

Mixed Use Zone

Introduction

The Mixed Use Zone applies to small areas within the settlements of 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	
MUZ-O1	Zone Purpose
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.	
MUZ-O2	Zone Character and Amenity Values
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	
MUZ-P1	Commercial, Community and Residential Activities
Enable a wide range of small-scale commercial activities, community facilities and residential activities to establish and operate within the Mixed Use Zone.	
MUZ-P2	Compatible Activities
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"> 1. are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone; and 2. are compatible with the scale and nature of activities permitted within the zone and the amenity values of the surrounding residential area. 	
MUZ-P3	Adverse Effects
Manage development within the Mixed Use Zone to ensure that it: <ol style="list-style-type: none"> 1. provides a high-quality pedestrian environment; 2. is well-integrated with roads and public areas and positively contributes to their vibrancy; 3. provides a good level of amenity for residents, workers and visitors; and 4. is compatible with its residential setting and maintains the anticipated amenity values of any adjoining residential zone. 	

Rules

MUZ-R1	Residential Units
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<p>Mixed Use Zone</p>	<p>Activity Status: PER</p> <p>Where the activity complies with the following standards: MUZ-S1 Density MUZ-S2 Height MUZ-S3 Height in Relation to Boundary MUZ-S4 Setbacks MUZ-S6 Coverage</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
<p>MUZ-R2</p>	<p>Minor Residential Units</p>	
<p>Mixed Use Zone</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is a maximum of one minor residential unit per site; 2. The maximum floor area of the minor residential unit is 65m² excluding garaging; 3. The minor unit does not exceed one storey; and 4. The minor residential unit is ancillary to or for the purpose of residential activity. <p>And the activity complies with the following standards: MUZ-S2 Height MUZ-S3 Height in Relation to Boundary MUZ-S4 Setbacks MUZ-S6 Coverage</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p> <p>Activity status when compliance is not achieved with R2.1 to R2.4: DIS</p>
<p>MUZ-R3</p>	<p>Buildings and Structures Not Otherwise Listed</p>	
<p>Mixed Use Zone</p>	<p>Activity Status: PER</p> <p>Where the activity complies with the following standards: MUZ-S1 Density MUZ-S2 Height MUZ-S3 Height in Relation to Boundary MUZ-S4 Setbacks MUZ-S5 Outdoor Storage MUZ-S6 Coverage MUZ-S7 Landscaping</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
<p>MUZ-R4</p>	<p>Residential Activities</p>	
<p>Mixed Use Zone</p>	<p>Activity Status: PER</p>	
<p>MUZ-R5</p>	<p>Residential Visitor Accommodation</p>	
<p>Mixed Use Zone</p>	<p>Activity Status: PER</p>	<p>Activity status when compliance is not achieved with R5.1 or R5.2: RDIS</p>

	<p>Where:</p> <ol style="list-style-type: none"> 1. No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit; and 2. The maximum occupancy of a site used for residential visitor accommodation does not exceed six guests per night. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
<p>MUZ-R6</p>	<p>Commercial Activities</p>	
<p>Mixed Use Zone</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a service station; 2. The activity is not Commercial Visitor Accommodation; and 3. Any commercial activity does not exceed 200m² in gross floor area per site. 	<p>Activity status when compliance is not achieved with R6.1: DIS</p> <p>Activity status when compliance is not achieved with R6.2: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings and landscaping on the site. b. The traffic impacts including the provision of adequate parking and loading areas. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. <p>Activity status when compliance is not achieved with R6.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings and landscaping on the site. b. The extent to which the nature, intensity and scale of the activity is consistent with the anticipated character and amenity values of the Mixed Use Zone and the surrounding area. c. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone,

		<p>including on a cumulative basis.</p> <p>d. The traffic impacts including the provision of adequate parking and loading areas.</p> <p>e. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects.</p>
MUZ-R7	Community Facilities	
Mixed Use Zone	<p>Activity Status: PER</p> <p>Where:</p> <p>1. It is an expansion to an existing community facility.</p>	<p>Activity status when compliance is not achieved with R7.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The location, design and appearance of buildings and landscaping on the site.</p> <p>b. The traffic impacts including the provision of adequate parking and loading areas.</p> <p>c. Effects on amenity values of adjoining residential sites including noise.</p> <p>d. The adequacy of any mitigation measures.</p>
MUZ-R8	Educational Facilities	
Mixed Use Zone	Activity Status: PER	
MUZ-R9	Industrial Activities	
Mixed Use Zone	Activity Status: DIS	
MUZ-R10	Activities Not Otherwise Listed	
Mixed Use Zone	Activity Status: DIS	

Standards

MUZ-S1	Density	Activity Status where compliance not achieved:
Mixed Use Zone	<p>1. The minimum site area per any residential unit is:</p> <p>a. 400m², where the residential unit is connected to a reticulated sewerage system; or</p> <p>b. 1,500m², where the residential unit is not connected to a reticulated sewerage system; and</p> <p>c. authorisation of the wastewater discharge has</p>	DIS

	been obtained from Environment Canterbury.	
MUZ-S2	Height	Activity Status where compliance not achieved:
Mixed Use Zone	1. The maximum height of any building or structure shall not exceed 8m above ground level.	RDIS Matters of discretion are restricted to: CMUZ-MD1 Height
MUZ-S3	Height in Relation to Boundary	Activity Status where compliance not achieved:
Mixed Use Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	RDIS Matters of discretion are restricted to: CMUZ-MD2 Height in Relation to Boundary
MUZ-S4	Setbacks	Activity Status where compliance not achieved:
Mixed Use Zone	1. Any building or structure shall be setback a minimum of 2m from any internal boundary. 2. Any building or structure shall be set back a minimum of 3m from any road boundary.	RDIS Matters of discretion are restricted to: CMUZ-MD3 Setbacks
MUZ-S5	Outdoor Storage	Activity Status where compliance not achieved:
Mixed Use Zone	1. 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. 2. No outdoor storage shall be located within the minimum setback from road boundaries.	RDIS Matters of discretion are restricted to: CMUZ-MD4 Outdoor Storage
MUZ-S6	Coverage	Activity Status where compliance not achieved:
Mixed Use Zone	1. The maximum building coverage of any site shall not exceed 45%. 2. The maximum building and impervious coverage of any site shall not exceed 50%.	RDIS Matters of discretion are restricted to: CMUZ-MD5 Coverage
MUZ-S7	Landscaping	Activity Status where compliance not achieved:

<p>Mixed Use Zone</p>	<ol style="list-style-type: none"> 1. 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. 2. All landscaping required in 1. above shall be: <ol style="list-style-type: none"> a. 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 b. 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 c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced. 	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 Landscaping</p>
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