

FTC#83 Application for amendment to referred project (Schedule 10 – Silverlight Studios) under the under the COVID-19 Recovery (Fast-track Consenting) Act – Stage 2 decisions:

Application 2021 - 58 Silverlight Studios Accommodation

Date Submitted:	16 September 2021	Tracking #: BRF-575
Security Level	In-Confidence	MfE Priority: Urgent

	Action sought:	Response by:
To Hon David Parker, Minister for the Environment	Decisions on recommendations	TBA

Actions for Minister's Office Staff	Return the signed briefing to MfE.
Number of appendices: 6	<p>Appendices:</p> <ol style="list-style-type: none"> 1. Silverlight Studios Accommodation Project application documents and further information received 2. Stage 1 Briefing Note and decisions 3. Statutory framework for making decisions 4. Draft Notice of Decisions letter to Silverlight Studios Limited 5. Section 17 Report 6. Comments received from Ministers, local authorities, Waka Kotahi NZ Transport Agency and Queenstown Airport Corporation

Ministry for the Environment contacts

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Director	Sara Clarke	s 9(2)(a)	

FTC#83: Application for amendment to referred project (Schedule 10 – Silverlight Studios) under the COVID-19 Recovery (Fast-track Consenting) Act – Stage 2 decisions

Key Messages

1. This briefing relates to the application received under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) from Silverlight Studios Limited to amend Schedule 10 Silverlight Studios of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 (Schedule 10) to include referral of the Silverlight Studios Accommodation Project (the amended Project) to an expert consenting panel (a panel). A copy of the application is in Appendix 1.
2. This is the second briefing relating to this application. The first (Stage 1) briefing (BRF-426) with your initial decisions annotated is in Appendix 2.
3. The amended Project is located at 707 Wanaka - Luggate Highway (State Highway 6), approximately 7km to the east of Wanaka township.
4. On 14 December 2020 you decided to refer the Silverlight Studios Project for development of a film studio including ancillary activities, buildings and infrastructure on the Project site. A panel is currently considering a consent application for this project, which does not include any residential or visitor accommodation.
5. The applicant is seeking to amend Schedule 10 to include residential and visitor accommodation as part of the Silverlight Studios Project.
6. The amended Project scope will allow the applicant to apply for resource consents to develop and operate approximately 300 residential units (apartments) for cast and crew, and for visitor accommodation when not required for cast and crew. This includes activities such as the fit out of residential units and any other activities necessary to support accommodation.
7. Residential activities and visitor accommodation require land use consents for discretionary activities in rural zones under both the Operative and Proposed Queenstown Lakes District Plans.
8. We recommend you accept the application to amend Schedule 10 in accordance with section 27 of the FTCA and refer the amended Project to a panel for fast-tracking. We seek your decision on this recommendation and on our recommendations for requirements of the applicant, directions to a panel, and notification of your decisions.

Assessment against Statutory Framework

9. The FTCA allows a referred project to be amended. Minor errors or omissions can be corrected without an application process. However, section 27(4)(a) states that substantive amendments have to follow the same process as a new referral application including consideration of whether they would help to achieve the FTCA's purpose. The amended Project is considered to be a substantive amendment to the referred Silverlight Studios project.
10. The statutory framework for your decision-making is set out in Appendix 3. You must apply this framework when you are deciding whether or not to accept the application to amend Schedule 10 and when deciding on any further requirements or directions associated with Project referral.

11. Before accepting the application, you must consider the application and any further information provided by the applicant (in Appendix 1), the Section 17 Report (in Appendix 5) and comments from Ministers, Queenstown Lakes District Council (QLDC), Otago Regional Council (ORC), Waka Kotahi NZ Transport Agency (Waka Kotahi) and Queenstown Airport Corporation (QAC) (in Appendix 6). Following that, you may accept the application if you are satisfied that it meets the referral criteria in section 18 of the FTCA. We provide our advice on these matters below.
12. We have also considered if there are any reasons for declining the application to amend Schedule 10 including the criteria in section 23(5) of the FTCA and provide our advice on these matters to assist your decision-making.

Further information provided by applicant

13. In response to your request under section 22 of the FTCA the applicant provided further information on estimated job numbers and the potential economic costs on residential and visitor accommodation. We have taken this information into account in our advice and analysis.

Section 17 Report

14. Te Rūnanga o Ngāi Tahu is the sole iwi authority and Treaty settlement entity (under the Ngāi Tahu Claims Settlement Act 1998) relevant to the Project area.
15. No specific cultural or commercial settlement redress would be affected by the Project and there are no co-governance or co-management processes that would affect decision-making under the Resource Management Act 1991 (RMA) for the Project.
16. Several Ngāi Tahu Paptipu Rūnanga have shared interests in the Project area, and consultation with these groups in addition to the iwi authority, through their representative agents Aukaha Limited and Te Ao Marama Incorporated, would be appropriate at the panel stage.

Comments received

17. Comments were received from ^{s 9(2)(f)(i)} Ministers, QLDC, ORC, Waka Kotahi and QAC. The key points of relevance to your decision are summarised in Table A.

18. ^{s 9(2)(f)(ii), s 9(2)(g)(i)}
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19. QLDC considers it appropriate to amend the referral Order to assist in reducing pressure on the district's housing supply, and advises that visitor accommodation is unlikely to result in significant additional issues to the referred Silverlight Studios Project.
20. ORC does not oppose amending the referral Order but considers there is no reason why a consent application could not be assessed through standard RMA consent processes.

21. QAC supports the amendment in principle due to its regional benefits, while raising concerns about uncertainty of the Project's potential effects (particularly reverse sensitivity effects).
22. Waka Kotahi supports the amendment due to economic benefits, employment generation, and increased housing supply.

Section 18 referral criteria

23. You may accept the application to amend Schedule 10 if you are satisfied that the amended Project does not include ineligible activities (section 18(3)) and will help to achieve the purpose of the FTCA (section 18(2)).
24. We confirm that the amended Project does not include ineligible activities, and therefore satisfies the requirements of section 18(3) of the FTCA, as explained in Table A.
25. The matters that you may consider when deciding if a project will help achieve the purpose of the FTCA are in Section 19 of the FTCA. Our assessment of these matters is summarised in Table A. We confirm that the amended Project will help to achieve the purpose of the FTCA, and satisfy the requirements of section 18(2) as it has the potential to:
 - a. have positive effects on social wellbeing by enhancing employment opportunities and reducing pressure on the local housing market by providing on-site residential accommodation
 - b. generate approximately 175 full-time equivalent (FTE) jobs per year over a 3-year design and construction period and 30 FTE ongoing operational jobs once completed
 - c. increase local accommodation supply by developing approximately 300 new on-site residential units for cast and crew (or visitor accommodation when the studio is not in use)
 - d. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard Resource Management Act 1991 (RMA) process provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.
26. We consider that any actual and potential effects arising from the amended Project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be appropriately tested by a panel against Part 2 of the RMA and the purpose of the FTCA.


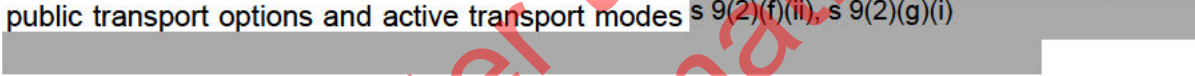
Issues and Risks

27. Even if the amended Project meets the referral criteria in section 18 of the FTCA, section 23(2) of the FTCA permits you to decline to approve the amendment for any other reason.

Section 23 FTCA matters

28. Section 23(5) of the FTCA provides further guidance on reasons to decline an application, and a summary of our analysis of these matters is in Table A. Note that you may accept an application even if one or more of those reasons apply.
29. Key issues relate to the effects of the amended Project on:
 - a. regional housing and visitor accommodation supply and demand and its location outside a planned urban growth boundary
 - b. reverse sensitivity issues of residential and visitor accommodation activities on Wanaka Airport

- c. capacity of three waters infrastructure to service the Project
- d. traffic generation and safety on SH6.

- 30. These issues are discussed in detail in Table A and are summarised in the discussion below.
- 31. QLDC advises that 300 units for residential accommodation for cast and crew and periodic visitor accommodation has the potential to alleviate increased demand on regional housing supply which is in short supply. However, the Project site is located outside the planned urban growth boundary for Wanaka, and QLDC has advised that it is unlikely to support visitor accommodation on the Project site if Silverlight Studios is not constructed.
- 32. QAC advises that residential and visitor accommodation are both activities sensitive to aircraft noise effects. This is a matter for the application merit assessment, and we recommend that you require the applicant to prepare an acoustic assessment which identifies the potential adverse effects of aircraft noise on residential and visitor accommodation and submit this with a consent application.
- 33. s 9(2)(f)(ii), s 9(2)(g)(i)

- 34. QLDC and Waka Kotahi made comments about the amended Project's potential effects on SH6. An integrated transport assessment (ITA) for the amended Project is recommended in response to these comments. We recommend that an ITA considers opportunities to provide public transport options and active transport modes s 9(2)(f)(ii), s 9(2)(g)(i)


Other matters

- 35. We note that following your referral of the Silverlight Studios Project, clause 3 of Schedule 10 described the scope of the project as being the construction and operation of a film studio complex. However, the description of activities in clause 4 does not refer to the 'construction of buildings'. This is a minor omission because the construction of the buildings is clearly within the Project scope as set out in clause 3. We recommend that if you decide to accept the application to amend Schedule 10 to include residential units and visitor accommodation, you also agree to amend clause 4 of Schedule 10 to include the construction of buildings. This will avoid any uncertainty about whether building construction is included in the amended Project scope.
- 36. An expert consenting Panel is currently considering the Silverlight Studios Project. If the amendment to Schedule 10 is approved, it would be efficient for a panel to also include the residential and accommodation component within the scope of their assessment. However, the timing and coordination of this is a matter for the EPA, the Panel Convener and the Applicant.

Conclusions

- 37. We do not consider there are any significant reasons for you to decline to refer the application to amend Schedule 10. We consider that you could accept the application under section 27() of the FTCA and that the amended Project could be referred to a panel.
- 38. If you decide to accept the application to amend Schedule 10, we consider that you should specify a restriction to the amended Project under section 24 (2) (c) of the FTCA. This restriction would limit residential and visitor accommodation to being an ancillary activity

located within buildings constructed as part of the Silverlight Studios Project. This would prevent residential or visitor accommodation from being undertaken as a stand-alone activity which is inconsistent with the Operative and Proposed Queenstown Lakes District Plans and would not have the same positive effects on social wellbeing by enhancing employment opportunities as construction of the film studios would have.

39. If you decide to accept the application to amend Schedule 10, we consider that you should specify under section 24(2)(d) of the FTCA that the applicant must provide additional information to the requirements of clause 9 of Schedule 6 of the FTCA in an application submitted to a panel. This information relates to an ITA including options to encourage reduced transport emissions, an acoustic assessment regarding potential effects of aircraft noise from Wanaka Airport on noise sensitive activities, and a three waters infrastructure capacity assessment on the increased demand on regional and local infrastructure services from residential and visitor accommodation.
40. If you decide to accept the application to amend Schedule 10, we consider that you should specify under section 24(2)(e) of the FTCA that a panel must invite comments on a consent application from:
 - a. the Minister for Trade and Export Growth due to the Project's role in the development of New Zealand's film industry
 - b. Waka Kotahi NZ Transport Agency as they are a key stakeholder due to the Project's access from SH6
 - c. Queenstown Airport Corporation due to the potential for reverse sensitivity effects on the operation and management of Wanaka Airport
 - d. Aukaha Limited and Te Ao Mārama Incorporated, the representatives of the relevant Ngāi Tahu rūnanga, as identified in the Section 17 Report.
41. If you decide to accept the application to amend Schedule 10 we consider that, for clarity you should also amend Clause 4 of the referral order to include the construction of buildings in the list of activities involved in the referred Silverlight Studios Project to better align with clause 3).
42. We also consider that notice of decisions should be copied to Aukaha Limited and Te Ao Mārama Incorporated to facilitate their preparedness for engagement in the panel process.
43. Our recommendations for your decisions follow.

Next Steps

44. You must give notice of your decisions on the application to amend Schedule 10, and the reasons for them, to the applicant and the persons, entities and groups listed in section 25 of the FTCA.
45. We have attached a notice of decisions letter to the applicant based on these requirements and our recommendations (refer Appendix 4). We will assist your office to give copies to all relevant parties.
46. To refer the Project, you must recommend that an amendment to Schedule 10 is made by way of an Order in Council (OiC).
47. Cabinet has agreed that you can issue drafting instructions to the Parliamentary Counsel

Office without the need for a policy decision to be taken by Cabinet in the first instance.¹

Recommendations

1. We recommend that you:

- a. **Note** that section 23(1) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) requires you to decline this application to amend Schedule 10 Silverlight Studios for referral unless you are satisfied that the amended Project meets the referral criteria in section 18 of the FTCA including that it would help to achieve the FTCA's purpose.
 - b. **Note** that when assessing whether the amended Project would achieve the FTCA's purpose, you may consider a number of matters under section 19, including the amended Project's economic benefits and costs, and effects on social or cultural well-being; whether it may result in a public benefit (such as generating employment or increasing housing supply) and also whether it could have significant adverse effects.
 - c. **Note** that if you are satisfied that all or part of the amended Project meets the referral criteria in section 18 of the FTCA you may:
 - i. refer all or part of the amended Project to an expert consenting panel (a panel)
 - ii. refer the initial stages of the amended Project to a panel while deferring decisions about the Project's remaining stages
 - iii. still decline the referral application for any reason under section 23(2) of the FTCA.
 - d. **Note** that if you do refer all or part of the amended Project you may:
 - i. specify restrictions that apply to the amended Project
 - ii. specify the information that must be submitted to a panel
 - iii. specify the persons or groups from whom a panel must invite comments
 - iv. set specific timeframes for a panel to complete their process.
 - e. **Note** that before deciding to accept an application for referral under section 24(1) of the FTCA you must consider:
 - i. the application
 - ii. the report obtained under section 17 of the FTCA
 - iii. any comments received
 - iv. any further information requested and provided within the required timeframe.
 - f. **Agree** that the amended Project meets the referral criteria in section 18 (3) of the FTCA.
- Yes/No
- g. **Agree** that the amended Project will help achieve the purpose of the FTCA (and therefore meets the referral criteria in section 18(2) of the FTCA) as it has the potential to:
 - i. have positive effects on social wellbeing by enhancing employment

¹ Following the first OIC, the Minister for the Environment (and Minister of Conservation for projects in the Coastal Marine Area) can issue drafting instructions directly to the Parliamentary Counsel Office. Cabinet has also agreed that a Regulatory Impact Assessment is not required for an OIC relating to projects to be referred to a panel [ENV-20-MIN-0033 and CAB-20-MIN-0353 refer].

opportunities and reducing pressure on the local housing market by providing on-site residential accommodation

- ii. generate approximately 175 full-time equivalent (FTE) jobs per year over a 3-year design and construction period and 30 FTE ongoing operational jobs once completed
- iii. increase local accommodation supply by developing approximately 300 new on-site residential units for cast and crew (or visitor accommodation when the studio is not in use)
- iv. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard Resource Management Act 1991 process provided that the applicant lodges their applications for resource consent in a timely manner following Project referral.

Yes/No

- h. **Agree** to refer all of the amended Project to a panel.

Yes/No

- i. **Agree** that the following restrictions be applied to the amended Project under section 24(2)(c) of the FTCA:

- i. use of land for residential and visitor accommodation is an ancillary activity to the referred Silverlight Studios Project and is conditional on that Project being developed, is located in buildings constructed as part of that Project and cannot be undertaken as a stand-alone activity.

Yes/No

- j. **Agree** to amend the description of activities in Schedule 10, clause 4, to include the construction of buildings.

Yes/No

- k. **Agree** to specify under section 24(2)(d) of the FTCA the following additional information that the applicant must submit with any resource consent application lodged with the Environmental Protection Authority:

- i. an integrated transport assessment that:
 - 1. is prepared in consultation with Waka Kotahi NZ Transport Agency and includes an assessment of the effects of traffic generation and traffic safety on State Highway 6
 - 2. includes options to encourage low emissions transport by residents and visitor accommodation patrons such as bike storage facilities, electric vehicle charging or shuttle services to and from the Wanaka town centre
- ii. an acoustic assessment, prepared in consultation with the Queenstown Airport Corporation, that covers the effects of proposed residential and visitor accommodation on the operation of Wanaka Airport and any mitigation measures proposed to manage aircraft noise
- iii. a three waters assessment that covers the effects of residential and visitor accommodation on three waters infrastructure including the Corbridge Water Supply Scheme and outlines necessary local and regional upgrades and proposed financial contributions.

Yes/No

- l. **Agree** to specify under section 24(2)(e) of the FTCA that a panel must invite comments from the following additional persons or groups:

- i. Minister for Trade and Export Growth
- ii. Waka Kotahi NZ Transport Agency
- iii. Queenstown Airport Corporation
- iv. Aukaha Limited
- v. Te Ao Mārama Incorporated.

Yes/No

- m. **Agree** to the Ministry for the Environment issuing drafting instructions to the Parliamentary Counsel Office for an Order in Council to refer the amended Project to a panel and to amend Schedule 10 of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Amendment Order 2020 in accordance with your decisions recorded herein.

Yes/No

- n. **Agree** to copy the notice of decisions to Aukaha Limited and Te Ao Mārama Incorporated.

Yes/No

- o. **Sign** the attached (Appendix 4) notice of decisions to Silverlight Studios Limited.

- p. **Note** that to ensure your compliance with section 25(3) of the FTCA, the Ministry for the Environment will publish the decisions, the reasons, and the Section 17 Report on the Ministry for the Environment's website.

Signatures



Stephanie Frame
Manager – Fast Track Consenting

Hon David Parker
Minister for the Environment

Date

Table A: Stage 2 - Project Summary and Section 24 Assessment

[illegible]

² The residential units are proposed to be a mix of 1-3 bedroom units.

Project details	Project description	Does all or part of the Project meet the referral criteria in section 18?		Summary of comments received	Section 23 assessment – potential reasons for declining	Referral conclusions & recommendations
		Project eligibility for referral (section 18(3a - d))	Section 18(2) - Does the Project help achieve the purpose of the FTCA (as per section 19)?			
			<p>Effect on the social and cultural well-being of current and future generations (19(b))</p> <p>The amended Project has the potential for positive effects on the social and cultural wellbeing of current and future generations as it will:</p> <ul style="list-style-type: none"> enhance employment opportunities and reducing pressure on the local housing market by providing on-site residential accommodation provide employment opportunities during the design and construction period and a limited number of ongoing jobs once completed. <p>Is the Project likely to progress faster by using this Act? (19(c))</p> <p>The applicant estimates that the use of the fast-track process will enable the amended Project to progress at least 4-6 months faster than standard RMA processes.</p> <p>We agree with the applicant's position that an amendment to Schedule 10 may enable residential and visitor accommodation to be considered concurrently with the referred Silverlight Studios Project if the amended Project timeframes align. Alternatively, the amended Project may be able to be considered in stages which may result in further time savings.</p> <p>Will the Project result in a public benefit? (19(d))</p> <p>Based on the information provided we consider that the amended Project may result in the following public benefits:</p> <ul style="list-style-type: none"> generation of employment through building fitout and the ongoing operation of residential and visitor accommodation reducing pressure on the local housing market by providing on-site residential accommodation. 	<p>film studios and located within film studio buildings is unlikely to result in significant additional issues. QLDC notes the potential for traffic effects on SH6 and reverse sensitivity effects on Wanaka Airport. QLDC suggests that it may be appropriate to seek comments from Waka Kotahi.</p> <p>QLDC advises that if the referred Silverlight Studios Project is not approved, visitor accommodation alone has the potential to result in adverse effects and is not supported. QLDC considers that stand alone accommodation would be inconsistent with rural zone purpose and strategic objectives and policies of the Operative and Proposed Queenstown Lakes District Plans and is outside the planned urban growth boundary in the newly adopted Queenstown Lakes Spatial Plan which aims to consolidate urban growth in Wanaka.</p> <p>QLDC advises that the following technical assessments would typically be sought for an application under the Resource Management Act 1991 (RMA):</p> <ul style="list-style-type: none"> landscape visual assessment integrated transport assessment acoustic assessment water supply and wastewater – information on any water requirements from the QLDC owned bore / requirements from the Corbridge Water Supply Scheme lighting assessment. <p>The Otago Regional Council (ORC) considers there is no reason why a consent application for the amended Project could not be assessed through standard RMA consent processes. ORC advises that a further consent is required for earthworks under Rule 14.5.2.1 of Proposed Plan Change 8 to the Regional Plan: Water for Otago. ORC notes that there are no notable natural hazards particular to the site recorded in the ORC database although there are district wide seismic risks.</p> <p>Other parties</p> <p>Queenstown Airport Corporation (QAC) advises that it provided in principle support for the referred Silverlight Studios Project in acknowledgement of its regional benefit, while raising concerns about the uncertainty of potential effects. QAC advises</p>	<p>Applicant has poor regulatory compliance (23(5)(f))</p> <p>QLDC and ORC advised that there are no compliance or enforcement matters associated with the applicant.</p> <p>Insufficient time for the Project to be referred and considered before FTCA repealed (23(5)(g))</p> <p>There is sufficient time for the application to be referred and considered before the FTCA is repealed.</p> <p>Other issues & risks:</p> <p>QLDC advises that residential accommodation is in short supply in the district and the inclusion of 300 units for residential accommodation for cast and crew and periodic visitor accommodation has the potential to alleviate increased demand on regional housing supply.</p> <p>The Project site is located outside a planned urban growth boundary within the Queenstown Lakes Spatial Plan. The site location is not necessarily a ground to decline the Project as the Spatial Plan is a non-statutory document and QLDC did not oppose the referred Silverlight Studios Project in this location. QLDC's key concern is that the accommodation may become stand-alone visitor accommodation if the film studio does not proceed. This issue can be addressed by restricting the scope of the referral to make the accommodation ancillary to the referred Silverlight Studios Project.</p> <p>QAC advises that the proposed residential and visitor accommodation are both activities sensitive to aircraft noise effects. QAC noted that the proposed accommodation is not located in the Wanaka Airport Outer Control Boundary in the Operative or Proposed District Plans which seeks to manage activities which are sensitive to aircraft noise. However, QAC still considers residential and visitor accommodation to have the potential to be adversely affected by</p>	<p>include any new buildings or external works and these issues can be addressed through the referred Silverlight Studios Project.</p> <p>In response to ORC's comments that a further consent is required for earthworks, Schedule 10 Silverlight Studios provides for earthworks consents for the referred Silverlight Studios Project and no further action is recommended. Other potential natural hazard risks can be considered as part of the referred Silverlight Studios Project.</p> <p>In response to Waka Kotahi's comments we consider that preparation of an ITA in consultation with Waka Kotahi is appropriate to inform a panel regarding potential effects of the Project on SH6 and opportunities for public transport and use of active travel networks. We recommend that you accept the application to amend Schedule 10 Silverlight Studios under section 24 of the FTCA and refer the amended Project to a panel for the following reasons:</p> <ul style="list-style-type: none"> it will have positive effects on social wellbeing by enhancing employment opportunities and reducing pressure on the local housing market by providing on-site residential accommodation generate approximately 175 FTE jobs per year over a 3-year design and construction period and 30 FTE ongoing operational jobs once completed increase local accommodation supply by developing approximately 300 new on-site residential units for cast and crew (or visitor accommodation when the studio is not in use) progress faster by using the processes provided by the FTCA than would otherwise be the case under standard Resource Management Act 1991 process provided that the applicant lodges their applications for resource consent in a timely manner following Project referral. <p>You may decline referral of the application under section 23(5)(b) of the FTCA if you consider that it would be more appropriate for the amended Project to go through the standard consenting process under the RMA.</p> <p>We recommend that the following restrictions are applied to the amended Project under section 24(2)(c) of the FTCA:</p> <ul style="list-style-type: none"> use of land for residential and visitor accommodation is an ancillary activity to the referred Silverlight Studios Project and is

Project details	Project description	Does all or part of the Project meet the referral criteria in section 18?		Summary of comments received	Section 23 assessment – potential reasons for declining	Referral conclusions & recommendations
		Project eligibility for referral (section 18(3a - d))	Section 18(2) - Does the Project help achieve the purpose of the FTCA (as per section 19)?			
			<p>Potential to have significant adverse environmental effects, including greenhouse gas emissions (19(e))</p> <p>The applicant states that the amended Project has the potential for adverse effects, including on:</p> <ul style="list-style-type: none"> • landscape and visual amenity • urban design • heritage values • cultural values • traffic and access • loss of rural/primary productive land • servicing and infrastructure • construction and earthworks effects • greenhouse gas emissions. <p>The applicant states that the adverse effects arising from the amended Project will not be more than minor and provided details of mitigation measures.</p> <p>We note that you do not require a full Assessment of Environmental Effects and supporting evidence to make a referral decision, and that a panel will consider the significance of effects should the amended Project be referred.</p> <p>Other relevant matters (19(f))</p> <p>No other matters are considered relevant.</p>	<p>that 300 units for residential and visitor accommodation increases their concern about reverse sensitivity effects on Wanaka Airport.</p> <p>QAC notes that although these activities are outside the Wanaka Airport Outer Control Boundary, they may constrain the ongoing operation, management and development of Wanaka Airport unless appropriate measures are used to manage aircraft noise effects.</p> <p>QAC notes that other effects may impact on operations at Wanaka Airport and discussions with the applicant are ongoing. QAC expects the effects of residential and visitor accommodation in proximity to Wanaka Airport to be given full consideration in any future resource consent application.</p> <p>Waka Kotahi consider themselves a key stakeholder in the Project due to the potential for adverse effects on SH6. Waka Kotahi supports the amended Project being referred under the FTCA due to the potential for economic benefits, employment generation and increased housing supply. Waka Kotahi considers that referring both projects together will allow for integrated consideration of all activities.</p> <p>Waka Kotahi notes that the Project site is outside the Wanaka Urban Growth Boundary and inconsistent with the outcomes anticipated in the Queenstown Lakes Spatial Plan for rural land and could create a precedent for other visitor accommodation.</p> <p>Waka Kotahi suggests the applicant consults them to confirm the scope of a transport impact assessment and determine appropriate mitigation measures.</p> <p>All responses received by parties invited to comment are attached at Appendix 6.</p>	<p>aircraft noise. This is not necessarily a ground to decline to refer the amended Project and can be considered as part of a merit assessment. We recommend that you require the applicant to prepare an acoustic assessment which identifies the potential adverse effects of noise and submits this with a consent application.</p> <p>QLDC did not make any specific comments about the capacity of three waters infrastructure to provide for increased demand from residential units or visitor accommodation. This is not necessarily a ground to decline referring the amended Project. We consider that any issues regarding the capacity of the three waters infrastructure, can be considered as part of a merit assessment and a panel can determine whether to require the applicant to contribute financially to any trunk infrastructure upgrades.</p> <p>QLDC and Waka Kotahi made comments about the Project's potential effects on SH6. This issue is not necessarily a ground to decline the amended Project referral. We recommend preparation of an integrated transport assessment (ITA) for the amended Project to consider opportunities to provide public transport options and active transport modes as suggested by both QLDC and Waka Kotahi. We consider the ITA should also include provision to assess measures to reduce greenhouse gas emissions s 9(2)(f)(ii), s 9(2)(g)(i)</p>	<p>conditional on that Project being developed, is located in buildings constructed as part of that Project, and cannot be undertaken as a stand-alone activity.</p> <p>We recommend that you require a panel to invite comments from:</p> <ul style="list-style-type: none"> • the Minister for Trade and Export Growth • Waka Kotahi NZ Transport Agency • Queenstown Airport Corporation • Aukaha Limited • Te Ao Mārama Incorporated. <p>We also recommend that you copy your notice of decisions to Aukaha and Te Ao Mārama Incorporated to facilitate their preparedness for engagement in the panel process.</p> <p>We recommend that you require the applicant to submit the following information with any consent application lodged with the EPA:</p> <ul style="list-style-type: none"> • an integrated transport assessment that: <ul style="list-style-type: none"> - is prepared in consultation with Waka Kotahi and includes an assessment of the effects of traffic generation and traffic safety on SH6 - includes options to encourage low emissions transport by residents and visitor accommodation patrons such as bike storage facilities, electric vehicle charging or shuttle services to and from the Wanaka town centre • an acoustic assessment, prepared in consultation with the Queenstown Airport Corporation, that covers the effects of proposed residential and visitor accommodation on the operation of Wanaka Airport and any mitigation measures proposed to manage aircraft noise • a three waters assessment that covers the effects of the residential and visitor accommodation on three waters infrastructure including the Corbridge Water Supply Scheme and outlines necessary local and regional upgrades and proposed financial contributions.

Schedule of Appendices and Attachments

Appendix 1 – Silverlight Studios Accommodation Project – Application form and additional information received

Appendix 2 – BRF- 426 FTC#77 – Application for referred project under the COVID-Recovery FTCA - Stage 1 decisions on Silverlight Studios Accommodation Project

Appendix 3 – Statutory framework for making decisions

Appendix 4 – Draft Notice of Decisions letter to Silverlight Studios Limited

Appendix 5 – Section 17 Report

Appendix 6 – Comments received from Ministers, local authorities, Waka Kotahi and Queenstown Airport Corporation

Released under the provision of
the Official Information Act 1982