

Our Reference: A849738

15 October 2015

Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348
Attention: Kim Banks

Dear Kim,

**Otago Regional Council Response to Queenstown Lakes District Council
Request for Further Comment on Special Housing Area Proposals.**

I refer to your letter dated 28 September 2015.

Queenstown Lakes District Council's request of Otago Regional Council (ORC) is to support in principle, and subject to any ORC approvals required, the following proposals being considered under the Housing Accords and Special Housing Areas Act 2013:

- Arthurs Point North
- Highview Terrace
- Onslow Road
- Shotover Country

ORC provided initial comment on three of the four proposals on 2 June 2015 (see attached letter). ORC continues to see the scope of its role in providing this feedback to be the sharing of any information or concerns it holds which are relevant to the QLDC decision making process, and identifying whether the associated activities may require an application for approval from ORC. Any consideration as to the merit of each proposal is a matter for QLDC.

The ORC's feedback is provided on the information available to date. Many of the proposals are preliminary with more detail to follow. ORC's view may alter as a result of any information provided at a later date.

Arthurs Point Road

ORC's initial comment referred to the mapped landslide hazard risk for this site and the proposed development. ORC staff reviewed the amended layout plan provided for this site which is understood to have increased from 34 units to 80. The updated layout is more detailed than that previously provided. It is noted that the intensity of the development on the upper section of the site may have increased. Therefore, ORC's view remains it is important that QLDC has sufficient information about the landslide risk will be avoided or mitigated if consent is granted.

Highview Terrace

In respect to the proposals for Highview Terrace, ORC considers that QLDC will need to be satisfied that the proposal appropriately avoids or mitigates the highlighted neighbouring landslide risk. The applicant will need to ensure its proposed activities also comply with any relevant ORC plans.

Onslow Road

ORC did not provide comment on this proposal as it previously was not being considered by QLDC. ORC has not identified any concern in respect to natural hazards on this site, nor any potential for land contamination.

Shotover Country

ORC's initial comments and concerns on this proposal stand. The applicant has provided ORC natural hazards staff with further information which is being assessed. We will provide you with the outcome of that assessment as soon as possible.

No further information has been provided in respect to the matters ORC raised in respect to storm water and wastewater discharges. The applicant should address the ORC's concerns.

Yours sincerely



Fraser McRae
Director Policy, Planning and Resource Management