

Description of Activity

Southern Discoveries are proposing to construct a new staff accommodation facility in the Deepwater Basin Accommodation Activity Area. The units will be built across two sites and will house up to 65 staff. This is anticipated to meet the future staffing requirements of the company for the next 40 – 50 years, assuming the current marine operation is near maximum capacity.

The staff accommodation will be built in three accommodation categories to ensure Southern Discoveries is able to provide viable solutions that fit the needs of the different employee groups that reside in Milford, while minimising cost. Catering for all stages of employment and seniority will enhance the company's ability to keep team leaders and managers for longer, thus building the capacity to train staff more effectively by enhancing the transfer of institutional and job-related knowledge.

1. Seasonal and junior staff (Block A on Area B2)

Comprises of a two-storey dwelling with three living modules, each designed with 8 bedrooms. This block will provide a total of 24 rooms of 12.5m². The building will provide shared bathrooms and cooking/lounge areas.

2. Team leaders (Block B on Area H3)

Comprises of twelve 17.7m² units with en-suite bathrooms. The units will have a shared kitchen and lounge space.

3. Managers and long-term staff (Block C on Area H3)

Comprises 18 self-contained units of 28m² that include a bedroom (with en-suite), lounge and cooking area, with one larger shared lounge space.

The new buildings will be built to a superior standard in respect to fire and seismic ratings and will ensure compliance with the long-term requirements of the tenancy and HSAW 2015 Acts. This compliance is not achievable at the current accommodation site. The new facility will be designed in accordance with the Cleddau Village Design Guidelines, and will promote thermal efficiency to reduce the demand on the Milford power grid, which is at maximum capacity.

The buildings will connect into the current wastewater infrastructure, which is treated at the MDA Milford Treatment Plant. The buildings will also connect into the reticulated water supply network, and power will be sourced from the National Grid.

Space available for car parking is limited due to the land area available in the B2 and H3 blocks, and the building area that is required to adequately accommodate up to 65 staff. To provide the required number of car parks, it is proposed that 27 parking spaces be provided on either side of Pembroke Drive, between the formal site boundary and the formed road. Southern Discoveries have been directed by DOC to formally apply for consent so the extension of lease land boundaries can be considered and assessed. It should be noted that the proposed facility design cannot work without providing parking spaces, as these are a requirement in the Cleddau Village Design Guidelines. There is no other available land on which to provide these.

Construction is expected to take nine months and will utilise pre-fabricated panel construction. The project will require up to 25 workers on site. Construction waste will be transported out of Milford, to be disposed of at appropriate facilities. No demolition works will occur as a part of this proposal.