

## COVID-19 Recovery (Fast-track Consenting) Act 2020

### Silverlight Studios Accommodation Consent Application by Silverlight Studios Limited.

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M-1 Minute of the Silverlight Studios Accommodation Expert Consenting Panel – 18 November 2021

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1. Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), an Expert Consenting Panel has been appointed to determine consent applications for Silverlight Studios Accommodation (the application). The Silverlight Studios Expert Consenting Panel (the Panel), is comprised of myself (as Chairperson), Karen Coutts, Rob van Voorthuysen and Jan Caunter.
2. The Panel must invite written comments on the application from the persons or groups listed in clauses 17(6) and 17(7)<sup>1</sup> of Schedule 6 for a referred project.
3. In addition to the requirements of clauses 17(6) and 17(7) of Schedule 6, the Panel may invite written comments from any other person that the Panel considers appropriate under clause 17(8) of Schedule 6 of the Act.
4. The Panel notes that clause 17(1) of Schedule 6 prohibits them from giving public or limited notifications

#### **Determination of owners and occupiers of land who must be invited for comment (clauses 17(6)(g) and 17(6)(h) of Schedule 6)**

5. The Panel has considered the application, the extent of the land on which the project is undertaken, and the land adjacent to that land. In identifying the extent of land that is adjacent to land on which the project is to be undertaken, the Panel considered that, land directly adjoining, across a road or open space, as being land that is adjacent to land on which the project is to be undertaken.
6. The Panel considers that the owners and occupiers of the land parcels on which the project is to be undertaken, and the land adjacent to that land, being made up of the land parcels described in paragraph 5, must be invited for comment in accordance with clauses 17(6)(g) and 17(6)(h) of Schedule 6.
7. A map identifying these properties is appended to this Minute as map 1.

#### **Persons who must be invited for comment under clause 17(7) of Schedule 6**

8. The persons that must be invited for comment in accordance with clause 17(7) of Schedule 6 are listed in clause 7 of Schedule 10A of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 (the referral order).
9. The persons specified in the referral order are:

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<sup>1</sup> The persons that must be invited for comment in accordance with clause 17(7) of Schedule 6 are listed in Clause 7 of Schedule 10A of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020.

- a. the Minister for Trade and Export Growth:
- b. the New Zealand Transport Agency:
- c. Queenstown Airport Corporation Limited:
- d. Aukaha (1997) Limited:
- e. Te Ao Mārama Incorporated.

**Additional person(s) the Panel consider it appropriate to invite comment from (clause 17(8) of Schedule 6)**

10. In addition to the person(s) that must be invited for comment under clauses 17(6) and 17(7) of Schedule 6, the Panel, under clause 17(8) of Schedule 6 also considers it appropriate to invite comment from the following person(s):

Identified Person(s)	Reason for Inviting Comment
Community Groups Albert Town Luggate Hāwea Mount Barker Wanaka	Identified as an active interested party who represent the view of local residential areas close to the site who may have an interest in the development.
Upper Clutha Tracks Trust (UCTT)	The Upper Clutha Tracks Trust is a non-profit organisation dedicated to developing a high-quality network of public trails around Wanaka and the Upper Clutha Basin.  As the Upper Clutha River Track is located close to the applicant site the identified person may have an interest in the development of the site.
Upper Clutha Environmental Society (UCES)	Identified as an active interested party who may have an interest in the development of the site.
Civil Aviation Authority	Identified due to the proximity of the site to Wanaka Airport.
Land identified in Map 1 as Category 3.	Land to the south of the site has been identified as they are inside the 40dB LAeq (15 min) line (the yellow line) in Figure 6 of Appendix 18 (Marshall Day Report). These are additional to land already listed in category 1 or 2.  Land to the North of the site has been identified as the possibility of adverse effects from night filming on the back lots and associated and unexpected noise. (Land to the North of the applicant site is shown as one property title).

### **Date determined for closing comments**

The decision on person(s) who must be invited for comment and those that the Panel considers appropriate to invite comment from was made on 17 November 2021.

Invitations to comment are to be sent on 18 November 2021.

Clause 18(1) of Schedule 6 specifies that written comments must be received by the Environmental Protection Authority (EPA), on behalf of the Panel on a specified date (which must be 10 working days after the date on which the invitation is given under clause 17(2)).

For Silverlight Studios Accommodation Application, there are several persons or groups the Panel must invite comment from that can only be contacted via postal addresses or other non-electronic means. To avoid any prejudice to postal or non-electronic recipients, the Panel considers it appropriate and correct at law to allow time for the invitation to be received, before the 10 working days by which a written reply must be received by the EPA begins.

The Panel has therefore allowed five days for delivery and has determined the date by which comments must be received by the EPA to be **Thursday 09 December 2021**.

Comments on the application can be sent to the EPA by email at [silverlightaccommodation.fasttrack@epa.govt.nz](mailto:silverlightaccommodation.fasttrack@epa.govt.nz)



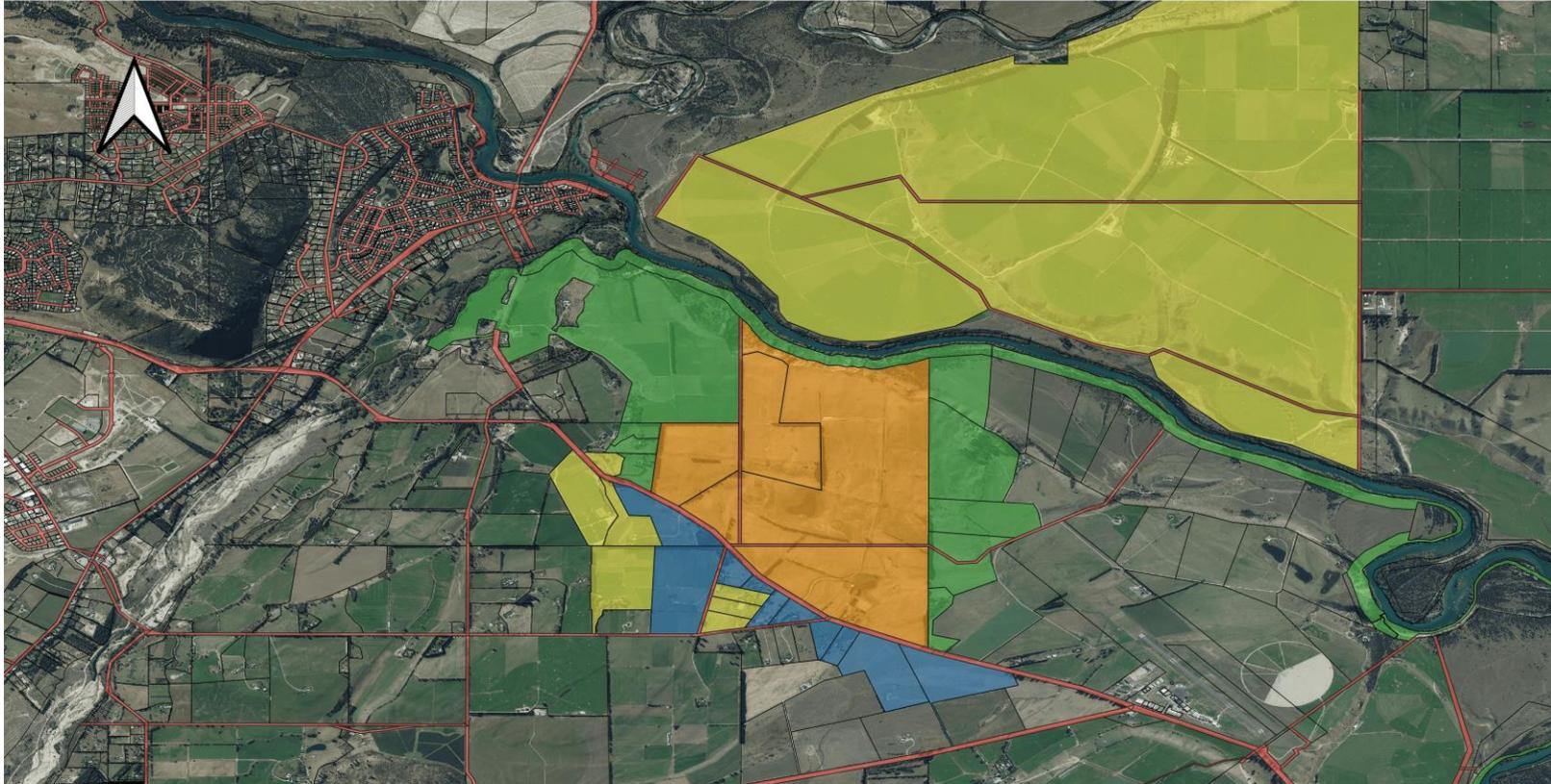
Heather Ash

**Chairperson**

**Silverlight Studios Expert Consenting Panel**

## Map 1

### Silverlight Studios - Project Area and Surrounding Land



#### Legend

- Land on which the project is to be undertaken
- Category 1 - Land that has a common boundary with the project site and is within the context of the project site.
- Category 2 - Land that does not have a common boundary but that forms part of the context of the site.
- Category 3 - Land that the Panel considers appropriate to invite comments from under Clause 17(8) of Schedule 6 of the Act.
- Legal Road.

