

Your Comment on the Silverlight Studios Accommodation

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Queenstown Airport Corporation Limited		
*First name	Rachel		
*Last name	Tregidga		
Postal address	PO Box 2641, Queenstown 9349		
*Home phone / Mobile phone	██████████	*Work phone	
*Email (a valid email address enables us to communicate efficiently with you)	Melissa.brook@queenstownairport.co.nz		

2. *We will email you draft conditions of consent for your comment

<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

Introduction

1. Queenstown Airport Corporation (**QAC**) appreciates the opportunity to provide comment to the Expert Consenting Panel. The site of the proposal (707 Wanaka-Luggate Highway, Wanaka) is located in close proximity to Wanaka Airport which QAC manages on behalf of the Queenstown Lakes District Council. QAC also owns approximately 149.5 hectares of land directly adjoining the airport and near the site of the proposal.
2. QAC provided initial comments to Silverlight Studios and has appreciated the ongoing dialogue with Silverlight Studios during the development of this application.

Reverse Sensitivity Effects

3. The addition of approximately 300 residential units, to be used for both residential and visitor accommodation, gives rise to potential reverse sensitivity effects. Reverse sensitivity effects have the potential to significantly constrain airport operations.
4. Residential activity and visitor accommodation are considered 'activities sensitive to aircraft noise' (ASAN). While acknowledging the proposed accommodation is to be provided outside of the Wanaka Airport Outer Control Boundary (which extends over the subject site), QAC wishes to reiterate its position that aircraft noise and its associated effects do not stop at the Outer Control Boundary. QAC is concerned that locating an ASAN in close proximity to the Outer Control Boundary may constrain the ongoing operation, management and potential development of Wanaka Airport, unless appropriate measures are employed to manage aircraft noise effects.
5. QAC notes that the applicant considers that the proposed ownership model will "reduce the potential for reverse sensitivity effects as the accommodation will be owned and managed by a single entity rather than multiple individual owners". To manage the ongoing risk of reverse sensitivity effects on Wanaka Airport, QAC requests that a further condition be imposed as below:

"Prior to the occupation of any accommodation, the consent holder, in consultation with the Queenstown Airport Corporation as manager of the Wanaka Airport, must develop a complaints procedure for addressing any complaints relating to aircraft noise from operations at Wanaka Airport."
6. QAC supports the applicants proposed condition 6.
7. QAC supports the intent of the applicants proposed condition 9. QAC requests that proposed condition 9 be amended to provide that any accommodation provided on site be designed to achieve an Indoor Design Sound Level of 40dB Ldn within any critical listening environment (as defined in the QLDC District Plan).

Concluding remarks

8. QAC appreciates the opportunity to provide comments to the Expert Consenting Panel. QAC would welcome the opportunity to further discuss these comments with the Panel and will be available to assist the Panel with its enquiries.