

23 October 2020

Dear Owner/Occupier of [REDACTED] Fernhill Road FERNHILL 9300,

### Public Transport Bus Network Improvements – Fernhill Rd Westbound (Relocation of Lordens Place stop)

In partnership with Queenstown Lakes District Council (QLDC), The Otago Regional Council (ORC) has identified a requirement for public transport bus network minor infrastructure improvements to serve new and existing routes in the Wakatipu Basin.

We have identified a potential site improvement to install a new bus stop as shown in the attached proposal in the location of [REDACTED] Fernhill Rd.

The existing stop adjacent to Lordens Place is not considered to be appropriate in terms of its siting and safety, and must be disestablished. The proposed improvements are all within road reserve and have allowed for a new bus stop, and a widened footpath. There will be appropriate signage and line marking to allow the bus to enter and exit the stop safely.



QLDC would be happy to respond to any concerns you have about the new bus stop. Should you wish to discuss the content of this letter, please contact Brandon Ducharme in the first instance using the details below.

Any objections to the proposed works will be considered by the Programme Sponsor, Tony Pickard, Transport Strategy Manager QLDC after the due date. Relevant concerns are access to property, safety, efficiency of the network and amenity.

All feedback is to be received by 3:00pm Friday the 6<sup>th</sup> of November 2020.

Yours Faithfully,



**Brandon Ducharme**  
 PMP MBA CPEng P.Eng PE  
 Senior Development Infrastructure Engineer  
 Tel: +64 27 601 2383  
[Brandon.Ducharme@qldc.govt.nz](mailto:Brandon.Ducharme@qldc.govt.nz)

**Brandon Ducharme**

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**From:** Brandon Ducharme  
**Sent:** Tuesday, 3 November 2020 12:11 PM  
**To:** [REDACTED]  
**Subject:** RE: [REDACTED] Fernhill Road

Hi [REDACTED],

[REDACTED]

Thank you kindly for your valued feedback below. The location of the proposed stop has been selected by a process of elimination of the other alternatives - all of which have been discounted for safety reasons and also in consideration of the future pedestrian crossing near the site.

It might be helpful for you to know as well that the proposed stop is primarily a drop-off point and as such would operate a bit differently than the existing stop across the street you referenced below in your email which is a pick-up point. As a drop-off point, buses will stop briefly to drop passengers off and then carry on with their route. The durations that busses and passengers occupy the site are hence relatively intermittent and short-term (no need to wait). For this reason we have not proposed any shelters or structures that encourage waiting or attract loitering.

That being said – your feedback is valued and we’ll have our engineers and contractors incorporate mitigations for your concerns as per below:


1. Setback from driveway – this will ensure suitable space for rubbish/recycle bins is allowed for, and also allow for suitable entry/exit setbacks from your residence drive-way.
2. Screening - To consider as part of the project what light-weight, low maintenance/cost-effective planting could add a bit of additional screening over/above the existing retaining wall on the property boundary which has an existing screening effect.
3. Works to be underway immediately so that construction is a not a nuisance as noise to your residence once your new-born arrives.
4. Once constructed and operational, we will continue to monitor the site operations and collate any feedback going forward so that we can respond to further needs as they arise. Should anything not be working as intended – I will be your direct port of call to investigate further.

Thank you for taking the time to provide your feedback.

Cheers,

Brandon

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<p><b>Brandon Ducharme</b> PMP MBA CPEng P.Eng PE Infrastructure Development Engineer   Property &amp; Infrastructure Queenstown Lakes District Council M: 027 601 2383 E: <a href="mailto:brandon.ducharme@qldc.govt.nz">brandon.ducharme@qldc.govt.nz</a></p>	 <p>QUEENSTOWN LAKES DISTRICT COUNCIL www.qldc.govt.nz</p>
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**From:** [REDACTED]  
**Sent:** Friday, 30 October 2020 10:54 AM  
**To:** Brandon Ducharme <Brandon.Ducharme@qldc.govt.nz>; [REDACTED]  
**Subject:** [REDACTED] Fernhill Road

Good morning Brandon,

My name is [REDACTED] and I am [REDACTED] for [REDACTED].

Myself and my partner recently received a letter in the post from yourself regarding the moving of the Lordens Place bus stop to out the front of the property we currently are residing in, [REDACTED] Fernhill Road. We have forwarded on the letter to our property manager and landlords to ask for their advice regarding this.

Myself and my partner oppose the moving of the bus stop to outside our property for the main reason that my partner and I are expecting our first child soon and already the bus stop across the road heading eastwards causes alot of noise. I think you will agree that the rumbling of large vehicles will cause an impact to the child during the early stages after the birth.

Our driveway as per the diagram attached to your letter shows that the bus stop will pretty much cause visual impairment for myself and my partner when we reverse out our vehicles to go to/ from work. Also with bin collection days, we would not be able to put our bins out in front of our property due to the bus stop being there.

Myself and my partner are more than happy to come into the council building to meet with yourself in person to discuss further

I look forward to hearing from you,

Kind regards,  
[REDACTED]

This e-mail contains confidential information and may be legally privileged. If you have received it in error, you may not read, use, cc this email or its attachments. In that case, please let us know immediately by reply email and then delete this email from your system. We use standard virus checking software, we accept no responsibility for viruses or anything similar in this email or any attachments. We accept any responsibility for any changes to, or interception of, this email or any attachment after it leaves our information system



Please consider the environment before printing this email.

**Brandon Ducharme**

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**From:** Brandon Ducharme  
**Sent:** Tuesday, 10 November 2020 3:04 PM  
**To:** [REDACTED]  
**Subject:** RE: [REDACTED] Fernhill Road Bus Stop relocation

Hi [REDACTED]

I think it was you I spoke to on the phone earlier. As discussed – the bus stop in meant to be located in front of [REDACTED] Fernhill Rd as shown in the letter. Thank you kindly for your valued feedback below. I have been in touch with your tenant and communicated with the details below.

The location of the proposed stop has been selected by a process of elimination of the other alternatives - all of which have been discounted for safety reasons and also in consideration of the future pedestrian crossing near the site.

It might be helpful for you to know as well that the proposed stop is primarily a drop-off point and as such would operate a bit differently than the existing stop across the street you referenced below in your email which is a pick-up point. As a drop-off point, buses will stop briefly to drop passengers off and then carry on with their route. The durations that busses and passengers occupy the site are hence relatively intermittent and short-term (no need to wait). For this reason we have not proposed any shelters or structures that encourage waiting or attract loitering.

That being said – your feedback is valued and we'll have our engineers and contractors incorporate mitigations for your concerns as per below:


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2. Screening - To consider as part of the project what light-weight, low maintenance/cost-effective planting could add a bit of additional screening over/above the existing retaining wall on the property boundary which has an existing screening effect.
3. Works to be underway immediately so that construction is a not a nuisance as noise to your tenants once the new-born arrives.
4. Once constructed and operational, we will continue to monitor the site operations and collate any feedback going forward so that we can respond to further needs as they arise. Should anything not be working as intended – I will be your direct port of call to investigate further.

Thank you for taking the time to provide your feedback.

Cheers,

Brandon

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<p><b>Brandon Ducharme</b> PMP MBA CPEng P.Eng PE Infrastructure Development Engineer   Property &amp; Infrastructure Queenstown Lakes District Council M: 027 601 2383 E: <a href="mailto:brandon.ducharme@qldc.govt.nz">brandon.ducharme@qldc.govt.nz</a></p>	
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**From:** [REDACTED]  
**Sent:** Tuesday, 10 November 2020 1:47 PM  
**To:** Brandon Ducharme <Brandon.Ducharme@qldc.govt.nz>  
**Subject:** Fwd: [REDACTED] Fernhill Road Bus Stop relocation

Hi Brandon,

We refer to your letter dated 23 October, 2020 posted to [REDACTED], which is currently rented out to our tenants. We visited our tenants yesterday, 9 Nov 2020 and only being informed by them because they are not happy due to bus driver frequently stopping in front of our property driveway. May I ask can the bus driver stopping in front of property driveway. Our tenant, the wife, is currently pregnant in the last semester and when the bus stop in front of the driveway, their 2 dogs starting to bark loudly and aggressively, affecting the quiet environment for her at this time which need a lot of rest for her health and the baby health. Also when the bus stop in front of the property driveway, it blocked the driveway which inconvenient the tenant when they wanted to drive out their car from the property.

Further, our property address correspondence registered with Queenstown Lakes District Council is [REDACTED]. Without sending the letter to this address, we missed out the opportunity to make our submission. This is also the same for property [REDACTED] which also own by [REDACTED]

Please call me

Thanks

Kind Regards,

[REDACTED]

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Tue, Nov 10, 2020 at 1:23 PM  
**Subject:** [REDACTED] Fernhill Road Bus Stop relocation  
**To:** [REDACTED]

**Brandon Ducharme**

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**From:** Brandon Ducharme  
**Sent:** Friday, 20 November 2020 3:00 PM  
**To:** [REDACTED]  
**Subject:** RE: Bus Stop - [REDACTED] Fernhill Road

Hi [REDACTED]

Thanks for your email. Please see below.

In regard to delivery addresses used – the below addresses were in our rating database for [REDACTED] Fernhill Rd. If this is no longer current, your client can update this information following the instructions [here](#). I confirm that we mailed letters to all addresses we have on file which in this case were both the current occupiers of the addresses: [REDACTED] Fernhill Rd, and as well the owner address we have on file as [REDACTED]


Owner with Address 

Owners	
[REDACTED]	[REDACTED]

I also confirm that the site engineers are confirming there is adequate space for bins, and safe setbacks from the drive ways for drive-way use of the residences.

Cheers,

Brandon

<p><b>Brandon Ducharme</b> PMP MBA CPEng P.Eng PE Infrastructure Development Engineer   Property &amp; Infrastructure Queenstown Lakes District Council M: 027 601 2383 E: <a href="mailto:brandon.ducharme@qldc.govt.nz">brandon.ducharme@qldc.govt.nz</a></p>	
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**From:** [REDACTED]  
**Sent:** Friday, 20 November 2020 1:23 PM  
**To:** Brandon Ducharme <Brandon.Ducharme@qldc.govt.nz>  
**Subject:** Bus Stop - [REDACTED] Fernhill Road

Hi Brandon,

I am writing on behalf of [REDACTED] the current owner of [REDACTED] Fernhill Road. Our client has raised some concerns regarding a new bus drop off point proposed in front of [REDACTED] Fernhill Road, which is located in between the two properties that are owned by them. In particular, [REDACTED] concerned of the following matters;

- It is understood that the notice of the proposed bus stop was not delivered correctly and was not received by our client until 10<sup>th</sup> November;
- That the location of the bus stop will compromise the amenity of the two properties;
- The proximity to the bus stop to the accesses to both allotments may inhibit/compromise future development opportunities of these two properties.

We understand that regardless of our clients concerns, Council are proceeding with this bus stop and have had a contractor out constructing this bus stop today.

Are you able to provide some clarity for our clients that this stop will not compromise the accessibility, and feasibility of potential future of the site?

Kind regards,

