



Special Purpose Zone - Lakes (SPZL)

What are the key issues we need to think about?

The Special Purpose Zone - Lakes (SPZL) applies to an area of some 129 hectares in the upper Waitaki Valley between the townships of Otematata and Ōmārama, on the south-eastern shores of the western arm of Lake Benmore. The location is generally referred to as 'Bog Roy'. You can view the location and extent of the Special Purpose Zone - Lakes on our website.

The Operative District Plan zoning for this site is Rural-Residential which sets a 1 hectare minimum lot size for subdivision. There are no consents required for earthworks or buildings and no standards for management of siting, design or appearance of buildings despite the high landscape values of the surrounding Outstanding Natural Landscape and Rural Scenic Landscape.

Since the current District Plan was made Operative with a Rural-Residential zone in this lakeside location, there has been an increased focus on sustainable development patterns in the Regional Policy Statement which the District Plan must give effect to. There is also an increased focus on freshwater management.

The key issue is what level of development might be appropriate in this location with its high visual and amenity values. What controls should be put in place to ensure any subdivision or landuse here results in high-quality, sustainable development.

What are we suggesting in the Draft District Plan?

The key objective for the zone is for limited low-density rural-lifestyle activities that in terms of building position, scale, design and materials, integrates with, and protects, the landscape and amenity values experienced by locals and visitors to this part of the Waitaki Valley.

It is suggested that the key mechanism for the management of development in this SPZ would be by compliance with an Outline Development Plan (ODP). An ODP indicates where different activities and development can be located. An ODP defines the boundaries, the location of development activities and a general roading layout.

The National Planning Standards lets us use Special Purpose Zones, but only when the anticipated outcomes of the zone meet 3 criteria:

- *Are significant to the district, region or country*
- *Are impractical to be managed through another zone*
- *Are impractical to be managed through a combination of spatial layers.*

You can view the draft chapter on our website. The rules for the chapter are still being considered.

Key changes from the current rules

The SPZL would replace the Rural-Residential Zone at the south-eastern end of Lake Benmore on Bog Roy Station. View the location of the draft Special Purpose Zone – Lakes here.

Some key differences from the Operative District Plan are:

- There would be a focus on the external appearance of buildings and structures, where the Rural-Residential Zone has no such controls.
- There may be setbacks required from the lake, no build areas or lower heights to maintain the predominantly open character.
- There may be provisions or guidance on appropriate landscaping to reduce the visual impact of any development.

Find out more

You can view the full draft chapter on our website

visit www.waitaki.govt.nz/district-plan-review



More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at planreview@waitaki.govt.nz or call the District Plan Review hotline on 03 433 1661 and leave a message.