

BRF-426

23 August 2021

Mike Theelen
Chief Executive Officer
Queenstown Lakes District Council
s 9(2)(a)

Dear Mike Theelen

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Silverlight Studios
Accommodation project – Comments sought**

In the week commencing Monday 2 August 2021, Silverlight Studios Limited applied to the Minister for the Environment (the Minister) to refer the Silverlight Studios Accommodation project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below, and a link to all application documents is provided in the covering email.

The Silverlight Studios Accommodation project is located at 707 Wanaka - Luggate Highway (State Highway 6), approximately 7km to the east of Wanaka township.

The Project is to develop and operate approximately 300 residential units (apartments) to be used for cast and crew, and for visitor accommodation when not required for studio use, as part of the Silverlight Studios project.

I decided to refer the Silverlight Studios project for a film studio complex on the same site on 14 December 2020. The scope of that project did not include any on-site residential or visitor accommodation as the applicant considered it could be provided in the local area. The Silverlight Studios project is now included as Schedule 10 of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 and the applicant lodged consent applications for the Silverlight Studio project with the Environmental Protection Authority (EPA) on 27 July 2021. The current application seeks to include residential and visitor accommodation in this project.

The applicant is seeking a land use consent under the Operative and Proposed Queenstown Lakes District Plans to be determined for the Project through the fast-track process.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite you to provide written comments on the referral application. A template is attached for this purpose. Comment is sought on the specific matters outlined in the table on the next page,

and on any other matter you consider relevant to the Minister's decision on whether to refer the Project to a panel.

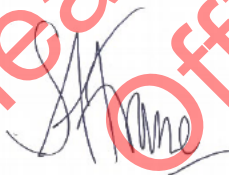
If it is more efficient to discuss this application, please contact me or my team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Specific questions on the application
<ol style="list-style-type: none">1. Are there any reasons that you consider it more appropriate for the Project, or part of the Project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?2. Does the Council have any comments on the proposed residential or visitor accommodation activities on this site?3. What reports and assessments would normally be required by the Council for a project of this nature in this area?4. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?

If the Minister decides to refer the Project to a panel, the Council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the resource consent applications for the project. The applicant will provide a detailed assessment of environmental effects at this stage and the Council will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days to ensure that the Minister will take your comments into consideration when deciding on the referral application. Please note that the Minister is not required to consider comments provided after this time, although he can still choose to do so.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

A. Response template for written comments

cc: Alana Standish, Acting Manager Resource Consents,
Queenstown Lakes District Council, s 9(2)(a)