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From	Jo Fyfe
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Mobile	s 9(2)(a)
Email	
Matter no.	23023
Date	12/04/2023

By E-Mail: fasttrackconsenting@mfe.govt.nz

Dear Rebecca,

Worker Accommodation - Hansen Road Project, Frankton, Queenstown

Request for Information Response

In response to your letter dated 31 March 2023 requesting further information, we provide the following response.

1. *What is the anticipated timeframe for the completion of the upgrade to the intersection of State Highway 6 and Hansen Road?*

Please find attachment 'NZTA-WK-NZUP Alliance- Program', which is a copy of an email dated 3 April from the NZUP Design Package Manager which sets out the anticipated timeframe for the completion of the upgrade to the intersection of State Highway 6 and Hansen Road as it sits at present. Ultimately the NZUP program is to be completed by the end of 2025/early 2026.

2. *Do you anticipate that these upgrade works will impact your ability to deliver the project?*

We anticipate that these upgrade works will impact on our ability to deliver the project only in a very minor way. In terms of timing, as shown in the Construction Program attached as Attachment 7 to the application, the first two buildings (H & G) are programmed to be completed by the end of 2024. Building F and E are to be completed midway through 2025, and buildings A – D in 2026. The staging of the Construction Program can be adapted accordingly, to enable the NZUP program and the occupation of the buildings to align.

However, it is more likely that there will be an overall positive impact on our project for the following reasons:

- We have had extensive consultation, meetings and discussions with the NZUP – Alliance design team and we have shared our subdivision civil works design plans (which include allowing for Section 4 SO 573486) with their team to enable the design of the Highway works to match into our earthworks, wastewater, stormwater and water supply designs.
- All works within the known NZUP design have been incorporated into the design of the Worker Accommodation project, including the taking of a 3m wide strip of land shown as Section 4 on the attached approved copy of SO 573486 attached. Section 4A also shown on this plan is a working strip that will be used during construction and then returned to the owners of the site after construction. There is a considerable space between the proposed buildings and the Highway boundary, and this comprises a buffer strip and space for utility services.

- Upon the completion of the works, there will be new stormwater and water supply services installed in the Highway along the site frontage which the project will be able to connect into and the wastewater connection will be integrated with adjacent properties.
- The Highway works will include new footpaths and landscaping along the site frontage which we will be working with the Alliance to integrate into the project landscaping and pedestrian access.
- The new Highway upgrading works will include a controlled pedestrian crossing at both the western and eastern ends of the site and this will provide for improved, safe and efficient pedestrian movement from the site to and from the Frankton bus interchange and to the Five Mile retail and commercial centre to the east.

Additionally to the above, we are currently further progressing the concept design of the project, whereby an updated, vastly improved version of the plans showing site plan, context and bulk and location which we hope will be completed by the 18th April. We enquire whether the Ministry would receive these plans as part of this further information request process.

For further information please contact me at s 9(2)(a) by e-mail s 9(2)(a)

Yours faithfully



Jo Fyfe
Planner | Director
John Edmonds and Associates Limited