

Precinct 2 – Commercial Visitor Accommodation

Introduction

The Commercial Visitor Accommodation Precinct applies to residential areas in Fairlie, Takapō / Lake Tekapo, and Twizel that given their location have been identified as being suitable for higher density commercial visitor accommodation, such as hotels and motels.

Within this Precinct, the provisions of the underlying residential zone and this Precinct apply. If there is a different rule requirement in the underlying residential zone, the applicable rule in this Precinct applies and the rule in the underlying zone does not apply.

Objectives and Policies

Objectives	
PREC2-O1	Precinct Purpose
The Commercial Visitor Accommodation Precinct provides for higher density visitor accommodation activities and is a desirable residential environment for both residents and visitors.	
PREC2-O2	Precinct Character and Amenity Values
Development within the Commercial Visitor Accommodation Precinct is well designed and maintains the character and amenity values of the underlying residential zone.	
Policies	
PREC2-P1	Commercial Visitor Accommodation
Provide for commercial visitor accommodation, where: <ol style="list-style-type: none"> 1. the design and appearance of buildings maintains the character and amenity values of the surrounding area; 2. any adverse effects on the amenity values of adjoining residential properties and the surrounding area are avoided where practicable or otherwise mitigated; 3. any parking and vehicle manoeuvring on the site is appropriately designed; and 4. road safety and efficiency is maintained. 	

Rules

PREC2-R1	Commercial Visitor Accommodation	
PREC2 Residential Zones	<p>Activity Status: RDIS</p> <p>Where: the activity complies with the underlying zone standards.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the location, design and appearance of buildings on the site. b. The traffic impacts, including the provision of adequate onsite parking. c. Effects on amenity values of 	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>

	adjoining residential sites including outlook, privacy, and noise. d. The adequacy of any mitigation measures.	
--	---	--