

LAKE AVIEMORE SETTLEMENT ZONE

18.1.1 Issue, Objective and Policies

18 AVIEMORE LAKESIDE DEVELOPMENT

18.1 Resource, Activities and Values

The Waitaki catchment is an important destination for holiday-makers, with fishing, jet boating, swimming, tramping and hunting on offer. Although there are a number of camping areas around the lakes, there is a demand for houses. To cater for some of this demand, the plan has introduced the Lake Aviemore Settlement Zone on its southern shores by State Highway 83.

18.2 Issue 1 – Landscape and Amenity Values

Inappropriate development of the southern shore of Lake Aviemore could significantly diminish the natural character of this area.

18.2.1 Explanation

The landscape in this part of the valley, dominated by the barren hills and the lake, is magnificent, and is also highly visible from traffic using State Highway 83 and, to a lesser degree, from users of the lake. The development of houses in this location is to be achieved in sympathy with this environment.

18.3 Objective 1

To provide for houses that in terms of number, location and scale, sustain the landscape and amenity values experienced by locals and visitors to this part of the Waitaki Valley.

18.4 Policies

- 1 *To provide for seventeen moderate-scaled houses within a defined area along the southern shore of Lake Aviemore that are in keeping with the surrounding character and amenity of the area, and which also maintain as far as practicable views of Lake Aviemore for passing motorists, and to restrict any additional development that may affect the values of this area.*
- 2 *To ensure land adjoining the development along the lake frontage maintains a rural character; free of structures and trees, which would otherwise compromise the landscape and amenity values experienced by people.*
- 3 *To enhance access to the lake for the general public.*
- 4 *To ensure:*
 - (a) *the supply of potable water; and,*
 - (b) *the satisfactory disposal of sewage and stormwater; and*
 - (c) *the connection of electricity and telecommunications;*

are established in a manner that sustains the landscape and amenity values of the area.

18.5 Explanation

Provision has been made for up to seventeen houses to be developed in a small zone on the southern shore of Lake Aviemore. The zone contains controls on the use, servicing, number, and bulk and location of houses to ensure that they are developed at a scale and character that is in sympathy with the surrounding environment and are not visually intrusive. To assist these controls an outline development plan has been incorporated in the plan, which shows the number and location of lots to be established containing the houses, the location of the access to the houses and public access to the lake.

18.5.8 Implementation Method

To achieve policies 1 to 4 through:

- 1 the use of rules and an outline development plan to enable a limited number of houses to be established within the Lake Aviemore Settlement Zone.*