



2020-B-07295

17 DEC 2020

Scott Edgar
Director
Edgar Planning
s 9(2)(a)

Dear Scott

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)
– Silverlight Studios**

Thank you for Silverlight Studio Limited's application under section 20 of COVID-19 Recovery (Fast-track Consenting) Act 2020 (the FTCA) seeking that Silverlight Studios be referred to an expert consenting panel for consideration under the FTCA.

This application is for a project that involves the construction and operation of a film studio, post-production facilities and offices, a film school, a screening theatre, a New Zealand film exhibition, and supporting facilities, infrastructure and works in Wanaka, Otago.

The purpose of the FTCA 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.

I can only refer a project to an expert consenting panel for consideration under the FTCA, if the project meets the referral criteria in section 18 of the FTCA which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the Act and I consider the project will help to achieve the FTCA's purpose because it has the potential to:

1. provide up to 300 jobs during construction and up to 1,200 jobs during operation. The applicant is also intending to provide training that will enable people impacted by the economic impacts of COVID-19 to upskill in the film sector (sections 19(a) and 19(d)(i))
2. create economic benefits for Queenstown Lakes District, the Otago region and the film industry, being people and industries affected by COVID-19 (section 19(a))

3. enable the Project to progress faster by using the processes provided by the FTCA than would otherwise be the case (section 19(c)).

Any potential adverse effects arising from the application and mitigation measures can be considered and determined by an expert consenting panel having regard to Part 2 of the Resource Management Act and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer the whole project to an expert consenting panel.

In accordance with section 24(2)(d) of the Act, I have also decided that you must provide the information in the Appendix with any application for Silverlight Studios lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6 of the FTCA:

I consider that this information will inform a panel's assessment of the application's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

In accordance with section 24(2)(e) of the FTCA, I have also decided that the expert consenting panel must invite comments on any consent application for Silverlight Studios lodged with the EPA from the following additional persons or groups:

- Queenstown Airport Corporation
- Waka Kotahi NZ Transport Agency
- Fire and Emergency New Zealand
- Minister for Economic and Regional Development
- Minister of Immigration

This will allow those parties the opportunity to have input into the application and enable a panel to better understand the potential effects of the Project.

These directions do not preclude a panel from inviting other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through an Executive Council for the Project. Once this Order is made you are able to lodge your application with the EPA for a consent decision by an expert consenting panel. Please do not release my decision, or this notice publicly, until the Order in Council for this Project has been approved by Cabinet and notified in the *New Zealand Gazette*.

As required by the FTCA:

1. I am providing a copy of this decision to the persons, entities and groups specified in section 25(1) and (2) of the FTCA; and
2. My decision, the reasons for my decision and the section 17 report will be published on the Ministry for the Environment's website under section 25(3) of the FTCA.

Please contact officials at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Ministers of/for:

Infrastructure; Māori Crown Relations—Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Trade and Export Growth; Defence; Transport; Conservation; and Climate Change

APPENDIX - INFORMATION REQUIREMENTS (SECTION 24(2)(d) OF THE FTCA)

1. An integrated transport assessment prepared in consultation with Waka Kotahi NZ Transport Agency.
2. A lighting assessment.
3. A services report (water, stormwater and wastewater). This report must identify preferred servicing options, alternatives considered, discussions and agreements with Queenstown Lakes District Council and assess the effects of any water takes and discharges and outline proposed mitigation.

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