



Ministry for the Environment
By email to: fasttrackconsenting@mfe.govt.nz

Edgar Planning Ltd
1 Kamahi Street
Wanaka 9305

Attn: Sara Clarke

24 November 2020

Dear Sara,

COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Silverlight Studios - Request for Further Information

Thank you for the opportunity to provide further information on the Silverlight Studios project. We can now address the points of further information (as set out in your letter of 13/11/20) as follows:

1. The resource consents that may be required from Otago Regional Council will be determined through the detailed design and assessment of services and the proposed lake. The consents that are required will be resolved prior to lodgement of the resource consent application but for the purposes of the application for referral we ask that the following consents are included (i.e. that Silverlight studios have the ability to include those consents in the resource consent application should they be required):
 - a. Construction/drilling of bores;
 - b. Abstraction of groundwater and/or surface water for domestic, commercial use and to fill the lake;
 - c. Alterations to the reservoir and associated discharges;
 - d. Discharge of wastewater;
 - e. Discharge of stormwater.
2. The adverse effects that would need to be assessed and managed if consents for the activities outlined in 1a. to 1e. above are required are as follows:
 - a. Bore construction - effects on water quality and quantity associated with the proximity of the proposed bore to any known contaminated sites, existing bores on neighbouring sites,

septic tanks and disposal fields and surface waterbodies. In addition effects on heritage and cultural values due to the location of any proposed bore relative to any historic place, archaeological site or area of significance to iwi;

- b. Abstraction of groundwater and/or surface water - effects on the quantity and quality of groundwater and surface water available and subsequent effects on existing bores and/or surface water takes in the vicinity of the proposed take and associated effects on surface waterbodies, natural wetlands or springs in the vicinity of the proposed take, effects on aquatic life, food gathering areas, waste discharges, recreational activities, aesthetic and cultural values. and other water takes (ground or surface). In addition effects on public health (i.e. whether the water to be taken is of sufficient quality to serve its intended purpose) would also need to be assessed.
- c. Alterations to the reservoir and associated discharges - effects on other water users and the availability of water to other users, effects on aquatic life, food gathering areas, natural wetlands, waste discharges (e.g. dairy sheds/effluent) recreational activities and special aesthetic or cultural values. In addition effects on the quality of receiving water and any downstream users, effects of discharges on the drainage capacity, fertility, ground or surface water near the site, effects on waste disposal sites (septic tanks, offal pits, landfills etc) would need to be assessed. With regard to alterations to the reservoir effects resulting from sedimentation, erosion, damage to banks and/or riparian margins or bank instability would need to be assessed and managed.
- d. Discharge of wastewater - effluent quality and associated effects on groundwater, surface water and downstream water takes and the life supporting capacity of any waterbody in the vicinity of the discharge.
- e. Discharge of stormwater - effects on the quality of the receiving water and any downstream users and effects on any aquatic life, wetlands, waste discharges, recreational activities, aesthetic and/or scientific values and area of significance to iwi.

In addition to the potential adverse effects outlined above positive effects associated with the various activities would be taken into consideration.

3. The wāhi tūpuna area covers the Mata Au (Clutha River) and its margins. The wāhi tūpuna area runs parallel to the northern boundary of the site and projects into the site at the north western corner by approximately 6m. The edge of the wāhi tūpuna area is located approximately half way down the escarpment face that falls around 80m to the river and is approximately 1.2km to the north of the proposed artificial lake, being the focus of the development. As such there is significant physical and visual separation between the wāhi tūpuna area and the parts of the site on which the development and associated film activities will be located and undertaken. It is therefore not expected that the proposed development will adversely affect the wāhi tūpuna area to any discernible degree.
4. Effects on public access, native vegetation and waterbodies will be managed as follows:

Public Access

Two unformed legal roads pass through the site and as part of the consented subdivision it was proposed to close those roads and provide alternative public access via cycling and walking tracks linking State Highway 6 in the south to the Clutha River - Mata Au to the north and extending west to east towards the Wanaka Airport. The preferred alignment option identified in the subdivision consent decision can generally be accommodated within the proposed development however some realignment may be required around the western end of the development (i.e. NYC and Central Park) and some consideration will need to be given to how the public and private parts of the site are managed to ensure that the necessary levels of security and privacy are maintained. It is intended that Silverlight Studios will consult with the Upper Clutha Tracks Trust on the provision for public access.

Native Vegetation

The application site largely comprises rolling farm paddocks and shelter belts but does include pockets of native vegetation, particularly on the escarpment face and the lower river terrace at the northern end of the site. An ecological assessment was undertaken as part of the subdivision consent and identified areas of native vegetation were incorporated into the overall landscape management for the site with QEII covenants proposed to protect specific pockets of vegetation.

It is intended that a similar approach will be taken to the proposed development with any areas of significant indigenous vegetation being identified and protected. In addition mitigation planting is likely to include native vegetation and may include active/passive revegetation in certain areas if it is deemed necessary and appropriate.

Waterbodies

The topography of the site is such that the artificial lake will be positioned in a natural depression in the landform and will not flow into any waterbody within or in the vicinity of the site. It is therefore expected that the artificial lake and any associated discharges will not result in significant adverse effects on waterbodies around the site.

In addition it is expected that an Environmental Management Plan will be required/provided for the bulk earthworks detailing how dust, silt and sedimentation will be managed on site. It is considered that potential adverse effects on waterbodies resulting from the bulk earthworks can be appropriately managed through the implementation of a suitably robust Environmental Management Plan.

5. Silverlight Studios have engaged with Aukaha (being representatives for Kāi Tahu on resource management matters). A copy of the referral application has been provided to Kāi Tahu and initial comments have been invited. No formal response has been received to date however any such response will be provided upon receipt.

Given the commercial sensitivity of the project no consultation has been undertaken with the wider community at this stage. It is intended however that engagement with the community will commence if the application for referral is approved.

6. Mike Wallis (CEO of Silverlight Studios) met with Arron Cox on Wednesday 18th November with Jonathan Harding (CFO of Silverlight Studios) and myself attending remotely. At that meeting Mike provided Arron with an overview of Silverlight Studios Ltd, the investors and the potential leasees of the studios. It is understood that the information provided by Mike adequately addressed Point 6 and no further information is required in this regard.

In addition to the above further information, as discussed with Arron Cox at the meeting of 18th November, Silverlight Studios wish to include two further tourism elements as part of the proposal being considered for referral. The additional elements comprise a medieval village located on and adjacent to the lake to the north west of Paris and Venice and a medieval hall located to the north of the medieval village. The medieval hall and village were elements that Silverlight Studios hoped to include as part of the development but were not included in the initial referral application due to uncertainty as to whether they could be delivered as part of the first phase of the development (covered by the referral application). It was hoped that these elements could be added at some point in the future (through a separate resource consent process once the studios were established) however discussions with investors and the parties involved have been favourable and Silverlight Studios now wish to include these elements into the application for referral. Renders of the proposed medieval hall and village are enclosed with this letter.

While the development and the contribution it will make to the economic recovery from Covid 19 is not reliant on the inclusion of the medieval hall and village the additional tourism elements will enhance and extend the positive effects that the proposed development will have in this regard.

We trust that the above adequately addresses the various points of further information requested however if any further information or clarification is required please do not hesitate to contact me.

Yours sincerely,
Edgar Planning Ltd,



Scott Edgar
Director

Enclosures: Medieval hall and village renders

C.C. Arron Cox