
Submission on Proposed Waitaki District Plan

**Form 5 Submission on publically notified proposal for policy statement or plan,
change or variation**

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waitaki District Council - District Plan Review

Date received: 13/05/2025

Submission Reference Number #:53

This is a submission on the following proposed plan (the **proposal**): Proposed Waitaki District Plan

Submitter:

campbell barbour

Contact person and address for service:

campbell barbour

Omarama Lodge Holdings Limited
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Attachments:

Proposed Residential Boundary - 460 m line.PNG

1 Pinot Noir court ONL alignment Plan.PNG

line of site from Nth viewpoint.PNG

line of site from south viewpoint.PNG

Line of site North Long View.PNG

Line of Site South Long View.PNG

1 Pinot Noir Court ONL amendment.PNG

1 Pinot Noir Court ONL amendment.PNG

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

If you have answered yes to the above question, are you directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **Yes**

Submission points

Point 53.1

Address:

Pinot Noir Court, Omarama 9412

Support / Amend / Oppose: Amend

Submission:

Our property comprises Lots 13 and 14 DP 351850. Its address is 1 Pinot Noir Court Omarama. The property comprises 26.7498 hectares. Under the proposed Waitaki District Plan the land has a mixed Zoning of General Residential and General Rural, with the Rural Zoned having a Rural Scenic Landscape overlay and part of the land an Outstanding Natural landscape overlay. Our submission is that the area of the land Zoned General Residential should be increased by approximately 4 ha reflecting the properties particular physical and locational characteristics, that it adjoins residential Zoned Land and that it is a logical and quality extension / addition to Omarama's Residential land capacity. We consider this additional Residential capacity would provide positive outcomes for the town of Omarama and the Waitaki District, increasing housing supply, choice and a competitive land and housing market.

We submit that the extent of the Residential Zoned land can be increased in accordance with the attached plan which has been prepared with consideration of the potential adverse effects of the proposal. We outline key considerations under separate headings as follows:

Town expansion and Proximity - The additional residential land is within the "urban" setting of Omarama. The land is accessed from an established residential street and is contiguous with existing residential properties. It provides additional residential land within a walkable distance to the town's centre and amenities. It does not extend the town's urban extent to the west and is logically contained within the Omarama's urban extent, which in this part of the town wraps around the lower contours of the prominent hills and ONL.

Visual Effects - The property has a topography which enables the residential expansion to occur with very limited, and acceptable visual impacts. The land is a natural amphitheatre with ridgelines enclosing it on both the western and eastern sides. The proposed Residential/Rural Zone boundary is based on the vertical RL at the shared boundary of the adjoining residential land to the property. It is set at a height that any residential development would remain well below the adjoining ridgelines, effectively concealing it from view from the

east and west and viewpoints and particularly when travelling into Omarama on State Highway 8. We attach several Line of Site analysis using the Canterbury 3D mapping tool to illustrate this point. Glimpses of Residential buildings would be observed from State Highway 8 at the area of the intersection with Pinot Noir Court although existing residential development and established vegetation would largely obscure future residential buildings. Only properties within Pinot Noir Court would have direct views to the proposed residential expansion and these properties are within an established residential environment. Additional residential development lies to the south of the properties in Pinot Noir Court which have predominately been developed to orientate outdoor living courts to the North or West.

The conclusion is that the land is not generally visible, and the area of expansion has a flat to moderate contour and is located behind existing residential development. It does not elevate future dwellings above other existing residential dwellings on the lower slopes of the hill.

Reduction of General Rural and Rural Scenic Overlay - The area of land proposed to be zoned residential has, from a rural and rural scenic overlay perspective, a modified characteristic. It comprises an existing heli pad, vineyard and access tracks. Its containment from a views discussed previously means it does not form part of the wider "Rural landscape", or one which has outstanding or high amenity values.

Services and Infrastructure - The land is readily able to be serviced by both the Omarama Water and Waste Water reticulations. The Towns water supply mains run through the property and waste water can be gravity fed to existing council lines. Under Ground Electrical supply is available in Pinot Noir Court. A roadway from Pinot Noir Court would provide access to the land. Pinot Noir Court intersects with State Highway 8 within the 50 KPH urban section of the state highway running through Omarama.

The existing provisions of the Proposed District Plan for subdivision will manage the provision of reticulated infrastructure, roading and access and stormwater.

Land Topography and Buildability - Approximately half of the proposed additional residential land is near level, the balance is moderately sloped and has been planted in grape vines for around 25 years. The slopes are consistent and would offer residential dwellings with an elevated northerly aspect and outlook.

In summary, this submission seeks to rezone an additional 4 Ha of land for General Residential purposes which would provide a high amenity location for new dwellings within the existing urban environment of Omarama.

Relief sought

The relief sought is the amendment of the proposed Plan boundary between General Residential and General Rural (including the Rural Scenic overlay) Zones on Lot 14 DP 351850 in accordance with the attached plan.

Point 53.2

Address:

Pinot Noir Court, Omarama 9412

Mapping layer:

Outstanding Natural Landscapes,Rural Scenic Landscape

Support / Amend / Oppose: Amend

Submission:

Our property comprises Lots 13 and 14 DP 351850. Its address is 1 Pinot Noir Court Omarama. The property comprises 26.7498 hectares. Under the proposed Waitaki District Plan the land has a mixed Zoning of General Residential and General Rural with the Rural Zoned having a Rural Scenic Landscape overlay and part of the land an Outstanding Natural landscape overlay. Our submission is that the boundary

of the Outstanding Natural Landscape Overlay (ONL) should be amended to reflect more accurately the topography of the land. We support the ONL in principle however it appears it has been applied to our property by following a cadastral boundary rather than reflecting [the] land's topography, characteristics and visual effects.

We attach a proposed realignment of the ONL using the Canterbury maps 3D mapping tool. This image depicts the elevation of the ONL applied consistently around "ladybird" hill it shows that the lower slopes of the hill on the south western elevation are not of an elevation that reflects that they should form part of the ONL overlay. The lower western flank of the hill has an established access road leading to a contained valley with several mature pine trees.

We attach a proposed alignment for the ONL on the District plan EMap. The blue line and shade indicate the area we seek to have amended from ONL to RSL consistent with the surrounding environment

Relief sought:

The Relief sought is an amendment to the ONL overlay instead of the Rural Scenic Landscape overlay on Lot 14 DP 351850 as depicted on the attached Plans.