detailed within the Noise Assessment (**Attachment C**) and are summarised as follows.

Noise receivers within the 40 – 50 dB $L_{Aeq (15 \text{ min})}$ (night-time noise standard) contour will experience audible traffic noise when outside, however receivers indoors would hear a soft hum (that would likely be considered as ‘white noise’) that would likely be less than 30dbA.

Noise receivers within the 50 – 60 dB $L_{Aeq (15 \text{ min})}$ contour will experience audible noise with some melodies and lyrics recognisable when outside, however inside a dwelling (with windows and doors closed) the noise level will be between 20 – 35 dB $L_{Aeq (15 \text{ min})}$ with lyrics unlikely to be recognisable and low frequency noise that is perceptible at times.

Noise receivers within the 60 – 65 dB $L_{Aeq (15 \text{ min})}$ contour will experience audible noise with melodies recognisable and some lyrics recognisable when outside, however inside a dwelling (with windows and doors closed) the noise level will be between 30 – 40 dB $L_{Aeq (15 \text{ min})}$ with some lyrics recognisable and low frequency noise perceptible.

Noise receivers within the 65 – 70 dB $L_{Aeq (15 \text{ min})}$ contour will experience clearly audible noise with melodies and lyrics recognisable outside. The internal noise levels (with windows and doors closes) will be between 35 – 45 dB $L_{Aeq (15 \text{ min})}$ with lyrics becoming less recognisable but low frequency sounds still clearly audible.

The Noise Event associated with each proposed Temporary Event (noting that this application proposes seven Temporary Events) is restricted to 8 hours a day, for up to three days, and between 8am and 8pm each day. The permitted baseline could enable a Noise Event with up to 500 persons in attendance from 8am – 10pm, for three consecutive days, with no restriction on noise level, seven times a year.

To mitigate the potential adverse effects on the surrounding neighbours, the applicant proposes a range of conditions, including the requirement for a NMP to set out monitoring, complaints management system and other measures to mitigate the potential adverse effects of noise.

The receivers that are closest to the site and listed in the table above will experience the highest levels of noise during an event. The reception to such noise by any individual is subjective and will depend on a range of circumstances, such as time of day, weather, number of noise events in close succession etc, and how sensitive they are to the noise. Based on the conclusions within the Noise Assessment, the proposed NMP and the permitted baseline providing for 7 events with unlimited noise, the proposal will not result in inappropriate noise effects on the environment, and overall, the adverse noise effects are considered to be minor.

4.4. Effects associated with traffic generation, access and parking

The proposal will result in a short-term effect on the roading network during the events. During event set up/pack down service vehicles will access the site via Homestead driveway which will be managed by traffic control staff.

A public bus service is available to the site with a stop within close proximity of the Ayrburn site. Patrons will be provided with current service details and encouraged to consider use of the public service.

It is anticipated that patrons will be able to access the event via shuttle bus which will be encouraged by the provision of a complimentary service to all ticket holders, with routes to Queenstown, Frankton, Lake Hayes and Arrowtown. Capacity for up to 1350 patrons on event shuttle buses is proposed. The provided shuttle bus service will considerably reduce traffic volume and disruption to the wider roading network. Sufficient access and manoeuvring for shuttles are already provided for onsite. Ayr Avenue provides for two way traffic with footpaths to ensure the safety of any pedestrians. A bus stop with layby on Ayr Avenue is proposed under RM230425 to further increase efficient traffic flow.

For patrons who choose not to use a bus or shuttle to access the event, designated pick up and drop off locations for taxi and ride share provision and private vehicles will be located within Ayrburn. Organisations offering these services will be provided with location details before the event. Marshals will manage this area to ensure safe and effective operation.

In addition, temporary space for 590 private cars will be made available (**Figure 3**). Pre-registration will be required to ensure capacity is not exceeded. Parking will be managed by onsite marshals. Two accessibility spaces will be provided on site.

A comprehensive TTMP will be drafted closer to the event date and will be submitted to the Council for approval before events are undertaken. As well as providing a diverse means of site arrival, advanced warning signage, temporary reduction of speeds and the use of marshals will ensure successful implementation of the TTMP providing for safe access onto the site.

Overall, a comprehensive TTMP will be implemented to ensure potential adverse effects arising from temporary traffic generated by the event are avoided or mitigated as far as possible, resulting in no more than minor effects of the event on the surrounding road network during events.

4.5. Economic effects

Market Economics have undertaken a High-level Economic Effects Assessment⁴ (**Attachment E**) which provides an overview of the potential economic effects of hosting up to seven events with a capacity of 3000 people at the Dell each year.

Market Economics estimate that a one-day event which is sold out could inject between \$400,000 – \$800,000 of net additional spending in the district by visitors and event organisers. If the event extends over three days, this could increase to between \$1m – \$2.1m per event. Seven sold out one-day events could result in a direct economic impact of between \$1.8m – \$3.7m per year, and seven sold out three-day events increases this potential to a range of \$7.2m - \$14.9m. The spending would be directed at a

⁴ The report is not intended to be a complete or modelled economic impact assessment, rather a qualitative discussion of the potential scale and nature of net additional expenditure and how this could flow through the local economy.

wide range of industries within the local economy and will subsequently benefit upstream suppliers of goods and services as well as local household incomes.

Overall, Market Economics support the proposal from an economic perspective as a successful consent will provide opportunities to contribute positively to the district’s economic and social wellbeing.

As such, economic effects arising from the proposal are positive.

4.6. Cumulative Effects

RM211193 granted consent to use the Dell for up to 12 temporary activities/events per year. Consent conditions stipulated that these events will be no longer than three consecutive days, have a maximum attendance of 500 people (excluding staff) and operate between 10am and 8pm (excluding set-up and pack-down). The consented events are of relatively small scale and intended to be for markets, galas and small concerts, with constraints on noise emission (as imposed by conditions of consent that comply with the relevant zone noise standards) and they cannot occur during night-time hours, after 8pm.

The proposed seven events will be in addition to the consented 12 and therefore will result in up to 57 days of Temporary Events per year. However, the proposed events are different in nature to those consented under RM211193 and therefore are unlikely to cumulatively give rise to adverse effects in conjunction with these smaller and less noisy events, over the course of five years.

4.7. Positive effects

The proposal will give rise to positive effects on the district with regard to economic, social and cultural wellbeing.

4.8. Summary of effects on the environment

When considered overall, effects from the proposal on the environment are considered to be minor.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The objectives and policies relevant to this proposal are contained within the following chapters of the QLDC Proposed District Plan:

- Chapter 24 Wakatipu Basin Rural Amenity Zone (only relevant to the non-residential activities that form part of the application (traffic associated with the Temporary Events within the WBRAZ))
- Chapter 35 Temporary Activities and Relocated Activities
- Chapter 36 Noise
- Chapter 42 Waterfall Park Zone

The relevant provisions are provided and assessed below:

Table 3: PDP provisions

Provision	Detail	Assessment
Chapter 24 – Wakatipu Basin Rural Amenity Zone		

Provision	Detail	Assessment
Objective 24.2.1	Landscape character and visual amenity values in the Wakatipu Basin are maintained or enhanced.	The proposal does not impact the landscape character and visual amenity values of the Wakatipu Basin. The proposal achieves this objective.
Policy 24.2.1.12	Manage lighting so that it does not cause adverse glare to other properties, roads or public places or degrade views of the night sky.	Glare to other properties, roads or public places and degradation of views of the night sky will be avoided. The proposal achieves this policy.
Objective 24.2.2	Non-residential activities maintain or enhance amenity values.	The proposal is a non-residential activity, being temporary events, as described in Part 1.4 above. Impacts on amenity values will be limited to certain hours on any day that an event is happening. The key potential adverse effect of the proposal on amenity values is from noise. As discussed in the AEE above, the proposal will not result in inappropriate noise effects on the environment. Amenity values will, overall, be at least maintained, based on the conclusions within the Noise Assessment, the proposed NMP and the PDP's anticipation of and allowance for temporary events that otherwise impact on amenity values. Noting that only part of the non-residential activity (the parking and access) is taking place within the WBRAZ, the proposal achieves the policy.
Policy 24.2.2.1	Ensure traffic, noise and the scale and intensity of non-residential activities do not have an adverse impact on landscape character and amenity values or affect the safe and efficient operation of the roading and trail network or access to public places.	The proposal (which is a non-residential activity) will result in traffic generation within the WBRAZ during each event period. As discussed in the Transport Assessment, a TTMP will manage the traffic associated with the proposal and maintain the safe and efficient operation of the roading network. The proposal (that is located in part within the WBRAZ) will not give rise to effects that are incompatible with surrounding uses. The proposal achieves these policies.
Policy 24.2.2.2	Ensure the effects generated by non-residential activities (e.g. traffic, noise, hours of operation) are compatible with surrounding uses.	The potential nuisance effects associated with the noise generated by the proposal will be temporary and will be mitigated as far as possible, as outlined in the Noise Assessment (Attachment C). The proposal achieves this policy.
Policy 24.2.2.3	Ensure non-residential activities other than farming, with the potential for nuisance effects from dust, visual, noise or odour effects, are located a sufficient distance from formed roads, neighbouring properties, waterbodies, and any residential activity.	The traffic proposed to be generated will be managed through a TTMP and a range of measures as set out in the Transport Assessment (Attachment D). The proposal will not compromise road safety or efficiency. The proposal achieves this policy.
Policy 24.2.4.7	Ensure traffic generated by non-residential development does not individually or cumulatively compromise road safety or efficiency.	The proposed temporary events will be undertaken in accordance with the Event Management Plan (and all other reports
Chapter 35 – Temporary Activities and Relocated Activities		
Objective 35.2.1	Temporary Events and Filming are encouraged and are undertaken in a manner	The proposed temporary events will be undertaken in accordance with the Event Management Plan (and all other reports

Provision	Detail	Assessment
	that ensures the activity is managed to minimise adverse effects.	submitted with the application) to minimise any potential adverse effects associated with such activities, as discussed in Part 4 above. The proposal achieves this objective.
Policy 35.2.1.1	Recognise and encourage the contribution that temporary events and filming make to the social, economic and cultural wellbeing of the District's people and communities.	The proposal will contribute to the social, economic and cultural wellbeing of the district's people and communities by developing the culture and entertainment industry by increasing the capacity and capability, and increasing the opportunities for local performers, producers and service providers. The proposal achieves this policy.
Policy 35.2.1.3	Recognise that purpose-built event facilities are designed to cater for temporary activities.	The Dell area is a well-designed and established outdoor event area that has the ability to cater for temporary events such as the proposal. The proposal achieves this policy.
Policy 35.2.1.5	Require adequate infrastructure, waste minimisation, traffic management, emergency management, security, and sanitation facilities to be available to cater for anticipated attendants at large-scale temporary events and filming.	A draft Event Management Plan has been prepared (Attachment C) and a final version will be prepared and submitted to Council for approval prior to each event, ensuring adequate infrastructure, waste minimisation, traffic management, emergency management, security, and sanitation is provided at each event. The proposal achieves this policy.
Policy 35.2.1.6	Ensure temporary activities do not place an undue restriction on public access.	The proposal will occur on private property and does not place an undue restriction on public access. The proposal achieves this policy.
Policy 35.2.1.7	Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity from undue noise during night-time hours.	Given the proposal does not meet the permitted activity rules for a temporary event due to the number of people in attendance the zone noise limits apply. The traffic movements associated with the proposal after 8pm will breach the night-time noise limits (50dB LAeq (15 min)) for up to an hour at 30 – 40 receivers as discussed above. These receivers will experience audible traffic noise when outside, however receivers indoors would hear a soft hum (that would likely be considered as 'white noise') that would likely be less than 30dbA, and in any case the effects associated with the noise will be mitigated as far as practicable. For these reasons, and those discussed in Section 4.3 above, the proposal does not result in inappropriate noise during night-time hours and the surrounding residential amenity is protected from undue noise. The proposal achieves this policy.
Policy 35.2.1.9	Require all structures associated with temporary events and filming to be removed at the completion of the activity, and any damage in public spaces to be remediated.	All non-permanent structures will be removed at the completion of each event and there will be no damage to public spaces. The proposal achieves this policy.

Provision	Detail	Assessment
Chapter 36 – Noise		
Objective 36.2.1	The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse effects between land use activities.	As discussed in the Noise Assessment (Attachment C) the proposed noise will be mitigated as far as possible to minimise unreasonable noise emissions. The noise (amplified music) associated with each event will not be any different if a permitted 500 person event or with 3000 people in attendance. A NMP will also be submitted to Council prior to each event taking place.
Policy 36.2.1.1	Avoid, remedy, or mitigate adverse effects of unreasonable noise from land use and development.	The adverse effects of noise will be controlled to a reasonable level, and any perceived “unreasonable” noise will be avoided, or properly mitigated. The proposal therefore achieves this objective and policy.
Chapter 42 – WPZ		
Policy 42.2.1	Visitor, residential and recreation facilities and activities developed in an integrated manner with particular regard for the natural and scenic values of the setting.	The Dell is an established part of the Ayrburn Precinct and therefore the proposal will be integrated into the wider setting of Waterfall Park. The proposal achieves this policy.

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal is consistent with the relevant objectives and policies of the PDP.

5.2. Regional Policy Statement, Regional Plans and other planning instruments

The Otago Regional Policy Statement (RPS) sets the direction for future management and promotion of the sustainable management of the region’s natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Operative Regional Policy Statement 2019 (**RPS2019**) was declared operative on 4 March 2024. Following a 2019 review of the region’s freshwater management framework and the introduction in 2020 of new national regulations, the PORPS2019 has now been reviewed, and the Proposed Otago Regional Policy Statement 2021 (**PRPS2021**) was notified on 26 June 2021. Decisions of the Hearings Panel on provisions of the PRPS2021 were notified on 30 March 2024.

The PRPS2021 identifies eleven significant resource management issues for the region and explains how national direction will be applied in the Otago context. The eleven issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to economic and domestic pressures, cumulative impacts and resilience.

The key relevant issue for the application is noise, which is a district plan matter, as a function of territorial authorities under the Act (s31(1)(d)), and not an RPS or regional plan matter. While amenity values are captured to some extent by the regional instruments, they are not to the same detail as the district instrument.

The proposal has been considered against both Regional Policy Statements and to the extent that they are relevant, the proposal will achieve the provisions of the instruments.

5.3. National Environmental Standard

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil, all applications for resource consent need to be assessed under the National Environmental Standard (NES).

The regulations apply if any of the following activities are undertaken:

- (a) *remove or replace an underground fuel storage system or any of its parts*
- (b) *sample the soil to determine contamination*
- (c) *disturb the soil (earthworks)*
- (d) *subdivide the land*
- (e) *change the use of the land.*

The applicant has previously prepared and submitted comprehensive Preliminary Site Investigations, Detailed Site Investigations and Site Remedial Action Plans to Council as part of previous subdivision and land use applications. These investigations determined that contaminants were present in three sites (A, B and C) shown in **Figure 6** below.



Figure 6: Aerial illustrating the three areas of remediated contamination and the location of the encapsulation cell

Remedial earthworks have been undertaken under QLDC consent RM181597 and Otago Regional Council consent RM18.426.01-03, with contaminated soils removed and placed in an encapsulation cell (also shown in **Figure 6**). The encapsulation cell and Site A have long-term management plans in place.

As part of RM211193 the Dell was considered by a suitably qualified and experienced person who has determined that the use of the land for development is highly unlikely to present a risk to human health as a result of soil contamination, due to the remediation already undertaken and the management measures in place.

The proposal is therefore a permitted activity under Regulation 8(4) of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

6. NON-COMPLYING ACTIVITY – SECTION 104D ASSESSMENT

Pursuant to section 104D of the Resource Management Act if a proposal is a Non-Complying activity then it must pass at least one of the section 104D(1)(a) or section 104D(1)(b) tests before an application can be assessed to make a decision under section 104B of the Act. If the application fails both tests of section 104D then the application must be declined.

6.1. Section 104D(1)(a) – Adverse effects on the environment will be minor

Section 104D(1)(a) of the Act requires that the Council have regard to any adverse effects on the environment of allowing the activity.

Pursuant to Section 104(2), when forming an opinion for the purposes of section 104D(1)(a), a council may disregard an adverse effect of the activity on the environment if the plan or a national environmental standard permits an activity with that effect. In this case, the effects associated with the permitted baseline set out in Section 4.2.1 may be disregarded.

The range of potential effects of the proposal are assessed in Section 4 above and the conclusion of that assessment is that the proposal is considered to result in minor adverse effects.

Therefore the test of s104D(1)(a) is satisfied.

6.2. Section 104D(1)(b) – Proposal will not be contrary to the objectives and policies of the District Plan

The relevant objectives and policies for the proposal are assessed in Section 5 above. It concludes that the proposal is not contrary to the objectives and policies of the PDP.

Accordingly, the proposal passes both of the tests in Section 104D of the Act, and consent can be granted.

7. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

7.1. Section 5 – Purpose

The purpose of the Act is “to promote the sustainable management of natural and physical resources”. Section 5(2) of the Act defines “sustainable management” as:

... managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

- (a) Sustaining the potential of natural and physical resources ... to meet the reasonably foreseeable needs of future generations; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposal addresses the matters in section 5(2)(a)-(c) of the Act in the following manner:

- The proposal provides for peoples’ social, economic and cultural well-being through the provision of temporary events that will provide opportunity and increase the range of activities that people can experience in the district; and

- The applicant has avoided, remedied or mitigated the potential adverse effects of the proposal on the environment as far as practicable.

7.2. Section 6 – Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following relevant matters of national importance:

f. the protection of historic heritage from inappropriate subdivision, use, and development;

The proposal does not adversely affect the setting of any listed buildings on the site.

7.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered as follows:

c. the maintenance and enhancement of amenity values:

The proposal provides for a limited number of temporary events that are confined to restricted hours and noise limits and will be undertaken in accordance with appropriately crafted management plans, and therefore will maintain the amenity values of the site and the surrounding environment as far as practicable.

8. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

9. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

The mitigation measures include the provision of an Event Management Plan, Noise Management Plan, Temporary Traffic Management and various conditions of consent that will be imposed and mitigate effects.

10. SECTION 95A ASSESSMENT

Section 95A of the Act requires a decision on whether or not to publicly notify an application.

The steps of Section 94A are set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant requests public notification of the application (s95A(3)(a)).

11. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.



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R. W. Muir
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of Land

Identifier **929488**
Land Registration District **Otago**
Date Issued 12 March 2020

Prior References

874549 874550 908712

Estate Fee Simple
Area 15.2523 hectares more or less
Legal Description Lot 1 Deposited Plan 540788

Registered Owners

Waterfall Park Developments Limited

Interests

Subject to pipe line and other rights in gross over part marked Z on DP 540788 created by Transfer 49743 - 14.1.1910 at 12:00 pm

Subject to a right to take and divert water from Hayes Creek and a right to cut construct and maintain a water race over part marked M and OA on DP 540788 created by Transfer 49744 - 14.1.1910 at 12:00 pm

Appurtenant to part formerly Section 47 Block VII Shotover Survey District, Lot 2 DP 507367 and Lot 1 DP 27503 are water and water race rights created by Transfer 49744 - 14.1.1910 at 12:00 pm

Appurtenant to part formerly Lot 3 DP 5737 and Lot 2 DP 532417 is a right of way specified in Easement Certificate 585936.1 - 15.11.1982 at 10:33 am

The easement specified in Easement Certificate 585936.1 is subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant to part formerly Lot 1 and 2 DP 23038 is a right to convey power and a telephone easement specified in Easement Certificate 702348.2 - 16.5.1988 at 9:18 am

Appurtenant to part formerly Lot 1 and 2 DP 23038 is a right of way specified in Easement Certificate 816965.4 - 28.10.1992 at 10:05 am

878331.2 Transfer surrendering the easement specified in Easement Certificate 585936.1 as to Lots 1, 2, 3, 4, 5, 6, 7 and 8 DP 23930 (CT OT15D/232) - 20.3.1995 at 9:11 am

Appurtenant to part formerly Lot 2 DP 507367 and Lot 1 DP 27503 is a right to convey and store water created by Transfer 933799.3 - 28.7.1997 at 10:58 am

Land Covenant in Transfer 5010024.4 - 6.10.2000 at 9:00 am (affects part formerly Lot 2 DP 507367)

Appurtenant to part formerly Lot 2 DP 507367 is a right to convey electricity and water specified in Easement Certificate 5010024.8 - 6.10.2000 at 9:00 am

The easements specified in Easement Certificate 5010024.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part formerly Lot 2 DP 507367 is a right to convey water created by Easement Instrument 6113562.5 - 13.8.2004 at 9:00 am

The easement created by Easement Instrument 6113562.5 is subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10742425.1 - 7.4.2017 at 3:55 pm (Limited as to duration) (affects parts formerly Lot 1 DP 18109, Part Lot 3 DP 5737, Lot 2-3 DP 532417)

10810013.5 Surrender of the easements created by Easement Instrument 585936.1 as appurtenant to part formerly Lot 3 DP 5737 contained in Lot 1 DP 23038 - 22.6.2017 at 9:22 am

Subject to a Right of Way (Pedestrian) over part marked J on DP 540788 created by Easement Instrument 10964163.1 - 21.11.2017 at 12:00 pm

Land Covenant in Easement Instrument 10984297.2 - 11.12.2017 at 9:16 am

11112238.1 Variation of the conditions of the Land Covenant in Easement Instrument 10984297.2 - 31.5.2018 at 9:55 am

11494440.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2019 at 1:22 pm

Land Covenant in Covenant Instrument 11547991.6 - 20.12.2019 at 3:05 pm

Land Covenant in Covenant Instrument 11547991.7 - 20.12.2019 at 3:05 pm

Land Covenant in Covenant Instrument 11547991.8 - 20.12.2019 at 3:05 pm

Land Covenant (in gross) in favour of Queenstown Lakes District Council created by Covenant Instrument 11737981.1 - 13.5.2020 at 9:50 am

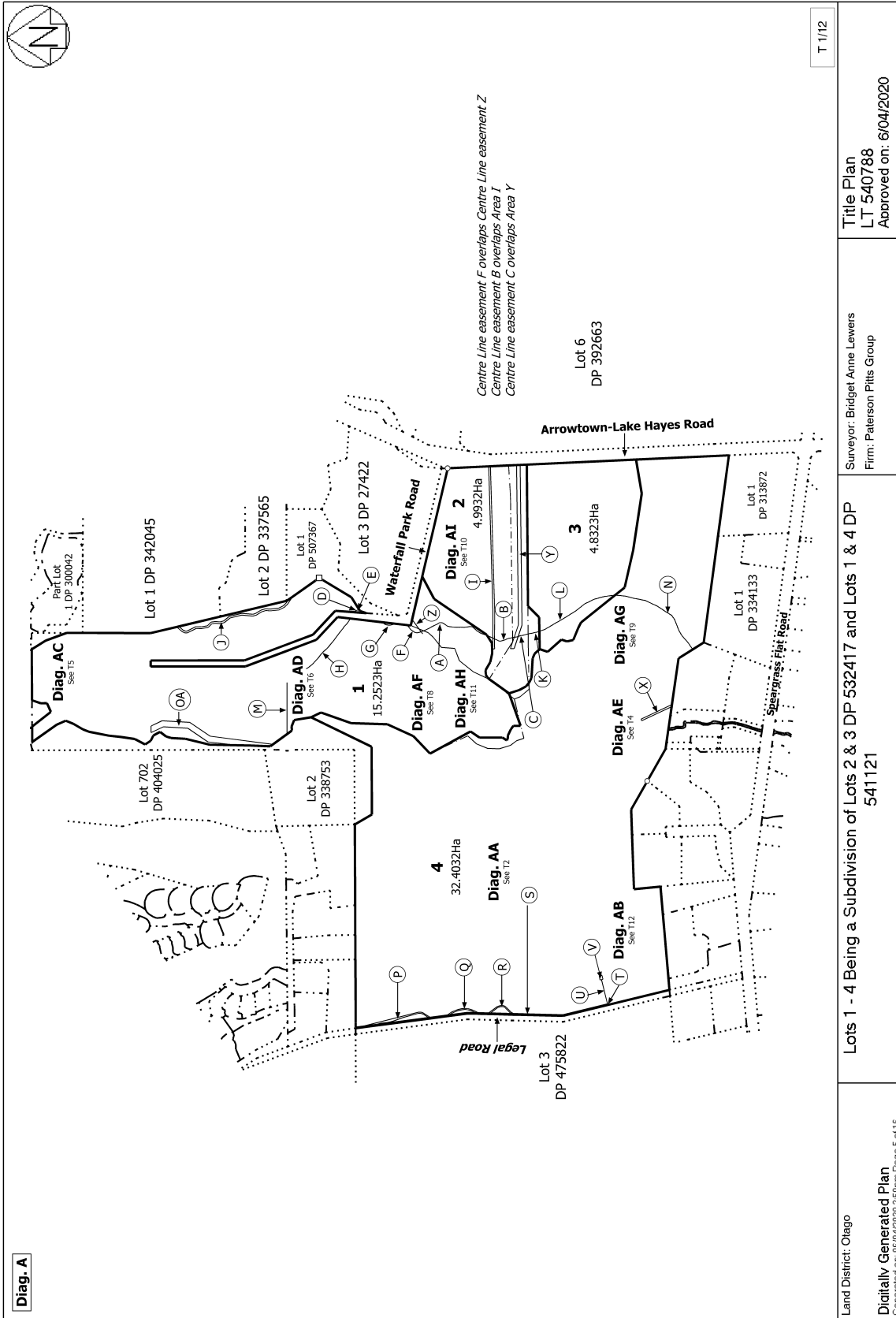
Subject to a right (in gross) to convey electricity over part marked I on DP 556161 in favour of Aurora Energy Limited created by Easement Instrument 11940062.3 - 6.5.2021 at 3:16 pm

Subject to a right (in gross) to convey telecommunications over part marked I on DP 556161 in favour of Chorus New Zealand Limited created by Easement Instrument 11940062.4 - 6.5.2021 at 3:16 pm

11940062.5 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 6.5.2021 at 3:16 pm

12695593.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 929489) - 21.3.2023 at 3:59 pm

Subject to a right (in gross) of way over part marked F and a right of way (pedestrian and cycle way) over part marked C, G and HA and an open space easement over part marked I and J all on DP 592019 in favour of Queenstown Lakes District Council created by Easement Instrument 12927755.2 - 28.2.2024 at 2:14 pm



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Lots 1 - 4 Being a Subdivision of Lots 2 & 3 DP 532417 and Lots 1 & 4 DP 541121

Title Plan
 LT 540788
 Approved on: 6/04/2020



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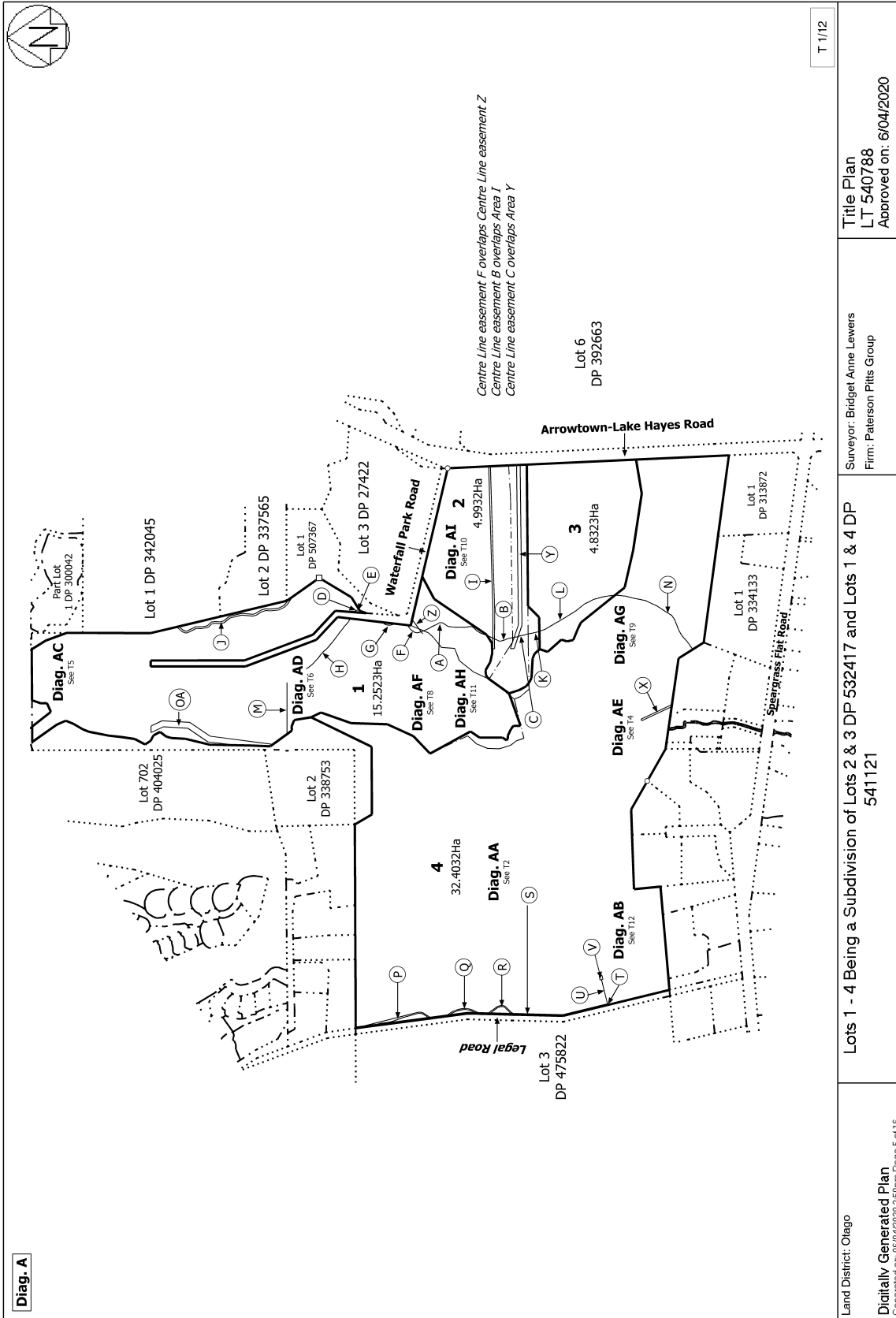
Identifier **929489**
Land Registration District **Otago**
Date Issued 12 March 2020

Prior References
874549 874550 908714

Estate Fee Simple
Area 4.9932 hectares more or less
Legal Description Lot 2 Deposited Plan 540788
Registered Owners
Waterfall Park Developments Limited

Interests

The easement specified in Easement Certificate 585936.1 is subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right of way specified in Easement Certificate 585936.1 - 15.11.1982 at 10:33 am
Subject to a right of way over part marked Y on DP 540788 specified in Easement Certificate 585936.1 - 15.11.1982 at 10:33 am
878331.2 Transfer surrendering the easement specified in Easement Certificate 585936.1 appurtenant to Lots 1, 2, 3, 4, 5, 6, 7 & 8 DP 23930 (RT OT15D/232) - 20.3.1995 at 9.11 am
Land Covenant in Easement Instrument 10742425.1 - 7.4.2017 at 3:55 pm (Limited as to Duration)
10810013.5 Surrender of the easements created by Easement Instrument 585936.1 appurtenant to part formerly Lot 3 DP 5737 now contained in Lot 1 DP 23038 - 22.6.2017 at 9:22 am
Land Covenant in Easement Instrument 10984297.2 - 11.12.2017 at 9:16 am
11112238.1 Variation of the conditions of the Land Covenant in Easement Instrument 10984297.2 - 31.5.2018 at 9:55 am
11494440.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2019 at 1:22 pm
Land Covenant in Covenant Instrument 11547991.6 - 20.12.2019 at 3:05 pm
Land Covenant in Covenant Instrument 11547991.7 - 20.12.2019 at 3:05 pm
Land Covenant in Covenant Instrument 11547991.8 - 20.12.2019 at 3:05 pm
Land Covenant (in gross) in favour of Queenstown Lakes District Council created by Covenant Instrument 11737981.1 - 13.5.2020 at 9:50 am
12695593.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 929488) - 21.3.2023 at 3:59 pm
Subject to a right to convey electricity (in gross) over parts marked A & B and a right to transform electricity (in gross) over part marked B on DP 584780 in favour of Aurora Energy Limited created by Easement Instrument 12745787.3 - 7.7.2023 at 9:10 am





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of Land

Identifier 929490
Land Registration District Otago
Date Issued 12 March 2020

Prior References
908714

Estate Fee Simple
Area 4.8323 hectares more or less
Legal Description Lot 3 Deposited Plan 540788
Registered Owners
Waterfall Park Developments Limited

Interests

Appurtenant to part formerly Part Lot 3 DP 5737 is a right of way specified in Easement Certificate 585936.1 - 15.11.1982 at 10:33 am

The easement specified in Easement Certificate 585936.1 is subject to Section 309 (1) (a) Local Government Act 1974
Land Covenant in Easement Instrument 10742425.1 - 7.4.2017 at 3:55 pm (Limited as to duration) (affects part formerly Part Lot 3 DP 5737)

Land Covenant in Easement Instrument 10984297.2 - 11.12.2017 at 9:16 am

11112238.1 Variation of the conditions of the Land Covenant in Easement Instrument 10984297.2 - 31.5.2018 at 9:55 am

11494440.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2019 at 1:22 pm

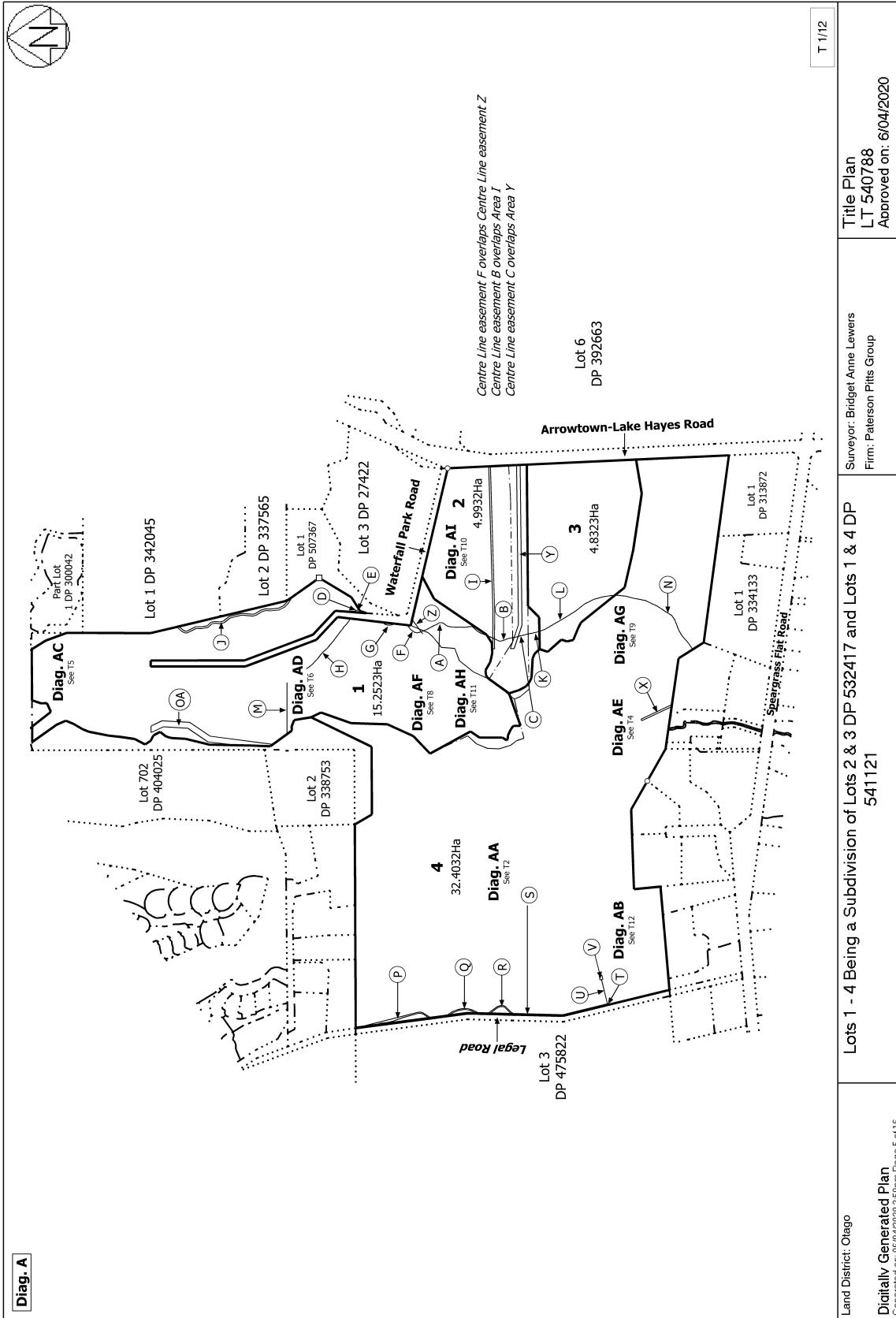
Land Covenant in Covenant Instrument 11547991.6 - 20.12.2019 at 3:05 pm

Land Covenant in Covenant Instrument 11547991.7 - 20.12.2019 at 3:05 pm

Land Covenant in Covenant Instrument 11547991.8 - 20.12.2019 at 3:05 pm

Land Covenant (in gross) in favour of Queenstown Lakes District Council created by Covenant Instrument 11737981.1 - 13.5.2020 at 9:50 am

Subject to a right to drain water over part marked M, N and O on DP 592019 created by Easement Instrument 12927755.3 - 28.2.2024 at 2:14 pm



Land District: Otago
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Lots 1 - 4 Being a Subdivision of Lots 2 & 3 DP 532417 and Lots 1 & 4 DP 541121

Surveyor: Bridget Anne Lewers
 Firm: Paterson Pitts Group

Title Plan
 LT 540788
 Approved on: 6/04/2020



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Identifier **929491**
Land Registration District **Otago**
Date Issued 12 March 2020

Prior References

874550 908712 908714

Estate Fee Simple
Area 32.4032 hectares more or less
Legal Description Lot 4 Deposited Plan 540788

Registered Owners

Waterfall Park Developments Limited

Interests

Appurtenant to part formerly Section 47 Block VII Shotover Survey District are water and water race rights created by Transfer 49744 - 14.1.1910 at 12:00 pm

Appurtenant to parts formerly Part Lot 3 DP 5737 and Lot 3 DP 532417 is a right of way specified in Easement Certificate 585936.1 - 15.11.1982 at 10:33 am

The easement specified in Easement Certificate 585936.1 is subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant to part formerly Lot 1 DP 23038 is a right to convey power and a telephone easement specified in Easement Certificate 702348.2 - 16.5.1988 at 9:18 am

Appurtenant to part formerly Lot 1 DP 23038 is a right of way specified in Easement Certificate 816965.4 - 28.10.1992 at 10:05 am

878331.2 Transfer surrendering the easement specified in Easement Certificate 585936.1 as to Lots 1, 2, 3, 4, 5, 6, 7 and 8 DP 23930 (CT OT15D/232) - 20.3.1995 at 9.11 am

Subject to a right to convey water, electricity and telecom marked S, T and U and a right to draw water and to install bore and pumps over part marked V on DP 540788 created by Transfer 5079285.7 - 5.9.2001 at 9:03 am

Subject to a right to convey water over part marked X on DP 540788 created by Easement Instrument 8663856.1 - 11.5.2011 at 1:37 pm

Subject to a right of way (Pedestrian and Cycle Way) (in gross) over part marked P, Q and R on DP 540788 in favour of Queenstown Lakes District Council created by Easement Instrument 9271663.1 - 25.2.2013 at 10:11 am

Land Covenant in Easement Instrument 10742425.1 - 7.4.2017 at 3:55 pm (Limited as to duration) (affects parts formerly Lot 1 DP 18109, Part Lot 3 DP 5737 and Lots 2 and 3 DP 532417)

10810013.5 Surrender of the easements created by Easement Instrument 585936.1 as appurtenant to part formerly Lot 3 DP 5737 contained in Lot 1 DP 23038 - 22.6.2017 at 9:22 am

Land Covenant in Easement Instrument 10984297.2 - 11.12.2017 at 9:16 am

11112238.1 Variation of the conditions of the Land Covenant in Easement Instrument 10984297.2 - 31.5.2018 at 9:55 am

11494440.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.7.2019 at 1:22 pm

Land Covenant in Covenant Instrument 11547991.6 - 20.12.2019 at 3:05 pm

Land Covenant in Covenant Instrument 11547991.7 - 20.12.2019 at 3:05 pm

Land Covenant in Covenant Instrument 11547991.8 - 20.12.2019 at 3:05 pm

Land Covenant (in gross) in favour of Queenstown Lakes District Council created by Covenant Instrument 11737981.1 - 13.5.2020 at 9:50 am

Subject to a right (in gross) to convey electricity over part marked A, B, F, J and Q and a right (in gross) to transform electricity over part marked B all on DP 556161 in favour of Aurora Energy Limited created by Easement Instrument 11940062.3 - 6.5.2021 at 3:16 pm

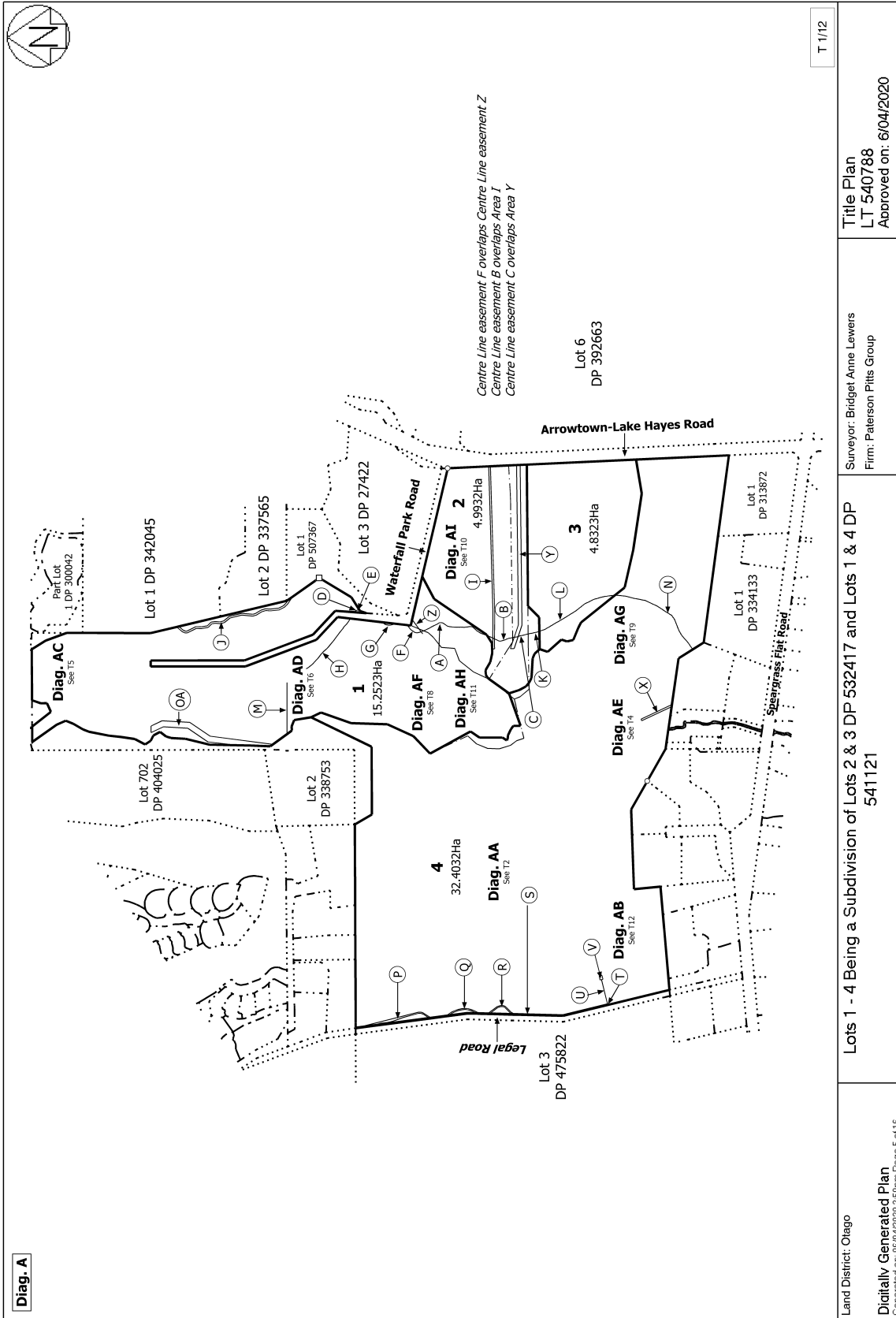
Subject to a right (in gross) to convey telecommunications over part marked F, Q and R on DP 556161 in favour of Chorus New Zealand Limited created by Easement Instrument 11940062.4 - 6.5.2021 at 3:16 pm

11940062.5 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 6.5.2021 at 3:16 pm

Land Covenant in Covenant Instrument 12484826.1 - 5.7.2022 at 3:17 pm

Subject to a right (in gross) of way over part marked A and D and a right of way (pedestrian and cycle way) over part marked B and E and an open space easement over part marked K and L all on DP 592019 in favour of Queenstown Lakes District Council created by Easement Instrument 12927755.2 - 28.2.2024 at 2:14 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 12927755.3 - 28.2.2024 at 2:14 pm



Land District: Otago
 Digitally Generated Plan
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Lots 1 - 4 Being a Subdivision of Lots 2 & 3 DP 532417 and Lots 1 & 4 DP 541121

Surveyor: Bridget Anne Lewers
 Firm: Paterson Pitts Group

Title Plan
 LT 540788
 Approved on: 6/04/2020

Events Management Plan [RMDELL](#)



MARSHALL DAY
Acoustics 

AYRBURN DELL EVENTS
ACOUSTIC ASSESSMENT
Rp 001 20230526 | 7 June 2024

Project: **AYRBURN DELL EVENTS**

Prepared for: **Ayrburn Precinct Ltd
10 Viaduct Harbour
Auckland 1010**

Attention: **Nicola Tristram**

Report No.: **Rp 001 20230526**

Disclaimer

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Document Control

Status:	Rev:	Comments	Date:	Author:	Reviewer:
-	01-05	Various team comments and updates	15/04/24	Micky Yang	Damian Ellerton
Issue	06	Finalising report	15/05/24	Micky Yang	Damian Ellerton
Issue	07	Update with planner comments	28/05/24	Micky Yang	Damian Ellerton
Issue	08	Event update	06/06/24	Micky Yang	Damian Ellerton
Issue	09	Added traffic noise comment	07/06/24	Micky Yang	Damian Ellerton

TABLE OF CONTENTS

1.0	SUMMARY.....	4
2.0	DESCRIPTION OF EVENTS.....	4
3.0	NOISE PERFORMANCE STANDARDS	5
4.0	PREDICTED EVENT NOISE LEVELS.....	7
4.1	Prediction method.....	7
4.1.1	Modelling software	7
4.1.2	Model Assumptions and Inputs	7
4.2	Prediction results.....	8
4.2.1	Concert/Event Noise	8
4.2.2	Traffic Noise	8
5.0	DISCUSSION.....	9
5.1	Potential noise effects.....	9
5.2	Assessment	10
5.3	Traffic noise.....	10
5.4	Cumulative noise	11
6.0	RECOMMENDATIONS	11
6.1	Noise Management Plan (NMP).....	11
6.2	Noise monitoring	11
6.3	Communication with nearby receivers.....	11
6.4	Recommended conditions of consent	12

APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B PROPOSED AYRBURN VENUE MAP

APPENDIX C ZONE MAP - PROPOSED

APPENDIX D CONTOUR MAPS

1.0 SUMMARY

Ayrburn Precinct Ltd is proposing to use the Dell and surrounding areas at Ayrburn Domain (the Site) for a range of temporary public entertainment events, including but not limited to, concerts and galas (Ayrburn Events).

The following parameters are proposed:

- Maximum of 3000 people in attendance (excluding staff);
- Maximum of 7 events per calendar year up to 3 days per event (excluding set up and pack down); and
- Hours of operation restricted to 1200 – 2000 hrs (excluding set up and pack down). Note the above hours exclude sound checks, ingress and egress, and any pre-event hospitality packages.

We have been engaged to carry out acoustic predictions to accompany the resource consent application for the Ayrburn Events.

Notwithstanding that this is a Temporary Activity, the noise from the Ayrburn Domain buildings during an event will be negligible by comparison to any event and therefore we have not been included them as noise sources in the assessment.

This report details our recommendations and findings. In summary:

- The application will be seeking to infringe the permitted noise limits (daytime and night-time limits).
- Concert/event noise will be up to 70 dB $L_{Aeq(15\text{ min})}$ during the concert/event period. The most potentially affected receiver is 397 Lake Hayes Road with ~ 70 dB $L_{Aeq(15\text{ min})}$ within their notional boundary. The 50 dB $L_{Aeq(15\text{ min})}$ contour extends approximately 1.5km from the site.
- The noise prediction algorithm used commonly extends only to ~ 1 km and therefore noise prediction at distances further than this cannot be relied upon in the same way as shorter distances. In our experience the noise prediction from the models may be higher than what is actually experienced in reality because the calculation algorithm does not account for the additional losses of sound energy over extended distance or attenuation from ground and terrain features.
- Traffic noise will be loudest during the hours preceding and following the event. We predict noise levels would be up to 50 dB $L_{Aeq(15\text{ min})}$ at receivers immediately adjacent to the site. We predict noise levels up to 40 dB $L_{Aeq(15\text{ min})}$ for receivers within 400m of traffic movement area.
- We consider with appropriate management measures in place (i.e. limiting speaker noise levels, limiting hours, limiting number of events per year, neighbourhood communication), the events can be held to ensure that noise is controlled to an appropriate level by applying specific noise limits.

Appendix A provides a glossary of terminology.

2.0 DESCRIPTION OF EVENTS

The Ayrburn Events operating hours will vary depending on the style of event but would be limited to between 1200 – 2000 hrs with a maximum of 3000 people in attendance.

There will be one designated parking area where people will be able to walk to and from the Dell, as well as bus and rideshare options.

Appendix B includes the venue map and proposed transport plan which shows the proposed stage and parking locations.

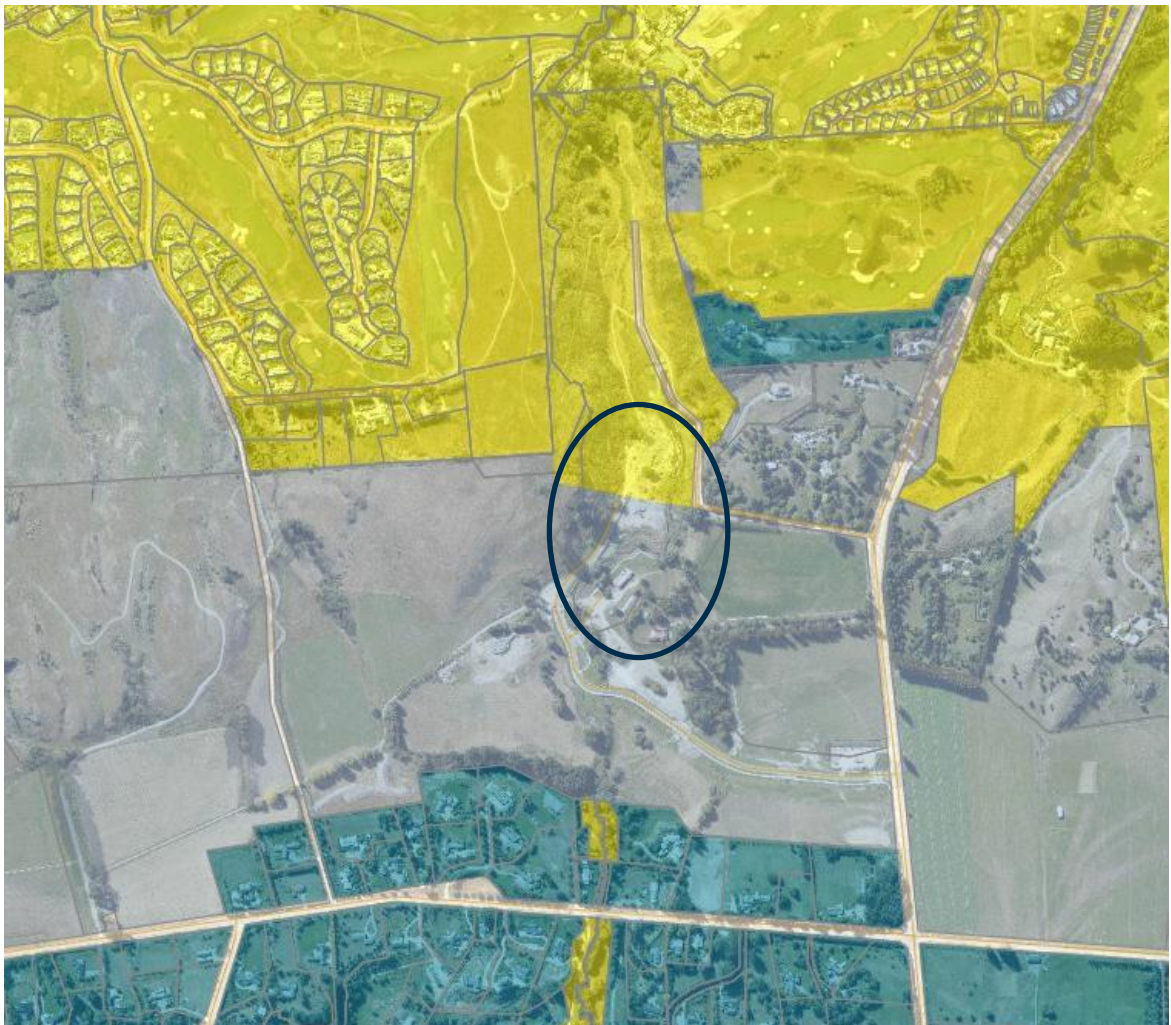
3.0 NOISE PERFORMANCE STANDARDS

We are advised that the Queenstown Lakes District Council's Proposed District Plan (PDP) is the relevant plan for this assessment.

The Ayrburn and Waterfall Park land area is split zoned – *Waterfall Park Zone (WPZ)* and *Wakatipu Basin Rural Amenity Zone (WBRAZ)*. An interim Environmental Court decision was issued on 22 September 2023 allowing the part of the appeal seeking Ayrburn Domain be rezoned from the WBRAZ to the WPZ. The WPZ zoning and provisions are beyond challenge and can therefore be treated as operative.

To the north and west, there is the *Millbrook Resort Zone* and to the northeast a portion of *Wakatipu Basin Lifestyle Precinct* zoned land. Immediately to the south, the land is WBRAZ but is sought to be zoned a modified WBRAZ (subject to appeal). All other land is zoned *Wakatipu Basin Rural Amenity Zone*. Figure 1 shows the site zoning and aerial imagery (the GIS mapping has not yet been updated with the WPZ extension). Appendix C shows a larger image and legend.

Figure 1: Zone map and aerial



The noise limits applicable to the various zones can be found in Chapter 36 of the PDP¹. The relevant noise limits are:

- Rule 36.5.1 for noise received in the Wakatipu Basin Rural Amenity Zone

50dB L_{Aeq} (15 min) 0800 – 2000 hrs
 40dB L_{Aeq} (15 min) 2000 – 0800 hrs
 75dB L_{AFmax}

Assessed at any point within the notional boundary of a residential unit.

- Rule 36.5.2 for noise received in the Wakatipu Basin Lifestyle Precinct, Waterfall Park Resort and Millbrook Resort Zone²

50dB L_{Aeq}(15 min) 0800 – 2000 hrs
 40dB L_{Aeq}(15 min) 2000 – 0800 hrs

Assessed at any point within any site.

The proposed Ayrburn Events do not extend past 2000 hrs and therefore the night-time noise limits have not been considered for the event noise in this assessment. However, we have still considered it for traffic movements after 2000 hrs – i.e. as people are departing Ayrburn.

There are also temporary event rules in Chapter 35. The relevant ones are:

- Rule 35.4.5 – Temporary Events are permitted, provided that:
 - a. The number of persons (including staff) participating does not exceed 500 persons at any one time;
 - b. The duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down);
 - d. No site shall be used for any temporary event more than 7 times in any calendar year;
 - f. for the purpose of this rule the relevant noise standards of the Zone do not apply during the hours of 0800 – 2200.

The proposal meets the criteria for Temporary Events, apart from the number of persons participating (3000 rather than the permitted 500) and therefore the noise standards of the Zones apply to the activity (as they are not exempt under limb (f) of Rule 35.4.5).

The definition of a Noise Event for the purposes of this assessment is as follows:

Noise Event	<p>Means an event, or any particular part of an event, whereby amplified sound, music, vocals or similar noise is emitted by the activity, but excludes people noise.</p> <p>Where amplified noise ceases during a particular event, the event is no longer considered a noise event.</p>
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¹ <https://www.qldc.govt.nz/your-council/district-plan/proposed-district-plan>

² Residential Activity Areas only

4.0 PREDICTED EVENT NOISE LEVELS

4.1 Prediction method

4.1.1 Modelling software

We used the 3D sound modelling software SoundPLAN® version 8.2 to undertake the noise modelling. This is an internationally recognised tool that utilises the algorithms detailed in ISO9613-2: 1996- *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613).

ISO 9613 considers a range of frequency dependent attenuation factors, including spherical divergence, atmospheric absorption, ground effect, acoustic screening, and directivity effects. It assumes meteorological conditions favourable to propagation from sources (downwind at wind speeds 1 -5 m/s in all directions), and as such, calculates conservatively.

4.1.2 Model Assumptions and Inputs

The following assumptions and inputs have been included in the model:

- General:
 - o Contour of the Site as at Jan 2024 provided by Paterson Pitts Group, based on the most recent Lidar information.
 - o Contour information from the QLDC open data GIS system terrain beyond the application site.
 - o Mixed ground conditions.
- Concert/event noise:
 - o Line array sound system at approximately 3.5m source height.
 - o 10m separation between left and right arrays.
 - o 3D directionality for a representative cardioid sound systems.
 - o Calibration sound level of 96 dB L_{Aeq} at 35m to the mixing desk.
 - o Concert tent made of vinyl top and back – provides minimal sound attenuation.

Note that the source levels are **energy average** levels. In practice, levels typically vary by up to 3 decibels depending on the instruments, song, band, and mixing desk operator.

- Although not within the definition of Noise Event, for completeness, traffic noise has been assessed as follows:
 - o Sound power levels:

▪ Car moving at 10km/h	86 dB L_{WA}
▪ Bus moving at 10km/h	97 dB L_{WA}
- Movement numbers (as per the Traffic Assessment prepared by Carriageway Consultants in April 2024 and lodged with this application) in the hour at the end of the concert (i.e. the worst-case scenario):
 - o 590 car movements evenly spread out
 - o 100 rideshare/taxi movements into site, 100 out evenly spread out
 - o Up to 26 bus movements into site, 26 out evenly spread out

- o Vast majority of vehicles arrive/leave prior/after the concert/event. This means that there would be no cumulative noise impacts between concert/event noise and vehicle movements.

4.2 Prediction results

We have prepared noise contour maps which are attached in Appendix D.

4.2.1 Event Noise

We predict the following noise levels based on the assumptions outlined in Section 4.1.2:

- The 50 dB $L_{Aeq(15\text{ min})}$ contour extends approximately 1.5km from the Site.
- Above 50 dB $L_{Aeq(15\text{ min})}$, the max noise limits for the nearest residential properties on the notional boundaries are outlined in Table 1.

Table 1: Receivers inside 60 dB $L_{Aeq(15\text{ min})}$ contour

Noise limit for Noise Event ($L_{Aeq(15\text{ min})}$)	Notional Property Boundary
60 dB	367 Arrowtown-Lake Hayes Road
65 dB	6 Millvista Lane Buttel Villas
70 dB	347 Arrowtown-Lake Hayes Road 397 Arrowtown-Lake Hayes Road 31 Waterfall Park Road

4.2.2 Traffic Noise

Although not within the definition of Noise Event, based on the outcomes of the noise modelling, we predict that the 50 dB $L_{Aeq(15\text{ min})}$ noise limit can be complied with for daytime movements. Traffic is likely to start leaving after 2000 hours when the event finishes and in this case, the 40 dB $L_{Aeq(15\text{ min})}$ night-time noise limit would be exceeded at approximately 30 to 40 receivers (as shown in the noise contour map in Appendix D).

5.0 DISCUSSION

We understand that a non-complying activity consent is required as the proposed Temporary Events are proposed to accommodate 3000 participants, and compliance with the PDP noise limits cannot be achieved at all nearby receivers.

5.1 Potential noise effects

Table 2 describes the potential effects at each of the noise contours bands, both outside and inside a dwelling.

Table 2: Potential noise effects

Max for Concert/Event Period (L_{Aeq} (15 min))	Outside Noise Effects	Inside Noise Effects
50-60 dB	Audible with some melodies recognisable and some lyrics recognisable	The internal noise levels inside of a modern dwelling with windows and doors closed would be between 20 to 35 dB L_{Aeq} (15 min). Lyrics are unlikely to be recognisable but low frequency would be perceptible at times
60-65 dB	Audible with melodies recognisable and some lyrics recognisable	The internal noise levels inside of a modern dwelling with windows and doors closed would be between 30 to 40 dB L_{Aeq} (15 min). Some lyrics are likely to be recognisable but low frequency would be perceptible
65-70 dB	Clearly audible with melodies and lyrics recognisable	The internal noise levels inside of a modern dwelling with windows and doors closed would be between 35 to 45 dB L_{Aeq} (15 min). Lyrics would become less recognisable but low frequency sounds would likely still be clearly audible.

5.2 Assessment

As per Rule 35.4.5, the PDP recognises that allowing for more noise generation for a temporary activity is reasonable, subject to specific criteria. It does this by exempting the temporary event from needing to comply with the zone noise limits, or any specific noise limit at all.

Temporary events often involve amplified sound systems, which means that compliance with the standard District Plan noise limits is not always practicable.

The PDP also states that:

“The provisions recognise that temporary activities, events and filming are important to the economic, social, and cultural vitality of the District, and are therefore encouraged.”

The proposal meets the criteria under Rule 35.4.5, except more than 500 participants are proposed. There will not be a greater level of amplified noise from the Noise Event, regardless of whether there are 500 or 3000 people attending, as people noise cannot be considered. It is generally recognised that noise from such events can be controlled through limiting the activity start and finish times, total duration, and frequency of the events.

We consider noise from the proposal can be managed appropriately with the following mitigating factors, which the modelling and this assessment is based on:

- Limiting the number of events to no more than 7 events per year;
- Limiting the duration of the Noise Event to 1200 – 2000 hrs;
- Limiting the noise output of the speakers (i.e. 96 dB L_{Aeq} @ 35m);
- Limiting the maximum noise level of 70 dB $L_{Aeq(15\ min)}$ at the notional boundary of the Site, for the entire event period including sound check;
- Limit on soundcheck duration day prior to, or day of event;
- Preparation of, and compliance with, a Noise Management Plan (refer Section 6.1);
- A noise monitoring program, measured within the notional boundary of the receiving site(s);
- A communication strategy which is key to managing effects (refer Section 6.3)
- Proposed Conditions of Consent to be included (refer Section 6.0).

5.3 Traffic noise

We predict traffic noise will exceed the night-time noise limit by 10 dB at approximately 30 to 40 receivers (as shown in the noise contour map in Appendix D).

In terms of noise effects, a traffic noise exceedance of 10 dB above 40 dBA L_{Aeq} (night-time noise limit) means that traffic noise would be perceived as twice as loud as the permitted level. Notably, traffic noise would be subjectively the same as what would be permitted to occur during the daytime. In essence, the effect is an extension by one hour of the permitted daytime permitted level for traffic movements only – and not amplified music.

For an outdoor receiver, we consider that traffic noise would be audible.

For a receiver indoors, traffic noise would likely be heard as a soft hum and would likely be consistent in level and character. We predict that internal noise levels would likely be less than 30 dBA. It would likely be considered as ‘white noise’ by a receiver.

Provided there are no unnecessarily loud cars and/or inconsiderate behaviour, we consider this to be acceptable because:

- Indicates to the nearby receivers that the event is finished, and people are going home, and
- Will be quieter than event noise, and
- It will likely be confined to an hour after the event is finished, and
- Is for only a limited number of times per year, and
- The nearby receivers will be communicated to prior to the event (Section 6.3).

5.4 Cumulative noise

Cumulative noise from concerts/events and carparking is unlikely to occur given that the majority of traffic movements will be before/after the concert/event. During the concert/event, there will likely be some traffic movements but at much lower numbers. Despite this, concert/event noise will dominate, and traffic noise will be negligible.

Noise from the Ayrburn Domain buildings and their activities will be negligible when compared to an Ayrburn Event.

6.0 RECOMMENDATIONS

6.1 Noise Management Plan (NMP)

A Noise Management Plan (NMP) will be prepared for the Ayrburn Events. The NMP will, as a minimum, address the following:

- Event noise limits at both the mixing desk positions and the nearest residential receivers;
- Contact details of relevant personnel, including the event manager, event noise representative and sound technicians;
- Noise monitoring locations;
- A complaints procedure; and
- Mitigation measures.

6.2 Noise monitoring

Noise monitoring should be undertaken during the sound check to calibrate the sound systems to the event noise limits – 96dB L_{Aeq} @ 35m in front of the stage.

Additional monitoring during the event at the Site boundaries should be undertaken to confirm that noise levels from the event are compliant with the event noise limits.

6.3 Communication with nearby receivers

Receivers inside of the 60 dB $L_{Aeq(15\text{ min})}$ noise contour (refer Table 1) will be informed of the proposed event at least 2 weeks prior to an event. These receivers are the closest to the site and will experience the highest noise levels during an event.

Receivers inside of the 50 dB $L_{Aeq(15\text{ min})}$ noise contour (refer Appendix D) will receive a letter and/or email to inform these receivers that music noise from the event may be audible at their properties. The letter will include details of the start and finish times of the sound checks and the concert/event, and overview of the noise monitoring/management, and a contact phone number for complaints.

Further afield, people will be made aware of the event via posters or ads on radio, newspapers and/or social media.

6.4 Recommended conditions of consent

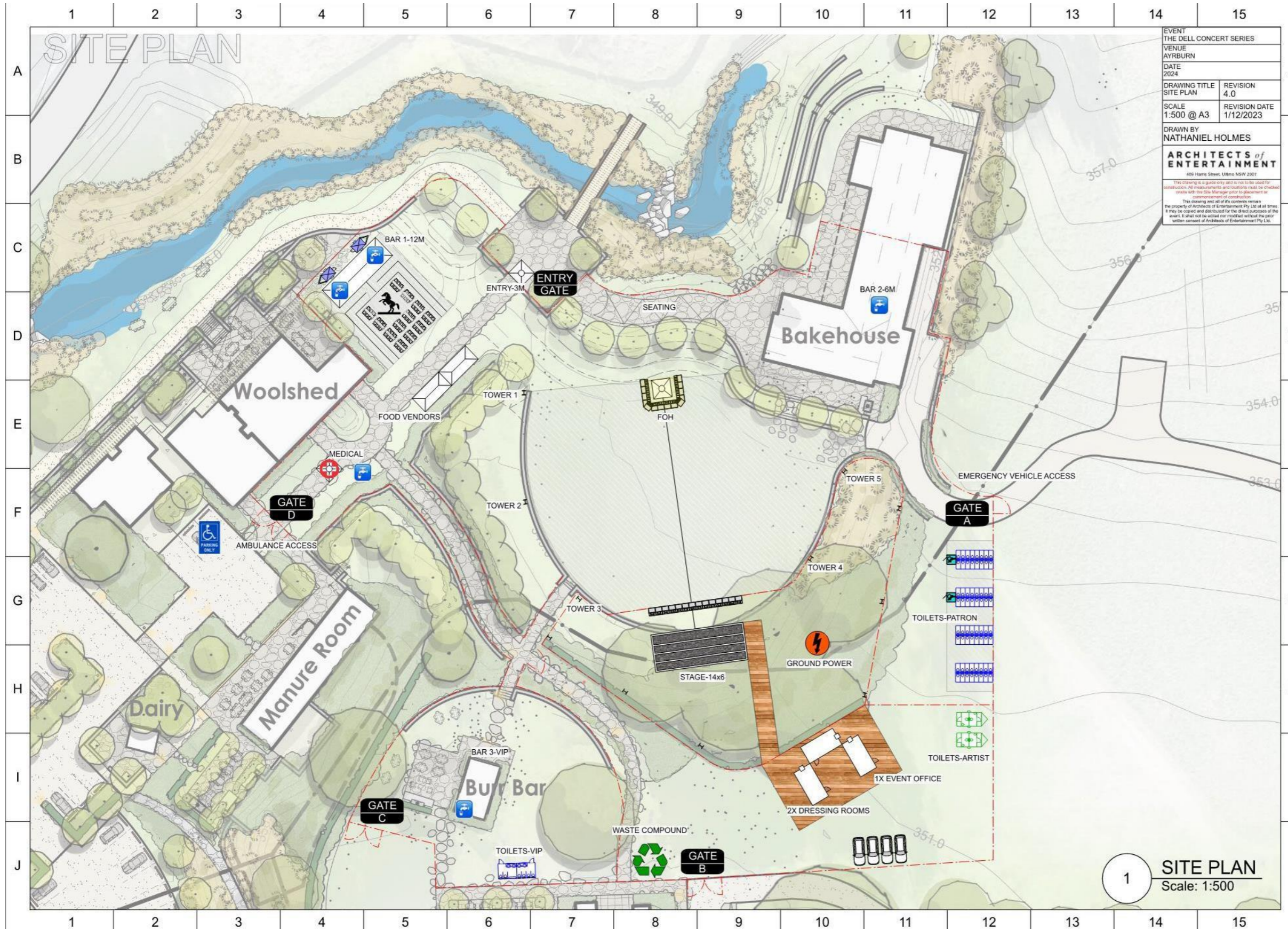
The following conditions are proposed for the Event:

1. *The noise event is to comply with the following:*
 - a. *The noise event shall not exceed 70 dB $L_{Aeq(15min)}$ within the notional boundary of any neighbouring properties;*
 - b. *Noise shall be measured and assessed in accordance with NZS6801 and 6802:2008. Section 6.3 of NZS6802 shall not apply as the correction for special audible character has been included in the noise limit.*
2. *Not less than two weeks prior to the Event, a letter drop and/or email advising of the upcoming concert/event shall be sent to all residential properties within the 60dB $L_{Aeq(15min)}$ event noise contour. The communication shall include details of the start and finish times of the sound checks and the concert/event, and overview of the noise monitoring and management regime, and a contact phone number for complaints.*
3. *Not less than one month prior to the Event, a Noise Management Plan (NMP) shall be submitted to Queenstown Lakes District Council Monitoring and Enforcement department for review. The NMP shall provide the following details:*
 - a. *The event noise limits at both the mixing desk positions and nearest residential receivers;*
 - b. *The name and contact number of the Event Manager, noise representative, and sound technician(s) responsible for controlling noise from the mix position;*
 - c. *Confirmation that the sound checks will be monitored, to ensure that noise levels can be set at an appropriate level prior to the event;*
 - d. *Details of the complaints management system, including contact details and reporting protocol;*
 - e. *The contact details in the NMP for the event manager, noise representative and sound technician(s) shall be updated for each event as required.*
4. *Noise monitoring shall be undertaken at the Site boundary during the event to determine compliance with the limits in Condition [1].*

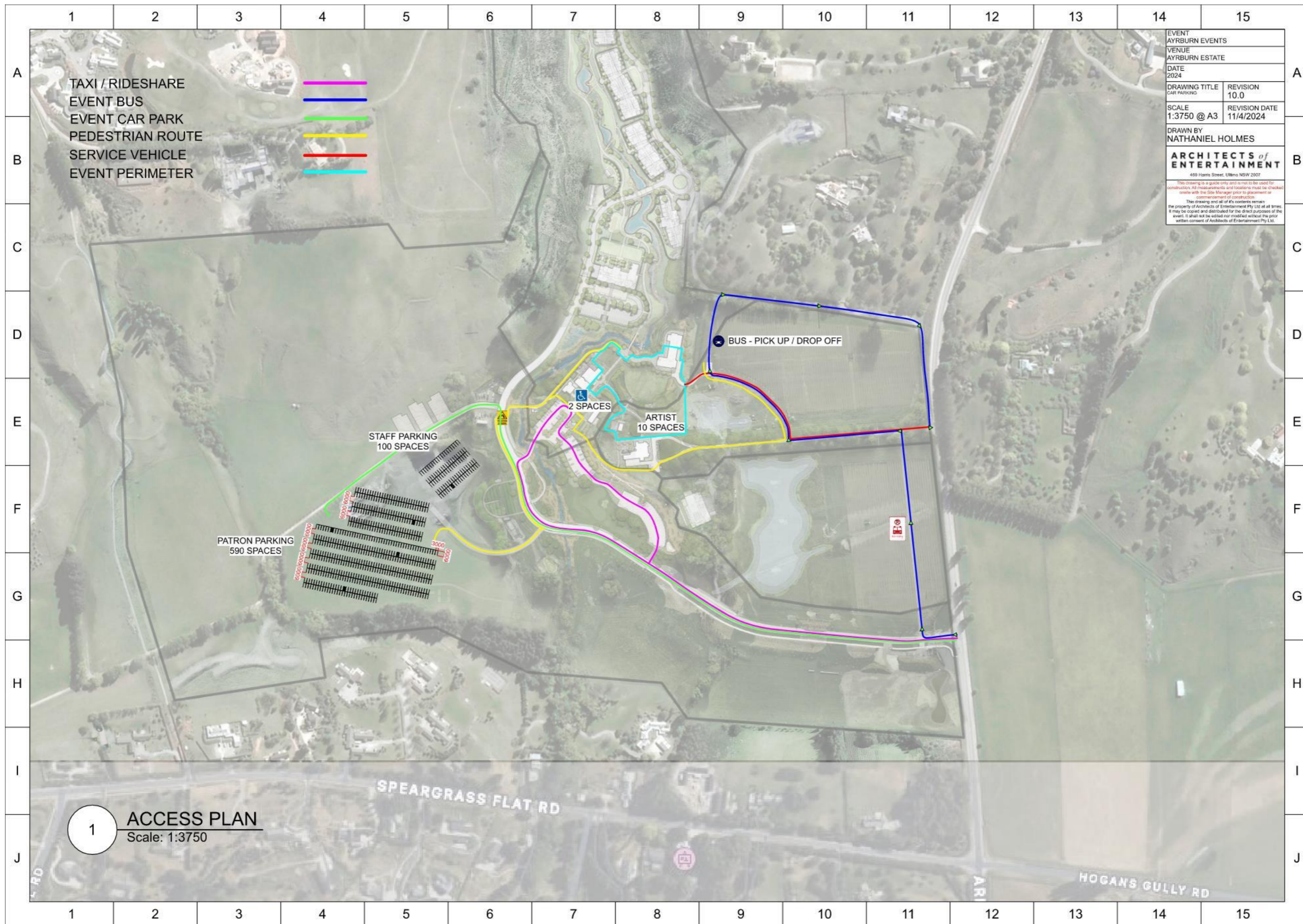
APPENDIX A GLOSSARY OF TERMINOLOGY

Noise	A sound that is unwanted by, or distracting to, the receiver.
Masking Noise	Intentional background noise that is not disturbing, but due to its presence causes other unwanted noises to be less intelligible, noticeable and distracting.
Ambient	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
Special Audible Characteristics	Distinctive characteristics of a sound which are likely to subjectively cause adverse community response at lower levels than a sound without such characteristics. Examples are tonality (e.g. a hum or a whine) and impulsiveness (e.g. bangs or thumps).
SPL or L_p	<u>Sound Pressure Level</u> A logarithmic ratio of a sound pressure measured at distance, relative to the threshold of hearing (20 μ Pa RMS) and expressed in decibels.
SWL or L_w	<u>Sound Power Level</u> A logarithmic ratio of the acoustic power output of a source relative to 10^{-12} watts and expressed in decibels. Sound power level is calculated from measured sound pressure levels and represents the level of total sound power radiated by a sound source.
dB	<u>Decibel</u> The unit of sound level. Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of $P_r=20 \mu$ Pa i.e. $dB = 20 \times \log(P/P_r)$
dBA	The unit of sound level which has its frequency characteristics modified by a filter (A-weighted) so as to more closely approximate the frequency bias of the human ear.
A-weighting	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
$L_{Aeq}(t)$	The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level. The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.
$L_{A90}(t)$	The A-weighted noise level equalled or exceeded for 90% of the measurement period. This is commonly referred to as the background noise level. The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.
L_{Amax}	The A-weighted maximum noise level. The highest noise level which occurs during the measurement period.
NZS 6801:2008	New Zealand Standard NZS 6801:2008 "Acoustics – Measurement of environmental sound"
NZS 6802:2008	New Zealand Standard NZS 6802:2008 "Acoustics – Environmental Noise"

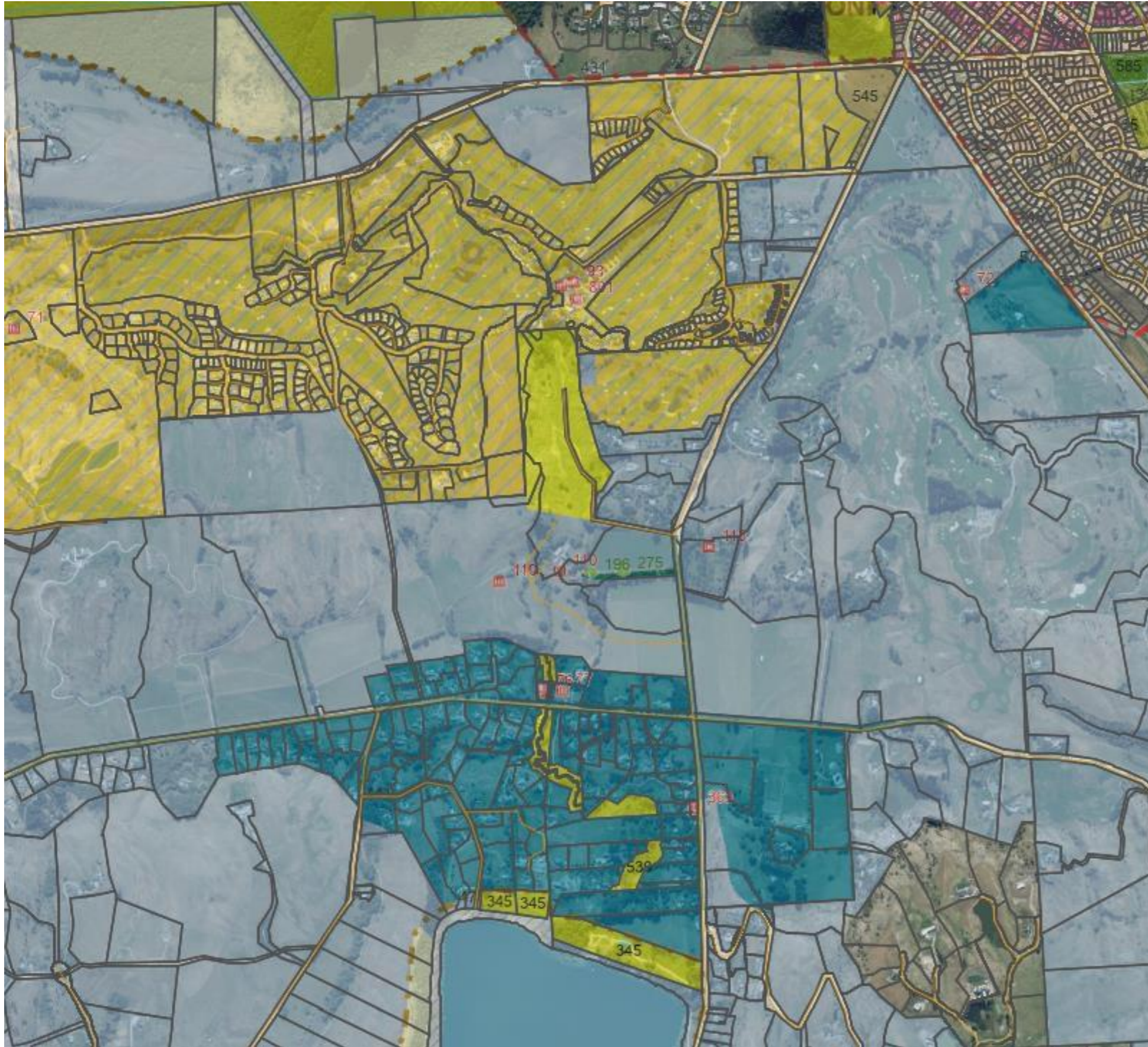
APPENDIX B PROPOSED AYRBURN VENUE MAP



1 SITE PLAN
Scale: 1:500



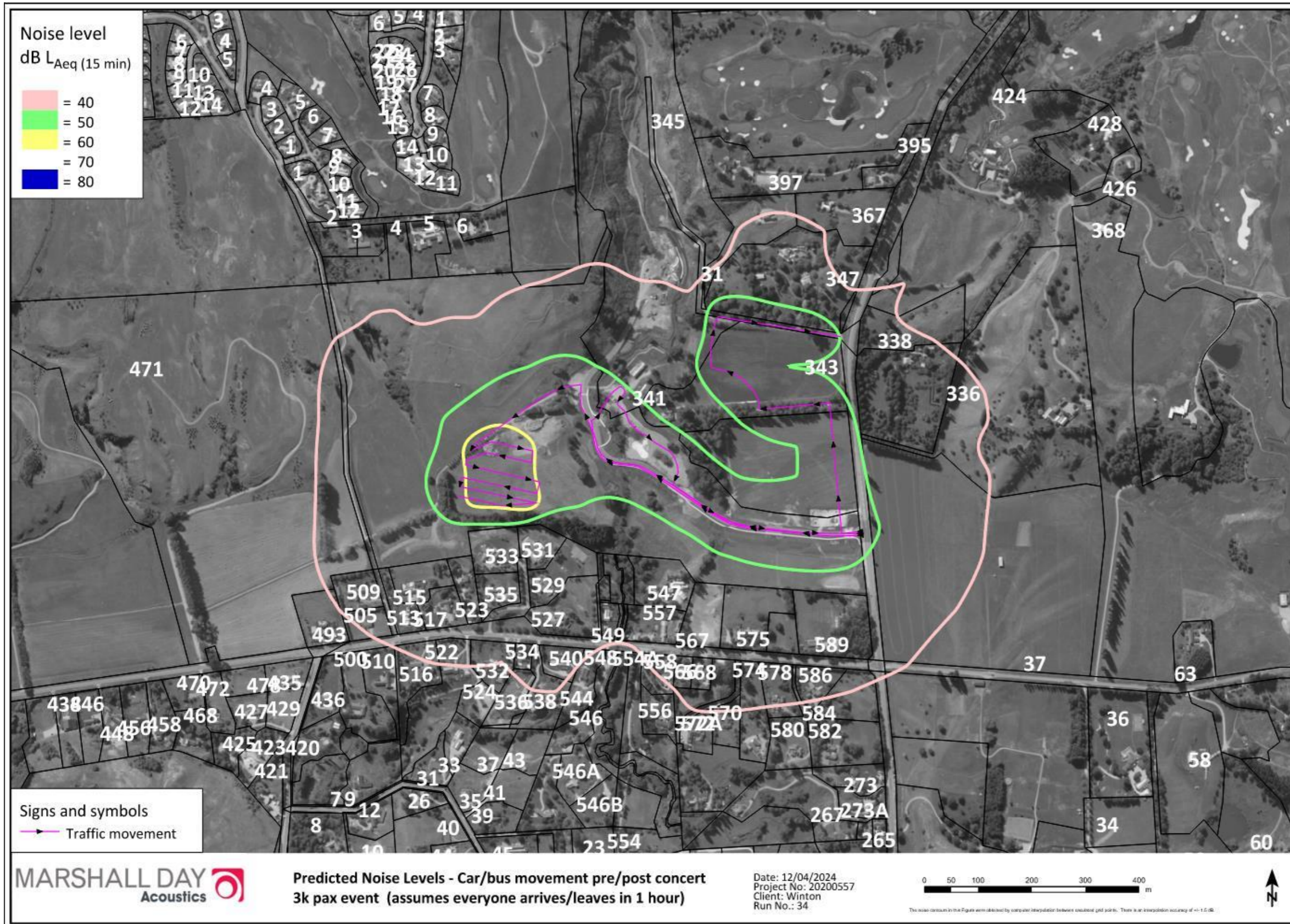
APPENDIX C ZONE MAP - PROPOSED



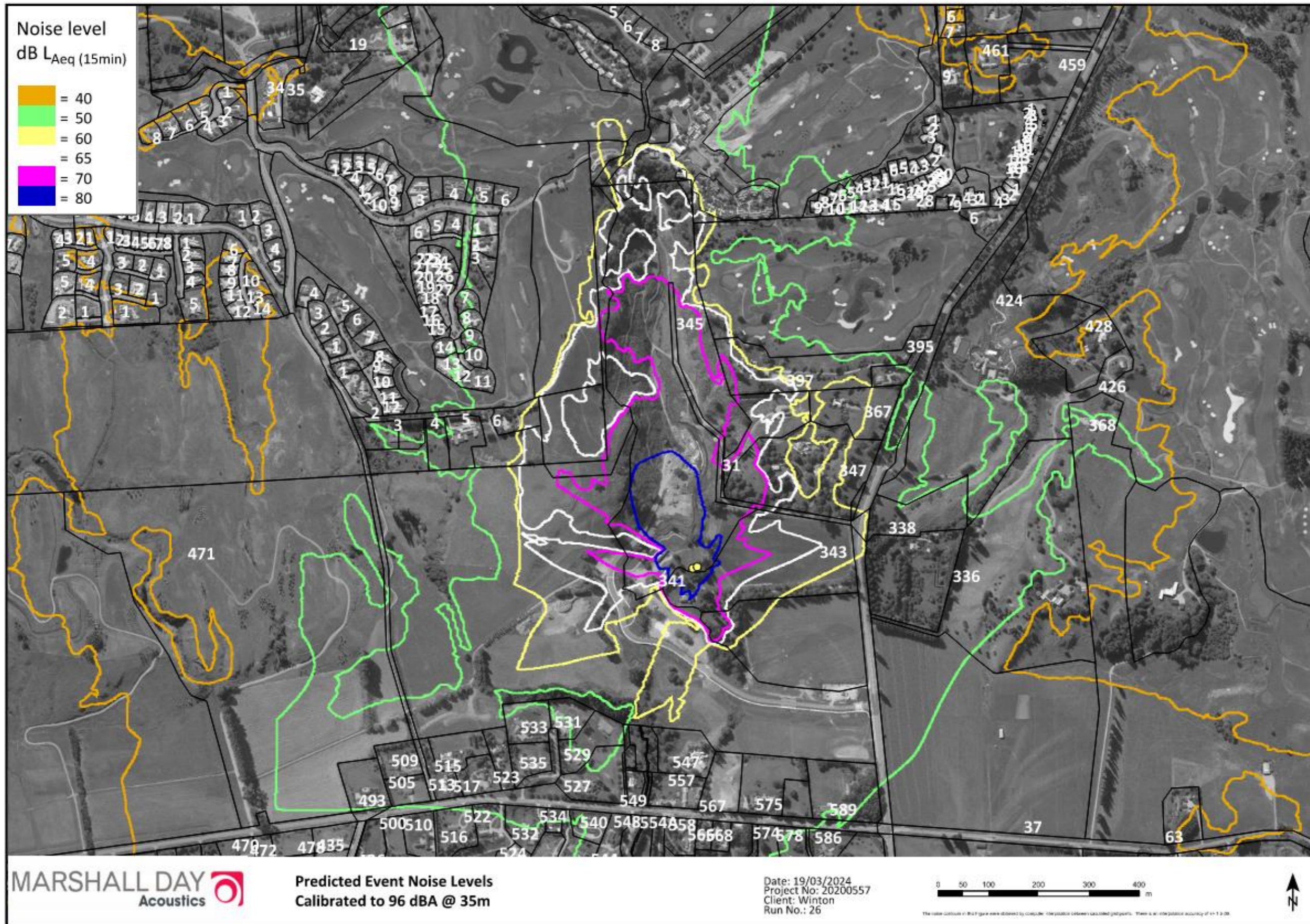
-  Millbrook Resort
-  Jacks Point Resort
-  Waterfall Park Resort
-  Water (zone Rural unless otherwise shown)
-  Road
-  Active Sports and Recreation
-  Civic Spaces
-  Community Purposes
-  Informal Recreation
-  Nature Conservation
-  Wakatipu Basin Lifestyle Precinct
-  Wakatipu Basin Rural Amenity Zone

APPENDIX D CONTOUR MAPS

D1 Vehicle noise



D2 Concert/event noise



Ayrburn Precinct Limited

**Proposed Concert Venue
Ayrburn**

Transportation Assessment



**CARRIAGEWAY
CONSULTING**

traffic engineering | transport planning



Table of Contents

Main Report		Page
1	Introduction	1
2	Site Overview	2
	2.1 Location	2
	2.2 Road Hierarchy	3
3	Current Transportation Networks	4
	3.1 Road Network	4
	3.2 Non-Car Modes of Travel	9
	3.3 Future Changes	10
4	Current Transportation Patterns	11
	4.1 Traffic Flows	11
	4.2 Non-Car Modes of Travel	12
	4.3 Road Safety	13
5	Proposal	14
6	Traffic Generation and Distribution	15
	6.1 Traffic Generation	15
	6.2 Trip Distribution	17
7	Effects on the Transportation Networks	20
	7.1 Roding Network	20
	7.2 Non-Car Modes of Travel	20
	7.3 Road Safety	23
	7.4 Contents of the TTMP	23
	7.5 Travel Management Plan / Conditions of Consent	23
8	District Plan Matters	25
9	Conclusions	26
Photographs		
1	Ayr Avenue Looking West	4
2	Roadway Through Vines to Homestead Driveway	4
3	Arrowtown – Lakes Hayes Road / Ayr Avenue Intersection Looking North	5
4	Arrowtown – Lakes Hayes Road Looking North (Ayrburn in Distant Left)	5
5	Arrowtown – Lakes Hayes Road / Waterfall Park Road / Homestead Driveway Access Intersection	6
6	Waterfall Park Road Looking East Towards 90-Degree Curve	6
7	Homestead Driveway	7
8/9	Sightlines to the Left and Right for Drivers Exiting the Homestead Driveway	7
10	Arrowtown – Lakes Hayes Road / Speargrass Flat Road Intersection Looking South	8
11	Speargrass Flat Road Looking East	8
12	Hogans Gully Road Looking East	9



Figures

1	General Location of Ayrburn	2
2	Aerial Photograph of Ayrburnband Environs	2
3	Weekday Peak Hour Traffic Flows, Arrowtown – Lake Hayes Road / Ayr Avenue Intersection, with Consented Hotel	11
4	Weekday Peak Hour Traffic Flows, Arrowtown – Lake Hayes Road / Speargrass Flat Road Intersection, with Consented Hotel	11
5	General Layout of Site for Concerts	14
6	Peak Hour Traffic Flows, Arrowtown – Lake Hayes Road / Ayr Avenue Intersection for Pre and Post Event	18
7	Weekday Peak Hour Traffic Flows, Arrowtown – Lake Hayes Road / Speargrass Flat Road Intersection, Pre and Post Event	19

Tables

1	Performance of the Arrowtown – Lake Hayes Road / Ayr Avenue Intersection, With Hotel	12
2	Performance of the Arrowtown – Lake Hayes Road / Speargrass Flat Road Intersection, With Hotel	12
3	Performance of the Arrowtown – Lake Hayes Road / Ayr Avenue Intersection, with Pre-Event Traffic Flows	20
4	Performance of the Arrowtown – Lake Hayes Road / Ayr Avenue Intersection, with Post-Event Traffic Flows	21
5	Performance of the Arrowtown – Lake Hayes Road / Speargrass Flat Road intersection, with Pre-Event Traffic Flows	21
6	Performance of the Arrowtown – Lake Hayes Road / Speargrass Flat Road intersection, with Post-Event Traffic Flows	21

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1. Introduction

- 1.1. Ayrburn Precinct Limited is seeking resource consents that enable the use of Ayrburn (**the site**) for concerts with a maximum capacity of 3,000 attendees.
- 1.2. This Transportation Assessment sets out a detailed analysis of the transportation issues associated with the proposed concert venue including changes in travel patterns that are likely to arise. Where potential adverse effects are identified, ways in which these can be addressed are set out.
- 1.3. This report is cognisant of the guidance specified in the New Zealand Transport Agency's '*Integrated Transport Assessment Guidelines*' and although travel by private motor vehicle is addressed within this report, in accordance with best practice the importance of other transport modes is also recognised. Consequently, travel by walking, cycling and public transport is also considered as appropriate.





2. Site Overview

2.1. Location

2.1.1. The site is located on the western side of Arrowtown – Lake Hayes Road, around 2.1km southwest of Arrowtown. Consents have been granted over the past few years that have enabled the development of the site as a precinct for a range of visitor experiences including dining, wine tasting and farmers markets.

2.1.2. The general location of the site in the context of the local area is shown in Figure 1 and in more detail in Figure 2.

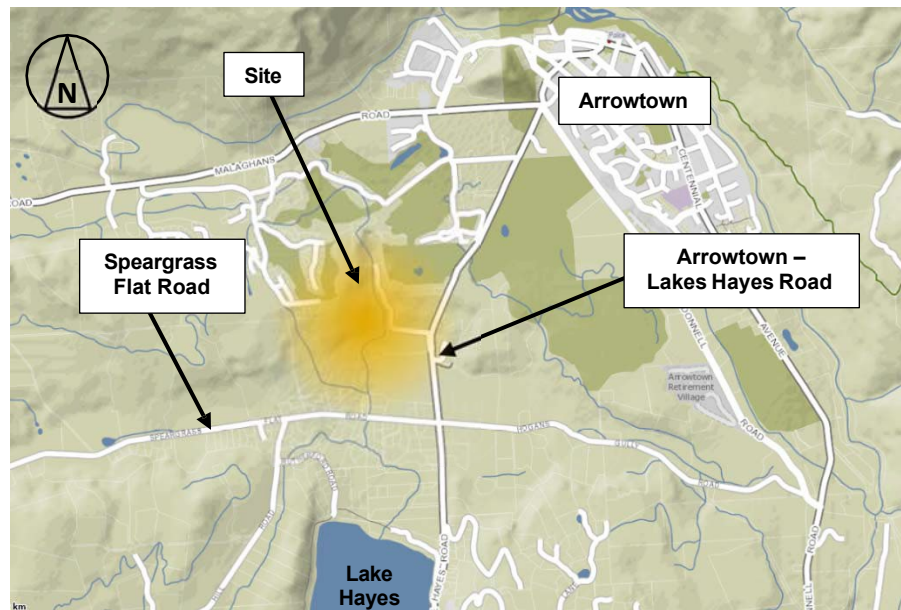


Figure 1: General Location of Ayrburn

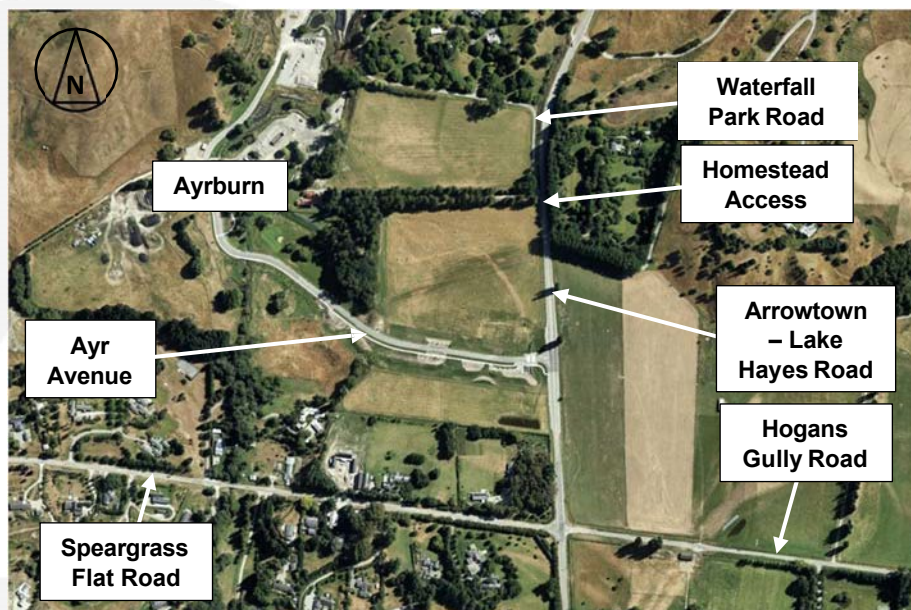


Figure 2: Aerial Photograph of Ayrburn and Environs



2.2. Road Hierarchy

- 2.2.1. As part of the development of Ayrburn, a new road was consented and constructed due to the unsuitability of the existing roading network to accommodate traffic generated by the underlying land zoning. This is known as Ayr Avenue, and is a private road. In view of it only serving Ayrburn (that is, it only provides for direct property access), it has been assessed as a Local Road.
- 2.2.2. Arrowtown – Lakes Hayes Road is an Arterial Road under the roading hierarchy set out in the Queenstown Lakes District Plan (*'District Plan'*) indicating a role in primarily providing for through traffic and a limited property access function.
- 2.2.3. Speargrass Flat Road and Hogans Gully Road are both Collector Roads, indicating a role in carrying through traffic as well as allowing for direct property access.





3. Current Transportation Networks

3.1. *Roading Network*

- 3.1.1. Ayr Avenue has recently been designed and constructed. It has a winding alignment which rises from east to west, and provides a 7m wide carriageway width with swales on either side. The road also includes localised narrowings to one traffic lane, with these used as a traffic calming measure in order to support a slow-speed environment. The road is posted with a 30km/h speed limit.



Photograph 1: Ayr Avenue Looking West

- 3.1.2. Towards the east of Ayr Avenue is a service lane which passes through a vineyard and connects to the Homestead driveway. This is formed with a single traffic lane, and an unsealed surface. It has a straight alignment, but rises up to meet the driveway some 230m to the north.



Photograph 2: Roadway Through Vines to Homestead Driveway



- 3.1.3. At its eastern extremity, Ayr Avenue meets Arrowtown – Lakes Hayes Road at a priority ('give-way') intersection. The intersection has been designed with auxiliary lanes for vehicles turning left and right from the major route, and has been recently designed (and approved by Council as the road controlling authority) to meet current guides and standards. Sight distances at the intersection are excellent in all directions.



Photograph 3: Arrowtown – Lakes Hayes Road / Ayr Avenue Intersection Looking North

- 3.1.4. In the vicinity of Ayrburn, Arrowtown – Lakes Hayes Road has a rural road formation with a 7.2m carriageway with one traffic lane in each direction, and gravelled shoulders on each side. On the western side of the road is a 6m grassed verge with a swale, and there is a drainage ditch on the eastern side. The speed limit is 70km/h.



Photograph 4: Arrowtown – Lakes Hayes Road Looking North (Ayrburn in Distant Left)

- 3.1.5. The alignment of Arrowtown – Lakes Hayes Road over much of the frontage onto Ayrburn Farm is flat and straight, but towards the north the road starts to rise and it turns slightly towards the northeast.

- 3.1.6. Approximately 230m north of Ayr Avenue, Waterfall Park Road joins Arrowtown – Lake Hayes Road from the west, at the same location where the Homestead Driveway also joins Arrowtown – Lake Hayes Road.



Photograph 5: Arrowtown – Lakes Hayes Road / Waterfall Park Road / Homestead Driveway Access Intersection

- 3.1.7. As can be seen above, Waterfall Park Road runs parallel to Arrowtown – Lake Hayes Road for a short distance. This provides access to a small number of rural residential properties and is formed with a single traffic lane which is sealed. There are grassed verges on either side of the seal, including a swale in places, and the embankment for the elevated Arrowtown – Lake Hayes Road. There is a 90-degree curve located approximately 130m north of the intersection with Arrowtown – Lake Hayes Road, but otherwise the alignment is flat and straight.



Photograph 6: Waterfall Park Road Looking East Towards 90-Degree Curve

- 3.1.8. The Homestead Driveway connects into the same intersection location on Arrowtown – Lake Hayes Road from the west. This provides a single, unsealed traffic lane bounded by mature trees on either side. As noted above, a service access joins to this from Ayr Avenue.



Photograph 7: Homestead Driveway

- 3.1.9. Sightlines for traffic exiting the Homestead Driveway are generally unimpeded, although this is discussed further below in the context of the Temporary Traffic Management Plan supporting concerts.



Photographs 8 and 9: Sightlines to the Left and Right for Drivers Exiting the Homestead Driveway

- 3.1.10. Approximately 250m south of Ayr Avenue, Speargrass Flat Road and Hogans Gully Road join Arrowtown – Lake Hayes Road at a priority ('give-way') controlled crossroads where traffic on Arrowtown – Lake Hayes Road retains priority. No auxiliary turning lanes are formed at the intersection.



Photograph 10: Arrowtown – Lakes Hayes Road / Speargrass Flat Road Intersection Looking South

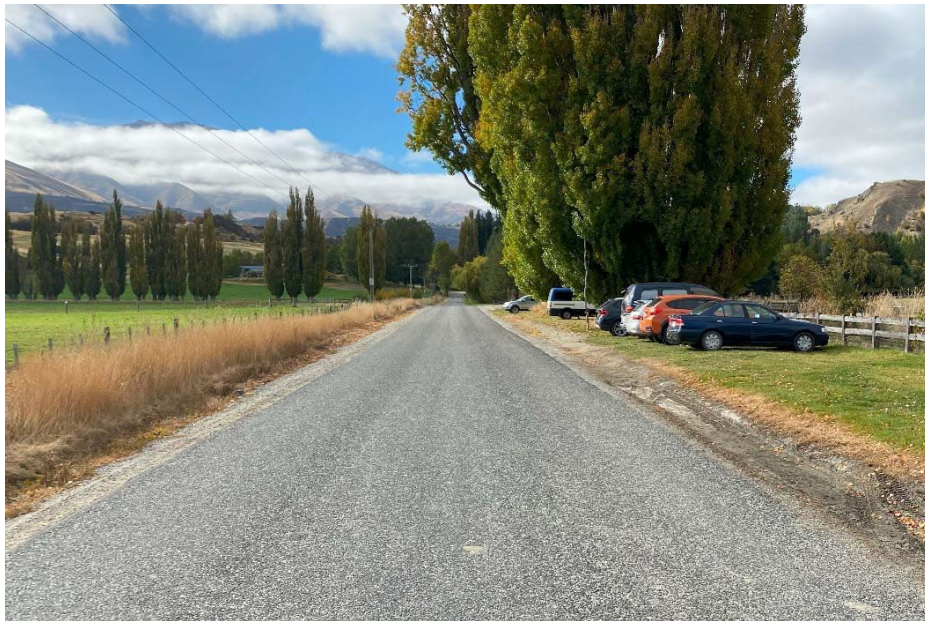
- 3.1.11. Further south, Arrowtown – Lake Hayes Road meets State Highway 6 at a priority intersection, from where drivers can turn west towards Frankton and Queenstown, or east towards Gibbston Valley and Cromwell.
- 3.1.12. Speargrass Flat Road serves a number of rural residential properties. It has a flat and straight alignment, although it descends to cross a watercourse via a single lane bridge approximately 500m west of Arrowtown – Lake Hayes Road. In the vicinity of Arrowtown – Lake Hayes Road, the road has a 6m wide carriageway, with grassed verges/swales on either side. It is subject to an 80km/h speed limit.



Photograph 11: Speargrass Flat Road Looking East

- 3.1.13. On the eastern side of Arrowtown – Lake Hayes Road, Hogans Gully Road has a 5.7m wide carriageway, and in this location has a flat and straight alignment. There are wide grassed verges/swales on either side and at the time of a site visit, vehicles were observed to be parked

on the southern side of the road. The road is generally fronted by rural uses rather than residential properties, and is subject to an 80km/h speed limit.



Photograph 12: Hogans Gully Road Looking East

3.2. *Non-Car Modes of Travel*

- 3.2.1. Within Ayrburn (and along Ayr Avenue) is an extensive network of walking and cycling routes. In particular, there is a shared walking and cycling route on the southern side of Ayr Avenue, separated from the main carriageway by a swale.



Photograph 13: Shared Path on Ayr Avenue



- 3.2.2. There is no specific infrastructure provided for pedestrians on Arrowtown – Lake Hayes Road adjacent to the site, with the shared route terminating at the end of Ayr Avenue. However there are wide grassed berms which could be used for walking trips. Similarly, there is no formal provision for walking or cycling on Speargrass Flat Road or Hogans Gully Road.
- 3.2.3. Public transport route 2 (Arrowtown to Arthurs Point) runs along Arrowtown – Lake Hayes Road. The closest bus stops to Ayrburn are located just to the south of Speargrass Flat Road. Ayrburn also runs its own scheduled bus service, discussed further below.

3.3. Future Changes

- 3.3.1. There are no known changes to the roading infrastructure in the area.





4. Current Transportation Patterns

4.1. Traffic Flows

- 4.1.1. The Council carries out regular traffic counts on the roading network, and these show that Arrowtown – Lake Hayes Road carries approximately 4,700 vehicles per day (two-way). Waterfall Park Road presently serves only a small amount of development and thus current traffic flows are negligible.
- 4.1.2. Importantly, subsequent to Ayr Avenue being consented, there have been a number of development proposals consented for Ayrburn. Of these, the most significant traffic generator is a consented hotel¹, which was assessed as generating up to 470 vehicles per hour in the peak period.
- 4.1.3. In order to address the effects of this, and as part of the assessment of the then-proposed hotel, a traffic survey was carried out at the Arrowtown – Lake Hayes Road / Speargrass Flat Road intersection, and the traffic generated by the hotel was added to this. The traffic flows calculated (and which were accepted as part of the hotel consent) were as follows:

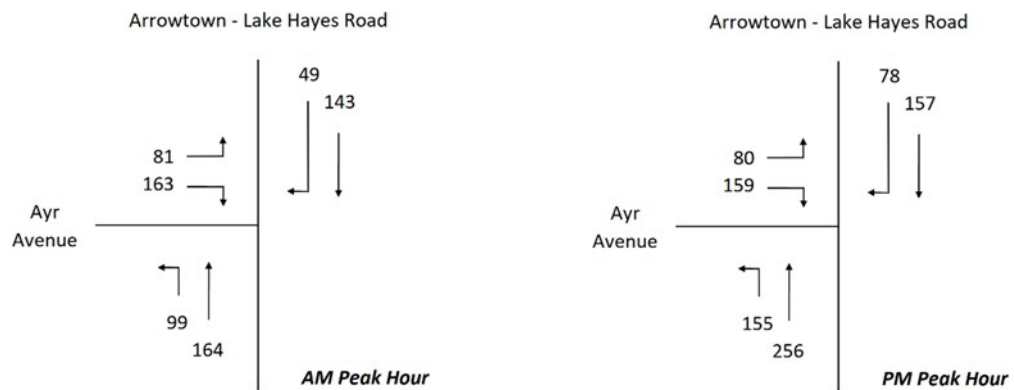


Figure 3: Weekday Peak Hour Traffic Flows, Arrowtown – Lake Hayes Road / Ayr Avenue Intersection, with Consented Hotel

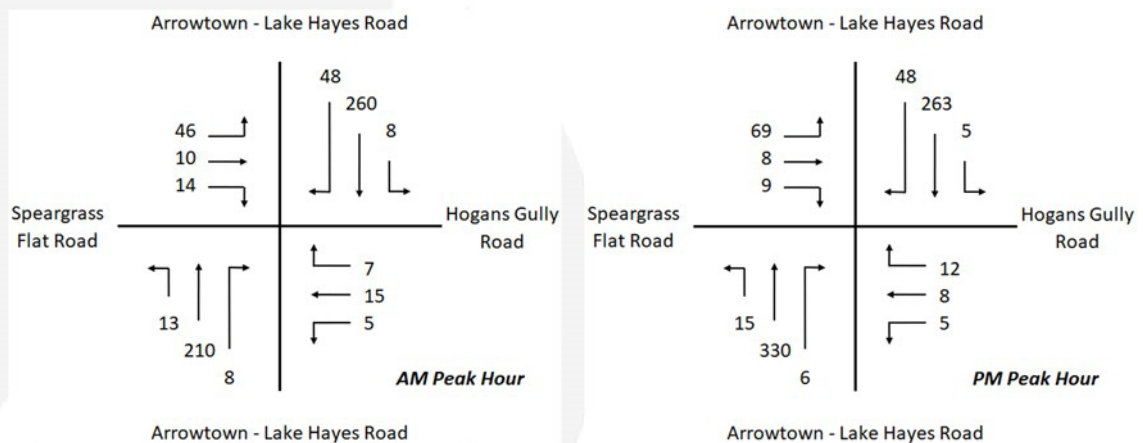


Figure 4: Weekday Peak Hour Traffic Flows, Arrowtown – Lake Hayes Road / Speargrass Flat Road Intersection, with Consented Hotel

¹ The consented Northbrook Later Luxury Living has a lower traffic generator.





- 4.1.4. It is noted that the survey was carried out in 2017. Although the analysis remains current (as it is 'live' through the resource consent for the hotel), the volumes shown above have been factored by 15% to allow for ambient traffic growth in the area.
- 4.1.5. The performance of the intersections has been modelled using the computer software package Sidra Intersection, and the results are summarised below.

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Arrowtown – Lake Hayes Road (south)	L	7.6	0	A	7.7	1	A
Arrowtown – Lake Hayes Road (north)	R	7.5	0	A	8.0	0	A
Ayr Avenue	L	4.5	0	A	5.4	1	A
	R	7.6	1	A	10.9	2	B

Table 1: Performance of the Arrowtown – Lake Hayes Road / Ayr Avenue Intersection, With Hotel

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Arrowtown – Lakes Hayes Road (south)	L	7.7	0	A	7.5	0	A
	R	8.1	0	A	8.3	0	A
Hogans Gully Road (east)	L	8.9	0	A	8.9	0	A
	T	10.8	0	B	12.8	0	B
	R	12.2	0	B	14.5	0	B
Arrowtown – Lakes Hayes Road (north)	L	9.1	1	A	9.1	1	A
	R	7.9	1	A	8.8	1	A
Speargrass Flat Road (west)	L	8.5	0	A	8.8	1	A
	T	11.1	0	B	13.3	1	B
	R	12.0	0	B	14.1	1	B

Table 2: Performance of the Arrowtown – Lake Hayes Road / Speargrass Flat Road Intersection, With Hotel

- 4.1.6. It can be seen that the intersections provide an excellent level of service under the potential future scenario with the hotel, with low delays and queues.

4.2. Non-Car Modes of Travel

- 4.2.1. Given that the area is presently largely rural, it can reasonably be expected that pedestrians and cyclists will be infrequent road users. Although no formal surveys have been carried out, informal observations identified a very small number of walking movements on Arrowtown – Lake Hayes Road, moving between Ayrburn and the bus stops. No cyclists were observed.



- 4.2.2. In view of this, the current levels of infrastructure provided for both pedestrians and cyclists are considered to be appropriate, although it is also acknowledged that as the area becomes more developed, the existing infrastructure will be increasingly well used.
- 4.2.3. Bus service 2 (Arthurs Point – Arrowtown) passes the site on Arrowtown – Lake Hayes Road, although there are no stops adjacent to the site. It operates with a one-hour frequency in each direction.
- 4.2.4. Ayrburn operates its own bus service, running between the site, Arrowtown, Arthurs Point and Athol Street in Queenstown town centre. There are 11 services per day in each direction, with the bus running every 80 minutes.

4.3. Road Safety

- 4.3.1. The NZTA Crash Analysis System has been used to establish the location and nature of the recorded traffic crashes in the vicinity of the site. All reported crashes between 2019 and 2023, plus the partial record for 2024 were identified on Arrowtown – Lake Hayes Road for 100m north of Waterfall Park Road, and 100m south of the Arrowtown – Lake Hayes Road / Speargrass Flat Road intersection.
- 4.3.2. This showed that there had been only one reported crash in the area, which occurred at the Arrowtown – Lake Hayes Road / Speargrass Flat Road / Hogans Gully Road intersection when a westbound vehicle failed to give-way and was struck by a southbound vehicle on Arrowtown – Lake Hayes Road. The crash did not result in any injuries.
- 4.3.3. It is not considered that there is any evidence of any safety-related deficiencies in the roading network.



5. Proposal

- 5.1. The proposal is for Ayrburn to host concerts with a maximum capacity of 3,000 people. The other activities at Ayrburn, including the hotel (if ultimately constructed) will continue in operation when the concerts are taking place.
- 5.2. Patrons will arrive at the venue by a number of modes (discussed below) and the site allows for travel by bus and by car. A temporary car park with 590 spaces will be put in place for concerts, accessed via Ayr Avenue, with buses travelling via a different route of Ayr Avenue, the service road through the vineyard, the Homestead driveway and Waterfall Park Road.

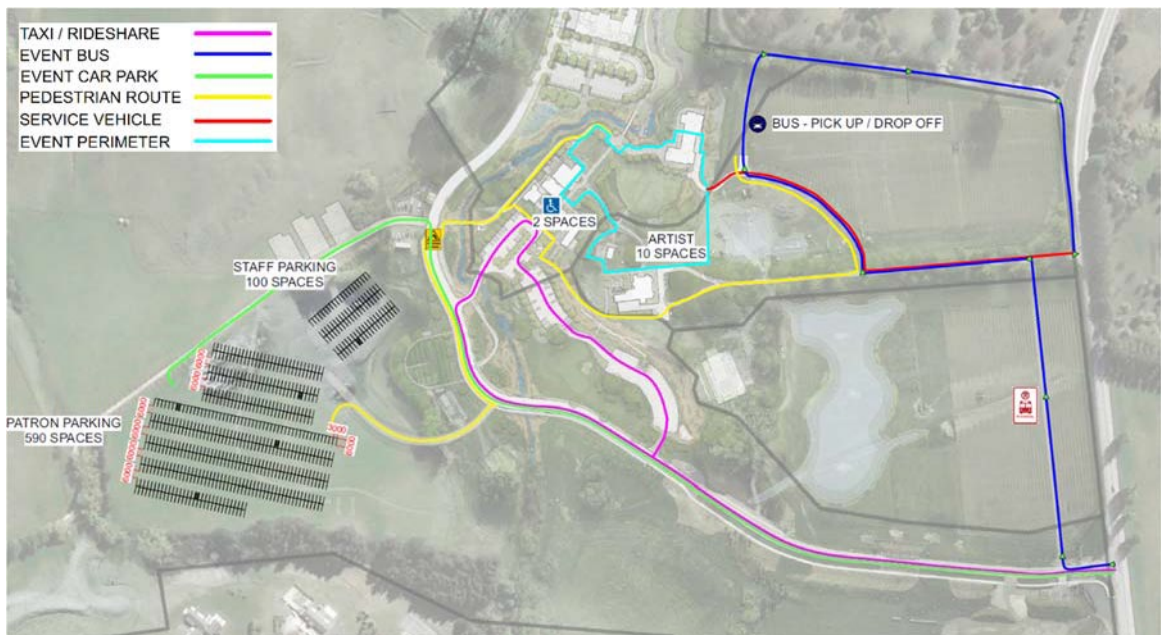


Figure 5: General Layout of Site for Concerts

- 5.3. The concerts will actively support travel by bus, rather than car, and this is discussed in detail below.



6. Traffic Generation and Distribution

6.1. Traffic Generation

- 6.1.1. The traffic generation of concerts depends heavily on the location of the venue and the ability to travel by different modes of transport.
- 6.1.2. Surveys in a variety of locations have shown that when travelling to an event, a typical occupancy for design purposes is 2.5 patrons per car. Surveys of concerts at Christchurch Stadium have shown an occupancy of 2.7 people per car which aligns with this. The proposed 590 spaces for patrons would therefore accommodate 1,475 to 1,593 concert-goers. Each vehicle would enter the site before the concert starts, and exit once the concert ends.
- 6.1.3. Again with reference to surveys at Christchurch Stadium, this is located within a residential area less than 1km from the city centre, and is easily accessible on cycle due to cycle lanes in the area and the topography being flat. However surveys have shown that cycling is typically less than 0.5% of the total movement to the venue. In the case of Ayrburn, the nearest settlement is more than twice this distance away with more challenging topography for cycling. As such, for a 3,000 person concert, it would be expected that no more than 10-15 people would cycle. This transport mode has therefore not been considered further, since it plays a minimal role in managing travel demand.
- 6.1.4. The vast majority of walking trips in New Zealand are less than 1km in length, and a small number of journeys of this length have been observed to Christchurch Stadium. Further, there is a large car park (and bar) located 750m from the stadium¹ and pre/post event inspections of this car park have shown:
- The bar is very well used prior to an event;
 - Within 15 minutes of an event starting, the number of patrons is greatly reduced. However notwithstanding the low number of patrons, the car park is very well used; and
 - Shortly after an event ends, the car park is empty.
- 6.1.5. This suggests that for an event, people are prepared to walk at least for 750m. There are a number of roads in the immediate vicinity which lie within 1km of the venue which would therefore be attractive locations for people to park and then walk to the concert. In the worst case, without proactive management, this could lead to around 600 vehicles being parked on the surrounding roads. This has the potential to create adverse outcomes.
- 6.1.6. Finally, research often shows people are reluctant to use public transport in preference to the private car. The most common reasons given are inconvenience, unreliability, travel time, and perception of higher costs compared to car use. When related to a concert for example, using a bus requires a concert-goer to have all items with them at all times, even though they might not be needed (such as a raincoat, if rain is forecast). With a car however, those items can be left in the vehicle and retrieved only if needed, meaning it is therefore more convenient.
- 6.1.7. Consequently, where an event is expected to attract more than 1,500 attendees, some mechanism will need to be put in place such that the disadvantages of bus use are mitigated. In this case, the factors most able to be addressed are reliability and cost. Reliability relates to users knowing when a bus is arriving or departing, and that the bus will have sufficient capacity,

¹ This location is no longer available for stadium usage and so the comments below relate to observations made several years ago.



so they have certainty about when they can travel. Cost relates to ensuring that bus use is not seen to be the most expensive option, with users therefore preferring to use a car.

- 6.1.8. It is also relevant to note that charging for car parking is a way to discourage car use. However one aspect of charging for car parking is that drivers then attempt to find alternatives, and in particular, seek alternative locations to park their vehicle without cost. This then become relevant to walking – that is, a person could park their car 1km from the venue without cost and then walk.
- 6.1.9. One further reason in support for charging for car parking is to ensure that a scenario does not develop where people arrive by car, are unable to find a space, and then have to exit the site again. This will result in cars exiting the site while others are trying to enter, plus vehicles manoeuvring/reversing in areas where other people may be moving, presenting a safety hazard.
- 6.1.10. The proposal therefore includes several approaches to manage travel demand for the largest concerts. Underpinning this is the principle that the concert will change the normal conditions of the roading network and therefore the Code of Practice for Temporary Traffic Management (**CoPTTM**) applies. This has been developed by NZTA to “*meet the statutory duty of road controlling authorities to ensure so far as reasonably practical the safe and efficient operation of the roading network under their authority*” (CoPTTM Preface, and s 353 of the Local Government Act 1974 and CoPTTM applies to “*any activity that varies the normal conditions of any road*” (CoPTTM Preface).
- 6.1.11. In practice, this means that when some activity is being undertaken (such as an event) where the normal conditions of a road are varied (such as would occur with a greater number of vehicles due to concert-goer travel) then CoPTTM applies and there is a requirement to have a Temporary Traffic Management Plan (**TTMP**) approved by the Council before any concert-related vehicles can use the roads.
- 6.1.12. Accordingly, the concerts rely on the provision of the TTMP in conjunction with proposed resource consent conditions to proactively manage travel. These are:
- Car parking spaces will need to be pre-purchased by concert-goers, with a maximum of 590 tickets being available. Conversely, the cost of the concert ticket will include travel by event bus, meaning that it will be perceived as free by concert-goers.
 - On-street car parking will be prevented within (at least) 1km of the venue through the TTMP, to avoid people travelling by car and parking for free, and then walking to the venue.
 - The cost of a parking space will be set to be higher than the cost of a taxi or ride-share between the venue and Queenstown town centre.
 - This will therefore mean that:
 - Bus use is seen to be the cheapest travel option
 - Parking a vehicle on-street without cost and then walking to the venue will be inconvenient due to the walking distance involved
 - Given that it costs the same to travel by taxi or ride-share as to travel by car, this will encourage use of those modes
 - Because car parking is the most costly option, it can be expected that concert-goers will travel in larger groups, therefore increasing car occupancy and making car use more efficient.
 - Buses will be managed in the TTMP in a way that ensures they are convenient and are not held-up by car movements, making this mode of travel more reliable.
 - Messaging around travel to the concert will ensure that drivers do not attempt to travel without a car parking pass, and that they are aware of alternative options.



- 6.1.13. There is relatively little reliable data regarding the use of ride-share and taxis. However it is understood that there are 150 permits that allow taxis to operate from taxi ranks, and given that it takes around 30 minutes to travel between Queenstown town centre and the concert venue, this would mean that per hour, there could only be around 150 taxi trips (equating to around 10% of the maximum number of concert-goers). With this in mind, and taking into account that bus use will be seen as 'free', an allowance has been made for 5% of patrons to travel by taxi and ride-share.
- 6.1.14. The remaining patrons are expected to travel by bus. It is expected that a small number of people will choose to travel by scheduled public transport and Service 2 (discussed above), and others will choose to travel by the Ayrburn bus service. However since the frequency of these is hourly at most, they are insufficient to allow for the movement of the 1,000+ patrons that would travel by bus. Accordingly, as part of the proposal, shuttle buses would operate to and from the site, with patrons either walking or driving to bus pick-up locations.
- 6.1.15. Buses used in Queenstown are of the 'city-bus' type, with a capacity in the order of 50 people. An allowance has been made for these to run at 90% occupancy (as it is unlikely that each and every bus would be fully utilised).
- 6.1.16. In summary then, the travel demand arising from a maximum 3,000-person concert will be:
- 590 car parking spaces available. Allowing for these to all be used then they will accommodate 1,475 to 1,593 concert-goers, although in practice this may be greater due to higher vehicle occupancy.
 - 175 patrons to travel by taxi / ride-share, equating to 70 vehicles arriving at the site and 70 vehicles departing.
 - 1,232 to 1,350 patrons travelling by bus. This equates to 27 to 30 bus-loads.
- 6.1.17. Movement of passengers travelling towards a concert takes place over an extended timeframe compared to departure. Arrival patterns depend on whether some form of entertainment or incentive is provided in advance of the headline act, for example, a support act. Some people will wish to see the support act and will therefore travel early, whereas others will not and will travel later. However, the buses must run such that passengers feel able to select their travel time and have confidence that they will arrive at the venue at their desired time.
- 6.1.18. Travel demand will be more pronounced once an event ends, as the vast majority of patrons wish to leave at the same time. The number of buses available will determine the waiting time for concert-goers and it is unrealistic to expect patrons to wait for a significant length of time before being able to board a bus. In this assessment an allowance has been made for all buses to depart within 30 minutes of the event ending.

6.2. Trip Distribution

- 6.2.1. It can be expected that the general distribution of trips will reflect the directions of the local centres of population and visitor accommodation. With this in mind, 15% of the generated traffic has been assigned to Arrowtown – Lakes Hayes Road (north) as this is the fastest route to Arrowtown and Arthurs Point. The majority of traffic however will travel to and from Arrowtown – Lakes Hayes Road (south).
- 6.2.2. From the information provided, it is understood that the routing of buses will be determined on a case-by-case basis. When a person purchases a ticket, they will be required to provide the address from where they will be departing. Prior to the event, these locations will be assessed and buses allocated to serve the locations where concert-goers are based. It is also anticipated

that pick-up locations and timing of bus services will also be conveyed to patrons in a reliable way, so that they can plan their travel accordingly.

- 6.2.3. That said, again taking into account the locations of population and visitor accommodation, an allowance has been made for 15% to travel northwards and 85% to travel towards the south.
- 6.2.4. The information provides shows that cars will be directed to use Ayr Avenue, with parking provided towards the west. Buses are proposed to use a 'loop', entering via Ayr Avenue before turning northwards onto the service road through the vineyards and onto the Homestead driveway, before then looping around via Waterfall Park Road to Arrowtown – Lakes Hayes Road.
- 6.2.5. This mode of operation is ideal at the time of pick-up after an event ends, because buses will be travelling in a different direction to cars, and meaning that they will not become delayed through becoming entangled in the queue of exiting cars. It will however require a marshal at the Ayr Avenue / Service Road access intersection, so that incoming buses can turn through the queue of traffic exiting Ayr Avenue.
- 6.2.6. At the start of an event, both cars and buses will be turning into Ayr Avenue from Arrowtown – Lakes Hayes Road, meaning that there is the potential for buses to be delayed. However this will be minimal due to the short length of Ayr Avenue that buses use (and in the event that delays are greater than expected, it is straightforward to reverse the direction of flow such that buses enter from Waterfall Park Road). For the purposes of this assessment however, the direction of flow for buses shown on Figure 5 above has been adopted.
- 6.2.7. The traffic volumes generated are shown below.

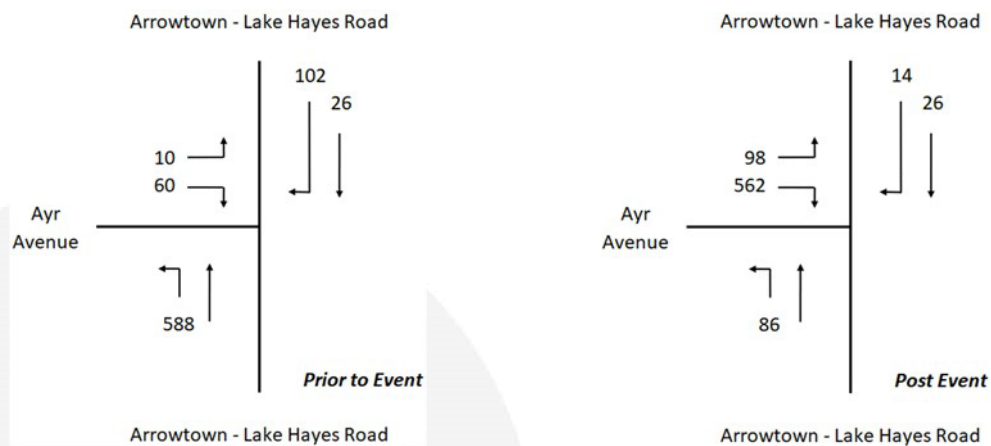


Figure 6: Peak Hour Traffic Flows, Arrowtown – Lake Hayes Road / Ayr Avenue Intersection for Pre and Post Event

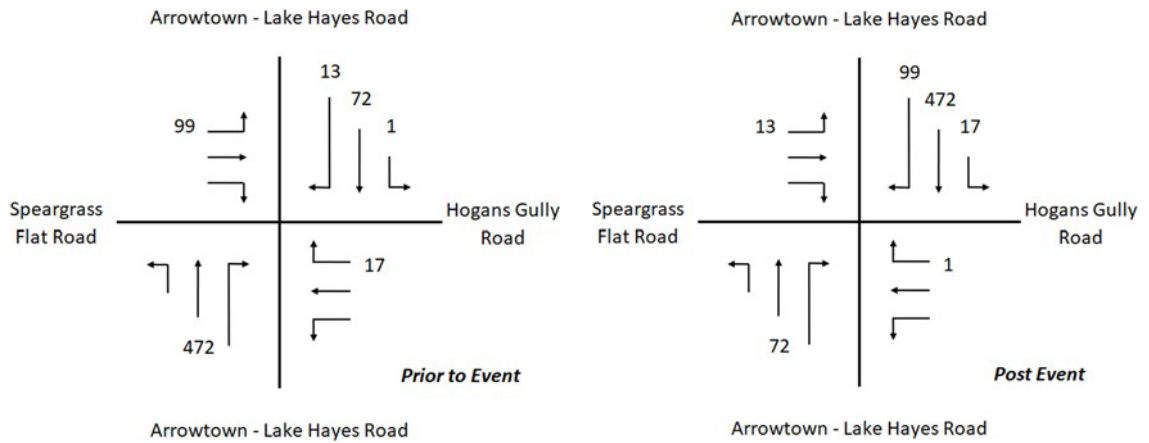


Figure 7: Weekday Peak Hour Traffic Flows, Arrowtown – Lake Hayes Road / Speargrass Flat Road Intersection, Pre and Post Event

6.2.8. It can also be expected that there will be traffic generated by patrons driving to and from the location of the event bus pick-up/drop-off points. As these pick-up/drop-off points will be determined once the location of concert-goers is known, the traffic generation (or effects of traffic generation and increased parking) around those locations cannot be determined. These have therefore not been addressed further within this report.





7. Effects on the Transportation Networks

7.1. Rooding Network

7.1.1. It is understood that there will be no restriction on the timings of an event. In practice it is most likely that events will occur during the weekday evenings or at the weekends. However the analysis within this report is based on three scenarios:

- An event starting in the morning, hence vehicle arrivals coincide with the morning peak hour;
- An event ending in the early evening, hence vehicle departures coincide with the evening peak hour;
- An event starting in the early evening, hence vehicle arrivals coincide with the evening peak hour.

7.1.2. These are considered to represent a 'worst case' outcome under each scenario. The nature of any event is that it is unlikely to start early in the morning, and is therefore likely to not coincide with the morning peak hour. Events that are held in evening typically allow for patrons to leave work and then travel to the venue at a later time, meaning that the event volumes occur later than the evening peak hour.

7.1.3. It should be noted that, as discussed below, any event will be controlled by a TTMP. As such, the adjacent rooding network will not operate under its normal manner of operation but will instead be subject to measures such as changes in priority, changes in effective lane widths and potentially prohibited turning movements.

7.1.4. However the assessment above is considered helpful in determining whether TTMP measures are likely to be able to manage the expected traffic flows, or if the volumes generated would lead to excessive queues and delays.

7.1.5. With that in mind, the Arrowtown – Lakes Hayes Road / Ayr Avenue and Arrowtown – Lakes Hayes Road / Speargrass Flat Road intersections have been modelled using the computer software package Sidra Intersection, and the results are summarised below.

7.1.6. An allowance has also been made for all vehicles to travel to and from the site in the hour prior to a concert and for a one-hour period after the concert ends.

Road and Movement		Morning Peak Hour, Pre-Event Traffic			Evening Peak Hour, Pre-Event Traffic		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Arrowtown – Lake Hayes Road (south)	L	8.7	4	A	9.7	6	A
Arrowtown – Lake Hayes Road (north)	R	7.6	1	A	8.2	1	A
Site Access	L	4.6	1	A	5.4	1	A
	R	23.2	5	C	72.9	13	F

Table 3: Performance of the Arrowtown – Lake Hayes Road / Ayr Avenue Intersection, with Pre-Event Traffic Flows



Road and Movement		Evening Peak Hour, Post-Event Traffic		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Arrowtown – Lake Hayes Road (south)	L	7.8	1	A
Arrowtown – Lake Hayes Road (north)	R	8.1	1	A
Site Access	L	5.6	1	A
	R	678	219	F

Table 4: Performance of the Arrowtown – Lake Hayes Road / Ayr Avenue Intersection, with Post-Event Traffic Flows

Road and Movement		Morning Peak Hour, Pre-Event Traffic			Evening Peak Hour, Pre-Event Traffic		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Arrowtown – Lakes Hayes Road (south)	L	8.4	0	A	8.1	0	A
	R	9.5	0	A	9.9	0	A
Hogans Gully Road (east)	L	12.4	1	B	10.3	1	C
	T	30.1	1	D	43.6	1	E
	R	34.7	1	D	54.7	1	F
Arrowtown – Lakes Hayes Road (north)	L	13.1	2	B	16.4	2	C
	R	13.0	2	B	16.2	2	C
Speargrass Flat Road (west)	L	20.7	3	C	39.7	5	E
	T	34.9	3	D	62.2	5	F
	R	34.1	3	D	58.8	5	F

Table 5: Performance of the Arrowtown – Lake Hayes Road / Speargrass Flat Road intersection, with Pre-Event Traffic Flows

Road and Movement		Evening Peak Hour, Post-Event Traffic		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
Arrowtown – Lakes Hayes Road (south)	L	10.8	0	B
	R	14.3	0	B
Hogans Gully Road (east)	L	22.4	1	C
	T	54.7	1	F
	R	54.4	1	F
Arrowtown – Lakes Hayes Road (north)	L	12.2	5	B
	R	12.1	5	B
Speargrass Flat Road (west)	L	13.0	2	B
	T	56.3	2	F
	R	48.0	2	F

Table 6: Performance of the Arrowtown – Lake Hayes Road / Speargrass Flat Road intersection, with Post-Event Traffic Flows



- 7.1.7. The results of the analysis show that for an event that starts at the same time as the morning peak hour, even with only minimal intervention via the TTMP queues and delays are modest.
- 7.1.8. An event that starts and results in traffic being generated in the weekday evening peak hour also results in modest changes on the roading network. There is no difficulty in entering Ayr Avenue, although there is delays of more than a minute for drivers exiting (being taxis and ride-share vehicles). However this can be proactively managed through the TTMP. Further south, there is also an increase in delays on Hogans Gully Road and Speargrass Flat Road. However this is only around a minute per vehicle, and again can be mitigated through measures within the TTMP. That said, for an event of this scale, such delays are not considered to be unreasonable.
- 7.1.9. As would be expected, the greatest delays occur when an event ends. If this was to coincide with the weekday evening peak hour, there would be a large delay for drivers turning right out of Ayr Avenue. It can be expected that the TTMP would manage this, but it will also be possible to provide directional signage to drivers to require them to take different routes. The assessment above allows for drivers travelling towards Queenstown to use Arrowtown – Lake Hayes Road (south) but requiring those drivers to instead turn northwards and use Malaghans Road to travel to Queenstown would likely prove the faster route (as drivers would not be delayed when turning right). This then results in right-turning drivers (potentially heading towards Lake Hayes Estate or Frankton) experiencing reduced delays. Allowing for, say, 250 of the exiting vehicles to be directed to turn left onto Arrowtown – Lake Hayes Road (north) instead of right, the average delay on Ayr Avenue would reduce from 283 seconds per vehicle to 49 second per vehicle.
- 7.1.10. Further south, while there is also an increase in delays on Hogans Gully Road and Speargrass Flat Road, these are also modest, at around one minute. Moreover, the delays can be reduced through managing the exit of vehicles from Ayr Avenue. If vehicles are held back on Ayr Avenue then this creates gaps in the southbound traffic stream on Arrowtown – Lake Hayes Road which can be used by drivers on the minor approaches. Alternatively, gaps are created through directing a greater proportion of vehicles to turn left (northwards).
- 7.1.11. On this basis, then while the specific measures that will be implemented within a TTMP are only able to be determined at this time, the analysis shows that the roading network is able to be managed in a manner which does not create extensive delays for users passing the site. Rather, the greatest delays fall to those that have attended an event, and as this queuing occurs on Ayr Avenue, they do not occur on the public road network.

7.2. Non-Car Modes of Travel

- 7.2.1. It is possible that the proposal will lead to increase volumes of walking in the area, especially associated with those that live in the vicinity and for whom walking is viable. The TTMP will be able to make provision for pedestrians.
- 7.2.2. As noted above, cycling is unlikely to be a major mode of transport in this case.
- 7.2.3. The proposal relies on event bus usage as a way of reducing traffic generation. As set out previously, this will be managed such that it becomes a highly way to travel to and from an event. The TTMP will need to be cognisant of this, such that buses are given priority over cars.



7.3. Road Safety

- 7.3.1. The crash history in the vicinity of the site indicates that there are no particular features or factors that would be affected by the proposal.
- 7.3.2. Any TTMP is automatically prepared with the safety of all road users in mind, meaning that there is no reason why this should result in adverse safety outcomes.
- 7.3.3. The modelling carried out shows that even in a worst-case, queues and delays are not extensive (or they can be managed in a way that they are reduced), meaning that road user frustration will be minimised, and thus the potential for users to exhibit risky behaviours is also reduced.

7.4. Contents of the TTMP

- 7.4.1. The precise contents of the TTMP can only be devised at a late time, as they depends on a variety of factors that are currently not known (such as the times that an event will start and finish). This also includes the geographic extent of the TTMP, since if more exiting traffic is directed to travel north, the TTMP may need to also extend further north. The TTMP will also need to address parking restrictions on the surrounding roading network, and may also need to consider additional parking and vehicle manoeuvring near the event bus pick-up and drop-off locations.

- 7.4.2. In general terms however, the TTMP will need to include the following:

- Measures on Waterfall Park Road, including parking restrictions and ways to ensure that event buses can pass residents vehicles;
- Measures at the Arrowtown – Lake Hayes Road / Waterfall Park Road intersection, including measures to control traffic flows and also to allow for buses to turn northwards (noting that the geometry means buses will need to turn using part of the southbound carriageway of Arrowtown – Lake Hayes Road;
- Measures at the Arrowtown – Lake Hayes Road / Ayr Avenue intersection. These should be cognisant also of the need to protect the ability of event buses to turn into the lane through the vines, without being obstructed by vehicles exiting Ayr Avenue;
- Measures at the Arrowtown – Lake Hayes Road / Speargrass Flat Road / Hogans Gully Road intersection;
- Measures to manage the car parking on the site both for arrivals and departures;
- Measures to prevent parking on the adjacent roading network;
- Measures to ensure buses are given priority over cars;
- Measures as appropriate at the event bus pick-up and drop-off locations;
- Potential speed limit reductions in the area and temporary diversion of traffic.

7.5. Travel Management Plan / Conditions of Consent

- 7.5.1. In addition to the physical measures to control traffic patterns, mitigation of the transport-related effects of the venue relies heavily on the ability to encourage use of event buses. These could be controlled through conditions of consent (for example, setting out that the consent-holder shall always ensure that 27 buses are available) but experience suggests that conditions of consent are highly restrictive and can be problematic. For instance, not every concert will be attended by the maximum number of 3,000 patrons, and so specifying that measures always have to be in place for this number is unnecessary.



7.5.2. A number of venues operate using a Travel Management Plan, so that the measures to be put in place can be tailored to the event being held. In this case, it is the provision of a Travel Management Plan that forms the condition of consent, rather than individual measures/interventions being specified, with the Plan being produced for certification by the Council a few weeks before the event is held.

7.5.3. Anticipating that this is the approach in this case, the Travel Management Plan should address the following:

- Measures to ensure the appropriate level of provision is made for event buses (number of vehicles, timing and routing);
- Measures to ensure all concert-goers and key stakeholders (such as taxi companies, bus companies and ride-share organisations) are informed of the details of the event;
- Measure to support a pricing mechanism such that car parking spaces are more costly to purchase than a taxi/ride-share fare from Queenstown town centre to the venue;
- Measures to ensure that feedback from stakeholders is captured and taken into account for the next event





8. District Plan Matters

- 8.1. The District Plan sets out a number of transportation-related Site Standards with which any development is expected to comply. In this particular case, the events being held are temporary and controlled by a TTMP (and potentially a Travel Management Plan), with no new permanent infrastructure being provided. Consequently no assessment has been carried out against the Site Standards.





9. Conclusions

- 9.1. This report has identified, evaluated and assessed the various transportation aspects of hosting events for up to 3,000 patrons at Ayrburn.
- 9.2. The proposal relies heavily on the usage of event buses to reduce car travel, and a number of measures are proposed to be implemented to ensure that bus travel is seen as an attractive option. Based on this, and the expected traffic generation at the start and end of an event, an assessment has been carried out of the two closest intersections to the venue, at the Arrowtown – Lake Hayes Road / Ayr Avenue and Arrowtown – Lake Hayes Road / Speargrass Flat Road / Hogans Gully Road intersections. This shows that even without any active traffic management, queues and delays are modest, with concert-goers and passers-by experiencing only a minor delay.
- 9.3. A Temporary Traffic Management Plan (TTMP) will be required as a matter of course to manage the traffic flows, and this provides additional options for the management of traffic to further reduce delays.
- 9.4. The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal, and the TTMP will further support safety.
- 9.5. In addition to the TTMP, it is suggested that a Travel Management Plan would be beneficial in ensuring that the measures to support non-car travel can be addressed in a flexible manner. This allows for events to be of different sizes, rather than attempting to apply a one-size-fits-all approach, which would be inefficient and potentially ineffective.
- 9.6. Overall, and subject to the preceding comments, the proposal for 3,000-patron events at Ayrburn can be supported from a traffic and transportation perspective and it is considered that there are no traffic and transportation reasons why consent could not be granted.

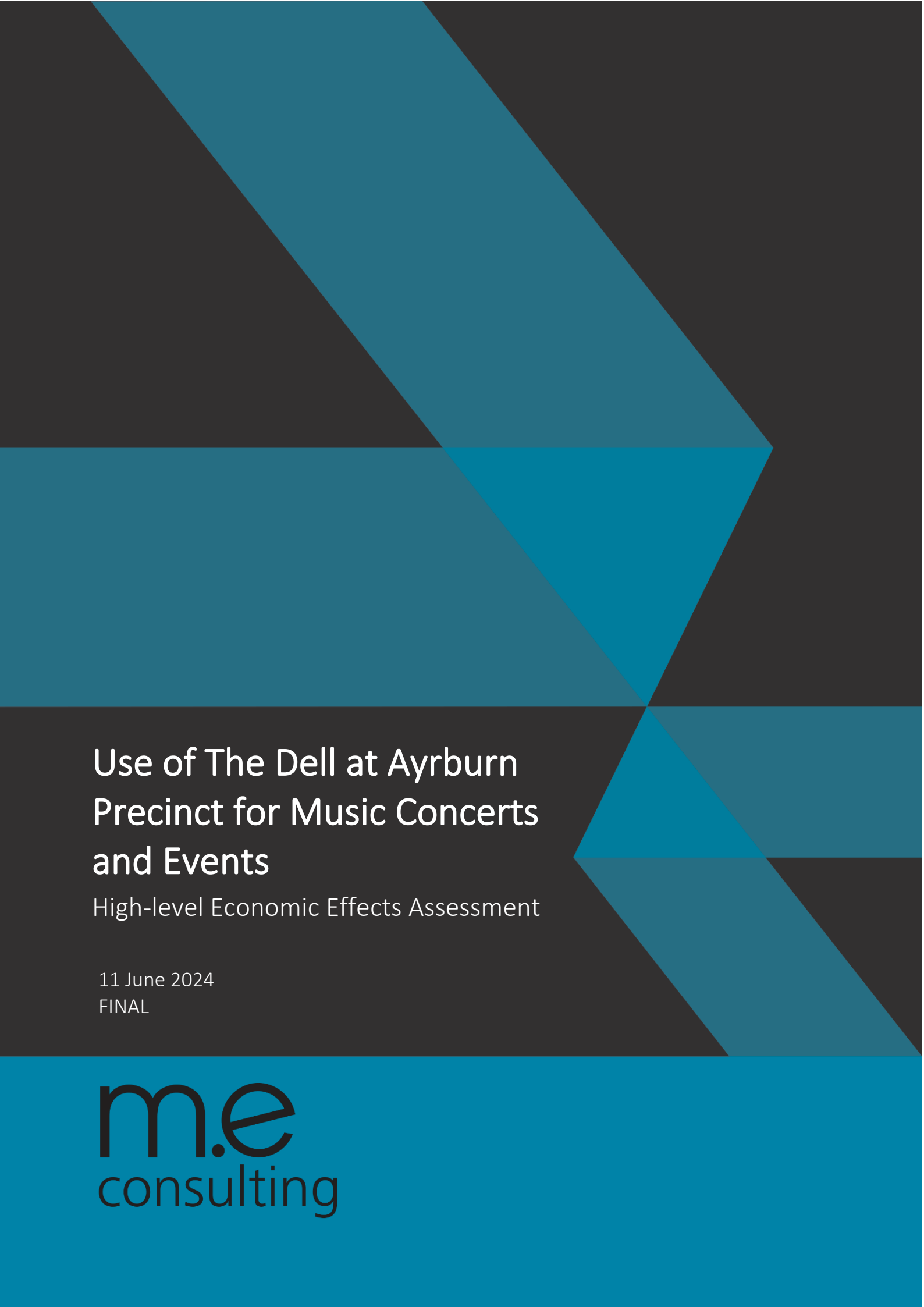
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Use of The Dell at Ayrburn Precinct for Music Concerts and Events

High-level Economic Effects Assessment

11 June 2024
FINAL

m.e
consulting



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High-level Economic Effects Assessment

Prepared for
Ayrburn Precinct Ltd

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Contents

1	INTRODUCTION	1
1.1	THE PROPOSED ACTIVITY.....	1
1.2	REPORT APPROACH	3
1.3	REPORT STRUCTURE	3
2	LITERATURE REVIEW ON EVENT EFFECTS.....	4
3	POTENTIAL ECONOMIC IMPACTS.....	7
3.1	ECONOMIC OPPORTUNITIES OF HOSTING ADDITIONAL EVENTS IN QUEENSTOWN.....	7
3.2	QLD RECOVERY IN THE AFTERMATH OF COVID-19.....	15
4	OTHER EFFECTS AND CONSIDERATIONS	20
4.1	POTENTIAL COSTS/CHALLENGES OF HOSTING ADDITIONAL EVENTS IN QUEENSTOWN	20
4.2	OTHER POTENTIAL POSITIVE EFFECTS FROM HOSTING ADDITIONAL EVENTS IN QUEENSTOWN	22
5	CONCLUSION.....	23
	APPENDIX A - AYRBURN DOMAIN PRECINCT	24
	APPENDIX B - REFERENCES.....	25



Tables

TABLE 1-1 - EXAMPLES OF QLD AND NATIONAL EVENTS BY DURATION, ATTENDEE COUNT AND FREQUENCY	2
TABLE 3-1: INDICATIVE THE DELL NON-LOCAL CONCERTGOER SPEND PER CONCERT IN QLD.....	10
TABLE 3-2: INDICATIVE THE DELL CONCERT ORGANISER SPEND PER CONCERT (NOT LIMITED TO QLD).....	12
TABLE 3-3: TOTAL ESTIMATED DIRECT EVENT-RELATED SPEND IN QLD FROM THE DELL EVENTS	13
TABLE 3-4: QUEENSTOWN AIRPORT ARRIVALS (2019-2023)	16

Figures

FIGURE 3-1: ECONOMIC (MONETARY) TRANSACTIONS FOR CONCERT EVENTS.....	8
FIGURE 3-2: QUEENSTOWN-LAKES DISTRICT TOURISM GDP (2000-2023).....	16
FIGURE 3-3: ANNUAL INTERNATIONAL VISITOR ARRIVALS (YE DECEMBER) – QUEENSTOWN AIRPORT	17
FIGURE 3-4: ANNUAL GUEST NIGHTS (DOMESTIC) – QUEENSTOWN.....	18
FIGURE 3-5: ANNUAL TOURISM EXPENDITURE (QUEENSTOWN RTO)	18



1 Introduction

Ayrburn Domain Precinct is the newest addition to Queenstown's food and hospitality offering. Construction started in 2021 and the precinct comprises a collection of original farm buildings which were repurposed to embrace their heritage and celebrate their character. Ayrburn Domain Precinct is located near Arrowtown, 15 minutes from Queenstown and 55 minutes from Wanaka. To date, several eateries have opened in the precinct, with others scheduled to open later this year and a small event venue¹ awaiting a consent decision. In addition, Ayrburn Precinct Ltd (APL) is seeking resource consent to host up to seven events a year, with an attendance of up to 3,000 people.

1.1 The Proposed Activity

APL are aware that existing large scale event venues in QLD (that have operated events in the past) are regularly approached with requests to host music concerts and other large events, but these requests often need to be turned down (i.e. demand exceeds capacity). A media report by the Otago Daily Times in 2020 corroborates this. The operations manager for the Gibbston Valley Summer Concert stated in the article that they get *"offers every year to stage more concerts at Gibbston"* than the one they are currently consented for². It is acknowledged that Greenstone Entertainment which operates Gibbston Valley, had since obtained resource consent for an additional one-off event of similar size, in March 2021. However, generally speaking, the time and effort required to obtain separate consents for each new event often results in such requests being passed by, as has been the experience at Gibbston Valley. When this happens, venues (and communities) miss out on the benefits of hosting an event. Those economic and social opportunity costs can be widespread.

In light of this unmet demand and the potential for economic benefits for Queenstown Lakes District (QLD), APL is looking to apply for a resource consent to host up to seven events a year at The Dell in Ayrburn Precinct (see Appendix A). The consent would provide an alternative/new location to host events and would increase the overall capacity to accommodate events in the district.

The consent at The Dell aims to tap in to the natural synergy between events such as concerts and festivals, and food precincts, i.e. Ayrburn Precinct. The opportunity to host several such events per year, will contribute to the district's attractiveness, because tourists visit places in search of an interesting environment and plenty of activities they can involve themselves in. To maximise efficiency, APL is applying for a multi-event consent so that they can market the venue more widely (rather than selectively). This will minimise risk and allow APL to pursue a greater range of potential event opportunities at one time (rather than sequentially). It is our understanding that APL will be pursuing international talent for at least some of the events. Considering the long lead-times and expense of bringing international artists to NZ, a multi-event consent will go some way towards providing a level of certainty for the organisers. A multi-event consent will also enhance QLD's position in the event market place (as a destination with pre-approved

¹ 180 PAX

² <https://www.odt.co.nz/regions/queenstown/gibbston-eyeing-five-concerts-year>

event capacity) and could be effective in increasing QLD's market share of the national concert/event scene³.

APL is applying for a consent that would allow events with up to 3,000 attendees, between the hours of 12pm and 8pm. To provide some context of the scale of events requested, Table 1-1 shows a selection of regular local and national events, covering their duration, approximate attendee count and their frequency.

Table 1-1 - Examples of QLD and National Events by Duration, Attendee Count and Frequency

Event	Duration	Attendees	Frequency*
Queenstown-Lakes			
Gibbston Valley Concert	1 day	18,000 ⁴	Annual – mid to late January
Rhythm & Alps	3 days	10,000	Annual - New Year
Challenge Wanaka (triathlon)	1 day for main event (build-up over a week including secondary events)	2,000 participants + 10,000 spectators	Annual - February
Tuki Festival	1 day	2,500	Biennial – February
Mardi Gras Queenstown	1 day	3,000	Annual - June ⁵
Luma (light/art/performance show)	5 nights	50,000+	Annual – King's Birthday
Warbirds over Wanaka	3 days	50,000+	Biennial - Easter
Winter Pride festival	10 days	4,000-4,500	Annual – August/September
Motatapu Off-road	2 days	4,000 participants + spectators	Annual - March
Queenstown Marathon	1 day for main event (build-up includes 2 day expo)	11,000 participants + spectators	Annual - November
Ripe – Wanaka food and wine festival	1 day	3,000	Annual - March
Rest of NZ			
Bay Dreams - Tauranga	1 day	50,000	Annual – Early January
Bay Dreams - Nelson	1 day	20,000	Annual – Early January
Rhythm & Vines - Gisborne	3 days	20,000-25,000	Annual – New Year
Splore	3 days	8,000	Annual – Late February
Electric Avenue	1 day	30,000-40,000	Annual – Late February
Homegrown	1 day	20,000+	Annual – Mid March
Womad	3 days	51,000	Annual – Mid March
Forsyth Barr Stadium	Single show	36,000 max cap.	N/A
* Covid-19 has caused some event cancellation in 2020			

³ The article in footnote 2 also indicated that Gibbston Valley Winery is seeking a multi event consent to replace their single event consent but we are not aware of a multi-event consent having been lodged to date.

⁴ Maximum enabled by current consent.

⁵ Previously held in September.




Table 1-1 shows that the events proposed by APL would (at maximum capacity) be considerably smaller than a typical Gibbston Valley Concert or a single day of Rhythm & Alps. They would be slightly larger than the current Tuki Festival held in Glendhu Bay, Wanaka, or similar in size to Mardi Gras Queenstown or Wanaka's Ripe festival.

1.2 Report Approach

As part of the consent application, Market Economics (M.E) have been commissioned to provide an overview of the potential economic effects of hosting up to seven events at The Dell at Ayrburn Precinct per annum. See Appendix A for location. This report is not intended to be a complete or modelled economic impact assessment, but rather a qualitative discussion of the potential scale and nature of net additional expenditure and how this could flow through the local economy. The report aims to provide a broad understanding of the spending by event attendees, organizers and musicians/performers through the use of other comparable event examples (secondary data).

This assessment of economic impacts relies on a desktop approach. M.E did not engage with third parties such as event organisers, music artists, economic development agencies and so on. A staged approach was followed, with the first step being a national and international literature review. This step delivered a broad understanding of:

- the economic opportunities (benefits) and challenges (costs) of hosting events,
- who those benefits (and costs) accrue to, and
- the channels through which those benefits arise.

The second step of the assessment was exploring the possible opportunities and challenges in a local (The Dell) and Queenstown context in any given year by drawing on estimated values from secondary data. The final step was to comment on the post-COVID economic environment in QLD and the economic value of hosting events which draw in additional tourists and spending to help support and sustain local businesses during the recovery phase.

1.3 Report structure

Section 2 consists of a literature scan, reviewing international and local literature to develop an overview of the effects of hosting events. It focuses on the economic effects, but also touches on other non-economic impacts – both positive and negative.

Section 3 draws on data from published reports and official sources to estimate (at a high-level) potential direct economic impacts of hosting events at The Dell. Flow-on economic impacts are discussed briefly but are not quantified. Section 3 also discusses the effects of COVID-19 on the QLD economy and the national music industry and the role of proposed events in that context.

Section 4 applies the information gathered from the literature review to briefly discuss the potential for wider effects associated with proposed events at The Dell.

Section 5 contains concluding remarks of the consent proposal from an economic perspective.



2 Literature Review on Event Effects

This section summarises the result of a high-level scan of literature on the effects of hosting events, such as could apply if APL's consent was approved. The key focus is on economic effects of events, although wider effects are also identified.

It is well documented that events such as music concerts, festivals and sports events (herein referred to as 'special events') generate economic activity, attracting revenue and creating jobs, which benefits host communities (Auld & McArthur, 2003; Diedering & Kwiatkowski, 2017; Dwyer et al., 2005, 2016; Dwyer & Jago, 2020; Saayman & Saayman, 2006; Veres et al., 2008). Subsequently, events have become one of the fastest growing segments of the tourism sector, and as such is increasingly being considered an economic development tool (Crompton & McKay, 1997; Dwyer et al., 2016; Dwyer & Jago, 2020; Gursoy et al., 2004).

Dwyer et al. (2005) alleges that special events not only attract visitors from outside the host region, but also encourages them to stay longer. The assumption is, the longer they stay, the more they spend inside the region, injecting 'new money' into the host economy. 'New money' is defined as money that comes from outside the host region that would not have occurred had the event not been staged (Dwyer et al., 2016). The economic impact of special events is normally measured by estimating the additional event-related expenditure by eventgoers while in the destination, as well as those involved in organising and hosting the event. A successful event (from a tourism perspective) has the tourist spending multiple days in a region, attending and experiencing activities, attractions, and other events beyond just attending the event (Veres et al., 2008). Shelton (2017) points out that this is especially valuable in smaller towns and regions.

There are two aspects to the attracted spending which influence the economic effects. Firstly, who the spending is done by, because different types of tourists have different spending patterns, implying the spatial and regional-local development impacts differ, depending on the type of visitor targeted by the event (Saayman & Saayman, 2006). For example, country (or region) of origin affects the size of spend as well as the visitor's demographic profile. Further, the new (direct) expenditure includes not only spending by the attendees themselves, but also organisers, sponsors, media, performers, etc. (Dwyer et al., 2005). This group generate economic activity by purchasing goods and services from local businesses, stimulating business activity in the host community, lifting incomes and jobs (Diedering & Kwiatkowski, 2017; Dwyer et al., 2016; Dwyer & Jago, 2020).

Secondly, what visitors spend their money on affects the economic value to the host community. The economic activity is stimulated through both event-related spending such as tickets, food, memorabilia, and so on, as well as other pre/post-event spending such as accommodation, food and drinks, transport, tourist activities, etc. (Diedering & Kwiatkowski, 2017). Shelton (2017) claims festivals can be major fundraisers for local organizations and local groups with much of the income generated staying in community. Payments to local suppliers impact the local economy, but researchers acknowledge that some of the spending by organisers would flow out of the host community (leakage), when services are 'imported' from outside of the region (Auld & McArthur, 2003; Walo et al., 2011).



The attracted expenditure by visitors and organisers generates revenue for local businesses, which in turn supports jobs in the host economy. It has to be noted, however, that permanent paid employment effects are rare, given that few people rely on major events as an “industry” for permanent, full-time employment. Ministry of Business Innovation and Employment (MBIE) suggests permanent or enduring paid employment will almost always be negligible because individual events are by their very nature time-limited (Ministry of Business Innovation and Employment, 2013). Some businesses, however, may be sustained over the course of a year through the revenue generated from multiple events.


In addition to the economic stimulus, researchers have found other benefits exist (Diedering & Kwiatkowski, 2017; Dwyer et al., 2016; Gursoy et al., 2004; Janeczko et al., 2002; Saayman & Saayman, 2006; Schulenkorf & Schlenker, 2017; Shelton, 2017) that are not directly measurable in money terms. The key indirect benefits of special events include:

- Increased civic pride or ‘putting the city on the map’,
- Increased promotion of destination, which could lead to future investment,
- validation of groups in the community,
- widening of cultural horizons,
- improved opportunities for locals (skills development and transfer),
- development of the service, culture and entertainment industry (increase in capacity and capability), and
- increased opportunities (exposure) for local performers, producers and service providers.

Researchers also note that residents’ participation in special events (attending, volunteering or providing services) contributes to social well-being and quality of life (O’Sullivan & Jackson, 2002; Yolal et al., 2016). In cost-benefit terms, working at an event (paid or unpaid) also implies an opportunity cost to those individuals that give up their time (time cost of labour). However, this is expected to be outweighed by the benefit received from the experience itself, particularly when it could mean individuals get to experience an event they might not otherwise have been able to (Walo et al., 2011). Events and short-term employment opportunities can also offer young or low-skilled individuals a chance to gain experience, helping them to find future employment (Li and Jackson-Spieker, 2022).

Conversely, increased tourism can create economic, social and environmental costs for the host community if not properly managed (avoided or mitigated) (Campón-Cerro et al., 2019; Dwyer et al., 2005; Janeczko et al., 2002; Shelton, 2017). Potential negative effects on residents can include:

- crowding-out effects,
- inflation due to hiking of prices to target tourists,
- environmental damage,
- short term noise effects,
- increased traffic and parking problems,
- overcrowding during the events (a burden on infrastructure and services),
- friction between tourists and residents,
- short-term disruption of normal life,
- anti-social behaviour and,

- 
- increased incidence of crime, and
 - loss of quality of life.

Dwyer et al. (2016) suggests that some of these social costs (where not appropriately avoided or mitigated) may be as much psychological as physical, implying people's perceptions play a big part in defining the negative effects of events. Nevertheless, it has been recommended by several researchers, that these impacts be considered when adopting an assessment framework (Diedering & Kwiatkowski, 2017; Dwyer et al., 2016; Dwyer & Jago, 2020). This will lead to a more holistic approach when assessing the merits of special events from a regulatory perspective.



3 Potential Economic Impacts

Events such as those proposed at The Dell, usually only last several hours or at most a few days, but the build-up to the event involves a lot of planning and ‘behind the scenes’ work. The promotion and ticket sales start months before the actual event, and venue set up (and break down) typically takes several days. During an event, a significant number of people are involved to ensure the smooth running of the concert, making sure eventgoers (and performers) have a safe and enjoyable time. All this generates economic activity, supporting jobs and boosting GDP.

This section discusses the economic opportunities/impacts generated by visitor and event organiser spending associated with concert events, as well as a short explanation of the flow-on effects of that spending, by way of examples. It then discusses at a high level, the effects of COVID-19 on the QLD tourism sector and the national music industry and the role of proposed events in that context.

3.1 Economic Opportunities of Hosting Additional Events in Queenstown.

Without going into too much technical detail, it is important to take care when evaluating the economic effect of events. Some of the things to consider, are ‘additionality’ and ‘expenditure transfer’.

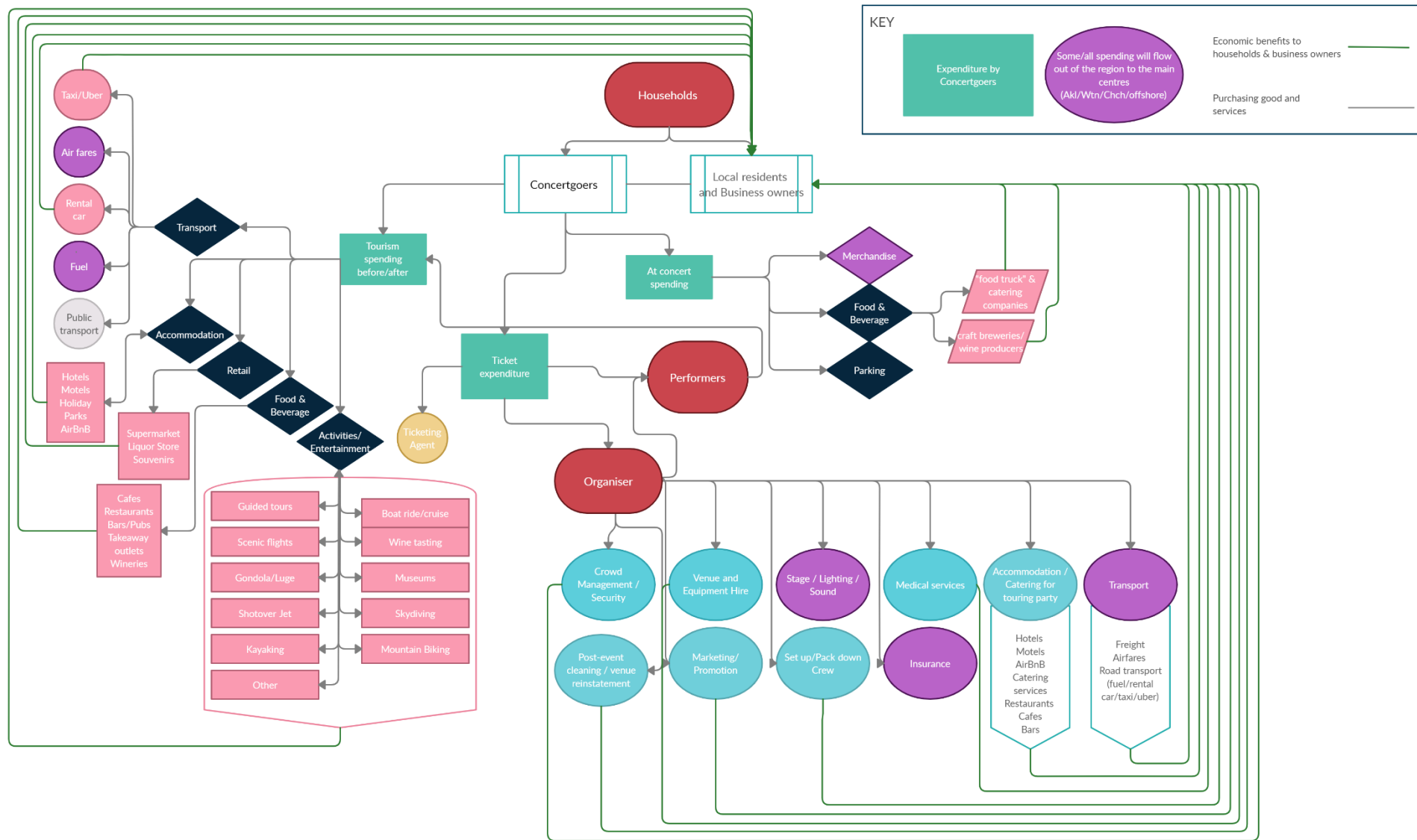
- a) Additionality refers to isolating the spending by visitors whose primary motivation for travelling was to attend the event. Spending by visitors who would have been in the area regardless of the event, is classified as ‘coincidental’, and should be excluded⁶.
- b) Expenditure transfer refers to the expenditure by locals attending the event, which is diverted from spending on other local sectors. The proposition is that locals have a set amount of disposable income. If they spend it on event-related goods and services, it implies it will not be spent in their ‘usual’ way. This may have an effect on local businesses where they ‘usually’ spend.

The following assessment considers only the value of additional spending in the local (QLD) economy that could be attracted by the proposed events at The Dell. While event related spending originating from national performers and ticket purchasers would not be considered net additional to the New Zealand economy (i.e. spending is just a transfer from elsewhere in the country), for this report we consider any spending originating from outside of QLD as ‘new’ or net additional to the district’s economy.

⁶ For visitors who’s main reason for travel was not an event, local events can still facilitate longer stays and additional expenditure than might otherwise have been the case (i.e. they increase the number of experiences that visitors might want to fit into their stay). This facilitated effect is also a relevant and genuine economic benefit of hosting events. The focus of this section is, however, economic impacts as they would be technically assessed if carrying out a formal EIA, before or after an event.



Figure 3-1: Economic (monetary) transactions for Concert Events



3.1.1 Direct Expenditure Generated by Events

The economic effects of large scale events are widespread. This is because of the tourism activity they generate and because the tourism industry consists of a number of different but interlinked service and retail industries, particularly accommodation, food and beverage services, transport services, entertainment, recreation and other support services. Economic effects are also widespread because event-related visitor spending flows to various sectors directly, as well as indirectly through up-stream supply chains. While this section uses music concerts as an example, the underlying principles remain for other special events such as wine and food festivals, too.

Direct Spending by Concertgoers

The most obvious, and for most events the largest amount of net additional expenditure generated by events, is by concertgoers before, during, and after the event. This is shown in Figure 3-1 and includes:

- Travel to and from the venue (Road and/or air transport);
- Purchase of food, drinks and merchandise at events;
- Food and beverage spending before and after the event;
- Accommodation spending (for out-of-town attendees); and
- Tourism attraction and retail spending before and after the event.

To avoid double-counting, spending on concert tickets is excluded from the assessment of attendee effects, as it is already captured in concert promotion and production spending (discussed further below).

The relevant metric for understanding the direct economic impact of concertgoers is the count of attendees that are non-local and for which the event was the main reason for travel. A recent assessment for Eden Park (Insight Economics, 2019) in Auckland, estimated around 45% of concertgoers come from elsewhere in the country (or overseas) specifically to attend a concert. This is consistent with post-event evaluation data collected by Auckland Tourism, Events, and Economic Development agency (ATEED), which showed that on average, 46% of concertgoers in Auckland are 'non-Aucklanders' visiting because of the event.

Analysis of selected Auckland event data (various sources), revealed that the share can vary greatly with the *nature* of the event largely determining the share of visitors coming to Auckland (from elsewhere in the country or overseas) specifically to attend the event. The type of events for which this proportion is typically higher (>50%), seems to be international competitions or well-known international artists⁷, i.e. they are unique opportunities where people are prepared to make a special trip (or travel further in order to attend). Examples of these include the Women's FIFA World Cup, World Triathlon Grand Final, World Masters Games, and the like.

For other events, the share of concertgoers that live outside Auckland, who come specifically to attend the event, is often low (<10%). These low shares are typical for events that can be replicated elsewhere (in theory at least) or substituted. Examples of these are Taste of Auckland, Auckland Seafood festival, Christmas in the Park, and the like. Such events are often targeted at local residents and attracting tourists is not the primary goal.

⁷ Such as Adele or Ed Sheeran.

Excluding these top and bottom ranges, M.E estimates that on average across Auckland events, 23% of event attendees are ‘non-Aucklanders’ who visited the city for the main purpose of attending the event. That is, nearly a quarter of event attendees come to Auckland specifically to attend an event.

To help us estimate the potential scale of net additional visitor spend that could be attributed to proposed concerts held at The Dell, M.E have adopted the estimated Auckland event average of 23% of non-local event attendees as the lower bound, and the (post event) Eden Park 46% non-local event attendees figure as the upper bound, providing a range for the purpose of this report.

To put this in context, New Plymouth District council reported⁸ that of those who visited the 2023/24 Festival of Light in New Plymouth, it was estimated 27% of attendees were from outside Taranaki and the festival was their main reason from coming to the region. Within QLD, media⁹ reported organisers of Rhythm and Alps estimate around 40% of attendees come from outside the region. The suggested range is therefore considered appropriate.

Applying a range (23-46%), and assuming a concert/event proposed at The Dell at Ayburn Precinct reached maximum capacity (i.e. 3,000 tickets per event), it would imply between 690 and 1,380 net additional visitors to the district per event, whose spend could be wholly attributed to the concert because it was the main purpose of their visit to QLD. Over seven (maximum capacity) events at The Dell, this could equate to between 4,830 and 9,660 net additional visitors to QLD each year.

The research for Eden Park (Insight Economics), including the Eden Park assessment carried out by ATEED, showed event-related non-local visitors spent on average \$250-300 (excl. GST) per person per event trip (excl. GST) and excluding event ticket costs. Inflating these figures to reflect price increases¹⁰, suggest a range of \$288-\$346. While this may be conservative for Queenstown (where prices for some tourism goods and services are likely to be higher because of its resort status), if we applied this same range (\$288-\$346 of concert trip spend per visitor) in the context of proposed The Dell events¹¹, it suggests between \$0.2m and \$0.5m of net additional direct visitor spending could be attributable to hosting a single proposed event¹² (Table 3-1).

Table 3-1: Indicative The Dell non-local concertgoer spend per concert in QLD

	23% non-local attendees	46% non-local attendees
Trip Spend (\$)	3,450	6,900
\$288	\$0.20m	\$0.40m
\$346	\$0.24m	\$0.48m

⁸ <https://www.npdc.govt.nz/council/news/2024/march/tsb-festival-of-lights-boosts-local-economy-by-over-9m/>

⁹ <https://www.odt.co.nz/regions/wanaka/rhythm-and-alps-set-go-ahead-under-orange-light>

¹⁰ Utilising StatsNZ Producers Price Index, the average price increase in sectors that make up the event concertgoer spend is calculated between (2019Q4 to2023Q4).

¹¹ There is insufficient data readily available specifically for Queenstown events to validate the visitor spend per event trip.

¹² Calculated by 690-1,380 non-local visitors (for which the event was the main purpose of travel) x \$288-346 per visitor.

If seven events are hosted at The Dell, as per APL's application, this would suggest annual net visitor spending of between \$1.4m and \$3.3m in QLD¹³. Examples of businesses that are likely to experience a lift in sales from this non-local concertgoer spending, are (see Figure 3-1):

- Accommodation providers – hotels, motels, holiday parks, AirBnB, etc.
- Food and Beverage services – restaurants, bars, wineries, pubs, etc.
- Transport – rental cars, taxis, public transport, etc.
- Retail – supermarkets, liquor stores, souvenirs, apparel etc.
- Cultural, recreation activities – scenic flights, kayaking, jet boats, museums, gondola, luge, bungy jumping etc.

The high-level calculations above do not distinguish between international and domestic visitor spending and how this might have influenced the base-line spend estimates relied upon (concerns about overall conservativeness notwithstanding). Taking this into account, if the events attract more domestic attendees, the estimated spending might be closer to the lower end of the range estimated. Conversely, a higher proportion of international attendees suggests, the figure might be closer to the upper limit as there is evidence that international visitors spend more per day than domestic visitors.

It is estimated that if The Dell hosted three-day events with a maximum capacity of 3,000 attendees per day, the direct spend by festivalgoers could range from \$0.6m to \$1.4m per event¹⁴. Over seven events this could equate to between \$4.0 and \$9.7m. We note there is uncertainty about the share of multi-day attendees.

Direct Spending by Concert Organisers

While spending by visitors is the biggest factor in generating economic effects, spending by event organisers is another important consideration. Examples of this type of spending (Figure 3-1) include:

- Performers' fees,¹⁵
- Marketing and promotion,
- Venue hire and set-up/pack-down,
- Equipment hire,
- Stage, lighting, and sound set-up/pack-down (labour),
- Insurance,
- Crowd management and security,
- Medical services
- Post-event cleaning and venue reinstatement,
- Accommodation and catering for touring parties, and
- Transport (air fares and road transport, freight).

To get a sense of the number of businesses that can benefit from a single concert, the operations manager for the Gibbston Valley Summer Concert stated in the Otago Daily Times article mentioned earlier that they

¹³ See calculation in Footnote 9 x 7 events.

¹⁴ This is not 9,000 unique visitors. It is assumed a fifth of attendees will be multi-day pass holders, whose concert trip spend per visitor ranges from \$645 to \$870, and single day ticket holders spending on average between \$288 and \$346 per concert trip.

¹⁵ This could be a profit share agreement or fixed fee arrangement.

“use 167 suppliers across the country to stage the concert.” Although possibly smaller in absolute dollars, events hosted at The Dell could have a similar reach.

To provide an indication of the dollar value of event organiser spend that could be associated with an event hosted at The Dell, M.E have estimated the gross revenue from ticket sales and an estimate of organiser’s profit is deducted from that. The balance is estimated to equate to the operational costs of the event, not all of which will be spent in the event location.

StatsNZ’s Business Performance Benchmark¹⁶ was used as an indication of the profit margin for event organisers. Event organisers are classified as part of ‘Other Administrative Services’¹⁷ and the profit margin is in the order of 11% (2020). To also represent a more conservative scenario¹⁸, we used 15% as the upper limit.

Admission prices for other similar (QLD) festivals and concerts were reviewed, and it was found ticket prices ranged from \$129-149 for Mardi Gras Queenstown up to \$190¹⁹ (one-day pass) for Rhythm & Alps. Entrance to Gibbston Valley concert 2024 started at \$159 (general admission). We acknowledge that the Gibbston Valley concert and Rhythm and Alps included international acts, which is likely reflected in the price. To estimate potential ticket revenue for a concert proposed at The Dell, we have adopted a range of values to reflect the with and without international acts scenarios, i.e. \$180 and \$130, respectively. Table 3-2 shows the range of potential total operational costs under different assumptions about profit margin and ticket prices.

Table 3-2: Indicative The Dell concert organiser spend per concert (not limited to QLD)

	Excl. 8% profit margin	Excl. 15% profit margin
Ticket Sales (n/\$)	3,000	3,000
\$130	\$0.36m	\$0.33m
\$190	\$0.52m	\$0.48m

Assuming an 8% profit margin for the event organiser, suggest revenue that would be used to put on the event could be in the order of \$0.36-0.52m for a maximum capacity/sold-out event. Assuming a 15% profit margin for the event organiser suggest slightly lower revenue that would be used to put on the concert, in the order of \$0.33-0.48m for a maximum capacity/sold-out event. The maximum range of total operational expenditure is therefore between \$0.33-0.52m based on these assumptions (Table 3-2). Over seven sold-out events per annum at The Dell, this could equate to a range of \$2.3m (low ticket revenue and 15% profit margin) and \$3.7m (high ticket revenue and 8% profit margin) spent by event organisers.

To explore the effect of three-day events, prices for multi-day festival passes were also reviewed. Tickets to Rhythm and Alps (two-day pass) are currently on sale for \$270 to \$340. Rhythm and Vine’s three-day festival pass ranges from \$370 to \$550, and Womad passes are priced around \$390. We opted for a high and low of \$390 and \$270, respectively, reflecting the local landscape and The Dell’s entrance to the

¹⁶ <https://statisticsnz.shinyapps.io/bpbench/>
¹⁷ Australian New Zealand Standard Industry Classification
¹⁸ A smaller portion of the ticket sales is spent on concert operations.
¹⁹ Pricing depends on when you buy tickets, and for which of the two days, and can be up to \$240.

market. Assuming an 8% profit margin for the event organiser, and assuming 20% of festivalgoers will be multi-day passholders, suggest revenue could be in the order of \$1.01-1.47m for a maximum capacity/sold-out three-day event. Assuming a 15% profit margin suggest slightly lower revenue, in the order of \$0.93-1.36m for a maximum capacity/sold-out three-day event. Over seven sold-out events per annum at The Dell, this could equate to a range of \$6.53m (low ticket revenue and 15% profit margin) and \$10.32m (high ticket revenue and 8% profit margin) spent by event organisers.

It is expected that a considerable portion of this could be spent locally in QLD (i.e. using local service providers), particularly in the following sectors:

- Marketing and promotion,
- Venue hire and set-up/pack-down,
- Equipment hire,
- Crowd management and security,
- Medical services,
- Post-event cleaning and venue reinstatement, and
- Accommodation and catering for touring parties

Such businesses employ QLD locals (and are likely to be owned by locals), which means the money spent on these services flows back to local households in the form of salaries and wages, and/or profits. There will also be some benefit flowing to the rest of the country²⁰, for example through the insurance expenditure, air fares, freight costs, and so on, where event service providers are not Queenstown based entities.

Table 3-33 shows the total potential additional expenditure (direct impact) that could be generated by a single event and by all seven events per annum at The Dell according to the proposed consent application. We focus only on the potential net direct economic impact on QLD. To do so, we have included an indicative 50% of event organiser operational costs discussed above (with the balance assumed to be spent elsewhere²¹). Costs are in \$2023 and exclude GST. They assume sold-out events (3,000 attendees).

Table 3-3: Total estimated direct event-related spend in QLD from The Dell Events

	Single event		Seven events	
	Low	High	Low	High
Concertgoers	\$0.2	\$0.5	\$1.4	\$3.3
Organisers	\$0.2	\$0.3	\$1.2	\$1.8
Total	\$0.4	\$0.7	\$2.6	\$5.2

The results in Table 3-3 show that total net additional spend in QLD from a single one-day event hosted at The Dell at Ayrburn Precinct could make a direct contribution to the economy of between \$0.4-0.7m. If the event is extended over three days, assuming a fifth of attendees to be multi-day pass holders, it could

²⁰ Mainly to the main centres such as Auckland, Wellington and Christchurch.

²¹ This includes direct spending on service providers based in the rest of the country as well as imported goods and services (including overseas acts).

lift to between \$1.0 and \$2.1m per event. At seven one-day events per year, this increases to a potential \$2.6-5.2m and seven three-day events, suggest a range of \$7.2m to \$14.9m. It is likely that there will be a combination of single day and multi-day events at The Dell over the course of a year, suggesting a direct contribution to the economy of between \$2.6 and \$14.9m.

Other Potential Direct Spend

Another consideration is the touring company's (performers and/or stage/lighting/sound crew and family members) expenditure in the district as 'tourists' if their stay extends beyond the concert period (and the costs covered by the organiser discussed above). It is assumed that any additional tourism expenditure by this group would be paid for from the wages or performance fee earned from the event (or at least part of their income from it). In the above assessment, such earnings are assumed to return to the rest of the country rather than be spent within QLD. However, if stays were extended before or after the event, this would be a reduction in event spend leakage and would be net additional direct expenditure. Expenditure of the typical tourist would include items such as:

- Accommodation
- Tourist-type attractions (recreation, entertainment, etc.)
- Food and beverages
- Transport (air fares and road/water transport)
- Retail spending

To be conservative, we have not included any estimates of this potential additional spend in the assessment.

3.1.2 Flow-on Effects of Net Additional Direct Event Expenditure

The visitor and organiser spending discussed in the previous section is referred to as the direct economic impact, and is a measure of the total amount of net additional expenditure (final demand) within a defined geographical area (i.e. the host community or QLD), directly attributable to hosting an event. This spending flows through the economy via supply chains and creates a secondary and tertiary effect, referred to as the indirect and induced impact, respectively.

The indirect impact is the result of business-to-business transactions, to meet the lift in demand for goods and services generated by the additional event-related spending (by visitors and organisers). This does not necessarily mean businesses will employ more people to satisfy that demand, because their current staff could work extra hours to meet the additional demand, or the additional revenue simply sustains existing staff and their associated work hours (where that business is not already running at full capacity). Those businesses, in turn, pay their staff wages and salaries. Households then spend these salaries and wages in the economy (much of it local), creating a third round of impacts, i.e. the induced impact.

It is beyond the scope of this report to estimate/quantify the scale and nature of the indirect and induced impacts (and combined total economic impacts) of the proposed events at The Dell, on the QLD economy. It is however important to recognise that flow-on impacts considerably increase (through multiplier effects) the final contribution to GDP and employment above the estimated net additional direct spending impact. Hosting concerts within QLD provides opportunities for a wide range of businesses, not limited to the event and tourism industries.

Below are two examples that illustrate the scale and nature of total economic impacts that can be delivered by events in New Zealand:

1. War Birds over Wanaka (WOW) is a 3 day air show biennial event attracting approximately 50,000 visitors. In 2018, WOW celebrated 30 years since its first show. The spending by those who specifically come to the region for WOW (as participants or spectators) is estimated to be in the order of \$23.6 million²², although this event is fairly unique as approximately 20% of attendees (including participants) were international visitors. Accommodation expenditure from WOW in 2018 was reported as spread over a variety of facility types, including motels, hotels, holiday homes, farm stay or home stay, bed and breakfast and AirBnB, implying both local residents and businesses benefitted from the show. The average length of stay by WOW attendees was 4.1 nights. It was reported that there were 50 food outlets on site which provided opportunities for a large number of local and non-local providers. The total economic impact of WOW 2018, once upstream supply stream (indirect) impacts and induced impacts are included was estimated at around \$50 million of GDP.
2. Rhythm & Vines (R&V) is an annual 3 day music festival held in Gisborne over New Year, attracting between 15,000 and 20,000 concertgoers. It is unknown what share of the crowd came to the region especially for the festival compared to people who would've holidayed in the region regardless of R&V. In 2015 it was estimated that the total economic impact of the festival was in the order of \$40 million (including direct, indirect, and induced impacts). Up to 800 people are reported to be employed during the festival, most of whom are locals and there is also a preference to use Gisborne-based suppliers. The festival organisers estimate around only 5-10% of attendees are locals, 9% of ticket sales are from overseas and the balance are from the rest of New Zealand. M.E has not found an equivalent study for Cardrona's Rhythm & Alps, but considers that the economic impact could be similar to the Gisborne based event.

3.2 QLD Recovery in the aftermath of COVID-19

This section provides a high-level overview of the visitor economy in QLD and the effect of COVID-19 on the sector. While retained overseas spending by New Zealanders and domestic tourism has gone some way to offset lost spending by international visitors over the past three years, QLD's economy, largely focussed on tourism (and international tourism), has showed an annual decrease in tourism sector GDP for the first time in decades. And while visitor numbers seem to be recovering well, visitor spending and the associated GDP is still below 2019-levels.

Figure 3-2 shows the very strong upward trajectory of QLD's tourism sector since 2013, with GDP peaking at \$1.5b in 2020²³ before the global pandemic hit. Based on Infometrics data²⁴, between 2000 and 2020, tourism GDP grew on average around 11% per annum²⁵, supporting an estimated 16,275 jobs in 2020. This

²²<https://www.odt.co.nz/regions/wanaka/warbirds-spend-4m-23m#:~:text=The%20Queenstown%20Lakes%20District%20benefited,impact%20report%20released%20this%20week.>

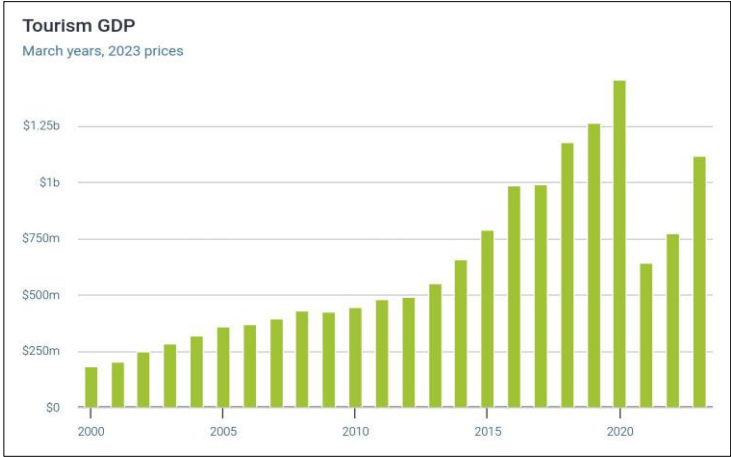
²³ The GDP figures is for YE March, so include the peak period immediately preceding the COVID-19 measures implemented in 2020.

²⁴ <https://ecoprofile.infometrics.co.nz/Queenstown-Lakes%20District/Tourism/TourismEmployment>

²⁵ Compound Annual Growth Rate.

accounted for more than half (51.5%) of QLD’s employment in that year. After a sharp drop in the following two years largely which can be ascribed to COVID-19, GDP has bounced back somewhat. In 2023, the tourism sector’s GDP contribution was estimated to be \$1.1b, almost at the 2018 level. This level of GDP supports nearly 12,000 jobs, which accounts for 37.5% of total employment in the district.

Figure 3-2: Queenstown-Lakes District Tourism GDP (2000-2023)



Source: Infometrics Regional Economic Profile

Aggregated tourism related activity dwarves all other industries in GDP terms. To put it in perspective, on its own, the Construction industry contributes GDP of \$557.3m (10.6% of district GDP).

It is this reliance on tourism that had made QLD particularly vulnerable to the effects of COVID-19, when restrictions on domestic and international travel were put in place. While visitor numbers might be back to pre-pandemic levels, as shown by airport arrivals (Table 3-4: Queenstown Airport Arrivals (2019-2023)), it is clear from GDP and visitor spending data that economic activity has not yet completely recovered. Table 3-4 presents a summary of annual arrivals²⁶ (international and domestic) into Queenstown Airport²⁷ between 2019 and 2023.

Table 3-4: Queenstown Airport Arrivals (2019-2023)

	2019	2020	2021	2022	2023
International	356,292	79,632	19,643	209,516	412,620
Domestic	821,968	552,694	554,195	721,375	782,843
Total	1,178,260	632,326	573,838	930,891	1,195,463

Source: Queenstown Airport

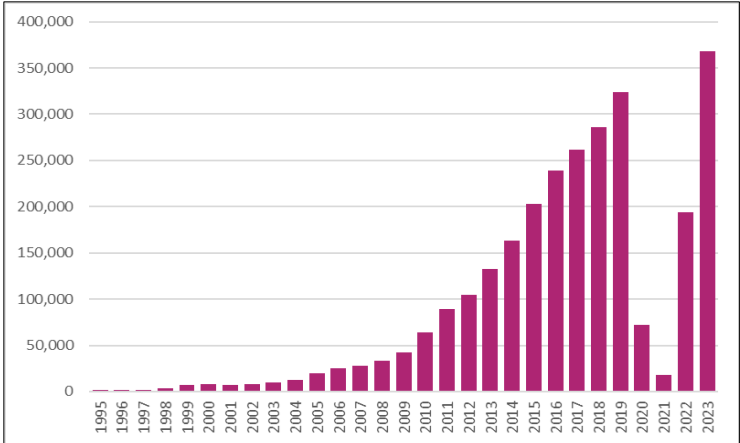
Figures from Statistics NZ show slightly lower international arrivals (Figure 3-3) but a similar pattern emerges. Pre-pandemic, international tourism was on a strong growth track, with international arrivals increasing sharply over the preceding decade. According to Queenstown Airport data, in 2019, the number of international tourists arriving was 356,000 per annum, but dropping significantly (-78%) to 79,000 in 2020 due to COVID-19 restrictions. It further declined to 19,000 in 2021. In October 2022 the last of the border restrictions were lifted and international tourists welcomed back. There was a strong bounce back

²⁶ [Airport Passenger Statistics | Queenstown Airport](#)

²⁷ It is acknowledged that some visitors arrive by road.

in 2022 with international arrivals rising to 209,000, and by 2023, the number of international tourist arrivals exceeded pre-pandemic levels, i.e. 412,000 international arrivals into Queenstown Airport. International arrivals was 14% higher in 2023 than pre-pandemic (2019). It is likely that some pent up demand is included, but the strong rebound in a relatively short period, reflects the attractiveness of QLD among international travellers.

Figure 3-3: Annual international visitor arrivals (YE December) – Queenstown Airport

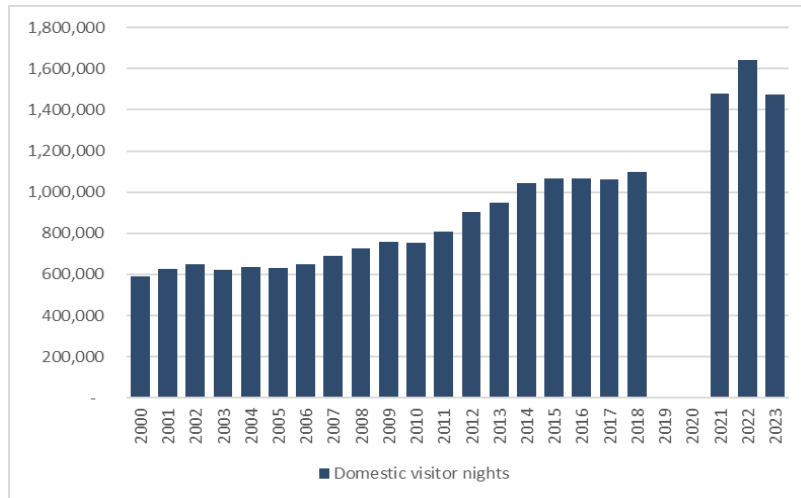


Source: Statistics NZ Infoshare

Based on Queenstown Airport arrivals (Table 3-4), 821,000 domestic visitors arrived in Queenstown in 2019. In 2020 and 2021, largely due to COVID-19 restrictions and lockdowns, this figure fell to 552,000 and 554,000 approximately. Since then, (post-COVID), domestic arrivals have seen a gradual increase in 2022 and 2023. The number of domestic tourist arrivals was 782,000 in 2023, still below the number recorded in 2019. While airport arrivals might be the best proxy for international visitors, the likelihood of domestic visitors arriving by road is much higher. We have therefore also presented information about the domestic visitor nights (Figure 3-4: Annual Guest nights (Domestic) – Queenstown) despite the incomplete²⁸ data in 2019 and 2020, a similar pattern emerges. The guest nights show a marked jump in domestic visitor nights in 2021 and 2022. This is in part ascribed to the absence of international visitors at the time. New Zealanders were encouraged to support local and businesses were offering ‘deals’ to attract visitors. It has also been attributed (in part at least) to New Zealanders not taking overseas holidays, but traveling the country instead.

²⁸ Statistics NZ stopped producing the Accommodation Survey in September 2019 and MBIE only started publishing guest nights in June 2020.

Figure 3-4: Annual Guest nights (Domestic) – Queenstown



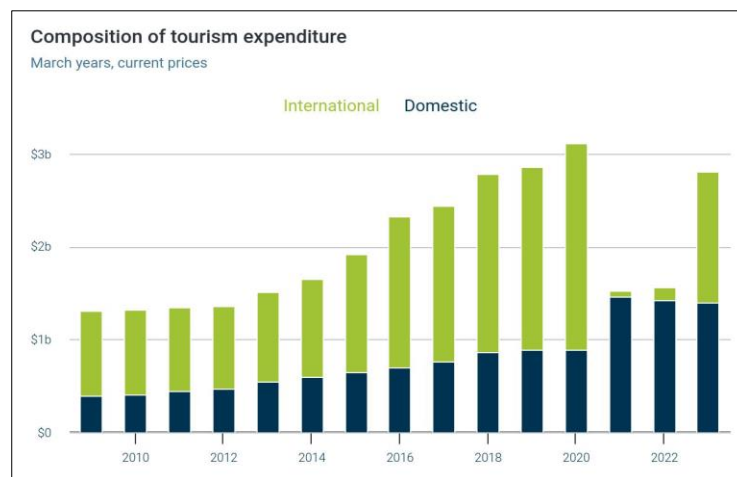
Source: Statistics NZ; MBIE

While it appears international visitor numbers have recovered, economic activity has not. According to Infometrics data, visitors to QLD spent a total of \$2,806.5m in 2023, up by 79.2% compared with 2022.

Prior to the pandemic, visitor spend by tourists exceeding \$3.1b (2020²⁹), falling to about half in 2021 (\$1.5b; -51%). After reopening of the borders, spending has come back strongly, but is still only around 2018-levels.

The data reveal strong growth in domestic visitor spend during the past three years, relative to pre-covid years. Conversely, international visitor spend in 2023 was just above 2015-levels. The increase in domestic spending has largely offset the contraction in international spend, with total visitor spend in 2023 (\$2,807m) almost back to pre-covid levels.

Figure 3-5: Annual Tourism Expenditure (Queenstown RTO)



Source: Infometrics Regional Economic Profile

²⁹ Year end March.

Considering the importance of tourism to the QLD economy, it should be encouraged wherever possible to help sustain the QLD tourism sector (jobs and businesses). It will continue to be important to stimulate the flow of visitors to the district. Providing opportunities for more medium scale events in the district, such as those proposed at The Dell, can help attract new visitors – delivering both economic and social benefits for Queenstown and the wider district.

3.2.1 Providing Opportunities for Performers and Artists

PWC publishes an annual report on the economic value of the music industry to the New Zealand economy. Pre-pandemic, it was estimated that the music industry contributed \$336m³⁰ of GDP to the New Zealand economy in 2018 and \$370m³¹ in 2019. In 2019 the 'Live performances' subsector³² accounted for nearly a third (29%) of this, or \$106m³³. This makes the 'Live performances' subsector the second largest contributor after 'Radio broadcasting'. In terms of employment, the 'Live performances' subsector was at the top of the list, contributing more than half (54%) of the music industry's employment³⁴ in 2019. Revenues from 'Live performances' fluctuate from year to year, based on different touring schedules. Nevertheless, this subsector has been significantly impacted by COVID-19, due to lockdown measures and border restrictions. Since its peak in 2019, this subsector's GDP contribution has fallen by 36% to \$68m³⁵ in 2022. It was estimated the contribution of the music industry was around \$350m³⁶ of GDP in 2022, suggesting the live performances accounted for a fifth of the industry's GDP (down from 29%).

On the positive side, the COVID-19 situation has provided domestic opportunities for local artists, with several New Zealand music festivals such as Rhythm & Vines, Rhythm & Alps, and Selwyn Sounds announcing all New Zealand line-ups at the time. The past 12 to 18 months has seen the return of several large scale events and international acts, providing opportunities again for artists to perform. While these is unlikely to offset the lost income completely, local concerts will go some way towards rebuilding the New Zealand music industry. Providing additional capacity to host concerts locally (and nationally), will provide more opportunities for performers. The Dell consent can help contribute to that outcome.

³⁰ \$731m in total after accounting for flow-on effects.

³¹ \$786m in total after accounting for flow-on effects.

³² The live performance subsector of the music industry in New Zealand includes all types of live music played in New Zealand by local and overseas artists, including concerts, music festivals, live music at music venues, orchestras and music in theatre.

³³ \$251m when flow-on effects are included.

³⁴ Full-time Equivalent (FTEs)

³⁵ \$167m after accounting for flow-on effects.¹⁰

³⁶ \$720m when flow-on effects are included.

4 Other Effects and Considerations

This section discusses potential adverse effects of special events on residents/communities (not limited to economic effects), as well as other potential positive effects of events were identified in the literature review (Section 2). For completeness, this section includes a short overview of those potential local and wider effects and the likely applicability of them to proposed events at The Dell.

4.1 Potential Costs/Challenges of Hosting Additional Events in Queenstown

Crowding-out effects - displacement of regular tourists by those attending the event. This is usually through scarcity of accommodation. Considering the size of Queenstown's accommodation offering (i.e. considerable tourism infrastructure), and maximum capacity of the event being relatively small (3,000 per event), crowding-out effects would be negligible. Data from the FreshInfo Accommodation Data Programme³⁷ shows the occupancy rate in the Wanaka area was at most around 70% over the past year or so. Queenstown's occupancy rate has been trending up, reaching 89% in February of this year. While this might seem quite high, the monthly stay unit capacity³⁸ (all accommodation types) in Queenstown is approximately 211,000 and 84,000 in Wanaka. The maximum capacity attendance (3,000 people) at The Dell represents around 1% of the monthly stay unit capacity in Queenstown and Wanaka. Overall, crowding-out effects are not considered applicable to the proposed consent.

Hiking of prices to target tourists - The prices of goods and services are in some cases increased significantly during festivals and special events. The scale of the proposed events means that this effect is not likely to be observed within Queenstown and the wider district.

Environmental damage – events can impact the environment in several ways, but two key ones are transport and waste. If the event is in a remote area individual car travel would generally account for more than half of transport modes. However, increasingly event organisers have been working on initiatives to reduce the number of cars travelling to and from festivals and events. For example, Rhythm & Alps have partnered with a local transport company to make regular busses available for day visitors and campers. Tuki Festival offers the option of a return bus ticket with ticket purchase. In Auckland³⁹ event tickets commonly include travel on public transport. It is our understanding APL proposes to provide similar services, in the form of shuttle buses from Queenstown, Frankton, Lake Hayes and Arrowtown for events at The Dell.

Organisers around the country have also become increasingly aware of the waste generated by events and festivals, and are subsequently focusing more and more on sustainability initiatives. Takeaway food and

³⁷ [Accommodation Data Programme \(shinyapps.io\)](https://shinyapps.io/accommodation-data-programme/)

³⁸ Daily capacity in terms of short-term accommodation units including those temporarily closed e.g. hotel rooms, motel units, dorm beds, camping sites, etc. multiplied by the number of days in the month.

³⁹ In Auckland the motivation is likely to be more closely related to reducing congestion around the venue, but reducing environmental impact of events is an unintended (positive) consequence.

beverage containers form the largest share of waste ending up in landfill. Six local (NZ) events have recently partnered with Ecoware to change this. These events will require food vendors to use compostable packaging. Ecoware have estimated that this will reduce event waste that ends up in landfills to just 15%, with the bulk being recycled or composted. These events are also offering other sustainability initiatives, including hydration stations to refill reusable bottles, bans on single-use plastic items and volunteers manning waste stations. APL have given this aspect much consideration and we understand have engaged the services of cleaning and waste management specialists who have specific and extensive experience in outdoor music events.

The extent to which the additional concerts proposed by APL will lead to environmental effects will depend on the strategy they adopt to manage waste, transport and clean up. It is clear that such effects can now be managed effectively by event organisers.

Overcrowding during the events (a burden on infrastructure and services) – Considering the relatively small scale and short-duration of the proposed events, this is not expected to be a concern of the proposed consent. QLD has effectively accommodated much larger events in the past..

Anti-social behaviour and, and increased incidence of crime. A key challenge for many event organisers relates to anti-social behaviour associated with alcohol and drug-use. Licensed events are subject to the requirements of the Sale and Supply of Alcohol Act.

Noise effects – Noise is a common constraint of concerts, but can be managed at a high level by considering hours of operation, location and orientation of stages and audio systems. As several researchers have pointed out, people’s perceptions play a big part in defining the negative effects of events. As such, it is important to engage (at a high level) with those that might be affected. Noise effects have been considered specially in the consent application.

Increased traffic and parking problems - this is not unusual and typically short-lived and localised. The Dell offers public transport access nearby and initiatives such as partnering with local transport providers would be anticipated. The proposed site plan identifies four different areas available as car parking, with an estimated capacity of 256. Traffic effects have been considered specially in the consent application. The shuttle buses will further contribute to reducing private traffic issues during events.

Based on the above, the district as a whole is well placed to host additional events thanks to its existing tourism infrastructure (and the existing capacity and capability of the tourism sector). This means that many of the costs/challenges of hosting events may not be applicable or evident in the Queenstown context. For some of the adverse effects/challenges, the scale of the proposed concerts requested by APL means that any adverse effects are likely to be no more than minor (or minimal). For others, potential negative effects could be avoided or mitigated through appropriate event management practices, or are simply unlikely given the planned nature (and scale) of events. Where localised effects are relevant (i.e. noise and traffic), these have been assessed separately for the consent application.

4.2 Other Potential Positive Effects from Hosting Additional Events in Queenstown

This section discusses other positive effects, that could result from hosting additional concerts at The Dell, as alluded to in the event literature (Section 2). These effects are intangible in nature and as such, are hard to (robustly) measure. Overall however, M.E consider that the APL consent application could contribute to/enhance each of the following outcomes:

Destination promotion/indirect marketing. Special events provide opportunities for communities to showcase their regions and achievements to event-related visitors. This form of promotion leads to wider tourism development and increased visitor numbers in future. With the return of international visitors at the proposed concerts it would be expected that they would promote the event/QLD on social media, or by word of mouth or the like. International event visitors could therefore play a valuable part in promoting Queenstown as a tourism destination .

Enhanced reputation and image as an event host. Literature points out that successfully hosting events has a positive impact on the reputation and image of the host city/community. Enhancing Queenstown's reputation as a major events destination, could attract more events (snowball effect). Providing capacity for events is the first step in building on that reputation.

Civic pride. Playing host to a special event, can instil a sense of pride in residents about their town or city. Residents often feel a sense of excitement (and ownership) about an event that is held locally. Especially with international exposure, they feel it 'puts them on the map'. ATEED suggests events bring people together to share an interest or experience, have fun and be social. Hosting additional events at The Dell could add to QLD's event offering, contributing to the 'sense of community' and vibrancy of QLD as a place to live.

Building capabilities/experience – Experience builds capability. There are a wide range of trades, services and expertise involved 'behind the scenes' of live concerts, such as sound/light technicians and engineers, stage managers, event managers, stage crew, etc. The additional concerts will increase opportunities to build capability in the events sector, subsequently increasing the available pool of trained professionals and volunteers by growing their skills. This will enhance Queenstown's (and New Zealand's) reputation as an events destination.

Opportunities for local artists – most concert line-ups include supporting acts by less well-known artists and local artists. Concerts and festivals such as proposed at The Dell therefore provide an invaluable opportunity for these artists to gain exposure and play to much larger crowds than what they would attract themselves. These events also have a valuable role in facilitating connections between international, national and local artists.

5 Conclusion

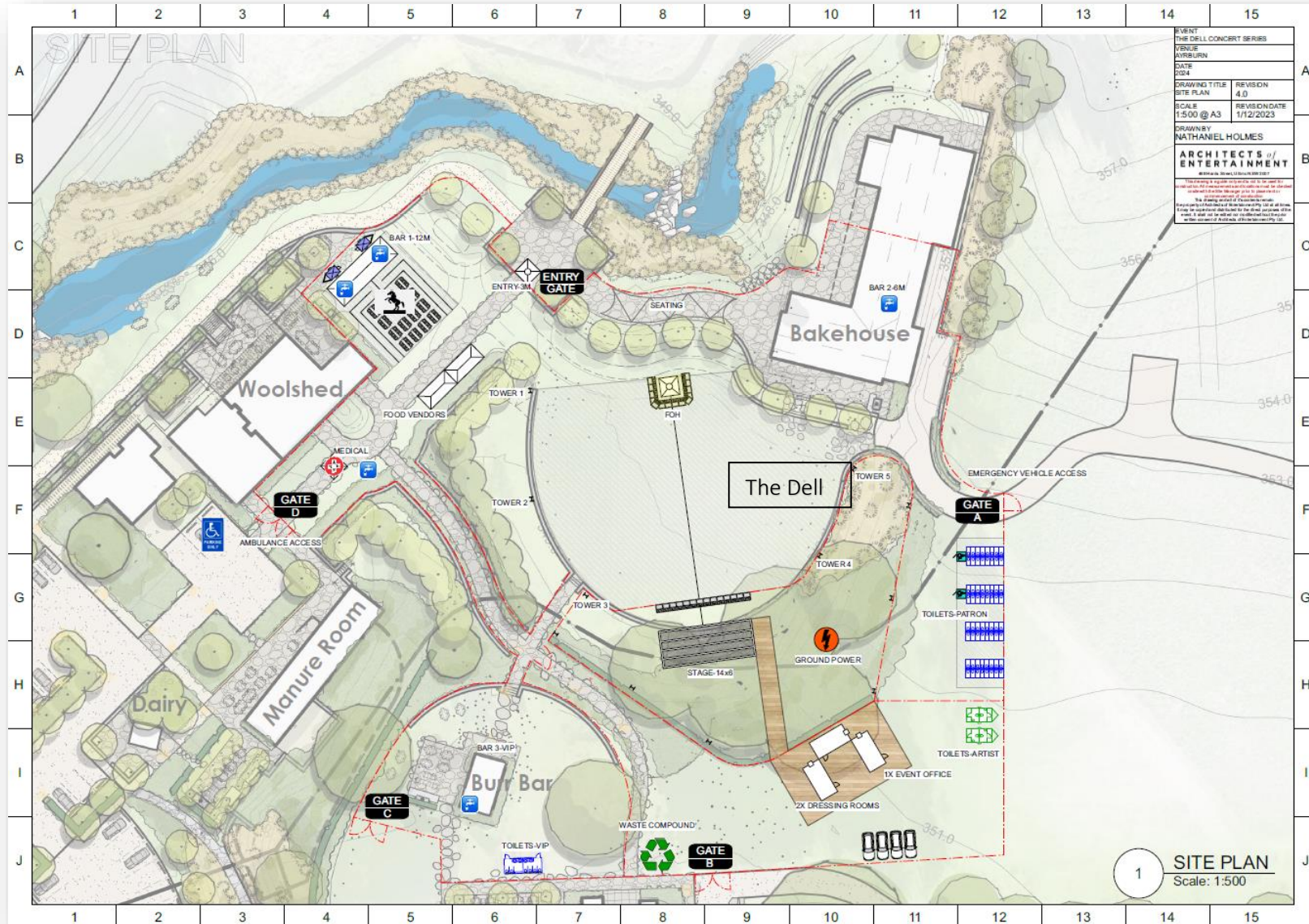
Hosting events is an effective way to increase visitor numbers (direct effect) and further promote an area for future tourism (wider effect). Both outcomes are important for QLD as the district continues to grow, with the local tourism sector recovering from COVID-19. APL's proposal to operate up to seven 3,000 person events at The Dell at Ayrburn Precinct, per annum, could make a valuable contribution to sustaining jobs and businesses in the district.

M.E estimates that one sold out event at The Dell could inject between \$0.4m and \$0.7m of net additional spending in the district by visitors and event organisers. If seven such events could be booked, this direct economic impact would be between \$1.8m and \$3.7m per annum. This spending would be directed at a wide range of industries within the local economy. This lift in spending (final demand) will then benefit upstream suppliers of goods and services as well as local household incomes.

The proposed consent has the added benefit of enhancing QLD's ability (and reputation) to host events, including over a greater range of venue locations and types; providing opportunities for local and national performers; increasing the capability (expertise) of local event companies through greater experience and skills transfer; providing opportunities for volunteering; and increasing the range of activities that locals and visitors can experience in Queenstown.

M.E supports the use of The Dell at Ayrburn Precinct as an events venue from an economic perspective. The consent will provide opportunities to contribute positively to QLD's economic and social wellbeing.

Appendix A - Ayrburn Domain Precinct



Appendix B - References

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APPENDIX 1 - CONSENT CONDITIONS

General Conditions

1. The activity must be undertaken/carried out in general accordance with the application as submitted including:
 - 'Site Plan', prepared by Architects of Entertainment, Revision 5.0, dated 3/04/2024
 - 'Patron Area', prepared by Architects of Entertainment, Revision 5.0, dated 3/4/2024
 - 'Licensed Area', prepared by Architects of Entertainment, Revision 5.0, dated 3/4/2024
 - 'Areas', prepared by Architects of Entertainment, Revision 5.0, dated 3/4/2024
 - 'Emergency Exit', prepared by Architects of Entertainment, Revision 5.0, dated 3/4/2024
 - 'Access Plan', prepared by Architects of Entertainment, Revision 10.0, dated 11/4/2024

with the exception of the amendments required by the following conditions of consent.

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.

Operational

3. The duration of the Temporary Events shall be limited to seven times a year (for no more than 3 consecutive days per event). Pack in may commence up to 2 days prior to the Event commencing, and pack out completed 1 day following the conclusion of the Event.
4. The consent holder shall ensure that the operation, management and layout of the site are carried out in general accordance with the details submitted within the application or approved as part of Condition (X) below.
5. Any damage caused to road or road reserve surfaces or Council facilities / assets shall be repaired to its pre-event state in consultation with Council (or its contractors). All costs associated with the repair shall be borne by the consent holder.
6. The consent shall expire five years from the date of the end of the first Event.

Noise

7. The consent holder shall ensure that amplified sound is restricted to 12pm – 8pm.
8. The consent holder shall keep a record of noise complaints made regarding the Event. This record should include contact details for the complainant, the date and time the complaint was made, the particular cause of nuisance and whether any action was taken.
9. The consent holder shall ensure that noise levels are no higher than 96 dBA at 35m from the source for events proposed to generate that noise in the application as submitted.
10. Noise generated by the Event shall not exceed 70 dB $L_{Aeq (15min)}$ within the boundary of any neighbouring properties.
11. Noise shall be measured and assessed in accordance with NZS6801 and 6802:2008. Section 6.3 of NZS6802 shall not apply as the correction for special audible character has been included in the noise limit.

12. Not less than four weeks prior to each Event, a letter drop and/or email advising of the upcoming Event shall be sent to all residential properties within the 50dB $L_{Aeq(15min)}$ event noise contour. The communication shall include details of the start and finish times of the sound checks and the Event, and overview of the noise monitoring and management regime, and a contact phone number for complaints.
13. Not less than four weeks prior to each Event, a Noise Management Plan (NMP) shall be submitted to Queenstown Lakes District Council Monitoring and Enforcement department for review. The NMP shall provide the following details:
 - (i) The event noise limits at both the mixing desk positions and the boundaries of nearest residential receivers;
 - (ii) The name and contact number of the Event Manager, noise representative, and sound technician(s) responsible for controlling noise from the mix position;
 - (iii) Confirmation that the sound checks will be monitored, to ensure that noise levels can be set at an appropriate level prior to the Event;
 - (iv) Details of the complaints management system, including contact details and reporting protocol;
 - (v) The contact details in the NMP for the Event Manager, noise representative and sound technician(s) shall be updated for each event as required.
14. The consent holder shall engage a suitably qualified and experienced acoustic expert to undertake noise monitoring during the Event. Noise monitoring shall be undertaken at the Site boundary during the event to determine compliance with the limits in Condition (X), and to provide feedback to the event sound technician(s) / mixing deck in real time to ensure that compliance is achieved.
15. The results of all noise monitoring shall be provided to the Council for certification. A report must be prepared by a suitably qualified and experienced expert in acoustics and the report must be provided to the Council within two weeks of the event occurring. The report shall detail the measurement and assessment methods, the results of all $LA_{eq}(15min)$ measurements, including locations, meteorological conditions and all adjustments made for crowd noise or any extraneous noise sources.

Traffic Management

16. The consent holder shall submit a Traffic Management Plan for approval by Queenstown Lakes District Council's Road Corridor Engineer at least six (6) weeks prior to the event. This shall include measures to:
 - (i) Avoid attendees parking on Arrowtown-Lake Hayes road reserve or other nearby roads;
 - (ii) Ensure that the temporary car parking operates safely, efficiently and effectively;
 - (iii) Ensure that the Arrowtown-Lake Hayes Road / Speargrass Flat Road / Hogans Gully Road intersection operates safely, efficiently and effectively for all road users.
17. Not less than one month prior to the event, a Travel Management Plan shall be submitted to Queenstown Lakes District Council Monitoring and Enforcement Department for review. The Travel Management Plan shall address the following:

- (i) Measures to ensure the appropriate level of provision is made for event buses (number of vehicles, timing, routing and costing).
- (ii) Measures to ensure all concert-goers and key stakeholders (such as taxi companies, bus companies (including public bus providers) and ride-share organisations) are informed of the details of the event and the transportation options.
- (iii) Measures to support a pricing mechanism such that car parking spaces are more costly to purchase than a taxi / ride-share fare from Queenstown town centre to the venue.
- (iv) Methods to ensure that feedback from stakeholders is captured.
- (v) Temporary lighting to be installed in parking, manoeuvring and pedestrian walkway areas where necessary for events extending into the evening and past daylight hours.

Sanitation

- 18. The consent holder shall provide toilet numbers at a ratio of 1:60 (one portable toilet – flushing or non-flushing – per 60 attendees and staff) and ensure that the toilet facilities for the event are provided in accordance with the Venue Management Plan (Appendix 4) submitted with the application.
- 19. The consent holder shall be responsible for ensuring that all sanitary facilities are monitored and serviced throughout the Event, and that the location of all toilet facilities is indicated by adequate directional signage around the Event site. Sufficient hand washing facilities or hand sanitiser must also be provided and serviced.
- 20. The consent holder shall ensure a potable water supply is available and complies with the Water Services Act 2021.
- 21. All grey water and black water from temporary event infrastructure and stall holders must be taken from the site and disposed of appropriately.

Waste

- 22. The event shall be undertaken in accordance with the Council's Event Waste and Emission Reduction Guide, including the submission of a Waste and Emission Reduction Plan for approval by the Queenstown Lakes District Council Events Department at least six (6) weeks prior to the event.
- 23. The consent holder shall implement the waste measures as outlined in the Venue Management Plan (Appendix 4) submitted in the application; specifically that:
 - a) Separate wheelie bins will be available on site for recyclable materials and general non-recyclable waste.
 - b) Wheelie bins will be clearly identified, and recycling promoted for the duration of the Event.
 - c) The waste facilities shall be monitored and serviced throughout the Event.
- 24. The consent holder shall ensure that all recycling and waste is removed from the site within 24 hours of the conclusion of each Event, and disposed of / recycled as appropriate.
- 25. The consent holder is responsible for cleaning the area over which the Event takes place, removing all rubbish and materials associated with the activity from the area, and ensuring no damage occurs to any public property and the surrounding area as a result of the exercise of this consent. The site shall be cleared of all rubbish immediately following each Event. All rubbish stored on the site prior to removal is to be stored secure from animals and unauthorised persons.

26. All rubbish stored on the site prior to removal is to be stored secure from animals and unauthorised persons.

Health and Safety

27. The event shall be undertaken in accordance with the Safety & Compliance Plan (Appendix 6).
28. The consent holder shall ensure that all officials, staff and volunteers are briefed prior to the Event and that they clearly know the procedure in the event of an emergency or accident and what their roles are.
29. The consent holder shall ensure that the New Zealand Police, Fire Service, and St John Ambulance have been contacted prior to each Event taking place.
30. The consent holder shall ensure that first aid and firefighting equipment is located in appropriate locations with staff trained in evacuation and the use of fire extinguishers.
31. All fixed exterior lighting shall be directed away from adjacent sites, waterways and roads (except that this does not apply to glare from lighting used for health, safety and navigation).
32. The consent holder shall ensure that all necessary measures are put in place to ensure the safety of attendees at the event. This includes providing convenient access to free drinking water to all attendees.
33. A list of confirmed food vendors and evidence of their registration under the Food Act 2014 must be submitted to Queenstown Lakes District Council's Environmental Health Department at least two (2) weeks prior to the event.
34. Alcohol or any other drinks shall not be served in glass.

Signage

35. The consent holder shall ensure that all signs and banners are removed within 48 hours of the cessation of the Event.

Event Management Plan

36. At least one (1) month prior to each Event the consent holder shall to the Queenstown Lakes District Council Monitoring and Enforcement department for approval an Event Management Plan comprising the following:
 - a) A final Venue Management Plan detailing timing (including set up and pack down) and site layout plans, if these are to change from what is approved by this resource consent (RMXXXXX).
 - b) A Noise Management Plan as required under Condition X.
 - c) A copy of the Traffic Management Plan approved by Queenstown Lakes District Council's Road Corridor Engineer, as required under Condition X.
 - d) A Travel Management Plan as required under Condition X.
 - e) A copy of the Waste and Emission Reduction Plan approved by the Queenstown Lakes District Council's Events Department, as required under Condition X.
 - f) An event run sheet.
 - g) A final list of contact names and telephone numbers for all personnel responsible for the management of the event where appropriate and final staff numbers in total. This list shall include those responsible for overall event management, sound system control and management of parking and security (where applicable).
 - h) Final number and location of toilet facilities.

- i) Any other relevant information.

Advice Notes

- a) *The consent holder is advised that, during the event, an enforcement officer may monitor the event. Any reports may affect future requirements for events at this venue.*
- b) *Under the Resource Management Act 1991, if an enforcement officer deems the noise from the event to be excessive, the applicants are liable to pay for the officers' time. The service of an excessive noise direction may result in seizure of the noise source.*
- c) *An Alcohol License must be obtained for any alcohol sales at the event, and the sale of alcohol must comply with the conditions of the approved Alcohol License.*
- d) *The consent holder is advised that all food vendors are required to be registered as detailed in the Food Act 2014, and that registration must be provided to Council, or evidence that the operator is exempt from the registration requirements. Please contact Council's Environmental Health team in this regard.*
- e) *The consent holder is advised that any potable water providers are required to be registered as required by the Water Services Act 2021.*
- f) *With regards to waste management and minimisation, advice and guidance should be provided to all food and beverage vendors regarding what is recyclable within the District. Guidance can be via: <https://www.qldc.govt.nz/services/rubbish-recycling/how-we-recycle-inthequeenstown-lakes-district>. In addition, the consent holder is advised that some materials (e.g. cups) may need to be separated from other mixed recycling materials.*
- g) *This resource consent decision does not supersede the requirement for any other licences or permits from any organisations or Departments of Council that may be required to undertake the proposed activity.*
- h) *The consent holder is advised to liaise with the Queenstown based New Zealand Fire Service to ensure that fire prevention and fire control measures are provided by the consent holder.*