MUZ — Mixed Use Zone

This chapter contains policies and rules which manage activities and development in the Mixed Use Zone. For subdivision in the Mixed Use Zone, see the Subdivision Chapter (SUB-WORK).

Relationship with the *Working Zones*

The management approach for the *Mixed Use Zone* works in conjunction with the other *working zones.* The *Working Zones* of the Kāpiti Coast are the urban areas where *business activities* are the primary activity undertaken. Other activities which are complementary to and support *business activities* are also undertaken in the *Working Zones* and these may include cultural, community, civic, recreational, entertainment, education, religious and *residential activities*. A high level of amenity is envisaged for the *Working Zones*.

Together, the *working zones* chapters manage the following issues:

- business distribution and consolidation
- a *centres* hierarchy and the intensification of *centres*
- amenity and local character
- *residential activities* in *Working Zones*
- built and urban form in *Working Zones.*

District-wide policies that set out *Council*'s approach to managing *business activities* in all areas and *zones* across the District are set out in the Business Activities Chapter. Rules and standards relating to *business activities* in other zones will be located in the relevant chapters (i.e. Rural Zones Chapters, Residential Zones Chapter).

Many areas in the *Working Zones* are characterised by overlays as shown on the District Plan maps. Chapters relating to overlays (i.e. —Hazards and Risks, Historic and Cultural Values and Natural Environment Values) also contain relevant provisions applying to the *Working Zones*.

Zone and precinct framework for the Working Zones

Together, the *Working Zones* include a variety of business areas that have specific characteristics or are proposed for specific *development*. The zoning framework for the *Working Zones* supports a *centres*-based approach to managing *business activities* across the District. Within some *Working Zones*, smaller specific precincts are identified to manage location specific issues and desired outcomes. Location specific rules, and in some cases a *structure plan*, apply to *zone* and precinct areas.

The *zone* and precinct framework for the *Working Zones*, as identified on the District Plan Maps, is summarised as follows:

1. **Paraparaumu Sub-Regional Centre**

    a. ***Metropolitan Centre Zone***, including:

        i. *Precinct A* (A1 and A2);
        ii. *Precinct B*; and
        iii. *Precinct C*; and the

b. **Mixed Use Zone** at:

i. Ihakara Street West Precinct;
ii. Ihakara Street East Precinct;
iii. Kapiti Road; and
iv. Paraparaumu North Gateway Precinct;

2. **Town Centre Zone**, including:

a. Ōtaki Main Street;
b. Ōtaki Rail;
c. Waikanae;
d. Paraparaumu Beach; and
e. Raumati Beach;

3. **Local Centre Zone**, including:

a. Paekākāriki;
b. Raumati South;
c. Kena Kena;
d. Meadows Precinct;
e. Te Moana Road;
f. Mazengarb Road;
g. Waikanae North Development Zone Precinct 6 — Mixed Use; and
h. Ngārara Zone - Waimeha *Neighbourhood Development Area*;

4. **Hospital Zone**;

5. **General Industrial Zone**, including:

a. Ōtaki South Precinct; and

6. **Airport Zone**, including:

a. Airport Core Precinct;
b. Airport Mixed Use Precinct;
c. Airport Buffer Precinct; and
d. *Aviation Heritage* Precinct.

Strategic Context

The Primary Objectives that this chapter implements are:
- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O20 - Well-functioning Urban Environments;
- DO-O8 - Strong Communities;
- DO-O11 - Character and Amenity Values;
- DO-O12 - Housing Choice and Affordability;
- DO-O14 - Access and Transport;
- DO-O15 - Economic Vitality;
- DO-O16 - Centres; and

- DO-O19 - Housing Bottom Lines

DO-O1	Tangata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3	Development Management	**Amended** 01 Sep 23 PC2

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:

    a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
    b. that are well serviced by existing or planned public or active transport; or
    c. where there is high demand for housing or for business land relative to other areas within the urban environment;

    while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O20	Well-functioning Urban Environments	**Added** 01 Sep 23 PC2

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

DO-O8	Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;

2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O11	Character and *Amenity Values*	**Amended** 01 Sep 23 PC2

To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse *effects.*

DO-O12	Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;
2. is affordable and adequate for lower income households; and
3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

DO-O14	Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effect*s on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-O15	Economic Vitality

To sustain the *productive potential* of land in the District, including:

1. retaining land which is suitable for a range of *primary production activities*;

2. achieving added economic and social value derived from *primary production activities* through *ancillary* on-site processing and marketing;
3. enabling activities that utilise the *productive potential* of the land in the rural environment;
4. reducing conflict between land uses in the rural environment and adjoining areas; and
5. avoiding, remedying or mitigating adverse *effect*s on the efficient operation of existing *primary production activities* from *sensitive activities* establishing on adjoining *subject sites*;

while safeguarding the life-supporting capacity of air, water, soil, and ecosystems by avoiding, remedying or mitigating adverse *effect*s on the *environment*.

DO-O16	Centres	**Amended** 01 Sep 23 PC2

To have vibrant, safe and economically sustainable *centres* that function as key employment and economic nodes and as a focus for social and community life, as public transport and local service hubs, and as places for living, entertainment and recreation that:

1. provide the primary focus for *commercial (*excluding *industrial)*, *retail* and community activities within the District;
2. support community cohesion and a sense of place;
3. reinforce a compact, well designed and sustainable District and regional form, through promoting and reinforcing a close proximity and good accessibility between living, business and employment areas;
4. encourage economic opportunities and *business activities* in a manner which promotes:

    a. the *Paraparaumu Sub-Regional Centre* as the principal commercial, retail, cultural, civic and tourist centre for the District, to be developed in a manner that:

        i. achieves an integrated and compact *Metropolitan Centre Zone*, linking all Precincts through a well-connected pedestrian and *transport networks* offering a choice of efficient routes and a quality built environment;
        ii. provides for a broad range of mutually compatible activities that are integrated with pedestrian and public transport;
        iii. is supported by opportunities for higher density residential living;
        iv. consolidates community activities within Precinct B; and
        v. provides for *commercial* (excluding *industrial*) and *retail activities* in Precincts A1, A2 and C, with some restrictions on the scale and nature of *retail activities* in Precinct C

    b. the District's *town centres* at a scale and form that provides the urban focus for the commercial (excluding *industrial)*, tourism, education, entertainment, community and civic activities as well as opportunities for higher density residential living, where these meet the needs of the surrounding township community; and
    c. District's *local centres* to provide for *commercial activities* (excluding *industrial activities*), within a residential context, to primarily serve the local convenience, community and commercial needs of the surrounding residential community.

5. provide for higher density urban built character and high-quality *development*, including:

    a. *buildings* up to 15-storeys within the *Metropolitan Centre Zone*;
    b. *buildings* up to 6-storeys within:

        i. the *Town Centre Zone*;
        ii. the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone;

iii. the *Local Centre Zone* at Paekākāriki; and

c. *buildings* up to 4-storeys within the *Local Centre Zone*.

DO-O19	Housing Bottom Lines

To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of:

1. 5,477 additional *residential units* over the short-medium term (2021—2031); and
2. 8,411 additional *residential units* over the long term (2031—2051).

Provisions in other chapters of the Plan may also be relevant.

Policies

MUZ-P1	Mixed Use Zone	**Amended** 01 Sep 23 PC2 **Amended** 14 Feb 24 PC1A

1. *Subdivision,* use and *development* in the Mixed Use Zone will provide for high amenity commercial development in a manner which:

   a. remains compatible with the role and function of *Metropolitan Centre Zone Precinct A* as the primary retail and commercial core of the *Paraparaumu Sub-Regional Centre;*
   b. is appropriate along an arterial *road environment*; and
   c. is compatible with adjoining residential areas.

2. *Subdivision,* use and *development* in the Mixed Use Zone will be undertaken in the following manner:

   a. adverse *effects* that would otherwise decrease the efficiency and effectiveness of Kāpiti Road as a transport corridor, including for public transport, will be managed;
   b. apartment living and higher density housing developments will be encouraged east of Moana Road to consolidate residential densities within close proximity to *Metropolitan Centre Zone Precinct A* and the rail interchange;
   c. *retail activities* will be provided for in a manner which minimises adverse *effects* on the role, function and vitality of the Metropolitan Centre Zone and ensures the safe, efficient function of the District's *transport network* and hierarchy by:

      i. managing the scale of *retail activities* in the Ihakara Street East and Ihakara Street West Precincts;
      ii. limiting the type and scale of *retail activities* in Kāpiti Road; and
      iii. limiting the type and scale of *retail activities* in Paraparaumu North Gateway Precinct (as outlined in MUZ-P2); and

   d. *amenity values* of Kāpiti Road will be maintained or enhanced where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations;
   e. cycle parks, *accessible carparks* and vehicle manoeuvring will be provided for on-site;
   f. activities which produce high levels of *nuisance effects* will not be provided for;

g. *buildings* will have *active frontages*, including frequent entrances and windows, along the primary *road* frontage;
h. *building* bulk, size and *height* will be of a scale and design that relates to the surrounding *environment*;
i. activities and *development* will recognise the proximity of *sensitive activities* in nearby *zones*; and
j. *buildings* will have a minimal and consistent setback from the *road boundary*.

MUZ-P2	Paraparaumu North Gateway Precinct

Subdivision, use and *development* for *business activities* in the Paraparaumu North Gateway Precinct will reinforce the Precinct's primary function as a gateway to Paraparaumu and will be undertaken in a manner that:

1. is of an appropriate size, design scale and type, given the urban-rural fringe location of the Precinct;
2. enables *commercial* (excluding *retail* or *industrial activities*), tourism (including *visitor accommodation*), education and craft-based activities;
3. limits the location, type and scale of *retail activities* to minimise adverse *effect*s on the District's *centre*s, including the *Metropolitan Centre Zone*; and
4. avoids adverse *effect*s on:

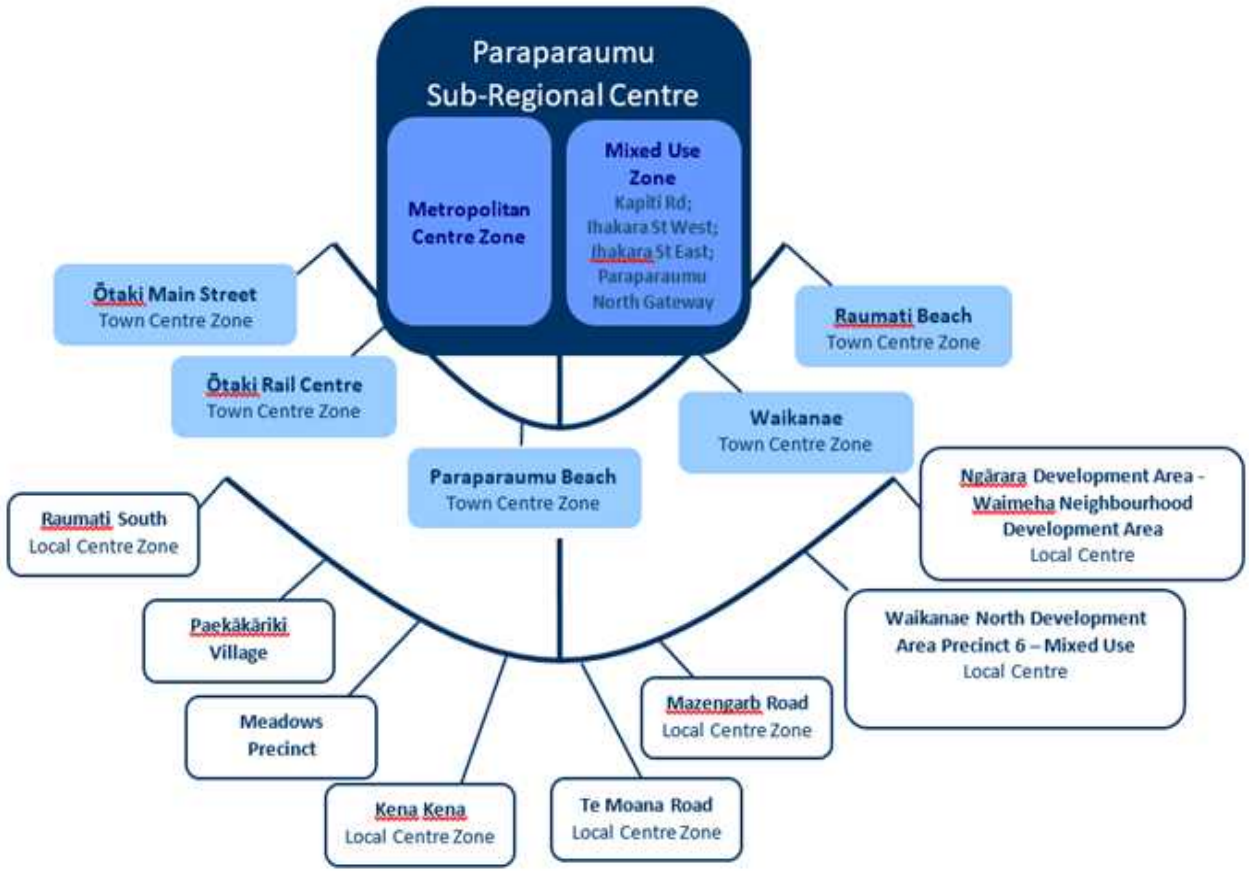
    a. the function, role and vitality of the District's *centres*;
    b. the safe, efficient function of the *transport network* and hierarchy;
    c. the natural and rural character of the surrounding area

MUZ-P3	Centres Hierarchy

The role, function, distribution, size and design of each *centre* is managed according to a *centres* hierarchy to ensure they can collectively meet community needs, and enable employment, goods and services to be accessed efficiently and equitably by the community. *Development*, use and *subdivision* within each *centre* will be of a type, scale, intensity and design appropriate to the position of that *centre* in the hierarchy. *Centres* include a range of activities that are compatible with and support their functioning, including community and civic activities, educational and cultural activities, and appropriate *residential activities*.

The hierarchy of *centres* within the District is as follows:

1. *Paraparaumu Sub-Regional Centre* (encompassing the Metropolitan Centre Zone and the Mixed Zone);
2. *Town Centres*; and
3. *Local Centres.*



MUZ-Figure 1: Diagrammatic representation of the centres hierarchy in MUZ-P3

MUZ-P4	Activities in the Working Zones	**Amended** 01 Sep 23 PC2

Business activities are the primary *land* use and function of the *Working Zones*. The location, scale, size and design of *subdivision*, use and *development* in the *Working Zones* will be undertaken with regard to the following principles:

1. local and on-site *amenity values* are maintained and enhanced where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations;
2. local built identity and character values are considered;
3. connectivity and access within and to the *Working Zones* is enhanced;
4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport;
5. built form is compatible with the planned built character of the *Zone*;
6. facilities are integrated within the *centre* or other *Working Zones*; and
7. *temporary events* will be enabled in *centres* where they are consistent with the scale, role and function of the *centre*.

MUZ-P5	Intensification of Centres

The growth and development of *centres* will be provided for in a manner which contributes to their vibrancy, vitality, efficiency and *amenity values*. *Subdivision*, use and *development* which increases

the concentration of *business activities* within a *centre* will be provided for where it:

1. does not undermine the role, function and viability of other higher or similar *centres*;
2. is consistent with the identified role and function of the *centre*;
3. increases the range of compatible and complementary *land* uses and activities within the *centre*;
4. supports a high level of access and connectivity within the *centres* and between the *centres*, recreational and residential areas;
5. contributes to a high amenity *environment* and provides a strong sense of place; and
6. supports increased residential living opportunities, where appropriate.

MUZ-P6	Housing in Centres	**Amended** 01 Sep 23 PC2

Medium and high-density residential *development* will be enabled in *centres* where this:

1. Contributes towards accommodating anticipated growth in the District;
2. Offers a range of housing types, price, size and tenure that is accessible to people of all ages including the aging population and a range of 'lifestyles', cultures and abilities.

MUZ-P7	Urban form and design of centres	**Amended** 01 Sep 23 PC2

Subdivision, use and *development* in *centres* must be undertaken in a manner that achieves efficient integration with necessary *infrastructure*, reinforces the District's consolidated urban form and sense of place, and provides for a high quality interface between built form and public space. To achieve this, the Centres Design Guide in Appendix 25 will be applied.

A higher density of urban built form will be enabled in the Mixed Use Zone including:

1. *buildings* up to 10-storeys within the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone; or
2. *buildings* up to 3-storeys within the Paraparaumu North Gateway Precinct of the Mixed Use Zone.

where *development* fulfils the intent of the Centres Design Guide in Appendix 25.

MUZ-P8	Connectivity to and within Centres

Subdivision, use and *development* will be designed and located to enhance connectivity and access to public transport, shops and services and *centres* in general accordance with the following principles:

1. effective and efficient transport routes and facilities will connect new developments with the surrounding context;
2. public spaces and streets will be designed to support a mix of *land* uses and activities;
3. the provision of transport routes and nodes will be designed to integrate with adjoining *land* uses;
4. opportunities for active modes and integration with public transport routes will be provided for where it is appropriate;
5. missing transport links will be completed;
6. high traffic-generating activities and busy *roads* which divide *centres* or act as a physical barrier to the connectivity of a *centre* will be managed to avoid, remedy or mitigate adverse e*ffects*; and
7. landmarks and transport nodes will be linked with well-defined pedestrian pathways where appropriate.

MUZ-P9	Paraparaumu Sub-Regional Centre
Subdivision, use and *development* will contribute to a vibrant, well-connected and safe sub-regional centre at Paraparaumu which includes a wide mix of activities and has a high level of amenity. *Subdivision,* use and *development* in the *Paraparaumu Sub-Regional Centre* will be managed under two *zones*, supported by specific precinct areas, to ensure that: 1. the greatest intensity of *building* and activity occurs in the *Metropolitan Centre Zone* as part of *Precincts A, B* and *C*; and 2. the Mixed Use Zone at Kapiti Road and the Ihakara Street East and Ihakara Street West Precincts provides for peripheral *centre* activities and creates a buffer for more *sensitive activities* in adjoining *zones*.	

Rules

MUZ-R1	Any activity that is a *permitted activity* in this chapter.
Permitted Activity	**Standards** 1. Hours of operation for any activity adjoining or facing the *Residential Zones* shall be limited to between 7.00am and 11.00pm, 7 days a week. 2. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the *site* on which it is occurring. 3. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the boundary of any adjoining Rural or *Residential Zone*. 4. Sites must be maintained so that they are clear of all rubbish, except waste materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and waste material) must be stored in a neat and tidy manner. 5. Activities adjoining the *Residential Zones* and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or trees of an equivalent *height*.
MUZ-R2	Any activity which is not specified as a *permitted, controlled, restricted discretionary, discretionary* or *non-complying activity* in this chapter.
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in this chapter.
MUZ-R3	*Commercial activities* Excludes: • *Retail activities* • *Industrial activities* • non-commercial *ancillary activities* to the *commercial activity*.
Permitted Activity	**Standards** **Note:** see rule MUZ-R4 for *ancillary retail activities.* See rule MUZ-R5 for *ancillary residential activities*. See rule MUZ-R8 for *ancillary industrial activities.*
MUZ-R4	*Retail activities*.

Permitted Activity	**Standards** 1. *Retail activities* shall be limited to internet-based retail sales that do not involve any direct door sales to the public or for wholesale, and do not have any goods on display to the public. 2. In addition to Standard 1, within the Paraparaumu North Gateway Precinct *retail activities* are limited to *food and beverage outlets* (on-licence only), but must not include *drive-through restaurants*. 3. In the Ihakara Street West Precinct, any *retail activity* with frontage to Ihakara Street or Trieste Way shall have a maximum *retail floor space* of 1000m^2. 4. In the Ihakara Street East Precinct, any *retail activity* must have a minimum *retail floor space* of 150m^2 and a maximum *retail floor space* of 1000m^2. **Note**: for the avoidance of doubt, Standards 1 and 2 above do not apply to the Ihakara Street West or Ihakara Street East Precincts.	
MUZ-R5	*Residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*)**.** *Qualifying criteria* apply to this rule.	
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.		
Permitted Activity	**Standards** 1. *Residential activities* shall only be located above the ground floor level or be separated from all street frontages by *commercial activities* (excluding *retail* or *industrial activities*) except in the Ihakara Street West Precinct, where *residential activities* may be located on the ground floor level where they are located on a *subject site* that directly fronts the Wharemauku Stream or Drain 6 reserves. 2. *Residential activities* on the ground floor in the Ihakara Street West Precinct must: a. Provide an *outdoor living space* or balcony of at least 6m^2; and b. Have a main pedestrian front door accessed from the street or legal right of way. *Qualifying Criteria*: *Outdoor Living Space* may be covered but may not be enclosed. An *Outdoor Living Space* does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.	
MUZ-R6	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures,* Excludes: • *Papakāinga* (refer to rules MUZ-R17 and MUZ-R18) • New *minor buildings* and *additions* and *alterations* to existing *minor buildings.* • New *buildings* and *structures* and *additions* and *alterations* to	**Amended** 01 Sep 23 PC2

	existing *buildings* and *structures* in the Paraparaumu North Gateway Precinct (see MUZ-R9). *Measurement criteria*, and *height measurement criteria* apply to activities under this rule.

The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.

Permitted Activity

Standards

Height

1. *Buildings* and *structures* must not exceed 12 metres in *height*.

Measurement criteria:
Height must be measured using the *height measurement criteria*.

Height in relation to boundary

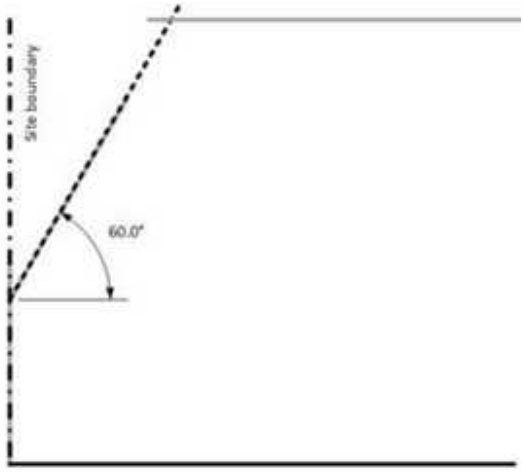
2.
   a. Ihakara Street West, Ihakara Street East and Kapiti Road Precincts:

      i. *Buildings* and *structures* must not project beyond a 60° recession plane measured from a point 8 metres vertically above *ground level* along all *boundaries*, as shown on the following diagram;

   b. In the Paraparaumu North Gateway Precinct:

      i. *Buildings* and *structures* must not project beyond a 60° recession plane measured from a point 4 metres vertically above *ground level* along all *boundaries*, as shown on the following diagram.

   Where the *boundary* forms part of a legal right of way, *entrance strip*, *access site*, or pedestrian access way, the *height in relation to boundary* applies from the farthest *boundary* of that legal right of way, *entrance strip*, *access site*, or pedestrian access way.



MUZ-Diagram 1 – *Height in relation to boundary*

This standard does not apply to any of the following:

a. a *boundary* with a *road*;
b. a *boundary* between a *site* in the Mixed Use Zone, and a *site* in any of the following *zones*:

i. Any *centres zone*;
ii. The Mixed Use Zone;
iii. The *General Industrial Zone*.

c. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication *antenna* and *aerials*.

Outdoor living space (per *residential unit*, as measured by the *Residential Unit Measurement Criteria*)

3. Except as provided for under Rule MUZ-R5, a *residential unit* at ground floor level must have an *outdoor living space* that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:

a. where located at *ground level*, has no dimension less than 3 metres; and
b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
c. is accessible from the *residential unit*; and
d. may be:
i. grouped cumulatively by area in 1 communally accessible location; or
ii. located directly adjacent to the unit; and
e. is free of *buildings*, parking spaces, and servicing and manoeuvring areas.

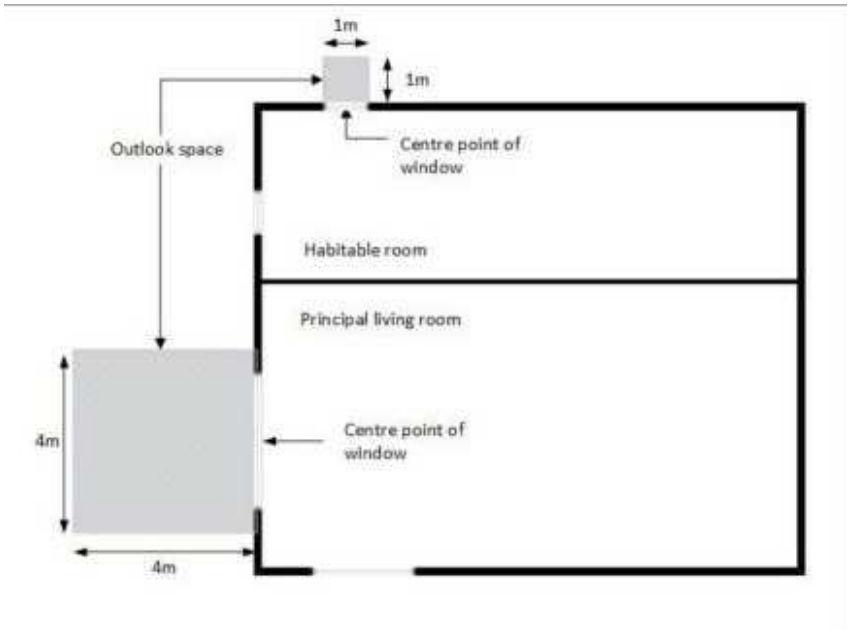
4. A *residential unit* located above ground floor level must have an *outdoor living space* in the form of a balcony, patio, or roof terrace that:

a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
b. is accessible from the *residential unit*; and
c. may be:
i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at *ground level*; or
ii. located directly adjacent to the unit.

Outlook space (per *residential unit,* as measured by the *Residential Unit Measurement Criteria*)

5. An outlook space must be provided for each *residential unit* as specified in this standard:

a. An outlook space must be provided from *habitable room* windows as shown in the diagram below:



MUZ-Diagram 2 – Outlook space

b. The minimum dimensions for a required outlook space are as follows:
   i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
   ii. all other *habitable rooms* must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
c. The width of the outlook space is measured from the centre point of the largest window on the *building* face to which it applies.
d. Outlook spaces may be over *driveways* and footpaths within the *site* or over a public street or other public *open space*.
e. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey *building*.
f. Outlook spaces may be under or over a balcony.
g. Outlook spaces required from different rooms within the same *building* may overlap.
h. Outlook spaces must:
   i. be clear and unobstructed by *buildings*; and
   ii. not extend over an outlook space or *outdoor living space* required by another dwelling.

Other Standards

6. *Buildings* except *residential buildings* in the Ihakara Street West Precinct complying with MUZ-R5, must contain at least 25% of the ground level *road boundary* façade and facades on boulevards as *active frontages* including pedestrian entrances and clear glass with views to activities in the *building*.
7. *Buildings* and *structures* located on *sites* with frontage along the north-eastern side of Kāpiti Road must be set back at least 3 metres from the Kāpiti Road *boundary.*
8. Any *building* or *structure* which is set back 2 or more metres from the *road boundary* must provide (or, in respect of existing *trees*, retain) at least one specimen *tree* capable of growing to 5 metres in *height* within 10 years of planting for every 10 metres of *site* frontage. Any *landscaping* provided in

	accordance with this standard must be included in the *landscaping* car park requirement. 9. All *buildings*, other than temporary or accessory storage *buildings*, or *residential buildings* in the Ihakara Street West Precinct complying with MUZ-R5, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux. 10. *Buildings* and *structures* shall be sited a minimum of 4 metres from the boundary of the *Residential Zones*.	
MUZ-R7	Tourist activities, *commercial* (excluding *retail* or *industrial*) and *residential activities* in the Paraparaumu North Gateway Precinct.	
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.		
Permitted Activity	**Standards** 1. *Residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*) must be limited to caretaker units which are: a. located above or behind the *commercial activity* on the *site*; b. limited in size to 100m^2; and a. a *minor residential unit* shall not be allowed.	
MUZ-R8	*Industrial Activities* Excludes: a. *non-industrial ancillary activities* to the *industrial activity*	
Permitted Activity	**Standards** *Industrial activities* must be located above the ground floor level or be separated from all street frontages by *retail activities*. **Note**: See MUZ-R3 for *ancillary commercial activities*.	
MUZ-R17	*Papakāinga* on *land* held under Te Ture Whenua Māori Act 1993.	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. *Buildings* and *structures* (excluding *minor buildings*) must comply with Standards 1 and 2 set out under Rule MUZ-R6.	
Note: refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga.*		
MUZ-R9	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* in the Paraparaumu North Gateway Precinct. Excludes: • New *minor buildings* and *additions* and *alterations* to existing *minor buildings.* *Measurement criteria,* and *height measurement criteria* apply to activities under this rule.	**Amended** 01 Sep 23 PC2
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.		

Controlled Activity	**Standards** 1. *Buildings* and *structures* must comply with the *permitted activity* standards for *buildings* and *structures* in the Mixed Use Zone. 2. *Buildings* and *structures* shall have a maximum *height* of 10 metres (as measured by the *height measurement criteria*) and a maximum *gross floor area* of 1000m^2. *Measurement Criteria*: a. When measuring *gross floor area* include: covered yards and areas covered by a roof but not enclosed by walls Exclude: a. uncovered stairways; b. floor space in terraces (open or roofed), external balconies, breezeways or porches; c. roof *car parking*, lift towers and machinery rooms on the roof having a floor area of not more than 200m²; d. *car parking* areas; and e. floor space of interior balconies and mezzanines not used by the public. 3. *Buildings* and *structures* must be located a minimum of 15 metres from a *state highway*, or limited access *road* (LAR) and a minimum of 5 metres from the precinct area boundary. 4. *Building Coverage* must not exceed 40%. *Measurement Criteria*: When measuring *building coverage,* include: a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981.	**Matters of Control** 1. Location, layout, size and design of the proposed *development*. 2. The relevant matters in the Crime Prevention Through Environmental Design Guidelines in Appendix 6, *Council's Land Development Minimum Requirements* and the Centres Design Guide in Appendix 25. 3. Visual, character and amenity *effects*. 4. Context and surroundings. 5. Cumulative *effects*. 6. The imposition of *financial contributions* in accordance with the Financial Contributions chapter.

	Exclude: a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. b. The footprint of any *minor Building* 5. Walls 20 metres or greater in length must be broken up with windows, recesses, entrances and changes in materials. 6. Security fencing must be visually permeable (e.g. chain-link). 7. A landscaped area of at least 1 metre in width and 2 metres in *height* (as determined by *height measurement criteria*) must be provided along *site boundaries* to screen *buildings* and activities from adjoining rural properties outside the Paraparaumu North Gateway Precinct, identified in the District Plan Maps.	
MUZ-R10	Any activity which is listed as a *permitted activity* or a *controlled activity* and does not comply with one of more of the associated standards, unless otherwise specifically stated.	
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. Cumulative *effects*. 4. Consistency with relevant objectives and policies.
MUZ-R11	*Retail activities* in the Paraparaumu North Gateway Precinct that do not meet the *permitted activity* standards.	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. *Retail activities* must be limited to *yard based retail* activities and have a maximum *retail floor space* of 300m^2 per total *site* area.	**Matters of Discretion** 1. Location, layout, size and design of the proposed *development*. 2. The relevant matters in the Crime Prevention through Environmental Design Guidelines in Appendix 6, *Council's Land Development Minimum Requirement*s and the Centres Design Guide in Appendix 25. 3. Economic *effects* including *effects*

		on the vitality of *centres*. 4. Visual, character and amenity *effects*. 5. Traffic and transport *effects*.
MUZ-R12	*Development* which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. The amount of *development* proposed must not exceed or proceed earlier than the stipulations in the guideline.	**Matters of Discretion** 1. The scale of biodiversity, energy or *water* quality benefits created by the proposal. 2. Layout, size, design and location of proposed *buildings* (excluding *minor buildings*). 3. Visual, character and amenity *effects*. 4. Ecological or biodiversity *effects*. 5. Traffic and transport *effects*. 6. Proposed mitigation, remediation or ongoing management measures. 7. *Effect* on *natural character* values. 8. Cumulative *effects*. 9. The relevant matters in the Centres Design Guide in Appendix 25.
MUZ-R13	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* where one or more of the *permitted activity* standards in MUZ-R6 is not met. Excludes: • *Papakāinga* (refer to rule MUZ-R19) • New *minor buildings* and *additions* and *alterations* to existing *minor buildings.* *Measurement criteria* apply to activities under this rule. **Notification** Public notification of an application for *resource consent* under this rule is precluded for non-compliance with the following standards: • Standards 2, 3, 4, 5 or 10 under rule MUZ-R6.	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** *Height* 1. *Buildings* and *structures* must not exceed a. 36 metres in *height* in the Ihakara Street West, Ihakara Street East and Kapiti Road precincts; b. 12 metres in *height* in the	**Matters of Discretion** 1. Location, layout, size and design of proposed *development*. 2. Consideration of the *permitted activity* standard not met. 3. Visual, character, amenity, *historic heritage*, streetscape and stream *effects*. 4. The relevant matters in the Centres Design Guide in Appendix 25 and the *Land Development Minimum*

	Paraparaumu North Gateway Precinct. *Measurement criteria:* *Height* must be measured using the *height measurement criteria*.	*Requirements*. 5. *Effects* on landform and landscape. 6. Traffic and transport *effects*.	
MUZ-R18	*Papakāinga* on *general title land*. **Notification** Public notification of an application for *resource consent* under this Rule is precluded.		**Added** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai. 2. Compliance with the Standards set out under rule MUZ-R17.	**Matters of Discretion** 1. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the *land*; 2. Evidence of appropriate legal mechanism(s) to ensure that *land* is maintained in Māori ownership. 3. The matters contained in the *Land Development Minimum Requirements*.	
Notes: 1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*. 2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include: a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*; b. any other matter related to *tikanga Māori.*			
MUZ-R19	*Papakāinga* on *land* held under Te Ture Whenua Māori Act 1993 or on *general title land* that do not comply with one or more of the Standards set out under Rules MUZ-R17 or MUZ-R18. **Notification** Public notification of an application for *resource consent* under this Rule is precluded.		**Added** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. For *papakāinga* on *general title land*, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai.	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. The matters contained in the *Land Development Minimum Requirements*. 4. For *papakāinga* on *general title land*:	

		a. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the *land*; b. Evidence of appropriate legal mechanism(s) to ensure that *land* is maintained in Māori ownership.

Notes:

1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*.
2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include:

    1. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;
    2. any other matter related to *tikanga Māori.*

MUZ-R14	Any activity which is listed as a *restricted discretionary activity* and does not comply with one or more of the associated standards unless otherwise specifically stated.
Discretionary Activity	
MUZ-R15	*Activities* which create *offensive odour*s detected at any *boundary* adjoining the *Residential Zones*.
Non-Complying Activity	
MUZ-R16	*Offensive trades.*
Non-Complying Activity	