

Attention: Campbell Barbour
Ōmarama Lodge Holdings Limited
Via email: cbarbour@nzrpg.co.nz

30 July 2026

Dear Campbell,

I am contacting you regarding your submission (submission point 53.1), seeking rezoning of land at Pinot Noir Court, Ōmarama, from General Rural Zone to General Residential Zone as part of the Waitaki Proposed District Plan (PDP).

The Hearing Panel for the PDP has directed that the Council's reporting officers contact submitters directly to discuss the information or evidence that submitters could provide to support the assessment of their rezoning requests. This direction is outlined in Minute 1 from the Hearing Panel which has previously been sent to you, and which is available online: [Minute 1](#)

As the reporting officer for residential rezoning requests, I have undertaken an initial review of the planning matters that are relevant to your request. I consider that the following key information or evidence from you would assist me in making my recommendation to the Hearing Panel, noting the PDP strategic directions and any relevant provisions from other planning documents:

- **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.
- **Housing capacity** – an assessment of the housing development capacity that is zoned and available in Ōmarama compared to projected housing demand for the next ten years, and why additional General Residential zoned land is needed at this time.
- **3 Waters infrastructure** - how water supply (including for firefighting), wastewater, and stormwater infrastructure can be provided to support development at a residential density without having more than minor adverse effects on public infrastructure networks or the wider environment.
- **Transport effects** – how suitable access can be achieved to the site and the nature of transport effects that would arise from development at a residential density, including on the State Highway network, and whether any upgrades might be required to the roading network in the vicinity of the site to manage those effects.
- **Flood hazard** – an assessment of the flood hazard risk in the areas of the site that are mapped in the PDP Canterbury Flood Assessment Overlay, including whether any parts of the site are a High Flood Hazard Area as defined in the PDP, in accordance with PDP Policy NH-P6.

Please note that the above suggestions for evidence are based on my initial review and should not replace independent advice or be taken as an indication of whether your rezoning request is likely to be supported or not. While you are not required to provide the evidence suggested above, evidence can better support your rezoning request.

Minute 1 from the Hearing Panel has directed that submitters seeking substantial rezoning provide any evidence to the Hearing Administrator 50 working days before the relevant hearing stream commences. The relevant hearing stream for your submission is scheduled to commence on 9 December 2026. Therefore, any evidence is due by **1pm, Monday 28 September 2026** and should be emailed to pdp.hearings@waitaki.govt.nz.

If you have any questions regarding the evidence suggested above, please contact me by email at emcewan@waitaki.govt.nz. Any other questions regarding the hearing process should be directed to the Hearing Administrator at pdp.hearings@waitaki.govt.nz.

Kind Regards,

Emily McEwan

Senior Planner – District Plan
Waitaki District Council