

Before the PDP Hearings Panel

Under the Resource Management Act 1991 (**RMA**)
In the matter of submissions on the Waitaki District Council's
Proposed District Plan (**PDP**)

Statement of Evidence of David Shearer on behalf of Karen and Russell
Gawn, 148 Reservoir Road, Oamaru North

Submission Point 50.1

Stream 5 – Zoning Requests

25 September 2026

(Planning)

Introduction

Qualifications and Experience

- 1 My name is David Shearer. I hold the qualifications of a Bachelor of Surveying (Honours) and a Master of Surveying from the University of Otago. I hold the position of Director of the land surveying consultancy firm Ridgeline Land Solutions.
- 2 I have 15 years' experience as a land surveyor and have been a Licensed Cadastral Surveyor since 2018. I am a Full Member of Survey + Spatial New Zealand and an Associate Member of the New Zealand Planning Institute.
- 3 I have been involved with the subdivision of land for private clients as a graduate surveyor in Christchurch and Blenheim, and then as a Licensed Cadastral Surveyor/Senior Surveyor in Blenheim, Dunedin and Oamaru.

Code of Conduct for Expert Witnesses

- 4 I have read the Code of Conduct for Expert Witnesses, contained within the Environment Court Practice Note of January 2023 and I agree to comply with it in preparing this evidence. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the opinions (or evidence) of another person. My expertise is in land development, subdivision design and servicing. Where I comment on planning provisions, I do so from that perspective and within the experience described above.
- 5 I am engaged by Karen and Russell Gawn on a fee basis to prepare this evidence. I have no ownership or other interest in 148 Reservoir Road. If the rezoning is confirmed, I may be engaged to undertake future planning and survey work on the site. I do not consider this affects my ability to give impartial evidence.

Scope of Evidence

- 6 I have been asked by Karen and Russell Gawn to prepare this evidence in relation to their proposed Residential zoning for 148 Reservoir Road in the Waitaki District Council's Proposed District Plan (PDP).
- 7 My evidence addresses the following matters:
 - (a) The suitability of 148 Reservoir Road for residential development
 - (b) Amenity
 - (c) Future Urban Growth Overlay and fragmentation risk
 - (d) Infrastructure/servicing feasibility
 - (e) The Highly Productive Land overlay

- (f) Hazards
- (g) National Policy Statement on Urban Development (NPS-UD)
- (h) Kāi Tahu ki Otago Natural Resource Management Plan 2005
- (i) Recreation and Connectivity
- (j) PDP Objectives for the Rural Lifestyle Zone
- (k) PDP Objectives for the Residential Zone
- (l) Otago Regional Policy Statement 2021
- (m) RMA Part 2
- (n) Positive effects
- (o) Costs of the proposal
- (p) Section 32AA Evaluation

8 I have reviewed the following documents in preparing this evidence:

Proposed Waitaki District Plan (PDP) and maps
 Operative Waitaki District Plan
 S32 Reports
 NPS-UD Monitoring Report (2026)
 Oamaru, Weston & Kakanui Spatial Plan (2022)
 National Policy Statement for Highly Productive Land (NPS-HPL)
 National Policy Statement on Urban Development (NPS-UD)
 Kāi Tahu ki Otago Natural Resource Management Plan 2005
 Otago Regional Policy Statement 2021

Executive Summary

- 9 Karen and Russell Gawn seek that 148 Reservoir Road, Oamaru North (Lot 63 DP 402), be partially rezoned from the notified Rural Lifestyle Zone to General Residential Zone.
- 10 In my opinion, rezoning the parts of the site closest to Reservoir Road to General Residential Zone is the most appropriate, efficient and effective way to achieve the purpose of the Resource Management Act 1991, for the following key reasons:
- (a) the site can be readily served by urban-standard water, wastewater, power and telecommunications infrastructure and adjoins established residential development to the south, and a site-specific Servicing Assessment confirms it can be developed without requiring public infrastructure upgrades;
 - (b) the surrounding character of Reservoir Road is increasingly urban rather than semi-rural, with kerb, channelling and streetlighting already present adjacent to the site, undermining the basis for retaining a zone premised on a semi-rural outlook and character;

(c) the Council's primary Decade 1 greenfield land is unlikely to deliver its expected yield within the timeframe elapsed; rezoning the site would make a modest but meaningful contribution of approximately 8–12 additional allotments toward this shortfall, and would add locational choice in Oamaru North whatever other rezoning decisions are made;

(d) the site is not Highly Productive Land for the purposes of the National Policy Statement for Highly Productive Land, notwithstanding its LUC 3 classification, as it does not meet the criteria in clause 3.5(7);

(e) the rezoning is consistent with, and gives effect to, the National Policy Statement on Urban Development, the Otago Regional Policy Statement, and the Proposed District Plan's own Strategic Direction chapter; and

(f) any adverse effects on neighbouring amenity or outlook can be appropriately managed through standard subdivision design, setbacks and landscaping consistent with the General Residential Zone provisions.

- 11 On this basis, I recommend that the Hearings Panel accept Submission Point 50.1 and rezone the site to General Residential Zone.

Site and Surrounding Environment

- 12 The site, 148 Reservoir Road, Oamaru North, comprises Lot 63 DP 402 (Record of Title OT7D/1229), an allotment of 3.605 hectares on the western side of Reservoir Road, owned by the submitters, Karen and Russell Gawn. While Submission Point 50.1 sought rezoning of the entire parcel, the submitters have amended the area to instead only seek rezoning of the flatter portion of the site nearest Reservoir Road, comprising approximately 1.7 hectares, as shown on the concept plan at Appendix A. The balance of the site, approximately 1.9 hectares of steeper land toward Glen Creek, is not proposed for rezoning.

- 13 The whole site is currently zoned Rural Residential under the Operative District Plan and Rural Lifestyle Zone under the notified Proposed District Plan (PDP), and is subject to the Highly Productive Land overlay (LUC 3) and to Designation WDC 47, a 5m strip along the Reservoir Road frontage reserved for future road widening. The submitters seek that the approximately 1.7 hectare portion described above be rezoned to General Residential Zone; the balance of the site would remain zoned Rural Lifestyle Zone as notified.

- 14 Land immediately to the south of the site is developed for residential use, reflecting the General Residential character already established in this part of Oamaru North. Land to the north and east is in rural-residential use consistent with the Rural Lifestyle Zone. To the west, beyond the balance of the site retained in Rural Lifestyle Zone, land is in rural/farming use.

- 15 The site falls from approximately 99m above sea level at the Reservoir Road frontage to approximately 62m at Glen Creek, which forms the western

boundary. The steepest slopes, at around 1 in 3 (18°), occur on the western half of the site, which is the land proposed to remain outside the rezoning request. The flattest land, proposed for rezoning, lies around and south of the existing dwelling.

- 16 The existing dwelling and its curtilage (approximately 4,500m²) occupy the north-eastern corner of the site; the remainder is used for grazing. The site is fronted by a 200mm diameter Council water main with three fire hydrants, and lies within 120m of a 150mm diameter Council gravity wastewater main. The existing dwelling has fibre and underground power connections.
- 17 Reservoir Road is a sealed, two-lane road with an approximately 8 m carriageway and a posted speed limit of 50km/h. A footpath is provided on the eastern side of the road only. The site has an existing sealed vehicle crossing. It is classified as an Urban Collector Route in the ODP and an Access Road in the PDP.
- 18 The lower, western part of the site is understood to be crossed by the historic Oamaru Borough pipeline, installed in 1880 to carry water from the Ardgowan Reservoir toward the township, and is associated with the heritage-listed Oamaru Borough Water Race (proposed, by WDC submission, to be added to the heritage listing for the Oamaru Borough Water Race (HH87)) (P.G. Petchey, Oamaru Pipeline, Southern Archaeology, report for Waitaki District Council, 2025). This feature lies entirely within the balance area proposed to remain Rural Lifestyle Zone, and is not affected by the rezoning sought.
- 19 The total area proposed for rezoning is 2.064 ha, which includes 3,540m² of the adjacent Reservoir Road legal road reserve. After deducting 1,170m² being Designation WDC 47 – a 5m strip required for road widening – and 4,500m² being the existing dwelling and curtilage, 1.143 ha of the site remains available for new residential development.

Summary of areas	
Site area	3.605 ha
Total rezoning area (includes Reservoir Road)	2.064 ha
Existing Reservoir Road portion within rezoning area	0.354 ha
Rezoning area on 148 Reservoir Road	1.710 ha
Designation WDC 47 5m strip to vest	0.117 ha
Existing dwelling and curtilage	0.450 ha
'Developable' land within rezoning area	1.143 ha
Saleable land based on 70% of Developable land	0.800 ha

The area of 1.71 ha in bold is what is used when the rezoning area is stated throughout this evidence and the other associated documents.

- 20 Under the General Residential Zone sought, the minimum net site area is 300m². Applying a saleable yield efficiency of 70%, to account for internal roading,

services, and other non-saleable areas, gives a theoretical maximum yield of approximately 26 new allotments. However, given the site's topography and the likelihood that larger allotments will be more desirable and marketable in this location, a yield of approximately 8–12 new allotments, averaging approximately 700–1,100m², is considered the realistic outcome, consistent with the concept subdivision plans at Appendix A.

Amenity

- 21 I acknowledge that some neighbouring properties may currently enjoy rural or rural-residential outlook and amenity, and that rezoning the site may result in some change to that outlook. However, I do not consider this to be a significant adverse effect.
- 22 The site is currently zoned Rural Residential, which itself anticipates a lower-density, semi-rural character rather than an expectation of permanent rural land use; the surrounding area is already experiencing a transition toward more intensive residential development, as set out in Section 4.3 of the accompanying Servicing Assessment.
- 22 Any amenity effects between the proposed allotments and neighbouring properties can be appropriately managed through standard subdivision design, setbacks, and landscaping consistent with the General Residential zone provisions.
- 23 No party has an enforceable right to an unchanging outlook over neighbouring privately owned land unless a specific viewshaft or landscape protection overlay applies. No such overlay applies to this site.

Housing capacity

- 24 I am not an expert in population or demographic forecasting, and I do not offer an independent assessment of housing demand. For the purposes of this evidence, I rely on the Council's own published information.
- 25 The Spatial Plan (2022) planned for a high-growth scenario, under which at least 1,900 new dwellings may be required across Oamaru, Weston and Kakanui over the next 30 years, equivalent to up to 65 new dwellings per year.
- 26 The NPS-UD Monitoring Report (2026) records that the District's population has continued to grow since the 2023 Census, with Stats NZ estimating approximately 24,600 residents at June 2025, the majority of whom live in Oamaru and Weston. I have not seen anything in that report to suggest that the demand the Spatial Plan planned for has fallen away.

- 27 Oamaru North is identified in the Spatial Plan as an area suitable for residential intensification and local-centre development. However, the Spatial Plan also indicates that new greenfield growth is expected to occur primarily in Weston, not Oamaru North.
- 28 The Spatial Plan identifies growth areas with capacity for 3,370–5,770 new dwellings.
- 29 The PDP's primary area of new greenfield land for General Residential zoning in Decade 1 (2021-2031) is a block on the corner of State Highway 1 and Maudes Road of 16 hectares in area. This area is named RE01 in the Spatial Plan. Note that the Section 32 Evaluation Report – Residential Zones mis-states this area as 6.3 hectares (this has been confirmed as a typo with WDC Senior Planner – District Plan, Emily McEwan).
- 30 The Spatial Plan suggests an approximate yield for RE01 of 140–240 dwellings. I have reviewed the methodology underlying this figure as set out in the Council's *Spatial Plan for Oamaru, Weston & Kakanui 2022 – Background on Growth Areas* (May 2022). That document records that yields were derived by deducting an allowance for roads, open space, and riparian/stormwater management from each site's gross area, then applying a density of 13.5–22.5 dwellings per hectare (equivalent to lot sizes of 450–800m²) to the remaining net area. A 40% deduction was applied generally, but for RE01 and RE02 (Old Mill Road) a reduced deduction of 34% was used, reflecting that they would need less land set aside for other functions. Applying a 66% net yield to the full 16ha gross area of RE01 at 13.5–22.5 dwellings/ha reproduces the Spatial Plan's stated 140–240 dwelling range, confirming this is how the figure was calculated. I have checked this calculation and consider it arithmetically correct on its own terms.
- 31 In my opinion, however, applying this methodology to the full 16-hectare gross area of RE01 overstates its realistic yield. This conclusion is based on my own site-specific assessment of RE01, rather than a general critique of the Spatial Plan's methodology. The slope analysis tools on the Manaaki Whenua/Landcare Research website show that only approximately 7 of the 16 hectares identified are at a slope where residential development can reasonably be expected at reasonable cost (i.e. 0-8°); the balance of the site is materially steeper. I acknowledge that a slope of more than 8° does not necessarily preclude economic development on every site, and that steeper land elsewhere in the district has been developed successfully. In the case of RE01, however, the land excluded from the 7 ha calculation is predominantly south-facing, which reduces its amenity and likely section values, and its gradient and configuration would require extensive earthworks and retaining to form buildable platforms and safe accessways. In my opinion, on a site with these specific characteristics, the cost of those earthworks and retaining renders development of this land uneconomic.

- 32 This 7 ha is also owned by 6 different owners. If it is assumed that this land can be developed cohesively (which appears unlikely given its fragmentation), and that stormwater and recreational reserves can be accommodated within the steeper, undevelopable land, a development efficiency of 80% may be achievable. At an average allotment size of 700m² (based on the approximate average lot size of the adjacent Holmes Hill Estate subdivision), this gives a realistic yield of approximately 80 new dwellings – a deficit of at least 60 dwellings against even the lower end of the Spatial Plan's stated range. Applying the Spatial Plan's own 34% deduction and 13.5–22.5 dwellings/ha density to this developable base of 7 ha, rather than the gross 16ha, produces a yield of approximately 62–104 dwellings, which is broadly consistent with this estimate.
- 33 I also note that the Spatial Plan states, in relation to RE01 and RE02: "Due to the relatively small areas involved, expansion within these areas could occur without any detailed structure planning subject to confirmation that these areas can be adequately served by water and wastewater infrastructure." The Background on Growth Areas document confirms, however, that: "No detailed analysis around serviceability in terms of wastewater or water supply was undertaken as part of the project although Council officers identified likely projects that would be required to support growth (e.g. extension of mains pressure to Weston, WTP and WWTP upgrades as identified in the Action Plan). It was envisaged that detailed infrastructure capacity assessments would be undertaken as part of a future structure planning process related to larger scale greenfield development."
- 34 It is my opinion that this represents a significant gap in the evidential basis for RE01's Decade 1 priority. The confirmation of adequate servicing that the Spatial Plan itself makes a precondition of RE01 proceeding without structure planning does not appear to have been undertaken. I consider it difficult to reconcile the Decade 1 status assigned to RE01, and the reliance placed on its stated yield when assessing the District's short-term housing capacity, with an explicit acknowledgment that no detailed serviceability assessment has been carried out.
- 35 Decade 1 began in 2021. Five years have passed with none of the identified greenfield land yet available for development. This further increases the need for additional rezoning now.
- 36 The Spatial Plan notes that existing constraints in Oamaru are already driving demand into less constrained areas such as Weston, and that growth has been occurring in an uncoordinated, site-by-site manner due to limited zoned capacity in the existing urban area.
- 37 Rezoning 148 Reservoir Road will make a modest but meaningful contribution of an estimated maximum of 12 new dwellings to short-term housing supply in a

location that is already serviced and logically connected to the existing urban area.

Future Urban Growth Overlay and fragmentation risk

- 38 The Future Urban Growth (FUG) Overlay requires that development within the overlay “does not compromise the ability to develop the land for future urban growth purposes”. I acknowledge that 148 Reservoir Road is not within the Future Urban Growth (FUG) Overlay.
- 39 The FUG Overlay applies to Rural Lifestyle zoned land that the Spatial Plan has identified as suitable for future urban development. Its purpose is to stop that land being compromised in a way that would prevent more intensive residential development in the future (Section 32 Evaluation Report – Residential Zones, section 1.2.2). The overlay is therefore the Council's own recognition that rural lifestyle subdivision on the edge of Oamaru can be a barrier to cohesive future urban growth.
- 40 In practice, existing Rural Lifestyle subdivision within the FUG Overlay, both in completed subdivision and consented-but-not-yet-actioned subdivision, already compromises future urban development. Fragmented ownership, lifestyle improvements, and existing dwellings make cohesive redevelopment extremely difficult. Rural Lifestyle subdivision creates long term constraints on urban growth by locking in low density patterns that cannot be efficiently redeveloped.
- 41 In Oamaru, continued Rural Lifestyle subdivision along Reservoir Road risks creating a band of lifestyle properties that physically and economically prevent the town from expanding in a logical direction. Land outside the overlay is more exposed to this risk, not less. The Section 32 Evaluation Report – Rural Zones states that the Rural Lifestyle Zone is not seen as an area in transition to, or a buffer for, urban activities.
- 42 Rezoning the site now avoids this outcome by enabling coordinated residential development while the land is still held in a larger parcel and supports the compact, cohesive urban form sought by the PDP Strategic Direction objectives SD-UFD-O4 and SD-UFD-O5.

Highly Productive Land

- 43 Although the site contains LUC 3 land, it is not highly productive land under the NPS-HPL.
- 44 Until a regional policy statement containing maps of highly productive land is operative, clause 3.5(7) requires the Council to treat as highly productive land only land that, at the commencement date (17 October 2022), was:
- (a) zoned General Rural or Rural Production; and
 - (b) LUC 1, 2 or 3.

- 45 At the commencement date, the site was zoned Rural Residential under the Operative District Plan. That is a lifestyle zoning, not a General Rural or Rural Production zoning.
- 46 The site therefore fails the first limb of clause 3.5(7) and is not highly productive land now.
- 47 The site will also not become highly productive land once regional mapping is completed. Clause 3.4 requires mapped land to be LUC 1–3, zoned General Rural or Rural Production, and not identified for future urban development. For the same reason as above, the site does not meet the zoning criterion.
- 48 Accordingly, the site is not highly productive land under the NPS-HPL, either now or once mapping is completed. The HPL layer in the PDP maps reflects LUC classification only and should not constrain the rezoning.

Hazards

- 49 The site is not shown as a Selected Land Use Site (i.e. a site that has had an activity shown in Ministry for the Environment's Hazardous Activities and Industries List [HAIL] carried out upon it) in Otago Regional Council's records. A review of historic aerial imagery from 1955 onwards shows no sign of HAIL activities on the site.
- 50 The Otago Regional Council's Natural Hazards Portal (i.e. its online hazard mapping) shows no overlays for flooding, landslides, coastal hazards or alluvial fans. The liquefaction risk is shown as Domain A, i.e. "little or no likelihood of damaging liquefaction occurring".

National Policy Statement on Urban Development (NPS-UD)

- 51 Objective 1 requires well-functioning urban environments that enable people and communities to provide for their wellbeing.
- 52 Policy 1 requires a variety of housing types and locations and supports competitive land markets. Rezoning 148 Reservoir Road contributes directly to these stated outcomes.
- 53 Policy 2 requires tier 3 councils to provide sufficient development capacity at all times. Rezoning the site contributes to short-term capacity in a serviced, logical location.
- 54 Policy 6 requires decision-makers to have particular regard to the benefits of urban development and any contribution a proposal makes to development capacity. Policy 6(b) acknowledges that changes in urban built form may detract from amenity values appreciated by some people, but improve amenity values appreciated by other people, communities, and future generations; and that those changes are not, of themselves, an adverse effect.

55 Policy 8 requires councils to be responsive to plan changes that add significant development capacity, even if unanticipated or out-of-sequence.

Iwi Management Plans

56 Section 74(2A)(a) of the RMA requires a territorial authority, when changing a district plan, to take into account any relevant planning document recognised by an iwi authority and lodged with the council to the extent its content has a bearing on resource management issues of the district. One such document is relevant to this submission: the Kāi Tahu ki Otago Natural Resource Management Plan 2005 ("KTKO Plan") prepared by Te Rūnanga o Moeraki, whose takiwā extends from the Waitaki River south to the Shag River and includes Oamaru.

57 The KTKO Plan sets out region-wide subdivision policies (Chapter 5) that encourage a holistic approach to subdivision planning across consenting processes, having regard to cultural values, water supply, and wastewater/stormwater treatment and disposal, and request that applicants contact Kāi Tahu ki Otago ahead of lodging subdivision consent to establish the proximity of a site to any sites of significance. These policies are directed principally at subdivision within culturally significant or highly visible landscapes such as the coast, lakeshores and high country; 148 Reservoir Road is none of these, and I am not aware of any registered site of significance on or near the site. The general expectation of integrated servicing consideration is nonetheless consistent with the approach already taken in the Servicing Assessment prepared for this plan change, and contact with Kāi Tahu ki Otago as a matter of good practice ahead of any subsequent subdivision consent will be a consideration of future subdivisions.

Infrastructure Feasibility

58 A site-specific Servicing Assessment (Appendix B) confirms that the site can be efficiently serviced for water, wastewater, stormwater, transport, power, and telecommunications.

59 The site is served by a 200mm water main capable of meeting domestic and firefighting demand subject to WDC confirmation of residual pressures.

60 Wastewater can be serviced via a low-pressure sewer system without materially increasing loading on the downstream gravity network.

61 Stormwater can continue to discharge to Glen Creek with on-site detention to avoid increasing peak flows.

62 Reservoir Road has adequate capacity to accommodate the modest increase in traffic.

63 Power and telecommunications connections are available.

64 Servicing feasibility does not present a constraint to rezoning.

Recreation and Connectivity

- 65 The site is well located relative to recreational amenities, including the Reservoir walking and mountain-biking tracks (700m north), Glen Warren (1.5km south), and Centennial Park.
- 66 The site is also connected to pedestrian routes leading to Ardgowan School and Oamaru's CBD.
- 67 148 Reservoir Road is within the Ardgowan School enrolment zone.

PDP General Residential Zone Objectives and Policies

- 68 GRZ-O1 seeks to provide for residential living environments that accommodate a range of housing types and densities where these support the local community and are compatible with the character and amenity values of the zone. Rezoning 148 Reservoir Road enables additional housing choice at a level that would maintain the character and amenity of the area.
- 69 GRZ-O2 requires residential zones to provide for suburban character on larger sites, primarily with detached residential units, and has sites dominated by landscaped areas. A residential rezoning would be compatible with this stated character. The site is capable of being developed cohesively, with appropriate setbacks, landscaping, and transport connections, and will integrate efficiently with the surrounding residential pattern.
- 70 GRZ-P1 directs that the GRZ provides for use and development that supports and maintains the character and amenity values anticipated in the Zone. As stated, the area proposed for rezoning would allow for such use and development to occur.

PDP Rural Lifestyle Zone Objectives and Policies

- 71 RLZ-O1 states that the Rural Lifestyle Zone provides for residential activities on larger lots within rural environments adjoining Oamaru, Weston, Kurow, Omārama, Herbert and Palmerston, while still providing for primary production to occur. While the site could accommodate that purpose, this does not mean it is not better suited for residential development. While primary production can occur on the land with its current RLZ zoning, I do not consider that it exhibits the characteristics of an environment where primary production remains a realistic or efficient long-term land use.
- 72 RLZ-O2 seeks to maintain a semi-rural character and amenity values distinct from both urban and rural zones, including low-density detached residential units on larger sites, open space dominance, rural outlook, and tolerance for rural production effects. The existing character of Reservoir Road is increasingly urban, with residential development occurring to the north, east, and south. The site can be serviced by urban infrastructure, and its proximity to residential neighbourhoods means that maintaining a semi-rural character is neither realistic nor efficient. Rezoning to General Residential better reflects the actual

and anticipated character of the area and avoids locking in an artificial rural-lifestyle character at the urban edge.

- 73 RLZ-O2 states that part of the rural character intended for the zone includes an absence of kerb and channelling and streetlighting. There is kerb and channel, and street lighting, on the east side of Reservoir Road adjacent to the site.
- 74 RLZ-P1 seeks to maintain a clear distinction between urban, rural lifestyle, and rural areas, and to avoid ad-hoc subdivision where growth to settlements or rural lifestyle areas has not been planned for.
- 75 In my opinion, retaining Rural Lifestyle zoning at 148 Reservoir Road does not maintain a clear distinction between urban and rural lifestyle areas. The site is immediately adjacent to established residential neighbourhoods, is serviced by urban infrastructure, and already functions as part of the urban environment. Maintaining Rural Lifestyle zoning in this location artificially extends lifestyle zoning into an area that is no longer rural or semi-rural in character or function.
- 76 Rezoning the site to General Residential strengthens the clarity of the urban boundary by aligning zoning with the existing and anticipated pattern of development. It helps to ensure that the Rural Lifestyle Zone is applied only where its intended character and function can realistically be maintained.

PDP Strategic Direction Chapter

- 77 SD-UFD-O1 requires that urban form comprise good quality design and integration with infrastructure. The site at 148 Reservoir Road is already serviced by reticulated water, wastewater, power, and telecommunications, and connects directly to the existing transport network. Rezoning the land to General Residential enables development that integrates efficiently with existing infrastructure.
- 78 SD-UFD-O2 seeks to provide a variety of housing types, sizes, and tenures across the District, including higher-density housing in locations with access to infrastructure, transport networks, and community services. The site is located within walking and cycling distance of Ardgowan School, recreational reserves, and established residential neighbourhoods, and is fully serviced. Rezoning the land supports SD-UFD-O2 by enabling additional housing choice in a location that meets the criteria for intensification and efficient residential development.
- 79 SD-UFD-O3 requires that activities be located to ensure efficient use of land and infrastructure, maintain character and amenity values, cluster compatible activities, and avoid reverse sensitivity effects. General Residential zoning at Reservoir Road clusters residential activities with existing residential neighbourhoods, uses existing infrastructure efficiently, and avoids the reverse-sensitivity risks associated with maintaining lifestyle zoning adjacent to urban development.

80 SD-UFD-O4 seeks urban environments that are liveable, connected, accessible, safe and well-designed for the community to live, work and play. 148 Reservoir Road already meets these outcomes. It has direct pedestrian connections to Ardgowan School and Oamaru's town centre, and it is close to recreation at the Reservoir walking and mountain-biking tracks, Glen Warren and Centennial Park. Reservoir Road is a 50km/h urban street with kerb and channel, street lighting and a footpath on its eastern side. General Residential zoning would let the site be designed as a well-connected part of the existing urban environment, rather than as lifestyle lots that turn away from it.

81 SD-UFD-O5 requires that the district grows in a cohesive, compact, and structured way while ensuring a sufficient supply of land is available for the community's housing needs. Rezoning 148 Reservoir Road helps meet the community's housing needs.

PDP Energy, Infrastructure and Transport Chapter

82 INF-O1 seeks infrastructure that integrates with subdivision and development. INF-O2 seeks that safe, efficient and resilient infrastructure is available to meet the needs of existing and planned subdivision, use and development. Neither objective opposes new urban land. Their concern is that growth and infrastructure are coordinated, so that development does not outpace the networks that serve it.

83 INF-P3 gives effect to these objectives. It enables infrastructure to be provided at sufficient capacity for existing and planned development, "particularly through inclusion in outline development plans for any rezoning or substantial development." The plan therefore expects servicing for a rezoning to be shown and planned for from the start, rather than left until subdivision.

84 148 Reservoir Road adjoins the existing Oamaru urban area. As set out at paragraphs 58-64, the site can be serviced by extending existing networks without public upgrades. Servicing the site is therefore an extension of existing networks, not the creation of new standalone infrastructure. That is the integrated, efficient outcome INF-O1 and INF-O2 are seeking.

85 In my opinion, the rezoning is consistent with INF-O1, INF-O2 and INF-P3.

86 STORM-O1 and STORM-P1 require new subdivision and development in Urban Zones to be hydraulically neutral, as far as reasonably practicable. That means no increase in flood risk, no increase in peak demand on stormwater systems, and no change in the character of flows leaving the site.

87 At present, stormwater from the site runs overland to Glen Creek on its western boundary. There is no reticulated network to connect to. The Servicing

Assessment (Appendix B) finds that hydraulic neutrality can be achieved using detention tanks, which suit the site's contours.

- 88 With detention in place, post-development peak flows would be held at pre-development levels. There would therefore be no added contribution to the flooding in the lower Oamaru Creek catchment. The site's natural fall towards Glen Creek also gives a clear secondary flow path for larger events, so overland flows need not be directed onto neighbouring land. The rezoning is consistent with STORM-O1 and STORM-P1.
- 89 STORM-P2 to STORM-P4 encourage efficient, sustainable stormwater systems and water sensitive design. These are matters for subdivision design, and nothing about the site prevents them being achieved. Roof-water detention tanks can also store rainwater for non-potable use, as STORM-P4 anticipates. The land adjoining Glen Creek offers an opportunity for indigenous planting as part of a future subdivision. In my opinion, the rezoning is consistent with the Stormwater objectives and policies.
- 90 The relevant Transport provisions are TRAN-O1, TRAN-O3, TRAN-P2 and TRAN-P4. TRAN-O2 and TRAN-P1 apply to high trip generating activities – these do not apply because 8–12 dwellings would generate only 64–120 vehicle movements per day (Servicing Assessment, Appendix B).
- 91 TRAN-O1, TRAN-P2 and TRAN-P4 seek safe on-site transport facilities and vehicle crossings that don't compromise the road network. The Servicing Assessment confirms that access can be provided by a single shared private accessway, plus some individual accesses that service a single dwelling each, from Reservoir Road, designed to NZS 4404:2010.
- 92 A shared accessway will likely be used to access most of the new allotments, which keeps the number of crossings on the site's 230m frontage to a minimum, as TRAN-P4 encourages. All accessway, crossing and turning-area works would be funded by the developer.
- 93 Reservoir Road is a sealed, 8m wide, 50km/h road classified as an Urban Collector in the ODP and an Access Road in the PDP. The Servicing Assessment finds that it meets the relevant standards and has ample capacity for the additional traffic, with no off-site upgrades needed.
- 94 The one shortfall against NZS 4404 is that there is a footpath on the eastern side only. The existing eastern footpath connects the site to Ardgowan School and the town centre. If the western footpath were required, the road is wide enough to extend it, or to add a pedestrian crossing at the site.

95 In my opinion, the rezoning is consistent with the Transport objectives and policies.

Otago Regional Policy Statement 2021

96 Under section 75(3)(c) of the RMA, the Proposed District Plan must give effect to the ORPS. The following paragraphs address the applicable ORPS 2021 provisions.

97 Urban form and development: UFD-O1 requires that the development and change of Otago's urban areas occurs in a strategic and coordinated way, resulting in well-functioning urban environments that, amongst other matters, integrate effectively with infrastructure and with surrounding urban and rural areas (including by managing reverse sensitivity effects), and that are consolidated, well-connected, and well-designed. Rezoning 148 Reservoir Road achieves this objective as it is well integrated with the surrounding urban area, achieves a consolidated urban form in and around the existing Oamaru settlement, and connects to existing reticulated infrastructure.

98 UFD-P4 provides that expansion of existing urban areas should only occur where, at a minimum, the expansion achieves consolidated, well-designed and sustainable development in and around existing urban areas; is logically and appropriately staged so as not to result in inefficient or sporadic patterns of settlement; and is integrated efficiently and effectively with infrastructure. Reservoir Road represents a logical, consolidated expansion of an existing urban settlement, immediately adjoining established residential development and fully serviced by existing infrastructure, rather than an ad-hoc or fragmented pattern of rural residential sprawl. This is consistent with UFD-P4(3), (4) and (5).

99 UFD-P4(2) requires that urban expansion either be identified by, and undertaken consistently with, strategic plans prepared under UFD-P1, or be required to address a shortfall identified in accordance with UFD-P2. I acknowledge that 148 Reservoir Road is not one of the growth areas identified in the Spatial Plan. However, in my opinion the rezoning is consistent with the approach the Spatial Plan takes to smaller expansion areas. The Spatial Plan identified RE01 (Holmes Hill) and RE02 (Old Mill Road) because they "lie adjacent to the existing urban area and [are] currently zoned for rural residential uses" (page 63), and it considered that, owing to their small size, they could be developed without detailed structure planning, subject to confirmation of water and wastewater servicing. The site shares each of those characteristics. It adjoins the existing General Residential Zone, is zoned Rural Residential under the Operative District Plan, and is small in scale. Unlike RE01, its servicing has been confirmed through a site-specific Servicing Assessment.

100 Turning to the second limb, UFD-P2(1) directs that any demonstrated insufficiency in housing development capacity be responded to by increasing that capacity "as soon as practicable". I am not aware of the Council having undertaken a formal housing and business development capacity assessment that quantifies a shortfall for Oamaru. However, for the reasons set out at paragraphs 29–36, I consider that the Council's primary Decade 1 greenfield area, RE01, is likely to yield materially fewer dwellings than the Spatial Plan assumes. In my opinion, that gap between planned and deliverable short-term capacity is the kind of insufficiency UFD-P2 anticipates being addressed. The site can respond to it promptly because it requires no structure planning and no public infrastructure upgrades.

101 Reverse sensitivity: SRMR-I4 identifies poorly managed urban and residential growth as a significant regional issue, including through reverse sensitivity effects on existing primary production and rural-based activities. UFD-P4(8) similarly requires that, in determining the location of a new urban/rural boundary, adverse effects (particularly reverse sensitivity effects) on existing and anticipated primary production or rural industry activities are considered.

102 The land to the west of the site remains in rural use, and I accept that reverse sensitivity is a relevant consideration at that interface. However, several factors reduce this risk in this instance. Firstly, Glen Creek runs along the full western boundary of the site, providing an existing physical and vegetated separation between the site and the rural land beyond, rather than a shared open boundary. Secondly, the topography of the land and the proposed split-zoning where the area on the eastern bank of the creek will remain as Rural Lifestyle, means that the land used for residential purposes is further separated from the Rural land on the western bank of Glen Creek. Lastly, the surrounding pattern of rural-residential subdivision already underway along Reservoir Road indicates that this interface is changing, and is not one where intensive primary production activities (such as spray application, stock effluent, or early-morning machinery use) are anticipated to continue unconstrained in the long term.

103 In my opinion, any residual reverse sensitivity risk is low. On this basis, the proposal is not inconsistent with SRMR-I4 or UFD-P4(8).

RMA Part 2

104 Section 74(1)(b) requires the Council to change its district plan in accordance with Part 2 of the RMA. Where the higher order documents give effect to Part 2, there is limited need to refer back to it. However, I consider the following matters are relevant and support the rezoning:

105 Section 7(b): the efficient use and development of natural and physical resources. The site sits on the edge of the existing urban area and can be serviced by extending existing networks. The rezoning makes efficient use of that existing

infrastructure, which is itself a physical resource, and of land that is well located for residential use. Consolidating growth at the urban edge is a more efficient use of resources than more dispersed development that would need new or upgraded infrastructure.

106 Section 7(c): the maintenance and enhancement of amenity values. Future development will be subject to the General Residential zone provisions, including standards on height, setbacks and site coverage. These will ensure the site develops with a residential character consistent with the adjoining neighbourhood. The outlook from some neighbouring properties will change from rural to residential. However, Policy 6(b) of the NPS-UD recognises that such changes may reduce amenity for some people while improving it for others, and are not, of themselves, an adverse effect.

107 Overall, I consider the rezoning promotes the sustainable management purpose in Section 5. It enables people and communities to provide for their social and economic wellbeing through additional housing, while adverse effects are managed through the zone provisions.

Positive effects

108 The rezoning of 148 Reservoir Road will provide for the continued growth of Oamaru in a managed way. It adds to the supply of residential land and provides an additional locational choice for future residents, while maintaining a consolidated urban form by extending the existing urban edge rather than creating a separate node of development.

109 This additional supply is particularly relevant given my earlier evidence that the yield of the RE01 - Holmes Hill growth area is likely overstated. Relying on a single primary greenfield area in Decade 1 leaves the District exposed if that area delivers fewer dwellings than expected, or delivers them more slowly. Rezoning the site provides a second, readily serviceable option.

110 The benefit of the rezoning does not depend solely on a shortfall in capacity. I understand that other submissions seek the rezoning of larger areas within the Future Urban Growth Overlay. Even if some of those are accepted, the site would still add to the choice of location and development scale available in Oamaru. It lies in Oamaru North, adjoining an established residential neighbourhood, within the Ardgowan School zone and close to the Reservoir walking and mountain-biking tracks. It offers a small number of residential sections that can be delivered without structure planning or public infrastructure upgrades. In my experience, larger greenfield areas typically require structure planning, trunk infrastructure and staged release before sections reach the market. Small sites such as this can be developed on a shorter timeframe and by smaller developers. That variety of location, scale and timing supports NPS-UD

Objective 2 and Policy 1(a) and (d), which seek a variety of homes in different locations and competitive land/development markets. In my opinion it is a benefit of the rezoning in its own right, whatever other rezoning decisions the Panel makes.

- 111 Providing more land for residential growth will also support the Council's investment in community and physical infrastructure. As set out in the Servicing Assessment, the site can be serviced by extending existing networks. Development of the site will help maintain and facilitate growth rates, increase the rating base, and generate development contributions towards that infrastructure.

Costs of the proposal

- 112 Some neighbouring properties may experience a change in outlook and amenity as the character of the site shifts from rural-residential to residential, as discussed under *Amenity* above. I do not consider this to be a significant adverse effect due to the low number of properties affected and because the effect can be appropriately managed through standard subdivision design, setbacks and landscaping.
- 113 Reverse sensitivity between the rezoned land and the rural land further west is a relevant consideration, as discussed above in relation to the Otago Regional Policy Statement. Glen Creek and the retained Rural Lifestyle Zone strip on the eastern bank provide a physical and zoning buffer between the two land uses. I consider the residual risk to be low, and capable of being managed without further intervention.
- 114 Rezoning will result in a modest increase in traffic on Reservoir Road. As discussed above in relation to the Transport provisions, this can be accommodated within the existing road network without requiring off-site upgrades.
- 115 The balance of the site, approximately 1.9 hectares, will remain zoned Rural Lifestyle, so any reduction in land notionally available for rural use is limited to the 1.7 hectare area sought to be rezoned. The land is not Highly Productive Land, and, as discussed above, I do not consider primary production to be a realistic or efficient long-term use.
- 116 I have also had regard to the risk of acting or not acting where there is uncertain or insufficient information, as required by section 32(2)(c) of the RMA. Given the uncertainty I have identified regarding the deliverable short-term yield of RE01, I consider the risk of declining a modest, low-cost and well-located addition to development capacity outweighs the risk of proceeding with the rezoning sought.

Section 32AA Evaluation

117 An evaluation as required by section 32AA of the RMA has been undertaken and is attached as Appendix C. It evaluates two options: Option 1, retaining the notified Rural Lifestyle Zone over the whole site; and Option 2, rezoning the approximately 1.7 hectare portion of the site nearest Reservoir Road to General Residential Zone, retaining the balance (approximately 1.9 hectares) in Rural Lifestyle Zone, as now sought.

118 In summary, the evaluation finds that the scale and significance of the change is low, including by comparison with the “medium” significance the Council's own section 32 evaluation attributed to the wider introduction of the General Residential and Medium Residential Zones. It finds that Option 2 is the more efficient and effective way of achieving the General Residential Zone chapter's objectives on this land, primarily because retaining Rural Lifestyle zoning over the rezoning area would realistically yield only two further allotments, against approximately 8–12 under General Residential Zone, while continuing to apply Rural Lifestyle Zone objectives to land that is already serviced and increasingly urban in character. The benefits identified, including the contribution toward a demonstrated shortfall in near-term housing development capacity, are found to outweigh the costs identified, which are modest and comprise principally a manageable change in outlook for some neighbouring properties and modest increases in wastewater and traffic loading capable of being accommodated without public infrastructure upgrades. Having regard to section 32(2)(c) of the RMA, the report also concludes that the risk of proceeding, on the information currently available, is low.

119 I have relied on, and adopt, the findings of that report and do not repeat its analysis in full here.

Conclusion

120 For the reasons set out in this evidence, I consider that rezoning the 1.7 hectare portion of 148 Reservoir Road nearest Reservoir Road, shown on the concept plans in Appendix A, from Rural Lifestyle Zone to General Residential Zone is the most appropriate, efficient and effective way to achieve the purpose of the RMA. In particular:

(a) the site can be efficiently serviced for water, wastewater, stormwater, transport, power and telecommunications, without requiring public infrastructure upgrades;

(b) the rezoning makes a modest but meaningful contribution toward a demonstrated shortfall in housing capacity in Oamaru, in a location that is already serviced and logically connected to the existing urban area;

(c) the site is not Highly Productive Land under the NPS-HPL, and the HPL layer shown in the PDP maps does not constrain the rezoning;

(d) the rezoning is consistent with, and gives effect to, the National Policy Statement on Urban Development, the Otago Regional Policy Statement, and the PDP's General Residential Zone, Strategic Direction, and Energy, Infrastructure and Transport provisions;

(e) the existing Rural Lifestyle zoning no longer reflects the actual or anticipated character of the site or its surrounds, which are transitioning toward urban use;

(f) rezoning the site now, while it remains in a single ownership, avoids the fragmentation and ring-fencing risk associated with further Rural Lifestyle subdivision along Reservoir Road, and represents a logical, consolidated expansion of the existing urban area;

(g) retaining the balance of the site in Rural Lifestyle Zone, together with the physical separation provided by Glen Creek, provides an appropriate buffer that manages reverse sensitivity risk with rural land to the west; and

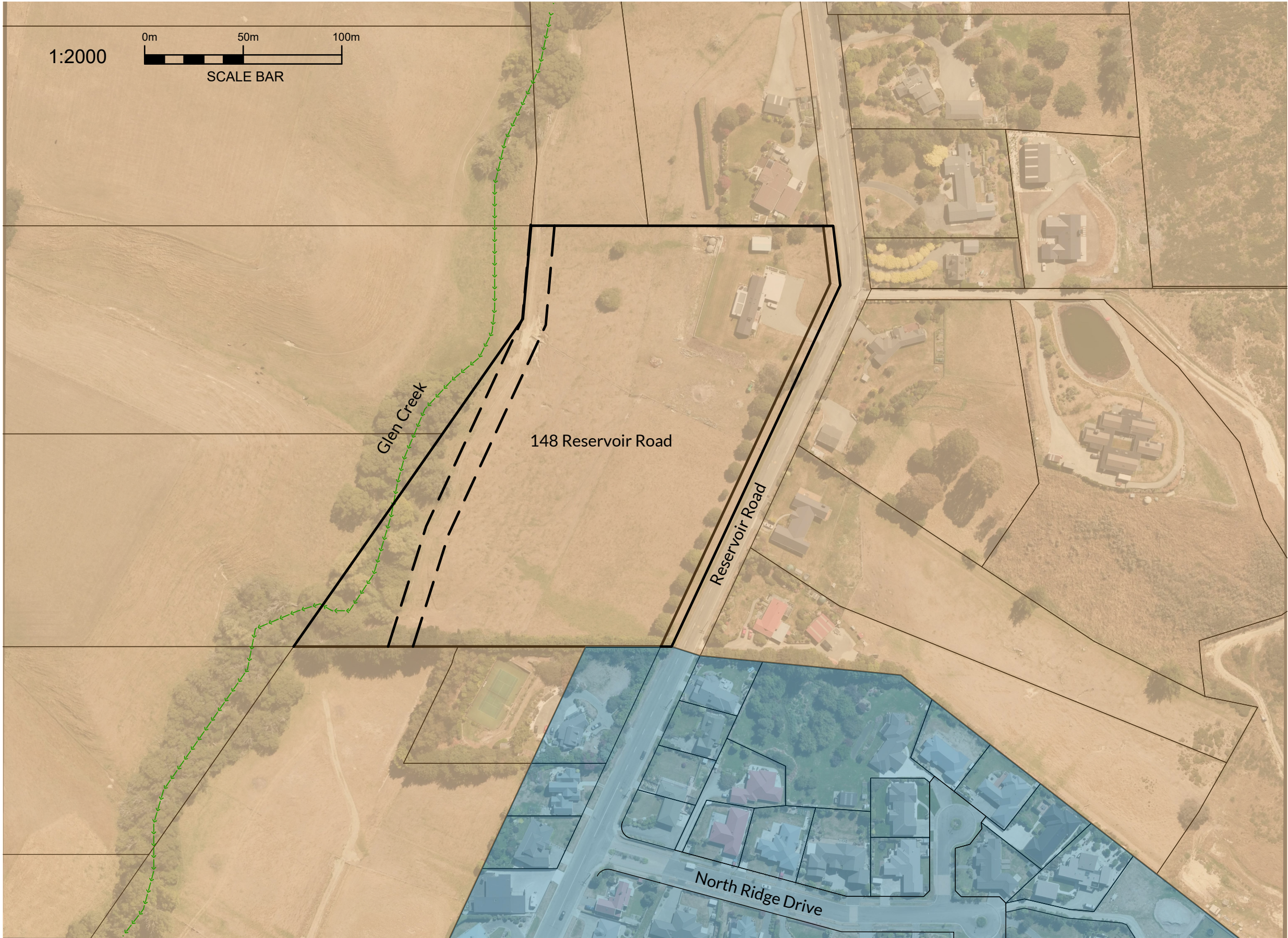
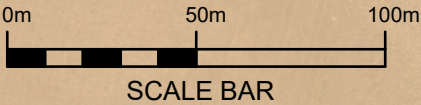
(h) any amenity effects on neighbouring properties can be appropriately managed through standard subdivision design, setbacks and landscaping consistent with the General Residential Zone provisions.

121 I therefore recommend that the Hearings Panel accept Submission Point 50.1, as amended, and rezone the 1.7 hectare portion of 148 Reservoir Road shown at Appendix A to General Residential Zone, retaining the balance of the site in Rural Lifestyle Zone.

Appendix A



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REV	DATE	DESCRIPTION	BY	CHK.	APP.
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LEGEND

- Rural Lifestyle Zone (Proposed Waitaki District Plan)
- General Residential Zone (Proposed Waitaki District Plan)



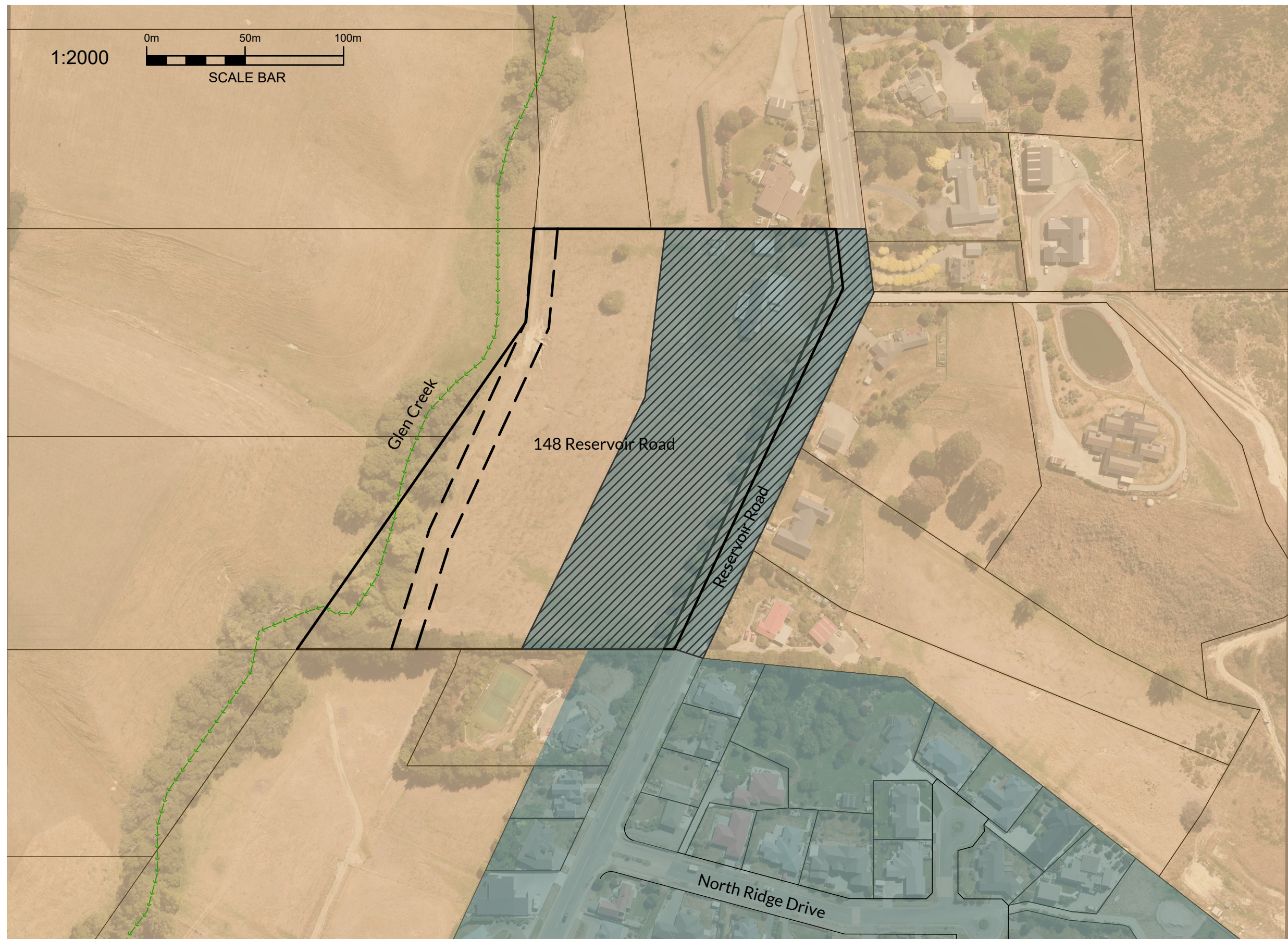
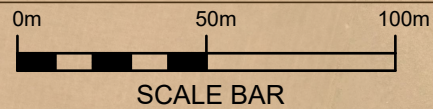
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Karen & Russell Gawn Submission point 50.1			JOB No
Proposed Waitaki District Plan Zoning			0100
DRAWING NUMBER			SCALE
0001	SHEET	REV.	SIZE
	1 OF 6	A	A3



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REV	DATE	DESCRIPTION	BY	CHK.	APP.
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LEGEND

-  Rural Lifestyle Zone (Proposed Waitaki District Plan)
-  General Residential Zone (Proposed Waitaki District Plan)
-  Proposed by submitter to be zoned as General Residential



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Karen & Russell Gawn		Submission point 50.1		JOB No	
Zoning proposed by submitters				0100	
				SCALE	
				1:2000	
DRAWING NUMBER		SHEET		REV.	
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Karen & Russell Gawn Submission point 50.1		JOB No
Concept Subdivision Plan #1		0100
DRAWING NUMBER 0003		SCALE 1:1000
SHEET 3 OF 6	REV. A	SIZE A3



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APPROVED			

Karen & Russell Gawn Submission point 50.1			JOB No 0100
Concept Subdivision Plan #2			SCALE 1:1000
DRAWING NUMBER	SHEET	REV.	SIZE
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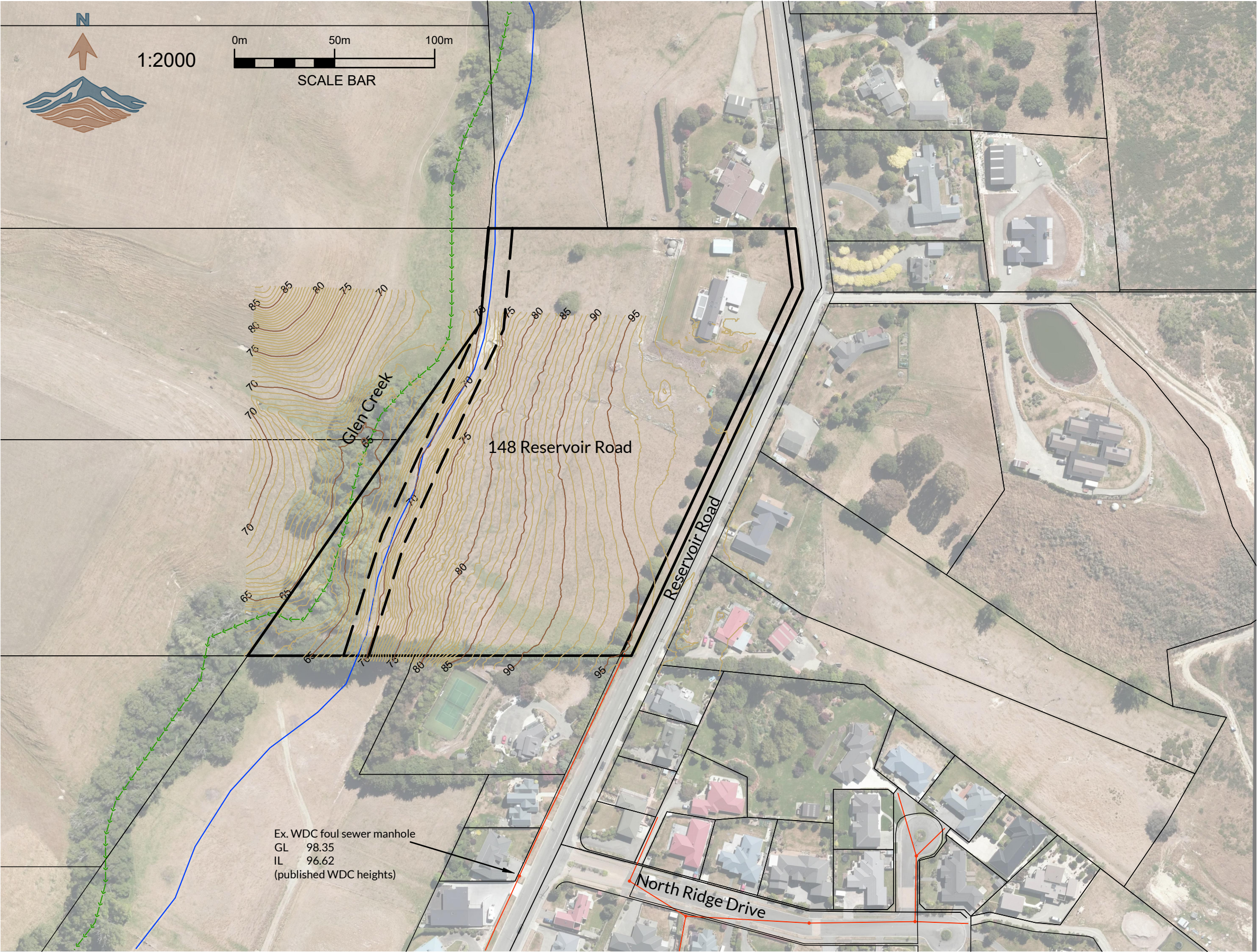
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Karen & Russell Gawn Submission point 50.1		JOB No
Concept Subdivision Plan #3		0100
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		1:1000
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0005	5 OF 6	A
		SIZE
		A3

LEGEND

- Site boundaries
- Abutting boundaries
- WDC foul sewer mains
- WDC water mains
- Waterway
- Contours - Major (5m)
- Contours - Minor (1m)



REV	DATE	DESCRIPTION	BY	CHK	APP.
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DRAWN	NAME (PRINTED)	SIGN.	DATE	Karen & Russell Gawn	JOB No
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APPROVED				Zoning proposed by submitters	SCALE
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Appendix B

Servicing Assessment

148 Reservoir Road, Oamaru

28 September 2026 – Version 1



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1. Executive Summary

This report assesses the servicing feasibility of rezoning part of 148 Reservoir Road, Oamaru from Rural Lifestyle to General Residential to support a submission to Waitaki District's Proposed District Plan (PDP) by Karen and Russell Gawn. The assessment considers water supply, wastewater, stormwater, transport, and utilities. It draws on council data, site investigations, specialist supplier advice, and relevant standards including NZS 4404:2010 and the Operative and Proposed Waitaki District Plans (ODP and PDP respectively).

The analysis confirms that the site can be efficiently and safely serviced for the anticipated development yield of approximately 8–12 residential allotments, and that no infrastructure constraints exist that would prevent rezoning.

Water Supply:

The site is located within the Oamaru Tower Flow Zone and is serviced by a 200mm water main with multiple hydrants along the frontage. Hydraulic modelling supplied by WDC indicates static pressures of 31–33m head, consistent with expected performance. Domestic supply capacity is more than adequate, and firefighting requirements for FW2 (12.5 L/s at ≥ 100 kPa) are expected to be achievable, subject to WDC confirmation.

Wastewater:

Gravity servicing is not feasible due to site elevation. A low pressure sewer (LPS) system is technically suitable and commonly accepted by councils across New Zealand. Supplier modelling confirms that an LPS system could service 8–12 lots with minimal, intermittent discharge (approx. 2–2.4 L/s during rare simultaneous pump events) and no wet-weather infiltration, ensuring no material increase in loading on the existing 150mm diameter gravity main. Wastewater servicing does not present a constraint to rezoning.

Stormwater:

Stormwater from the site drains to Glen Creek, which the Fluent Solutions (2019) Oamaru Creek Flood Assessment identifies as having low flood risk along most of its reach. Glen Creek only experiences flooding downstream near its confluence with Oamaru Creek, where significant flooding occurs in the lower Oamaru Creek catchment, particularly around the Aquatic Centre, Severn Street, and Thames Street.

The proposed development will increase impervious areas, but these effects can be fully mitigated through detention tanks, which are well suited to the site's topography and can be gravity-fed and located downslope. With detention in place, stormwater discharges can comply with NZS 4404 and PDP requirements, ensuring no increase in peak flows to Glen Creek or downstream flood-prone areas.

Transport and Access:

Reservoir Road is an Urban Collector Route (ODP)/Access Road (PDP) that meets or exceeds the relevant standards of the ODP and aligns closely with NZS 4404 requirements for suburban residential areas. Safe sight distances, compliant access grades, and on-site parking can all be achieved. Traffic generation from 8–12 new dwellings (typically 64–120 vehicle movements per day) would be low and well within the capacity of Reservoir Road.



Utilities:

Both Network Waitaki and Chorus New Zealand have confirmed that power and telecommunications connections are available in Reservoir Road.

Overall, the Servicing Assessment demonstrates that the site can be developed in accordance with Waitaki District Council's standards and NZS 4404 without requiring public infrastructure upgrades. The rezoning will enable efficient use of land immediately adjacent to existing residential areas and can be supported from an engineering and servicing perspective.



2. Introduction

2.1 Purpose

The purpose of this report is to assess the servicing feasibility of 148 Reservoir Road in relation to the rezoning sought under the PDP. The assessment considers the servicing requirements associated with the concept subdivision layouts provided, which indicate potential development of approximately 8–10 new allotments in addition to the existing dwelling (although it is noted that up to 12 new allotments is realistic under GRZ). The report evaluates whether the site can be serviced safely and efficiently for water supply, wastewater, stormwater, transport, and utilities, and whether any servicing constraints would limit development consistent with the proposed zoning.

2.2 Author qualifications

My name is David Shearer, and I am a Licensed Cadastral Surveyor with over 15 years of professional experience in land development, subdivision design, and cadastral surveying across New Zealand and Australia. I hold a Bachelor of Surveying (Honours) and a Master of Surveying from the University of Otago.

My career has included roles in engineering and cadastral surveying, and planning, in Queensland and across the South Island of New Zealand. I have experience in the preparation of subdivision designs, servicing assessments, and feasibility analyses for both greenfield and brownfield development projects. I am familiar with the statutory and technical requirements that apply to land development under district plans, regional plans, and national standards.

I am a Licensed Cadastral Surveyor, a Full Member of Survey + Spatial New Zealand, and an Associate Member of the New Zealand Planning Institute.

I am currently practising as a Licensed Cadastral Surveyor and Director of Ridgeline Land Solutions based in Oamaru, providing cadastral and land development services throughout the Waitaki District and the rest of New Zealand.

2.3 Scope

This assessment considers the existing infrastructure environment, the capacity and proximity of council networks, and the feasibility of providing three-waters, transport access, and utility services to a residential development on the site. The report provides a high-level engineering appraisal suitable for rezoning and plan-making purposes and does not include detailed design. Where relevant, it draws on available council information, site characteristics, and standard engineering practice to determine whether the site can be serviced efficiently.

2.4 Documents reviewed:

Proposed Waitaki District Plan (PDP) and maps

Operative Waitaki District Plan

S32 evaluation reports



Council GIS, infrastructure plans, and any available modelling or servicing data

NZS 4404:2010 Land Development and Subdivision Infrastructure



3. Site Description and Existing Environment

3.1 Location and legal details

The subject property is located on the western side of 148 Reservoir Road in the suburb of Oamaru North in Oamaru. It is owned by the submitters, Karen & Russell Gawn.

Record of title	OT7D/1229
Appellation	Lot 63 DP 402
Area	3.605 hectares
Current interests	Easement in gross in favour of WDC
Current zoning	Rural Residential



Figure 1 - 148 Reservoir Road (LINZ CC BY 4.0 © - Waitaki 0.075m Urban Aerial Photos (2023-2024))

Note that the proposed rezoning area has been reduced from what was originally submitted (i.e. the entire 3.605 ha property) to just the flatter graded eastern part of the site near Reservoir Road. See the concept plans in Appendix A.

3.2 Topography

The property slopes away from Reservoir Road down to Glen Creek which runs close to the site's western boundary. The land steepens as it falls towards Glen Creek, with the flattest areas being around, and south of, the existing dwelling. The steepest slopes are around 1 in 3 (18 degrees) and are found on the western half of the site.

The elevation ranges from approximately 99m above sea level in the north-eastern corner, to 62m in the south-western corner.



Other than Glen Creek, which runs in a southwards direction, there are no defined drainage channels. Run-off from a small section of Reservoir Road discharges onto the site in the south-eastern corner, however flows are not concentrated and there is no defined channel.

3.3 Existing land use

The existing land use is rural-residential as per the existing zoning under the Operative Waitaki District Plan. The existing dwelling and curtilage in the north-eastern corner occupy about 4,500m². The remaining site is used for grazing.

The surrounding land-uses are rural to the west, residential to the south, and rural residential to the north and east.



Figure 2: South-west view across the site

3.4 Existing access

The site is accessed from a sealed entranceway adjacent to the existing dwelling. There are no other vehicle crossings along its 230m frontage.

The speed limit on this section of Reservoir Road is 50km/h. The carriageway of Reservoir Road is approximately 8m from the kerb to edge of seal, with the centreline marking offset to the west to allow kerbside parking on the eastern side of the road.

There is a footpath on the eastern side of Reservoir Road – the footpath on the western side of Reservoir Road does not extend further north than 128 Reservoir Road located 240m south of the subject site.

Reservoir Road is generally flat in the vicinity of 148 Reservoir Road – an approximate measurement indicates a 1.4% grade sloping to the south.

3.5 Existing infrastructure

3.5.1 Water



The existing dwelling is served by a restricted connection to a WDC 200mm diameter water main that runs within the Reservoir Road carriageway. There are 3 fire hydrants on this main adjacent to 148 Reservoir Road.

3.5.2 Stormwater

Stormwater from the site currently flows overland into Glen Creek on the western boundary. There is no reticulated stormwater.

3.5.3 Wastewater

The existing dwelling is served by a low pressure pumped connection to a WDC 150mm diameter wastewater main located approximately 120 metres south of the site on Reservoir Road.

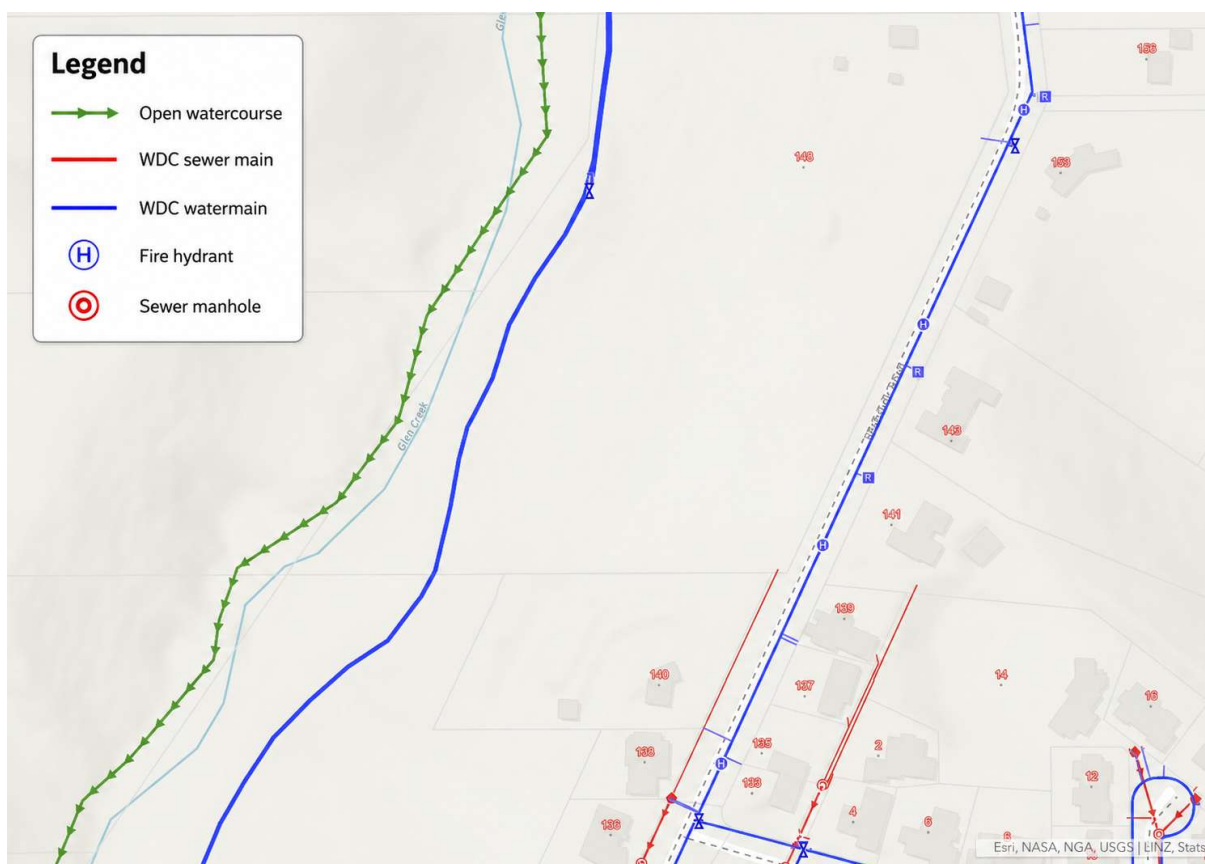


Figure 3 - WDC 3 Waters mapping

3.5.4 Telecommunications

The existing dwelling is served by a fibre connection.

3.5.5 Power

The existing dwelling is served by an underground connection to the overhead powerlines that run on the eastern side of Reservoir Road. Overhead power runs along the eastern side of Reservoir Road.



3.6 Proposed Waitaki District Plan (PDP)

The property is zoned as Rural Lifestyle in the PDP. It is subject to a Highly Productive Land overlay: LUC 3 (Land Use Capability). The only other notable overlay/mapping feature is Designation WDC 47. This designation's purpose is "To widen the formed width of Reservoir Road" and it takes the form of a 5m strip alongside Reservoir Road.



4. Statutory and Planning Context

4.1 Resource Management Act 1991

The rezoning of 148 Reservoir Road is being considered through a Schedule 1 process under the Resource Management Act 1991 (RMA). Under section 31, territorial authorities are responsible for the integrated management of land use and subdivision, including ensuring that development is supported by appropriate infrastructure. Infrastructure capacity and servicing feasibility are therefore relevant considerations in determining whether the zoning proposed by the submitters is appropriate.

The RMA also requires that district plans enable the efficient use and development of land and physical resources. Assessing whether the site can be serviced for the scale of development anticipated under the proposed zoning is an important component of that evaluation.

4.2 Proposed Waitaki District Plan

The site is zoned Rural Lifestyle in the PDP. The PDP provides the district's strategic and regulatory framework for land use, subdivision, and infrastructure planning. It includes objectives and policies that seek to:

- Manage urban growth in a coordinated and efficient manner
- Ensure that subdivision and development are supported by infrastructure with sufficient capacity
- Avoid or mitigate natural hazard risks
- Promote the efficient use of existing infrastructure networks
- Ensure that new development integrates safely with the transport network

The PDP functions as the district's "rulebook" for land use and development, and servicing feasibility is a key consideration in determining whether a rezoning is consistent with its objectives and policies. This report provides the technical information necessary to inform that assessment.

4.3 Strategic Growth Context

148 Reservoir Road is located within an area experiencing gradual transition from rural-residential to more suburban land use patterns, supported by proximity to existing residential zoning to the south and established infrastructure along Reservoir Road. Infill subdivision along Reservoir Road and further rural-residential subdivision of the surrounding farmland is evidence of this transition.

The site is well positioned relative to existing water, wastewater, transport, and utility networks, and is within the logical extension of Oamaru's northern urban area. It is within the Ardgowan School zone.

The concept subdivision layouts accompanying this submission illustrate a potential yield of 8–10 additional allotments, however up to approximately 12 is realistic under GRZ, which aligns with the



scale of development anticipated under the proposed zoning. The rezoning would enable more efficient use of the land while remaining compatible with the surrounding pattern of development.



Figure 4: View northwards along Reservoir Road adjacent to the existing dwelling's vehicle crossing



5. Water Supply Assessment

5.1 Existing Network

A 200mm diameter Waitaki District Council (WDC) water main runs within the Reservoir Road carriageway along the frontage of the site. This main supplies the existing dwelling via a restricted connection. Three fire hydrants are located adjacent to the property boundary, spaced along the length of the site frontage.

The pipe material is understood to be asbestos cement based on WDC GIS records, although this has not been independently verified. The site is located within the Oamaru Tower flow zone. No recent hydrant flow test data has been supplied by WDC, however hydraulic modelling outputs specific to this location have been provided indicating static pressures of approximately 31–33m (304–324 kPa) at the three hydrants adjacent to the site.

The proximity of the 200mm main and the presence of multiple hydrants indicate that the site is well positioned relative to the existing reticulated water supply network.

5.2 Firefighting Water Supply (PAS 4509)

I estimate that the proposed rezoning would allow 8–12 additional allotments in a suburban context, which would make any future development fall within the FW2 firefighting classification under SNZ PAS 4509:2008. FW2 requires:

- 12.5 L/s firefighting flow
- ≥ 100 kPa residual pressure

These must be measured at the hydrant nearest any new buildings.

Hydraulic modelling data supplied by WDC for the three hydrants adjacent to the site (WHRES155, WHRES148A, WHRES148) indicates static pressures of approximately 31–33m head (304–324 kPa). These values are consistent with the expected performance of the Oamaru Tower Flow Zone, which supplies this part of Reservoir Road.

The modelling data represents static conditions only and does not include residual pressure or flow performance under firefighting draw-off. WDC does not possess residual pressure modelling, and therefore could not confirm compliance with PAS 4509 in this location at the time of our correspondence. As the water supply authority, WDC is responsible for determining the applicable firefighting classification and confirming compliance with PAS 4509. Developer-commissioned hydrant flow tests may provide supporting information but do not replace council's responsibility.

Based on the pipe size (200mm), flow zone characteristics, and hydrant distribution, it is reasonable to expect that FW2 compliance under PAS 4509 is achievable; however, formal confirmation from WDC would be required.





Figure 5: Existing fire hydrant on Reservoir Road between 148 Reservoir Road (right side) and 143 Reservoir Road (left side).

5.3 Domestic Supply

Domestic water demand has been assessed based on a likely yield of 8–12 new allotments, in addition to the existing dwelling. Using the indicative peak domestic demand rates in NZS 4404:2010, a typical residential lot requires approximately 25–30 L/min peak flow (0.4–0.5 L/s).

For 8–12 new lots, the combined peak domestic demand is therefore approximately 3.2–6.0 L/s.

The 200mm diameter water main in Reservoir Road has ample capacity to supply this level of demand. The static pressures indicated by WDC's hydraulic modelling (31–33m head) confirm that the site is located within a well-performing part of the Oamaru Tower Flow Zone, and no evidence suggests that domestic supply capacity would constrain development at the scale proposed.

Internal reticulation extensions will be required as part of subdivision works and would be designed in accordance with NZS 4404:2010 and WDC engineering standards. No off-site upgrades are anticipated to be necessary to support domestic supply for the development.



6. Wastewater Servicing Assessment

6.1 Existing Network

The existing dwelling at 148 Reservoir Road discharges its waste to a 150mm diameter WDC wastewater main located 120m south of the site. This main serves most of Reservoir Road before flowing south-eastwards to Frome Street and then Thames Highway, where it discharges into a larger trunk main. I have established that this 150mm line is already servicing approximately 248 existing dwellings by the time it joins the larger trunk main on Thames Highway, and further infill development is possible within the catchment under the current zoning.

Under NZS 4404:2010, a 150mm gravity main laid at appropriate grades is generally considered suitable for catchments up to 250 dwelling units without requiring specific hydraulic design. Given the existing number of connected dwellings and the potential for additional infill, the main is therefore likely operating at or near its indicative design capacity.



Figure 6: Existing wastewater main at a manhole near 136 Reservoir Road

6.2 On-site vs Reticulated Options

The developable portion of the site sits below the level of the existing gravity main, making gravity servicing impractical. A low-pressure sewer (LPS) system is therefore the most feasible servicing option for the proposed 8–12 new allotments. The existing dwelling is currently serviced by such a system.

Ecoflow, the supplier of the LPS system used for the existing dwelling, has reviewed the site constraints (elevations, possible boundary layouts etc.) and provided preliminary advice (see Appendix B1) confirming:



- The site is straightforward to service using LPS.
- Ecoflow pumps can handle up to 58m of static head, well above the ~20m required to reach the WDC main & manhole at 134/136 Reservoir Road.
- For a development of this scale, no more than four pumps would operate simultaneously under peak conditions.
- Four simultaneous pump runs would generate approximately 2.0–2.4 l/s of discharge into the network.
- Such simultaneous operation would occur infrequently and only for short durations (a few minutes).
- LPS systems have no infiltration, so wet-weather flows do not increase network loading.

Ecoflow's indicative branch analysis (63mm diameter main, 12 pumps, 4 simultaneous operations) supports these conclusions and demonstrates that the system can be designed to maintain self-scouring velocities and acceptable retention times.

This confirms that an LPS system can service the proposed development without materially increasing peak flows into the existing 150mm gravity main.

6.3 Capacity and Effects

The key question for rezoning is whether wastewater from 8–12 new lots can be managed without adding to peak loading on a gravity main that is already near its indicative capacity according to NZS 4404.

Based on Ecoflow's advice:

- LPS discharge is controlled, intermittent, and low-volume.
- Peak discharge events are short and rare.
- Additional peak flows ($\approx 2\text{--}2.4$ l/s) occur seldomly, and for a couple of minutes at a time.
- There is no wet-weather infiltration, unlike gravity systems.

This means the LPS system can be designed to avoid exacerbating peak flows in the existing 150mm main. Ecoflow also notes that additional controls (timers, throttling, etc.) are not required for a development of this scale and would introduce unnecessary complexity.

Ultimately, WDC, as the wastewater network operator, must confirm whether the receiving main has sufficient capacity. However, the preliminary engineering advice indicates that an LPS system can be designed to ensure negligible impact on the existing network.

6.4 Summary

A low-pressure sewer system is the most feasible wastewater servicing option for the site and is technically capable of servicing 8–12 new allotments without materially increasing loading on the existing 150mm gravity main. Preliminary modelling and supplier advice confirm that:

- Pump head requirements are easily met.



- Peak discharge flows are low and infrequent.
- No wet-weather infiltration occurs.
- The system can be designed to operate within the constraints of the existing network.

Subject to WDC confirming capacity at the receiving manhole, wastewater servicing does not present a constraint to rezoning the site for residential development.

Low pressure sewer systems are widely used throughout New Zealand and are routinely accepted by local authorities as an appropriate servicing method for sites where gravity reticulation is not feasible. In my professional experience, LPS systems have been successfully implemented in many subdivisions approved by the Dunedin City Council and have operated reliably when designed and installed in accordance with NZS 4404:2010 and supplier specifications. The use of LPS at 148 Reservoir Road would therefore be consistent with established practice across comparable councils.



7. Stormwater Management Assessment

7.1 Existing Stormwater Environment

Stormwater from the site currently drains overland to Glen Creek, which runs along the western boundary of the property. There is no reticulated stormwater network available for connection. The site consists of rolling slopes that fall toward Glen Creek, with no defined channels other than the creek itself.

Glen Creek is a tributary of the wider Oamaru Creek catchment. The Fluent Solutions (2019) Oamaru Creek Flood Assessment identifies Glen Creek as part of the upper catchment system, which contributes flows to the Oamaru Creek system near the Aquatic Centre. The report notes that:

“The Glen Creek catchment is located on the eastern boundary of the Oamaru Creek catchment and is fed by the area along Ardgowan Road from Redcastle Road to the discharge point into the Oamaru CBD stormwater reticulation system at Eden Street to the south. At Eden Street, Glen Creek flows are collected through a series of culverts and discharged into the Oamaru Creek System just south of SH1.”

And:

“Flooding issues are concentrated in the lower Oamaru Creek catchment, particularly around Chelmer Street, Severn Street, and Thames Street.”

This confirms that Glen Creek itself is not a major flooding constraint, with the most significant flood hazards occurring around Chelmer Street and Severn Street in the Oamaru CBD. However, Glen Creek does contribute to flooding around Reed Street/Severn Street where culverts act as obvious restrictions. Stormwater management for any future development on the site therefore needs to ensure that post-development peak flows do not exacerbate downstream flooding.

7.2 Stormwater Management Requirements

Under the PDP and NZS 4404:2010, stormwater from new development must be managed to:

- Avoid increasing peak flows or flood risk downstream.
- Maintain or improve existing overland flow paths.
- Provide attenuation for increased impervious areas.
- Ensure safe conveyance of major overland flow events.
- Avoid adverse effects on receiving environments, including Glen Creek.

The PDP requires that subdivision and development incorporate on-site stormwater management, and that stormwater discharges must not increase the frequency or severity of flooding in downstream catchments.



Given the site drains directly to Glen Creek, stormwater management must ensure that post-development peak flows do not exceed pre-development levels for relevant design storms.



Figure 7: View along water pipeline alignment with Glen Creek on the right-hand-side.

7.3 Post-Development Stormwater Effects

The proposed development of 8–12 residential allotments will increase impervious surfaces through roofs, driveways, and accessways. Without mitigation, this would increase run-off volumes and peak flows to Glen Creek.

However:

- The scale of development is modest,
- The receiving environment (Glen Creek) has capacity and is not identified as flood-prone between the site and Eden Street, and
- The major flooding issues occur further downstream in the Oamaru CBD.

With appropriate detention, the development can be serviced without increasing peak flows into Glen Creek.

7.4 Stormwater Detention Options

7.4.1 Detention Tanks (Preferred Option)



Initial analysis of site contours indicates that detention tanks are the most practical and efficient option for this site. Advantages include:

- Tanks can be gravity-fed from the upper development area.
- Tanks can be located downslope, out of sight and without affecting building platforms.
- Tanks can be distributed across the development as individual roof-water tanks or combined into shared facilities.
- Tanks provide precise control of discharge rates to match pre-development flows.
- Tanks avoid the need for large earthworks or reshaping of the hillside (as opposed to detention ponds).

Detention tanks are fully compliant with NZS 4404:2010 and are widely used in similar developments across New Zealand.

7.4.2 Detention Ponds (Feasible but Less Practical)

While detention ponds could theoretically be used, they are less suitable for this site because the natural topography does not provide a suitable basin and significant earthworks would be required to form a pond. The ponds would occupy valuable land and may require fencing or safety measures.

For these reasons, ponds are considered less practical than tanks.

7.5 Overland Flow and Secondary Flow Paths

NZS 4404 requires that major overland flow paths be maintained to safely convey stormwater during events exceeding the design capacity of the primary system. The site's natural slope toward Glen Creek provides a clear, unobstructed secondary flow path.

The site's characteristics allow subdivision design that can ensure:

- Building platforms and accessways do not obstruct overland flow, including flows from Reservoir Road.
- Finished ground levels direct large storm event overflows toward Glen Creek.
- No ponding or redirection of flows onto neighbouring properties.

7.6 Summary

Stormwater from the proposed development can be managed in a manner that complies with NZS 4404:2010, the PDP, and the requirements for protecting downstream catchments.

Key conclusions:

- Stormwater will continue to discharge to Glen Creek, which is not identified as flood-prone between the site and the Oamaru CBD.
- The Fluent (2019) assessment confirms that major flooding occurs downstream, meaning that stormwater management is imperative to a successful development on the site.



- Development will increase impervious areas, but appropriate detention can fully mitigate peak flow increases.
- Detention tanks are likely to be preferable to detention ponds, which would require significant earthworks.
- With appropriate design, the development will not increase peak flows into Glen Creek or exacerbate downstream flooding.

Stormwater servicing therefore does not present a constraint to rezoning the site for residential development.



8. Transport and Access Assessment

8.1 Existing Roading Environment

148 Reservoir Road is located on the western side of Reservoir Road. It is a sealed two-lane road with a carriageway width of approximately 8m and a posted speed limit of 50km/h. The road is generally flat in the vicinity of the site, with an approximate grade of 1.4% sloping southward. A footpath is provided on the eastern side of the road; the western footpath terminates approximately 240m south of the site.

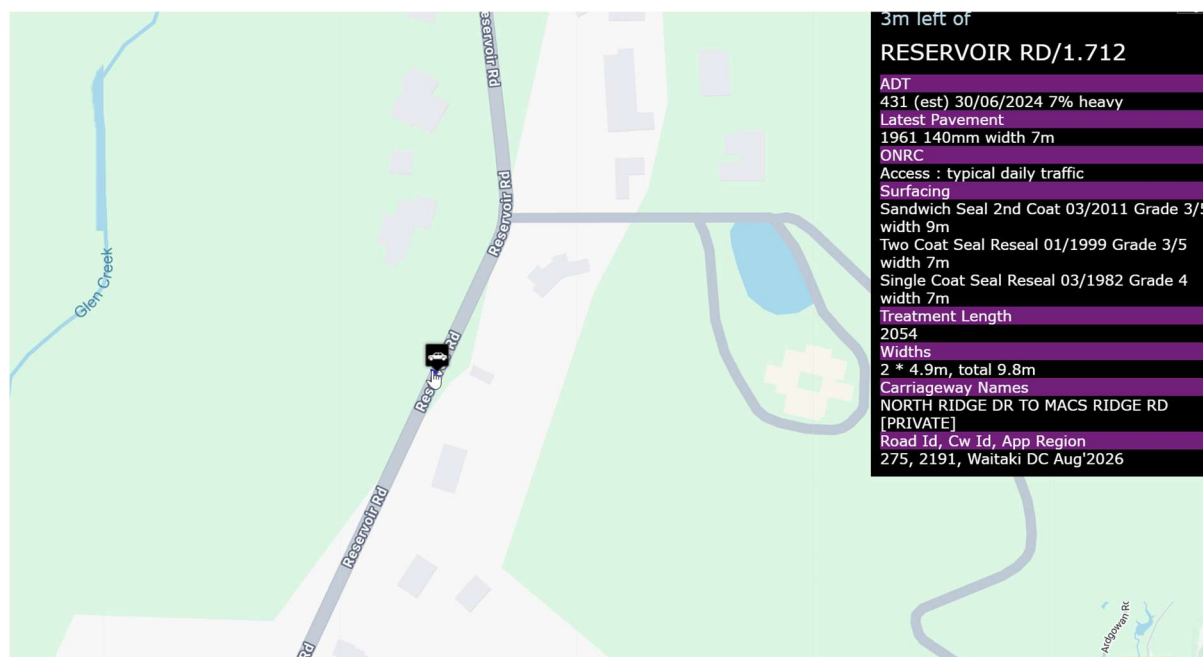


Figure 8: Mobile Road data for Reservoir Road between North Ridge Drive and Macs Ridge Road (mobileroad.org)

Under the Operative Waitaki District Plan, Reservoir Road is classified as an Urban Collector Route. Collector Routes are described as roads that:

“Are locally preferred routes between or within areas of population or activity; complement district arterials but have property access as a higher priority; and have standards suitable to the safety requirements of the traffic volume on each section.”

The operative plan identifies the following standards for Collector Routes:

- Seal width: 6.5m
- Minimum design speed: 60km/h
- Pavement design life: 25 years
- Structures to HN-HO
- Pavement marking to Transit NZ standards
- Side drains at least 150mm below active pavement



Reservoir Road generally meets these standards in terms of seal width, alignment, and general condition.

Under the Proposed District Plan, Reservoir Road is categorised as an Access Road under the Plan's One Network Road Classification. SCHED1 describes this category as "These roads link local areas of population and economic sites".

The Mobile Road database shows an ADT (Average Daily Traffic) estimate of 431 vehicle movements. The latest data from a WDC traffic counter in 2025 placed 600m north of the site showed an ADT of 394 vehicle movements.

8.1.1 NZS 4404:2010

Under NZS 4404 Table 3.1, Reservoir Road aligns with a Live and Play, Suburban/Urban Area Type. Table 3.2 sets out the performance requirements for roads serving suburban residential areas. Reservoir Road meets these requirements with the exception of the footpath provision, as there is a footpath on only one side of the road.

This is a common condition in established residential areas and does not present a constraint to rezoning or subdivision. The existing footpath on the eastern side provides safe pedestrian connectivity to the wider network.

The road width, target operating speed, and grades are all consistent with NZS 4404 expectations for a suburban collector or access route.



Figure 9: View south-west along Reservoir Road from the south-east side of the road.



8.2 Access to the Development

Access to most of the proposed 8–12 allotments will be provided via a shared private accessway extending from Reservoir Road. Some allotments – those with frontage to the legal road – are likely to have direct accesses to Reservoir Road.

The shared accessway, and individual vehicle crossings, can be designed and constructed in accordance with NZS 4404:2010, including:

- Centreline grades less than 12.5% (well below the 1 in 5 maximum). This also complies with Fire and Emergency New Zealand (FENZ) guidelines for emergency vehicles.
- Compliant formation width.
- Turning areas designed to accommodate a range of vehicles.
- Any new accesses can meet the highest standards of sight distances as set out by AS/NZ 2890.1:2004, with a minimum of 90m sight distance available. This complies with the standards outlined for a 60km/h road (note that posted limit on Reservoir Road is 50km/h) for Domestic property access (55m), Minimum Safe Sight Distance for non-domestic access (65m), and also the Desirable 5s gap for non-domestic access (83m).
- Stormwater can be collected and directed to stormwater management controls (i.e. detention).

The site's topography allows for compliant access grades without requiring significant earthworks.

While there is no footpath on this side of Reservoir Road, this is no different from the 6 dwellings located between the subject site and the footpath on the western side of Reservoir Road 240m to the south. These dwellings are located within the existing Residentially zoned area. Should a footpath be required on the western side of the road; Reservoir Road has the width and characteristics to allow the western footpath to be extended and/or a pedestrian crossing to be installed at the subject site to allow safe access to the footpath on the eastern side.

8.3 Parking and On-Street Capacity

Each new allotment can provide on-site parking. Reservoir Road also has ample carriageway width to accommodate kerbside parking without affecting traffic flow or safety.

Given the modest scale of development (8–12 lots), the additional parking demand will be minimal and easily absorbed within the existing road environment.

8.4 Traffic Effects

A development of 8-12 new dwellings is expected to generate approximately 64–120 vehicle movements per day.

This level of traffic generation is low and well within the capacity of Reservoir Road as an Urban Collector Route in the ODP and an Access Road in the PDP. The additional traffic will not materially affect:

- Road safety



- Intersection performance
- Pedestrian or cyclist safety
- The function of Reservoir Road as a collector

No off-site upgrades are required to accommodate the development.

8.5 Developer Responsibilities

All new internal roading, accessways, and associated infrastructure will be funded and constructed by the subdivision developer. This includes:

- Shared accessway formation
- Stormwater control
- Turning areas
- Any necessary retaining or earthworks
- Vehicle crossings

No public expenditure is required to enable access to the site.

8.6 Summary

Transport and access do not present a constraint to rezoning or development of the site. Reservoir Road is a well-formed Urban Collector Route (ODP)/Access Road (PDP) that meets the relevant standards of the ODP and aligns closely with NZS 4404 requirements for suburban residential areas. Safe and compliant access can be provided, traffic effects are minimal, and new roading infrastructure will be developer-funded.



9. Utilities

9.1 Telecommunications

Chorus New Zealand have confirmed that a residential subdivision of up to 10 lots on the site can be serviced for fibre telecommunications with no upgrades required to their network. Individual fibre connections can be provided for a standard connection fee per new allotment. The attached Chorus quote was obtained earlier in the process and is based on a 10-lot scheme; while it does not reflect upper allotment extent of 12 lots in the current proposal, it confirms that fibre infrastructure is available in the vicinity and that the site can readily be connected to the network (see Appendix B3).



Figure 10: Existing fibre infrastructure adjacent to the site.

9.2 Power

There are overhead powerlines along Reservoir Road. Network Waitaki have recently provided the submitters with a quote to provide an additional electrical connection to their house site. Two options were provided – one of which includes the infrastructure to help serve future development. Any minor upgrades to power infrastructure would be funded by the developer.

Correspondence with Network Waitaki is attached in Appendix B2.



10. Conclusion

This Servicing Assessment has evaluated the ability of 148 Reservoir Road to support residential development consistent with the rezoning sought under the PDP. The analysis has considered water supply, wastewater, stormwater, transport, and utilities, drawing on council information, site characteristics, industry standards (including NZS 4404:2010), and specialist supplier advice.

Overall, the assessment confirms that the site can be safely and efficiently serviced for the scale of development anticipated (approximately 8–12 additional allotments), and that no infrastructure constraints exist that would prevent rezoning subject to WDC confirmation of firefighting pressures and wastewater capacity.

10.1 Effects of Rezoning on Infrastructure

The rezoning would enable a modest increase in residential density on land that is already partially developed and located immediately adjacent to existing suburban residential areas. The effects on infrastructure are summarised as follows:

10.1.1 Water Supply

The site is located within the Oamaru Tower Flow Zone and is serviced by a 200mm diameter water main with multiple hydrants along the frontage. Hydraulic modelling indicates static pressures of 31–33m head. Domestic supply for 8–12 lots can be readily accommodated, and firefighting capacity (FW2) is expected to be achievable subject to WDC confirmation.

10.1.2 Wastewater

Gravity servicing is not feasible due to site elevation, but a low pressure sewer (LPS) system is technically suitable and commonly used throughout New Zealand. Supplier advice confirms that an LPS system can service 8–12 lots with minimal and intermittent discharge (approx. 2–2.4 L/s during rare simultaneous pump events) and no wet- weather infiltration, ensuring no material increase in loading on the existing 150mm gravity main. Wastewater servicing does not present a constraint to rezoning.

10.1.3 Stormwater

Stormwater will continue to discharge to Glen Creek. The Fluent (2019) Oamaru Creek Flood Assessment confirms that Glen Creek itself is not flood-prone except for the area near where it joins the Oamaru Creek where it likely contributes to flooding in the Oamaru CBD. Detention tanks can mitigate increases in peak flows from new impervious areas by ensuring the post-development flows are matched to pre-development flows, ensuring compliance with NZS 4404 and PDP requirements. Stormwater effects can be appropriately managed.

10.1.4 Transport and Access

Reservoir Road is an Urban Collector Route (ODP)/Access Road (PDP) that meets or exceeds relevant standards, with the exception of having a footpath on only one side. Safe sight distances, compliant access grades, and on-site parking can all be achieved. Traffic generation from 8–12 dwellings (typically 64–120 vehicle movements per day) is low and well within the capacity of Reservoir Road. All internal roading will be developer-funded.



10.1.5 Utilities

Power and telecommunications connections are available in Reservoir Road. The utility providers have confirmed that connections for a future development are available.

10.2 Summary

The site is located immediately adjacent to existing residential zoning and is well positioned to integrate with existing infrastructure networks.

Taken together, the effects of rezoning on infrastructure are minor, manageable, and consistent with the PDP's objectives for coordinated, efficient urban growth.

The following table summarises the servicing capacity and feasibility for each infrastructure component:

Service	Existing Capacity	Feasibility	Upgrades Required	Conclusion
Water	Adequate/Unknown	Feasible	Minor/None	Supports rezoning
Wastewater	Adequate with LPS	Feasible	None likely with LPS	Supports rezoning
Stormwater	Available with detention	Feasible	None	Supports rezoning
Transport	Adequate	Feasible	None/minor	Supports rezoning
Utilities	Available	Feasible	None	Supports rezoning



Appendix B1

RE: 148 Reservoir Road, Oamaru - residential rezoning

From Jordi Hofman <jordi@ecoflow.co.nz>

Date Wed 29/04/2026 3:13 PM

To David Shearer <david@ridgelineandsolutions.co.nz>

Please see our indicative calculation below of 12 pumps on a DN63 line. This supports Matts prior information of no more than 4 simultaneous pump runs which would only occur seldomly for a couple of minutes at a maximum additional flow into the network of ~2-2.4L/s. Also, unlike gravity networks there is no infiltration with LPS so there are no additional flows expected during wet weather.

Ultimately it will be up to council to determine if there is capacity for this in the existing network.

Pipe Sizing and Branch Analysis											
Zone Number	Connects To Zone	Number Pumps In Zone	Accum Pumps In Zone	Max # of Sim Ops	Max Flow (LPS)	Pipe Size (mm)	Max Velocity (MPS)	Length Of Main This Zone	Friction Loss Factor (m/100m)	Friction Loss This Zone	Accum Fric L (meters)
1	1	12	12	4	2.31	63mm	1.13	300.00	2.61	7.83	7.83

Accumulated Retention Time (Hours)							
Zone Number	Connects To Zone	Accum Total Pumps This Zone	Pipe Size (mm)	Liters per 100 lineal meters	Length Of Zone	Capacity of Zone	Average Daily Flow
1	1	12	63mm	204.28	300	612.85	9,084.00

Regards,

Jordi Hofman | Sales Engineer



19B Avenger Crescent, Wigram, Christchurch 8042
p: +64 3 349 2506 m: +64 27 552 4674

From: David Shearer <david@ridgelineandsolutions.co.nz>
Sent: Wednesday, 29 April 2026 2:23 pm
To: Jordi Hofman <jordi@ecoflow.co.nz>
Subject: Re: 148 Reservoir Road, Oamaru - residential rezoning

Hi Jordi

I imagine they'll accept a shared common drain over having 10 individual property connections.

I'm mainly after confirmation that a subdivision like the ones drawn could be serviced for FS without putting extra-loading on the existing Council main, which would appear to be at or near capacity already. Maybe you have to do the design to know this, but don't get into too much detail yet.

Cheers

David Shearer
Director, Licensed Cadastral Surveyor
MSurv, MS+SNZ

Oamaru, New Zealand

0274 188 443 david@ridgelineandsolutions.co.nz www.linkedin.com/in/david-shearer-surveyor



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From: Jordi Hofman <jordi@ecoflow.co.nz>
Sent: Wednesday, 29 April 2026 2:14 pm
To: David Shearer <david@ridgelineandsolutions.co.nz>
Subject: RE: 148 Reservoir Road, Oamaru - residential rezoning

Hey David,

Letting you know that Matt is leaving Ecoflow at the end of the month. I have read through the correspondence below and am happy to take this over from Matt.

Each council has their own specific rules regarding whether a shared main up the ROW with boundary kits branching off at each lot is acceptable or if each lot will be required to have its own lateral running all the way down the ROW to Reservoir Road and join a shared line at that point. You will need to ask WDC what their policy regarding this is.

For a basic 10-12 lot design like this we would expect the pipe sizing of the shared main to likely be DN50, maybe DN63 depending on the modelling.

Thanks for sending through the indicative lot layouts. For us to provide a detailed pipe sizing / pipe design we will require that this is narrowed down to one final chosen design. We will then require the layout along with the contours is sent through as a dwg so I can pass through to our design engineer.

Regards,

Jordi Hofman | Sales Engineer



19B Avenger Crescent, Wigram, Christchurch 8042

p: +64 3 349 2506 m: +64 27 552 4674

From: David Shearer <david@ridgelineandsolutions.co.nz>
Sent: Tuesday, April 28, 2026 3:51 PM
To: Matt Rule <matt.rule@ecoflow.co.nz>
Subject: Re: 148 Reservoir Road, Oamaru - residential rezoning

You don't often get email from david@ridgelineandsolutions.co.nz. [Learn why this is important](#)

Hi Matt

Sorry for the delayed response - this one is moving rather slowly. I've attached some plans FYI. There are a few different allotment layout concepts, but they're all on the upper slopes of the property closest to Reservoir Road. There are some contours on the final sheet and I've marked the foul sewer manhole that we would likely be pumping to with the WDC published levels.

Is this enough for you to go off?

Ngā Mihi

David Shearer
Director, Licensed Cadastral Surveyor
MSurv, MS+SNZ

Oamaru, New Zealand

0274 188 443 david@ridgelineandsolutions.co.nz www.linkedin.com/in/david-shearer-surveyor



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From: Matt Rule <matt.rule@ecoflow.co.nz>
Sent: Tuesday, 7 April 2026 2:16 pm
To: David Shearer <david@ridgelineandsolutions.co.nz>
Subject: Re: 148 Reservoir Road, Oamaru - residential rezoning

Hi David,

Thanks for the email.

This looks like a straightforward LPS project. Our pumps can handle up to 58 m of static head, so capacity isn't an issue. Given the small number of lots, you'd only ever have up to four pumps operating at once, equating to just over 2 L/s. That level of flow would only occur intermittently for short durations, so the impact on the existing network is minimal without needing to introduce additional controls.

Adding timers or similar controls would introduce unnecessary complexity for a project of this scale.

If you can provide elevations/topography, lot layout, and the discharge location, we can run a feasibility assessment and confirm pump head, self scouring velocity, and expected flows.

Regards,

Matt Rule | National Business Development Manager

From: David Shearer <david@ridgelinelandssolutions.co.nz>
Sent: Tuesday, March 31, 2026 9:30 AM
To: Matt Rule <matt.rule@ecoflow.co.nz>
Subject: 148 Reservoir Road, Oamaru - residential rezoning

You don't often get email from david@ridgelinelandssolutions.co.nz. [Learn why this is important](#)

Hi Matt

I'm helping the owners of 148 Reservoir Road in Oamaru with their submission to the Proposed Waitaki District Plan to have part of their property rezoned from Rural Residential to General Residential. There is a public wastewater pipe nearby, with a manhole roughly 120m south at the #134/136 Reservoir Road boundary. I've highlighted the area that we are proposing is suitable for residential development in the attached plan. Most, if not all of it would need to be served by a low pressure pumped system due to its elevation below the road as the site ranges from around 78-98m in elevation and the existing manhole is at about 97m.

We are proposing between 8-12 lots as a suitable number of new sections that could be created in this area. The existing public wastewater main is 150mm dia all the way down the hill to Thames Highway where it joins a larger main. I've asked Council's engineering team about the capacity of the 150 main to cater to 8-12 new lots & they refer to NZS4404:2010 which states something along the lines of a 150mm dia main, laid at appropriate grades etc., can serve up to 250 dwellings. I count 248 existing dwellings utilising this main already, and obviously with the existing zoning infill subdivision is already possible in various parts of the catchment.

Long story short - can a pumped system be designed that could serve 8-12 lots at 148 Reservoir Road in a manner that puts no extra loading on the existing 150mm main (which would appear to be at or above capacity already)? I'm thinking it might be something that involves larger tanks than usual, that discharge during low flow periods?

I'm currently gathering evidence to present at a hearing later this year to support the rezoning proposal, so any information you can give me that would help would be appreciated. The owners of the property think that their existing house on the section is served by an Ecoflow system and they've been very happy with it.

Ngā Mihi

David Shearer
Director, Licensed Cadastral Surveyor
MSurv, MS+SNZ

Ōamaru, New Zealand

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Appendix B2

18 May 2026

Russell Gawn
148 Reservoir Road
Oamaru

Email: russell@nzpetfoods.co.nz

Dear Russell

**148 Reservoir Road
Oamaru**

Ref: 701793 Rev 1

Thank you for your request for a costing to establish 1 x ICP Connection on the boundary of your property 148 Reservoir Road with the forward possibility of later modifications for additional Network connections.

701793

Russell Gawn 148 Reservoir Road



Picture shows two options

- 1. Orange road crossing with 98 metre customer cable to SFB "A" on private property.
- 2. Pink road crossing with 28 metre customer cable to SFB "A" on private property.

This quotation includes the following work:

- Install a road crossing from either of 2 sites Orange or Pink.
- Install Private SFB "A".
- From the orange road crossing install 98 metre cable to private SFB installed in private property which would be in part help cover further property development.
- From the pink road crossing install 28 metre cable to private SFB install in private property.
- Distribution box at end of the orange or pink road crossing to supply demarcation point between Private and Network assets (shown in pic at the end of the orange duct).

No allowance for any civil work trenching, laying of cable or reinstatement from the SFB "A" to the installation.

Common Terminology as follows:

Point of Connection (POC) where a private service cable or line connects to the Distribution Network.

Point of Supply (POS) where the private service line crosses the boundary onto private property.

Installation Control Point (ICP) Where the Network Fuse is installed.

Service Fuse Box (SFB) The unit that houses the ICP fuse this box can be privately or Network owned depending on its location.

If you wish to proceed with this work, please sign the quotation acceptance form and return it to us along with your deposit.

Any questions feel free.

Yours sincerely



Andrew Paisley
Project Engineer

Cell 021 701 584

Email: andrewp.@networkwaitaki.co.nz

QUOTATION 701793 Rev 1
 Prepared for: Russell Gawn
 Prepared by: Andrew Paisley
 Date of Quotation: 18 May 2026

QUOTATION New 1 phase 15kVA connection Reservoir Road 38m Service cable to SFB	
Administration Service Fee Includes Engineers Time	\$ 295.00
Connection Capital Cost	
Network Contributed Assets*	
Minus network contributed Assets (if applicable)	\$ -
Customer Contributed Assets*	\$ 18,191.28
Connection levy (contribution to network capacity)	\$ 2,912.00
Enhancements (if applicable)	
Customer-selected enhancements	\$ -
Distributor-required enhancements**	\$ 50.00
Minus Cost of Distributor-required enhancements**	-\$ 50.00
Customer Owned Assets 28m Trench cable and duct on private property "A"	\$ 4,502.35
Customer Owned Assets lengthen Trench by 70m and additional cable on private property (Optional) "B"	\$ 5,764.07
Total Connection Charge (excluding GST)	\$ 31,664.69
GST	\$ 4,749.70
Total Connection Charge (including GST)	\$ 36,414.40
Explanatory note:	
*Minimum Scheme (lowest cost in line with network standards)	
**Distributor required enhancements are not charged to the customer	

TERMS AND CONDITIONS

Project 701793 Rev 1 148 Reservoir Road

1 x New ICP connection for house new road crossing required with a distribution box on road reserve and privately owned SFB withing private property.

Parties

Customer name (**Russell Gawn**)

Network Waitaki Limited (**NWL**)

Works

NWL will undertake and complete the work as described in the above quote & attached Work Plan. Any changes will be treated as a variation to the contract.

1 DEFINITIONS

- 1.1 In these terms:
- 1.2 "Customer" means any person purchasing goods or services from NWL and includes any person acting on behalf of and with the authority of that person.
- 1.3 "goods" means all goods supplied by NWL to the Customer.
- 1.4 "services" means all services supplied by NWL to the Customer.
- 1.5 "NWL" means Network Waitaki Limited and includes any subcontractor or related party.

2 ACCEPTANCE

- 2.1 The Customer accepts these Terms by instructing NWL to supply goods or services.
- 2.2 The Customer will issue a purchase order for the goods and services if required by NWL.
- 2.3 These Terms prevail over any purchase order or other communication, unless NWL agrees otherwise.

3 QUOTES, ESTIMATES & CHARGES

- 3.1 NWL may issue a quote or estimate for the supply of goods and services. Any quote/estimate remains valid for a period of one month from the date of issue, unless a different validity period is stated in the quote/estimate or unless NWL agrees otherwise. If the Works do not commence within three months from the date of signing this Agreement (save from default of NWL) NWL reserves the right to revise the agreed contract price based on current material, labour and capacity levy rates.
- 3.2 NWL may withdraw any quote/estimate at any time before acceptance for any reason, by notifying the Customer.
- 3.3 NWL may vary the charges:
 - (a) Due to any variation in the goods and services supplied or change in the scope requested by the Customer;
 - (b) in respect of estimates, if the actual cost of supply differs from the estimate; or
 - (c) if the cost to supply the goods or services increases due to reasons beyond NWL's control.
- 3.4 All charges not included in a quote/estimate, including any variation to the charges set out in a quote/estimate, will be charged at NWL's standard rates from time to time.
- 3.5 NWL will notify the Customer of any quote/estimate/variation that exceeds 10% of the original quote/estimate.
- 3.6 The Works will be regarded as complete when all Works have been completed, commissioned, and the entire Works can be lawfully used for its intended purpose (Practical Completion)
- 3.7 All charges have GST added at the end of the calculation GST unless otherwise stated.

4 CONNECTION CHARGE RECONCILIATION

- 4.1 In accordance with the Electricity Industry Participation Code (Part 6B), NWL completes a connection charge reconciliation for each quote issued. This information is available to customers on request.

5 SUPPLY

- 5.1 NWL will supply the goods and services with reasonable care and skill and will use reasonable endeavours to meet any estimated timeframe for supply.
- 5.2 If NWL has not agreed in writing to obtain consents or permits, the Customer warrants that it has obtained all necessary consents or permits in respect of the goods and services and paid all required fees.

6 VARIATIONS

- 6.1 NWL may vary the goods and services if:
 - (a) the goods and services required differs from that anticipated from the Customer's instructions; or
 - (b) further information becomes available that affects the goods and services required.
- 6.2 The Customer must provide written instructions, and NWL must agree, for any requested variation of works. However, a lack of written instructions does not relieve the Customer from the Customer's obligation to pay for such variations.
- 6.3 Variations will be charged by NWL to the Customer for any work outside of the scope of the Works, including scheduling delays caused to NWL by the Customer or other contractors employed by the Customer.
- 6.4 Approval for variations will be requested for variations that NWL have control over. All other variations will be advised to the Customer within two business days of incurring the variation.
- 6.5 Where a variation results in a change to the connection charge, the updated charge will be documented and agreed with the Customer with an associated reconciliation to reflect the revised cost of the works.
- 6.6 In order to confirm this quotation a application for Network connect must be made online for the capacity required.
- 6.7 You can choose to price and complete both customer portions of the job.

7 PIONEER SCHEME

- 7.1 Where the connection forms part of a qualifying network extension, a Pioneer Scheme may apply in accordance with Network Waitaki's Pioneer Scheme Policy which is available on NWL website:
<https://www.networkwaitaki.co.nz/company/regulatory-disclosures/capital-contributions-policy/>

8 REAPPORTIONMENT / COST SHARING

- 8.1 A rebate or reapportionment may apply outside of any pioneer scheme if additional customers connect in a period of 2 years to shared network assets, in accordance with Network Waitaki's connection policy.

9 INVOICING & PAYMENT

- 9.1 NWL will invoice the Customer upon receipt of the quotation acceptance and the accompanying payment whether deposit or full payment. The customer must pay all charges set out in the invoice on or before the 20th of the month following the invoice date.
- 9.2 NWL may invoice the Customer for any additional costs incurred above any estimate.
- 9.3 If the Customer does not pay any invoice on the due date, NWL may charge interest of 15% p.a. (calculated daily) and may apportion payments as it sees fit.

9.4 If the Customer disputes any invoiced amount, the Customer must pay any undisputed amount and notify NWL of the dispute.

9.5 The Customer must not set off any amount against any sum payable to NWL.

9.6 Where the work is cancelled by the Customer prior to commencement of onsite works, the Customer may be entitled to a refund less any costs incurred including but not limited to planning time, procurement of materials etc.

10 RISK, TITLE & SECURITY

10.1 Risk in goods passes to the Customer on delivery.

10.2 Title in goods will only pass to the Customer once NWL receives payment in full for all sums due in respect of the goods.

10.3 Until Customer has paid all sums due to NWL, NWL has a purchase money security interest in all goods and services and any proceeds of those goods and services. NWL may at any time register a financing statement on the Personal Property Securities Register to protect its security interest

10.4 The Customer:

- (a) waives any right to receive from NWL a copy of any financing statement, financing change statement or verification statement; and
- (b) must execute any documents NWL requires to maintain, register and enforce NWL's security interest in the goods and services.

10.5 The Customer authorises NWL to enter any property owned or occupied by the Customer, at any reasonable time, to remove any goods not paid for in full by the Customer. In doing so, NWL must comply with all laws applicable to NWL as an electricity distributor at the time. NWL will not be liable for any costs, damage or loss due to exercising this right.

11 BREACH

11.1 If the Customer breaches these Terms, becomes insolvent or cannot pay its debts as they fall due, NWL may:

- (a) suspend or cancel the Customer's account and NWL's provision of goods and services.
- (b) enter any property and repossess any goods that have not been paid for in full.
- (c) require immediate payment of any amounts outstanding.
- (d) delay or withhold the energising of any electrical supply in accordance with law; or
- (e) immediately terminate these Terms.

12 HEALTH & SAFETY

12.1 The parties agree to co-operate, consult and co-ordinate with each other to enable each of them to comply with their respective obligations under all applicable health and safety laws.

12.2 Before work commences, the Customer must identify any hazards and ensure a safe workplace at the location where NWL will provide services. The Customer must follow all reasonable health and safety directions NWL provides from time to time.

12.3 NWL is only required to comply with the Customer's health and safety policy to the extent NWL approves such policy before supplying goods and services.

13 LIABILITY

13.1 To the extent permitted by law, NWL's liability for all claims under these Terms is limited to the lesser of:

- (a) resupply or repair of the relevant good or service.
- (b) the price paid for the relevant good or service; and
- (c) the actual loss the Customer suffers. To the extent permitted by law, NWL will not be liable for:

13.2 any indirect, consequential or economic loss, or for any loss of profit, data, production or opportunity.

- (a) any defective workmanship of works constructed by any other person; or
- (b) any defect, delay or failure to supply goods or services due to any circumstances beyond NWL's control.

13.3 To the extent permitted by law, NWL excludes any guarantees, warranties or representations that might be implied by law, trade, custom or otherwise. NWL excludes all implied terms, guarantees and warranties of:

- (a) the Contract and Commercial Law Act 2017; and
- (b) the Consumer Guarantees Act 1993, where the Customer acquires goods or services for business purposes under sections 2 and 43 of that Act.

13.4 The Customer must pay any costs NWL incurs (including legal costs on a solicitor/client basis) in enforcing NWL's rights under these Terms.

14 GENERAL

14.1 Any notice under these Terms may be given to the Customer verbally, electronically, in person, or by post.

14.2 The Customer authorises NWL to collect, retain, disclose and use any Customer information, for the purpose of assessing the Customer's creditworthiness and enforcing these Terms.

14.3 The Customer must not assign these Terms without NWL's written consent.

14.4 Any failure or delay by NWL in enforcing a right under these Terms is not a waiver of that right. Any waiver must be in writing from NWL.

14.5 NWL may update these Terms at any time and the updated Terms will apply to any goods or services supplied after that date.

15 DEFECT PERIOD

15.1 Works have a Defects Period of Twelve months from Practical Completion.

16 DISPUTES

16.1 Disputes and differences will be resolved between designated management representatives of the parties within ten business days of the dispute or difference arising.

16.2 If no resolution is likely after this time, the matter will be referred to arbitration.

SPECIFIC TERMS AND CONDITIONS

Payment terms

1. Variation payment is of required with the quotation acceptance form.

Ownership

2. The ownership boundary will be at the Distribution Box on road reserve and private property

Harmonics

3. Harmonics generated from VSD's shall comply with the Network Harmonics Standard NS15-05.

Exclusion

4. The installation, connection, inspection of low voltage service cable between ICP fuse and the installation.
5. The revenue metering and installation services as you will arrange these with your retailer
6. The Close approach consent to dig within 4 metres of NWL assets and COC documentation for the customer installed assets.

Quotation Acceptance dated: 18/05/2026

I accept the above Quotation and Terms and Conditions.

Please strike out the option Not required and Return the Signed quotation acceptance and make payment for the deposit required.

Option 1

50% deposit Road Crossing and 98m customer distribution cable on private property deposit of \$18,207.20

Option 2

50% deposit Road Crossing and 28m customer distribution cable on private property deposit of 14,892.86

Signature Date

Print Name Company Name

Payment Details

Bank account no **06 0941 0019379 05**

Name: **Network Waitaki Ltd**

Particulars: **Russell Gawn**

Reference: **701793 V1**

E & OE

Appendix B3

Chorus New Zealand Limited

17 June 2026

Chorus reference: 11618051

Attention: David Shearer

Quote: New Property Development

10 connections at 148 Reservoir Road , Oamaru North, Waitaki District, 9492

Your project reference: 148 Reservoir Road

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$14,000.00
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The total contribution we would require from you is **\$16,100.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 21 May 2026. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team



Appendix C

Section 32AA Further Evaluation Report

148 Reservoir Road, Oamaru - Submission Point 50.1

Proposed partial rezoning from Rural Lifestyle Zone to General Residential Zone

28 September 2026 – Version 1

Waitaki Proposed District Plan Hearings

Hearing Stream 5: December 2026

Prepared to accompany the Statement of Evidence of David Shearer (Planning)
on behalf of Karen and Russell Gawn

David Shearer

Director, Ridgeline Land Solutions Limited

MSurv, MS+SNZ, Assoc. NZPI — Licensed Cadastral Surveyor



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1. Introduction

1.1 Purpose of this report

This report provides a further evaluation under section 32AA of the Resource Management Act 1991 (RMA) of the change sought by Submission Point 50.1 to rezone part of 148 Reservoir Road, Oamaru North (“the site”) from the Rural Lifestyle Zone (RLZ), as notified in the Proposed Waitaki District Plan (PDP), to General Residential Zone (GRZ).

Section 32AA requires that any change made to a proposal after public notification — including a change sought by a submitter as an alternative to a notified provision — be subject to a further evaluation, undertaken in accordance with section 32(1) to (4), at a level of detail that corresponds to the scale and significance of the change. Because the rezoning sought by the submitters would depart from the notified zoning, this report is directed at that specific change.

This report should be read together with:

- the Statement of Evidence of David Shearer (Planning), which sets out the author's qualifications and the wider planning assessment;
- the Servicing Assessment (28 September 2026 – Version 1) at Appendix B;
- the concept subdivision plans at Appendix A.

1.2 Scope and approach

Consistent with section 32(1)(c), the level of detail in this report reflects the scale and significance of the change sought. As set out in Section 2, the change now relates to a reduced area of approximately 1.7 hectares within a 3.605 hectare landholding in private ownership, seeks a zone already applied extensively elsewhere in Oamaru, and does not seek any amendment to the objectives, policies or rules of the GRZ chapter itself; only the zone applied to this particular land. On that basis, this report adopts a concise, site-specific evaluation.

2. Site and requested change

2.1 Site description

Item	Detail
Address	148 Reservoir Road, Oamaru North
Legal description	Lot 63 DP 402
Record of title	OT7D/1229
Total area	3.605 ha
Owners / submitters	Karen and Russell Gawn
Current zoning (Operative District Plan)	Rural Residential
Notified zoning (PDP)	Rural Lifestyle Zone (whole site)

Zoning sought	General Residential Zone over approximately 1.7 ha nearest Reservoir Road; Rural Lifestyle Zone retained over the balance (approximately 1.9 ha) toward Glen Creek
Overlays (PDP)	Highly Productive Land (LUC 3); Designation WDC 47 (road-widening, 5 m strip along the Reservoir Road frontage)
Existing use	One dwelling (approx. 4,500m ² curtilage) in the north-eastern corner; remainder used for grazing
Surrounding zoning/use	Residential to the south; rural-residential to the north and east; rural to the west

The lower, western part of the site is understood to be crossed by the historic Oamaru Borough pipeline, installed in 1880 to carry water from the Ardgowan Reservoir toward the Oamaru township, and associated with the heritage-listed Oamaru Borough Water Race (proposed (by WDC submission) to be added to the heritage listing for the Oamaru Borough Water Race (HH87)) (P.G. Petchey, Oamaru Pipeline, Southern Archaeology, report for Waitaki District Council, 2025). This feature lies entirely within the approximately 1.9 ha balance area proposed to remain Rural Lifestyle Zone, and is not affected by the rezoning sought.

2.2 The change sought

Submission Point 50.1, lodged by Russell Gawn, originally sought that the whole of the site be rezoned from RLZ to GRZ. Through the preparation of evidence, the submitters have amended the extent of the change sought: they now seek General Residential Zone over only the flatter portion of the site nearest Reservoir Road, comprising approximately 1.7 ha, as shown on the concept plan at Appendix A. The balance of the site, approximately 1.9 ha of steeper land toward Glen Creek, would remain Rural Lifestyle Zone as notified, and is not affected by this evaluation.

No change is sought to the objectives, policies, rules or overlay provisions of the GRZ chapter itself.

2.3 Development yield comparison

Within the approximately 1.7 ha area proposed for rezoning, and the net of the Reservoir Road frontage (subject to Designation WDC 47), the developable area is approximately 1.593 ha. After deducting the existing dwelling and its curtilage (approximately 4,500m²), approximately 1.143 ha remains available for new residential development.

Under the General Residential Zone sought, the minimum net site area is 300m². Applying a saleable yield efficiency of 70%, to account for internal roading, services, and other non-saleable areas, gives a theoretical maximum yield of approximately 26 new allotments on the 1.143 ha net developable area. However, given the site's topography and the likelihood that larger allotments will be more desirable and marketable in this location, a yield of approximately 8–12 new allotments, averaging approximately 700–1,100 m², is considered the realistic outcome, consistent with the concept subdivision plans at Appendix A.

By contrast, were the area to remain Rural Lifestyle Zone, its anticipated average lot size of 1 ha would yield only two additional allotments.

	Rural Lifestyle Zone (notified)	General Residential Zone (sought)
Minimum net site area	5,000m ² (avg. lot size 1 ha)	300m ²
Theoretical maximum yield (1.143 ha net developable area × 70% efficiency)	~2 additional allotments	~26 additional allotments

Realistic yield (per concept plan, Appendix A)	1 additional allotment (existing dwelling retained)	8–12 additional allotments, ~700–1,100m ² average
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This yield comparison is the central practical demonstration, for the purposes of section 32AA, of why General Residential Zone is a more efficient and effective means of achieving the Residential Zones chapter objectives on this land than the notified Rural Lifestyle Zone: retaining RLZ would realistically add very little housing capacity on the rezoning area at all, whereas GRZ would realistically enable 8–12 additional dwellings.

3. Scale and significance of the requested change: section 32(1)(c)

Section 32(1)(c) of the RMA requires that the level of detail in an evaluation correspond to the scale and significance of the environmental, economic, social, and cultural effects anticipated from the change. The Council's own section 32 evaluation of the Residential Zones chapters rated the introduction and district-wide extent of the GRZ and MRZ as of “medium” overall significance, reflecting their application across 1,109 ha and 199 ha of land respectively. The change sought here is of a materially different, and smaller, order: it does not add to or amend the GRZ chapter, and instead asks whether that already-approved zone should extend to approximately 1.7 ha of one additional site - itself a reduction from the whole 3.605 ha originally sought in the submission.

Assessment factor	Rating	Basis
Degree of change from the notified position	Low	Affects approximately 1.7 ha of a single site (less than half of the 3.605 ha title); the GRZ chapter itself, and its application elsewhere in Oamaru, is unchanged
Effects on matters of national importance (s6 RMA)	Low	No Significant Natural Area, wetland, or Site/Area of Significance to Māori is identified over the site. The site does contain a s6(f) historic heritage feature, the 1880 Oamaru Borough pipeline, part of the heritage-listed Oamaru Borough Water Race, but this runs through the lower, western portion of the site along Glen Creek, which is entirely within the balance area proposed to remain Rural Lifestyle Zone and is not affected by the rezoning sought.
Geographic scale of effects	Local	Confined to the rezoning area and its immediate road and infrastructure environment
Scale of effects on people	Low	A small number of adjoining landowners; wider effects are consistent with those the Council has already found acceptable for the GRZ generally
Degree of policy risk	Low–moderate	The site is not within the Future Urban Growth Overlay, so the change involves some out-of-sequence growth in a policy sense; however, the nature of the effects is of a kind the GRZ provisions are already designed to manage
Likelihood of increased costs or restrictions	Low	Servicing costs fall on the submitters/future developer; the Servicing Assessment identifies no public infrastructure upgrade as necessary

On balance, the scale and significance of the change sought is assessed as low, particularly by comparison with the medium rating the Council applied to the GRZ and MRZ chapters as a whole, and lower again than it would have been had the whole 3.605 ha title remained the area sought.

4. Appropriateness of the proposed objectives – section 32(1)(a)

Because the submission does not seek to amend the objectives of the GRZ chapter – objectives the Council has already, through its own section 32 process, found to be the most appropriate way to achieve the purpose of the Act – this section instead examines whether it is appropriate for those existing objectives to apply to the rezoning area, in place of the RLZ objectives that would otherwise govern it.

4.1 General Residential Zone objectives

The GRZ chapter's objectives provide for a range of residential activities and housing types, and some compatible non-residential activities (GRZ-O1), and for a suburban character on larger sites, generally dominated by landscaped areas, with opportunities for multi-unit development where appropriate (GRZ-O2).

4.2 Rural Lifestyle Zone objectives

The RLZ chapter's objectives seek to provide larger-lot residential living while still enabling primary production (RLZ-O1), and to maintain a semi-rural character distinct from both urban and rural zones (including low-density detached housing, an absence of kerb, channelling and streetlighting, open space dominance, a rural outlook, and tolerance of noise, dust and other effects from primary production (RLZ-O2)).

As set out in the accompanying Statement of Evidence, the rezoning area no longer fits this description well:

- kerb, channelling and streetlighting are already present on the eastern side of Reservoir Road adjacent to the site, contrary to the character anticipated by RLZ-O2;
- the rezoning area is the flattest, most accessible part of the site, serviced by urban-standard water, wastewater and telecommunications infrastructure, and adjoins established residential development to the south;
- primary production is not a realistic or efficient long-term use of the rezoning area, notwithstanding that the RLZ notionally provides for it; and
- the surrounding pattern of development is increasingly urban rather than semi-rural, such that retaining RLZ zoning over land immediately fronting Reservoir Road risks “ring-fencing” a logical urban extension behind lifestyle-scale subdivision, rather than maintaining a genuine rural-urban transition.

Retaining the steeper balance of the site (approximately 1.9 ha toward Glen Creek) in Rural Lifestyle Zone is, by contrast, consistent with RLZ-O2: that land is less accessible, less serviceable, and better suited to the lower-intensity, semi-rural character the RLZ anticipates. The partial-rezoning approach therefore applies each zone's objectives to the part of the site each is best suited to, rather than seeking to displace the RLZ from the site altogether.

4.3 Higher order documents

The Statement of Evidence sets out a detailed assessment of the rezoning area against Part 2 of the RMA, the National Policy Statement on Urban Development, the National Policy Statement for Highly Productive Land, the Otago Regional Policy Statement 2021, the Oamaru, Weston & Kakanui Spatial Plan 2022, and the PDP's own Strategic Direction chapter. That assessment is not repeated in full here; in summary, it concludes that applying GRZ objectives to the rezoning area would give effect to these instruments more directly than continuing to apply RLZ objectives, principally because that land is both serviced and logically located to accommodate the additional development capacity these instruments direct Council to provide.

4.4 Conclusion on appropriateness

When tested against the Council's four-part appropriateness criteria: relevance, usefulness, reasonableness and achievability, applying the GRZ objectives to the rezoning area is considered more relevant (it responds directly to the site's increasingly urban character), more useful (it gives clearer direction consistent with the land's actual and reasonably anticipated future use), more reasonable (the land can be serviced by developer-installed infrastructure without unjustified cost to Council), and equally achievable (the GRZ is already implemented successfully immediately to the south) than continuing to apply the RLZ objectives to that land.

5. Evaluation of options – section 32(1)(b)

Section 32(1)(b) requires an evaluation of whether the provisions sought are the most appropriate way to achieve the objectives, having regard to their efficiency and effectiveness, reasonably practicable options, and the benefits and costs of those options. Two options are evaluated below, both on the basis of the amended (reduced) rezoning area described in Section 2.

Option 1: Status quo - retain the notified Rural Lifestyle Zone over the whole site

Option 2: Rezone approximately 1.7 ha to General Residential Zone (as sought by Submission 50.1, as amended)

	Benefits of Option 2 (rezone to GRZ), relative to Option 1 (retain RLZ)	Costs of Option 2 (rezone to GRZ), relative to Option 1 (retain RLZ)
Environmental	• Makes efficient use of land already served by urban-standard infrastructure, rather than extending that infrastructure to greenfield land elsewhere • Avoids locking in a further band of lifestyle-scale subdivision ("ring-fencing") between the existing urban area and adjoining rural land • Retains the steeper, less serviceable balance of the site (~1.9 ha) in Rural	• Some change to the semi-rural outlook currently available to certain neighbouring properties, though no party holds an enforceable right to an unchanging outlook and no landscape or viewshaft overlay applies • Modest increase in impervious surfaces, mitigated by measures to maintain hydraulic neutrality

	Lifestyle Zone, consistent with its actual character and capability • Stormwater effects can be fully managed on-site via detention tanks, with no increase in peak flows (Servicing Assessment, Section 7)	
Economic	• Contributes a modest 8–12 additional allotments toward a shortfall in Decade 1 greenfield residential capacity; the evidence identifies an at-least 60-dwelling deficit against the Spatial Plan's own yield estimate for the Council's primary identified greenfield block (RE01, Holmes Hill). This is before accounting for the fact that the Spatial Plan's yield methodology appears to have not factored in slope, and applied a 34% 'land-set-aside' benchmark to RE01 on the assumption it would need less land set aside for roading/reserves - both of which suggest that headline yield may itself be optimistic • Uses already-installed water, power and fibre infrastructure without requiring public capital expenditure • All subdivision and servicing costs (accessway, low-pressure sewer pump system, stormwater detention) are met by the submitters/future developer, not the Council	• Additional intermittent wastewater discharge (approx. 2–2.4 L/s in rare peak events) into a gravity main assessed as near its indicative NZS 4404:2010 design capacity, though supplier advice indicates this can be managed without upgrade • Additional traffic of approximately 64–120 vehicle movements per day on Reservoir Road, assessed as well within its capacity as an Urban Collector Route (ODP)/Access Road (PDP)
Social	• Additional housing choice in a location within walking/cycling distance of Ardgowan School, recreation reserves, and Oamaru's CBD • Supports the NPS-UD's Policy 1 (housing variety and competitive land markets), Policy 2 (sufficient development capacity) and Policy 6 (regard to the benefits of urban development, including Policy 6(b), that a change in built urban form is not of itself an adverse effect)	• Possible change in amenity valued by some neighbouring residents, manageable through subdivision design, setbacks and landscaping consistent with GRZ provisions
Cultural	• Retaining the balance area (~1.9 ha) in Rural Lifestyle Zone keeps the historic 1880 Oamaru Borough pipeline – part of the heritage-listed	• None identified

	Oamaru Borough Water Race (HH87) – entirely outside the area of change, avoiding any effect on that heritage feature	
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5.1 Efficiency and effectiveness

Option 2 is considered the more efficient option: the benefits identified above (principally, a modest and well-serviced contribution to short-term housing supply, made using existing infrastructure) are considered to outweigh the costs (principally, a manageable change in amenity for some neighbours, and very modest, manageable increases in loading on existing services). Option 2 is also considered more effective at achieving the GRZ and Residential Zones chapter objectives (Section 4.1 above) than Option 1, which could leave those objectives becoming difficult to be given effect to on the rezoning area at all: as shown in Section 2.3, retaining RLZ over that land would realistically add only two dwellings, against 8–12 under GRZ.

Option 1 (retaining the notified RLZ over the whole site) is not considered appropriate because it would perpetuate the mismatch identified in Section 4.2 between the RLZ's semi-rural character objectives and the rezoning area's actual, already-serviced and increasingly urban context, and would not assist in addressing the documented shortfall in near-term General Residential capacity.

6. Quantification of benefits & costs: section 32(2)(b)

Section 32(2)(b) requires that, where practicable, benefits and costs be quantified. Several effects have been quantified through the Servicing Assessment and the yield analysis in Section 2.3 above: a realistic yield differential of approximately 8–12 additional allotments under GRZ against approximately 2 additional allotments under RLZ; peak domestic water demand of approximately 3.2–6.0 L/s; peak intermittent wastewater discharge of approximately 2–2.4 L/s; and additional traffic generation of approximately 64–120 vehicle movements per day. No public infrastructure upgrade cost has been identified.

The housing-capacity benefit is also supported by my own check of the Council's own greenfield yield methodology. The Spatial Plan's "Background on Growth Areas" document confirms that yields for the Holmes Hill/RE01 growth area were calculated using a reduced 34% land-set-aside allowance (against 40% used elsewhere), on the basis that this smaller area would need less land set aside for roads, open space and stormwater. This is a benchmark about how much of an already-developable area needs setting aside, not one that accounts for the portion of the gross site that cannot be developed at all due to slope. Because slope was not otherwise factored into the methodology, and the evidence's own slope analysis indicates only 7 of the 16 ha at RE01 is practically developable, the Spatial Plan's stated yield of 140–240 dwellings for that block appears optimistic, reinforcing rather than undermining the case for the modest additional capacity sought here.

Consistent with the approach the Council itself adopted at the same point in its own section 32 evaluation of the Residential Zones chapters, full monetary quantification of the remaining benefits and costs (for example, the value of additional housing choice, or the value of any change in amenity to neighbouring properties) is not considered practicable or necessary for a change of this scale. The qualitative assessment in Section 5 is considered a sufficient and proportionate response to section 32(2)(b).

7. Risk of acting or not acting - section 32(2)(c)

Section 32(2)(c) requires that, if there is uncertain or insufficient information about the subject matter of the provisions, the risk of acting or not acting be considered. The site-specific Servicing Assessment, published Council and Stats NZ growth and capacity data, the Spatial Plan's own background methodology documentation, and direct advice from utility providers together provide a reasonably robust and proportional evidential basis for the infrastructure, transport and housing-capacity matters addressed in this report. On those matters, the risk of proceeding is considered low.

8. Conclusion

For the reasons set out above, rezoning approximately 1.7 ha of 148 Reservoir Road from Rural Lifestyle Zone to General Residential Zone is considered, on the information currently available, the more appropriate, efficient and effective option when assessed against the requirements of section 32 of the RMA. The scale of the change is low and site-specific, and has been further reduced by the submitters during the preparation of evidence: it applies an already-approved zone to part of one additional, well-serviced site. Its benefits - principally a modest, well-serviced contribution of 8-12 dwellings to housing supply and choice, in a locality where near-term General Residential capacity has been shown to be constrained - are considered to outweigh its costs, which are modest and capable of being appropriately managed through subdivision design and standard GRZ provisions.

This further evaluation, read together with the Statement of Evidence and the Servicing Assessment, is considered to satisfy the requirements of section 32AA in respect of the change sought by Submission Point 50.1.