

Wellington City Proposed District Plan

Hearing Stream 4 - Part 5: Mixed Use Zone

Appendix A – Recommended Amendments to Provisions

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

He Rohe Whakamahinga Rau

Mixed Use Zone

MUZ	Mixed Use Zone
------------	-----------------------

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.

Other relevant District Plan provisions

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	Purpose

	The Mixed Use Zone is developed and used for a wide range of compatible activities.
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 <u>facilitiesactivities</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 <u>viability</u>, vitality, role and function of the City Centre or any Metropolitan, Local or Neighbourhood Centres;

	<p>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</p> <p>3. Be compatible with adjoining land uses.</p>
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>
Rules: Land use activities	
MUZ-R1	Commercial activities
	<p>1. Activity status: Permitted</p> <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
	1. Activity status: Permitted
MUZ-R3	Educational facilities
	1. Activity status: Permitted
MUZ-R4	Arts, culture and entertainment activities
	1. Activity status: Permitted
MUZ-R5	Emergency services facilities
	1. Activity status: Permitted
MUZ-R6	Community corrections facilitiesactivities
	1. Activity status: Permitted
MUZ-R7	Visitor accommodation

1. Activity status: Permitted	
MUZ-R8	Recreational activities
1. Activity status: Permitted	
MUZ-R9	Public transport activities
1. Activity status: Permitted	
MUZ-R10	Residential activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is located above ground floor level.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of MUZ-R10.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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. <p>Notification status: An application for resource consent made in respect of rule MUZ-R10.2.a is precluded from being publicly notified.</p>	
MUZ-R11	Integrated retail activity
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The integrated retail activity comprises large format retail and does not exceed 10,000m² total GFA; or</p> <p>b. The integrated retail activity does not comprise large format retail and does not exceed 2,500m² total GFA.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance any of the requirements of MUZ-R11.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in MUZ-P3. <p>The Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with MUZ-R11.1.</p>	
MUZ-R12	Supermarkets

1. Activity status: Permitted	
Where:	
a. The total gross floor area does not exceed 1,500m ² .	
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-RX	Retirement Villages
1. Activity status: Discretionary	
MUZ-R13	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.	
Rules: Building and structure activities	
MUZ-R14	Maintenance and repair of buildings and structures
1. Activity status: Permitted	
MUZ-R15	Demolition or removal of buildings and structures
1. Activity status: Permitted	
MUZ-R16	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-R17

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.

<u>MUZ-RX</u>	<u>Industrial Activities</u>
1.	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>The activity is not a heavy industrial activity.</u></p>
2.	<p><u>Activity status: Non-complying</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with the requirements of MUZ-RX.1 cannot be achieved.</u></p>

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: <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 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	12 metres	
Height control area 2 Tawa Junction Kaiwharawhara Kilbirnie North Miramar - Park Road and Weka Street	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	18 metres	

<p>Ngauranga Tawa Junction Takapu Island</p>		
<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 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
---------------	---

<p>1. The following maximum height limits above ground level must be complied with:</p>	<p>Assessment criteria where the standard is infringed:</p>		
<table border="1"> <thead> <tr> <th data-bbox="116 864 595 913">Location</th> <th data-bbox="595 864 798 913">Limit</th> </tr> </thead> </table>	Location	Limit	<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		
<table border="1"> <tr> <td data-bbox="116 913 595 1059"> Height control area 1 Rongotai South Mixed Use Zone Height Control B </td> <td data-bbox="595 913 798 1059"> 16 metres </td> </tr> </table>	Height control area 1 Rongotai South Mixed Use Zone Height Control B	16 metres	
Height control area 1 Rongotai South Mixed Use Zone Height Control B	16 metres		
<table border="1"> <tr> <td data-bbox="116 1059 595 1447"> Height control area 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 </td> <td data-bbox="595 1059 798 1447"> 18 metres </td> </tr> </table>	Height control area 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 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		
<table border="1"> <tr> <td data-bbox="116 1447 595 1585"> Height control area 3 Rongotai South Mixed Use Zone Height Control D </td> <td data-bbox="595 1447 798 1585"> 19 metres </td> </tr> </table>	Height control area 3 Rongotai South Mixed Use Zone Height Control D	19 metres	
Height control area 3 Rongotai South Mixed Use Zone Height Control D	19 metres		
<table border="1"> <tr> <td data-bbox="116 1585 595 1760"> Height control area 4 Tawa: Tawa Junction Tawa: Redwood Avenue Tawa: Tawa Street </td> <td data-bbox="595 1585 798 1760"> 22 metres </td> </tr> </table>	Height control area 4 Tawa: Tawa Junction Tawa: Redwood Avenue Tawa: Tawa Street	22 metres	
Height control area 4 Tawa: Tawa Junction Tawa: Redwood Avenue Tawa: Tawa Street	22 metres		
<table border="1"> <tr> <td data-bbox="116 1760 595 1995"> Height control area 5 Glenside Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street </td> <td data-bbox="595 1760 798 1995"> 22.5 metres </td> </tr> </table>	Height control area 5 Glenside Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street	22.5 metres	
Height control area 5 Glenside Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street	22.5 metres		

Height control area 6 Ngauranga: Malvern	24 metres													
Height control area 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"> Accessory buildings; Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; 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 Lift overruns provided these do not exceed the height by more than 4m. 														
MUZ-S3	Height in relation to boundary													
<p>1. No part of any building or structure may project beyond the relevant recession plane shown below:</p> <table border="1"> <thead> <tr> <th>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</u></td> <td><u>60° measured from a height of 5m vertically above ground level</u></td> </tr> </tbody> </table> <p>These standards do not apply to:</p>		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</u>	<u>60° measured from a height of 5m vertically above ground level</u>	<p>Assessment criteria<u>criteria</u> where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which any infringement is necessary to provide for functional needs or operational needs of the activities on the site; Dominance, privacy and shading effects on adjoining sites; Whether topographical or other site constraints make compliance with the standard impracticable; Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation; and The effect on the function and associated amenity values of any adjacent open space zone.
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</u>	<u>60° measured from a height of 5m vertically above ground level</u>													

<ul 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 boundary by more than 500mm measured vertically; 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 e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically. 	
MUZ-S4	Minimum ground floor height
<ul style="list-style-type: none"> 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>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which a reduced height: <ul 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
<ul style="list-style-type: none"> 1. <u>Except for windows in a residential unit, opaque</u> privacy glazing must be installed in windows where: <ul 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> <ul 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
<ul style="list-style-type: none"> 1. Any building must not exceed a maximum gross floor area of 500m². 	<p>Assessment Criteria where the standard is infringed:</p> <ul 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"> a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; b. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; c. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and d. Not exceed a maximum width of 3m from the front of the building. <p><u>This standard does not apply to:</u></p> <p>a. <u>Service stations.</u></p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. 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; 2. 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 3. 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>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 unit sizes.
1. Residential units, including dual key units, must meet the following minimum 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			<p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> 1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; 2. Other on-site factors compensate for a reduction in the size or dimensions of the outdoor living space; and 3. The availability of public space in proximity to the site.
1. 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;				
2. Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and 				
3. 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"> a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and maneuvering areas. 				
Living space type	Minimum area	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	6410m 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	
1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.	Assessment criteria where the standard is infringed: <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. 	
MUZ-S11	Lyllall Bay Parade frontage control	
1. New buildings built on a site adjoining the Open Space Zone and Recreation Zoned land fronting Lyall Parade must be built in alignment with the existing Lyall 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 Lyall Bay Parade, where the works are confined to the area below verandah level must not create a featureless façade.	Assessment criteria where the standard is infringed <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. 	
MUZ-SX	Boundary setback from a rail corridor	
1. <u>Boundary or structures must not be located within 1.5m setback from a rail corridor boundary.</u>	Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. <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> 	