

Hon David Parker BCom, LLB

Attorney-General

Minister for the Environment

Minister for Oceans and Fisheries

Minister of Revenue

Associate Minister of Finance



BRF-575

21 September 2021

Silverlight Studios Limited
c/- Scott Edgar
Director
Edgar Planning
Email: § 9(2)(a)

Dear Scott Edgar

COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decisions (Section 25) – Silverlight Studios Accommodation

Thank you for the Silverlight Studios Limited application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Silverlight Studios Accommodation Project to an expert consenting panel (a panel) for consideration under the FTCA.

The project is to amend Schedule 10 Silverlight Studios of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 (Schedule 10) to include residential accommodation for cast and crew and for visitor accommodation when not required for cast and crew as part of the Silverlight Studios Accommodation Project. The Project site is located at 707 Wanaka - Luggate Highway (State Highway 6) approximately 7km to the east of Wanaka township.

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the Project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the Project will help achieve the FTCA's purpose.

I have decided the Project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. have positive effects on social wellbeing by enhancing employment opportunities and reducing pressure on the local housing market by providing on-site residential accommodation
2. 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
3. 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).

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

In accordance with section 24(2)(c) of the FTCA, I have decided that the following restriction is applied to the referral order:

1. 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.

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the information listed in Appendix A of this letter with any resource consent application for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I draw your attention to clause 14 Schedule 6 of the FTCA which details that the above information must be provided in sufficient detail to correspond to the scale and significance of the proposal's effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the Project lodged with the EPA from the persons or groups listed in Appendix A in addition to those specified in clause 17 Schedule 6 of the FTCA.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the Project. Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the Project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions that may affect the Project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

In addition, I have also decided to provide a copy of this decision to the following parties:

1. Aukaha Limited
2. Te Ao Marama Incorporated.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Relevant Ministers of/for portfolios specified in section 21(6)(a)-(m) FTCA:

Infrastructure; Māori Crown Relations—Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; and Climate Change

Additional relevant Ministers:

Minister for Trade and Export Growth

Local authorities:

Queenstown Lakes District Council
Otago Regional Council

Other parties:
Queenstown Airport Corporation
Waka Kotahi NZ Transport Agency

Relevant iwi authority/ies and Treaty settlement entity/ies:
Te Rūnanga o Ngāi Tahu

Aukaha Limited
Te Ao Mārama Incorporated

Environmental Protection Authority

The Panel Convener

Released under the provision of
the Official Information Act 1982

Appendix A – Requirements specific to application/s lodged by Silverlight Studios Limited for the Silverlight Studios Accommodation project

Information required to be submitted with your application

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application:

- an integrated transport assessment that:
 - 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
 - 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 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.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any consent application for the project from the following additional persons or groups:

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

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