



Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Project name: Silverlight Studios
Application number: PJ-0000718
Date received: 15/10/2020

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

Part I: Applicant

Applicant details

Person or entity making the request: Silverlight Studios Limited

Contact person: Scott Edgar

Job title: Consultant Planner

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

Edgar Planning Ltd

1 Kamahi Street

Wanaka 9305

Address for service (if different from above)

Organisation:

Contact person:

Job title:

Phone:

Email:

Email address for service:

Postal address:

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

707 Wanaka-Luggate Highway, Wanaka, Otago, 9382, New Zealand

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

Part Sections 64-67, Block IV, Lower Wanaka Survey District (held on Record of Title OT14C/457), and Section 1, Block II Lower Wanaka Survey District (held on Record of Title OT17A/336). Copies of the relevant Records of Title and an associated land covenant (Covenant 9829345.2) are attached as **Appendix A** to this application.

Registered legal land owner(s):

Corbridge Estates Limited Partnership

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

Part III: Project details

Description

Project name: Silverlight Studios

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

The project seeks to establish film studios and associated production offices, film school and tourism activities on the application site.

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

Project Description

Silverlight Studios proposes to be New Zealand's first purpose built film studio of scale providing world class sound stages and production facilities, as well as a film school and 'film park' celebrating New Zealand filmmaking achievements now and into the future. Site plans, 3D renders, indicative facade details and a flyover presentation are attached as **Appendices C, D, and E** to this application.

It is widely known that New Zealand has outstanding natural filmmaking locations but it is lacking in architecture locations. To provide for this, an innovative multi-functional approach will be taken whereby every element of the development can be utilised for movie making. Production offices and associated facilities will be constructed to replicate film locations that are in high demand around the world but can be difficult and expensive to shoot in (e.g. New York, Paris, London).

The development will be focused around an artificial lake (based on the reservoir constructed under RM100152) and will include four sound stages and an associated workshop, wardrobe and makeup building located at the eastern end of the lake. The sound stages and workshop buildings will be enclosed within a high wall creating a secure lot in which to work (security and privacy being a key requirement of the film industry). The perimeter wall will include a green screen and will be designed to double as a useable backdrop for filming.

The sound stages will be supported by production offices (accommodating production companies' administrative offices, post production, sound, visual FX, casting etc.) which will be constructed as an Italian Village adjacent to the secure sound stage lot.

At the western end of the lake further production offices, a viewing theatre and other facilities will be constructed to replicate the buildings, canals and bridges of Venice (being a particularly difficult location in which to shoot given the usual tourist numbers).

To the west of Venice the buildings will transition into the streets of Paris providing further production offices and associated buildings and services. To the south west of Venice and Paris blocks of New York City will be recreated and will accommodate a film school which will provide education and training opportunities and allow for the development of local film crew that can service the studios. The training of local crew is an essential component of the project as there is a global shortage of skilled crew (e.g. camera, lighting, set/prop design and construction, make up, grips, costume etc) and having a local crew base will assist with the economics of film production while creating job opportunities, career pathways and supporting the local economy. A portion of Central Park will be recreated to the south of the New York City blocks with ponds, bridges and its iconic ice rink (Central Park New York being the most used film location in the world).

On the southern edge of the artificial lake a Nantucket style seaside village will be constructed to accommodate additional production offices for the directors, producers and support offices. The seaside village will cater to the generic seaside villages that are often used in film and TV productions.

As a whole the project will create a comprehensive film park that accommodates and provides for all aspects of film making in close proximity to some of New Zealand's most iconic and sought after film locations. This plus the innovative architecture approach, will increase New Zealand functionality and appeal as a filmmaking destination worldwide.

The development will be designed and constructed to appear and function as living cities and villages, accommodating uses outlined above (i.e. production offices, education and training facilities) along with ancillary facilities to service the day to day needs of cast, crew and visitors. These ancillary facilities will include cafes, restaurants, tourism and specialist film related vendor outlets.

While the sound stage lot will be closed to the public the wider development is designed to have an inclusive approach, inviting New Zealanders and international tourists into the magic of movie making. Learning from overseas the film park will also operate as a tourism destination with museums and film related attractions celebrating New Zealand's film industry and offering visitors the opportunity to experience working film sets and explore the recreated cities and villages.

The choice of land for this project is due to its close proximity to New Zealand's most iconic and diverse locations, but also because of the site's topography, which lends itself to setting the development into the existing landform and screening it from view. Bulk earthworks will be required to construct the lake and set the proposed development into the site's undulating topography. Significant volumes of surplus cut material will be available and will be used on site to accentuate and replicate natural undulations in the landform to provide additional screening where required. In addition to the recontouring earthworks extensive landscaping will be undertaken to recreate the proposed locations and mitigate visual and landscape effects.

Built development will generally be limited to the southern half of the site with the balance of the site being maintained as open paddocks. The open paddocks will continue to be farmed/managed to maintain the existing landscape character and will be available for temporary outdoor filming as and when required, serving as clear back lots to the lease holding studios. It is intended that the proposed development will include consent for the construction of temporary structures and sets for approximately 1 to 3 months on average with a maximum duration of 12 months on the back lots.

The proposed building heights for each element of the project are as follows:

- Sound stages and workshop - 16m
- Sound stage wall - 14m
- Italian Village, Seaside Village, Venice, Paris and New York - up to 14m

Access will be provided by way of the existing vehicle crossing onto State Highway 6 (being the western access located 240m to the west of the Ballantyne Road / State Highway 6 intersection). Crew and visitor parking will be provided on site and carefully designed and located to minimise visibility from outside of the site.

The development will be serviced by connections to Council services (water and wastewater) and/or on site solutions with electricity and telecommunications reticulation available in State Highway 6.

In order to accommodate the proposed development and provide the necessary privacy and security parts of the unformed legal roads that pass through the site will be stopped and realigned with public access easements and footpaths/cycleways created (generally in accordance with the realignment approved under RM120572).

A brief overview of the project team provided in the Silverlight Presentation is attached as **Appendix F** to this application. The team has significant experience working in Miramar, Wellington from the early days of Peter Jackson's Stone Street studios and have witnessed the way a community grows with the film industry infrastructure. Wanaka has been chosen over other communities in the district due to the area being well suited to the industry and having the room to grow with the film infrastructure as it develops. The local jobs generated from the construction of the studios and the film production and the ongoing running of the film park will be highly significant.

The jobs that the project will create and/or support include (but are not limited to) the follows:

Consenting and Construction Phase (Immediate/Short Term)

- Professionals involved in the consenting and implementation of the project (i.e. planners, architects, landscape architects, engineers, surveyors, lawyers and other consultants in the development industry);

- Earthworks, roading and services contractors;
- All aspects of the construction industry (i.e. builders, plumbers, electricians etc);
- Landscapers;

Operational Phase (Short/Medium/Long Term)

- Cast and crew;
- Construction industry workers;
- Landscapers and maintenance staff;
- Hospitality workers;
- Tourism workers;
- Education professionals (as part of the film school);
- Security staff;

Indirect (Short/Medium/Long Term)

- Trade suppliers;
- Wholesale suppliers;
- Hospitality, visitor accommodation and retail sector in Wanaka and the wider district.

It is estimated that the construction of the proposal will provide direct employment for in the region of 300 people while the ongoing operation of the project will create in the order of 1200 jobs. A break down of the estimated job numbers is attached as **Appendix G** to this application.

In addition, should the studios be successfully established, there is scope for future phases and expansion of the development with additional sound stage lots and film tourism attractions to be created to meet demand.

Continued in the complete application document uploaded as part of this application.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

Given the worldwide shortage of studio space, the ever increasing demand for content, the fact that New Zealand is seen internationally as a safe and stable place to operate and that all of New Zealand's significant studio space (Auckland, Kumeu, Stone Street and Avalon Film Studios) is booked or penciled booked out for the next 3 to 7 years it is the applicant's intention to commence construction as soon as is practicably possible.

The staging of the development will be determined by the completion of detailed design and the issuing of engineering acceptance and building consents. It is expected however that bulk earthworks could commence relatively quickly following the issuing of resource consent and while the detailed design of buildings and services is being progressed.

Building construction would commence with the construction of the sound stage lot and adjoining production offices (Italian Village).

Construction would then continue in a general east to west direction (Seaside Village > Venice > Paris > NYC).

The applicant's intention is to have the studios (sound stage lot and adjacent production offices) complete, occupied and utilised with operating film production by quarter one 2022 with the development as a whole being completed by quarter two 2024.

Consents / approvals required

Relevant local authorities: Otago Regional Council, Queenstown-Lakes District Council

Resource consent(s) / designation required:

Land-use consent, Discharge permit

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Part Sections 64-67, Block IV, Lower Wanaka Survey District (held on Record of Title OT14C/457), and Section 1, Block II Lower Wanaka Survey District (held on Record of Title OT17A/336).	Queenstown Lakes District Operative District Plan	Rural General (see map extracts attached as Appendix I to this application)	Outer Control Boundary associated with the Wanaka Airport	NA
Part Sections 64-67, Block IV, Lower Wanaka Survey District (held on Record of Title OT14C/457), and Section 1, Block II Lower Wanaka Survey District (held on Record of Title OT17A/336).	Queenstown Lakes District Proposed District Plan	Rural (see map extracts attached as Appendix I to this application)	Part Outstanding Natural Landscape; Part Rural Character Landscape; Outer Control Boundary associated with the Wanaka Airport; W?hi T?puna Overly 32 - Mata Au	NA

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
QLDC Operative District Plan (ODP)	5.3.3.3 i - Buildings or Building Platforms	The proposed buildings are located outside of any approved building platform.	Discretionary	All proposed buildings are located outside of building platforms.
QLDC ODP	5.3.3.3 iv (a) - Surface of Lakes and Rivers	The proposal will involve the construction of jetties and structures on the artificial lake.	Discretionary	The jetties, structures and commercial boating activities will be constructed / undertaken on the artificial lake.
QLDC ODP	5.3.3.3 iv (b) - Surface of Lakes and Rivers	The proposal may include commercial boating activities on the artificial lake.	Discretionary	The jetties, structures and commercial boating activities will be constructed / undertaken on the artificial lake.

QLDC ODP	5.3.3.4 i - Commercial Activities	The proposal includes commercial activities in the form of offices, cafes and restaurants. In addition it is considered that 'commercial activities' is the most fitting description for film production activities albeit that they are not listed in the definition of commercial activities.	Non-Complying	Commercial activities will be undertaken across the site.
QLDC ODP	5.3.3.3 xi - activities that breach site standards	The proposal breaches Site Standard 5.3.5.1 iii - Scale and Nature of Activities which: ? limits the gross floor area of all buildings to be used for activities other than farming, factory farming, forestry, residential activities, ski area activities within the ski area sub-zone to 100m2 ? requires that all goods, materials or machinery is store inside a building, ? requires that all manufacturing, altering, repairing, dismantling or processing of any goods or articles is to be undertaken within a building.	Restricted Discretionary	The proposed activities will be undertaken across the site and will exceed 100m2. In addition the project may from time to time involve the storage of materials and machinery and the construction of sets and props outside of a building however these activities would generally be limited to, and enclosed by the sound stage lot.
QLDC ODP	5.3.3.3 xi - activities that breach site standards	The proposal breaches Site Standard 5.3.5.1 ix - Commercial Recreation Activities (other than on the surface of lakes and rivers) which requires that commercial recreation activities are undertaken outdoors and in groups of no more than 5 people.	Restricted Discretionary	The tourism elements of the project will constitute commercial recreation activities and will be undertaken on the parts of the site accessible to visitors (i.e. Venice, Paris, NYC and the fishing village).
QLDC ODP	5.3.3.4 vi - activities that breach zone standards	The proposal breaches Zone Standard 5.3.5.2 i - Building Height which limits the maximum height of any building (other than buildings	Non-Complying	All elements of the project (i.e. sound stage lot and the cities and villages) will include buildings that exceed 8m in height.

		associated with viticultural or farming activities) to 8m.		
QLDC ODP	5.3.3.4 vi - activities that breach zone standards	The proposal breaches Zone Standard 5.3.5.2 ii - Setback from Roads which requires that all buildings are set back 20m from any road boundary	Non-Complying	The road boundary setback breaches will occur where the unformed legal roads (running north/south and east west) pass through or in close proximity to the proposed built development. The proposal does not include the construction of buildings in proximity to the State Highway 6 boundary.
QLDC ODP	5.3.3.4 vi - activities that breach zone standards	The proposal breaches Zone Standard 5.3.5.2 iii - Retail Sales which states that no retail sales shall be undertaken from a site accessed via any State Highway	Non-Complying	The retail activities will be undertaken within Venice, Paris, NYC and the fishing and Italian villages.
QLDC ODP	14.2.2.3 i - Car parking for non-identified activities	Film production studios are a non-identified activity in the parking requirement tables.	Discretionary	Parking will be provided in association with the sound stage lot and associated production offices and the publicly accessible parts of the site.
QLDC ODP	18.2.5 - Permitted signage within the Rural General Zone is limited to 2m2 per site.	Signage within the site will exceed 2m2.	Discretionary	Signage will be required across the site including direction and information signage, health and safety signage and advertising signage (including signage displayed as part of the various locations/sets to be created).
QLDC ODP	22.3.2.4 (b) - Bulk Earthworks (being earthworks with a total volume exceeding 50,000m3)	The earthworks required to complete the artificial lake and to set the proposed buildings into the undulating landform will exceed 50,000m3 and therefore constitute bulk earthworks.	Discretionary	Earthworks will be undertaken across the site but in particular around the artificial lake and the proposed built areas.

QLDC Proposed District Plan (PDP)	21.4.11 - The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.	The project will involve the construction of buildings and associated roading, access, lighting, landscaping and earthworks.	Discretionary	As shown on the site plans included as part of this application.
QLDC PDP	21.4.17 - Commercial activities ancillary to and located on the same site as commercial recreational or recreational activities.	The project will include activities (e.g. cafes, restaurants, retail etc.) associated with commercial recreation activities, being the tourism activities proposed on site.	Discretionary	The commercial activities associated with commercial recreation activities will be undertaken on the parts of the site accessible to visitors (e.g. Venice, Paris, NYC and the fishing village).
QLDC PDP	21.4.21 - Retail Sales Retails sales where the access is onto a State Highway, with the exception of the activities provided for by Rule 21.4.14 or Rule 21.4.16	The project will include retail sales that ultimately will be accessed off State Highway 6.	Non-Complying	The retail activities will be undertaken within Venice, Paris, NYC and the fishing and Italian villages.
QLDC PDP	21.4.34 - Any activity not otherwise provided for	Film industry activities are not specifically provided for under any other rule.	Non-Complying	Film industry activities will be undertaken across the application site.
QLDC PDP	21.5.2 - Setback from Roads The setback of any building from a road boundary shall be 20m	Given the presence of the unformed legal roads that pass through the site it is likely that buildings will be constructed within 20m of those road boundaries albeit that it is proposed to stop and realign those roads clear of built development.	Restricted Discretionary Discretion is restricted to: a) Rural amenity and landscape character; b) Open space; c) The adverse effects on the proposed activity from noise, glare and vibration from established roads	The road boundary setback breaches will occur where the unformed legal roads (running north/south and east west) pass through or in close proximity to the proposed built development. The proposal does not include the construction of buildings in proximity to the State Highway 6 boundary.
QLDC PDP	21.5.4 - Setback of buildings from Water bodies The minimum setback of any building from the bed of a wetland, river or lake shall be 20m	The proposal will involve the construction of buildings, bridges and jetties immediately adjacent to and projecting into and over the artificial lake.	Restricted Discretionary Discretion is restricted to: a. Indigenous biodiversity values; b. Visual amenity values; c. Landscape and natural character; d. Open space; Whether	The setback for waterbodies will be breached in the following locations: ? The western end of the sound stage lot; ? The fishing village; ? Venice ? Paris ? NYC

			the waterbody is subject to flooding or natural hazards and any mitigation to manage the adverse effects of the location of the building.	
QLDC PDP	21.5.7 - Lighting and Glare 21.5.7.1 - All fixed exterior lighting must be directed away from adjoining sites and roads; and 21.5.7.2 - No activity on any site will result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects. 21.5.7.3 - There must be no upward light spill.	The film making activities may require/result in lighting and glare at certain times, particularly during night filming.	Non-Complying	As required across the site
QLDC PDP	21.7.2 - Buildings Colours	In order to recreate the proposed locations it will be necessary to breach the range of colours and light reflectance limits set out in the rule.	Restricted Discretionary Discretion is restricted to: a. External appearance; b. Visual prominence from both public places and private locations; c. Landscape character; d. Visual amenity.	All elements of the project (sound stage lot, villages and cities) are likely to include breaches to the colour and reflectivity requirements.
QLDC PDP	21.7.3 - Building Size The ground floor area of any building must not exceed 500m ² .	The proposed buildings will generally exceed 500m ² .	Restricted Discretionary Discretion is restricted to: a. External appearance; b. Visual prominence from both public and private locations; c. Landscape character; d. Visual amenity; e. Privacy, outlook and amenity from adjoining properties.	All elements of the project (sound stage lot, villages and cities) are likely to include buildings that exceed 500m ² of ground floor area.
QLDC PDP	21.7.4 - Building Height The maximum height shall be 8m.	The proposed height limits for the various elements of the project will breach the height	Restricted Discretionary Discretion is restricted to: a. Rural amenity	All elements of the project are likely to include buildings that

		limit as follows: ? Sound Stage Lot : 14m to 16m ? Venice, Paris & NYC : 12m to 14m ? Italian and Fishing Villages : 12m to 14m	and landscape character; b. Privacy, outlook and amenity from adjoining properties; c. Visual prominence from both public places and private locations.	exceed the maximum height limit.
QLDC PDP	21.9.1 - Commercial recreation activities must be undertaken on land, outdoors and must not involve more than 12 persons in any one group.	The tourism elements of the project will include commercial recreation undertaken indoors as well as outdoors (e.g. museum and attractions).	Discretionary	Commercial recreation activities may be undertaken indoors in all parts of the site accessible to visitors (i.e. Venice, Paris, NYC and the fishing village).
QLDC PDP	21.15.7 - Structures and Moorings Subject to Rule 21.15.8 any structure or mooring that passes across or through the surface of any lake or river or is attached to the bank of any lake and river, other than where fences cross lakes and rivers.	The project will include the construction of jetties and bridges in and over the artificial lake.	Discretionary	Jetties and bridges will be constructed at various locations around the lake but in particular as part of Venice and the fishing village.
QLDC PDP	21.15.9 - Motorised and non-motorised Commercial Boating Activities	The commercial recreation activities may include non-motorised boating on the artificial lake.	Discretionary	If undertaken the commercial boating will be undertaken on the artificial lake.
QLDC PDP	25.4.2 - Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2	Earthworks will exceed 1000m ³ being the maximum volume of earthworks permitted in the Rural Zone.	Restricted Discretionary Discretion is restricted to: a. Soil erosion, generation and run-off of sediment. b. Landscape and visual amenity. c. Effects on infrastructure, adjacent sites and public roads. d. Land stability. e. Effects on water bodies, ecosystem services and biodiversity. f. Cultural, heritage and archaeological sites. g. Nuisance effects. h. Natural Hazards. i. Functional aspects and positive effects.	Earthworks will be undertaken across the site as necessary but will be focussed around the artificial lake and the built areas.
QLDC PDP	25.5.11 - Earthworks over a contiguous area of land shall not exceed the following	The areas of contiguous earthworks will exceed the limits set out in Rule 25.5.11.	Restricted Discretionary Discretion is restricted to: a. Soil erosion,	Earthworks will be undertaken across the site as necessary but will be focussed

	area: 25.5.11.1 - 2,500m ² where the slope is 10o or greater. 25.5.11.2 - 10,000m ² where the slope is less than 10o.		generation and run-off of sediment. b. Landscape and visual amenity. c. Effects on infrastructure, adjacent sites and public roads. d. Land stability. e. Effects on water bodies, ecosystem services and biodiversity. f. Cultural, heritage and archaeological sites. g. Nuisance effects. h. Natural Hazards. i. Functional aspects and positive effects.	around the artificial lake and the built areas.
QLDC PDP	25.5.15 - The maximum depth of any cut shall not exceed 2.4 metres.	The height/depth of cut and fill will exceed the limits set out in Rules 25.5.15.	Restricted Discretionary Discretion is restricted to: a. Soil erosion, generation and run-off of sediment. b. Landscape and visual amenity. c. Effects on infrastructure, adjacent sites and public roads. d. Land stability. e. Effects on water bodies, ecosystem services and biodiversity. f. Cultural, heritage and archaeological sites. g. Nuisance effects. h. Natural Hazards. i. Functional aspects and positive effects.	Earthworks will be undertaken across the site as necessary but will be focussed around the artificial lake and the built areas.
QLDC PDP	25.5.16 - The maximum height of any fill shall not exceed 2 metres.	The height/depth of cut and fill will exceed the limits set out in Rule 25.5.16.	Restricted Discretionary Discretion is restricted to: a. Soil erosion, generation and run-off of sediment. b. Landscape and visual amenity. c. Effects on infrastructure, adjacent sites and public roads. d. Land stability. e. Effects on water bodies, ecosystem services and biodiversity. f. Cultural, heritage and archaeological sites. g. Nuisance effects. h. Natural Hazards. i. Functional aspects and positive effects.	Earthworks will be undertaken across the site as necessary but will be focussed around the artificial lake and the built areas.

QLDC PDP	25.5.21 - No more than 300m3 of Cleanfill shall be transported by road to or from an area subject to Earthworks.	While surplus cut material can be reused on site as part of the recontouring and landscaping it is likely that some material (which technically constitutes cleanfill) may need to be imported to site for certified fill etc. in volumes exceeding 300m3.	Restricted Discretionary Discretion is restricted to: a. Soil erosion, generation and run-off of sediment. b. Landscape and visual amenity. c. Effects on infrastructure, adjacent sites and public roads. d. Land stability. e. Effects on water bodies, ecosystem services and biodiversity. f. Cultural, heritage and archaeological sites. g. Nuisance effects. h. Natural Hazards. i. Functional aspects and positive effects.	Earthworks will be undertaken across the site as necessary but will be focussed around the artificial lake and the built areas.
QLDC PDP	29.4.11 - High Traffic Generatign Activities	The proposed activities will exceed the floor area thresholds set out in Table 29.5 of the PDP.	Restricted Discretionary Discretion is restricted to: ? Effects on the transport network.	The resource consent applies to the site generally.
QLDC PDP	29.4.12 - Parking for any activity not listed in Table 29.4 and the activity is not a permitted or controlled activity within the zone in whihc it is located.	Film productions activities are not listed in Table 29.4.	Discretionary	The parking to which the consent relates is located in association with the sound stage lot.
QLDC PDP	31.11.1 - Signs within the Rural Zone	Signage within the site will exceed 2m2.	Discretionary	Signage will be required across the site including direction and information signage, health and safety signage and advertising signage (including signage displayed as part of the various locations/sets to be created).
Otago Regional Council's Regional Plan : Water for Otago	12.A.2.1 - Discharge of human sewage to land.	If onsite wastewater disposal is required (subject to detailed engineering investigations and design) the discharge will exceed the permitted daily volume of 2000l/day as set out in Rule 12.A.1.4	Discretionary	The location of the discharge field(s) will be subject to engineering design but would be appropriately located clear of property boundaries, water bodies and/or bores.

Otago Regional Council's Regional Plan : Water for Otago	13.2.2.1 - Construction of any jetty or bridge on/over the bed of any lake (not otherwise permitted)	The bridges and jetties associated with Venice and the fishing village are likely to exceed the permitted limits.	Restricted Discretionary	Bridges and jetties will be located as necessary around the artificial lake and in particular as part of Venice and the fishing village.
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Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

The application site includes the following resource consents:

- RM100152 approved the construction of an irrigation reservoir in the central depression within the site. That consent has been exercised and the reservoir has been established.
- RM120572 approved the subdivision of the site to create 35 residential lots (including residential building platforms) and a balance farming lot. The consented development also includes the landscaping of the reservoir to create an artificial lake and the construction of communal work and social buildings, four guest accommodation units, a boat shed and jetties adjacent to the lake plus two utility buildings and associated earthworks. RM120572 lapses on 23/07/23.
- RM150918 approved the use of the existing wool shed for up to 65 events (weddings, receptions, corporate events etc.) per calendar year.

Continued in the complete application document uploaded with this application.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

NA

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

Road stopping under s342 and s345 of the Local Government Act

Creation of Rights of Way under s348 of the Local Government Act 1974

A controlled or restricted discretionary activity consent (depending on the outcome of a Detailed Site Assessment) pursuant to Clauses 9 or 10 respectively of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health.

The above approvals have not yet been obtained.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

Silverlight Studios Timeline - Consenting

- Lodge application for referral Mid October 2020
- Referral application approval (30 days) Mid November 2020
- Fast Tracked Resource Consent application preparation (1 month)

- Fast Tracked Resource Consent application lodged Mid December 2020
 - Fast Tracked Resource Consent Approval (70 days + Christmas) approx. 3 months Mid-March 2021
 - Land final settlement: April 2021
- Silverlight Studios Timeline - Construction
- Earthmoving and building beginning: May/June 2021
 - Completion: May 2022

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Initial consultation and a pre-application meeting have been undertaken with the Ministry for the Environment (Rebecca Perrett).

Consultation has also been undertaken with the following ministries and departments:

- New Zealand Trade and Enterprise
- Ministry of Business, Innovation and Employment

A letter of support from NZTE is attached as **Appendix P** to this application.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Consultation has been undertaken with Queenstown Lakes District Council. Specifically the applicant has met with:

- Mayor Jim Boulton, Deputy Mayor Calum MacLeod and CEO Mike Theelen;
- QLDC's General Manager - Planning and Development Tony Avery, Planning Policy Manager Ian Bayliss and Manager - Resource Consents Fiona Blight.

A letter of support from the Mayor and Deputy Mayor is attached as **Appendix Q** to this application.

No consultation has been undertaken with Otago Regional Council to date.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

The following parties may have an interest in and/or be affected to a degree by the proposal:

- Queenstown Airport Corporation
- NZTA
- Upper Clutha Tracks Trust
- All adjoining landowners

A table and map identifying the adjoining landowners is attached as **Appendix R** to this application.

Detail all consultation undertaken with the above persons or parties:

Given the commercially sensitive nature of the project consultation with interested parties has, up to the lodgment of this application, been limited to consultation with the Queenstown Airport Corporation however should the application for referral be approved it is envisaged that consultation will be undertaken more widely.

In addition, at the time of lodging this application, no formal response has been received from the Queenstown Airport Corporation however any correspondence will be forwarded to the MfE upon receipt.

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kāhui Māngai – Directory of Iwi and Māori Organisations.

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Aukaha on behalf of K?i Tahu	Initial informal discussions have been undertaken with K?i Tahu through Aukaha and the referral application will be sent to the iwi authority for comment.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
Aukaha	Initial high level consultation has been undertaken with Aukaha and a letter addressing cultural values and interests at a general level is attached as Appendix S to this application. The letter confirms that there are no identified values or interests specific to the application site. The letter makes it clear however that the absence of identified values or interests does not mean that those values or interests do not exist and the applicant will continue to liaise with Aukaha as the project moves through the process to understand how the project may affect values or interests of significance to iwi.

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

The letter from Aukaha confirms that the application site does not include land returned under a Treaty settlement.

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

NA

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

NA

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

Landscape Effects

The proposed development involves the establishment of substantial buildings in the rural environment. As outlined in the description of the proposal the proposed sound stages and workshop will be up to 16m in height above existing ground level while the sound stage perimeter wall and the various village/city elements will be up to 14m in height (subject to detailed design and landscape assessment that will form part of the resource consent application should the project be referred). In addition the exterior colours, materials, lighting and signage will be designed to reflect the character of the various locations and may include elements that are lighter or more reflective than would generally be expected in the rural environment.

While the site is predominantly classified as Rural Character Landscape (RCL) and is therefore a less sensitive rural landscape than the District's Outstanding Natural Landscapes and Outstanding Natural Features the RCL is still an important and valued landscape in which the Proposed District Plan seeks to maintain landscape character and maintain or enhance visual amenity values. The location of development to the scale of what is proposed within the RCL has the potential to compromise landscape character and visual amenity values.

However the characteristics of the application site include rolling topography, existing shelter planting and a large depression that is centrally located within the site that provides significant scope to accommodate the scale of development proposed while appropriately managing adverse effects on the wider RCL. In addition the existing rolling topography, particularly adjacent to State Highway 6, provides scope for additional screening through earthworks that can be designed and undertaken to blend naturally with the existing topography of the site while avoiding discernable changes to its overall character.

An initial report on potential landscape and visual effects has been prepared by Ben Espie of Vivian+Espie and is attached as **Appendix L** to this application. In his initial report Mr. Espie finds, in principle and subject to more detailed assessment that will form part of the resource consent application the proposed development, that:

- The proposal has been spatially designed such that development and activity is concentrated in the central, topographically hidden parts of the site and that the more exposed and sensitive parts of the site are kept free from built development;
- While the proposal will change part of the subject site considerably it will not significantly compromise the rural character of the wider landscape within which the site is located;
- The application site has greater capacity to absorb the scale of development proposed than most locations within the rural landscapes of the District;
- Adverse effects on views and visual amenity can be well mitigated.

Based on Mr. Espie's initial assessment it is considered that the landscape effects of the proposed development are likely to be able to be appropriately managed and that potential landscape effects are not likely to be a barrier to a successful resource consent process.

Traffic Effects

Given the scale of the proposed development and its location adjacent to State Highway 6 there is potential for the project to result in adverse traffic effects. The potential traffic effects could include:

- Effects associated with the volume of traffic travelling to and from the site;
- Effects relating to the suitability of the access onto the State Highway in terms of its location, formation and available sight distances;
- Effects associated with internal access arrangements and the provision of on-site parking and maneuvering.

In order to consider the extent of potential adverse traffic effects an initial assessment has been undertaken by Mr. Andy Carr of Carriageway Consultants and is attached as **Appendix M** to this application.

Mr. Carr finds that:

- subject to upgrading (which is considered feasible) the existing western access onto State Highway 6 is appropriate;
- the State Highway is able to accommodate the projected increase in traffic volumes that will result from the project;
- the available sight distances from the existing access are excellent;
- the internal layout of access and parking can be designed to comply with District Plan requirements;
- there are no traffic related impediments to the project.

Based on Mr. Carr's initial assessment it is considered that the traffic effects of the proposed development will be appropriately managed such that they will not be a barrier to a successful resource consent process.

Infrastructure Effects

The proposed development will generate reasonably significant servicing demand and therefore has the potential to result in adverse effects on the availability and capacity of services. An initial infrastructure assessment has been undertaken by Mr. Mark Cruden of Meyer Cruden Engineering and is attached as **Appendix N** to this application.

Mr. Cruden finds that:

- A water supply to service the project (potable, fire fighting and lake supply) is viable with several options available to meet requirements;
- Stormwater disposal can be disposed of to ground or attenuated via the artificial lake in conjunction with disposal to ground or overland flow controlled to pre-development rates;
- Wastewater can be appropriately dealt with either by connection to Council's Project Pure wastewater treatment plant or by onsite treatment and disposal.

In addition electricity and telecommunications connections are available to the site and it is expected that the existing connections can be extended/upgraded to service the project.

It is also intended that alternative power sources will be explored (specifically the provision of PV panels on the roofs of the sound stages and workshop buildings) in order to offset as much as possible the energy demands of the film production industry.

It is therefore considered that the proposed development can be appropriately serviced and that servicing should not be an impediment to a successful resource consent process.

Effects on Heritage Items and Cultural Values

There are no known heritage items identified on the application site and, with the exception of a small sliver adjacent to the northern boundary, the site does not form part of a wāhi tūpuna area identified in Stage 3 of the Proposed District Plan. As such it is not anticipated that the proposed development will result in adverse effects on heritage items or cultural values. That being said consultation with the relevant iwi authorities is being undertaken and consultation responses will be included as part of the resource consent application (if not received before the decision on referral is made).

In addition it is expected that conditions of consent, requiring compliance with the Heritage New Zealand accidental discovery protocol, can be included should resource consent be granted that will ensure that appropriate measures are taken should unexpected material or artifacts be uncovered during construction works.

It is therefore considered that the proposal is not likely to result in significant adverse effects on heritage items or cultural values.

Effects associated with earthworks

The proposed development will involve significant earthworks to form the proposed lake and provide level platforms on which to build the sound stage lot and the various village and city elements. These earthworks will largely comprise cut earthworks with surplus material being used around the site to landscape and provide additional screening of built development.

The parts of the site that will be subject to earthworks are relatively well contained and, aside from the proposed artificial lake and ponds, there are no waterbodies within or in the vicinity of the site that are likely to be adversely affected by silt or sedimentation associated with the proposed earthworks. In addition it is considered that dust can be appropriately managed and would not be inconsistent with what could be reasonably expected to occur in the rural environment (i.e. dust associated with the plowing of fields)

It is expected that all significant cut batter slopes and/or retaining structures will be suitably designed (or constructed in accordance with the recommendations of a detailed engineering assessment) and the proposed earthworks will not result in any land instability issues within or outside of the site.

It is considered that the potential adverse effects of the proposed earthworks would be appropriately managed through conditions of consent that would include the implementation of earthworks in accordance with an approved Environmental Management Plan including monitoring and compliance checks to ensure that dust, silt or sediment does not enter any water body or compromise surface or ground water quality.

Nuisance effects

Care will be taken to ensure that significant nuisance effects do not arise. Nuisance effects could occur as a result of noise and light spill generated by the proposed development and the activities it will provide for.

The hours of operation for the studios will generally be 6am to 8pm with the number of staff on site increasing as they are required (e.g. catering, hair, make up and cast arriving at 6am, wardrobe arriving at 6:30am and then the bulk of the crew arriving at 7:30am). The majority of staff will leave the site between 7pm and 8pm however some crew (set builders) may remain on site through the night along with security.

The potential adverse effects associated with noise and light spill will be mitigated through the design and location of the access and parking areas to ensure that adequate separation from residential properties is maintained.

Landscaping (earthworks and planting) will further attenuate sound and avoid light spill such that inappropriate nuisance effects will not occur.

In addition set building will be undertaken within the workshop and sound stage buildings which will be surrounded by a high wall thus ensuring that adverse noise effects do not occur.

From time to time productions may need to shoot outdoors after dark and if this is required during the summer months outdoor activities will occur during night time hours (i.e. 8pm to 8am). It is anticipated that night time filming will not exceed 4 weeks per year and a noise management plan will be included as part of the resource consent application to ensure that potential nuisance effects associated with night time activities will be appropriately avoided or mitigated.

Reverse Sensitivity

The application site is located close to the Wanaka Airport and the outer control boundary associated with the airport projects into the north eastern corner of the site. Activities on the application site could potentially result in reverse sensitivity effects that could compromise the efficient operation of the airport.

The proposed development does not however include any residential component or activity sensitive to aircraft noise close to or within the airport's outer control boundary.

No helipads or informal airports are proposed, and aerial filming will be limited to crane shots (no higher than 20m) or coordinated with the airport as and when required.

The proposed sound stages will include acoustic insulation and the New Zealand film industry is accustomed to operating in close proximity to airports, Stone Street Studios being located close to Wellington International Airport. Further an existing reverse sensitivity / no objection covenant (Covenant 9829345.2 - attached as part of **Appendix A** to this application) in favour of QLDC and relating to airport activities is registered on the Records of Title for the site and will continue to apply.

In addition buildings and activities are appropriately setback from property boundaries such that they are not likely to be adversely affected by activities that are anticipated and provided for in the rural environment.

It is therefore considered that the proposed development will not result in adverse reverse sensitivity effects.

Effects on Regionally Significant Infrastructure

As outlined above the application site is located close to the Wanaka Airport which is Regionally Significant Infrastructure as defined in the Proposed District Plan. The proposed development does not include any activities that would compromise the safety or efficiency of the Wanaka Airport or its operations and consultation with QAC has been undertaken. Any formal consultation response from QAC will be forwarded to the MfE if and when received.

Effects on public access

The proposal will involve the stopping of unformed legal roads that pass through the site and therefore has the potential to result in adverse effects on public access. It is proposed however that public access will be provided through the site by way of public walking and cycling tracks with associated Right of Way easements. This approach is consistent with the approach approved under the 35 lot subdivision (RM120572). It is therefore considered that public

access options will be appropriately maintained, and the proposed development will not result in significant adverse in this regard.

Greenhouse Gas Emissions

The proposed development will result in the conversion of the application site from agricultural land use to film industry and tourism activities. While the balance of the land outside of the built elements will continue to be managed to maintain the existing landscape character it is unlikely to be farmed intensively. As such the project will result in a reduction in greenhouse gas emissions.

The proposal will be powered by electricity and will result in an increase in electricity demand. It is proposed however to reduce the increase in electricity demand by incorporating photovoltaic electricity generation into the building designs wherever practical.

Continued in the complete application document uploaded as part of this application.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

National Policy Statement on Urban Development

Queenstown Lakes District Council is a tier 2 local authority under the NPS on Urban Development and the NPS applies to planning decisions made by the local authority that affect an urban environment. The urban environment in the Upper Clutha includes urban Wanaka and Albert Town and the settlements of Lake H?wea and Luggate.

Under the NPS 'urban environment' is defined as:

"any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- Is, or is intended to be, predominantly urban in character; and*
- Is, or is intended to be, part of a housing and labour market of at least 10,000 people"*

The proposed development would result in parts of the application site being urban in character and the development would form part of the wider labour market. As such the proposal would arguably form part of the urban environment and the NPS on Urban Development (NPS UD) is a relevant consideration.

The provisions of the NPS UD of relevance to the consideration of the proposal are as follows:

Objective 1 : New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

The proposed development will make a valuable contribution to the District's urban environments and will enable people and the community to provide for their social, economic and cultural wellbeing, and health and safety in the short, medium and long term.

Objective 5 : Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The principles of the Treaty of Waitangi can be taken into account through the resource consent process should this application for referral be approved.

Objective 6 : Local authority decisions on urban development that affect urban environments are:

- Integrated with infrastructure planning and funding decisions; and*
- Strategic over the medium term and long term; and*
- Responsive, particularly in relation to proposals that would supply significant development capacity.*

The proposed development presents a significant opportunity to the District and would create development capacity for an industry that is not currently well provided for in the District. The proposal will support the diversification of the District's economy and there is the opportunity, through the Covid Recovery Act, to make responsive planning decisions that realise the contribution that the project will make to the District's development capacity.

Any necessary infrastructure planning and funding decisions and medium to long term strategic decisions making can fall in line once the development is secured.

Objective 8 : New Zealand's urban environments:

- *Support reductions in greenhouse gas emissions; and*
- *Are resilient to the current and future effects of climate change.*

As is outlined later in this application it is considered that there is scope within the proposal to reduce greenhouse gas emissions and that the proposal will be appropriately resilient to the current and future effects of climate change.

Policy 1 : Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- *Have or enable a variety of homes that:*
- *Meet the needs, in terms of type, price, and location, of different households; and*
- *Enable Māori to express their cultural traditions and norms; and*
- *Have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- *Have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- *Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- *Support reductions in greenhouse gas emissions; and*
- *Are resilient to the likely current and future effects of climate change.*

The proposed development will provide for a business sector/industry that is not well represented in the District and will help fill a national and international demand for studio space. The site is well located in terms of its accessibility to urban Wanaka and Albert Town and the settlements of Luggate and Lake Hēwea and while public transport is limited within the District generally there is scope for future public transport options to pass the site and active transport routes to be developed.

The proposal will support the competitive operation of land and development markets and there is scope to reduce greenhouse gas emissions. In addition the proposal will be designed to be resilient to the current and future effects of climate change.

Policy 2 : Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

There is significant demand for studio space within New Zealand and internationally and as such the proposal will attract a lucrative and economically resilient industry to the District and will make a significant contribution of the diversification of the District's economy.

Policy 6 : When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- *The planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- *That the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*

- *May detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
- *Are not, of themselves, an adverse effect*
- *The benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- *Any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity.*
- *The likely current and future effects of climate change.*

The RMA planning documents that give effect to the NPS do not provide for built form consistent with the proposed development however the proposed development will result in significant benefits and will contribute to a well-functioning urban environment and will help meet the requirements of the NPS to realise development capacity. In addition the proposal will be designed to be resilient to the likely current and future effects of climate change.

Policy 8 : Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

- *Unanticipated by RMA planning documents; or*
- *Out-of-sequence with planned land release.*

While the proposal does not involve a plan change it will add significantly to development capacity and contribute to a well-functioning urban environment. The proposal is unanticipated by the relevant RMA planning documents however there is scope for responsive decision making that will secure the significant benefits of the proposal.

Continued in the complete application document uploaded as part of this application.

Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently 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”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

An initial comment on the economic impact of the proposed development on the local, regional and national economy has been prepared by Ms. Natalie Hampson of Market Economics and is attached as **Appendix O** to this application.

In summary Ms. Hampson finds that:

- The economy of the Queenstown Lakes District (QLD) is built on tourism and is particularly vulnerable to the impacts of Covid-19;
- The suspension of international tourism has resulted in significant impacts on the tourism sector with flow on effects to the wider community;

- QLD is faced with the challenge of stimulating investment and development in the District to create jobs and sustain incomes in the short term and to diversify the economy such that it is less reliant on tourism and more resilient generally;
- QLD has a large construction workforce that need to be kept in jobs in order to avoid rising unemployment and the loss of skilled labour households from the district;
- The proposed development will deliver significant economic and social benefits to QLD and New Zealand as a whole;
- The proposal involves a large scale construction project which will be followed by long term job creation in a sustainable and economically resilient industry;
- The proposal is the ideal fit for QLD as it will sustain employment in the short term and create skilled job opportunities and training in the creative sector;
- A fast tracked consent process under the Recovery Act will deliver the economic and social benefits of the project to the community and the wider regional and national economy sooner (in the order of 2 years) than might otherwise occur through alternative consenting pathways;
- The proposal and its approval through the fast tracked consent process enabled under the Recovery Act will accelerate the recovery and diversification of the district's economy.

Based on Ms. Hampson's initial comment, which will be elaborated upon in an Economic Impact Assessment that will be included as part of the resource consent application should referral be approved, and the initial assessments relating to the potential adverse environmental effects of the proposal it is considered that the Silverlight Studios project will make a significant contribution to achieving the purpose of the Act in that it will significantly promote employment to support New Zealand's recovery from the economic and social impacts of Covid-19 in the short, medium and long term. In addition it will support the certainty of ongoing investment across New Zealand and will continue to promote the sustainable management of natural and physical resources.

As previously set out letters of support from NZTE (**Appendix P**) and QLDC (**Appendix Q**) have been provided and illustrate the significant contribution that the project will make to economic recovery. In addition a letter has been provided by Alvarium, a global investment company, that is looking to invest in screen infrastructure in New Zealand and is looking with high interest into the Silverlight project. The letter from Alvarium is attached as **Appendix T** to this application.

Project's effects on the social and cultural wellbeing of current and future generations:

The project will provide for the social and cultural wellbeing of current and future generations through the provision of learning opportunities and career pathways into the film industry and the support of creative industries and the arts.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

It is estimated that the project will progress at least 2 years faster than may otherwise occur through a standard resource consent and/or plan change process.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

The proposed development will generate significant public benefit through the creation of jobs and employment opportunities in the short, medium and long term with scope for further expansion once the studios are successfully established.

Housing supply:

The project will not contribute to housing supply.

Contributing to well-functioning urban environments:

The project will make a valuable contribution to a well-functioning urban environment through the creation of employment opportunities in close proximity to the District's centres of population.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The proposed development will deliver infrastructure that will improve economic and employment outcomes and increase productivity. In addition the project is likely to generate further investment in film making infrastructure and infrastructure more generally.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

There is scope to improve environmental outcomes through managing effects on freshwater quality.

Minimising waste:

The film industry is environmentally conscious and is implementing initiatives to minimise waste through the reuse and recycling of materials, props and costume. Many of the major studios/streamers have made commitments to initiatives to minimise the environmental impact of the film industry and those initiatives will be implemented as part of the proposal.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

As outlined above the film industry is taking steps to minimise its environmental impact.

Promoting the protection of historic heritage:

There are no identified items or features of historic or heritage importance on the application site and the proposed development will not result in adverse effects in this regard.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

The risks of natural hazards and the effects of climate change can be appropriately managed and the project will contribute to the overall strengthening of the environmental, economic and social resilience of the District.

Other public benefit:

The project will make a significant contribution to the transition of the District's economy away from one that is largely focused on tourism while still supporting tourism generally. This is in line with QLDC economic development strategy and the diversification of the District's economy will make for a more resilient economic base.

Whether there is potential for the project to have significant adverse environmental effects:

It is considered that the adverse environmental effects of the project can be appropriately managed and mitigated such that those effects will not be significant or inappropriate.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

Climate Change

Queenstown Lakes District Council's Climate Action Plan 2019 - 2022 has assessed the potential impacts and implications of climate change in the QLD. The identified potential impacts and implications of climate change include (but are not limited to):

- Warming within the district with projected increases of up to 7o C;
- Changes to the distribution and intensity of rainfall will occur with greater likelihood of more extreme rainfall events occurring;
- Reduction in mountain snowpack and resultant water storage will result in variable river flows and lake levels;
- Fewer frost days and more summer days per year;
- Increased temperatures will generate more heat stress and adverse impacts on human health and will result in increased demand for potable water;
- Increased rainfall events will result in increased risk of landslides and flooding.

The proposed development may be most directly affected by the likely increase in rainfall events which, given the topography of the site and the location of the proposed built development around the artificial lake, could potentially result in surface flooding during extreme rainfall events. It is expected however that the detailed design of the lake (including overflow ponds) can ensure that the development is not adversely affected by flooding. The site is not susceptible to flooding from any other source and it is not expected that rainfall events would create any instability or risk of landslides.

Rising temperatures may affect the operation and energy needs of the development, increasing energy needs for cooling through the summer and decreasing energy needs for heating through the winter. It is expected that the detailed design of the buildings will ensure that the buildings are appropriately insulated and that sustainable alternative energy sources (i.e. PV panels) will be incorporated into the design where possible to help offset increasing energy demands.

Natural Hazards

Otago Regional Council’s natural hazard database shows that the application site is of ‘Low to None’ susceptibility to liquefaction. In addition a small area in the north west corner of the site is shown as including an existing landslide feature. Other natural hazards identified on the ORC database are limited to seismic hazards relating to specific fault lines and apply to the District generally.

The preliminary comment prepared by Mark Cruden of Meyer Cruden engineering confirms that the application site and the proposed development are not likely to be adversely affected by natural hazards to any significant degree.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
Otago Regional Council	No compliance or enforcement actions have been taken against the applicant (the applicant having sought no prior resource consents or undertaken no works or activities within the Region or elsewhere in New Zealand).
Queenstown-Lakes District Council	No compliance or enforcement actions have been taken against the applicant (the applicant having sought no prior resource consents or undertaken no works or activities within the District or elsewhere in New Zealand).

Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application may be released if requested under the OIA.

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Important notes:

- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at www.ombudsman.parliament.nz.

Checklist

Where relevant to your application, please provide a copy of the following information.

Yes	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.