

Appendix 2

Matangi Mixed Use Zone

Objective MMUZ-01- Mixed Use Environment

- (a) A distribution of landuse activities that provide for a mixed-use environment.

1. Policies – Range of activities

- a. Enable mixed uses, a diverse range of activities, services and trading formats that provide employment opportunities.
- b. Provide for Multi Unit Residential activities above ground floor level with high amenity.
- c. Maintain and enhance residential amenity by managing non-residential activities which generate high levels of noise, motor vehicle traffic and activities operating outside normal business hours.
- d. Discourage activities, which have noxious, offensive, or undesirable qualities.
- e. The Matangi Mixed use Zone acts as a focal point for local community activities and events through built form, size, scale, and diversity of activity.
- f. Maintain heritage through the repurposing and reusing of existing buildings where possible.

Objective MUZ – 02 – Commercial Area

- (a) New commercial and office activities primarily operate from within the commercial area.

2. Policies – Agglomeration of Commercial Activities

- a. Enhance Tauwhare Road frontage and ensure it is primarily activated through commercial landuse.
- b. Maintain and provide for safe interaction of pedestrian and vehicular users
- c. Discourage residential units from establishing in the commercial area

Objective MUZ-03 – Commercial Centres

- (a) Development does not undermine the primacy, function, vitality of local Commercial Centres.

3. Policies – Range of Commercial Activities

- a. Provide for a range of commercial activities that will not compromise the function, role and amenity of regional commercial and business zones.
- b. Provide for a range of commercial activities that do not generate adverse safety and efficiency effects on local roading and rail networks.

Objective MUZ-04 - Amenity of Matangi Light Industry Activities

- (a) The adverse amenity impacts of Matangi Light Industry Activities on living and rural areas are to be avoided.

4. Policies - Matangi Light Industry Activities

- a. Manage new building scale and design to limit shading and building dominance on neighbouring Residential and Rural zones.
- b. The adverse effects of Matangi Light Industry Activities are contained within the Matangi Mixed Use Zone boundary to avoid adverse effects on amenity within other zones, particularly the Residential, Rural and public interface on Tauwhare Road.

Objective MUZ-05 Urban Form

- (a) Development achieves a flexible and high quality urban form.

5. Policies High Quality Urban Form

- a. Require buildings with street frontages to achieve a reasonable level of street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- b. Utilise urban design and CPTED principles in the design of development.
- c. Development addresses, responds and is sympathetic to the heritage values of the site.
- d. Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- e. Promote the use of landscaping for buffering and boundary softening.

Objective MUZ-06 Development Scale

- (a) Development is of an appropriate scale to manage its adverse effects.

6. Policy – Managing development scale

- a. Subdivision, use and development are of a scale and size that will minimise the potential adverse effects on surrounding residential, rural, roading and public infrastructure.
- b. Adverse effects of subdivision, use and development activities on the transport network are minimised with particular regard to:
 - I. Reverse sensitivity effects of land uses sensitive to adverse transport effects (e.g. noise)
 - II. Protection of strategic and arterial transport networks, rail crossings and associated intersections.
 - III. Maintain the safety of pedestrians and cyclists
- c. lighting and signage are managed so as to not create adverse effects from illumination, light spill, flashing or reflection on the receiving environment.

Objective MUZ -07 Subdivision and Development

- (a) Subdivision layout and design facilitates the land use outcomes of the Matangi Mixed Use Zone.

7. Policies

- a. Ensure subdivision and development provides integrated Three Waters infrastructure and services to a level that is appropriate to their location and intended use.
- b. Subdivision and development is located and designed to minimise adverse effects on ground and surface water resources, particularly the life-supporting capacity of water bodies and their riparian margins.
- c. Avoid Fee Simple subdivision without connection to public reticulation.