

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

Name/organisation	Summary of comments
Bruce Ansley	Mitigate visual aspect of the development by planting evergreen trees to a minimum height of 8 metres.
Aukaha	How are recommendations in the cultural impact assessment incorporated into the proposed conditions of consent New conditions sought on sediment control to ensure no sediment reaches the Clutha River; treatment of water entering the storage lake on the project site; accidental discovery protocol.
Sue Evans and Sean OConnor	Construction and operational noise Increased traffic and road noise Unsafe entry/exit to property due to increased traffic Public path on property boundary decreases privacy and security
Ian and Marguerite Galloway	Construction and operational noise Increased traffic and road noise
Steve Grieve	Increased traffic and road noise Commercial nature of proposal does not fit in with rural land and lifestyle properties Increase in security needs for residents How will existing Wanaka township handle expected increase in employees and visitors Americanised style movie attraction is not suitable for area that has natural attractions as skiing, mountain biking and hiking
Heritage New Zealand	Support the participation of Auhaka to ensure Māori heritage is recognised in the design and landscaping planting, and adverse effects mitigated Inclusion of accidental discovery protocol.
NZ Infrastructure Commission	Need to develop conditions that manage the risk to aviation and safe airport operation Local infrastructure will need to be upgraded to accommodate the new facility
Luggate Community Association	Development of a safe active transport route between the project site and Luggate and Wanaka township
Minister for Arts, Culture and Heritage	Inclusion of accidental discovery protocol
Minister for Treaty of Waitangi Negotiations	No further comments
Mount Barker residents	Universal Studios – like town does not fit in with rural land and lifestyle of Wanaka Strong community of interest in Wanaka not considered in application Economic impact report flawed as based on the whole Queenstown Lakes district not just Wanaka How will existing Wanaka township handle expected increase in employees and visitors – current accommodation and infrastructure will not cope Proposed tourism activities will degrade the quality of life of the residents of the Upper Clutha
Otago Regional Council	Possible consent requirements based on Otago regional plan rules 16.3.13.1 and 14.5.1
Colin and Dawn Pollard	Operational noise Increased traffic on main road and river path Light pollution Impact of urban activity in a rural area

Queenstown Airport Corporation	<p>Requirements of CAA are included in lighting plans proposed in condition 50</p> <p>Include a condition managing the potential adverse effects of LED screens</p> <p>Flashing, moving or animated signage needs to be managed</p> <p>Dust nuisance and standing pools of water need to be managed</p> <p>Increased bird life may be a risk to airport operations</p> <p>Use of airspace above the airport by cranes, or other activities</p> <p>Activities sensitive to aircraft noise need to be managed with appropriate measures like acoustic treatment of buildings</p>
Queenstown Lakes District Council	<p>Proposed development not anticipated within the rural zone, and contrary to objectives and policies regarding urban development in rural Upper Clutha (Policies 3.3.14; 4.2.1.3; 4.2.1.4; 4.2.2.21; and 6.3.2.1)</p> <p>Recommends road crossings CP9 and 10 be closed, and CP8 be sealed if it is to be used</p> <p>Any upgrades to the waste water system should be at the developer's expense</p>
Riverrun	<p>Existence and closure of paper roads</p> <p>The permitted building heights, lighting, traffic levels, and hours of operation are significantly over those generally permitted for commercial or non-commercial developments in the Queenstown Lakes District Council area</p> <p>Controls over third party use of consents if granted</p> <p>Waste management plan for the construction waste</p>
Roberts Family Trust	<p>Would like to speak to comments at a hearing</p> <p>Suitable conditions to be imposed to ensure that visual effects, lighting effects and noise effects are mitigated</p> <p>Questions the scale of the development in the area</p> <p>Impose conditions that guarantee that noise levels will not exceed the district plan noise standards</p> <p>Impose conditions that guarantee no light spill or glare at the boundary of our property</p> <p>Planned evergreen trees would need to grow to 12m to screen buildings</p> <p>Plantings proposed by Landscape Assessment Vivian + Espie are carried out</p> <p>The applicant surrenders the resource consents RM120572 and RM150918</p>
Te Rūnanga o Ngai Tahu	<p>Supports Aukaha CIA</p> <p>CIA Recommendations 2,3,4 and 5 to be incorporated into conditions of consent</p> <p>Effects of construction and sediment run off in regard to Mata-au Clutha to be managed</p> <p>Consultation with Te Rūnanga as well as Aukaha and Te Ao Marama regarding the cycle track</p> <p>No discharge from the lake to enter Mata-au Clutha</p> <p>Inclusion of accidental discovery protocol</p>
Jim and Fiona Turner	<p>Construction and operational noise</p> <p>Visual impact of development</p>
Upper Clutha Environmental Society	<p>Impose a condition that all proposed buildings are limited to colours with a light reflectivity value of less than 27% for walls and 22% for the roof</p> <p>A no-build covenant be imposed on the open rural parts of the site</p> <p>Impose a condition to limit all structures to 200m of the northern boundary</p> <p>Increase native planting along the northern boundary and SH6 boundary</p> <p>The development of a cycle path between West Coast Junction on SH6 and the project site entrance</p>
Upper Clutha Tracks Trust	<p>Unformed legal roads across the site should be kept</p> <p>Cycle paths upgraded to active transport standards and tracks secured by formal realignment of the legal roads</p> <p>The development of a cycle path between West Coast Junction on SH6 and the project site entrance</p> <p>The development of a 2.9km shared path along SH6 to Wanaka township, as the Upper Clutha River Track is an unrealistic option</p>

Waka Kotahi

Traffic crossing into site from SH6  
The applicant's safe systems assessment underestimates the risk exposure of a crash at the SH6/SH84 intersection  
The intersection upgrade should be completed prior to completion of Phase 6 of the project  
Provide full access upgrade at the start of the project to minimise disruptions to the state highway  
Suggested changes to conditions 9, 12, 13, 14, 15 and 19  
Construct the cycle path during Phase 3 and continue the path along SH6 or other potential routes

---