

Envision Eighty20
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1 March 2022

Neil Johnston

The Queenstown Hotel (NZ) Limited Partnership

P O Box 14001

Queenstown

Dear Neil

Re: Preliminary Programme Information/Construction Timeframe

Envision Eighty20 have been engaged by The Queenstown Hotel (NZ) Limited Partnership (the Partnership) in a project management role for the construction of a new hotel located off Man Street, Queenstown.

Envision have been asked to provide a potential programme for the design, consultation, procurement, approval and construction of the subject hotel.

The below timeline commences once the Ministry for the Environment (MFE) has granted final (stage 2) approval of the project. Based on our assessment of the work required under normal circumstances, it is feasible for this project to be designed, constructed and operational within 42 months. It is noted that the site has the benefit of no ground works being required (such as excavation/retaining), however some structural strengthening work is required to the existing car parking structure.

The following provides a summary of the three key phases over the project period.

Stage 1: Design Development- 18 months overall.

This phase is further broken into a series of key activities including procurement of the full design team. The completion of a full concept design (5 months) of all aspects of the project along with budget reconciliation is key to setting a project up for success and a timely construction delivery. This phase will also identify any other stakeholders that should be consulted with.

The developed and detailed design phase will continue to expand on the concept design over the following 12 months. A focus will be on developing the design of the structural elements to allow the construction of the structure to commence whilst the architectural and services design is completed and consented.

Any stakeholder consultation as identified during the concept phase will be undertaken and concluded during this phase. Rigorous and detailed discussions and coordination with the selected hotel operator will also be undertaken early in this phase to ensure that the high-quality customer



experience is provided, and the hotels operational and functionality expectations are achieved. Discussion and agreement with Queenstown Lakes District Council on the proposed building consent strategy for the project.

Stage 2: Council Approvals – 6 months

It is proposed that the building consent to be obtained from the Council will be a two-stage consent. Stage 1 will involve structural works, while stage 2 will involve architectural and services. All other local authority approvals will be obtained during this period including but not limited to traffic management planning, infrastructure connections, roadway works etc.

Construction – 24 months

Coinciding with the two staged building consent approach construction of the structural elements will commence once the Stage 1 structural works consent is approved by the Council. This will allow strengthening work to the existing structure to progress as soon as possible. The Programme indicates that the first one to two levels of the hotel to be completed within 24 months of the full approval of the application by MFE. Overall construction is forecast to be completed 24 months after commencing.

Please refer to attached diagrammatic.

Please do not hesitate to contact the undersigned should you require any further information.

Yours Sincerely

Graeme Jones

Senior Project Manager

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Queenstown Hotel

ACTIVITY	MONTHS	
Final MFE Approval	M1	
Design including procurement, design development, consultation with stakeholders	M2 - M17	Design development
Local Authority Approvals	M18 - M20	TA Approvals
Construction Period	M21 - M42	Construction