



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)

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 consenting guidance](#) to help applicants prepare applications for projects to be referred.

PART I - APPLICANT

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	1 Kamahi Street, Wanaka, 9305

PART II - PROJECT LOCATION

Coastal Marine Area	The application does not relate to the coastal marine area
Site Address / Location	707 Wanaka - Luggate Highway Wanaka Otago 9382 New Zealand
Legal description	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
Applicant's legal interest in site (<i>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</i>).	<p>The applicant has the application site under contract to purchase with a six month due diligence period (expiring 24/02/21) which can be extended by a further 40 days (expiring 05/04/21). It is envisaged that the fast track consenting process provided under the Act will enable the applicant to commit to the purchase of the site after which they will have the ability to implement the project.</p> <p>A letter from Corbridge Estates Limited Partnership confirming their agreement and support of the project is attached as Appendix B to this application.</p>

PART III - PROJECT DETAILS

Project Name:
Silverlight Studios
Project Description <i>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.</i>
<u>Project Description</u> <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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).</p>

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.

The Queenstown Lakes District's economy is heavily reliant on tourism. Due to the economic impact of Covid-19, the diversification of the District's economy is more important than ever and the proposed development will provide much needed economic relief for the region. The fast tracking of the project will deliver those benefits an estimated 2 years earlier than might otherwise occur through standard consenting or plan change processes.

New Zealand's screen industry is in a unique position in light of Covid-19 and its impact on the screen industry world-wide. New Zealand has created a brand world-wide for the international screen industry as a safe place to shoot with reliable leadership. This brand conveys, most importantly, that if another outbreak occurs it will be managed well and not delay film production. This confidence in New Zealand has made it a highly desirable filming location. But due to the lack of sound stages and infrastructure, New Zealand is considered full. Therefore New Zealand is prevented from making the most of this opportunity.

The applicant has provided the following commentary regarding the fast tracking consent process and the opportunities available to New Zealand as a result of the Covid-19 pandemic:

"While many industries are contracting due to the pandemic, demand for content grows. Streamers such as Amazon, Netflix and Apple TV have growing demand in a competitive environment. They are extremely robust companies financially and are willing to spend.

New Zealand finds itself in an incredibly advantageous position. However the window for that advantage may only be short depending on when the world gets back to 'normal'. If we act now and quickly capitalise on the demand, infrastructure can be built that will remain for generations to come and cement NZ's foot-hold in the industry as a significant film production country. This is a once in a generation opportunity and the Covid -19 fast tracking consent is the reason that this opportunity could become a reality.

As you will read from the content provided, the team behind Silverlight is highly experienced with next generation talent that is second to none. We have an extremely tight window of due diligence on the land we have secured. Hence, it is only possible to make this opportunity happen through the Covid-19 fast tracking and that is the reason we have pursued the project.”

Site Description

The application site is located approximately 3.5km east of Wanaka (6.8km east of the Wanaka Town Centre), on the northern side of State Highway 6 (the Wanaka-Luggate Highway) and between the State Highway in the south and the Clutha River / Mata Au to the north. Location and site plans are attached as **Appendix H** to this application.

The land comprises 322 ha of arable farm land that, over a distance of approximately 2.0km, gently rises from south to north before dropping steeply to the margins of the Clutha River. Given the undulating topography visibility into the site from the State Highway is limited with significant portions of the site being screened by topography and shelter planting.

To the east the site is adjoined by five rural living properties (held in individual titles 15960, OT17B/422, OT17B/421, 104106 & 104098), one of which is accessed from the State Highway (15960) with the remaining four being accessed from Stevenson Road. These rural living properties range in size from 6.1ha to 39ha.

The Wanaka Airport is located approximately 500m to the east of the site (with the end of the current runway being approximately 1.6km to the south east) with its Outer Control Boundary extending into the north eastern corner of the site (as can be seen on the Operative and Proposed District Plan Maps attached as **Appendix J** to this application).

Further rural living development lies to the east, south and west with a 161ha farm property adjoining north western boundary of the site.

From the State Highway the visible parts of the site are viewed as a large tract of rural pasture and the undulating topography creates a distinct basin centrally located within the site. The basin includes an existing irrigation reservoir (constructed under RM100152) and is visually enclosed. The proposed development is located within the basin and will be focused around the reservoir which will be transformed into an artificial lake (generally consistent with what has been approved under RM120572).

The site includes an existing farm manager's house and associated domestication in the south eastern corner of the site. The manager's house is accessed via a vehicle crossing near the State Highway 6 / Ballantyne Road intersection.

In addition a wool shed, that is being used to host functions (approved by RM150918) is situated approximately 200m north of the existing farm manager's house. This woolshed is set amongst well landscaped grounds and adjacent to a small pond that covers an area of approximately one acre.

The site's main access point (constructed as part of RM120572) is by way of a vehicle crossing onto State Highway 6 approximately 240m to the northwest of the State Highway / Ballantyne Road intersection. This vehicle crossing is currently formed to high traffic volume standard, as approved by NZTA.

Two unformed legal roads (paper roads) pass through the site with one aligned south / north between the State Highway and the top of the Clutha River escarpment while the other is aligned west / east from the State Highway towards Stevenson's Road to the east. A foul sewer line runs along the State Highway frontage of the site to the Project Pure wastewater treatment facility (serving Wanaka and Albert Town) located adjacent to the Wanaka Airport. In addition a water main follows the west / east paper road alignment providing a domestic water supply from the Corbridge Downs Bore (located adjacent to the State Highway at the western end of the east / west paper road alignment) to the rural living properties off Stevenson Road to the east.

As part of resource consent RM120572 (which is yet to be implemented in full but approved the subdivision of the site to create 35 rural living lots plus a balance farm lot) these paper roads are to be re-aligned and/or closed where necessary. The formal road stopping and creation of alternative Rights of Way would be undertaken under the Local Government Act.

Staging of the Project *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

Queenstown Lakes District Council

The proposal will require land use resource consents from Queenstown Lakes District Council for the following:

- Bulk earthworks;
- The construction of buildings and structures;
- Associated breaches of bulk, location and colour standards;
- Commercial and commercial recreation activities;
- Signage;
- Activities on the surface of the artificial lake.

For further details please refer to the table of consents required attached as **Appendix I** to this application.

Otago Regional Council

The proposal will require resource consent from Otago Regional Council for the construction of bridges and jetties on or over a (artificial) lake. In addition resource consent may, subject to detailed engineering design, be required for the discharge of wastewater to land in volumes exceeding the

permitted threshold. For further details please refer to the table to consents required attached as **Appendix I** to this application.

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:*

Queenstown Lakes District Council Operative District Plan

Rural General Zone (Planning Maps 18 and 18a)

Outer Control Boundary Overlay associated with the Wanaka Airport (Planning Map 18a) (projects into the north eastern corner of the site).

Queenstown Lakes District Council Proposed District Plan (Stage 1 and 2)

Rural Zone

Part Outstanding Natural Landscape (limited to the northern edge of the site)

Part Rural Character Landscape

Outer Control Boundary Overlay associated with the Wanaka Airport (projects into the north eastern corner of the site).

Queenstown Lakes District Council Proposed District Plan (Stage 3)

Wāhi Tūpuna Overlay 32 - Mata Au (identified wāhi tūpuna area projects approximately 6m into the application site at the north western corner of the site)

Extracts from the Operative and Proposed District Plan maps are attached as **Appendix J** to this application.

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.

Please refer to the resource consent table attached as **Appendix I** to this application.

Previous resource consent or notice of requirement applications

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the Act 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.

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

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.

In addition the current landowner (Corbridge Estates Limited Partnership) sought a Rural Visitor Zoning by submission on Stage 3 of the Proposed District Plan. The Rural Visitor Zone has been sought to enable a golf resort and visitor accommodation.

Stage 3 of the Proposed District Plan as notified introduced a number of new chapters to the PDP, one of which was the Rural Visitor Zone (RVZ) chapter. The notified RVZ chapter applied to 4 remote sites across the district (Walter Peak, Cecil Peak, Arcadia and Blanket Bay), all of which are located in the District's Outstanding Natural Landscapes and were part of the Operative District Plan's RVZ.

Corbridge Estates Limited Partnership submitted that the RVZ could be applied more broadly including at less remote locations and within the Rural Character Landscape also and sought a RV Zoning on the application site.

In order to enable their envisaged golf resort and visitor accommodation development Corbridge Estates Limited Partnership progressed a structure plan which focused built development around the artificial lake and included provision for hotels, apartments and villa style visitor accommodation, associated commercial activities (cafes, restaurants etc.) and 35 residential dwellings plus a substantial workers village.

The rule framework that the submission sought to insert into the RVZ chapter to enable the development of the golf resort and visitor accommodation included height limits for buildings around the artificial lake of 12m to 16m. A copy of the proposed Corbridge Rural Visitor Zone Structure Plan is attached as **Appendix K** to this application.

The submission seeking the application of the RVZ to the site drew only one further submission opposing the rezoning. The opposing further submission was made by the Queenstown Airport Corporation on the basis that the establishment of visitor accommodation and residential activities in close proximity to the airport could result in reverse sensitivity effects and compromise ongoing airport operations.

In terms of Council's position (i.e. the reporting planner and landscape architect etc.) on the proposed rezoning they have not been opposed to the concept of a golf resort and visitor accommodation on the application site per se however have they have not been supportive of the application of the RVZ to the site on the basis that the RVZ as notified was intended to enable smaller scale rural visitor development in more remote locations and that the application of the zone to locations outside of the ONL would add complexity to the chapter and require changes to how the chapter provisions relating to the management of landscape effects. Council have indicated that a bespoke resort zoning would be a more appropriate means of enabling the extent of development sought under the proposed RVZ.

Decisions on Stage 3 of the Proposed District Plan are pending and are not expected to be released until January 2021 at the earliest.

Notwithstanding the above there are no resource consents or notices of requirements already lodged relating to the project (or any similar project).

Consents / designations by other parties

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

None.

Other legal authorisations

Provide details of other legal authorisations (other than contractual) required to begin the project (e.g. 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

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

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

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 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

Iwi authorities

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

Initial informal discussions have been undertaken with Kāi Tahu through Aukaha and the referral application will be sent to the iwi authority for comment.

Treaty settlement entities

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

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 titles areas

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.

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

No Customary Marine Title areas apply to the location of the project.

Protected customary rights areas

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.

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

No Protected Customary Rights areas apply to the location of the project.

PART VII - ADVERSE EFFECTS

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.

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

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 tupuna 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.

The application site is well located in relation to the population centres of Wanaka, Albert Town and Luggate, is accessible off State Highway 6 and is in close proximity to the Wanaka Airport (being a potential node of increased employment and activity). The proposed development will result in an increase in vehicle movements along the State Highway however travel distances for the majority of staff are likely to be relatively short. In addition it is considered that the location of the proposal adjacent to the main transport corridor linking Wanaka, Albert Town, Luggate and on to the wider Otago region may support the establishment of public transport routes that are otherwise very limited.

The proposed buildings will be constructed to a high standard and will be energy efficient.

The film industry in general is environmentally conscious and seeks to reduce greenhouse gas emissions wherever possible. As outlined above photovoltaic electricity generation will be incorporated into the development wherever possible. Internal access and transport around the site will be provided by electric vehicles (golf carts and scooters) and initiatives will be put in place to minimise waste. Materials, props and costumes will be recycled and reused wherever possible.

The project will be operated in accordance with industry best practice, drawing on the MfE's 'Greening the Screen' toolkit and the Green Production Guide. In addition the film industry is in a relatively unique position in terms of its ability to influence behavior worldwide, promote sustainability and fight climate change.

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 Hāwea 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:

- (a) Is, or is intended to be, predominantly urban in character; and*
- (b) 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:

- (a) Integrated with infrastructure planning and funding decisions; and*
- (b) Strategic over the medium term and long term; and*
- (c) 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:

- (a) Support reductions in greenhouse gas emissions; and*
- (b) 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:

- (a) Have or enable a variety of homes that:*
 - (i) Meet the needs, in terms of type, price, and location, of different households; and*
 - (ii) Enable Māori to express their cultural traditions and norms; and*
- (b) Have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*

- (c) 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*
- (d) Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) Support reductions in greenhouse gas emissions; and*
- (f) 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 Hāwea 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:

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

- (ii) Are not, of themselves, an adverse effect*
- (c) The benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- (d) Any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity.*
- (e) 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:

- (a) Unanticipated by RMA planning documents; or*
- (b) 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.

Policy 9 : Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

- (a) Involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and. As far as practicable, in accordance with tikanga Māori; and*
- (b) When preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and*
- (c) Provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*

(d) Operate in a way that is consistent with iwi participation legislation.

The Covid Recovery Act gives iwi the opportunity to be involved in decision making on the resource consent should this application for referral be approved.

Overall it is considered that the proposed development is generally consistent with, and will assist Council in giving effect to, the NPS on Urban Development.

National Policy Statement for Freshwater Management

The NPS for Freshwater Management provides direction on how local authorities manage freshwater and requires, among other things, that freshwater is managed in such a way that Te Mana o te Wai is given effect to through the involvement of tangata whenua, that degraded waterbodies are improved and that threatened species and mahinga kai are recognised as important values.

The proposed development involves the construction of a previously approved artificial lake that is based on an existing irrigation reservoir. The proposal will not affect any natural inland wetland, river, outstanding water body or habitat of indigenous freshwater species or trout and salmon.

In addition engagement with tangata whenua will be undertaken through the referral application process and any subsequent fast tracked resource consent process. As such it is considered that the proposal will be in general accordance with the NPS for Freshwater Management.

National Policy Statement for Renewable Electricity Generation

The objective of the NPS for Renewable Electricity Generation is to recognise the national significance of renewable electricity generation activities by providing for the development, operation, maintenance and upgrading of such activities in order that the proportion of New Zealand's renewable electricity generation increases to meet or exceed the national target.

Renewable electricity generation activities (as defined in the NPS) include small scale renewable electricity generation for the purpose of using the generated electricity on a particular site.

The proposal includes the incorporation of solar electricity generation into building design where practical and will contribute to New Zealand's net renewable electricity generation capacity and in doing so will help reduce greenhouse gas emissions.

In addition the proposal will not result in any reverse sensitivity effects on existing renewable electricity generation activities.

The proposal is therefore consistent with the objective and policies (in particular Policies A and D) of the NPS for Renewable Electricity Generation.

National Policy Statement on Electricity Transmission

The proposal does not involve electricity transmission and is not located in proximity to any electricity transmission infrastructure. The proposal will not result in any reverse sensitivity effects on the electricity transmission networks and will not compromise the operation, maintenance, upgrading or development of the transmission network. The proposal is therefore consistent with the objective of the NPS on Electricity Transmission and policy 10 which seeks to avoid reverse sensitivity effects.

New Zealand Coastal Policy Statement

The proposed development is not located in a coastal marine area and consequently the coastal policy statement is not relevant to the consideration of the proposal.

National Environmental Standards for Air Quality

The proposed development and the activities it will enable do not involve any discharges to air and therefore the provisions of the NES for Air Quality are not relevant to the consideration of the proposal.

National Environmental Standards for Sources of Drinking Water

The Corbridge Downs Bore, which is located adjacent to State Highway 6 at the western end of the east / west paper road supplies a registered Drinking Water Supply. Any wastewater discharge associated with the proposed development would not however be located upstream or uphill of the bore and as such the provisions of the NES for Sources of Drinking Water do not apply.

National Environmental Standards for Telecommunications Facilities

The proposed development does not include the installation of any telecommunication facilities (being any antenna, cabinet, telecommunication line, or small cell unit) and as such the NES for Telecommunications Facilities is not relevant to the consideration of the proposal.

National Environmental Standards for Electricity Transmission Activities

The proposal does not include any activity that relates to the operation, maintenance, upgrading, relocation, or removal of an existing electricity transmission line and therefore the regulations of the NES for Electricity Transmission Activities do not apply.

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

The application site is currently a working farm and as such activities are likely to have been undertaken on the piece of land that could have potentially resulted in soil contamination. Specifically a sheep dip and offal pit located to the east and north east of the existing woolshed. Given the historic use of the land and the presence of the sheep dip the application site is a piece of land on which activities described in the Hazardous Industries and Activities List have been undertaken.

The proposal involves the change of use of parts of the application site and bulk earthworks and as such the provisions of the NES for Assessing and Managing Contaminants in Soil to Protect Human Health apply.

As part of the detailed resource consent application that will be lodged if this application for referral is approved a detailed site investigation (DSI) will be undertaken and submitted. Based on the outcome of the DSI the necessary resource consent (being a controlled or restricted discretionary activity consent pursuant to Clauses 9 or 10 of the NES respectively) will be applied for.

As such the proposed development will comply with the provisions of the NES for Assessing and Managing Contaminants in Soil to Protect Human Health.

National Environmental Standards for Plantation Forestry

The proposed development does not involve or affect any plantation forestry and consequently the NES for Plantation Forestry is not relevant to the consideration of the proposal.

National Environmental Standards for Freshwater

The proposed development does not involve any farming activity, arable or horticultural land uses, the restoration of any natural wetland or the construction or maintenance of wetland utility structures. As such the provisions of the NES for Freshwater do not apply.

National Environmental Standards for Marine Aquaculture

The proposed development does not involve or affect any marine aquaculture activities and consequently the NES for Marine Aquaculture is not relevant to the consideration of the proposal.

PART IX - PURPOSE OF THE ACT

Your application must be supported by an explanation of 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.

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 7° 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

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:

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).

PART XII - DECLARATION

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.

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 space provided, you are electronically signing this application form and certifying the information given in this application is true and correct.

Signature



Date

15 October 2020

Checklist

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

- Correspondence from the registered legal land owner(s)
- Correspondence from persons or parties you consider are likely to be affected by the project
- Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement
- 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
- 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.

DOCUMENTS

Supporting Documents to be uploaded

Appendix A - Records of Title OT14C/457 and OT17A/336

Appendix B - Landowners' Letter of Agreement

Appendix C - Site Plans

Appendix D - 3D Renders and Indicative Façade Details

Appendix E - Fly over presentation

Appendix F - Silverlight Presentation

Appendix G - Estimated Job Numbers

Appendix H - Location and Site Plans

Appendix I - Resource Consent Table

Appendix J - District Plan Maps

Appendix K - Proposed Corbridge Structure Plan

Appendix L - Landscape Comment

Appendix M - Traffic Comment

Appendix N - Infrastructure Comment

Appendix O - Economic Comment

Appendix P - NZTE Letter of Support

Appendix Q - QLDC Letter of Support

Appendix R - Adjoining Landowners

Appendix S - Aukaha Letter

Appendix T - Investor Letter of Support