

PC54—Commercial and Industrial

Factsheet 6 | Mixed Use Zone

The **Mixed Use Zone** provides for a wide range of activities ranging from ‘residential over commercial’ to light industrial. It enables retail, commercial, recreational, and entertainment activities, while also providing for drive-through and light industrial activities.

While anticipated and provided for in the *Mixed Use Zone*, light industrial activities are proposed to be assessed on a case-by-case basis through a resource consent process. This allows for an assessment of their suitability for the zone and provides the opportunity to manage potential adverse effects on existing or anticipated activities in the *Mixed Use Zone*.

The mixture of residential and non-residential activities in the zone, and the medium-scale built form, establish a safe, vibrant, and attractive environment for workers, residents, and customers.

It needs to be noted that—due to the wide range of non-residential activities combined with the potential establishment of light industrial activities—this zone may have fewer day-to-day conveniences and different amenity levels for residents than other commercial or residential zones.

ACTIVITIES

BUILT FORM/CHARACTER

ACTIVITIES	BUILT FORM/CHARACTER
Broad range of activities serving surrounding suburbs	Medium to large scale
<ul style="list-style-type: none"> • Retail (including large format) 	<ul style="list-style-type: none"> • Medium to high density
<ul style="list-style-type: none"> • Commercial services 	<ul style="list-style-type: none"> • Different amenity values
<ul style="list-style-type: none"> • Food and beverage 	<ul style="list-style-type: none"> • Permitted gross floor area per tenancy (450 m²)
<ul style="list-style-type: none"> • Visitor accommodation 	<ul style="list-style-type: none"> • Height compatible with surrounding residential (up to 6 – 10 storeys)
<ul style="list-style-type: none"> • Community/healthcare/education/recreation 	<ul style="list-style-type: none"> • No active frontage requirements
<ul style="list-style-type: none"> • Drive-through/service stations 	<ul style="list-style-type: none"> • Stronger vehicle focus
<ul style="list-style-type: none"> • Residential 	
<ul style="list-style-type: none"> • Light industrial 	