

Feedback from Consultation Brochure – Bendemeer Special Zone

<i>Respondent</i>	<i>Basic summary of feedback</i>	<i>Date</i>	<i>Method of Contact</i>
<i>Bendemeer Special Zone</i>			
Luise Lockwood	<ul style="list-style-type: none"> • 12.9.5.2(b) - strongly agrees the revision process needs to give certainty to the owners in BSZ to cement the purpose of the zone. Does not want further subdivision of these sites; reason brought was for the natural and rural feel and privacy. Would like more flexibility for building platform size, site coverage and opportunity for second dwellings (guest accommodation etc.) Does not think restricting building platform to 1000m2 accommodates current architectural practice of building long and low with garaging or guest accommodation set away from main house, encourages people to build up instead of reflecting natural landforms. As density has been reduced from 75 to 37 BP sites, an increase in BP would be appropriate to achieve reduced bulk and visibility of structures. • Supports addition of rules preventing planting of wilding trees. • Questions existing building heights, 7 meters encourages two story development; not visually pleasing in Bendemeer. Activity area 8 will have a recessive building on it, therefore does not require a height restriction. Activity area 11 has no building activity yet a height restriction of 8 meters; questions this logic. • Wants one earthworks rule to apply. • Other activities could be suitable in future; should be flexible and consultative on this. • Lake view farms have made a very positive impact within Bendemeer, when it was in receivership it was in a dilapidated state, Lake view farms have implemented maintenance for roading, amenities, ponds and weed eradication and rabbit control, they have enhanced the farm with sheep grazing and hay making. This is to be applauded. Wants careful management of the woolshed which is a historic building; doesn't want commercial development on the consented site, but welcomes commercial ventures to be run out of the woolshed. • Agrees with BSZ being moved rural living chapter, but thinks Bendemeer should have its own objectives, policies and rules. Found Rural living area rules difficult to follow as applied to several different areas. • Found consent process restrictive, uncertain and expensive; needs to be simpler & more transparent, more flexible to change in building platforms. Welcomes being involved in submission process. 	1/06/12	Email

Jodi Yelland Public Health South	The proposed changes to the number of dwellings permitted within the zone should be considered in the context of the infrastructure and resources available, e.g. sewage disposal, water supply.	25/05/12	Email
Ms Sheralyn Sturt	Discussion regarding rules in Bendemeer and what is permitted there now versus changes. Confirm is existing and not proposed.	16/04/12 19/04/2012	Email Email
Mr Nigel Bryce (Ryder Consulting)	Ongoing discussion and consultation regarding Bendemeer Special Zone as a whole	17/04/12	Phone
Mount Farm Ventures Ltd	<ul style="list-style-type: none"> • Oppose reducing zone limit on dwellings to what has been subdivided, more appropriate response would be to control the number and nature of the land uses via restrictions on the number of new lots that can be created. • Support rule preventing planting of trees with wilding potential. • Not certain as to why there is a need to put in place a height control. • Would support any change that brings additional certainty and clarity. Support deleting incorrect earthworks rule. • Support removing WESI from affected party rule. • Not concerned where the provisions sit within the district plan. 	25/05/12	Email