

NZ Transport Agency Waka Kotahi Reference: 2024-0508

17 June 2024

Omarama Lodge Limited
C/- Campbell Barbour
NZ Retail Property Group

Sent via Email: cbarbour@nzcprg.co.nz

Dear Campbell,

PROPOSED VISITOR ACCOMMODATION – 1 PINOT NOIR COURT, OMARAMA – OMARAMA LODGE LIMITED

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Land use consent is sought to operate visitor accommodation (26 cabins) on the property at 1 Pinot Noir Court, Omarama. The location of the proposed cabins is shown on the Proposed Site Plan, attached as Attachment 1 to this letter. This written approval letter supersedes the NZTA written approval letter issued earlier today, which included a previous, superseded version, of the proposed site plan.

Assessment

In assessing the proposed activity, NZTA notes the following:

- The subject site currently contains one residential dwelling, a restaurant and small vineyard. There are existing resource consents for the restaurant and vineyard operations and for helicopter landings.
- The subject site has an existing vehicle crossing onto Pinot Noir Court, a local road, and this crossing will be used to access the proposed visitor accommodation. Pinot Noir Court connects to Omarama-Lindis Pass Road (State Highway 8; SH8) at a give-way-sign controlled intersection. SH8 has a posted speed limit of 50 km/hr in this location and comprises a two-lane carriageway with a painted flush median strip. SH8 has been declared a limited access road (LAR) in this location.
- The vehicle crossing to the subject site is located approximately 120 metres away from the intersection with SH8, and therefore complies with the 20-metre setback recommended in the NZTA's 'Planning Policy Manual' (PPM, 2007). The site is setback over 60 metres from SH8, at its nearest point and does not have physical or legal frontage to SH8.
- NZTA modelling indicates that noise generated from the normal operation of SH8 may emit up to 40 metres from the sealed carriageway. The nearest proposed cabins will be over 60 metres from the sealed edge of SH8 and therefore are not expected to be adversely affected by noise from the highway. Consequently, we consider that no additional measures are necessary to manage reverse sensitivity noise effects.
- The applicant anticipates that the proposed visitor accommodation will generate approximately 50 additional vehicle movements per day to and from SH8 during the peak season. It is considered that the existing Pinot Noir Court/SH8 intersection is of a sufficient standard to accommodate the additional traffic from the accommodation units.
- Stormwater generated from the hardstanding areas of the proposed accommodation is expected to be disposed of within the subject site and as such will not affect the state highway road corridor.

Determination

On the basis of the above assessment of the proposed activity, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from the New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely



Helen Dempster
Principal Planner

Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

Enclosed:

- Attachment 1: Proposed Site Plan

APPROVED

Helen Dempster

Helen Dempster
Senior Planner – Environmental Planning
Waka Kotahi NZ Transport Agency

POND CABING

1 2 3 4 5 6 7

PIMOT NOIR COURT

EXISTING RESTAURANT

EXISTING BUILDING

EXISTING PARKING

PROPOSED ADDITIONAL PARKING

PROPOSED SCAPING PLANTING

RESIDENTIAL RURAL SCENIC



APPROVED

Helen Dempster

Helen Dempster
Senior Planner – Environmental Planning
Waka Kotahi NZ Transport Agency

Site Photos 1:1000

Site plan 1:1000

 BCN ARCHITECTS	MASTER PLAN	PROJECT TITLE LADY BIRD HILL 1 PHOT NOIR COURT OMARAMA	CLIENT OMARAMA LODGE LTD	DRAWING TITLE HILL AND VINEYARD CABINS	DATE 22/04/2024	PROJECT NO. 2024002
					SCALE 1:1000	DRAWING NO. 04