

## MUZ - Mixed Use Zone

The Mixed Use Zone provides for a compatible range of activities, including residential, light industrial, commercial, recreational and community activities.

The mixture of activities in the zone and its built form create an attractive, vibrant and safe environment for workers, residents and the community it serves.

Some areas have been identified as being suited to a more intensive built form through increased building heights than the standard zone height. These areas are located within a walkable catchment of the Metropolitan Centre Zone or a train station. They are identified on the planning maps as Height Increase A and Height Increase B.

Specific sites have been identified where additional controls are necessary to mitigate the adverse effects of buildings and structures on the social, physical, and surroundings heritage values of heritage items and heritage settings. They are identified on the planning maps as Height Controls – Heritage. They are qualifying matters under s770 of the RMA.

As well as enabling a range of residential and non-residential activities, the Mixed Use Zone also provides for light industrial activities. However, these light industrial activities will be assessed on a case by case basis through a resource consent process to address their suitability for the zone and any potential adverse effects on existing activities.

The Mixed Use Zone enables residential activities and provides employment opportunities. Due to the wide range of non-residential activities provided for and the potential for light industrial activities to establish, this zone may have fewer day-to-day conveniences and different amenity levels for residents than other commercial or residential zones.

In accordance with the National Planning Standards, the District Plan takes an integrated approach to the sustainable management of natural and physical resources within individual zones and across Porirua. As such other chapters in this Plan have provisions that apply to this Zone, including in Part 2: District-Wide chapters.

See How the District Plan works for more information.

## Objectives

### MUZ-O1 Purpose of the Mixed Use Zone

The Mixed Use Zone accommodates a compatible range of activities, including residential, commercial, recreational, community and light industrial activities, that service both businesses and surrounding residential catchments.

### MUZ-O2 Planned urban built environment of the Mixed Use Zone

The Mixed Use Zone is a vibrant, attractive and safe urban built environment that is characterised by:

1. Medium-rise buildings that contribute positively to and integrate well with the surrounding area;
2. A greater intensity of built urban form in locations accessible to the Metropolitan Centre Zone or a train station, identified by height increase controls on the planning maps; and
3. Sites and buildings used for residential purposes that provide good quality on-site residential amenity for the health and well-being of people residing in the Zone.

### MUZ-O3 Managing the scale of use and development at zone interface

Use and development within the Mixed Use Zone:

1. Are of an appropriate scale and proportion for the purpose and planned urban built environment of the zone; and
2. Minimize adverse effects on the amenity values of adjacent sites in Residential Zones and Open Space and Recreation Zones.

## Policies

**MUZ-P1 Appropriate activities**

Enable activities that are compatible with the purpose of the Mixed Use Zone.

**MUZ-P2 Location of residential activity and residential units**

Provide for residential activity where reverse sensitivity effects on commercial activities are minimized.

**MUZ-P3 Health and well-being for residential activity and residential units**

Enable residential activity and residential units where they provide a healthy urban built environment that provides for people’s well-being in respect of:

- 1. Access to sunlight, daylight and outdoor living space; and
- 2. Privacy and site design.

**MUZ-P4 Other activities**

Provide for other activities within the Mixed Use Zone, including larger-scale activities where:

- 1. Any significant adverse effects can be avoided, remedied or mitigated;
- 2. For any retirement village:
  - ~~a. On-site amenity for residents is provided, which reflects the nature of and diverse needs of residents of the village; and<sup>1</sup>~~
  - a. Any potential reverse sensitivity effects on the continued operation of non-residential activities are minimized; and
- 2. They are of a size and scale that does not undermine the role and function of the Metropolitan Centre Zone.

**MUZ-P5 Inappropriate activities**

Avoid activities that are incompatible with the purpose of the Mixed Use Zone.

**MUZ-P6 Small scale built development**

Enable repairs, alterations and additions to existing buildings and structures, and the erection of smaller-scale buildings and structures, that achieve the planned urban built environment for the Mixed Use Zone.

**MUZ-P7 Larger scale built development**

Provide for larger-scale built development that:

- 1. Acknowledges and reflects the planned urban built environment of the Mixed Use Zone;
- 2. Is consistent with the Mixed Use Zone Design Guide contained in APP5 - Mixed Use Zone Design Guide.

**MUZ-P8 Height increase**

Enable buildings and structures up to six stories within a walkable catchment to the Metropolitan Centre Zone and/or a train station, as identified on the planning maps.

**MUZ-P9 Public space interface**

Provide for development that:

- 1. Ensures any parking, storage and servicing areas are visually unobtrusive and are located preferably within or to the rear of the building; and
- 2. Where located along an active street frontage identified on the planning maps, creates a positive interface with the streetscape by ensuring:
  - a. Buildings that are oriented towards the front boundary of the site;
  - b. Transparent glazing is incorporated on the ground floor that allows visibility into and out of commercial frontages and reflects whether it is a primary or secondary frontage; and

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<sup>1</sup> RVA [OS118.118]

- c. An obvious public entrance is provided.

**MUZ-P10 Interface with Residential and Open Space Zones**

Minimize the adverse effects from use and development within the Mixed Use Zone on directly adjoining sites zoned Residential or Open Space and Recreation; by ensuring that:

1. Buildings and activities are located and designed to achieve a transition at the zone interface;
2. Buildings are located and designed to minimize shading and privacy effects;
3. Buildings are of a bulk, height and form that minimizes dominance and/or enclosure effects; and
4. Screening and landscaping minimize adverse visual effects.

**Rules**

Note: 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.

Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

**MUZ-R1 New buildings and structures, and alterations, repairs and additions to existing buildings and structures**

1. Activity status: **Permitted**

Where:

- a. The gross floor area of the new building or structure, or addition, or addition to an existing building or structure is no more than 450m<sup>2</sup>; and
- b. Compliance is achieved with:
  - i. MUZ-S1;
  - ii. MUZ-S2;
  - iii. MUZ-S3;
  - iv. MUZ-S4; and
  - v. MUZ-S6.

Except that:

- MUZ-S1, MUZ-S2, MUZ-S3, and MUZ-S6 do not apply to alterations and repairs to existing buildings and structures.
- MUZ-S4 does not apply to papakāinga.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R1-1.a.

Matters of discretion are restricted to:

1. The matters in MUZ -P7.

**Notification:**

An application under this rule is precluded from being publicly and limited notified in accordance with sections 95A and 95B of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ -R1-1.b.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

**Notification:**

- An application under this rule where compliance is not achieved with MUZ-S2, MUZ-S3 or MUZ-S6 is precluded from being publicly notified in accordance with section 95A of the RMA.
- An application under this rule where compliance is not achieved with MUZ-S4 or ~~MUZ-S5~~<sup>2</sup> is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

### MUZ-R2 Construction activity

1. Activity status: **Permitted**

### MUZ-R3 Retail activity

1. Activity status: **Permitted**

### MUZ-R4 Commercial service activity

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R4-1.a.

Matters of discretion are restricted to:

1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

### MUZ-R5 Office

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 200m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R5-1.a.

Matters of discretion are restricted to:

1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

### MUZ-R6 Entertainment facility

1. Activity status: **Permitted**

Where:

- a. The gross floor area per facility does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R6-1.a.

Matters of discretion are restricted to:

1. The matters in MUZ-P4.

**Notification:**

<sup>2</sup> Kāinga Ora [OS76.295]

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ-R7 Food and beverage activity**

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R7-1.a.

Matters of discretion are restricted to:

- 1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ-R8 Visitor accommodation**

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R8-1.a.

Matters of discretion are restricted to:

- 1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ-R9 Healthcare activity**

1. Activity status: **Permitted**

Where:

- a. The gross floor area per tenancy does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R9-1.a.

Matters of discretion are restricted to:

- 1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ-R10 Educational facility**

1. Activity status: **Permitted**

Where:

- a. The gross floor area per facility does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R10-1.a.

Matters of discretion are restricted to:

1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ- Community facility  
R11**

1. Activity status: **Permitted**

Where:

- a. The gross floor area per facility does not exceed 450m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R11-1.a.

Matters of discretion are restricted to:

- 1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ- Large format retail activity and supermarket  
R12**

1. Activity status: **Permitted**

Where:

- a. The gross floor area of the activity does not exceed 1,500m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R12-1.a.

Matters of discretion are restricted to:

- 1. The matters in MUZ -P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ- Drive-through activity  
R13**

1. Activity status: **Permitted**

Where:

- a. The gross floor area of the activity including parking and manoeuvring areas does not exceed 1,500m<sup>2</sup>

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R13-1.a.

Matters of discretion are restricted to:

- 1. The matters in MUZ -P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ- Supported residential care activity  
R14**

1. Activity status: **Permitted**

**MUZ- R15 Community corrections activity**

1. Activity status: **Permitted**

**MUZ- R16 Conservation activity**

1. Activity status: **Permitted**

**MUZ- R17 Customary harvesting**

1. Activity status: **Permitted**

**MUZ- R18 Papakāinga**

1. Activity status: **Permitted**

Where:

- a. The site is held under Te Ture Whenua Māori Act 1993;
- b. The gross floor area of all commercial activities does not exceed 450m<sup>2</sup> per site; and
- c. The gross floor area of all community facilities does not exceed 450m<sup>2</sup> per site.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R18-1.a.

Matters of discretion are restricted to:

- 1. The matters in PK-P2.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R18-1.b, or MUZ-R18-1.c.

Matters of discretion are restricted to:

- 1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ- R19 Residential activity and residential unit, excluding papakāinga**

1. Activity status: **Permitted**

Where:

- a. No more than three residential units occupy the site; and
- b. Compliance is achieved with MUZ-S5.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-R19-1.a.

Matters of discretion are restricted to:

- 1. The matters in MUZ-P7.

**Notification:**

An application under this rule is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

3. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with MUZ-S5.

Matters of discretion are restricted to:

- 1. The matters of discretion of any infringed standard.

**Notification:**

An application under this rule where compliance is not achieved with MUZ-S5 is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.

**MUZ- Retirement village  
R21**

- 1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

- 1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ- Trade supplier  
R22**

- 1. Activity status: **Restricted discretionary**

Where:

- a. The gross floor area of the activity is less than 1,500m<sup>2</sup>

Matters of discretion are restricted to:

- 1. The matters in MUZ -P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

- 2. Activity status: **Discretionary**

Where:

- a. Compliance is not achieved with MUZ -R22.1.a.

**MUZ- Light industrial activity  
R23**

- 1. Activity status: **Restricted discretionary**

Where:

- a. The gross floor area of the activity is less than 3,500m<sup>2</sup>

Matters of discretion are restricted to:

- 1. The matters in MUZ -P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

- 2. Activity status: **Discretionary**

Where:

- a. Compliance is not achieved with MUZ-R23-1.a.

**MUZ- Emergency service facility  
R24**

- 1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

- 1. The matters in MUZ -P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ-R25 Integrated retail activity**

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in MUZ-P4.

**Notification:**

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**MUZ-R26 Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying**

1. Activity status: **Discretionary**

**MUZ-R27 Industrial activity other than light industrial activity**

1. Activity status: **Non-complying**

**MUZ-R28 Primary production**

1. Activity status: **Non-complying**

**MUZ-R29 Rural activities other than primary production**

1. Activity status: **Non-complying**

**Standards**

**MUZ-S1 Height**

1. All buildings and structures must not exceed a maximum height above ground level of:

- a. 18m;
- b. 22m on sites subject to the Height Increase A identified on the planning maps; or
- c. 12m on sites subject to Height Control – Heritage B shown on the planning maps.
- d. [36m on sites subject to Height Increase – 36m, as identified on the planning maps<sup>3</sup>](#).

Except that:

- a. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone must not exceed 2m in height.

This standard does not apply to:

- Solar water heating components provided these do not exceed the height by more than 1m;

Matters of discretion are restricted to:

1. The location, design and appearance of the building or structure;
2. Loss of sunlight to adjacent public space;
3. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;
4. The planned urban built environment;
5. Wind effects on the safety and amenity of the adjacent public space;
6. Shading to surrounding buildings; and
7. Whether an increase in building height results from a response to natural hazard mitigation

Except that:

On sites where MUZ-S1-1.c applies and the building or structure height otherwise complies with MUZ-S2-1.a, or MUZ-S2-1.b, as appropriate:

Matters of discretion are restricted to:

1. The matters in HH-P17.

<sup>3</sup> Kāinga Ora [OS76.117]

- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;
- Antennas, aerials, and flues provided these do not exceed the height by more than 1m;
- Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m; or
- Lift overruns provided these do not exceed the height by more than 1m.

**MUZ-S2 Height in relation to boundary**

1. All buildings and structures must not project beyond a:

- a. 60° recession plane measured from a point 4m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone; or
- b. 60° recession plane measured from a point 8m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned High Density Residential Zone; or
- c. For sites subject to HIRB Control Heritage A identified on the planning maps:
  - i. A 45° recession plane measured from a point 3m vertically above the ground level on any boundary with a site containing a heritage item or heritage setting.

Except that:

- 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.

This standard does not apply to:

- Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; or
- Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to

Matters of discretion are restricted to:

1. Visual dominance, shading and loss of privacy for adjoining Residential and Open Space and Recreation zoned sites;
2. The location, design and appearance of the building or structure;
3. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; and
4. Whether topographical or other site constraints make compliance with the standard impractical.

Except that:

On sites where MUZ-S2-1.c applies and the building or structure height in relation to boundary otherwise complies with MUZ-S2-1.a or MUZ-S2-1.b, as appropriate:

Matters of discretion are restricted to:

1. The matters in HH-P17.

boundary by more than 3m measured vertically.

**MUZ-S3 Setback**

1. Buildings and structures must not be located within a 3m setback from a side or rear boundary where that boundary adjoins a High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.
2. Buildings and structures must not be located within a 1.5m setback from a boundary with a rail corridor.

MUZ-S3-1 does not apply to:

- One accessory building or structure less than 2m in height and less than 7m long per site; or
- Fences or standalone walls.

Matters of discretion are restricted to:

1. Screening, planting and landscaping of the building or structure;
2. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites;
3. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site; and
4. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.

Except that:

On sites where MUZ-S3-2 applies, and the building or structure setback otherwise complies with MUZ-S3-1:

Matters of discretion are restricted to:

1. The safe and efficient operation of the rail network.

**MUZ-S4 Active street frontage**

1. For sites with primary frontages identified on the planning maps:
  - a. At least 20% of the ground floor building frontage must be display windows or transparent glazing; and
  - b. The principal public entrance to the building must be located on the front boundary.
2. For sites with secondary frontages identified on the planning maps at least 10% of the ground floor building frontage must be display windows or transparent glazing.

Except that:

- The active street frontage requirements do not apply to residential activities and residential units on the ground floor.

Matters of discretion are restricted to:

1. Whether the building promotes a positive interface with the street, community safety and visual interest;
2. Whether the building incorporates landscaping or other means to provide increased amenity, shade and weather protection; and
3. Whether topographical or other site constraints make compliance with the standard impractical.

**MUZ-S5 Outdoor living space**

1. A residential unit at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that:
  - a. Where located at ground level, has no dimension less than 3m; and
  - b. Where provided in the form of a balcony, patio, or roof terrace, is at

Matters of discretion are restricted to:

1. Whether adequate useable space is provided on-site to accommodate outdoor activities;
2. Whether there are topographical or other site constraints that make compliance with the standard impractical; and

- least 8m<sup>2</sup> and has a minimum dimension of 1.8m; 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
    - iii. Is free of buildings, parking spaces, and servicing and manoeuvring areas.
2. 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 8m<sup>2</sup> and has a minimum dimension of 1.8m; 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.
3. Except that the following alternative outdoor living space standards can be applied:
- a. Ground floor residential units can be provided with a balcony of at least 8m<sup>2</sup> and a minimum dimension of 1.8m at an upper level instead of a ground floor balcony, patio, or roof terrace under MUZ-S5-1 above. The upper level balcony must:
    - i. Be directly connected to and accessible from the living or dining room of the unit served; and
    - ii. Located to the west, north, or east of the unit served.
  - b. One-bedroom residential units above ground can be provided with a balcony of at least 5m<sup>2</sup> instead an outdoor living space in the form of a balcony, patio, or roof terrace of 8m<sup>2</sup> under MUZ-S5.2 above, subject to being:
    - i. Directly connected to and accessible from the living or
3. Proximity of the residential unit to accessible public open space.

- dining room of the unit served;  
and
- ii. Located to the west, north, or east of the unit served.
- c. A ground floor apartment can be provided with a ground floor, balcony, patio, or roof terrace space that is at least 8m<sup>2</sup> and has a minimum dimension of 1.8m, where the balance of the required outdoor living space under MUZ-S5-1 above:
  - i. Is provided as a shared outdoor living space with other apartments on the site; and
  - ii. The shared outdoor living space is open to the north.
- d. Up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony, patio or roof terrace under MUZ-S5.2 above.

Note: When calculating the number of above ground residential units that can be provided with a Juliet balcony, where there is a fractional number, that number shall be rounded down. For example, 4.9 will be 4 residential units.

This standard does not apply to papakāinga.

#### **MUZ-S6 Screening and landscaping of service areas, outdoor storage areas and parking areas**

1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a 1.8m high fence or landscaping where they are visible from any:
  - a. Public road;
  - b. Other public space; and
  - c. Directly adjoining site High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.
2. Any on-site parking area must:
  - a. Be fully screened by a 1.8m high fence or landscaping from any directly adjoining site zoned High Density Residential Zone, Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone.
  - b. If located along a street edge, provide a landscaping strip along the frontage, that extends at least 1.5m from the boundary with the road and comprise a mix of trees,

Matters of discretion are restricted to:

1. Any adverse effects on the streetscape;
2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading;
3. The service and storage and of the activity; and
4. The size and location of service, storage and parking areas

shrubs and ground cover plants without preventing the provision of an entry point to the site.

Except that:

- The landscaping requirement for on-site parking areas along a street edge does not apply to individual parking spaces for residential development, if provided.