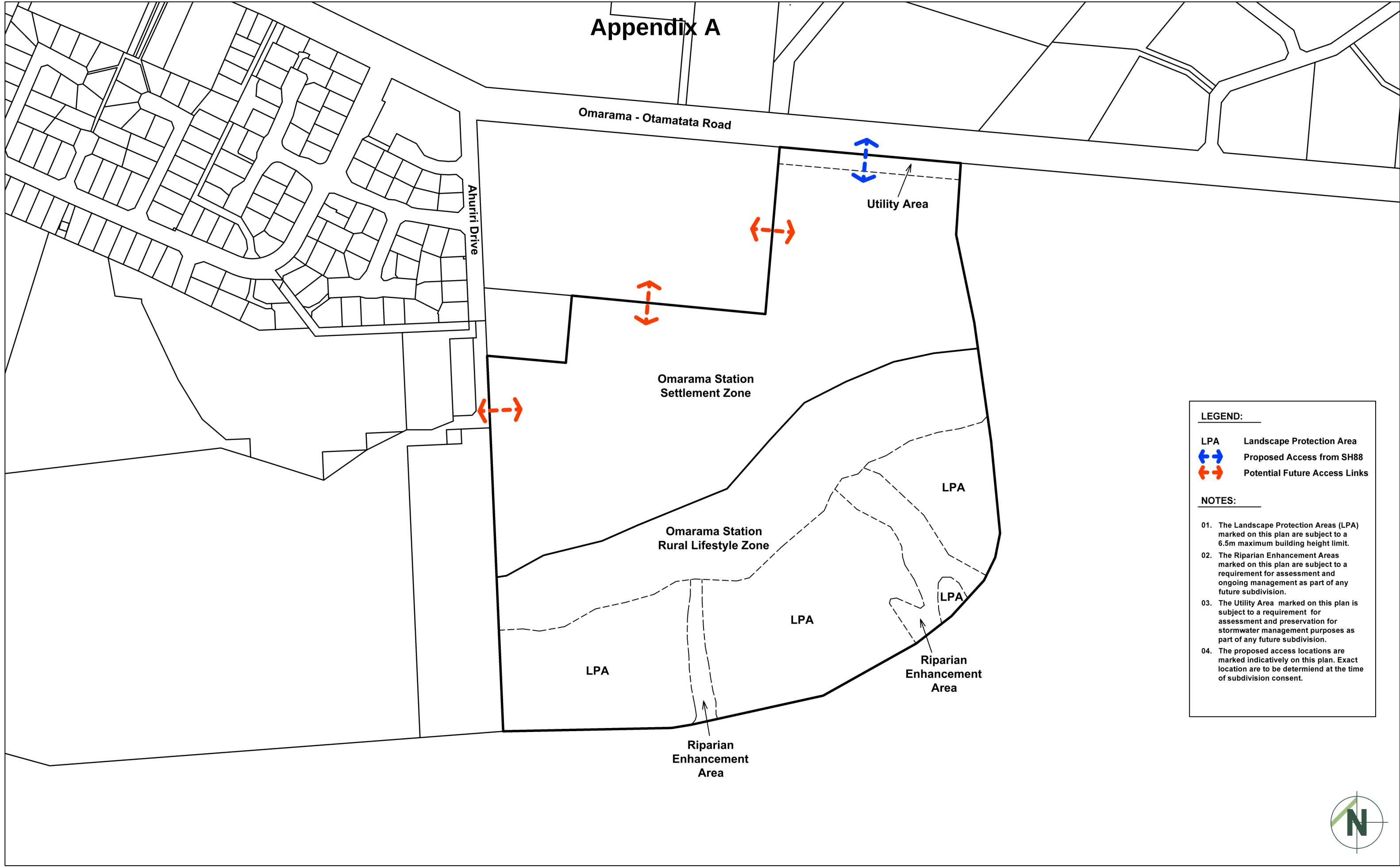


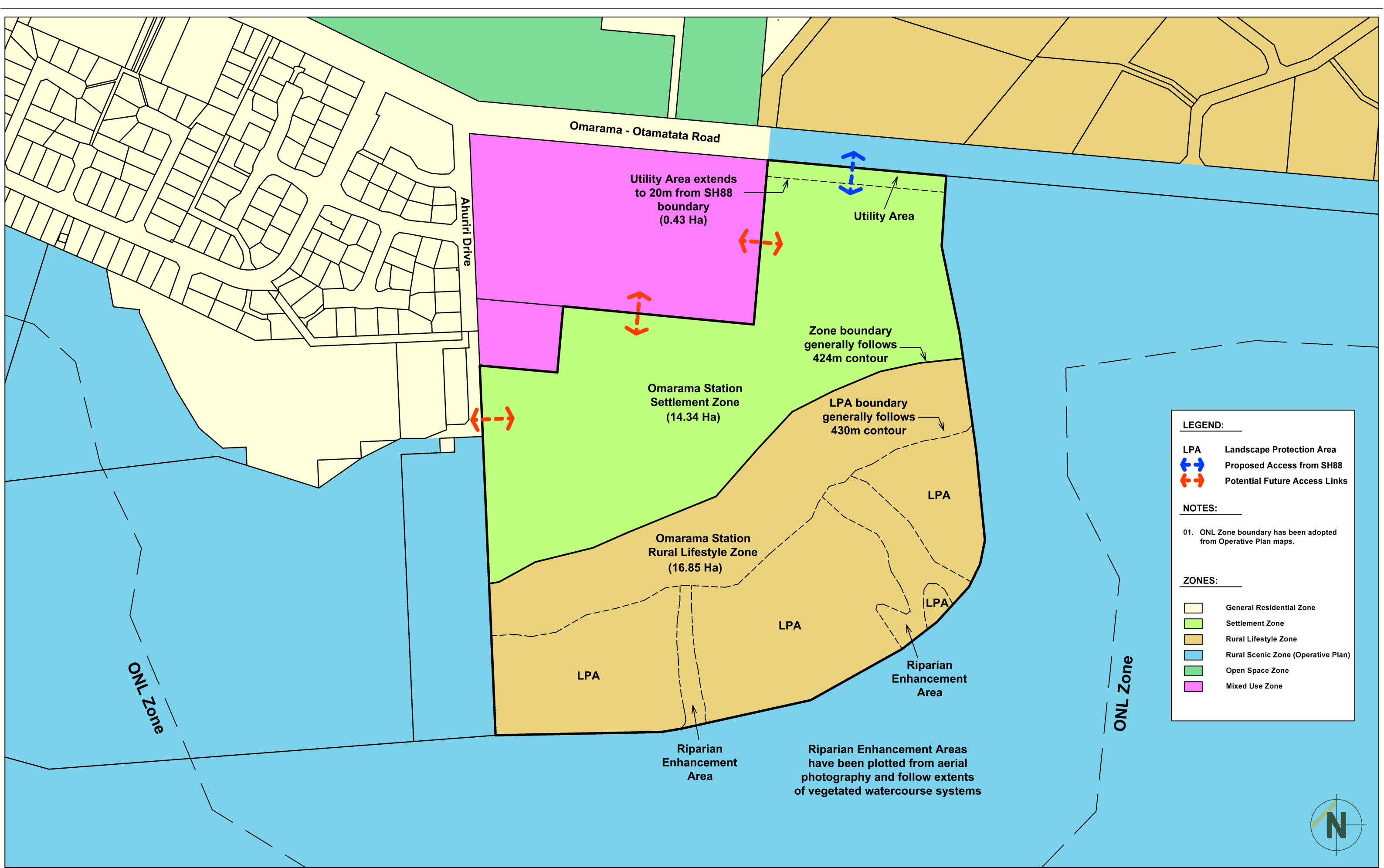
Appendix A

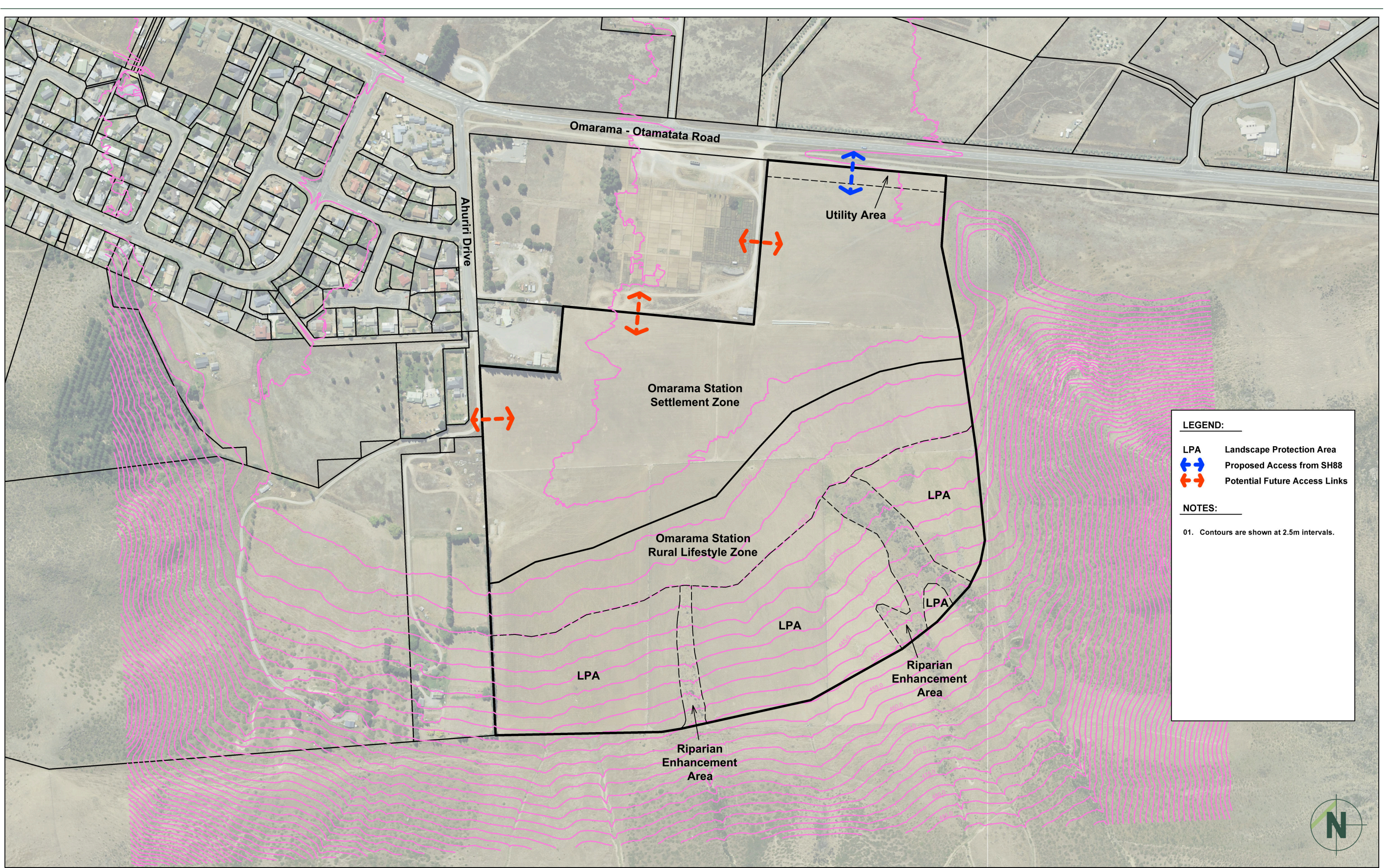


- LEGEND:**
- LPA** Landscape Protection Area
 - Proposed Access from SH88
 - Potential Future Access Links

- NOTES:**
01. The Landscape Protection Areas (LPA) marked on this plan are subject to a 6.5m maximum building height limit.
 02. The Riparian Enhancement Areas marked on this plan are subject to a requirement for assessment and ongoing management as part of any future subdivision.
 03. The Utility Area marked on this plan is subject to a requirement for assessment and preservation for stormwater management purposes as part of any future subdivision.
 04. The proposed access locations are marked indicatively on this plan. Exact location are to be determind at the time of subdivision consent.







LEGEND:

LPA Landscape Protection Area
←→ Proposed Access from SH88
↔ Potential Future Access Links

NOTES:

01. Contours are shown at 2.5m intervals.

Appendix B

Alana Standish

From: Paul Hayes <phayes@waitaki.govt.nz>
Sent: Monday, 24 August 2026 5:01 pm
To: Jared Brensell
Cc: Kurt Bowen
Subject: RE: [PAT P261310] AML'H ***Forwarded to Charlotte - Planning Omarama Station Limited P-WDP Submission

Hi Jared

Sorry for the slow reply on this but I have been working through 3 Waters issues for a long list of zone change requests.

Please refer to my comments in red below. I am happy to discuss any of this if you require further information.

Paul

From: Jared Brensell
Sent: Friday, July 24, 2026 4:34 PM
To: Service
Cc: Kurt Bowen
Subject: Re: AML'H ***Forwarded to Charlotte - Planning [PAT P261310] Omarama Station Limited P-WDP Submission

Kia ora,

I am getting in touch regarding Submission #241 on the Proposed Waitaki District Plan by Omarama Station Limited (attached).

We have been asked by Galloway Cook Allan to assist with the preparation of their oral submission, particularly in relation to infrastructure feasibility and the relevant policy framework.

I have reviewed the Waitaki District Council 3W database and identified the nearby water supply and wastewater infrastructure – shown in the images below.

We would like to understand what the available capacity of these networks might be, and in particular the following information-

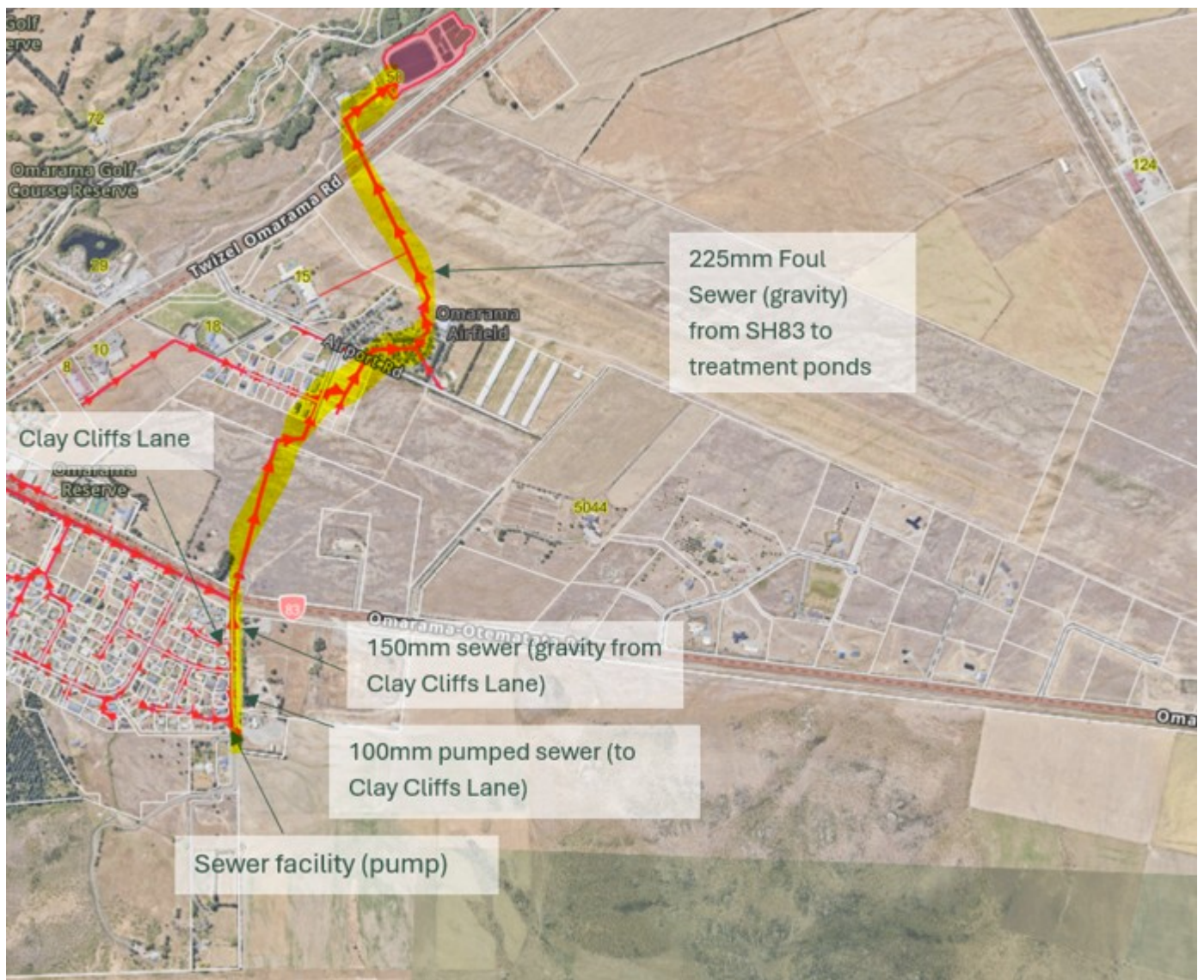
1. What is the extent of any available capacity in the pipe networks for wastewater and water supply?
Neither the water network nor the wastewater network will have the capacity to provide for the full development potential of the site. Upgrades to the water network are likely to be required from the reservoir and along Black Peak Road and Chain Hills Drive. Many of these pipes are 1969 AC and approaching end of life. The Ahuriri Drive pumpstation, rising main, and gravity main to the wastewater treatment plant are also likely to require upgrades.

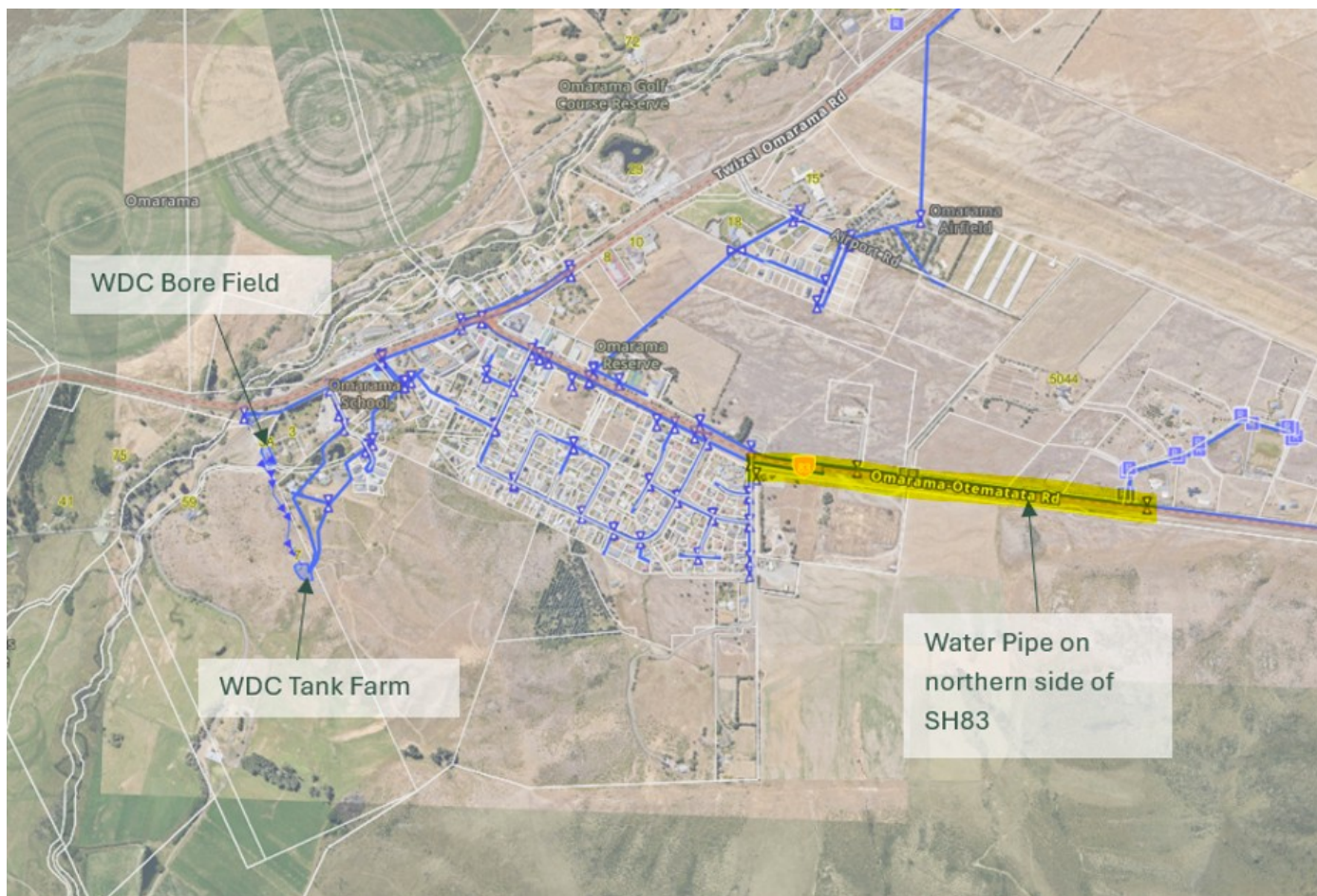
2. What is the anticipated demand on the pipe networks from any as-yet undeveloped landholdings – i.e anticipated demand from consented developments which are yet to materialise, anticipated demand from infill development in existing zones, and demand for other areas where rezoning is proposed? Of relevance to Omarama Station Limited's proposal is planned but currently unconsented development off Black Peak Road which, if it occurs, may trigger upgrade of the water main along Black Peak Road. Potential growth in the proposed General Residential Zone off Airport Drive could potentially be serviced via a water main off Chain Hills Drive, with the required network upgrades also servicing the Omarama Station property.
3. Are there any planned pipe upgrades to these networks, and if so, what is planned and when is this expected to occur? There are no network upgrades currently planned. However, annual renewals budgets target end-of-life assets while also allowing for future demand.
4. The same questions as 1-3 above, but specifically in respect to the existing wastewater treatment facility? Current discharge volumes are sitting at about 75% of the volumetric limits within the wastewater discharge consent, while effluent nitrogen loading is at about 80% of consent limits. It is likely that the proposed development would lead to a breach of the current consent, which expires in 2044, and accelerate the programme to upgrade the plant to meet the new Wastewater Environmental Performance Standards.
5. The same questions as 1-3 above, but specifically in respect to the existing water bore field and tank farm facilities? While there is generally sufficient allowance with the water take consent to cover the potential demand from the development, the take is currently impacted by low-flow conditions which restrict the town supply to "reasonable domestic requirements and for reasonable requirements of an individual's animals for drinking water purposes" when the flow in the Omarama Stream at the Omarama Station Bridge is ≤ 500 L/s (Nov-Apr) and ≤ 1200 L/s (May-Oct). The scale of the potential proposed development is also well in excess of the basis for capacity assumptions that informed the recent treatment plant upgrade.

If you have any records that might assist us in understanding the above questions, this would be extremely useful. Hydraulic models for water and wastewater networks are available in Innovyze WS Pro and ICM respectively.

This would allow our engineers to make an accurate assessment of the degree to which new network infrastructure may need to be installed in order to support the proposed land rezoning.

Would you be able to review this request and let me know what existing asset information that is available from WDC for these infrastructures?





Ngā mihi,

Jared Brensell

Planner

BASc, MPlan

021 675 180 | jared.brensell@patersons.co.nz | patersons.co.nz

Dunedin Office

03 477 3245

229 Moray Place

Dunedin 9058

patersons.
Land Professionals

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Paul Hayes

Assets Planning Manager

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Appendix C

Alana Standish

From: Brad Fleming <brad.fleming@networkwaitaki.co.nz>
Sent: Thursday, 10 September 2026 5:44 pm
To: Jared Brensell; Alana Standish
Cc: Craig Conlan; Shane Watson
Subject: FW: [PAT P261310] Confirmation of Capacity - Omarama-Otematata Road

Hi Jared and Alana

Thanks for your email.

I have Ccd our planning manager in this email as well as our gm of network.

We can let Alana know more in time of your potential developments once more defined but from my perspective at a high level we would have the capacity to accommodate this.

Kind Regards,



Brad Fleming
Network Operations and Delivery Manager (BE(Hons) Elec, CMEngNZ)
10 Chelmer Street
PO Box 147
Oamaru, 9444
☎ (03) 433 0065 ☎ 0276 485 547
✉ brad.fleming@networkwaitaki.co.nz 🌐 www.networkwaitaki.co.nz

If you have any feedback or concerns, call us directly on 03 433 0065 or email service@networkwaitaki.co.nz. Network Waitaki is a member of the Utilities Disputes Scheme. Unresolved issues may be directed to Utilities Disputes on 0800 22 33 40 or www.utilitiesdisputes.co.nz. This is a free and independent service for resolving complaints about utilities providers.

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From: Jared Brensell <jared.brensell@patersons.co.nz>
Sent: Thursday, 10 September 2026 4:45 pm
To: Network Waitaki Service <service@networkwaitaki.co.nz>
Cc: Alana Standish <alana.standish@patersons.co.nz>
Subject: [PAT P261310] Confirmation of Capacity - Omarama-Otematata Road

Kia ora,

I am getting in touch regarding Submission 241 on the Proposed Waitaki District Plan by Omarama Station Limited (Omarama Station).

As originally submitted, Omarama Station sought the rezoning of part of Section 1 SO 486878, located adjacent to the Ōmarama township. This has not been adjusted to rezone the land shown below to a mixture of Rural Lifestyle Zoned land and Settlement Zoned land. This means that there will be approximately 68 sites once the site is rezoned. However, when wastewater reticulation is provided in the future, it will enable approximately 340 sites.

I am just emailing to confirm whether there is capacity in your network for a development in this location?

If you could please reply to my colleague, Alana (cc'd into this email), that would be great. It is my last day at Patersons tomorrow, and Alana will be taking it from there.



Ngā mihi,

Jared Brensell

Planner
BASc, MPlan

021 675 180 | jared.brensell@patersons.co.nz | patersons.co.nz

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229 Moray Place
Dunedin 9058

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Appendix D - Suggested new provisions

Rural Lifestyle Zone

RLZ-S2	Maximum height
1. All buildings and structures must not exceed a maximum height, as measured from ground level, of: a. 8m for residential units; or b. 10m for any other building c. 6.5m in the Omarama Station Outline Development Plan, Landscape Protection Area	Matters of discretion are restricted to: 1. the effect on the rural character of the surrounding area; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining properties or views from public places, including privacy and shading; and 5. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the additional height of the building or structure; and 6. effects on the safety and operational requirements of the Ōmārama Airfield.

Subdivision

SUB-S3	Subdivision in the Canterbury Flood Assessment Overlay	
All Zones (including the withdrawn General Rural Zone)	1. Any new allotment must be entirely outside the Canterbury Flood Assessment overlay; or 2. If the new allotment(s) are partially within the Canterbury Flood Assessment Overlay, the new allotment(s) must have a net site area capable of containing a complying residential unit and access entirely outside of the Canterbury Flood Assessment Overlay. 3. Clauses 1 and 2 do not apply to land within the Ōmarama Outline Development Plan Area where flood modelling, prepared by a suitably qualified person at subdivision stage, confirms that each allotment can accommodate a residential building with safe access. Any required minimum floor level must be	Matters of discretion are restricted to: 1. the future use and development of the site; and 2. the ability to provide building platforms and access above the projected flood level; and 3. whether the effects of the hazard can be mitigated through minimum floor levels; and 4. potential risk to people, property and the environment during a flood event; and 5. the ability to access the site during a flood event; and 6. the effects of the subdivision on the ongoing maintenance of existing flood, erosion, and drainage infrastructure or works.

	registered on the relevant title by consent notice.	
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SUB-S11	Ōmarama Station Outline Development Plan	
Subdivision in the Ōmarama Station Rural Lifestyle and Settlement Zones	Subdivision within the Ōmarama Station Rural Lifestyle and Settlement Zone must: 1. be in general accordance with the Ōmarama Station Outline Development Plan, or otherwise achieves similar or better outcomes; 2. demonstrate how the proposed allotments, roads, access, servicing and stormwater management integrate with existing and future development across the Outline Development Plan Area; 3. not locate buildings within the Riparian Enhancement or Utility Area shown on the Outline Development Plan, except infrastructure required for stormwater management or network utilities; 4. include a stormwater assessment, prepared by a suitably qualified person, that must identify: a. the land required for stormwater management; and b. any measures needed to protect the area's stormwater functions; and 5. provide vehicle access generally from the indicative access locations shown on the Outline Development Plan. The final location and design must be confirmed through the relevant subdivision consent.	Matters of discretion are restricted to: 1. consistency with the Ōmarama Station Outline Development Plan; 2. integration between the Rural Lifestyle Zone and Settlement Zone, including allotment layout, transport connections and infrastructure; 3. the location, design and staging of roads, vehicle access, pedestrian connections and servicing; 4. stormwater management and protection of the Utility Area; 5. measures required to secure any no-build area, infrastructure corridor, riparian or stormwater management area; and 6. effects on the future development and coordinated delivery of the wider Outline Development Plan Area.

Appendix E



07 September 2026

Alana Standish
Level 1, Aurum House
Terrace Junction
Queenstown,
Otago 9349
New Zealand

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Timaru 7940
P. 03 687 7800
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E. ecinfo@ecan.govt.nz
Customer Services
P. 0800 324 636
www.ecan.govt.nz

Dear Alana

**Flood Hazard Assessment – Other
Omarama-Otematata Road, Omarama
Section 1 SO 486878, Valuation No: n/a**

This assessment concerns the rezoning of 36.5-ha of rural land to residential, located on the southeastern side of Omarama Township. The wider property is best described as hill country, though the northern part of the land is flatter, rising towards the south.

Environment Canterbury has not carried out a detailed investigation into flooding in this area. However, we do not consider the Ahuriri River or Omarama Stream to be a significant flood risk to this land.

While we have no specific information there is likely some risk of flooding arising from runoff originating from the hill parts of the property in extreme rain events. This runoff will collect in the valleys and will flow towards low areas including parts of the area proposed to be rezoned. It is my understanding that such occurred in the July 2022 rain event.

Noting the flat nature of the part of the land to be rezoned, as well as the availability of control mechanisms such as floor levels and stormwater design, such flooding is unlikely to be significant enough to prevent future residential development in this location.

Overall, flooding at the property can be described as low risk.

When using the flood information provided in this letter it is important the following points are understood:

- The information provided is the best information Environment Canterbury has at this time. The District Council or local residents may have further information about flooding at the property.
- Environment Canterbury's understanding of flooding at the property may change in the future as further investigations are carried out and new information becomes available.
- It is assumed that flood protection works will be maintained to at least their current standard in the future.
- Flooding can occur in smaller floods if stopbanks are breached at lower than design flows. A breach can occur through lateral or internal erosion of the stopbank. The location of a stopbank breach or overtopping may affect flood depths at the property.
- Flood flow paths and depths can be affected by changes on the floodplain such as:
 - Altering swales, roads or irrigation features
 - Property development including buildings, fencing and hedges
 - Blockages in culverts, drains and bridges

Key Ref: 26268

Contact: Oliver Hermans

UNCLASSIFIED

- Seasonal vegetation growth
- Antecedent soil moisture conditions

The prediction of flood depths requires many assumptions and is not an exact science.

I hope this information is of assistance. Please do not hesitate to contact me if you require any clarification.

Yours sincerely,



Oliver Hermans
Scientist (Natural Hazards)

cc: service@waitaki.govt.nz
Waitaki District Council

Attachments:

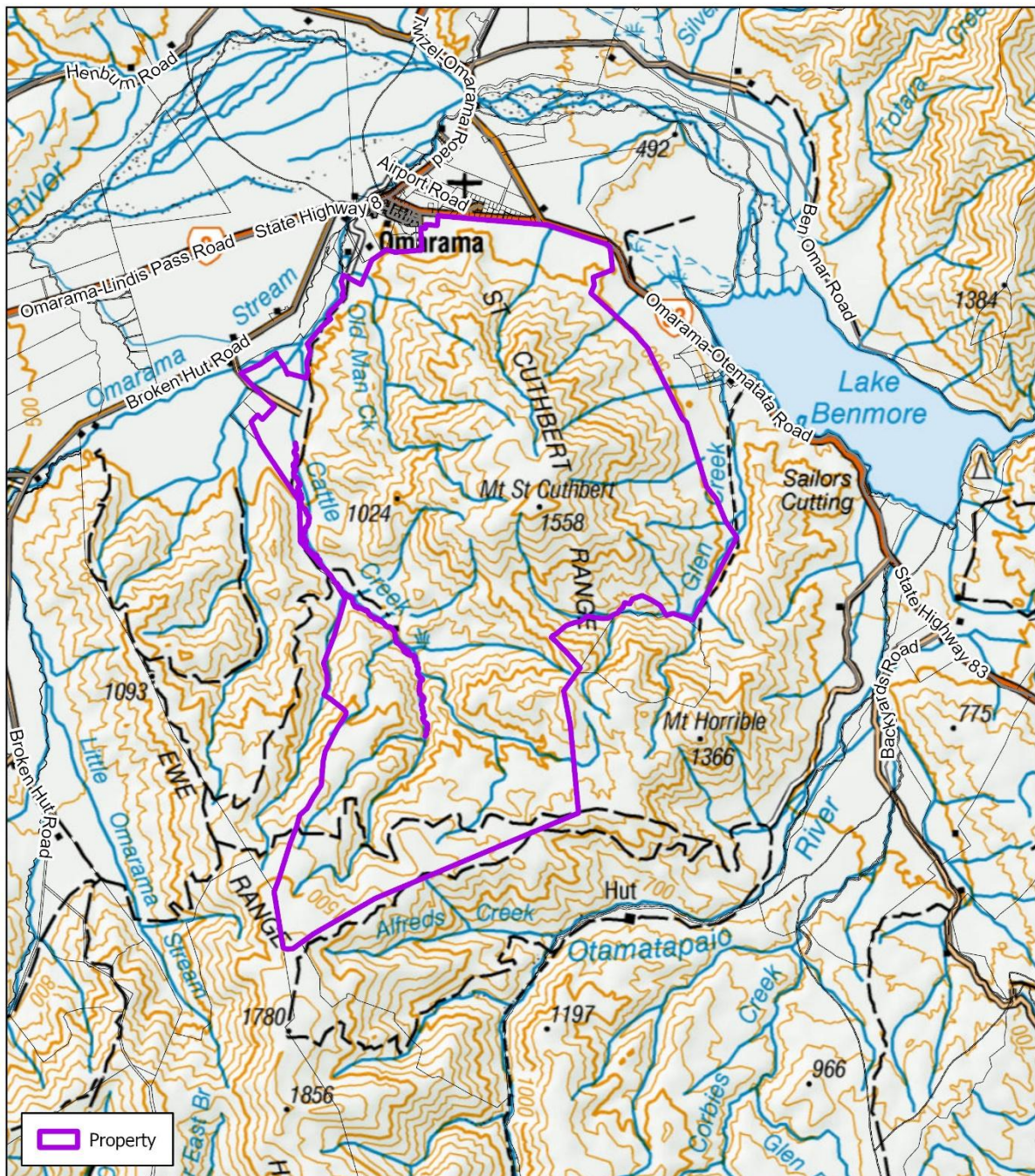
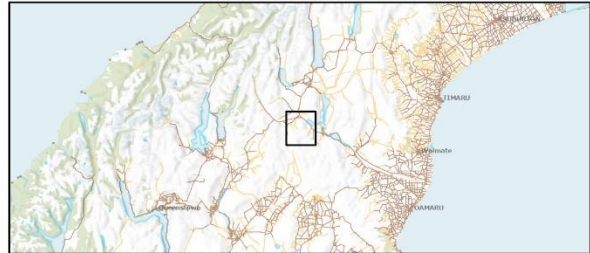
- Topographic map showing location of the property
- Aerial photograph of the property
- Site Plan (provided by applicant)

Omarama-Otematata Road, Omarama — Aerial

Legend

— Roads

0 1,250 2,500 5,000
Metres



Omarama-Otematata Road, Omarama — Aerial

