

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

Silverlight Consent Application by Silverlight Studios Limited.

M-3 Minute of the Silverlight Studios Expert Consenting Panel – 02 November 2021

Appointment of a Special Advisor

1. In accordance with Clause 10(4) of Schedule 5 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), the Silverlight Studios Expert Consenting Panel (the Panel) has appointed Simon Harris as a Special Advisor to the Panel to provide economic advice.
2. The Silverlight Studios Expert Consenting Panel (the Panel) has considered the legal advice provided in response to the Panel's directions on Minute 2 relating to the availability of accommodation and the potential issue of upwards pressure on housing prices/rents in the Wanaka/Upper Clutha greater area as a result of the application in the short term.
3. This advice can be found on the Environmental Protection Authority (EPA) website here:
<https://www.epa.govt.nz/assets/Uploads/Documents/Fast-track-consenting/Silverlight-Studios/Panel-communication/advice-to-Silverlight-Studios-ECP-dated-20-October-2021.pdf>
4. In light of that advice and the related case law, the Panel does not consider that it has sufficient information before it to enable it to determine the extent of the potential effects of these two matters on its consideration of the overall effects of the application.
5. Accordingly, the Panel has requested that Simon Harris:
 - a) Review the SSL application, particularly the Assessment of Environmental Effects (AEE) and the discussion relating to the proposed staging of the development.
 - b) Review the Economic Assessment prepared by Market Economics dated 12 July 2021, attached as Appendix 16 to the AEE.
 - c) Review the memorandum from Market Economics dated 20 August 2021 provided in response to the Panel's request to the Applicant made under clause 25, Schedule 6 of the Act.
 - d) Review generally available information in relation to housing availability and house price/rents in the Queenstown Lakes district area.
 - e) And any other relevant information necessary to answer the following questions.
6. Specifically, Simon Harris is to provide a report to assess the following matters in light of the review of the documents outlined above:
 - a) To assess the likely impact of the SSL application on the current housing availability in the short term and medium term.
 - b) To assess the likely impact of the SSL application on the upwards pressure on housing prices/rents in the short term and medium term.
 - c) To take into account the staging of the development of the proposed application across 10 years as well as the proposal to have accommodation on site – referred to by the Market Economics documents but the subject of a separate application to come before the EPA as a direct referral.
 - d) To advise, in light of the preceding assessments, whether the SSL application will have an adverse effect on housing availability, housing prices or housing rents that is more than minor

in either the short term or medium term or over the SSL Project's anticipated 10-year development period.

7. Upon receipt of the above report, Silverlight Studios Limited (the applicant) will then be provided an opportunity to respond to the report.

Further Information

8. On 12 October 2021, the Panel issued a further information request under Clause 25(1) of the Act to both the applicant and Roberts Family Trust.

9. This request can be found on the EPA website here:

<https://www.epa.govt.nz/fast-track-consenting/referred-projects/silverlight-studios-wanaka/reports-and-advice/>

10. On 13 October 2021, the applicant provided a letter to the Panel discussing an alternative approach to providing the requested information.

11. The letter provided by the application can be found on the EPA website here:

<https://www.epa.govt.nz/assets/Uploads/Documents/Fast-track-consenting/Silverlight-Studios/Silverlight-Studios-response-to-Further-Information-Request-2.pdf>

12. The Panel agreed to the alternative approach proposed by the applicant and the information requested, in accordance with the alternative approach proposed by the applicant was received by the EPA on 27 October 2021 as requested.

13. The information requested can be found on the EPA website here:

<https://www.epa.govt.nz/fast-track-consenting/referred-projects/silverlight-studios-wanaka/reports-and-advice/>



Heather Ash

Chairperson

Silverlight Studios Expert Consenting Panel