

25 November 2021

via email: Silverlight.Fasttrack@epa.govt.nz

Re: Request for information from Waka Kotahi NZ Transport Agency in relation to Silverlight Studios Limited, Fast-track Consenting proposal (FTC000027)

In response to the request from the Expert Consenting Panel to Waka Kotahi NZ Transport Agency (Waka Kotahi) for further information regarding the amendment to the proposed staging for the Silverlight Studios Ltd development. As part of our initial assessment of the proposal, Waka Kotahi reviewed the staging and aligned the timing of the progressive upgrade of the existing access to the site with the likely traffic demands. It was considered that the initial access upgrade should be in place prior to the earthworks commencing on site, so that construction traffic could be managed through an appropriately designed access and controlled through an approved Traffic Management Plan (TMP). The upgrade to the final access form, being a roundabout, was considered to be required before the site was open to the public. Under the previous Staging this was aligned with the construction of the film tourism sites. We would adopt this same approach to the revised Staging now proposed by the applicant.

Therefore, in relation to the specific questions the Panel has sought our advice on, Waka Kotahi provides the following response:

1. The upgrade to the existing access intersection (being the intersection of 'Road 1' and State Highway 6) to include (as a minimum) a right turn bay and separated left turn lane (draft condition 116), should be completed prior to the commencement of Stage 2. This would require draft condition 116 to be reworded as follows (or similar):

116. Prior to the commencement of Stage 2 of the Project, the consent holder must upgrade the existing access intersection (being the intersection of 'Road 1' and State Highway 6) to include (as a minimum) a right turn bay and separated left turn lane.

2. The upgrading of the main site access intersection to a roundabout (including prior provision to Waka Kotahi NZTA of safety audited design plans prepared by a suitably qualified and experienced expert and obtaining approval from Waka Kotahi NZTA for the roundabout (draft conditions 120 and 121), should be constructed and operational prior to the completion of Stage 11. This would require draft conditions 120 and 121 to be reworded as follows (or similar):

120. Prior to the completion of Stage 11 of the Project, or the site being open to the public, or 31 December 2027 (whichever is earlier), the consent holder must provide to Waka Kotahi NZTA safety audited design plans prepared by a suitably qualified and experienced expert (as approved by Waka Kotahi NZTA as the road controlling authority) and obtain approval from Waka Kotahi NZTA for the upgrade of the main site access intersection to a roundabout.

121. The consent holder must not undertake any works beyond those relating to Stage 11 of the Project, or the site being open to the public, or 31 December 2027, (whichever is earlier), until the roundabout referred to in condition 120 is constructed and operational.

3. The TMP must be provided to Waka Kotahi NZTA for its approval as part of the Corridor Access Request (CAR) process, under the provisions of the Government Roding Powers Act, prior to any works being undertaken on State Highway 6. Given the initial access improvement will need to be in place prior to the commencement of Stage 2, it is anticipated that the CAR and TMP approval and the initial access construction works will occur during Stage 1. As indicated in the Advice Notes suggested in the Waka Kotahi comments on the draft conditions, submission of the CAR would generally be required at least 20 working days before the planned start of works.

Waka Kotahi are happy to provide any further clarification or assistance to the Panel on these matters and will continue to work with the Silverlight Studios Limited team to resolve any matters that arise.

Kā mihi



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Waka Kotahi NZ Transport Agency