

DDPR_feedback_0137s		
	Name	Christine McMillan
	Organisation	on behalf of Dave and Lisa Anderson and Hadleigh and Magda Bognuda
	Email	christine@bonisch.nz
	Response Date	Aug 30 22
	Notes	
Q1	Select the chapter you want to provide feedback on	
Q2	In general, to what extent do you support the contents of this chapter?	
Q3	Objective/Policy/Rule/Standard reference:	
Q4	Feedback/Comments	
Q5	Objective/Policy/Rule/Standard reference:	
Q6	Feedback/Comments	
Q7	Objective/Policy/Rule/Standard reference:	
Q8	Feedback/Comments	
Q9	Objective/Policy/Rule/Standard reference:	
Q10	Feedback/Comments	
Q11	supporting documents?	
	0	
Q12	If you need more space, or have any other general comments, please leave them here	
	HI Please find attached feedback / comment on the proposed rezoning of the Bog Roy area near Lake Benmore. Regards Christine McMillan DIVISIONAL MANAGER PLANNING	



31 August 2022

Waitaki District Council  
Private Bad 50058  
ŌAMARU 9444

By email: [planreview@waitaki.govt.nz](mailto:planreview@waitaki.govt.nz)

## 7146 Bog Roy District Plan Review Feedback

The following feedback on the District Plan Review as it relates to the Special Purpose Zone – Lakes is submitted on behalf of the two landowners in this area:

- Lisa and Dave Anderson – Bog Roy Station, Lot 2, DP 570687 and Lot 1, DP 495455
- Hadleigh and Magda Bognuda – Lot 1, DP 570687

Currently the SPZ-Lakes chapter only contains a description for the zone, objectives and policies and therefore there is limited information that can be commented on at this stage. However we wish to provide feedback/comment on the following:

1. Inclusion of this site as a Special Purpose Zone. The description within the chapter states that the special zoning is required where the outcomes for the zone:
  - a. are significant to the district, region or country,
  - b. are impractical to be managed through another zone, and
  - c. are impractical to be managed through a combination of spatial layers.

The requirement to include this area in a SPZ is questioned. The draft District Plan contains a Rural Lifestyle Zone which would seem to be applicable to this site. It is understood that there is a desire to see more design controls in the Bog Roy area and this can be achieved with a spatial layer setting additional controls on buildings.

It is noted that the site adjoins a man made lake and therefore should not be considered a significant landscape for the district, region or country.

2. The landowners would like further information on how the Outline Development Plan is to be prepared. While not opposed to this the landowners would like to be involved in the preparation of this in a collaborative way with the Council.
3. It is not clear what is meant by 'low density' for this site given there are no rules included in the draft plan. It is noted that the Rural Lifestyle Zone also refers to low density with provision for one residential dwelling per 1ha within that zone.
4. SPZL-P3 Views and Character requires the maintenance and protection of views from the lake and across the site to the mountain peaks from the State highway. As this appears to cover the majority of the site there is concern over what development options would remain if this policy was to remain. Clarification of the policy/policy wording is sought.
5. SPZL-P2 Landscape and Amenity Values – clarification of the wording of this policy is sought. The policy states 'ensure land adjoining the development....' What does development refer to here? If a setback is proposed along the lake front, additional to the marginal strip, the landowners would like to be involved in discussion of this. It is also noted that there is an existing hut that was located

close to the lakefront prior to the marginal strip being created. This hut has existing use rights and should be protected following any changes to the District Plan provisions.

*General Comment*

The Andersons and Bognuda's are very keen to engage with Council regarding the proposed changes to planning provisions for their properties. As they are the only two landowners in this area this presents a valuable opportunity for the Council to engage directly with the affected parties at an early stage rather than through opposition during the hearings process with the potential for appeals.

The landowners can be contacted through Bonisch as follows:

Bonisch Consultants  
Attn: Christine McMillan  
[christine@bonisch.nz](mailto:christine@bonisch.nz)  
ph: 0272699064

Or directly as follows:

Dave and Lisa Anderson

[Redacted contact information]

Hadleigh and Magda Bognuda

[Redacted contact information]

Yours faithfully  
BONISCH CONSULTANTS LIMITED

A handwritten signature in blue ink, appearing to be "Christine McMillan".

Christine McMillan  
Divisional Manager - Planning