

## Medium Density Residential Zone

### Introduction

The Medium Density Residential Zone is located in Fairlie, Takapō / Lake Tekapo and Twizel.

The purpose of the Medium Density Residential Zone is to provide higher density residential living opportunities close to town centres and main roads. The typical housing types include detached,<sup>1</sup> semi-detached, terraced housing and low-rise apartments.

Buildings within the Medium Density Residential Zone are expected to be well-designed to ensure that they integrate with the surrounding area, minimise the effects of development on adjoining sites and provide a high-quality living environment for residents.

Other non-residential activities such as residential visitor accommodation, home business, education facilities and community facilities are anticipated compatible in the zone where they support the local population and are compatible with the character and amenity values of the zone.

Industrial and commercial activities are generally not anticipated in the zone unless they are residential compatible and meet specified criteria.

### Objectives and Policies

Objectives	
<b>MRZ-O1</b>	<b>Zone Purpose</b>
The Medium Density Residential Zone provides primarily for higher density residential living opportunities, and other compatible activities, that support and are consistent with the character and amenity values of the zone.	
<b>MRZ-O2</b>	<b>Zone Character and Amenity Values</b>
The Medium Density Residential Zone is a desirable, higher density, residential living environment, which:	
<ol style="list-style-type: none"> <li>contains a range of housing typologies including <u>detached</u>,<sup>2</sup> semi-detached, terraced housing and low rise apartments;</li> <li>is well designed with good design outcomes; and</li> <li>provides on-site amenity and maintains the amenity values of adjacent sites.</li> </ol>	

Policies	
<b>MRZ-P1</b>	<b>Residential Activities</b>
Enable residential activities within a range of residential unit types and sizes.	
<b>MRZ-P2</b>	<b>Compatible Activities</b>
Provide for activities other than residential activities, <u>such as residential visitor accommodation, home business, education facilities and community facilities</u> , where:	
<ol style="list-style-type: none"> <li>they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone;</li> <li>they service the local community and do not detract from the character, amenity values or purpose of the Neighbourhood Centre and Town Centre Zones; and</li> <li>the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites; <u>and</u></li> </ol>	

<sup>1</sup> Consequential Amendment TL&GL (121)

<sup>2</sup> TL&GL (121)

4. <u>there is a functional need or operational need to establish in the zone.</u> <sup>3</sup>	
<b>MRZ-P3</b>	<b>Retirement living</b>
Provide for retirement living and retirement villages, where: <ol style="list-style-type: none"> <li>the scale, form, composition and design of the retirement living or village maintains the character and amenity values of the surrounding area;</li> <li>they are designed to provide safe, secure, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities;</li> <li>any parking and vehicle manoeuvring provided on-site is appropriately designed; and</li> <li>road safety and efficiency is maintained.</li> </ol>	
<b>MRZ-P4</b>	<b>Other Non-Residential Activities</b>
Avoid non-residential activities, <u>including Industrial and Commercial Activities</u> and buildings not provided for in MRZ-P2 or MRZ-P3, unless: <ol style="list-style-type: none"> <li>the activity is an expansion of an existing activity; and/or</li> <li>any adverse effects of the activity do not compromise the amenity values of the surrounding area; and</li> <li>the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.</li> </ol>	
<b>MRZ-P5</b>	<b>Adverse Effects</b>
Manage development within the Medium Density Residential Zone to ensure: <ol style="list-style-type: none"> <li>built form is of a scale and design that is consistent with the Mackenzie Medium Density Design Guidelines and is compatible with the character, amenity values and purpose of the zone; and</li> <li>within Specific Control Area 3 that the safety and efficiency of State Highway 8 is maintained.</li> </ol>	

**Note for Plan Users:** *“For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters or Area-Specific Matters Chapters in the Plan. Unless expressly stated otherwise, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in [Part 1 – How the Plan Works](#).”<sup>4</sup>*

#### Rules

<b>MRZ-R1</b>	<b>Residential Units</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>There is a maximum of one residential unit per site; and</li> <li><del>The site has a minimum site area of 400m<sup>2</sup>.</del></li> </ol> <b>And the activity complies with the following standards:</b> MRZ-S2 to MRZ-S9	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).  <b>Activity status when compliance is not achieved with R1.1 or R1.2: RDIS</b>  <b>Where:</b> the activity complies with MRZ-S1 to MRZ-S9  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>Consistency with the Mackenzie Medium Density Design Guidelines (Appendix APP2).</li> </ol>

<sup>3</sup> MoE (18)

<sup>4</sup> Waka Kotahi (119)

<b>MRZ-R2</b>	<b>Buildings and Structures Not Otherwise Listed</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: PER</b>  <b>Where the activity complies with the following standards:</b> MRZ-S2 to MRZ-S9	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>MRZ-R3</b>	<b>Residential Activity</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: PER</b>	
<b>MRZ-R4</b>	<b>Residential Visitor Accommodation</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit; and</li> <li>The maximum occupancy of a site <del>the unit</del><sup>5</sup> used for residential visitor accommodation does not exceed six guests per night.</li> </ol>	<b>Activity status when compliance is not achieved with R4.1: DIS</b>  <b>Activity status when compliance is not achieved with R4.2: RDIS</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night.</li> </ol> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>The location, design and appearance of buildings on the site.</li> <li>The traffic impacts including the provision of adequate onsite parking.</li> <li>Effects on amenity values of adjoining residential sites including noise.</li> <li>The adequacy of any mitigation measures.</li> </ol> <b>Activity status when compliance is not achieved with R4.3: DIS</b>
<b>MRZ-R5</b>	<b>Home Business</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>The home business is undertaken within a residential building and is ancillary to a residential activity;</li> </ol>	<b>Activity status when compliance is not achieved with R5.1 to R5.4: DIS</b>

<sup>5</sup> Relates to TL&GL (121)

	<ol style="list-style-type: none"> <li>2. A maximum of one non-resident staff member shall be employed in undertaking the activity;</li> <li>3. The hours of operation that the home business is open to visitors, clients and/or deliveries shall be limited to 7:00am to 8:00pm; and</li> <li>4. Retail sales shall be limited to the sale of produce grown on site, handmade crafts manufactured on site and any goods associated with a professional service.</li> </ol>	
<b>MRZ-R6</b>	<b>Recreation Activities and Community Gardens</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status:</b> PER</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The activity is not a motorised recreation activity.</li> </ol>	<b>Activity status when compliance is not achieved with R6.1:</b> DIS
<b>MRZ-R7</b>	<b>Education Facilities</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status:</b> PER</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The activity is an expansion to an existing activity; or</li> <li>2. The education activity is undertaken within a residential unit and is ancillary to a residential activity; and</li> <li>3. The maximum number of children in attendance at any one time is six, excluding any children who live on site.</li> </ol>	<p><b>Activity status when compliance is not achieved with R7.1, R7.2 or R7.3:</b> RDIS</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design and appearance of buildings on the site.</li> <li>b. The traffic impacts including the provision of adequate onsite parking.</li> <li>c. Effects on amenity values of adjoining residential sites including noise.</li> <li>d. <u>Whether there is a functional or operational need to establish in the zone.</u><sup>6</sup></li> <li>e. The adequacy of any mitigation measures.</li> </ol>
<b>MRZ-R8</b>	<b>Community Facilities Not Provided in MRZ-R6</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status:</b> PER</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The activity is an expansion to an existing activity;</li> </ol>	<p><b>Activity status when compliance is not achieved with R8.1:</b> RDIS</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design and appearance of buildings on the site.</li> </ol>

<sup>6</sup> Consequential Amendment MoE (18)

		<ul style="list-style-type: none"> <li>b. The traffic impacts including the provision of adequate parking and loading areas.</li> <li>c. Effects on amenity values of adjoining residential sites including noise.</li> <li>d. <u>Whether there is a functional or operational need to establish in the zone.</u><sup>7</sup></li> <li>e. The adequacy of any mitigation measures.</li> </ul>
<b>MRZ-R9</b>	<b>Retirement Villages</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. The location, design and appearance of buildings on the site.</li> <li>b. The traffic impacts including the provision of adequate onsite parking and the impacts on the wider transport network.</li> <li>c. Provision of landscaping, open space, <u>waste storage</u><sup>8</sup> and on-site amenity for residents.</li> <li>d. Effects on amenity values of adjoining residential sites including outlook and privacy.</li> <li>e. The adequacy of any mitigation measures.</li> </ul>	
<b>MRZ-R10</b>	<b>Industrial Activities</b>	
<b>Medium Density Residential Zone</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>1. The activity is an expansion to an existing activity.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. The nature, scale and intensity of the activity.</li> <li>b. The location, design and appearance of buildings on the site.</li> <li>c. The traffic impacts including the provision of adequate onsite parking and loading areas.</li> </ul>	<b>Activity status when compliance is not achieved with R10.1: NC</b>

<sup>7</sup> Consequential Amendment MoE (18)

<sup>8</sup> Enviro Waste (108)

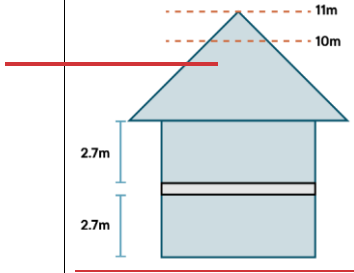
	d. Effects on amenity values of adjoining residential sites including noise. e. The adequacy of any mitigation measures.	
<b>MRZ-R11</b>	<b>Commercial Visitor Accommodation</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: DIS</b>	
<b>MRZ-R12</b>	<b>Commercial Activities Not Provided in MRZ-R5</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: DIS</b>	
<b>MRZ-R13</b>	<b>Activities Not Otherwise Listed</b>	
<b>Medium Density Residential Zone</b>	<b>Activity Status: DIS</b>	

#### Standards

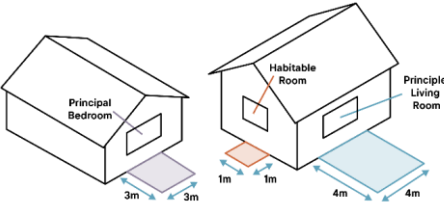
<b>MRZ-S1</b>	<b>Density</b>	<b>Activity Status where compliance not achieved:</b>
<b>Medium Density Residential Zone</b>	1. The minimum site area per residential unit is 200m <sup>2</sup>	<b>DIS</b>
<b>MRZ-S2</b>	<b>Height</b>	
<b>Medium Density Residential Zone</b>	1. The maximum height of any building or structure shall not exceed <del>10</del> 7.5m <sup>9</sup> above ground level except a gable roof may exceed the maximum height by no more than 1m. <del>2. All floors shall have a minimum ceiling height of 2.7m.</del> <sup>10</sup>	<b>RDA</b>  <b>Matters of discretion are restricted to:</b> RES-MD1

<sup>9</sup> James Underwood (28), Frank Hocken (53), Scott Aronsen (68), Stephen Golding (95), Rosemary Golding (96), Jane Nicholls (144), Eleanor Harris-Brouwer (146), Jan Spriggs (76), Jessica Mackay (97), Nick Mackay (98), Heather Earthorne (105), Anthony Weeks (107), Janette Hodges (112), Frances Dennison (120), Erica Wills (143) and Malcom Lousley (148).

<sup>10</sup> TL&GL (121)

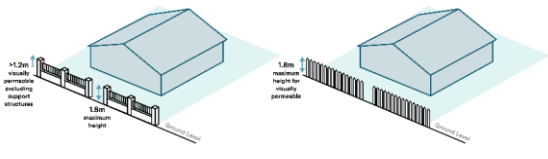
		
<b>MRZ-S3</b> <b>Medium Density Residential Zone</b>	<b>Height in Relation to Boundary</b> 1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> RES-MD2
<b>MRZ-S4</b> <b>Medium Density Residential Zone</b>	<b>Setbacks</b> 1. Any building or structure shall be setback a minimum of 2m from any road, shared accessway or reserve. Except any site with road frontage to Lakeside Drive, Takapō / Lake Tekapo shall have any building or structure setback a minimum of 4.5m. 2. Any building or structure shall be setback a minimum of 2m from any internal boundary, <u>except for buildings that share a common wall with a building on an adjoining site.</u> <sup>11</sup> 3. Any building or structure on the true right bank of the Tekapo River shall be setback a minimum of 6m from the edge of the upper terrace.	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> RES-MD3
<b>MRZ-S5</b> <b>Medium Density Residential Zone</b>	<b>Coverage</b> 1. The maximum building coverage of any site shall not exceed 40%.	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> RES-MD4
<b>MRZ-S6</b> <b>Medium Density Residential Zone</b>	<b>Landscaping</b> 1. The minimum percentage of landscaping on any site shall be 30%.	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> RES-MD5

<sup>11</sup> TL&GL (121)

<b>MRZ- S7</b>	<b>Outdoor Living Space</b>	
<b>Medium Density Residential Zone</b>	<ol style="list-style-type: none"> <li>All residential units shall be provided with an outdoor living space, directly accessed from a living area, of at least: <ol style="list-style-type: none"> <li>25m<sup>2</sup> at ground level with a minimum dimension of 3m; or</li> <li>a balcony of at least 12m<sup>2</sup> with a minimum dimension of 2m.</li> </ol> </li> </ol>	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> RES-MD6
<b>MRZ-S8</b>	<b>Minimum Outlook Space</b>	
<b>Medium Density Residential Zone</b>	<ol style="list-style-type: none"> <li>All habitable rooms shall have minimum outlook space of at least: <ol style="list-style-type: none"> <li>4m in depth and 4m in width, for principal living rooms;</li> <li>3m in depth and 3m in width, for principal bedrooms; and</li> <li>1m in depth and 1m in width, for other habitable rooms.</li> </ol> </li> <li><u>The width of the outlook space shall be measured from the centre point of the largest window on the building face to which it applies.</u></li> <li><u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></li> <li><u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></li> <li><u>Outlook spaces may be under or over a balcony.</u></li> <li><u>Outlook spaces required from different rooms within the same building may overlap.</u></li> <li><u>Outlook spaces must be clear and unobstructed by buildings and not extend over an outlook space or outdoor living space required by another dwelling.</u><sup>12</sup></li> </ol> 	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> RES-MD7
<b>MRZ-S9</b>	<b>Fencing</b>	
<b>Medium Density</b>	<ol style="list-style-type: none"> <li>All fencing along the road boundary shall be: <ol style="list-style-type: none"> <li>No higher than 1.8m above ground level; and</li> </ol> </li> </ol>	<b>RDIS</b>

<sup>12</sup> TL&GL (121)



<p><b>Residential Zone</b></p>	<p>b) Any part of the fence higher than 1.2m<sup>13</sup> above ground level shall be visually permeable, excluding support structures.</p> 	<p><b>Matters of discretion are restricted to:</b> RES-MD8</p>
<p><b>MRZ-S10</b></p>	<p><b>Access</b></p>	
<p><b>Medium Density Residential Zone Specific Control Area 5</b></p>	<p>1. All activities shall obtain vehicular access to State Highway 8 from Lakeside Drive. No direct access from State Highway 8 is permitted.</p>	<p><b>NC</b></p>

<sup>13</sup> TL&GL (121)

## Residential Zones

### Matters of Discretion

#### RESZ-MD1 Height

- a. The location, design, scale and appearance of the building or structure.
- b. Adverse effects on the streetscape.
- c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.
- d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.

#### RESZ-MD2 Height in Relation to Boundary

- a. Adverse effects resulting from the bulk and dominance of built form.
- b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties.
- c. The adequacy of any mitigation measures.

#### RESZ-MD3 Setbacks

- a. The location, design, scale and appearance of the building or structure.
- b. For road boundaries, adverse effects on the streetscape.
- c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property.
- d. The adequacy of any mitigation measures.
- e. Where adjacent to the General Industrial Zone, the potential for reserve sensitivity effects to arise.<sup>14</sup>

#### RESZ-MD4 Coverage

- a. The location, design and appearance of buildings on the site.
- b. The visual impact of the built form on the streetscape and surrounding environment.
- c. The extent and quality of any landscaping proposed to soften the built form.
- d. The adequacy of any mitigation measures.

#### RESZ-MD5 Landscaping

- a. The location, design and appearance of buildings on the site.
- b. The extent and quality of the landscaping proposed to soften the built form. ↯
- c. The visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping.
- d. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter.<sup>15</sup>
- e. The adequacy of any mitigation measures.

#### RESZ-MD6 Outdoor Living Space

- a. The provision of landscaping, open space, and on-site amenity for residents.

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<sup>14</sup> Enviro Waste (108)

<sup>15</sup> Waka Kotahi (119)

- b. The adequacy of any mitigation measures.

**RESZ-MD7 Minimum Outlook Space**

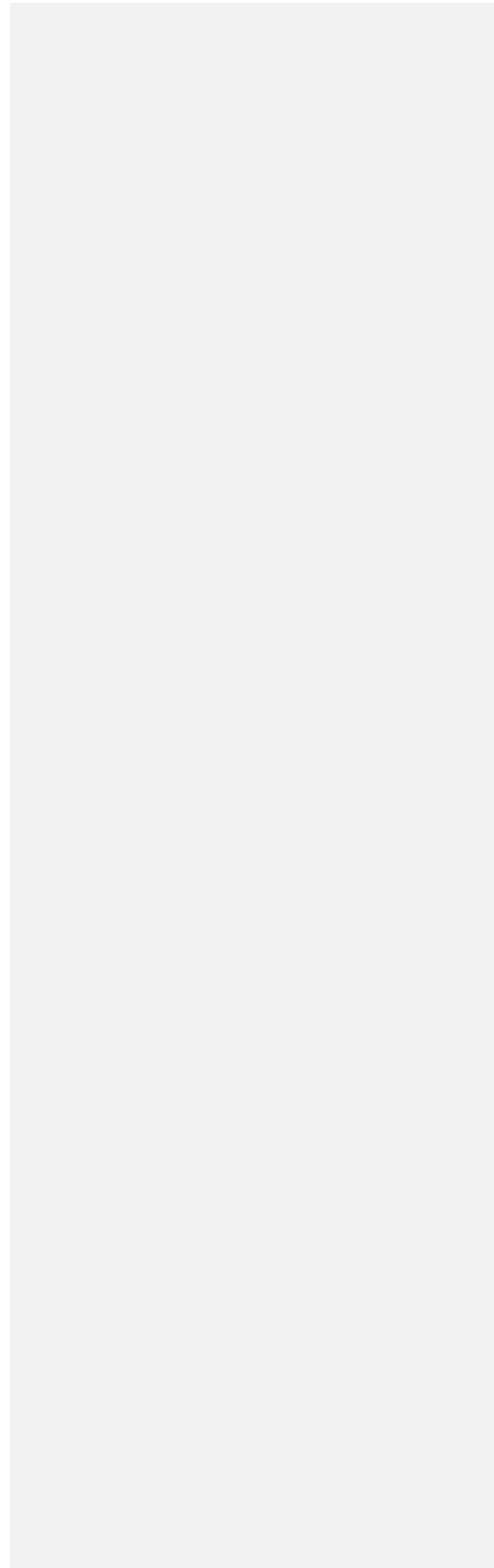
- a. The level of on-site amenity provided for residents.
- b. The extent of adverse effects on privacy, outlook and other amenity values for the adjoining property.
- c. The adequacy of any mitigation measures.

**RESZ-MD8 Fencing**

- a. The design, scale, and appearance of the fence.
- b. Adverse effects on the streetscape.
- c. The adequacy of any mitigation measures.



## Commercial and Mixed Use Zones



## Mixed Use Zone

### Introduction

The Mixed Use Zone applies to small-discrete areas within the settlements of Takapo/Lake Tekapo, Albury, Te Kopi-O-Ōpihi / Burkes Pass and Kimbell. This zone provides for mixture of activities, including residential activities, as well as commercial and community activities which support the surrounding residential and rural neighbourhoods or cater to visitors.

Due to the surrounding residential environment, development within this zone is of a scale and density that is sympathetic to its residential setting.

### Objectives and Policies

Objectives	
<b>MUZ-O1</b>	<b>Zone Purpose</b>
The Mixed Use Zone contains residential activities, along with a range of primarily small-scale commercial and community activities that serve the convenience needs of the surrounding residential and rural neighbourhood or visitors.	
<b>MUZ-O2</b>	<b>Zone Character and Amenity Values</b>
The Mixed Use Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated within and beyond the zone.	

Policies	
<b>MUZ-P1</b>	<b>Commercial, Community and Residential Activities</b>
Enable a wide range of small-scale commercial activities, community facilities, <u>education facilities</u> <sup>16</sup> and residential activities to establish and operate within the Mixed Use Zone.	
<b>MUZ-P2</b>	<b>Compatible Activities</b>
Provide for activities that are not enabled by MUZ-P1 to establish and operate within the Mixed Use Zone where they: <ol style="list-style-type: none"> <li>are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone; and</li> <li>are compatible with the scale and nature of activities permitted within the zone and the amenity values of the surrounding residential area.</li> </ol>	
<b>MUZ-P3</b>	<b>Adverse Effects</b>
Manage development within the Mixed Use Zone to ensure that it: <ol style="list-style-type: none"> <li>provides a high-quality pedestrian environment;</li> <li>is well-integrated with roads and public areas and positively contributes to their vibrancy;</li> <li>provides a good level of amenity for residents, workers and visitors; and</li> <li>is compatible with its residential setting and maintains the anticipated amenity values of any adjoining residential zone.</li> </ol>	

**Note for Plan Users:** *“For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters or Area-Specific Matters Chapters in the Plan. Unless expressly stated otherwise, consent is required under each of those rules. The steps plan users should*

<sup>16</sup> MoE (18)

*take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 – How the Plan Works.*<sup>17</sup>

## Rules

<b>MUZ-R1</b>	<b>Residential Units</b>	
<b>Mixed Use Zone</b>	<b>Activity Status: PER</b>  <b>And the activity complies with the following standards:</b> MUZ-S1 to MUZ-S6	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>MUZ-R2</b>	<b>Minor Residential Units</b>	
<b>Mixed Use Zone</b>	<b>Activity Status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>1. There is a maximum of one minor residential unit per site;</li> <li>2. The maximum <u>gross</u> floor area of the minor residential unit is 65m<sup>2</sup> excluding garaging; <u>and</u></li> <li><del>3. The minor unit does not exceed one storey; and</del><sup>18</sup></li> <li>4. The minor residential unit is ancillary to or for the purpose of residential activity.</li> </ol> <b>And the activity complies with the following standards:</b> MUZ-S2 to MUZ-S6 and MUZ-S8 <sup>19</sup>	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).  <b>Activity status when compliance is not achieved with R2.2 to R2.34: DIS</b>
<b>MUZ-R3</b>	<b>Buildings and Structures Not Otherwise Listed</b>	
<b>Mixed Use Zone</b>	<b>Activity Status: PER</b>  <b>And the activity complies with the following standards:</b> MUZ-S1 to MUZ-S8 <sup>20</sup>	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>MUZ-R4</b>	<b>Residential Activities</b>	
<b>Mixed Use Zone</b>	<b>Activity Status: PER</b>	
<b>MUZ-R5</b>	<b>Residential Visitor Accommodation</b>	

<sup>17</sup> Waka Kotahi (119)

<sup>18</sup> Consequential Amendment W and Z Speak (138)

<sup>19</sup> Consequential Amendment ECan (57)

<sup>20</sup> ECan (57)

<b>Mixed Use Zone</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit; and</li> <li>2. The maximum occupancy of a site the unit<sup>21</sup> used for residential visitor accommodation does not exceed six guests per night.</li> </ol>	<p><b>Activity status when compliance is not achieved with R5.1 or R5.2: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design and appearance of buildings on the site.</li> <li>b. The traffic impacts including the provision of adequate onsite parking.</li> <li>c. Effects on amenity values of adjoining residential sites including noise.</li> <li>d. The adequacy of any mitigation measures.</li> </ol>
<p><b>MUZ-R6</b></p> <p><b>Mixed Use Zone</b></p>	<p><b>Commercial Activities</b></p> <p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>1. The activity is not a service station.</li> <li>2. The activity is not Commercial Visitor Accommodation; and</li> <li>3. Any commercial activity does not exceed 200m<sup>2</sup> in gross floor area per site.</li> </ol>	<p><b>Activity status when compliance is not achieved with R6.1: DIS</b></p> <p><b>Activity status when compliance is not achieved with R6.2: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design and appearance of buildings and landscaping on the site.</li> <li>b. The traffic impacts including the provision of adequate parking and loading areas.</li> <li>c. Effects on amenity values of adjoining residential sites including noise.</li> <li>d. The adequacy of any mitigation measures.</li> </ol> <p><b>Activity status when compliance is not achieved with R6.3: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. The location, design and appearance of buildings and landscaping on the site.</li> <li>b. The extent to which the nature, intensity and scale of</li> </ol>

<sup>21</sup> Relates to TL&GL (121)

		<p>the activity is consistent with the anticipated character and amenity values of the Mixed Use Zone and the surrounding area.</p> <ul style="list-style-type: none"> <li>c. 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.</li> <li>d. The traffic impacts including the provision of adequate parking and loading areas.</li> <li>e. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects.</li> </ul>
<b>MUZ-R7</b>	<b>Community Facilities</b>	
<b>Mixed Use Zone</b>	<p><b>Activity Status: PER</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>1. It is an expansion to an existing community facility.</li> </ul>	<p><b>Activity status when compliance is not achieved with R7.1: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. The location, design and appearance of buildings and landscaping on the site.</li> <li>b. The traffic impacts including the provision of adequate parking and loading areas.</li> <li>c. Effects on amenity values of adjoining residential sites including noise.</li> <li>d. The adequacy of any mitigation measures.</li> </ul>
<b>MUZ-R8</b>	<b>Educational Facilities</b>	
<b>Mixed Use Zone</b>	<b>Activity Status: PER</b>	
<b>MUZ-R9</b>	<b>Industrial Activities</b>	
<b>Mixed Use Zone</b>	<b>Activity Status: DIS</b>	
<b>MUZ-R10</b>	<b>Activities Not Otherwise Listed</b>	
<b>Mixed Use Zone</b>	<b>Activity Status: DIS</b>	

**Standards**

<b>MUZ-S1</b>	<b>Density</b>	<b>Activity Status where compliance not achieved:</b>
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<b>Mixed Use Zone</b>	<p>1. The minimum site area per any residential unit is:</p> <p><u>a. 200m<sup>2</sup> in Takapo/Lake Tekapo;</u> or</p> <p><del>a-b.</del> 400m<sup>2</sup>, where the residential unit is connected to a reticulated sewerage system; or</p> <p><del>b-c.</del> 1,500m<sup>2</sup>, where the residential unit is not connected to a reticulated sewerage system; and</p> <p><del>c-d.</del> authorisation of the wastewater discharge has been obtained from Environment Canterbury.</p>	<b>DIS</b>
<b>MUZ-S2</b>	<b>Height</b>	
<b>Mixed Use Zone</b>	<p>1. The maximum height of any building or structure shall not exceed 8m above ground level.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> CMUZ-MD1</p>
<b>MUZ-S3</b>	<b>Height in Relation to Boundary</b>	
<b>Mixed Use Zone</b>	<p>1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> CMUZ-MD2</p>
<b>MUZ-S4</b>	<b>Setbacks</b>	
<b>Mixed Use Zone</b>	<p><u>1.</u> Any building or structure shall be set back a minimum of 2m from any internal boundary.</p> <p><del>1-2.</del> <u>Any building or structure shall be setback a minimum of 10m from the boundary of the Rec P Zone.</u></p> <p><u>3.</u> Any building or structure shall be set back a minimum of 3m from any road boundary. <u>Except any site with road frontage to Lakeside Drive, Takapo/Lake Tekapo shall have any building or structure set back a minimum of 4.5m.</u></p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> CMUZ-MD3</p>
<b>MUZ-S5</b>	<b>Outdoor Storage</b>	

<b>Mixed Use Zone</b>	<ol style="list-style-type: none"> <li>Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, 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.</li> <li>No outdoor storage shall be located within the minimum setback from road boundaries.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> CMUZ-MD4</p>
<b>MUZ-S6</b>	<b>Coverage</b>	
<b>Mixed Use Zone</b>	<ol style="list-style-type: none"> <li>The maximum building coverage of any site shall be 45%.</li> <li>The maximum site coverage of any site shall be 50%.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> CMUZ-MD5</p>
<b>MUZ-S7</b>	<b>Landscaping</b>	
<b>Mixed Use Zone</b>	<ol style="list-style-type: none"> <li>Where the site adjoins a residential zone, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. <u>Except that this rule shall not apply in Takapo/Lake Tekapo.</u></li> <li>All landscaping required in 1. above shall be: <ol style="list-style-type: none"> <li>undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or</li> <li>when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and</li> <li>maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.</li> </ol> </li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> CMUZ-MD6</p>
<b>MUZ-S8</b>	<b>Servicing</b>	

**Commented [KB1]:** Note this wording appears slightly different to notified but no tracked changes are shown.

<p><b><u>Mixed Use Zone in Kimbell and Albury</u></b></p>	<p>1. <u>All buildings (requiring wastewater disposal) shall be provided with an on-site wastewater treatment and disposal system, authorised by Environment Canterbury.</u><sup>22</sup></p>	<p><b><u>DIS</u></b></p>
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<sup>22</sup> ECan (57)

## **Commercial and Mixed Use Zones**

### **Matters of Discretion**

#### **CMUZ-MD1 Height**

- a. The location, design, scale and appearance of the building or structure.
- b. Adverse effects on the streetscape.
- c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.
- d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.

#### **CMUZ-MD2 Height in Relation to Boundary**

- a. Adverse effects resulting from the bulk and dominance of built form.
- b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties.
- c. The adequacy of any mitigation measures.

#### **CMUZ-MD3 Setbacks**

- a. The location, design, scale and appearance of the building or structure.
- b. For road boundaries, adverse effects on the streetscape.
- c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property
- d. 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.
- e. The adequacy of any mitigation measures.

#### **CMUZ-MD4 Outdoor Storage**

- a. The design, size and location of any outdoor storage area.
- b. Effects on the amenity values of adjoining residential sites.
- c. The visual impact of the outdoor storage on the streetscape and surrounding environment.
- d. The overall landscaping provided on the site.
- e. The adequacy of any mitigation measures.

#### **CMUZ-MD5 Coverage**

- a. The location, design and appearance of buildings on the site.
- b. The visual impact of the built form on the streetscape and surrounding environment.
- c. The extent and quality of any landscaping proposed to soften the built form.
- d. The adequacy of any mitigation measures.

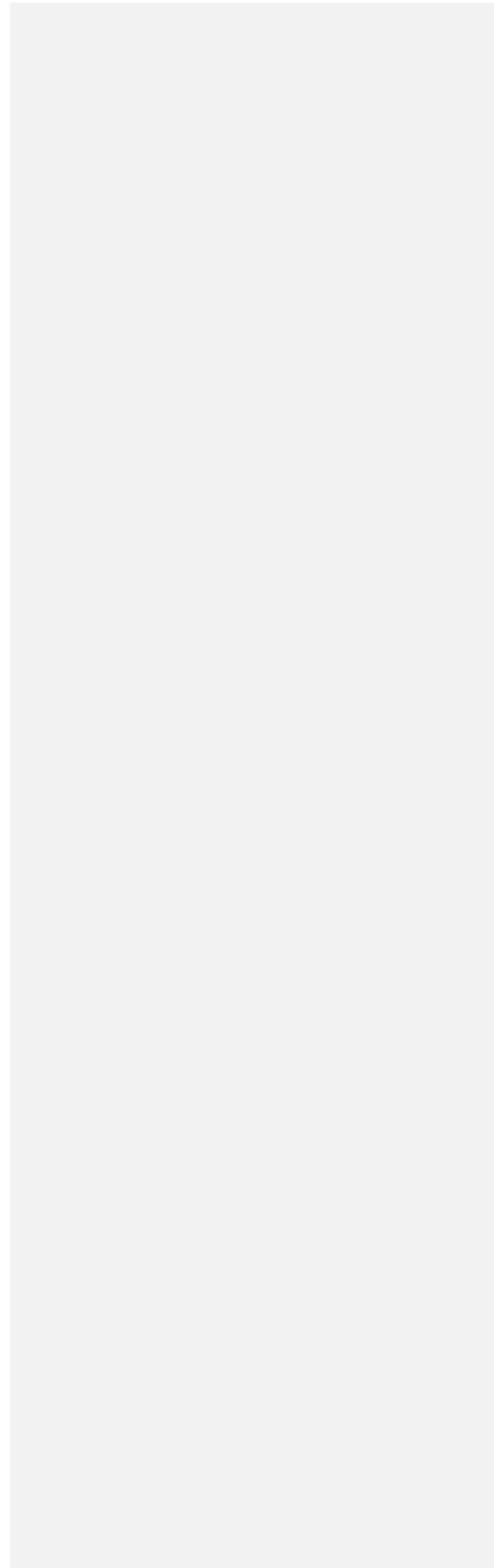
#### **CMUZ-MD6 Landscaping**

- a. The location, design and appearance of buildings and other activities on the site.
- b. The extent of visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping.
- c. The extent to which an appropriate level of separation and privacy is achieved between the zone boundaries.



- d. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter.
- e. The overall landscaping provided on the site.
- f. The adequacy of any mitigation measures.

**Precincts**



## Takapō / Lake Tekapo Precinct

### Introduction

The Takapō / Lake Tekapo Precinct applies to the residential, commercial and mixed use, and general industrial areas within the Takapō / Lake Tekapo township. This area is considered to have special character, derived from its landscape setting and the nature of built form which has been developed in the town over time, that provides it with a distinctive identity. The controls applicable within the precinct are intended to ensure that development within this area is sympathetic to the character of the town and the surrounding landscape.

For activities within this Precinct, the provisions of both the underlying zone and this Precinct apply. If the zone chapter and precinct chapter contain a rule or standard managing the same thing (e.g. a buildings and structures rule or a height standard), the applicable rule or standard in this Precinct applies and the equivalent rule in the underlying zone does not apply.

### Objectives and Policies

Objectives	
PREC-O1	Precinct Purpose
Development within Takapō / Lake Tekapo maintains the distinctive character and identity of the Township and is complementary to the surrounding landscape.	

Policies	
PREC1-P1	Adverse Effects
Control the scale, appearance and location of buildings to ensure that: <ol style="list-style-type: none"> <li>1. the built form character of the Township is maintained and enhanced;</li> <li>2. development is integrated with the landscape setting, including the topography, landform, and views to and from the area;</li> <li>3. key viewshafts within and through land on the south side of State Highway 8 are protected, and accessibility to the Domain and lake are maintained; and</li> <li>4. views to the lake from properties on the north side of State Highway 8 are maintained.</li> </ol>	

### Rules

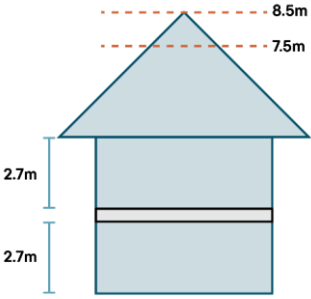
PREC1-R1	Buildings and Structures	
PREC1 within any residential zone, commercial and mixed use zone or General Industrial Zone	Activity Status: PER	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
	Where the activity complies with the following standards: PREC1-S1 to PREC1-S8 and any standards in the relevant zone chapter	
PREC1 within Town Centre Zone	Activity Status: RDIS	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
	Where the activity complies with the following standards: PREC1-S1 to PREC1-S4 and TCZ-S1 to TCZ-S7	

	<p><b>Matters of discretion are restricted to:</b></p> <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide <a href="#">and Medium Density Residential Design Guide</a> contained in Appendix 2.</p>	
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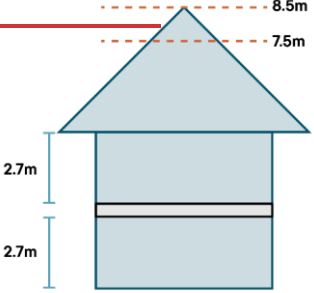
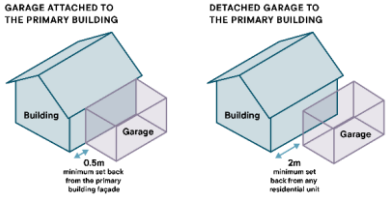
### Standards

PREC1-S1	Materials and Colours	Activity Status where compliance not achieved:
PREC1	<ol style="list-style-type: none"> <li>1. The exterior cladding of any building shall only comprise the following materials, with a minimum of at least two of these materials:               <ol style="list-style-type: none"> <li>a. natural unpainted or stained weatherboards and similar cladding materials (such as timber and board and batten);</li> <li>b. painted plaster style materials;</li> <li>c. alluvial stone (moraine and river stone);</li> <li>d. painted or weathering steel (including Colorsteel and Cortern); or</li> <li>e. cob (adobe blocks or rammed earth).</li> </ol> </li> <li>2. Roof materials shall not include tiles.</li> <li>3. All painted cladding shall be coloured in the range of browns, greens, greys or black, with a light reflectivity value between 5% and 35%.</li> <li>4. Except that 1.-3. above shall only apply in the Large Format Retail Zone and General Industrial Zone to building facades which front a road or other public space.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide <a href="#">and Medium Density Residential Design Guide</a> contained in Appendix 2.</p>
PREC1-S2	<b>Roofs</b>	
PREC1 – within any residential zone or any commercial and mixed use zone	<ol style="list-style-type: none"> <li>1. Primary roof forms shall have:               <ol style="list-style-type: none"> <li>a. a flat or monopitch roof angle up to 20 degrees; or</li> <li>b. a gable of between 20 – 65 degrees.</li> </ol> </li> <li>2. Secondary roof forms (e.g. linking structures, lean-tos, verandahs, accessory buildings and garages) shall be the equivalent or lower in pitch and not project above the primary roof form.</li> </ol>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide <a href="#">and Medium Density Residential Design Guide</a> contained in Appendix 2.</p>



<p><b>PREC1-S3</b></p> <p><b>PREC1 within any residential zone, <u>Mixed Use Zone</u> or <u>Neighbourhood Centre Zone</u></b></p>	<p><b>Building Scale</b></p> <p>1. The wall of any building shall not be greater than:</p> <ul style="list-style-type: none"> <li>a. 20m in total length; and</li> <li>b. 14m <u>along a road or other public space</u>,<sup>23</sup> without a recess in the façade and roofline of at least 1m in depth and 2m in length.</li> </ul> <p>2. There shall be a minimum separation distance between any buildings on a site of no less than 2m.</p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide <u>and Medium Density Residential Design Guide</u> contained in Appendix 2.</li> </ul>
<p><b>PREC1 within Town Centre Zone</b></p>	<p>3. The wall of any building shall not be greater than</p> <ul style="list-style-type: none"> <li>a. 40m in total length; and</li> <li>b. 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length.</li> </ul> <p>4. There shall be a minimum separation distance between any buildings on a site of no less than 4m.</p>	
<p><b>PREC1 within Large Format Retail Zone or General Industrial Zone</b></p>	<p>5. The wall of any building shall not be greater than 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length, where the wall fronts a road or other public space.</p>	
<p><b>PREC1-S4</b></p>	<p><b>Height</b></p>	<p><b>Activity Status where compliance not achieved:</b></p>
<p><b>PREC1 within <u>Town-Centre Zone</u> <u>all zones</u> (<u>outside a Specific Control Area</u>)</b></p>	<p>1. The maximum height of any building or structure shall not exceed 7.5m above ground level, except a gable roof may exceed the maximum height by no more than 1m.</p> 	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide <u>and Medium Density Residential Design Guide</u> contained in Appendix 2.</li> <li>b. The impact of the height on views to the lake.</li> <li>c. The location, design, scale and appearance of the building or structure.</li> <li>d. Adverse effects on the streetscape.</li> </ul>

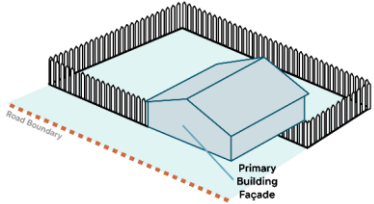
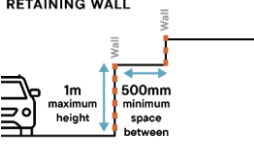
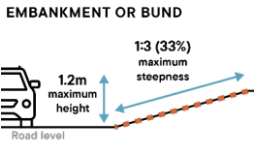
<sup>23</sup> TL&GL (121)

<p><b>PREC1 within the Medium Density Residential Zone (outside a Specific Control Area) and Neighbourhood Centre Zone</b></p>	<p>1. The maximum height of any building or structure shall be 7.5m above ground level except a gable roof may exceed the maximum height by no more than 1m. 1. All floors shall have a minimum ceiling height of 2.7m.<sup>24</sup></p> 	<p>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. f. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.</p>
<p><b>Specific Control Area 6 – Top of Terrace</b></p>	<p>1. The maximum height of any building or structure shall be 5m above ground level.</p>	
<p><b>Specific Control Area 7 – Bottom of Terrace</b></p>	<p>2. The maximum height of any building or structure shall be 12m above ground level, or the height of the nearest point of the terrace top, whichever is the lesser.</p>	
<p><b>PREC1-S5</b></p>	<p><b>No Build Areas</b></p>	<p><b>Activity Status where compliance not achieved:</b></p>
<p><b>PREC1</b></p>	<p>1. No building or structure shall be located within an identified No Build Area.</p>	<p><b>NC</b></p>
<p><b>PREC1-S6</b></p>	<p><b>Garages</b></p>	
<p><b>PREC1 within any residential zone</b></p>	<p>1. Any garage attached to the primary building shall be set back at least 0.5m from the façade of the building fronting a road or public space. 2. Any detached garage shall be set back at least 2m from any residential unit.</p> 	<p><b>RDIS</b> <b>Matters of discretion are restricted to:</b> a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.</p>

**Commented [KB2]:** These standards are now the same and can be combined with S4.

**Commented [KB3]:** This wording is different to notified with no tracked changes shown?

<sup>24</sup> TL&GL(121)

<p><b>PREC1-S7</b></p> <p><b>PREC1 within any Low Density Residential Zone or Neighbourhood Centre Zone</b></p>	<p><b>Fencing</b></p> <p>1. No fence along the road frontage, or other public space, shall be located closer to the road or public space than the primary building façade.</p> 	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.</p>
<p><b>PREC1-S8</b></p> <p><b>PREC1 within any residential zone, <u>Mixed Use</u> or Neighbourhood Centre Zone</b></p>	<p><b>Retaining Walls and Level Changes</b></p> <p>1. Any retaining wall fronting a road or public space shall be a maximum of 1m in height and be of natural materials or cladding (e.g. timber, moraine / river stone and steel) with a minimum terraced step or embankment of 500mm between retaining walls.</p> <p>2. Any embankment or bund shall be no steeper than 1:3 (33%) with bunding no higher than 1.2m above road level at the road boundary.</p>  <p><b>RETAINING WALL</b></p>  <p><b>EMBANKMENT OR BUND</b></p>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.</p>

## Precinct 2 – Commercial Visitor Accommodation

### Introduction

The Commercial Visitor Accommodation Precinct applies to residential and mixed use 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	
<b>PREC2-O1</b>	<b>Precinct Purpose</b>
The Commercial Visitor Accommodation Precinct provides for higher density visitor accommodation activities and is a desirable residential environment for both residents and visitors.	
<b>PREC2-O2</b>	<b>Precinct Character and Amenity Values</b>
Development within the Commercial Visitor Accommodation Precinct is well designed and maintains the character and amenity values of the underlying <u>residential</u> zone.	

Policies	
<b>PREC2-P1</b>	<b>Commercial Visitor Accommodation</b>
Provide for commercial visitor accommodation <u>and ancillary Commercial Activities such as office, retail and café/restaurants</u> , where: <ol style="list-style-type: none"> <li>the design and appearance of buildings maintains the character and amenity values of the surrounding area;</li> <li>any adverse effects on the amenity values of adjoining residential properties and the surrounding area are avoided where practicable or otherwise mitigated;</li> <li>any parking and vehicle manoeuvring on the site is appropriately designed; and</li> <li>road safety and efficiency is maintained.</li> </ol>	
	<b>PREC2-P2</b>
<u>To facilitate the ongoing functioning and retention of the existing camping ground at Takapo/Tekapo as an area where such accommodation is specifically provided for.</u>	

### Rules

<b>PREC2-R1</b>	<b>Commercial Visitor Accommodation, including ancillary Commercial Activities</b>	
<u>Residential and Mixed Use Zones</u>	<u>Activity Status: PER</u>	
	<u>Where:</u>	
	<u>1. For camping activities (including caravans and campervans) within an existing camping ground.</u>	

	<u>2. The activity is an expansion or alteration to an existing Commercial Visitor Accommodation Activity.</u>	
<b>PREC2-R2</b>	<b><u>Commercial Visitor Accommodation (not covered by R1 above)</u></b>	
<b>Residential Zones</b>	<p><b>Activity Status: RDIS</b></p> <p><b>Where:</b> the activity complies with the underlying zone standards.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the location, design and appearance of buildings on the site.</li> <li>The traffic impacts, including the provision of adequate onsite parking.</li> <li>Effects on amenity values of adjoining residential sites including outlook, privacy, and noise.</li> <li>The adequacy of any mitigation measures.</li> </ol>	<p><b>Activity status when compliance with standard(s) is not achieved:</b></p> <p>Refer to relevant standard(s).</p>
<b>PREC2-R3</b>	<b><u>Reception, storage, kitchen and ablution facilities associated with the operation of Commercial Visitor Accommodation facilities</u></b>	
<b>Residential and Mixed Use Zone</b>	<p><b>Activity status: CON</b></p> <p><b>Matters of control limited to:</b></p> <ol style="list-style-type: none"> <li><u>the location, design and appearance of buildings on the site.</u></li> <li><u>The traffic impacts, including the provision of adequate onsite parking.</u></li> <li><u>Effects on amenity values of adjoining residential sites including outlook, privacy, and noise.</u></li> </ol>	
<b>PREC2-S1</b>	<b><u>Building alterations or extensions</u></b>	<b><u>Activity status when compliance not achieved</u></b>
<b>Residential and Mixed Use Zones</b>	<u>The exterior alteration of existing Commercial Visitor Accommodation buildings not exceeding 200m<sup>2</sup> in floor area.</u>	<p><b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The consistency of the proposal with the Takapō /</li> </ol>

		<p><u>Lake Tekapo Character Design Guide and Medium Density Residential Design Guide contained in Appendix 2.</u></p> <p><u>b. The location, design, scale and appearance of the building or structure.</u></p> <p><u>c. Adverse effects on the streetscape and/or lake.</u></p>
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