

2020-B-07255

Mike Theelen  
Chief Executive  
Queenstown Lakes District Council  
s 9(2)(a)

Dear Mike

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Silverlight Studios –  
Comments sought**

In the week commencing 12 October 2020, the Minister for the Environment received an application to refer the above project to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act). The proposed project is located within the Queenstown Lakes District.

The project is described as follows, and a copy of the application is attached:

**Silverlight Studios**

Construction and operation of a film studio, post-production facilities, a film school, a screening theatre, a New Zealand film exhibition, and supporting facilities in Wanaka, Otago.

Under delegated authority from the Minister for the Environment, I invite you to provide written comments on the proposed project pursuant to section 21(2) of the Act (a template is attached for this purpose). Comment is sought on the specific matters outlined in the table on the next page, and any further information you consider relevant to the Minister for the Environment's decision on whether to refer the project to an expert consenting panel. If it is more efficient to discuss this application, please contact me or my team at [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz) and we will make ourselves available for a discussion with you.

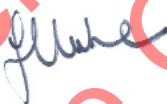
### Information requirements

1. Have you had any discussions with the applicant on the provision of three waters infrastructure to the site?
2. Is it possible for the proposed development to connect to Council's existing reticulated three waters infrastructure? If not, what type of upgrade is likely to be required?
3. Is the proposal likely to have any effect on the operation of the Corbridge Water Supply Scheme or the wastewater treatment plant located near Wanaka Airport.
4. The applicant will need to stop an unformed legal road and provide alternative public access across the site.
  - a. How long do you anticipate this road closure process to take?
  - b. Are there likely to be issues which may prevent or delay the road closure?
  - c. What information regarding public access across the site should the applicant provide with any consent application?
5. The project may provide up to 300 jobs during construction and up to 1,200 during operation. Is there sufficient housing in the area to provide accommodation for workers?
6. What potential environmental effects do you consider the proposal having?
7. If the project progresses to the expert consenting panel, are there any technical reports that the applicant should provide in their consent application?
8. If the project progresses to the expert consenting panel, are there any groups that the expert consenting panel should invite to provide comments on the application? If so, please specify reasons.
9. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?

If the Minister for the Environment decides to refer the project to a panel, you will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the application. Applicants will provide a detailed assessment of environmental effects at this next stage and you will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days so that the Minister for the Environment can take your comments into consideration when deciding on the application.

Yours sincerely



Sara Clarke  
Manager, Fast-Track Consenting Team

Enclosures:

- A. Application to refer the Silverlight Studio project to an expert consenting panel including supporting information
- B. Response template for written comments

cc: Fiona Blight, Consents Manager  
Queenstown Lakes District Council,

s 9(2)(a)