

SPZL

Special Purpose Zone Lakes

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Special Purpose Zone - Lakes

Introduction

The Special Purpose Zone - Lakes applies to an area in the upper Waitaki Valley between the townships of Otematata and Ōmārama, on the south-eastern shores of the western arm of Lake Benmore. The location is generally referred to as Bog Roy.

The intent of the Special Purpose Zone - Lakes is to continue to make provision for low-density rural-lifestyle living in a high-quality, sustainable environment that includes recreation opportunities and improved community benefits such as public access and amenities. The public Alps to Ocean cycleway skirts the lake edge alongside the Bog Roy property.

The low-density rural-lifestyle development at Bog Roy will be sustainable in nature, constituting low density development, best practice methods of waste disposal and longevity in their quality and built form.

The Bog Roy site lies within a high-quality scenic environment where surrounding landscapes have high visual and amenity values. Development limits are imposed in the Zone, given its scenic and environmental qualities. Development shall conserve and enhance the natural and scenic values contained within the Zone and the settings.

The key mechanism for the management of activities in this Zone is compliance with an Outline Development Plan (ODP) which indicates where different activities and development can be located. An ODP defines the boundaries, the location of development activities and a general roading layout.

Objectives

SPZL-O1 Zone purpose

Limited low-density rural-lifestyle activities that in terms of building position, scale, design and materials, integrate with, and protect, the landscape and amenity values experienced by locals and visitors to this part of the Waitaki Valley.

Policies

SPZL-P1 Appropriate buildings and structures

Ensure that the external appearance of buildings and other structures are appropriate to the location, with particular regard to the Zone's natural and visual amenity values.

SPZL-P2 Landscape and amenity values

Ensure land adjoining the development, along the lake frontage, remains free of structures and trees which would otherwise compromise the landscape and amenity values experienced by people.

SPZL-P3 Views and character

Maintain and protect views into the Special Purpose Zone - Lakes of a predominantly open character, when viewed from the lake, and to maintain and protect views across the site to the mountain peaks beyond, when viewed from the State Highway.

SPZL-P4 Design and visual impacts

Ensure that any adverse visual impacts are mitigated through landscaping, building design and provision of open space.

SPZL-P5 Public access

Provide public access from the State Highway to the lake foreshore and to facilitate increased use and enjoyment of the margin and waters of Lake Benmore.

SPZL-P6 Servicing provision

Ensure efficient provision of sewerage disposal, water supply and refuse disposal services which do not adversely affect water quality or other environmental values on or off the site.

SPZL-P7 Landscaping

Require landscaping associated with development to reinforce existing vegetation patterns and reduce the visual impact of any development.

SPZL-P8 Access

Provide safe and efficient road access from State Highway 83.

SPZL-P9 Bog Roy inappropriate activities

Avoid subdivision, use and development where it does not comply with the Outline Development Plan, shown in APP4 – Special Purpose Zone - Lakes Outline Development Plan.

Note: Rules for the Special Purpose Zone - Lakes are not available for the Draft Plan. We are busy developing them and they will be included in the Proposed Plan.