

## Jacob Paget

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**From:** Jo.Fyfe s 9(2)(a)  
**Sent:** Tuesday, 21 March 2023 3:09 pm  
**To:** Fast Track Consenting  
**Cc:** s 9(2)(a)  
**Subject:** Worker Accommodation- 1 Hansen Road  
**Attachments:** RM210491 Approved Subdivision Plan.pdf; Road Taking Stopping.pdf

### **MFE CYBER SECURITY WARNING**

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Kia ora Max,

Thank you for your calls yesterday, apologies for not picking up- it was Otago Anniversary day here. In answer to your questions:

#### **Subdivision:**

The approved subdivision consent (RM161140 and varied by RM210491) is being progressed. The civil works are about to commence construction, and the subdivision is due to be completed at the end of 2023, when the titles are to be issued. The worker accommodation construction is due to be commenced after the title are issued. However, even with a delay in titles, the worker accommodation project will remain on its proposed timeline, with no implications from the subdivision.

The worker accommodation development is/will be designed to be consistent with the layout of the subdivision lots, however it is noted that some lots will need to be amalgamated, or minor boundary adjustments to occur to enable larger lots around the buildings.

In Chapter 27 of the Proposed District Plan (Subdivision and Development), boundary adjustments are provided for in the objectives and policies, and consent would be required for a Controlled Activity- Rule 27.5.3, provided the titles have been issued.

#### **Movement:**

With regards to any JOALs or internal access between the buildings, no additional vehicular access is proposed between buildings or within the worker accommodation lots.

The only vehicular access is the vested road through the site (Lot 11 of the approved subdivision), which provides access through the site, to the approved car storage building on Lot 7, and the at-ground car parking spaces (ride share) within Lots 6 and 15.

Through the landscape design for the worker accommodation project, pedestrian/cycling movement and connectivity will be provided around the worker accommodation buildings.

#### **Title Instruments:**

The Record of Title (OT18B/922) identifies the following interests applicable to the site:

- Notice that the parcels are subject to Sections 241(2) and 242(1) and (2) of the RMA – an amalgamation condition on the subdivision which created Lot 1 DP 26426, to amalgamate the two parcels together. Lot 1 does not form part of the land for the worker accommodation project, therefore the amalgamation will have no bearing on the project.
- Various notices; that the land (or part of the land) is subject to: Part IV A Conservation Act 1987, Petroleum Act 1937, Atomic Energy Act 1945, Geothermal Energy Act 1953, Mining Act 1971, Coal Mines Act 1979,

affecting Lot 1 DP 26426- the small triangular parcel of land adjoining Hansen Road which does not form part of the land involved in the worker accommodation project.

- Gazette Notice 416858 declaring State Highway 6 is a Limited Access Road, meaning any additional access onto the State Highway would be limited, and approval would be required from Waka Kotahi for an access onto the Highway. No additional access is proposed onto State Highway 6 as part of either the approved subdivision, or the worker accommodation project.
- Fencing Covenant in Transfer 866485.1 – affecting Lot 1 DP 26426 (formerly Part Sec 120). No fencing is proposed as part of the project, however if fencing were to be proposed, it would be in accordance with the requirements in this Covenant.
- Transfer 885723 creating a right to convey water over Pt Sec 5 (the main body of the site subject to the worker accommodation project), in favour of Arrow Irrigation Company Ltd- this is located up the hillslope behind the developable area shown on the plans. The worker accommodation project will not have any implication on the irrigation race, or the rights, the easement or water quality.
- Notice advising that Public Works Act 1981 is applicable, relating to the new road layout between Hansen Road, Lot 1 DP 26426, and the adjoining unformed road. A road taking and land swapping process has been in progress for quite some time, as agreed to with QLDC, the land owner and Waka Kotahi to facilitate the new roading layout of (future) Hansen Road and its intersection with State Highway 6. The plan for this is attached, and the resultant layout will leave the subject site with an access onto the central road (Lot 11) from the realigned Hansen Road.
- Caveat by Aurora Energy Limited- Advising of an easement within the site that is for the future power supply to the subdivision. This easement is located on the western side of the site, and will be unaffected by the worker accommodation project.

As part of the approved subdivision RM210491, Lot 11 is to be vested to QLDC as 'road', whereby all existing interests are to be cancelled from this lot prior to vesting.

All these instruments will be carried over to the new lots, with the exception of the Caveat by Aurora Energy, which will be changed to an easement in gross.

Ngā mihi,

Jo



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