

<b>Land Being Reviewed</b>
Bendemeer
<b>Key Purpose of the Zone</b>
<p>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.</p> <p>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.</p> <p>To mitigate adverse effects of development on the character and amenity there are areas of open space free from structures.</p>
<b>Key known resource management issues (these can come from the ODP provisions, monitoring, etc)</b>
<ul style="list-style-type: none"> <li>• Visibility of development from roads surrounding the zone was identified as an issue to be addressed through provisions regarding landscaping</li> <li>• Protection of Ice Carved landscape identified as being important</li> <li>• “Reasons for opposing the change (of the landuse) primarily regarded the adverse visual effects that would result from residential development in the Wakatipu Basin” (From the hearing for the Bendemeer land Issue 61 1995 PDP).</li> <li>• Hearings committee were also concerned that adopting rural residential zoning for the Zone would set a precedent for rural residential development across the Basin. Special Zone was created due to its identified ability to absorb such development.</li> </ul>
<b>Opportunities / Constraints</b>
<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>- To continue to protect the landscape and visual amenity values identified in the Chapter when brought into the PDP.</li> <li>- To link the Zone with other Council workstreams such as the Blue Green Network if appropriate.</li> <li>- Current Structure Plan enables additional development.</li> </ul> <p><b>Constraints</b></p> <ul style="list-style-type: none"> <li>- Servicing.</li> <li>- Private Covenants.</li> </ul>
<b>Any key Spatial Plan implementation considerations</b>
<p>Nothing specific for Bendemeer in the Spatial Plan.</p> <p>The importance of the amenity value of the Wakatipu Basin is raised in the plan more broadly.</p>

**Any notable overlays sites and areas of significance to iwi – i.e. heritage, protected trees, Wāhi Tūpuna, Landscapes (ONF/L)**

No ODP overlays present.

Land (in the Bendemeer Zone) does have a threatened environments overlay present in the PDP.