

Appendix I - Silverlight Studios - Resource Consents Required

The following tables set out the resource consents required for the Silverlight Studios project under the Queenstown Lakes District Council's Operative and Proposed District Plans and Otago Regional Council's Regional Plan : Water for Otago.

Queenstown Lakes District Council's Operative District Plan (ODP)				
Relevant Plan/Standard	Relevant Rule/Regulation	Reason For Consent	Activity Status	Location of Proposed Activity
ODP Section 5 - Rural Areas	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.
	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.
	5.3.3.3 iv (b) - Surface of Lakes and Rivers	The proposal may include commercial boating activities on the artificial lake.	Discretionary	
	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.
	5.3.3.3 xi - activities that breach site standards	<p>The proposal breaches Site Standard 5.3.5.1 iii - Scale and Nature of Activities which:</p> <ul style="list-style-type: none"> ▪ 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 100m ² . 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.
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).	

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	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 associated with viticultural or farming activities) to 8m.	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.
		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.
		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.
ODP Section 14 - Transport	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.
ODP Section 18 - Signs	18.2.5 - Permitted signage within the Rural General Zone is limited to 2m ² per site.	Signage within the site will exceed 2m ² .	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).
ODP Section 22 - Earthworks	22.3.2.4 (b) - Bulk Earthworks (being earthworks with a total volume exceeding 50,000m ³)	The earthworks required to complete the artificial lake and to set the proposed buildings into the undulating landform will exceed 50,000m ³ 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.

Queenstown Lakes District Council's Proposed District Plan (PDP)				
Relevant Plan/Standard	Relevant Rule/Regulation	Reason For Consent	Activity Status	Location of Proposed Activity
PDP Chapter 21 - Rural	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 indicative site plan attached to the application.

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	21.4.17 ¹ - 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).
	21.4.21 - Retail Sales Retail 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.
	21.4.34 ² - 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.
	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.
	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 waterbody is subject to flooding or natural hazards and any mitigation to manage the adverse effects of the location of the building.	The setback for waterbodies will be breached in the following locations: <ul style="list-style-type: none">▪ The western end of the sound stage lot;▪ The fishing village;▪ Venice▪ Paris▪ NYC
	21.5.7 ³ - Lighting and Glare 21.5.7.1 - All fixed exterior lighting must be directed away	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.

¹ Rule subject to appeal

² Rule subject to appeal

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	<p>from adjoining sites and roads; and</p> <p>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.</p> <p>21.5.7.3 - There must be no upward light spill.</p>			
<p>21.7.2 - Buildings Colours</p>		<p>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.</p>	<p>Restricted Discretionary Discretion is restricted to:</p> <ul style="list-style-type: none"> a. External appearance; b. Visual prominence from both public places and private locations; c. Landscape character; d. Visual amenity. 	<p>All elements of the project (sound stage lot, villages and cities) are likely to include breaches to the colour and reflectivity requirements.</p>
<p>21.7.3 - Building Size⁴ The ground floor area of any building must not exceed 500m².</p>		<p>The proposed buildings will generally exceed 500m².</p>	<p>Restricted Discretionary Discretion is restricted to:</p> <ul style="list-style-type: none"> 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. 	<p>All elements of the project (sound stage lot, villages and cities) are likely to include buildings that exceed 500m² of ground floor area.</p>
<p>21.7.4 - Building Height The maximum height shall be 8m.</p>		<p>The proposed height limits for the various elements of the project will breach the height limit as follows:</p> <ul style="list-style-type: none"> ▪ Sound Stage Lot : 14m to 16m ▪ Venice, Paris & NYC : 12m to 14m 	<p>Restricted Discretionary Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Rural amenity and landscape character; b. Privacy, outlook and amenity from adjoining properties; 	<p>All elements of the project are likely to include buildings that exceed the maximum height limit.</p>

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		<ul style="list-style-type: none"> Italian and Fishing Villages : 12m to 14m 	c. Visual prominence from both public places and private locations.	
	21.9.1 - Commercial recreation activities ⁵ 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).
	21.15.7 - Structures and Moorings ⁶ 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.
	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.
PDP Chapter 25 - Earthworks	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: <ol style="list-style-type: none"> Soil erosion, generation and run-off of sediment. Landscape and visual amenity. Effects on infrastructure, adjacent sites and public roads. Land stability. Effects on water bodies, ecosystem services and biodiversity. Cultural, heritage and archaeological sites. Nuisance effects. Natural Hazards. 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.
	25.5.11 - Earthworks over a contiguous area of land shall not exceed the following area: 25.5.11.1 - 2,500m ² where the slope is 10° or greater. 25.5.11.2 - 10,000m ² where the slope is less than 10°.	The areas of contiguous earthworks will exceed the limits set out in Rule 25.5.11.		
	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 and 25.5.16.		
	25.5.16 - The maximum height of any fill shall not exceed 2 metres.			

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	25.5.21 - No more than 300m ³ 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 300m ³ .		
PDP Chapter 29 - Transport	29.4.11 - High Traffic Generation Activities ⁷	The proposed activities will exceed the floor area thresholds set out in Table 29.5 of the PDP.	Restricted Discretionary Discretion is restricted to: <ul style="list-style-type: none"> ▪ Effects on the transport network. 	The resource consent applies to the site generally.
	29.4.12 ⁸ - Parking for any activity not listed in Table 29.4 and the activity is not a permitted or controlled activity within the zone in which 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.
PDP Chapter 31 - Signs	31.11.1 - Signs within the Rural Zone	Signage within the site will exceed 2m ² .	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				
Relevant Plan/Standard	Relevant Rule/Regulation	Reason For Consent	Activity Status	Location of Proposed Activity
Part 12 Rules: Water Take, Use and Management	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.
Part 13 Rules: Land Use on Lake or River Beds or Regionally Significant Wetlands	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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