

Maggie Vickers

From: Rachel Ducker
Sent: Thursday, 23 September 2021 3:21 pm
To: Maggie Vickers
Subject: FW: Silverlight Studios Accommodation

From: Edgar Planning s 9(2)(a)
Sent: Tuesday, 17 August 2021 9:39 am
To: Rachel Ducker s 9(2)(a)
Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; s 9(2)(a)
Subject: Re: Silverlight Studios Accommodation

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi Rachel,

In response to the three matters I can advise as follows:

- **Apartment numbers** – yes approximately 300 apartments are proposed.
- **Time savings** – I would estimate potentially 4 to 6 months faster or possibly more. Our hope is that the accommodation element (if referred) can be considered alongside the current fast track resource consent, ideally by the same consenting panel. At the very least it is likely to be in the process at the same time as the current application. A standard RMA process would need to wait until consent is issued for the studios (given that the accommodation is to be provided within buildings that form part of that consent application) and then potentially have to go through a public or limited notified consent process. The timing in this regard is important in that if the studios and the accommodation element are consented at or around the same time then Silverlight Studios can go to investors with a complete package and avoid uncertainty as to whether the accommodation will or won't be achievable.
- **Funding** – yes the intention is to work with Alvarium and their letter can be used to demonstrate that investors are keen to get involved and work with Silverlight Studios.

I hope this helps but if you need any further clarification please let me know.

Kind regards

Scott

Scott Edgar
Director

Edgar Planning
s 9(2)(a)



From: Rachel Ducker s 9(2)(a)
Date: Monday, 16 August 2021 at 6:04 PM
To: s 9(2)(a)
Cc: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>, s 9(2)(a)
s 9(2)(a)
Subject: Silverlight Studios Accommodation

Hi Scott,

I am preparing a briefing on your application and I wondered if you can get back to me tomorrow morning to clarify these issues:

- **Apartment numbers** (rather than bedrooms). There seem to be different figures in different documents. We will be saying approximately so is it correct to say 300?
- **Time savings.** Can you estimate how much faster this process will be than standard RMA processes? (i.e. time savings without notifications and appeals which may occur under the RMA).
- **Funding.** Whether Avarium Investments are funding the accommodation or is this funded by another party? If so can you please confirm that we can use the same letter you provided previously.

If the Minister decides to progress the project to consult with local authorities, Ministers and other parties we will most likely ask you some more information about job numbers attributable to this specific project (rather than the whole studio project) but we don't need that at this stage.

Thanks

Rachel Ducker
Senior Analyst | Kaitātari Matua
Fast Track Consenting

Ministry for the Environment | Manatū Mō Te Taiao
s 9(2)(a) | mfe.govt.nz

Ministry staff work flexibly by default. For me, this means you may receive an email outside of usual working hours – this works for me. Please respond at a time that is convenient for you.



ALVARIUM

Ministry for Environment
New Zealand

By email

14 October 2020

To whom it may concern,

I am writing to confirm our interest to invest in the development of world class screen infrastructure in New Zealand. Alvarium invests globally and thematically, and screen infrastructure in New Zealand is a thematic we are interested in specifically. We also invest thematically in a number of sectors which are ancillary to screen infrastructure such as hospitality and accommodation.

In New Zealand, via Alvarium Investments (NZ), we bring the financial strength of our global operations and development expertise in partnership with Tailorspace (owned by The Ben Gough Family Office) who brings significant local knowledge and financial capability, having a background in property ownership and development, as well as a track record of activating New Zealand growth stories in a range of sectors.

We are actively engaged in a number of conversations in New Zealand around screen infrastructure and associated investment. We are aware of the proposed Silverlight Studios Project and are following its progress with interest. A greenfield opportunity in screen infrastructure with significant ancillary tourism and hospitality development in the Wanaka region is of high interest to us.

This letter provides brief details about Alvarium to highlight that we have the interest, capability and financial capacity to support the development of New Zealand's screen infrastructure.

About Alvarium

Alvarium Investments is a global independent investment firm and multi-family office with a team of 200+ employees working from 12 office locations and supervising in excess of \$20 billion of assets. Over two years ago, Alvarium Investments (NZ) established operations in Auckland. In New Zealand we are 46% owned by our global business, Alvarium Investments (incorporated in the United Kingdom), and 46% owned by Tailorspace Limited. Tailorspace is the investment company which manages wealth for the Ben Gough Family Office. The remaining 8% of Alvarium Investments (NZ) is owned by Brett Gamble, our Managing Director who is also the CEO of Tailorspace and brings significant governance and corporate finance experience to our business.

ALVARIUM

LEVEL 9, ZURICH HOUSE, 21 QUEEN STREET, AUCKLAND, 1010 NEW ZEALAND
TELEPHONE +64 9 973 5410 INFO@ALVARIUMINVESTMENTS.COM ALVARIUMINVESTMENTS.COM

ALVARIUM IS THE TRADING NAME FOR ALVARIUM INVESTMENTS LIMITED, A COMPANY INCORPORATED IN ENGLAND AND WALES, ITS ASSOCIATED ENTITIES AND SUBSIDIARIES INCLUDING ALVARIUM INVESTMENTS (NZ) LIMITED. ALVARIUM INVESTMENTS (NZ) LIMITED IS REGISTERED IN NEW ZEALAND AND HAS ITS REGISTERED OFFICE AT LEVEL 9, ZURICH HOUSE, 21 QUEEN STREET, AUCKLAND, 1010 NEW ZEALAND.

ALVARIUM

We are committed to building a scale business in this region and have funded developments in excess of \$1 billion in New Zealand to date. While I am permanently based in Auckland, I continue to chair Alvarium's global business.

Our capabilities

All projects we are involved with benefit from our unique combination of global experience and local capability. This includes direct real estate investments globally, including around transport orientated developments, local expertise in residential and community development and always enabled by global and local financing capability.

From a development perspective:

- Alvarium's international experience includes property development and investment holdings across the globe ranging from residential, retail and hotels to student accommodation and offices. Alvarium also established and floated LXI in the UK, which is a long-lease real estate investment trust (Reit), which has a ~£700 million portfolio.
- Alvarium also has an international Media, Consumer and Technology Co-Investment team and makes principal investments on behalf of Alvarium's clients in high-growth corporates within the media, consumer and technology sectors. This includes working directly with key global content providers in the US and United Kingdom.
- Tailorspace can directly leverage the expertise of its ownership in Mike Greer Homes (New Zealand's largest residential builder), Miles Construction (mid-tier commercial construction) and Southbase Construction (large scale commercial construction).

We are very focused on continuing to build our presence in New Zealand and see significant opportunity for Alvarium in the long term development of New Zealand's screen infrastructure. Our expertise, both locally and globally, combined with our financing capabilities make us uniquely able to activate the development of this sector from our own New Zealand business operations.

Yours sincerely



Andrew Williams
Director
Global Co-Chairman

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