

**Jacob Paget**

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**From:** Max Gander-Cooper  
**Sent:** Tuesday, 28 March 2023 12:40 pm  
**To:** Fast Track Consenting  
**Subject:** FW: Worker Accommodation

To file please Jake.

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**From:** Jo.Fyfe s 9(2)(a)  
**Sent:** Friday, March 24, 2023 7:35 AM  
**To:** Max Gander-Cooper s 9(2)(a)  
**Subject:** RE: Worker Accommodation

**MFE CYBER SECURITY WARNING**

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

Good morning Max,

I know you mentioned you were making your recommendation to the Minister yesterday. In the case that you haven't yet, can I please rephrase my last comments as follows, to allow a bit more flexibility in further design please:

The building heights have been and will be driven by architectural, landscape and urban design considerations with a key design component being a compound sloping height line plane from the Highway and from Hansen Road up to the back of the site which reflects and utilises the steeper topography at the back of the site as a rear frame or backdrop for the development. This will be balanced with another key design criteria being minimising the impact on the ONL area at the rear of the site.

The buildings fronting the site along the State Highway will be a mix of 3 – 4 storeys in height (approx. 10-12m) with the criteria including maintaining the best available view profiles and view shafts for the buildings on the rear of the site and minimising the effects on the ONL.

The buildings to the rear of the site will be 4 storeys in height (approx. 12m) along the Hansen Road edge, increasing to 5 storeys (approx. 15m) and possibly 6 storeys (approx. 18m) where they extend towards the rear of the site and towards the car storage building.

In any case, support from our landscape architect and urban designer will be a key component of the outcome.

Ngā mihi,

Jo



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**From:** Jo.Fyfe  
**Sent:** Thursday, March 23, 2023 2:56 PM  
**To:** Max Gander-Cooper <s 9(2)(a)>  
**Subject:** RE: Worker Accommodation

Kia ora Max,

The buildings fronting the site along the State Highway (south of the internal road) will be a mix of 3 – 4 storeys in height (approx. 10-12m).

The buildings to the rear (north of the internal road) are likely to be reduced to three buildings, reorientated, and will be 4 storey in height (approx. 12m) along the Hansen Road edge, increasing to 5 storeys (approx. 15m) where they extend towards the car storage building.

These heights have been assessed by Reset Landscape Architecture as being appropriate in the effects on the ONL behind.

Kind regards,

Jo



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**From:** Max Gander-Cooper <s 9(2)(a)>  
**Sent:** Thursday, March 23, 2023 1:53 PM  
**To:** Jo.Fyfe <s 9(2)(a)>  
**Subject:** RE: Worker Accommodation

Kia ora Jo,

Are you able to provide the anticipated building heights for the various buildings?

Cheers  
Max

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**From:** Jo.Fyfe <s 9(2)(a)>  
**Sent:** Thursday, 23 March 2023 12:59 pm  
**To:** Max Gander-Cooper <s 9(2)(a)>  
**Subject:** RE: Worker Accommodation

## MFE CYBER SECURITY WARNING

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Kia ora Max,

We do not have the correct elevations that reflect the concept site plan unfortunately. We need to amend the site plan and elevations to reflect the landscape architect's recommendations to mitigate effects on the ONL, so if you're supportive, we can provide that at an information request in the next stage.

If that is ok, can you provide me with an indicative timeline around further information request by the Minister and we can work to that?

In terms of the parking layout, there will be 40 spaces provided in the storage building, and 35 spaces for the car share- I have marked up a plan to show this, attached.

Kind regards,

Jo



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From: Max Gander-Cooper s 9(2)(a)  
Sent: Thursday, March 23, 2023 9:09 AM  
To: Jo.Fyfe s 9(2)(a)  
Subject: Worker Accommodation

Kia ora Jo,

Do you have any indicative elevations and plans showing parking layouts for the Worker Accommodation FTCA project?

Ngā mihi

**Max Gander-Cooper (he/him)**  
*Senior Policy Analyst | Kaitātari Kaupapa Here Matua*  
*Fast-track Consenting*

Ministry for the Environment | Manatū Mō Te Taiao  
s 9(2)(a) | [mfe.govt.nz](https://mfe.govt.nz)