

Our Reference: A804397

2 July 2015

Queenstown Lakes District Council
10 Gorge Road
Queenstown 9348

Attention: Vicki Jones, Consultant Planner

Dear Vicki

Plan Change 44 Hanley Downs Zone Otago Regional Council's Comments on Plan Change Amendments

Otago Regional Council (ORC) staff reviewed the updated planner's report released on 23 June 2015. ORC staff share the view of the consultant planner for Queenstown Lakes District Council (QLDC) that the changes made to the proposal may warrant further opportunity for submitters to comment further. ORC wish to be updated as early as possible as to the hearing commissioners' decision on this matter which we anticipate will be addressed at the recommencement of the hearing.

Planning Matters

In respect to the planning matters of managing effects on and/or from storm water, wastewater and the wetland, the recommendations of the consultant planner and the draft plan provisions are considered appropriate by the ORC.

Excepting for Mr Wells evidence, it appears neither the amended application information nor the updated planner's report make any assessment of the amended plan change against the Proposed Regional Policy Statement which was notified on 23 May 2015. While Mr Wells' evidence states on page 32 that he suspects it has little weight, this is inaccurate. As it was notified prior to the plan change amendments, it is clear the QLDC must have regard to the Proposed Regional Policy Statement as per section 74(2)(a)(i) of the Resource Management Act 1991 to the extent the content of the Proposed Regional Policy Statement deals with all matters raised in ORC's submissions. Relevant policies to note are:

- Policy 3.2.3 Assessing natural hazard consequence
- Policy 3.2.4 Managing natural hazard risk
- Policy 3.2.6 Avoiding increased natural hazard risk
- Policy 3.2.7 Reducing existing natural hazard risk

In respect to Transport matters raised by ORC, the decision should also be made in light of the objectives and policies of the recent Otago/Southland Regional Transport Plans 2015-2021 which was approved on 22 April 2015. These plans set out the strategic direction for land transport in Otago and Southland.



Technical Matters

Mr Wells' evidence notes correctly that during the original application process, there were discussions between the applicant's consultants and ORC. This involved a site meeting to give context to ORC concerns by discussing them within the subject site. The applicant's consultant then produced an overlay of the original proposed subdivision with alluvial fan features (as mapped by GNS (2009)) with the ORC hazard mapping. This confirmed for ORC the then northern end of the subject site included areas containing active alluvial fan areas subject to debris flows and floodwater dominated flows. It is ORC's view that further assessment work is required to quantify the risk from these hazards and whether avoidance or mitigation would be an appropriate response.

Since the adjournment of the original hearing in 2013 and the subsequent amendments to plan change 44, ORC staff have not had any further correspondence from the applicant. Therefore, other than the updated planner's report, ORC staff have little context as to how the original structural plan and concerns in respect to natural hazards now relate to the newly proposed plan change.

Mr Wells' evidence as released speaks only generally about ORC's concerns in respect to natural hazards and makes no mention as to how these concerns related to the amended plan change. Mr Dent's evidence referred to by Mr Wells is not available at the time of writing this letter. Therefore, ORC staff would have very little time to make an assessment of any detailed evidence given in respect to natural hazards by the applicant and give a considered response.

Given the subdivision still looks to be generally located within areas subject to risk from alluvial fans acknowledged by the applicant, ORC maintains a more detailed investigation of the natural hazards which may affect the subdivision is still required. This should include defining the characteristics, (including depth, velocity, and flow-paths) of surface run-off during heavy rainfall events. The layout of the streets, parcel boundaries and building platforms should consider how the conveyance of surface run-off may affect residential development, and ensure that the conveyance of overland flow is not impeded.

The proposal will create a risk that does not exist at present, and this risk will be permanent. Even with mitigation there will always be a level of residual risk.

If the QLDC does accept that the hazard associated with alluvial fans at the northern end of the subject site can be adequately mitigated by physical works, then ORC seeks assurance that the QLDC would accept responsibility for the maintenance and assessment of such features.

Any physical works which might be put in place to mitigate the effects of alluvial fan hazard at the northern end of the subject site would require ongoing maintenance. An ongoing program to assess the ability of such works to adequately mitigate the hazard would also be required. ORC staff concern is that such maintenance and assessment programs without clear ownership would be unlikely to be pursued with any diligence once any works were put in place, due to their cost; the difficulty in apportioning that cost; and the often lengthy periods of time between alluvial fan-building events, and resultant loss of knowledge / memory of the nature of the hazard.

ORC staff are happy to assist the hearing panel with any further questions they may have in respect to the matters addressed in this letter.

Yours sincerely



Wayne Scott
Acting Chief Executive