

File ref: FTC000054

13 December 2021

Scott Edgar
Via email: scott@edgarplanning.co.nz

Private Bag 63002
Wellington 6140, New Zealand

Level 10, Grant Thornton House
215 Lambton Quay
Wellington 6011, New Zealand

epa.govt.nz
+64 4 916 2426

NZBN: 9429041901977

Tēnā koe Scott,

Request for information from Silverlight Studios Limited in relation to Silverlight Studios under COVID-19 Recovery (Fast-track Consenting) Act 2020

The Silverlight Studios Expert Consenting Panel (the Panel), has directed the EPA to request further information from you under clause 25 of Schedule 6 of the COVID-19 Recovery Act 2020 (the Act), relating to the Silverlight Studios consent application.

As directed by the Panel, the EPA is seeking the following information:

1. What if any measures are proposed to encourage the occupants of the proposed accommodation units to use modes of transport that would have the overall effect of reducing greenhouse gas emissions associated with travel to and from the site?
2. Does SSL intend to provide bicycle storage or electric car charging facilities in association with the proposed accommodation units?
3. Does SSL propose to provide a shuttle bus service for the use of occupants of the proposed accommodation units to travel into the Wanaka town centre and to return to the SSL site from the Wanaka town centre?
4. Would SSL accept a condition of consent requiring the consent holder to install on-site solar electricity generation panels (photovoltaics) on the Sound Stage buildings?
5. The AEE states at paragraph 9.17 that:

“The accommodation use of those buildings may add further activity within the application site but is likely to reduce vehicle movements to and from the site. The buildings within which the accommodation will be provided are well contained within the site and overall, it is considered that the use of those buildings for accommodation purposes will not result in discernible adverse effects on amenity values beyond those that have been addressed through the first fast-track resource consent application.”

A similar point is made at paragraph 15.10 of the AEE.

- a. Please explain in more detail the possible “further activity within the application site” and the “changes to the activities undertaken on site which could potentially result in additional adverse effects over and above those assessed as part of FTC000027”.
 - b. Appendix 17 does not provide the level of assessment required to support many statements in Section 15 of the AEE. Please provide a detailed acoustic assessment of the potential noise effects of the Project on residential and rural neighbours in the vicinity of the site and how any adverse noise effects would be avoided, remedied or mitigated. This assessment should include:
 - i. daytime and night-time activities of the proposed accommodation unit users, including social functions on any part of the Project site and any proposed restrictions on the use of parts of the Project site to protect residential neighbours’ rural amenity;
 - ii. cumulative noise effects on residential neighbours arising from the use of the accommodation units and conference/ function/ theatre facilities and night-time filming consented through FTC000027;
 - iii. any potential noise effects on accommodation unit users of conference/ function/ theatre facilities and night-time filming activities consented through FTC000027.
6. Page 39 of the AEE sets out the proposed approach to the stages of construction of the accommodation and the likely workforce involved. As a Project Manager has now been appointed by the applicant and the construction staging has changed, please advise of any changes to section 11 and Table 4 of the AEE in light of that revised information.
 7. Please advise the extent to which the financial viability of the overall Silverlight Studios project is dependent on the provision of visitor accommodation within the within the Venice, Paris and New York precincts of the Silverlight Studios site.
 8. Please advise if Silverlight Studios is still a s.274 party to the Environment Court appeal *Corbridge Estates Limited Partnerships v QLDC* [ENV-2021-CHC-038].
 9. If Silverlight Studios is still a s.274 party to the above appeal, please advise the rationale for that given the approval of FTC000027.

In accordance with clause 25 of Schedule 6 of the Act Silverlight Studios Limited must;

- a) Provide electronic copies of the information or report requested; or
- b) Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the further information to the EPA by **Monday 17 January 2022**.

Please note, the information will be provided to the Panel, the applicant and every person who provided comments on the application. The information will also be made available on the EPA website.

If you have any questions or further queries, please don't hesitate to contact Elliott Dennett on elliott.dennett@epa.govt.nz or +64 4 474 5518.

Nākū noā, na

A handwritten signature in black ink, appearing to read 'Sandra Balcombe', with a long, sweeping tail.

Sandra Balcombe

Manager Land and Oceans Applications