

## Summary of comments received from parties invited to comment on the Silverlight Studios Accommodation application

Name/Organisation	Summary of comments
High Society Exports Ltd	Further accommodation in Wanaka is not needed.
Otago Regional Council	The activity may require a consent for residential earthworks. Consideration of rules under 14.5 of PC8 apply.
Heritage NZ	<p>Consideration should be given to the protection of cultural heritage.</p> <p>The applicant should ensure they comply with the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act 2014.</p> <p>Amend advice note to include archaeology.</p>
Mount Barker Residents Association	<p>Project not viable without tourism related activities. All proposed tourism related activities should be prohibited.</p> <p>Adds more pressure to Upper Clutha's housing situation. Any accommodation facilities built on site only be used to house core creative activities.</p> <p>The ownership of the resource consents can be easily transferred to another unknown nominee.</p> <p>Fast-track consenting process has left the Wanaka community out of the loop, uninformed and uninvolved.</p> <p>The original proposal of 3-4 buildings would have been fine but not the film theme park notion that it has become. The proposal to build 314 bedrooms is not 'ancillary'.</p> <p>Has responded to particular paragraphs of the Edgar Planning Report – Assessment of Environmental Effects.</p>
Queenstown Airport Corp	<p>Locating accommodation close to the Outer Control Boundary of the airport may constrain the operation and potential development of Wanaka Airport, due to aircraft noise effects. Suggests an additional condition to manage this.</p> <p>Comments on Conditions 6 and 9.</p>

<p>Queenstown Lakes District Council</p>	<p>The policy framework in the Operative District Plan does not specifically provide for visitor accommodation as a primary Activity.</p> <p>The newly adopted Queenstown Lakes Spatial Plan looks to consolidate Wanaka growth, using the Cardrona river as a natural boundary.</p> <p>The accommodation activity is unlikely to result in significant issues over and above those anticipated through the wider Silverlight Studios proposal</p> <p>The activity proposed does have the potential to generate adverse traffic effects on State Highway 6, particularly if being used for visitor accommodation other than for cast and crew. This however is contingent on peak traffic flows generated by the various activities on the site.</p> <p>Noise Assessment submitted with the application refers to the larger Silverlight proposal and the Sound Stage Buildings, with a separate letter addressing the accommodation proposal. More information should be provided to address the potential noise effects in relation to other surrounding rural activities.</p> <p>Application also proposes only 9 three bedroom apartments, which may mean that cast and crew with larger family units may not be able to be accommodated on the site.</p> <p>Given that the accommodation is likely to provide short term visitor accommodation, it is likely to provide benefits in regard to both tourism and alleviating the competing demands on existing housing stock elsewhere in the District. However as the proposal is for short visitor accommodation only, it is unlikely to provide a significant benefit for the District in regard to wider housing supply.</p> <p>Should a large number of visitors stay on the subject site rather than in the Wanaka town Centre there is a risk that money may be spent on the subject site only rather than being of benefit to the wider community, however as outlined in the Economic Impact Assessment, the positive economic effects are likely to significantly outweigh any potential negative economic effects.</p>
<p>NZ Infrastructure commission</p>	<p>Effects of aircraft noise on accommodation.</p> <p>Potential impact of development on current infrastructure and request adequate contributions are sought from the applicant to cover required upgrades.</p> <p>Condition regarding road maintenance agreement between the applicant and the local council (or other appropriate Road Controlling Authority) for any roads that are expected to experience an increase in traffic volumes as a result of construction activity, for the duration of that increase in traffic volume.</p>

Minister for Climate Change	<p>Clause 6c(ii) of the referral orders requires an integrated transport assessment to be submitted as part of the application. This seems to be missing.</p> <p>Condition relating to applicant's proposed use of solar energy.</p>
Te Rūnanga o Ngāi Tahu	Supports the application.
Waka Kotahi	<p>Waka Kotahi supports the inclusion of the accommodation component of the application for use as worker accommodation, but not for visitor accommodation as that would make it inconsistent with the Queenstown Lakes Spatial Plan and could encourage urban sprawl from Wanaka east towards Luggate. The traffic management plan does not seem to imply visitors to the site would be likely to use their cars more than staff.</p> <p>The consent conditions for the travel management plan, and for the construction staging of the wider Silverlight Studios proposal (FTC000027), are relevant to the accommodation application and should be included.</p>
Corbridge Estates Limited	<p>Two water permits issued to Silverlight only for irrigation. Questions accuracy of water sources discussed in application.</p> <p>Lack of accommodation in Wanaka is not so much lack of supply but houses remaining empty to allow for short-term summer and winter holiday lets.</p>
Roberts Family Trust	<p>Increased noise, and concern that consenting this application could lead to future housing developments.</p> <p>Mitigations in the Anne Stevens Landscape report be taken seriously and completed in a timely manner. The light and dark pink areas in the report to remain no development zones.</p>
F M A Taylor	<p>Include 100m buffer zone surrounding the project site where no activities or buildings are allowed.</p> <p>Planting of a shelter belt along the Riverrun/Corbridge boundary similar to mitigations offered to 167 Stevenson Road.</p>