

To: Emily McEwan

From: Louise Overtoom (Landscape Architect)

Date: 24 September 2026

Subject: The potential impact on Landscape Character in regard to Submission point 53.1 by Omarama Lodge Holdings Limited. Submission seeking rezoning of land at Pinot Noir Court, Omarama, from General Rural Zone to General Residential Zone as part of the Waitaki Proposed District Plan (PDP).

Address: 1 Pinot Noir Court, Omarama 9412 Lots 13 and 14 DP 351850

Introduction

In Ms McEwan's, letter dated 30 July 2026, she requested further information in regard to the following:

- *Landscape Character - an assessment of the potential of the area to absorb change and whether the overall landscape qualities in the vicinity of this site will be maintained.*

I have previously prepared a Landscape and Visual Impacts Assessment (LVIA) for Omarama Lodge Holdings Limited (the client) for their application 201.2023.2294. Council sent the LVIA for a peer review by Mike Moore Landscape Architect. Council has granted a Landuse Resource Consent for this application and provided a s42a report which records comprehensively the consideration of matters relating to the LVIA. This includes consent to construct, establish and operate a total of 26 two-bedroom visitor accommodation units.

This submission requests to re-zone an area of land from General Rural Zone to General Residential Zone. The area of land is approximately 4 ha and is shown on the attachment titled 'Proposed Residential Boundary- 460m line' (provided by the client). 19 of the consented 26 visitor accommodation units proposed fall within this area of land.

Effects on Landscape Character

In the LVIA mentioned above the conclusions drawn were that the proposed hillside development is in a location in which the landscape would be able to absorb the proposed changes.

The LVIA considered viewpoints from several public locations, neighbouring properties as well as the wider receiving environment, in order to assess the impact the new development would have on the rural character.

The proposed development is visible from few vantage points in the receiving environment, due to screening by existing landform and existing well-established vegetation. Due to the limited visibility of the proposed development, and the scale of the development amongst the wider landscape, the discernible visual change associated with the proposed development was considered relatively small.

The location of the proposed cabins whilst within Rural zoned land are directly bounded by the adjacent Residential zoned land. The re-zoning of this land is a natural extension of the Residential zoned land at the edge of the Omarama Township.

The conclusion of the LVIA was that the effect on the Landscape Character would be low (or less than minor). This is largely due to the topography of the site. The landscape of this area consists of a valley bordered on three sides by hills. This topography creates a natural amphitheatre, therefore views into the site are limited.

The potential zone change would mean future development would likely be of a higher density. This potential alteration to Landscape Character and the sites relationship with Omarama Township was also considered in the LVIA. The LVIA included an assessment of the effects of the proposal on compact urban form particularly WDP objective 13.4.2a and CRPS Policy 5.3.1. The s42a report records those assessments and conclusions.

The consented development modifies the landscape from one that is semi-open and rural in character to one that is denser and more suburban in nature. Under a change to General residential Zone aspects of rural character can be maintained through the mitigation of fencing types and locations, housing density and design, streetscape design and landscape planting.

Mitigation measures are an important part of the proposal, they serve to either avoid, remedy, or mitigate any potential adverse effects on Landscape Character and to help better integrate the proposal into its surroundings. Should the land be rezoned to Residential then future applications

would be assessed against the rules for Residential zoning. However, some suitable mitigation measures could include the following suggestions.

Mitigation Measures

MM1 Housing Density

Provide a diversity of house size and lot size to provide choice.

MM2 Streetscape Design

Create streets which have a high level of amenity, suitable to the local vernacular.

MM3 Connections

Ensure walking and cycling connections are maintained to the Omarama township. Prioritise walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes.

MM4 Greenspace

Provide a quantity of greenspace and facilities appropriate to future proposals with green links extending through the rezoning area and connecting with adjoining residential and rural areas.

MMS Fencing

Restrict solid fencing to retain an open character along streets.

Conclusion

In terms of landscape character, the proposal to rezone this area of land from Rural to Residential, is expected to be well received by the existing environment. Given the topography of the site and the limited visibility from public vantage points. It is anticipated that the overall effect of visual amenity on the neighbours and the public domain will be low (less than minor). The mitigation measures will further lessen any adverse effects and help to integrate the development into its rural setting.



Louise Overtoom
Landscape Architect