

12.8 Bendemeer Special Zone

12.8.1 Resources and Values

The Bendemeer Zone is located east of Lake Hayes. The elevation and orientation makes the zone visible from the surrounding Wakatipu Basin and Crown Terrace. However landforms within the zone have the ability to hide or screen the effects of limited development.

The zone has strong rural character and amenities. These are important values which need to be taken account of in the development of the zone.

12.8.2 Resource Management Issues

(i) Retaining the Character and Amenities of the Wakatipu Basin

The Bendemeer Zone is the most elevated residential zoning in the Wakatipu Basin. It is recognised as a site which can absorb development. This may not be possible in other elevated areas in the Basin, where adverse effects may arise.

(ii) Retaining Openness

To mitigate adverse effects of development on the character and amenities of the environment, the Council considers it essential to retain significant areas of open space free from structures. Such open space may come under significant pressure for future development. The Council considers the open space character of the area should be retained.

(iii) Protection of landscape features and enhancement of naturalness

The Bendemeer Zone is within a visual amenity landscape. It is characterised by pastoral activities, with limited structures, tree plantings and introduced grasses. The zone's prominence as a visual amenity landscape is due to its elevated position in the Wakatipu Basin, its location adjacent scenic rural roads, and its relationship to the outstanding natural features of Morven Hill and Lake Hayes. It is important that any subdivision and development within

the zone recognise these values and enhance, where appropriate, the naturalness of the area.

12.8.3 Objectives and Policies

Objectives

Development managed and contained so that it does not compromise the ice sculptured legibility of the land upon which (the) zone is located when viewed from surrounding public roads to the south of the zone other than the Crown Range Road.

Retention of significant areas of open space.

Maintenance and enhancement of naturalness, rural character and amenities.

Policies:

- 1 Limitation of residential, visitor and/or commercial activities within defined Activity Areas to ensure avoidance of adverse effects on open space, rural character, the ice sculptured legibility of the land and rural amenity values.*
- 2 Strict adherence to long-term planning, especially the limited identification of residential, visitor accommodation and commercial activities and the placing of structures.*
- 3 Avoidance of activities and development densities which may adversely affect rural character and amenities.*
- 4 Enhancement of naturalness of the zone through appropriate planting and landscaping.*
- 5 Avoidance of proliferation of visitor accommodation and/or commercial activities.*
- 6 Requiring the zone be fully serviced.*

Implementation Methods

The objectives and policies will be implemented through a number of methods:

District Plan

- (a) Rules designed to control bulk and location of buildings, external appearance, parking, signs, landscaping, access, reserves and subdivision.
- (b) Rules designed to achieve the integrated management of the effects of the use, development and protection of land.

Explanation and Principal Reason for Adoption

The Council considers the Zone needs to be managed and contained in both extent and location to avoid potential adverse effects of development on rural character and amenity. Integral in the avoidance of such adverse effects is the ability of the site to absorb a limited amount of development, while retaining a significant amount of open space. No future activities should jeopardise such an ability.

12.8.4 Environmental Results Anticipated

- (i) Limited residential, visitor and commercial activities.
- (ii) Retainment of significant areas of open space.
- (iii) Maintenance and enhancement of naturalness, rural character and amenities.