
RE: Proposed Special Housing Area, near Jacks Point, Queenstown

1 message

Warren Hanley <warren.hanley@orc.govt.nz>

1 February 2019 at 17:06

To: Rosalind Devlin <rosalind.devlin@gmail.com>

Cc: Ben Mackey <Ben.Mackey@orc.govt.nz>, Jean-Luc Payan <Jean-Luc.Payan@orc.govt.nz>

Hi Roz,

I haven't had any specific feedback on this proposal from ORC staff at this stage.

However, to help keep things moving I've had a look at the fluent report and didn't identify any thing in particular of concern at this stage. So for now my thoughts are;

- As mentioned, the defences against water will require consent from ORC due to those proposed structures being built for that purpose.
- The discharge structure/s for stormwater to the creek may also require consent and advice should be sought from ORC's consent team.

If I receive any additional comments I will forward them through. Otherwise, if you have further questions please feel welcome to contact me. Otherwise, we'll look forward to review any further information if it the proposal is formalised as an Expression of Interest to QLDC.

Regards

Warren.

From: Rosalind Devlin <rosalind.devlin@gmail.com>**Sent:** Monday, 21 January 2019 11:55 a.m.**To:** Warren Hanley <warren.hanley@orc.govt.nz>**Subject:** Re: Proposed Special Housing Area, near Jacks Point, Queenstown

Hi Warren

Good to know about diversion mounds - thanks!

Yes I've attached the Fluent report, if you could keep it confidential in the meantime - it will become public once the EOI goes to QLDC of course.

Also - we're not providing a NESCS review or PSI at this stage but would do so during the resource consent process, if the SHA is accepted.

Many thanks,

Roz

On Mon, 21 Jan 2019 at 11:46, Warren Hanley <warren.hanley@orc.govt.nz> wrote:

Hi Roz,

Thanks for that. I'll have a think and come back to you with any thoughts. Are you able to share the fluent solutions report? That may help with any pre notification feedback ORC can provide.

Just a small flag, diversions mounds (defences against water) would require consents from ORC. Apologies if you already know that, it's just the need for ORC consents for these features sometimes get overlooked.

Warren.



Warren Hanley

Senior Resource Planner Liaison

Otago Regional Council

[70 Stafford St](#), Private Bag 1954,

Dunedin 9054

Phone (03) 470 7443 or 0800 474 082

www.orc.govt.nz

From: Rosalind Devlin <rosalind.devlin@gmail.com>

Sent: Monday, 21 January 2019 11:40 a.m.

To: Warren Hanley <warren.hanley@orc.govt.nz>

Subject: Proposed Special Housing Area, near Jacks Point, Queenstown

Hi Warren

I am working on a proposed Special Housing Area to be located near Jacks Point, Queenstown. At this stage we are compiling information to lodge an Expression of Interest with QLDC. As part of the EOI process, I thought I would send you an outline of what is proposed, and see if you had any initial thoughts.

Location: North of Hanley Downs in the Coneburn Valley (see location map attached), approx 48ha.

Proposal: 600 residential lots (ave size 500m²) plus reserves, trails and community shops. Vehicle and trail connections to Jacks Point via Woolshed Road, possible trail connections to Frankton.

Access: new roundabout from SH6.

We have a roundabout feasibility report from Wsp Opus, who have discussed site access with NZTA.

We are in the process of obtaining a geotechnical review. We are aware that part of the site to the south is subject to significant liquefaction (TC3) and would likely not be suitable for housing - this would become a community reserve.

We have a stormwater flood hazard report from Fluent Solutions that includes indicative mitigation methods e.g. flood corridor for Woolshed Creek, diversion mounds, piped stormwater network and treatment ponds.

We are also obtaining a report on wastewater disposal (reticulated) and water supply.

At this stage we have not sought an ecological review.

Any thoughts or feedback you have would be greatly appreciated.

Kind regards

Roz

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Rosalind Devlin
MRRP MNZPI
Resource Management Planner

021 062 0550
rosalind.devlin@gmail.com

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Rosalind Devlin
MRRP MNZPI
Resource Management Planner

021 062 0550
rosalind.devlin@gmail.com