

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 provided for and the potential for light industrial activities to establish, this zone may have fewer day-to-day conveniences and different amenity levels for residents than other Commercial or Residential Zones.

Objectives	
MUZ-01	Purpose of the Mixed Use Zone
The Mixed Use Zone accommodates a wide range of activities, including commercial, recreational, entertainment, large format retail and car focused activities as well as compatible light industrial activities and residential activities. The non-residential activities service the needs of business and surrounding residential catchments.	
MUZ-02	Character and Amenity Values of the Mixed Use Zone
Mixed Use Zones are vibrant, attractive and safe urban environments. The built environment is well-designed, reflects the wide mix of activities and is generally of a medium to high scale and density.	
MUZ-02	Managing Effects at the Zone Interface
Use and development are of an appropriate scale and manage potential adverse effects on the amenity values of adjoining sites in Residential or Open Space and Recreation Zones.	

Policies	
MUZ-P1	Appropriate Activities
Enable appropriate activities that	
<ol style="list-style-type: none"> 1. Are consistent with the anticipated role, function and character of the Mixed Use Zone; 2. Provide employment and services to businesses and surrounding residential catchments; and 3. Minimise any adverse effects on the amenity of adjoining residential, recreational and open space sites. 	
MUZ-P2	Residential Activities
Provide for residential activity where any residential units are designed to:	
<ol style="list-style-type: none"> 1. Achieve adequate indoor noise and ventilation levels for occupants; 2. Provide appropriate amenity for occupants; and 3. Minimise reverse sensitivity effects on non-residential activities. 	

Policies	
MUZ-P3	Other Activities
<p>Provide for other activities where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects, including reverse sensitivity effects, can be managed; 2. The design and location of parking areas, vehicle access and servicing arrangements: <ol style="list-style-type: none"> a. maintain streetscape amenity; and b. ensure that pedestrian safety is not compromised; 3. The size, intensity and scale of the activity: <ol style="list-style-type: none"> a. Is consistent with the anticipated character and amenity values of the Mixed Use Zone; and b. Does not compromise other activities that are anticipated within the Mixed Use Zone; and 4. The location of the activity in the Mixed Use Zone does not undermine the role and function of the City Centre Zone or the General Industrial Zone. 	
MUZ-P4	Inappropriate Activities
<p>Avoid activities that are incompatible with the anticipated scale and character of the Mixed Use Zone and the surrounding environment.</p>	
MUZ-P5	Built Development
<p>Provide for built development that:</p> <ol style="list-style-type: none"> 1. Reflects the anticipated role, character and density of the Mixed Use Zone; 2. Is well designed; and 3. Contributes to an attractive and safe urban environment. 	
MUZ-P6	Public Space Interface
<p>Provide for new development that creates an attractive interface with the public space and minimises adverse effects on the amenity and quality of the streetscape through:</p> <ol style="list-style-type: none"> 1. High quality building design; 2. Visually unobtrusive parking, storage and servicing areas; 3. The use of landscaping to minimise the effects of larger parking, service and storage areas. <p>Encourage new buildings to be oriented towards the front boundary of the site and create a positive interface with the public space.</p>	
MUZ-P7	Interface with Residential and Open Space and Recreation Zones
<p>Minimise the adverse effects from non-residential use and development on sites directly adjoining the Residential or Open Space and Recreation Zones through:</p> <ol style="list-style-type: none"> 1. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation; 2. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and 3. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation. 	

Rules	
MUZ-R1	Buildings and structures, including additions and alterations
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with</p> <ol style="list-style-type: none"> i. MUZ-S1 (Height); ii. MUZ-S2 (Height in Relation to Boundary); iii. MUZ-S3 (Setbacks); iv. MUZ-S4 (Noise & Ventilation); v. MUZ-S5 (Outdoor Living Space); vi. MUZ-S6 (Screening and Landscaping).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R1-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard.
MUZ-R2	Retail Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with MUZ-S6 (Screening and Landscaping).</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R2-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R3	Commercial Service Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The gross floor area per tenancy does not exceed 450m²; and</p> <p>b. Compliance is achieved with MUZ-S6 (Screening and Landscaping).</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R3-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact

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	<p>on the amenity of the Mixed Use Zone or adjacent properties.</p> <ol style="list-style-type: none"> 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with MUZ-R3-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R4	Food and Beverage Activity
	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The gross floor area per tenancy does not exceed 450m²; and b. Compliance is achieved with MUZ-S6 (Screening and Landscaping).
	<ol style="list-style-type: none"> 2. Activity status: Restricted discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with MUZ-R4-1.a <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with MUZ-R4-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R5	Community Facility
	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p>

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	<ul style="list-style-type: none"> a. The gross floor area per facility does not exceed 450m²; and b. Compliance is achieved with MUZ-S6 (Screening and Landscaping).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with MUZ-R5-1.a <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <ul style="list-style-type: none"> b. Compliance is not achieved with MUZ-R5-1.b <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R6	Healthcare Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The gross floor area per tenancy does not exceed 450m²; and b. Compliance is achieved with MUZ-S6 (Screening and Landscaping).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with MUZ-R6-1.a <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the intensity, size and scale of the activity

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	<p>can be avoided, or appropriately remedied or mitigated.</p> <p>b. Compliance is not achieved with MUZ-R6-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard.
MUZ-R7	Educational Facility
	<ol style="list-style-type: none"> Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> The gross floor area per facility does not exceed 450m²; and Compliance is achieved with MUZ-S6 (Screening and Landscaping).
	<ol style="list-style-type: none"> Activity status: Restricted discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with MUZ-R7-1.a <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <ol style="list-style-type: none"> Compliance is not achieved with MUZ-R7-1.b <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters of discretion of the infringed standard.
MUZ-R8	Entertainment Facility
	<ol style="list-style-type: none"> Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> The gross floor area per tenancy does not exceed 450m²; and Compliance is achieved with MUZ-S6 (Screening and Landscaping).
	<ol style="list-style-type: none"> Activity status: Restricted discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with MUZ-R8-1.a <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent to which the intensity, size and scale of the activity may adversely impact

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	<p>on the amenity of the Mixed Use Zone or adjacent properties.</p> <ol style="list-style-type: none"> 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with MUZ-R8-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R9	Active and Passive Recreation
	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. The gross floor area per tenancy does not exceed 450m²; and b. Compliance is achieved with MUZ-S6 (Screening and Landscaping).
	<ol style="list-style-type: none"> 2. Activity status: Restricted discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with MUZ-R9-1.a Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. b. Compliance is not achieved with MUZ-R9-1.b Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R10	Office
	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. The gross floor area per tenancy does not exceed 300m²; and b. Compliance is achieved with MUZ-S6 (Screening and Landscaping).

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	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R10-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with MUZ-R10-1.b</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R11	Large Format Retail Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The gross floor area per tenancy does not exceed 1500m²; and</p> <p>b. Compliance is achieved with MUZ-S6 (Screening and Landscaping).</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with MUZ-R11-1.a</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with MUZ-R11-1.b</p> <p>Matters of discretion are restricted to:</p>

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	1. The matters of discretion of the infringed standard.
MUZ-R12	Drive-through Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The gross floor area of the activity including parking and manoeuvring areas does not exceed 1500m²; and b. Compliance is achieved with MUZ-S6 (Screening and Landscaping).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with MUZ-R12-1.a <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <ul style="list-style-type: none"> b. Compliance is not achieved with MUZ-R12-1.b <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R13	Visitor Accommodation
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The gross floor area per tenancy does not exceed 450m²; b. All habitable rooms comply with MUZ-S4 (Noise & Ventilation); and c. Compliance is achieved with MUZ-S6 (Screening and Landscaping).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with MUZ-R13-1.a <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which the intensity, size and scale of the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the intensity, size and scale of the activity on the existing and anticipated function and role of the Mixed Use Zone.

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	<ul style="list-style-type: none"> 3. The potential of the intensity, size and scale of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. 5. The extent to which the adverse effects of the intensity, size and scale of the activity can be avoided, or appropriately remedied or mitigated. <p>b. Compliance is not achieved with MUZ-R13-1.b or MUZ-R13-1.c</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R14	Residential Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. No more than three residential units occupy the site; and b. Compliance is achieved with <ul style="list-style-type: none"> i. MUZ-S4 (Noise & Ventilation); and ii. MUZ-S5 (Outdoor Living Space).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with MUZ-R14-1.a <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The effects of the residential activity on the existing and anticipated function and role of the Mixed Use Zone. 2. The potential of the residential activity to compromise activities that are enabled in the zone. 3. The amenity for the occupiers of the residential units. <p>b. Compliance is not achieved with MUZ-R14-1.b</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of the infringed standard.
MUZ-R15	Retirement Village
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. All habitable rooms comply with MUZ-S4 (Noise & Ventilation); and b. Compliance is achieved with MUZ-S6 (Screening and Landscaping). <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties.

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	<ol style="list-style-type: none"> 2. The effects of the of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. 5. Any potential reverse sensitivity effects on the continued operation of non- residential activities. 6. The amenity for the occupiers of residential units or habitable rooms.
	<ol style="list-style-type: none"> 2. Activity status: Discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with MUZ-R15-1.a or MUZ-R15-1.b
MUZ-R16	Light Industrial Activities
	<ol style="list-style-type: none"> 1. Activity status: Restricted discretionary Where: <ol style="list-style-type: none"> a. The gross floor area does not exceed 3500m²; and b. Compliance is achieved with MUZ-S6 (Screening and Landscaping). <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the of the activity on the existing and anticipated function and role of the Mixed Use Zone. 3. The potential of the activity to compromise activities that are enabled in the Mixed Use Zone. 4. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated.
	<ol style="list-style-type: none"> 2. Activity status: Discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with MUZ-R16-1.a or MUZ-R16-1.b
MUZ-R17	Emergency Service Facility
	<ol style="list-style-type: none"> 1. Activity status: Restricted discretionary Where: <ol style="list-style-type: none"> a. Compliance is achieved with MUZ-S6 (Screening and Landscaping). <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the activity may adversely impact on the amenity of the Mixed Use Zone or adjacent properties. 2. The effects of the of the activity on the existing and anticipated function and role of the

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	<p>Mixed Use Zone.</p> <ol style="list-style-type: none"> The potential of the activity to compromise activities that are enabled in the Mixed Use Zone. The potential of the location of the activity in the Mixed Use Zone to undermine the role and function of the City Centre Zone. The extent to which the adverse effects of the activity can be avoided, or appropriately remedied or mitigated. The functional or operational need for the Emergency Service Facility to be located in the Mixed Use Zone.
	<ol style="list-style-type: none"> Activity status: Discretionary Where: <ol style="list-style-type: none"> Compliance is not achieved with MUZ-R17-1.a
MUZ-R18	Warehouses
	<ol style="list-style-type: none"> Activity status: Discretionary
MUZ-R19	Yard Based Activity / Trade Supplier
	<ol style="list-style-type: none"> Activity status: Discretionary
MUZ-R20	Motorised Recreation
	<ol style="list-style-type: none"> Activity status: Discretionary
MUZ-R21	Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying
	<ol style="list-style-type: none"> Activity status: Discretionary
MUZ-R22	Industrial Activity, excluding Light Industrial Activities and Warehouses
	<ol style="list-style-type: none"> Activity status: Non-complying
MUZ-R23	Rural Activity
	<ol style="list-style-type: none"> Activity status: Non-complying
MUZ-R24	Primary Production
	<ol style="list-style-type: none"> Activity status: Non-complying

Activity Standards	
MUZ-S1	Height
<ol style="list-style-type: none"> All buildings and structures must not exceed a maximum height above ground level of 22m, except that: <ol style="list-style-type: none"> An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater; and Any fence or standalone wall along a side or rear boundary which adjoins a site 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The location, design and appearance of the building or structure. Any adverse effects on the streetscape. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites.

Activity Standards	
<p>zoned Residential or Open Space and Recreation must not exceed 2m in height.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Solar water heating components provided these do not exceed the height by more than 1m. • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m. • Antennas, aerials, and flues provided these do not exceed the height by more than 1m. • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. • Lift overruns provided these do not exceed the height by more than 1m. 	<ol style="list-style-type: none"> 4. Compatibility with the anticipated scale, proportion and context of buildings, structures and activities in the surrounding area. 5. Whether an increase in building height results from a response to natural hazard mitigation. 6. Whether topographical or other site constraints make compliance with the standard impractical.
MUZ-S2	Height in Relation to Boundary
<ol style="list-style-type: none"> 1. Where the side or rear boundary of a site adjoins a Residential Zone, Open Space and Recreation Zone all buildings must be contained beneath a line of 60° measured into the site from any point 6m vertically above ground level along those boundaries. <p>Except that:</p> <ul style="list-style-type: none"> • Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m. • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m. • Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. 2. The location, design and appearance of the building or structure. 3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation. 4. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned sites.

Activity Standards	
MUZ-S3	Setback
<p>1. Buildings and structures must not be located within a 3m setback from a side or rear boundary where that boundary adjoins a Residential or Open Space and Recreation Zone.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Accessory buildings less than 2m in height. • Fences and standalone walls. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The visual amenity of adjoining Residential and Open Space and Recreation sites. 2. The location, design and appearance of the building or structure. 3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites. 4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.
MUZ-S4	Noise and Ventilation
<p>1. All residential units must meet all of the following standards:</p> <ol style="list-style-type: none"> a. All habitable rooms must be designed and constructed to meet internal sound insulation levels achieving $D_{nT,w+Ctr} > 30\text{dB}$ with an acoustic design certificate signed by a qualified acoustic engineer stating compliance will be achieved; and b. All habitable rooms must have a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Any potential reverse sensitivity effects on the continued operation of non-residential activities. 2. The amenity for the occupiers of the residential units.
MUZ-S5	Outdoor Living Space
<p>1. Each residential unit located on the ground floor must be provided with an outdoor living space that:</p> <ol style="list-style-type: none"> a. Has a minimum area of 15m² ; b. Has a minimum width of 3m; c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates; and d. Is free of buildings, parking spaces and manoeuvring areas. <p>2. Each residential unit located entirely above ground floor must be provided with an outdoor</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Whether adequate useable space is provided to accommodate outdoor activities. 2. Whether there are topographical or other site constraints that make compliance with the standard impractical. 3. The proximity of the residential unit to accessible public open space.

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<p>living space in the form of a balcony, deck or roof terrace that:</p> <ol style="list-style-type: none"> a. Has a minimum area of 8m²; b. Has a minimum width of 1.8m; and c. Is directly accessible from a habitable room or kitchen in the residential unit to which it relates. <p>3. For multi-unit housing, the outdoor living space can be provided as private space and shared space provided that:</p> <ol style="list-style-type: none"> a. Each residential unit is provided with a private outdoor living space that has a minimum area of 8m² with a minimum dimension of 1.8m, that is directly accessible from a habitable room or kitchen in the residential unit to which it relates; b. The shared outdoor living space has a minimum area of 20m² with a minimum dimension of 3m; and c. Any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas. 	
MUZ-S6 Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas	
<ol style="list-style-type: none"> 1. Any on-site service areas, including rubbish collection areas, and areas for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any: <ol style="list-style-type: none"> a. Public road; b. Other public space; or c. Directly adjoining site zoned Residential or Open Space and Recreation. 2. Any on-site parking area must <ol style="list-style-type: none"> a. Be fully screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation. b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Any adverse effects on the streetscape. 2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading. 3. The service, storage and parking needs of the activity. 4. The size and location of service, storage and parking areas.

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the provision of an entry point to the site.
This does not apply to individual parking spaces for residential development, if provided.

3. At least 5% of any ground level parking area not contained within a building must be landscaped.