

19 Lake Aviemore Settlement Zone Rules

19.1 Zone Statement

The Lake Aviemore Settlement Zone is located on the southern shores of Lake Aviemore. The purpose of the zone is to provide for a clustered housing development in a rural lakeside setting. A maximum of seventeen houses is provided for.

19.2 District Wide Rules

Attention is drawn to the following District-Wide Rules which may **also** apply in addition to any relevant Zone Rules to activities undertaken in the Rural Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Temporary Buildings and Activities (Refer Rule 10)
- Heritage Rules (Refer Rule 11)
- Transport Rules..... (Refer Rule 12)
- Sign Rules..... (Refer Rule 13)
- Subdivision and Development Rules (Refer Rule 14)
- Utilities Rules (Refer Rule 15)
- Hazardous Substances (Refer Rule 16)

Note: Additional Resource Consents are required from the Canterbury Regional Council for sewage discharges, water extraction and work in the McRae Stream.

19.3 Activities

19.3.1 Permitted Activities

The following shall be Permitted Activities, provided that they comply with all the Critical Zone Standards (17.4)

- 1 Residential Activities and holiday homes
- 2 Farming,
- 3 Outdoor Recreation

19.3.2 Discretionary Activities

- 1 Buildings accessory to farming activities

19.3.3 Non-Complying Activities

- 1 Any other activity, which is not a Permitted, Controlled or Discretionary Activity.

19.4 Critical Zone Standards

19.4.1 Residential Density

- 1 One Residential Unit on each of the 17 residential lot shown on the Outline Development Plan in Appendix J.
- 2 No building(s) outside the residential lots are permitted, except for buildings accessory to farming activities (which are a Discretionary Activity).

19.4.2 Minimum and Maximum site areas

- 1 Minimum net area for any site shall be 1000m² for a residential unit.
- 2 Maximum net area for any site shall be 1200m² for a residential unit.

19.4.3 Building Coverage

Maximum building coverage shall be 25%.

19.4.4 Building Height

Maximum height of any building shall be 5m.

19.4.5 Recessions Lines

Buildings shall not project beyond a building envelope constructed using recession lines from points above internal boundaries, as shown in Appendix H.

19.4.6 Setback from Neighbours

Minimum setback of all buildings from the site boundaries shall be 3.0m

19.4.7 Accessory Buildings

One accessory building is permitted on each of the residential lots shown on the Outline Development Plan in Appendix J.

19.4.8 Access

The access road to the residential lots, and the access to the zone boundary adjacent to Lake Aviemore with the associated carpark, shall be located generally in accordance with the location shown on the Outline development Plan in Appendix J.

19.4.9 Heavy Vehicle Parking

There shall be no heavy vehicles stored on site or parked over night on a site.

19.4.10 Tree Planting

There shall be no tree planting outside the residential lots except for those that are to be established generally in accordance with those locations shown on the Outline Development Plan shown in Appendix J (Refer to subdivision standards 14.3.6 (3) and (5)).

19.4.11 Noise

On any site, activities shall be conducted such that the following noise limits are not exceeded at any point within the boundary of another site or within the notional boundary of a habitable building in another Zone during the following time frames:

Monday to Friday 7am – 10pm	55dB LAeq (15min)
Saturday 8am – 7pm	55dB LAeq (15min)
At all other times and any public holiday	40dB LAeq (15min)
Daily 10pm to 7am the following day	75dB LAFmax

Exemption

Noise limits shall not apply to:

- (a) residential activities
- (b) outdoor recreation

provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act 1991.

Sound levels shall be measured in accordance with the provisions of NZS 6801:2008 *Acoustics – Measurement of environmental sound* and assessed in accordance with the provisions of NZS 6802:2008 *Acoustics – Environmental noise*.

19.4.12 Services

Electricity, water, telecommunications and sewerage services shall be reticulated underground.