

## SPECIAL TRAVELLERS ACCOMMODATION ZONE

### 8.1 Zone Purpose

The ~~Special Travellers Accommodation Zone (STAZ) is zone~~ exists ~~only~~ at Lake Tekapo ~~and Twizel~~. It relates to land identified to the immediate west of Lake Tekapo township set aside specifically to provide for low-density tourist accommodation, ~~and the area including the camp ground at Lake Ruataniwha in Twizel~~. The zone incorporates the land currently occupied by the existing camping grounds and associated facilities. It is intended that the zone be developed in a manner that provides for the continuing operation of the camping grounds, and the addition of low density tourist accommodation involving cabins, chalets and the like, ~~where appropriate~~.

### 8.2 Anticipated Environmental Results

- Very low density visually recessive development of tourist accommodation.
- The development of a variety of different accommodation types
- Maintenance and enhancement of the forest area within the zone.
- Maintenance and enhancement of the amenity and open space of the adjacent Recreation A and Recreation P zones.
- Retention of the operation and viability of the existing camping ground areas.

### 8.3 District Wide Rules

The following General Provisions containing District Wide Rules apply in the Special Travellers Accommodation zone:

- |  |                         |
|--|-------------------------|
| • Hazardous Substances                                       | Section <del>910</del>  |
| • Heritage Protection  | Section <del>4011</del> |
| • Signs and Outdoor Lighting                                 | Section <del>4112</del> |
| • Subdivision, Development and Financial Contributions       | Section <del>4213</del> |
| • Temporary Activities and Buildings and Environmental Noise | Section <del>4314</del> |
| • Transportation   | Section <del>145</del>  |
| • Utilities  | Section <del>4516</del> |

## STATUS OF ACTIVITIES

### 8.4 Permitted Activities

#### 8.4.1 Within the Tekapo Camping Ground Sub-Zone (as defined on Planning Map 44):

8.4.1.a Camping activities ~~within the existing Camping Ground Sub-Zones~~ (including caravans and campervans), ~~as defined on Planning Maps 44 and 38~~.

#### 8.4.2 Within the Twizel STAZ:

8.4.2.a Camping activities (including caravans and campervans).

8.4.2.b Picnic areas in respect of the provision of seating, tables, permanent barbecues and rubbish facilities.

8.4.2.c Paths and routes for pedestrians and cyclists.

8.4.2.d The felling or removal of trees for the purpose of clearing a building platform, or the provision of vehicle access.

#### **8.4.18.4.3 Standards**

##### **8.4.3.a Setback from Road Boundaries**

Tekapo: All buildings and structures shall be set back a minimum of 6m from any road boundary.

Twizel: All buildings and structures shall be set back a minimum of 20m from any road boundary.

##### **8.4.3.b Setback from Internal Boundaries**

All buildings and structures shall be set back a minimum of 6m from any internal boundary, and 10m from the boundary of the Recreation P zone.

##### **8.4.3.c Building Height**

Tekapo: No building or structure shall exceed 10m in height.

Twizel: No building or structure shall exceed 5m in height.

##### **8.4.3.d Recession Lines**

Buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at an angle of 25 degrees commencing at 2.5m above the existing ground level at any point along the boundary of the zone or any internal boundary.

##### **8.4.3.e Building and Hard Surface Coverage**

(i) No single building footprint shall exceed 600m<sup>2</sup> in total area. The combined total of all buildings within the zone shall not exceed 25% of the total area of the zone.

(ii) No more than 15% of the site shall be covered by impervious surfaces, excluding any area covered by sealed public road.

##### **8.4.3.f Lake Tekapo Design Guide**

Tekapo: All new buildings or structures shall comply with the standards of the Lake Tekapo Design Guide contained in Appendix P.

##### **8.4.3.g Glare and Reflectivity**

All exterior lighting shall be directed away from adjacent properties and roads, and Lake Ruataniwha. All materials shall be of low or non-reflective nature, or shall be painted or otherwise coated to avoid reflective glare.

Twizel: The maximum reflectivity index of the exterior of any buildings shall be 40%.

##### **8.4.3.h Outdoor Storage Areas**

All outdoor storage areas shall be situated behind buildings and / or screened from public view and adjoining sites, and in particular the adjacent Recreation P zone. Screening shall be by way of planting, walls, fences or a combination to at least 1.8m high.

#### 8.4.3.i Noise

All activities shall be designed and conducted so as to ensure that the following noise levels are not exceeded at any point within the boundary of any other site within the zone, or adjacent residential or recreation zones:

Daytime	50 dBA L <sub>10</sub>
Daytime (including Sunday)	70 dBA L <sub>max</sub>
Nighttime	40 dBA L <sub>10</sub>
Nighttime (excluding 8am to 9pm Sunday)	70 dBA L <sub>max</sub>

#### 8.4.3.j Vehicular Access and Parking

- i All vehicular access and parking areas shall be located and designed to maintain the visual amenity of the Special Travellers Accommodation Zone and the adjacent Recreation P Zone and adjacent sites. All such areas shall be landscaped in a manner that minimises the visual impact of the works from external private and public spaces and roads.
- ii The surface of all vehicular access and parking areas shall be formed, sealed or otherwise maintained so as to avoid dust or noise nuisance.
- iii All vehicular access and parking areas shall be formed and surfaced to ensure that no deleterious material is carried onto a sealed carriageway.

## 8.5 Controlled Activities

The following shall be **Controlled Activities** outside of the **Tekapo** Camp Ground Sub Zone **at Tekapo**:

### 8.5.1 Visitor accommodation activity

#### Standards and Terms

Visitor accommodation buildings shall provide for accommodation for no more than eight people.

#### Matters Subject to Council's Control:

- Location
- Compliance with the Lake Tekapo Design Guide
- Landscaping

### 8.5.2 The construction of new, or alteration of existing reception, storage, kitchen and ablution facilities associated with the operation of visitor accommodation facilities.

#### Matters Subject to Council's Control:

- Location
- Compliance with the Lake Tekapo Design Guide
- Landscaping

8.5.3 Picnic areas in respect of the provision of seating, tables, permanent barbecues and rubbish facilities. In addition to the matters listed below, control will also be exercised over the number of facilities provided in each picnic area.

**Matters Subject to Council's Control:**

- Location
- Compliance with the Lake Tekapo Design Guide
- Landscaping

8.5.4 Paths and routes for pedestrians and cyclists. Matters over which Council has retained control are the route taken, the width and design of the path, and the paving material to be used.

**Matters Subject to Council's Control:**

- Location
- Compliance with the Lake Tekapo Design Guide
- Landscaping

## **8.6 Restricted Discretionary Activities**

### **The following activities shall be Restricted Discretionary Activities in the Twizel STAZ Zone:**

#### **8.6.1 Visitor accommodation buildings for up to (and including) eight people.**

The Council's discretion shall be limited to the following matters:

- Location
- Servicing, including sewage treatment and disposal
- Building Design and Appearance, and the extent to which any buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area
- Density and site coverage
- Landscaping
- Effects on amenity values, including effects on the amenity of the adjoining Recreation P zone
- Effects on landscape and natural character

#### **8.6.2 The construction of new, or alteration of existing reception, storage, kitchen and ablution facilities associated with the operation of visitor accommodation facilities.**

The Council's discretion shall be limited to the following matters:

- Location
- Servicing, including sewage treatment and disposal

- Building Design and Appearance, and the extent to which any buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area
- Density and site coverage
- Landscaping
- Effects on amenity values, including effects on the amenity of the adjoining Recreation P zone
- Effects on landscape and natural character

## **8.67 Discretionary Activities**

### 8.7.1 Removal of trees

8.7.1.a Within the Tekapo STAZ, the felling or removal of trees, other than wild seedling trees for the purpose of clearing a building platform, or the provision of vehicle access. The exercise of Council's discretion shall be limited to the consideration of the size of the area to be cleared, and the method, and visual effect of the removal of trees.

8.7.1.b Within the Twizel STAZ, all other felling of trees not permitted by Rule 8.4.2.d.

- 8.7.2 The establishment of vehicle access and car parks within the zone not otherwise associated with access to a visitor accommodation activity.
- 8.7.3 Retail Sales other than those directly associated with and integral to visitor accommodation activity.
- 8.7.4 Sale of liquor from visitor accommodation, other than to registered guests of the visitor accommodation establishment selling the liquor.
- 8.7.5 Commercial recreation activities operating from or within the Special Travellers Accommodation Zone.
- 8.7.6 The establishment of visitor accommodation buildings sleeping more than eight people.
- 8.7.7 Any visitor accommodation, other than that associated with camping, within the Tekapo Camp Ground Sub Zone.
- 8.7.8 Any activity not otherwise listed as a Controlled or Non-Complying activity, or that does not comply with one or more of the Site Standards, but complies with all Zone Standards.

## **8.7 Non-Complying Activities**

- 8.7.1 Any activity not otherwise provided for as a Permitted, Controlled or Discretionary Activity shall be a non-complying activity.

8.7.2 Buildings or activities within the Tekapo Camping Ground Sub-Zone other than camping activities and visitor accommodation.

8.7.2.8.7.3 Any subdivision in the Twizel STAZ zone, in accordance with Section 13 Rule 5.f of this Plan.

## ASSESSMENT MATTERS

- 8.8 In considering whether or not to grant consent or impose conditions the Council shall have regard to, but not be limited by the following assessment matters:
- 8.8.1 The extent to which the proposal satisfies the anticipated environmental results in Part 8.2.
- 8.8.2 The extent to which the scale of the activity and buildings will be compatible with the scale and character of other buildings and activities in the zone.
- 8.8.3 [Tekapo](#): The extent to which the design and appearance of new buildings is complies with the standards set out in the "*Lake Tekapo Design Guide*".
- 8.8.4 The extent to which the scale and character of the activity and buildings will be compatible to the physical environment, and landscape and amenity values of the zone.
- 8.8.5 The visual effect of the proposed activity and associated buildings and structures when viewed from off site positions, [including the surface of Lake Ruataniwha](#).
- 8.8.6 The recessive nature of any built form, taking into account the colour and nature of the cladding materials, fenestration, design and positioning within the physical environment.
- 8.8.7 Where a building exceeds the height standard, the extent that any screening, layout, positioning or separation from site boundaries or other buildings will mitigate the adverse effects.
- ~~8.8.8~~ [8.8.8](#) The adverse effects of the activity in relation to traffic generation, noise, vibration, lighting, loss of privacy, or loss of amenity.
- ~~8.8.8~~ ~~8.8.9~~ [8.8.9](#) [The extent to which any activity will be adequately serviced, including sewage disposal](#)
- ~~8.8.9~~ ~~8.8.10~~ [8.8.10](#) The cumulative effect of buildings, structures and impervious surfaces in excess of the maximum coverage of the zone.
- ~~8.8.10~~ ~~8.8.11~~ [8.8.11](#) The cumulative effect of the removal of trees to make way for the construction of buildings or associated structures, car parks or roads on the physical setting, and the landscape and amenity values of the zone.
- ~~8.8.11~~ ~~8.8.12~~ [8.8.12](#) The extent to which the recreational activity will result in levels of traffic or pedestrian activity that are incompatible with the character of the zone.
- ~~8.8.12~~ ~~8.8.13~~ [8.8.13](#) The choice of surfacing of vehicle accesses and car parks such that dust nuisance is avoided. The degree to which vehicle access and car parking is necessary, and is located to avoid visual intrusion into the open space and visual amenity of the zone, and to which this is mitigated by earthworks, planting or the like.
- ~~8.8.13~~ ~~8.8.14~~ [8.8.14](#) The effect of the activity and associated buildings, structures and access requirements on the amenity of the adjoining Recreation P Zone and Residential zone.
- ~~8.8.14~~ ~~8.8.15~~ [8.8.15](#) The visibility of the development from State Highway 8 [in Tekapo or Max Smith Drive in Twizel](#) and the effects on visual amenity, views or distraction that may result.
- ~~8.8.15~~ ~~8.8.16~~ [8.8.16](#) The degree to which the additional visitor accommodation capacity, building footprint or height is necessary to achieve the purpose of the zone in an efficient and

effective manner. The degree to which adverse effects result from the standards being exceeded.