

Milford Residents

7 June 2023

Attendees

Milford Residents

Introductions

- Welcome / health and safety
- Introductions
- Purpose for the meeting to test the feasibility of the masterplan not relitigate it
- Update from when we last visited in December 2022

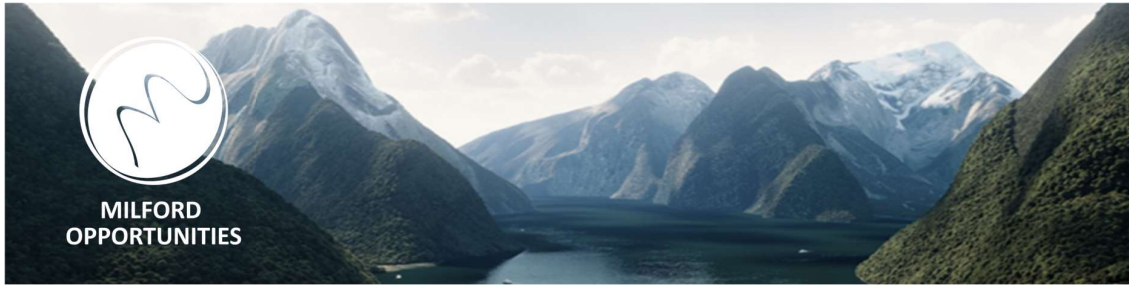
Update from Milford Opportunities

- Simon Moran provided an overview – what work is taking place in the different workstreams, what the management looks like etc.
- There's a whole range of options proposed.
- Team is in place testing those proposals.
- Part of that testing process is to get your feedback on whether those ideas are practical, whether they're things that are proposed in the right place.
- What are the things you might change that would make them workable?

Questions

Q. What happens if there's a change of govt?

The decisions will be made by the government of the day whoever that is. There have been several questions in Parliament and select committees around the project. Anything that we've heard today suggests that the project is supported. There may be different perspectives on different elements of it and depending on the Government, there might be some things we will be asked to review.



The impression today is that there is general support for positive change and issues to be addressed.

Q. You're going to have a preferred option? Are you sharing that tonight?

- We're currently looking at the options and seeing what is feasible – how much will it cost, is it practicable etc?
- We're not going back to square one. We're building on the work that has already been done. We will put options on the table for decision makers in June 2024.
- We've been running engagement sessions throughout the last six months and the first one was on the proposed track upgrades, or new tracks along the corridor.
- We received feedback that the idea of an overnight walk is great, but potentially in the wrong location. They've come back with two other options, that's the sort of information that will help test feasibility.
- We've also heard that if we can get some of these things moving, then get on and do it.
- Similarly, at a Deepwater Basin session, there was general support for most concepts, support for park and ride, boat ramp upgrade, more provision for parking and, concerns largely around health and safety issues.

Q. Can we talk about some of the things that affect people in the room such as:

- Impact of staff accommodation proposal – downside we are all going to be living together in one big complex?
- Upside it will be more bomb proof should the big one happens.
- I'd like to see a range of accommodation, not just lodge – more affordable for the average Kiwi families.
- How are you going to accommodate the average person who can't afford \$700 a night.
- Can't have everyone in all together. I won't sleep somewhere with young people partying all night.

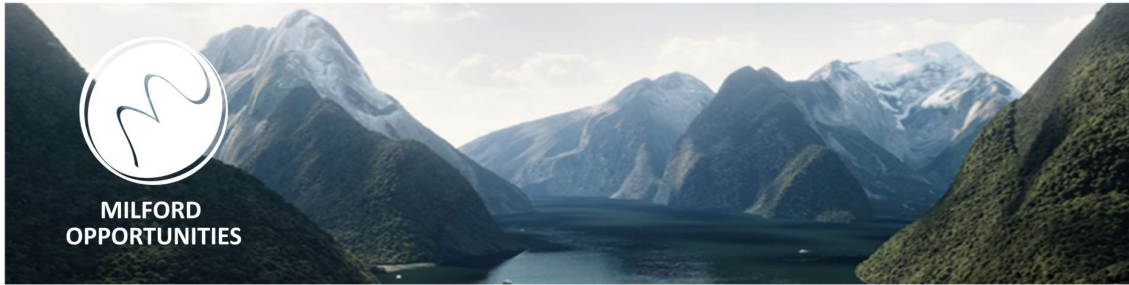
Back in December, we spoke to a small group of people from here and we heard feedback about having long term staff and short-term staff and guests in the same building. But is that what you guys want? The thinking behind the block accommodation was to protect staff from an earthquake event and other risks. Higher level of construction more resilient to those sorts of events. Does that sound like something you'd like?

Q. What kind of modelling have you done to protect against what could happen, i.e. a tsunami? Are you really saying that you can build something bomb proof?

- We had a smaller wave 15 years ago. Can't protect against everything, the resilience you'd build into it would be for more frequent, smaller events – not absolute worst-case scenario with only minutes involved to get away.

Q. Is everyone familiar with the risk reports? Do you get an induction to the risks of living here?

One of the critical elements is level of knowledge of risks – and how that might affect your choices.



- People who travel to work in these areas, we like the bush, we like this type of area. It's the reason why we're here, we're all similar. You create high rise – we're out of here. You'll lose people. We'll take our chance where we are now.
- Don't put us in a tsunami proof box.
- You're basically building in a cave – there's nowhere to go. If you build on Little Tahiti – back end better protected – front gets decimated.
- We know the risks; we accept the risks.
- Separation between paying guests and staff is not there.

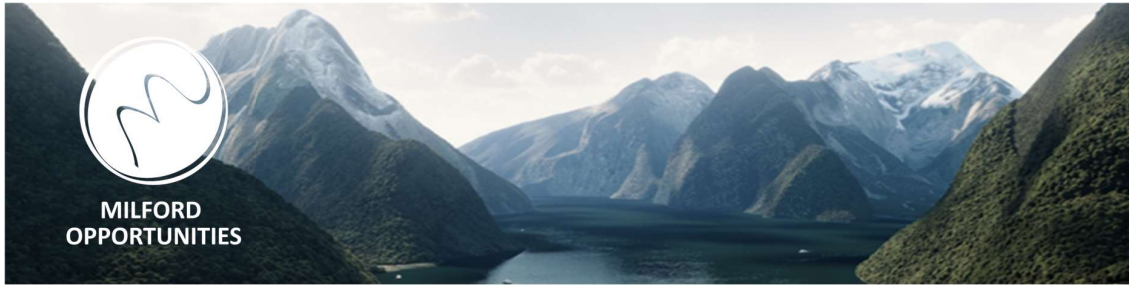
Q. Are there anymore thoughts re what you'd like to see in terms of accommodation?

- Separation from visitors and guests.
- Personally, I just don't like the high-density model.
- High rise accommodation means we're kept in our boxes, have to keep quiet because right beside us is a beautiful hotel with high paying clients, and then someone's having a BBQ / party over here on their balcony.

We've looked at the implications – what it means to be living right by the high paying guest. We have heard about the need to get some space from guests, space to yourself. An area where you can get away.

Q. Do you think staff accommodation would benefit from a communal space?

- The recreation area / facility is a good idea. There is nothing to do here in winter, it is dark and cold. Good to have a communal space. Something to do indoors. Separate from the complex. We like the general idea of having things that are ours. Living next to guests, they feel entitled, they walk up your driveway.
- The community have been asking for a recreational facility for some time. Milford Community Trust is working with MOP on this specific aspect, insuring neither of the organisations (MCT and MOP) end up going separate ways in the construction/ location of a recreation facility.
- We need to have our own space. If you've been dealing with people all day, you need to have a break.
- Right now, it's like having your own little town. A little village – we like it like that.
- This is our village; we need a communal space. Not just about partying might watch the rugby, need options of things to do. Living here 24/7.
- If we were near a hotel, we'd be told to stop every day. It's happened before at 9pm – we weren't even loud.
- We have a community here. You can hear it loud and clear tonight. We need our space. We need a place to go.



Q. We need to understand what your appetite for risk is. It's important for us to articulate that through the plan. You're asking us to weigh that up, we need to balance it, if the village stays where it is maybe there are other options of mitigating the risk.

- Not a matter of if an event happens, it's when. There is a degree of choice in that, and that choice relies on you having the knowledge.
- I think personally you've got to get real with it, I'm honest – totally clear with people, but we'll take our chances.
- We've done a dummy run to get to higher ground but can't get there in time, less than 2mins.
- We've all got grab bags. But it's a similar time in a car.
- Driving in on the Milford Road just as risky. More dangerous getting here than being here. But that's for a tourist.

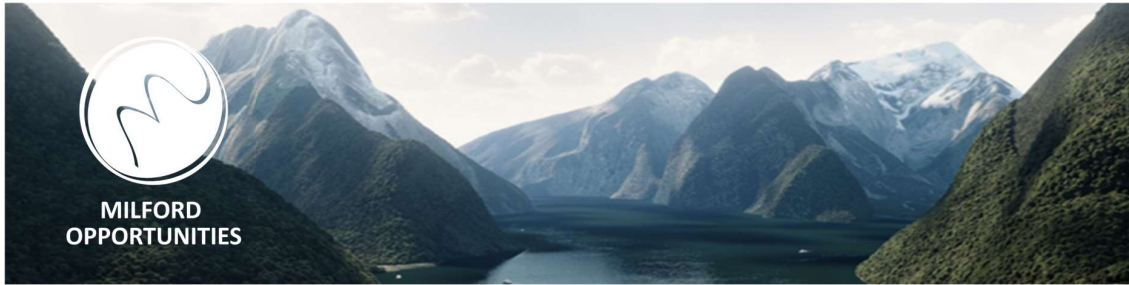
The issue of raising the level of risk is always a difficult conversation. We're seeking to understand your preferences. Action: MOP link reports and risk modelling in the next newsletter.

Q. Few years ago guys doing the drilling said there was nowhere suitable to build even a two-storey building. How on earth are you going to build anything bigger?

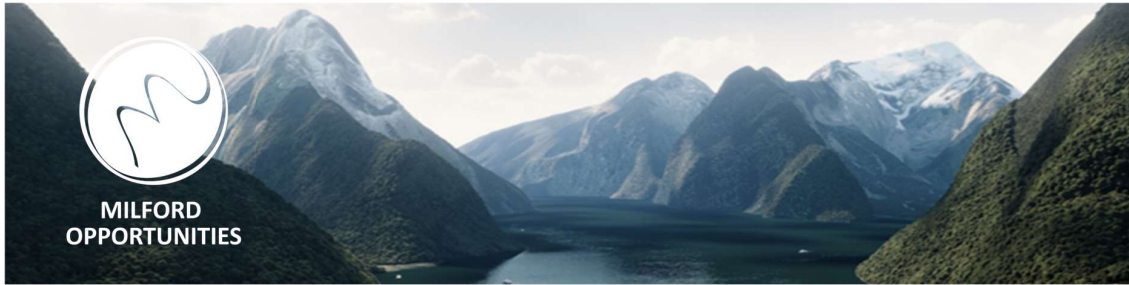
That's exactly what we're looking into. We've got a building planned here and one there, is that feasible? If no, how about if we do it somewhere else? This is the work we are doing. If it's a hotel, who would run it? How much would it cost etc.

Q. Socially, multi storey staff accommodation wouldn't work. That's what we're telling you.

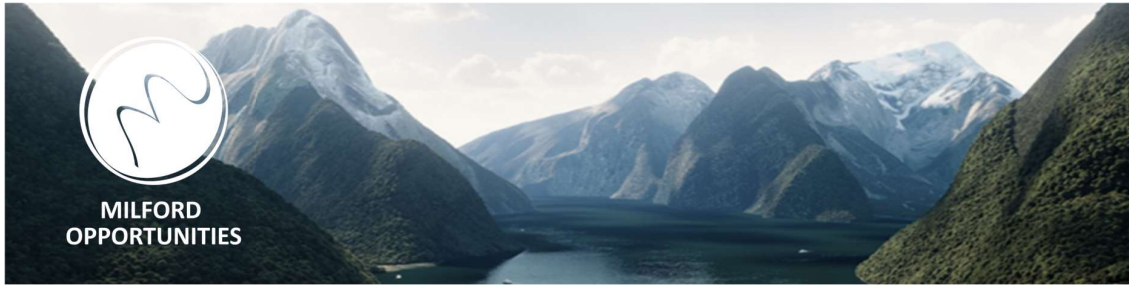
- How are you going to feed 300 people.
- We know that eating together is really important for our work whanau.
- How many kitchens? One big one? Set menu? Shared kitchen facilities. It's things like that that make up the fabric of living and creates a community.
- We're all on different schedules – so socially this is a fraught idea.
- The one thing that drew us here is the uniqueness of the place – by building a multistorey building it just doesn't fit with the landscape.
- When you put in hundreds of people, I can't see how it would work.
- Every team and company have their own vibe.
- It seems like every company has something different to offer.
- You've got young people who are here to earn money and not stay very long. It might appeal to them but not others.
- I'm here because I like the remoteness and I have my own house.
- I've worked in the mines, I've worked in Aussie, apartment style. Not nice.
- Mess hall – good when you're young, not so much at my stage of life.



<ul style="list-style-type: none"> • I'm 25, I've lived in a house with 4 plus other people, I'm over that now and just a couple of us sharing. The beauty of Milford is what we're all here for. Family. • MOP – When you come back to the place itself – national park plus a World Heritage Area – this would need to be factored into the design of any buildings.
<p>Q. Going down this road will be very detrimental for the community. Staff turnover will just be incredible. Just for big companies. What size are you looking at?</p> <ul style="list-style-type: none"> • It depends on the modelling for other parts of the masterplan. What capacity does the wider system have such as park and ride, if you were having more visitors, come through etc
<p>Q. I understood you were thinking of capping numbers of visitors?</p> <ul style="list-style-type: none"> • Not as a first option for managing numbers. • There are other things you can look at first such as capacity of buses or parking spaces. • What sort of systems can you put in place to improve road and parking, improve the experience.
<p>Q. To spread the numbers out through the day you'd need to have people staying in Te Anau – don't think Te Anau is set up for that now? Queenstown wouldn't be happy.</p> <ul style="list-style-type: none"> • We are looking at the Te Anau Basin development plan now. • Queenstown also looking at how many visitors they can host. Not sure there's appetite for more and more. People will need to go somewhere else. Te Anau has been looking at how it can position itself to have more people coming there.
<p>Q. Self-regulation hasn't worked. You've got to get the basics right. If you don't get the staff accommodation right, it's just not going to work.</p> <ul style="list-style-type: none"> • DOC spent 13M on lifting the staff accommodation up? We're happy as. • We've got to future proof the place. • How can we do that without a cap on numbers. There will be a bad experience eventually. • People won't want to stay – 5 cruise ships. That's what we're trying to avoid. • One of the things will be the energy here – the power demand – there just won't be the power.
<p>Q. Every business is already operating to a cap, the only thing that isn't capped is the road. We shouldn't be scared to talk about caps. We're all doing it.</p> <ul style="list-style-type: none"> • We're not scared of talking about a cap – it's just not the first thing in the process of looking at the capacity of the place. (Other possibilities e.g., number of parking spaces, number of seats available on park and ride etc).



<ul style="list-style-type: none"> • The Masterplan is about the place. If we're not protecting it, looking after it then we're going to fail.
<p>I'm interested in knowing numbers going through Queenstown airport. In 20-30 years?</p> <ul style="list-style-type: none"> • It's not all about development, it needs to be done in the right way, in the right place, serve the right reasons. Maybe the solution to risk is simply letting people know the risks and ensuring they've made the choice.
<p>Q. Are you thinking of sealing the Hollyford Road?</p> <p>Hollyford road out of scope, some issues with the river and that road.</p>
<p>Q. We know you want to get rid of the Milford airport. The whole plan is amazingly futuristic It's beyond everyone here. You've got the walkway – Heli pad, high end accommodation, big money – but for everyone else – we can't do that. You've got to be wealthy to stay here – concept is great for them and for you! Look at us – it's not for us.</p> <p>We had a fire in the tunnel – needed to shift people by fixed wing – quicker than park and ride. You have a flood – the road closes – you've got to shift a large number of people in a small amount of time. We're the most isolated place in NZ apart from the Chatham's.</p> <ul style="list-style-type: none"> • This is a focus on all the people who come here and enjoy the place. More options catering for wide range of people. • Not a rush to the boat terminal. • Spreading people out, slowing down. • No decisions have been made. • We will be looking at everything. • Investigating the argument for keeping or phasing out the airstrip - working with the aviation sector.
<p>Cool with the hop on hop off bus journey. Seems to me like it's high-rise buildings, high-end clientele. It's a big change for the whole of Milford. There are electric planes – they'll be coming here in the next 5 to ten years.</p>
<p>What we've got here – is this really the jewel in the crown? People have been raping and pillaging the place. It's great to see you making some changes. NZ is a small place with a small number of rate payers. It's great to see this work to look at the place.</p>
<p>Q. We really hope you are taking our views into account. We really hope you listen to them.</p> <ul style="list-style-type: none"> • We're here to listen, to share feedback.



<ul style="list-style-type: none"> Whatever decisions are made re staff accommodation, it will be well reflected what the community did and didn't want, that you pointed out the issues from your perspectives.
<p>Q. How happy are we to have a high rise to live in beside the hotel? How high does it need to go to accommodate 300 plus people. How happy are we to live in that? If there's a fire – how would we cope with that. The biggest friction seems to be staff accommodation. If we were in the position to build now – how would our voices be heard. We really don't want that.</p> <p>Firstly, we're looking at is it feasible? Secondly – do we want to do it? Pros and cons.</p> <p>White Island, the outcomes of how that plays out through the Courts – it's going to be a detriment to NZ. We might as well shut Milford down right now.</p> <p>They could come out and say no, you have to take a more balanced view – it's about people's risk knowledge and consent etc.</p>
<p>Q. This place isn't run by robots, it's the people, the community. If the Government comes out to say you need to live in a high rise, then we're in a hell of a lot of trouble. We do need our own time as well – living with 300 people isn't going to give us that.</p>
<p>Q. Is the gondola happening?</p> <p>The concept is of a cable car-type activity. One option for different activities slowing the visit down. No decisions.</p>

Themes

<ul style="list-style-type: none"> We just want to know that the powers are going to listen.
<ul style="list-style-type: none"> Accommodation block - The community is telling you we don't want one large accommodation block for all staff. It's not going to work.
<ul style="list-style-type: none"> Separation - there must be separation between residents and tourist accommodation. This is our community.
<ul style="list-style-type: none"> Hazard risk - we fully understand and accept the risks
<ul style="list-style-type: none"> Access management - we are operating at a cap, the only thing not capped it's the road.
<ul style="list-style-type: none"> Social facility / place / space for residents. The residents are keen for a multi-use communal space, a place to socialise, gym, TV etc.