

Accommodation Special Purpose Zone (ASPZ)

Introduction

The Accommodation Special Purpose Zone applies to areas within the urban environment where lower-density commercial visitor accommodation, based around a campground with associated facilities and open space areas, is the primary focus. Small-scale commercial activities which support the tourist focus of the zone are also anticipated. The level of built form within this zone is compatible with, and sympathetic to, the surrounding zones.

Objectives and Policies

Objectives	
ASPZ-O1	Zone Purpose
The Accommodation Special Purpose Zone provides primarily for low density visitor accommodation, as well as ancillary activities and limited visitor-focused commercial activities.	
ASPZ-O2	Zone Character and Amenity Values
The Accommodation Special Purpose Zone comprises low density built form that is compatible with and respects the character and amenity values of the surrounding residential and open space zones.	

Policies	
ASPZ-P1	Visitor Accommodation
Enable a range of low-density visitor accommodation options.	
ASPZ-P2	Compatible Activities
Provide for commercial activities where they are primarily serving users of visitor accommodation or visitors and are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone.	
ASPZ-P3	Other Activities
Only allow other activities where they support the purpose of the zone, or have a functional need or operational need to locate within the zone.	
ASPZ-P4	Built Form
Manage development within the Special Purpose Accommodation Zone to ensure consistency with the character and amenity values of the zone and its surrounding areas.	

Rules

ASPZ-R1	Commercial Visitor Accommodation	
Accommodation Special Purpose Zone	Activity Status: PER	Activity Status when compliance is not achieved with R1.1: DIS
	Where: 1. The commercial visitor accommodation is not a hotel.	
ASPZ-R2	Residential Activities	
Accommodation Special Purpose Zone	Activity Status: PER	Activity Status when compliance is not achieved with R2.1: DIS
	Where: 1. The residential activity is limited to a caretaker of any on-site	

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	commercial visitor accommodation activity.	
ASPZ-R3	Food and Beverage Outlet	
Accommodation Special Purpose Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> Any food and beverage outlet does not exceed 150m² in gross floor area per tenancy. 	<p>Activity Status when compliance is not achieved with R3.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the nature, intensity and scale of the activity is consistent with the purpose and anticipated character and amenity values of the Zone. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis. The traffic impacts including the provision of adequate parking and loading areas.
ASPZ-R4	Buildings and Structures	
Accommodation Special Purpose Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> The building or structure is ancillary to a permitted activity. <p>And the activity complies with the following standards:</p> <p>ASPZ-S1 Height ASPZ-S2 Height in Relation to Boundary ASPZ-S3 Setbacks ASPZ-S4 Outdoor Storage ASPZ-S5 Coverage ASPZ-S6 Reflectivity ASPZ-S7 Servicing</p>	<p>Activity status when compliance is not achieved with R4.1: DIS</p> <p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
ASPZ-R5	Commercial Activities Not Otherwise Listed	
Accommodation Special Purpose Zone	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the nature, intensity and scale of the activity is consistent with the purpose and anticipated character and amenity values of the zone. 	

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	<ul style="list-style-type: none"> b. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis. c. The traffic impacts including the provision of adequate parking and loading areas. 	
ASPZ-R6	Community Facilities	
Accommodation Special Purpose Zone	Activity Status: DIS	
ASPZ-R7	Activities Not Otherwise Listed	
Accommodation Special Purpose Zone	Activity Status: DIS	
ASPZ-R8	Industrial Activities	
Accommodation Special Purpose Zone	Activity Status: NC	

Standards

ASPZ-S1	Height	Activity Status where compliance not achieved:
Accommodation Special Purpose Zone – Takapō / Lake Tekapo	<ol style="list-style-type: none"> 1. The maximum height of any building or structure shall not exceed: <ul style="list-style-type: none"> a. 7.5m above ground level where located more than 10m from Lakeside Drive, except a gable roof may exceed the maximum height by no more than 1m; or b. 5m where located 10m or less from Lakeside Drive. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure. b. Adverse effects on the streetscape. c. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. d. Adverse effects on the surrounding Open Space Zone, including visual dominance, and reduction on privacy of the users of the Open Space Zone. e. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.
Accommodation Special Purpose Zone – Twizel	<ol style="list-style-type: none"> 2. The maximum height of any building or structure shall not exceed 5m above ground level. 	

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		f. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
ASPZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
Accommodation Special Purpose Zone	1. Any building or structure shall comply with the height in relation to boundary requirements in APP1.	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> Adverse effects resulting from the bulk and dominance of built form. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties. The adequacy of any mitigation measures.
ASPZ-S3	Setbacks	Activity Status where compliance not achieved:
Accommodation Special Purpose Zone	<ol style="list-style-type: none"> Any building or structure in the Takapō / Lake Tekapo Special Purpose Visitor Accommodation Zone shall be set back a minimum of 4.5m from any road boundary; and Any building or structure in the Twizel Special Purpose Visitor Accommodation Zone shall be set back a minimum of 20m from any road boundary; and Any building or structure shall be set back a minimum of 6m from any boundary with the Open Space Zone, or 2m from any other boundary. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The location, design, scale and appearance of the building or structure. For road boundaries: <ol style="list-style-type: none"> adverse effects, including visual dominance, on the streetscape; and In Twizel, effects on, and compatibility with, the landscape character of the zone and surrounding environment. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone. The adequacy of any mitigation measures, including any landscaping proposed.

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ASPZ-S4	Outdoor Storage	Activity Status where compliance not achieved:
Accommodation Special Purpose Zone	<ol style="list-style-type: none"> Any outdoor storage of goods, and any servicing areas (excluding those used for camping activity), shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height; and No outdoor storage shall be located within the minimum setback from road boundaries. 	RDIS <ol style="list-style-type: none"> The design, size and location of any outdoor storage area. Effects on the amenity values of adjoining residential sites. The visual impact of the outdoor storage on the streetscape and surrounding environment. The overall landscaping provided on the site. The adequacy of any mitigation measures.
ASPZ-S5	Coverage	Activity Status where compliance not achieved:
Accommodation Special Purpose Zone	<ol style="list-style-type: none"> The maximum building coverage of any site shall not exceed 25%; and The maximum building and impervious coverage of any site shall not exceed 40%; and The maximum size of any single building shall not exceed 600m². 	RDIS <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The ratio of open space to built form. The location, design and appearance of buildings on the site. Effects on, and compatibility with, the landscape character of the zone and surrounding environment. The visual impact of the built form on the streetscape and surrounding environment. The adequacy of any mitigation measures, including any landscaping proposed.
ASPZ-S6	Reflectivity	Activity Status where compliance not achieved:
Accommodation Special Purpose Zone - Twizel	<ol style="list-style-type: none"> Any building or structure shall be finished in materials with a light reflectivity value of no more than 40%. <p>Except that this rule shall not apply to temporary tents, vehicles, boats associated with campground activity.</p>	RDIS <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The location, design and appearance of buildings and structures on the site. The visual impact of the built form on the character and amenity values of the surrounding environment. The adequacy of any mitigation measures.

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ASPZ-S7	Servicing	Activity Status where compliance not achieved:
Accommodation Special Purpose Zone - Twizel	1. Any building which involves the discharge of wastewater shall be connected to the reticulated wastewater network.	NC