

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

Note:

- Changes recommended in the Section 42A report are in **red**, with ~~strikethrough~~ and underline.
- Changes recommended in the Supplementary Statement of Evidence are in **blue**, with ~~strikethrough~~ and underline.
- Changes recommended in the Right of Reply are in **purple**, with ~~strikethrough~~ and underline.

He Rohe Whakamahinga Rau

Mixed Use Zone

MUZ	Mixed Use Zone
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Introduction

The purpose of the Mixed Use Zone is to provide for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities. It continues the long-standing approach of enabling a wide range of compatible activities in Wellington's suburban employment areas. The Zone covers areas where people can live, work, play, and conduct business but with fewer day-to-day conveniences than may be available in the City Centre Zone and other Centres.

The Mixed Use Zone is distributed across the city. A broad range of activities are enabled to occur alongside one another in the Mixed Use Zone. It needs to be noted that due to the wide range of non-residential activities provided for, and the potential for industrial activities to establish in this Zone, there may be moderate to high levels of noise, vehicle trip generation or other environmental effects. While such effects may be tolerable within the Mixed Use Zone, they could undermine the amenity of zones nearby if not appropriately managed. Effects from new activities and development within the Mixed Use Zone need to be compatible with the local context. Activities that generate adverse effects of a nature or scale that is potentially incompatible with the existing context will typically not be enabled in the Mixed Use Zone unless such activities can demonstrate they are able to co-exist with existing sensitive activities in the vicinity.

Because the Mixed Use Zone provides for a range of activities, a different level of external amenity should be expected for residential uses that locate within the Zone than would be expected in the Centres or Residential Zones. To ensure the supply of business land is sufficient to meet the City's short, medium and long term needs, the Mixed Use Zone discourages ground floor residential development. New residential uses and conversions of existing non-residential activities for residential use above ground floor can be established in the Mixed Use Zone where appropriate. Such uses will need to provide quality on-site amenity and be designed and constructed in a manner that does not undermine the ongoing functional operation and development of the Mixed Use Zone for a wide range of non-residential activities.

Development in the Mixed Use Zone needs to be of a nature and scale that supports the social, cultural and economic importance of the City Centre and other Centres. It is vital that the City Centre remains the economic and employment hub for the Region and that the Metropolitan, Local and Neighbourhood Centres are vibrant and well-functioning. The zone does not anticipate large supermarkets or integrated retail activity, which is more appropriately located in the Metropolitan Centres Zone, Local Centre Zone, Neighbourhood Centre Zone or City Centre Zone.

MUZ- PREC01	Curtis Street
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The MUZ-PREC01 applies to an area of land on Curtis Street in Karori and supports the City's hierarchy of centres.

The purpose of the MUZ-PREC01 is to provide for a mixture of commercial and residential activities.

Development in the MUZ-PREC01 needs to be of a nature and scale that supports the social, cultural and economic importance of the City Centre and other Centres. It is vital that the City Centre remains the economic and employment hub for the region and that the Metropolitan, Local and Neighbourhood Centres are vibrant and well-functioning. Accordingly, the MUZ-PREC01 does not anticipate large supermarkets or integrated retail activity, which is more appropriately located in the Centres or City Centre Zone.

Development is supported by a range of measures to ensure good design, environmental outcomes and address amenity effects.

Other relevant District Plan provisions
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There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
MUZ-O1	<p>Purpose</p> <p>The Mixed Use Zone is developed and used for a wide range of compatible activities.</p>
MUZ-O2	<p>Accommodating growth</p> <p>The Mixed Use Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity <u>and additional infrastructure</u> to meet business, and to a lesser extent residential growth needs.</p>
MUZ-O3	<p>Compatibility with other employment areas and the hierarchy of centres</p> <p>Activities and development will be of an appropriate scale and type that do not undermine the vitality, role and function of the City Centre and other Centres as set out in the hierarchy of centres.</p>
MUZ-O4	<p>Amenity and design</p> <p>Development in the Mixed Use Zone positively contributes to creating a well-functioning urban environment and a diverse local context.</p>
MUZ-O5	<p>Managing adverse effects</p> <p>Adverse effects from use and development of the Mixed Use Zone are managed effectively, particularly on more sensitive environments in neighbouring zones.</p>
Policies	
MUZ-P1	<p>Accommodating growth</p> <p>Provide for the use and development of the Mixed Use Zone to meet the City's needs for business activities and to a lesser extent housing, including:</p> <ol style="list-style-type: none"> 1. A <u>choice-variety</u> of building type, size, affordability and distribution, including forms of medium density housing; 2. Efficient, well integrated and strategic use of available development sites; and

	3. Convenient access to state highways and key transport routes.
MUZ-P2	<p>Enabled activities</p> <p>Enable a wide range of compatible activities in the Mixed Use Zone where they are of an appropriate nature, scale and intensity for the zone and the hierarchy of centres, including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Community facilities; 3. Educational facilities; 4. Recreation activities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Community corrections facilities <u>activities</u>; 8. Visitor accommodation; 9. Recreational facilities; 10. Residential activities above ground floor level; 11. Public transport activities; and 12. Industrial activities.
MUZ-P3	<p>Managing larger-scale retail activities</p> <p>Only allow the establishment of integrated retail activities and large supermarkets in the Mixed Use Zone if it can be demonstrated that they will:</p> <ol style="list-style-type: none"> 1. Not result in significant adverse impacts on the viability, vitality, role and function of the City Centre or any Metropolitan, Local or Neighbourhood Centres; 2. Not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network and the hierarchy of roads from trip patterns, travel demand or vehicle use; and 3. Be compatible with adjoining land uses.
MUZ-P4	<p>Avoiding heavy industrial activities</p> <p>Avoid heavy industrial activities from locating in the Mixed Use Zone.</p>
MUZ-P5	<p>Residential activities</p> <p>Ensure the ongoing functional use of the Mixed Use Zone for a range of business uses by:</p> <ol style="list-style-type: none"> 1. Restricting residential activities being established at the ground floor level of buildings; and 2. Ensuring residential activities are designed and constructed to provide good on-site amenity and to avoid reverse sensitivity effects on non-residential activities within the zone; and 3. <u>Meeting the requirements of the Residential Design Guide as relevant.</u>
MUZ-P6	<p>Design of new development</p> <p>Encourage a high standard of built form and amenity while;</p> <ol style="list-style-type: none"> a. Eenabling innovation and choice in the design of new built development to reflect the diverse neighbourhood context of the Mixed Use Zone; and b. <u>Meeting the intentions of the Centres and Mixed Use Design Guide as relevant.</u>
MUZ-P7	<p>Zone interfaces</p> <p>Require use and development of the Mixed Use Zone to maintain a reasonable amenity for adjoining Residential or Open Space Zones or other sensitive uses.</p>

Objectives

<p><u>MUZ-PREC01-O1</u></p>	<p><u>Purpose</u></p> <p>The MUZ-PREC01 contributes to meeting the City’s needs for business land and supports the hierarchy of centres.</p>
<p><u>MUZ-PREC01-O2</u></p>	<p><u>Activities</u></p> <p>Activities and development will be of an appropriate scale and type that do not undermine the vibrancy of the Neighbourhood Centre Zone, Local Centre Zone, and Metropolitan Centre Zone and the primacy of the City Centre Zone.</p>
<p><u>MUZ-PREC01-O3</u></p>	<p><u>Amenity and Design</u></p> <p>Development in the MUZ-PREC01 is achieved that positively contributes to creating a good quality, well-functioning urban environment and is compatible with the surrounding residential context.</p>

Policies

<p><u>MUZ-PREC01-P1</u></p>	<p><u>Enabled activities</u></p> <p>Enable a range of activities in the MUZ-PREC01 that contribute positively to the purpose of the zone including:</p> <ol style="list-style-type: none"> 1. <u>Commercial activities;</u> 2. <u>Retail activities, except for large-scale integrated retail activities;</u> 3. <u>Carparking activities;</u> 4. <u>Residential activities; and</u> 5. <u>Community corrections activities.</u>
<p><u>MUZ-PREC01-P2</u></p>	<p><u>Managed activities</u></p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the vibrancy of centres, the retention and establishment of a mix of commercial activities within the MUZ-PREC01, and the function of the transport network.</p>
<p><u>MUZ-PREC01-P3</u></p>	<p><u>Potentially incompatible activities</u></p> <p>Only allow all other activities where they will not have an adverse effect on the use of the zone for commercial activities. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. <u>Community facilities;</u> 2. <u>Large-scale integrated retail activity;</u> 3. <u>Emergency service facilities;</u> 4. <u>Visitor accommodation;</u> 5. <u>Public transport activities; and</u> 6. <u>Residential activities at ground floor level.</u>
<p><u>MUZ-PREC01-P4</u></p>	<p><u>Avoiding industrial activities</u></p> <p>Avoid locating industrial activities and heavy industrial activities in the MUZ-PREC01.</p>
<p><u>MUZ-PREC01-P5</u></p>	<p><u>Quality design outcomes</u></p> <p>Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the MUZ-PREC01 by ensuring that it, where relevant:</p>

	<ol style="list-style-type: none"> 1. <u>Meets the requirements of the Centres and Mixed Use Design Guide where relevant;</u> 2. <u>Responds to the site context, particularly where it is located adjacent to:</u> <ol style="list-style-type: none"> a. <u>Residential zoned areas; and/or</u> b. <u>Open space zoned areas;</u> 3. <u>Provides a safe and comfortable pedestrian environment;</u> 4. <u>Enhances the quality of the streetscape and public / private interface;</u> 5. <u>Integrates with existing and planned active and public transport movement networks; and</u> 6. <u>Allows sufficient flexibility for ground floor space to be converted for a range of activities.</u>
MUZ- PREC01-P6	<p><u>On-site residential amenity</u></p> <p><u>Achieve a good standard of amenity for residential activities in the MUZ-PREC01 by:</u></p> <ol style="list-style-type: none"> 1. <u>Providing residents with adequate outlook;</u> 2. <u>Providing access to convenient outdoor space, including private or shared communal areas;</u> 3. <u>Meeting the requirements of the Residential Design Guide as relevant; and</u> 4. <u>Providing residents with adequate internal living space.</u>
MUZ- PREC01-P6	<p>Zone interfaces</p> <p>Require use and development of the <u>MUZ-PREC01</u> to maintain reasonable amenity for the adjoining Medium Density Residential Zone, Open Space Zones and other sensitive uses.</p>
Rules: Land use activities	
MUZ-R1	Commercial activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The activity is not an Integrated Retail Activity (refer to Rule MUZ-R11); and b. The activity is not a supermarket (refer to MUZ-R12).
MUZ-R2	Community facilities
	<ol style="list-style-type: none"> 1. Activity status: Permitted
MUZ-R3	Educational facilities
	<ol style="list-style-type: none"> 1. Activity status: Permitted
MUZ-R4	Arts, culture and entertainment activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted
MUZ-R5	Emergency services facilities
	<ol style="list-style-type: none"> 1. Activity status: Permitted
MUZ-R6	Community corrections facilitiesactivities
	<ol style="list-style-type: none"> 1. Activity status: Permitted
MUZ-R7	Visitor accommodation
	<ol style="list-style-type: none"> 1. Activity status: Permitted
MUZ-R8	Recreational activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted

MUZ-R9	Public transport activities
	1. Activity status: Permitted
MUZ-R10	Residential activities
	1. Activity status: Permitted Where: a. The activity is located above ground floor level.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MUZ-R10.1 cannot be achieved. Matters of discretion are: 1. The matters in MUZ-P1, MUZ-P2 and MUZ-P5; 2. The extent to which the activity is the most appropriate to meet Wellington's future growth needs; 3. The compatibility with existing activities nearby and other activities provided for in the Mixed Use Zone; 4. The effect on the visual quality of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and 5. The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level. Notification status: An application for resource consent made in respect of rule MUZ-R10.2.a is precluded from being publicly notified.
MUZ-R11	Integrated retail activity
	1. Activity status: Permitted Where: a. The integrated retail activity comprises large format retail and does not exceed 10,000m ² total GFA; or b. The integrated retail activity does not comprise large format retail and does not exceed 2,500m ² total GFA.
	2. Activity status: Restricted Discretionary Where: a. Compliance any of the requirements of MUZ-R11.1 cannot be achieved. Matters of discretion are: 1. The matters in MUZ-P3. The Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MUZ-R11.1.
MUZ-R12	Supermarkets
	1. Activity status: Permitted

Where:

- a. The total gross floor area does not exceed 1,500m².

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of MUZ-R12.1 cannot be achieved.

Matters of discretion are:

1. The matters in MUZ-P3.

~~The Council will not apply a permitted baseline assessment when considering the effects of supermarkets that cannot comply with MUZ-R12.1.~~

MUZ-R13

Retirement Villages

1. Activity status: Discretionary

MUZ-R14

Industrial Activities

1. Activity status: Permitted

Where:

- a. The activity is not a heavy industrial activity.

2. Activity status: Non-complying

Where:

- a. Compliance with the requirements of MUZ-RX.1 cannot be achieved.

MUZ-R1543

All other activities

1. Activity status: **Discretionary**

Where:

- a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or non-complying activity.

MUZ-PREC01 – Rules: Land use activities

**MUZ-PREC01-
R1**

Commercial activities

2. Activity status: Permitted

Where:

- a. The commercial activity is a retail activity and does not exceed 500m² total GFA;
- b. The commercial activity is a supermarket and does not exceed 1500m² total GFA; or
- c. Any other commercial activity, including integrated retail activity that does not exceed 2500m² total GFA.

	<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with the requirements of MUZ-PREC01-R1.1 cannot be achieved.</u></p> <p>b. <u>Matters of discretion are:</u></p> <p>1. <u>The matters in MUZ-PREC01-P1, MUZ-PREC01-P2 and MUZ-PREC01-P3.</u></p>
<p><u>MUZ-PREC01-R2</u></p>	<p><u>Residential activities</u></p>
	<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>The activity is located above ground floor level.</u></p>
	<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with the requirements of MUZ- PREC01-R2.1 cannot be achieved.</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. <u>The matters in MUZ-PREC01-P1, MUZ-PREC01-P2 and MUZ-PREC01-P5;</u> 2. <u>The extent to which the activity is the most appropriate to meet Wellington’s future growth needs;</u> 3. <u>The compatibility with existing activities nearby and other activities provided for in the Mixed Use Zone;</u> 4. <u>The effect on the visual quality of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and</u> 5. <u>The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level.</u> <p><u>Notification status: An application for resource consent made in respect of rule MUZ-PREC01-R10.2.a is precluded from being publicly notified.</u></p>
<p><u>MUZ-PREC01-R3</u></p>	<p><u>Carparking activities</u></p>
	<p>1. <u>Activity status: Permitted</u></p>
<p><u>MUZ-PREC01-R4</u></p>	<p><u>Community corrections activities</u></p>
	<p>1. <u>Activity status: Permitted</u></p>
<p><u>MUZ-PREC01-R5</u></p>	<p><u>Retirement Villages</u></p>
	<p>1. <u>Activity status: Discretionary</u></p>
<p><u>MUZ-PREC01-R6</u></p>	<p><u>All other land use activities</u></p>
	<p>1. <u>Activity status: Discretionary</u></p> <p><u>Where:</u></p>

- a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or non-complying activity.

MUZ-PREC01-R7 **Industrial activities**

1. Activity status: Non-complying

MUZ-PREC01-R8 **Heavy Industrial activities**

1. Activity status: Non-complying

Rules: Building and structure activities

MUZ-R1644 **Maintenance and repair of buildings and structures**

1. Activity status: **Permitted**

MUZ-R1745 **Demolition or removal of buildings and structures**

1. Activity status: **Permitted**

MUZ-R1846 **Construction of, or additions and alterations to, buildings and structures**

1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:

- i. MUZ-S1;
- ii. MUZ-S3;
- iii. MUZ-S4;
- iv. MUZ-S5;
- v. MUZ-S6;
- vi. MUZ-S7;
- vii. MUZ-S11; and

- b. The activity is not the construction of a new building for residential activities.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MUZ-R16.1 cannot be achieved.

Matters of discretion are :

- 1. The matters in MUZ-P2, MUZ-P5, MUZ-P6 and MUZ-P7;
- 2. The extent and effect of non-compliance with MUZ-S1, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7 and MUZ-S11 as specified in the associated assessment criteria for the infringed standards;
- 3. The extent of compliance with MUZ-S2; and
- 4. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities.
- ~~5. The Centres and Mixed-Use Design Guide; and~~
- ~~6. The Residential Design Guides for any part of a building used for residential activities.~~

Notification status:

An application for resource consent made in respect of rule MUZ-R16.2.a that results from non-compliance with MUZ-S4 or MUZ-S6 is precluded from being publicly or limited notified.

An application for resource consent made in respect of rule MUZ-R16.2.a that results from non-compliance with MUZ-S1 but that complies with both MUZ-S2 and MUZ-S3 is precluded from being publicly or limited notified.

MUZ-R1947

Conversion of buildings or parts of buildings for residential activities

1. Activity status: **Restricted Discretionary**

Matters of discretion are:

1. The matters in MUZ-P2 and MUZ-P5;
2. The extent of compliance with standards MUZ-S8, MUZ-S9 and MUZ-S10;
- ~~3. The Residential Design Guide; and~~
3. The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities; and
4. The availability and connection to existing or planned three waters infrastructure.

Notification status: An application for resource consent made in respect of rule MUZ-R17.1 is precluded from being either publicly or limited notified.

MUZ-R18

Outdoor storage areas

1. Activity status: **Permitted**

Where:

- a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site.
- b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance with the requirements of MUZ-R18.1 cannot be achieved.

Matters of discretion are:

1. The matters in MUZ-P6 and MUZ-P7;
2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety; and
3. Visual amenity effects.

Notification status: An application for resource consent made in respect of rule MUZ-R18.2.a is precluded from being publicly notified.

MUZ-PREC01-R9

Construction of, or additions and alterations to, buildings and structures

1. Activity status: Restricted Discretionary

Matters of discretion are :

1. The matters in MUZ-PREC01-P5, MUZ-PREC01-P6 and MUZ-PREC01-P7
2. The extent and effect of non-compliance with MUZ-PREC01-S1, MUZ-S3, MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9, MUZ-S10 and MUZ-PREC-S2.

MUZ-PREC01-R10

Conversion of buildings or parts of buildings for residential activities

1. Activity status: Restricted Discretionary

Matters of discretion are :

1. The matters in MUZ-PRE01-P1, MUZ-PREC01-P3 and MUZ-PREC01-P6
2. The extent and effect of non-compliance with MUZ-S8, MUZ-S9 and MUZ-S10, and
3. In relation to the conversion of the ground floor to residential activities, the extent to which the conversion enables to ground level to be returned to use for non-residential activities.

Standards

MUZ-S1 Maximum height for the purposes of MUZ-R16.1

1. The following maximum height limits above ground level must be complied with:

Assessment criteria where the standard is infringed:

Location	Limit
Height control area 1 Newtown South Greta Point Tawa South Takapu Island Tauhinu Road Rongotai South Mixed Use Zone Height Control A Rongotai South Mixed Use Zone Height Control B Shelly Bay Tawa: Tawa Street Miramar - Ropa Lane, Maupuia Road	12 metres
Height control area 2 Tawa Junction Kaiwharawhara Kilbirnie North Miramar - Park Road and Weka Street Glenside	15 metres
Height control area 3 Rongotai South Mixed Use Zone Height Control B Rongotai South Mixed Use Zone Height Control C	16 metres
Height control area 4 Miramar - Ropa Lane, Maupuia Road Ngauranga Tawa Junction Takapu Island	18 metres

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining sites; and
3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.

2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).

This standard does not apply to:

<ol style="list-style-type: none"> 1. Accessory buildings; 2. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500m; 3. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and 4. Lift overruns provided these do not exceed the height by more than 4m. 		
MUZ-S2	Maximum height for the purposes of MUZ-R16.2	
<ol style="list-style-type: none"> 1. The following maximum height limits above ground level must be complied with: 		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
Location	Limit	
Height control area 1 Rongotai South Mixed Use Zone Height Control B	16 metres	
Height control area 1 2 Newtown South Greta Point Tawa: Tawa South Takapu Island Miramar: - Ropa Lane, Maupuia Road and Tauhinu Road Rongotai South Mixed Use Zone Height Control A Rongotai South Mixed Use Zone Height Control C	18 metres	
Height control area 2 3 Rongotai South Mixed Use Zone Height Control A, B, C and D	19 20 metres	
Height control area 4 5 Tawa: Tawa Junction Tawa: Redwood Avenue Tawa: Tawa Street	22 metres	
Height control area 5 6 Glenside Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street	22.5 metres	
Height control area 5 6 Ngauranga: Malvern	24 metres	
Height control area 6 7 Shelly Bay	27 metres	

<p>2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Accessory buildings; 2. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; 3. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and 4. Lift overruns provided these do not exceed the height by more than 4m. 	
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MUZ-S3	Height in relation to boundary
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<p>1. No part of any building or structure may project beyond the relevant recession plane shown below:</p>	<p>Assessment criteriacriteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which any infringement is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. Whether topographical or other site constraints make compliance with the standard impracticable; 4. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; 5. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation; and 6. The effect on the function and associated amenity values of any adjacent open space zone. 												
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 30%;">Location</th> <th>Recession plane</th> </tr> </thead> <tbody> <tr> <td>Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps</td> <td>60° measured from a height of 4m vertically above ground level</td> </tr> <tr> <td>Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps</td> <td>60° measured from a height of 5m vertically above ground level</td> </tr> <tr> <td>Boundary adjoining any site within the HRZ</td> <td>60° measured from a height of 8m vertically above ground level</td> </tr> <tr> <td>Boundary adjoining any site within an Open Space Zone</td> <td>60° measured from a height of 5m vertically above ground level</td> </tr> <tr> <td><u>Boundary adjoining any site containing a scheduled heritage building, site and area of significance to Māori, heritage area or notable tree</u></td> <td><u>60° measured from a height of 5m vertically above ground level</u></td> </tr> </tbody> </table>	Location	Recession plane	Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps	60° measured from a height of 4m vertically above ground level	Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps	60° measured from a height of 5m vertically above ground level	Boundary adjoining any site within the HRZ	60° measured from a height of 8m vertically above ground level	Boundary adjoining any site within an Open Space Zone	60° measured from a height of 5m vertically above ground level	<u>Boundary adjoining any site containing a scheduled heritage building, site and area of significance to Māori, heritage area or notable tree</u>	<u>60° measured from a height of 5m vertically above ground level</u>	
Location	Recession plane												
Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps	60° measured from a height of 4m vertically above ground level												
Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps	60° measured from a height of 5m vertically above ground level												
Boundary adjoining any site within the HRZ	60° measured from a height of 8m vertically above ground level												
Boundary adjoining any site within an Open Space Zone	60° measured from a height of 5m vertically above ground level												
<u>Boundary adjoining any site containing a scheduled heritage building, site and area of significance to Māori, heritage area or notable tree</u>	<u>60° measured from a height of 5m vertically above ground level</u>												
<p>These standards do not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar power or heating components provided these do not exceed the height in relation to 													

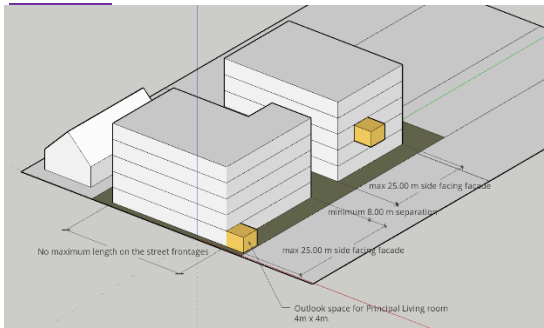
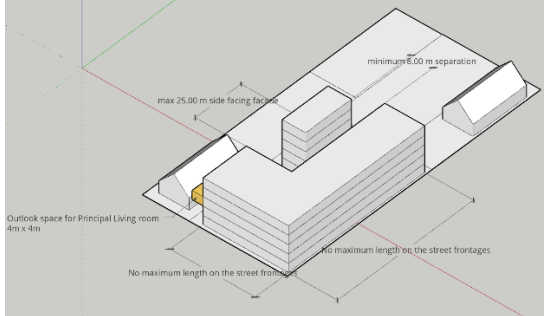
<p>boundary by more than 500mm measured vertically;</p> <p>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and</p> <p>e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically.</p>	
MUZ-S4	Minimum ground floor height
<p>1. The minimum ground floor height to the underside of structural slab or equivalent for any new building, or addition or alterations to an existing building shall be 4m.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which a reduced height: <ol style="list-style-type: none"> a. Will compromise or preclude future alternative ground floor uses; b. Is necessary to provide for functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; 3. The extent to which the ground floor level will be able to be used or adapted for future non-residential activities; and 4. Whether, for any additions or alterations, the existing ground floor height infringes the standard.
MUZ-S5	Windows adjacent to Residential Zones
<p>1. <u>Except for windows in a residential unit, opaque</u> privacy glazing must be installed in windows where:</p> <ol style="list-style-type: none"> a. The associated building wall faces a site in any Residential Zone; and b. The wall is located within 5m of the boundary of a site in any Residential Zone. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over-looking public space.
MUZ-S6	Maximum gross floor area of buildings
<p>1. Any building must not exceed a maximum gross floor area of 500m².</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which the design, appearance and location of the building on the site mitigates the visual impact or dominance effects of the additional building area on the surrounding area.

MUZ-S7	Verandah control													
<p>1. Any verandah constructed on any building frontage facing a public space, including roads, must:</p> <ol style="list-style-type: none"> Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and Not exceed a maximum width of 3m from the front of the building. <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <u>Service stations.</u> 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which any non-compliance is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading. 													
MUZ-S8	Minimum residential unit size													
<p>1. Residential units, including dual key units, must meet the following minimum sizes:</p> <table border="1" data-bbox="121 904 804 1182"> <thead> <tr> <th data-bbox="121 904 461 956">Residential unit type</th> <th data-bbox="461 904 804 956">Minimum net floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="121 956 461 1010">a. Studio unit</td> <td data-bbox="461 956 804 1010">35m²</td> </tr> <tr> <td data-bbox="121 1010 461 1064">b. 1 bedroom unit</td> <td data-bbox="461 1010 804 1064">40m²</td> </tr> <tr> <td data-bbox="121 1064 461 1182">c. 2+ bedroom unit</td> <td data-bbox="461 1064 804 1182">55m²</td> </tr> </tbody> </table>	Residential unit type	Minimum net floor area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity; and Other on-site factors compensate for a reduction in unit sizes. 					
Residential unit type	Minimum net floor area													
a. Studio unit	35m ²													
b. 1 bedroom unit	40m ²													
c. 2+ bedroom unit	55m ²													
MUZ-S9	Outdoor living space for residential units													
<ol style="list-style-type: none"> Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> For the exclusive use of residents; Directly accessible from a habitable room; A single contiguous space; and Of the minimum area and dimension specified in the table below; and Where communal outdoor living space is provided it does not need be in a single continuous space but it must be: <ol style="list-style-type: none"> Accessible from the residential units it serves; Of the minimum area and dimension specified in the table below; and Free of buildings, parking spaces, and servicing and maneuvering areas. 	<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; Other on-site factors compensate for a reduction in the size or dimensions of the outdoor living space; and The availability of public space in proximity to the site. 													
<table border="1"> <thead> <tr> <th data-bbox="121 1839 474 1910">Living space type</th> <th data-bbox="474 1839 703 1910">Minimum area</th> <th data-bbox="703 1839 932 1910">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Living space type	Minimum area	Minimum dimension				<table border="1"> <thead> <tr> <th data-bbox="474 1839 703 1910">Minimum area</th> <th data-bbox="703 1839 932 1910">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Minimum area	Minimum dimension			<table border="1"> <thead> <tr> <th data-bbox="703 1839 932 1910">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>	Minimum dimension	
Living space type	Minimum area	Minimum dimension												
Minimum area	Minimum dimension													
Minimum dimension														

a. Private		
i. Studio unit and 1-bedroom unit	5m ²	1.8m
ii. 2+ bedroom unit	8m ²	1.8m
b. Communal		
i. For every 5 4 – 15 units	6440m ²	8m
ii. For each additional unit above 15 units	2m ²	=

Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.

MUZ-S10	Minimum Outlook space for multi-unit housing
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<p>1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.</p> <p>2. <u>All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in Diagram X and Diagram X below.</u></p>  	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in outlook space.
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MUZ-S11	Lyllall Bay Parade frontage control
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<ol style="list-style-type: none"> 1. New buildings built on a site adjoining the Open Space Zone and Recreation Zoned land fronting Lyllall Parade must be built in alignment with the existing Lyllall Parade street frontage; and 2. Any addition to, alteration or modification of a building or structure on a site adjoining the Open Space Zone and Recreation Zoned land fronting 	<p>Assessment criteria where the standard is infringed</p> <ol style="list-style-type: none"> 1. The extent to which the effectiveness of any landscaping, screening or other site mitigation proposed creates visual interest of the streetscape and façade relief.
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Lyll Bay Parade, where the works are confined to the area below verandah level must not create a featureless façade.	
MUZ-S12X	Boundary setback from a rail corridor
1. <u>Boundary Buildings or structures must not be located within 1.5m of the boundary of a designated setback from a rail corridor boundary.</u>	<p><u>Assessment criteria where the standard is infringed:</u></p> <ol style="list-style-type: none"> <u>The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u>

MUZ-PREC01 Standards	
MUZ-PREC01-S1	Maximum height
<p><u>A maximum height limit of 12m above ground level must be complied with.</u></p> <p><u>These standards do not apply to:</u></p> <ol style="list-style-type: none"> <u>Accessory buildings.</u> <u>Fences or standalone walls no greater than 1.8 metres in height where these are not for the purpose of screening an outdoor storage area.</u> <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm;</u> <u>Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and</u> <u>Lift overruns provided these do not exceed the height by more than 1m.</u> 	<p><u>Assessment criteria where the standard is infringed:</u></p> <ol style="list-style-type: none"> <u>Streetscape and visual amenity effects;</u> <u>Dominance, privacy and shading effects on adjoining sites; and</u> <u>The extent to which taller buildings would contribute to a substantial increase in residential accommodation</u>
MUZ-PREC01-S2	Building setback controls

<p>1. <u>Buildings must be located outside of the building setback (Western Escarpment) and building setback (Whitehead Road).</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <ol style="list-style-type: none">1. <u>The extent to which:</u><ol style="list-style-type: none">a. <u>Landscaping mitigates the placement of buildings within the setback; and</u>b. <u>There is a functional need or operational need for the buildings or structures to be located within the building setback (Western Escarpment) and building setback (Whitehead Road).</u>
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