

AREA SPECIFIC MATTERS

Mixed Use Zone (MUZ)

Introduction

Feilding is the largest township in the Manawatū District and plays an important role as a rural service centre. District residents and visitors value the unique character and identity of Feilding and it is important that the business *zones* maintain and enhance this.

The Feilding town centre is separated into two distinct zoning areas to provide for a range of activities to meet the needs of the community while retaining the unique character and identity of Feilding: the Town Centre *Zone* and Mixed Use *Zone*.

The Mixed Use *Zone* relates to the area adjoining Town Centre *Zone*. This *zone* provides for larger scale activities that require larger *building footprints* than the Town Centre *Zone*. The *Zone* also provides for a specific area of *large format retail activities*.

This chapter is intended to be read in conjunction with the chapters that apply Districtwide such as Chapter 4 – Historic Heritage.

Issues

MUZ-I1	The desire to maintain the boutique-scale and unique character in the heart of the town centre.
MUZ-I2	To ensure new <i>buildings</i> achieve good urban design and are complementary to the design and character of existing <i>buildings</i> .
MUZ-I3	To provide for a wide range of activities recognising the role of Feilding as a rural service centre.
MUZ-I4	To ensure that the scale and intensity of proposed activities are appropriate for the Town Centre and Mixed Use <i>Zones</i> .

MUZ-I5	To provide for <i>large format retail</i> development that does not detract from the design and character of the existing town centre core.
MUZ-I6	The need to retain a compact, well designed town centre and avoid the unplanned sprawl of business activities into residential and industrial areas.
MUZ-I7	The need to manage any potential <i>reverse sensitivity effects</i> at the Town Centre and Mixed Use Zones/General Residential Zone interface.

Objectives

MUZ-O1	To encourage and provide for a range of compatible activities that recognise Feilding’s role as a rural centre and retain the existing <i>amenity values</i> of the town centre.
MUZ -O2	To retain the high concentration of <i>buildings</i> with significant historic heritage values that create the character and identity of Feilding.
MUZ -O3	To ensure development in the Mixed Use and Town Centre Zones achieves a high level of amenity and active street frontages.

Policies

MUZ-P1	To provide for <i>buildings</i> with larger footprints in the Mixed Use Zone.
MUZ-P2	To restrict <i>Large Format Retail activities</i> to a specific location within the Mixed Use Zone.
MUZ-P3	To ensure that any potential adverse <i>effects</i> from activities in the Mixed Use and Town Centre Zones are managed to avoid, remedy or mitigate adverse <i>effects</i> in the Mixed Use and Town Centre Zones and on residentially-zoned land adjacent to the Mixed Use and Town Centre Zones.

MUZ-P4	To encourage the retention of the existing street facades of <i>buildings</i> with significant heritage values where these <i>buildings</i> are proposed to be demolished.
MUZ-P5	To ensure <i>additions and alterations</i> to existing <i>buildings</i> , and construction of new <i>buildings</i> do not compromise the context, setting and <i>streetscape</i> values of the existing town character and <i>buildings</i> with significant heritage values, through managing <i>building</i> bulk and <i>height</i> .
MUZ-P6	To require <i>building</i> design that is high quality and complementary to the surrounding <i>environment</i> .
MUZ-P7	To avoid featureless walls by requiring window and door openings on the street edge to ensure active street frontages.
MUZ-P8	To require ornamentation and other detailing to complement the <i>building</i> style.
MUZ-P9	To ensure signage is limited to identifying the business location and/or the product or service provided on the <i>site</i> and is complementary to the <i>building</i> style which it relates.
MUZ-P10	To encourage the landscaping and screening of <i>sites</i> to enhance the amenity of the Mixed Use and Town Centre <i>Zones</i> .

Rules

Permitted Activities (PER)

The following are *permitted activities* in the Mixed Use *Zone* provided that they comply with the standards MUZ-ST1 –MUZ-ST15:

MUZ-R1	The construction of any new <i>building</i> associated with a <i>permitted activity</i>
MUZ-R2	Internal and external <i>additions and alterations</i> to an existing <i>building</i>

MUZ-R3	<i>Ancillary activities</i>
MUZ-R4	Car parking
MUZ-R5	<i>Commercial services</i>
MUZ-R6	<i>Community facilities</i>
MUZ-R7	<i>Education facilities</i>
MUZ-R8	<i>Entertainment facilities</i>
MUZ-R9	<i>Funeral parlour</i>
MUZ-R10	<i>Large format retail within the specified Large Format Retail overlay (see Figure 53 for detail)</i>
MUZ-R11	<i>Light Industry</i>
MUZ-R12	<i>Maintenance and minor repair of buildings</i>
MUZ-R13	<i>Motor vehicle sales and services</i>
MUZ-R14	Partial or complete demolition of any <i>building</i> where the work is required to make the <i>site</i> safe after an accidental fire, flooding or earthquake event
MUZ-R15	<i>Retail activities</i>
MUZ-R16	<i>Rural and Animal Services</i>
MUZ-R17	Saleyards (located at All DP 3797, All DP 6178, Lots 145,152,153,154, Pt Lot 146 DP 19)
MUZ-R18	<i>Seismic strengthening</i>
MUZ-R19	<i>Visitor accommodation</i>

Standards for Permitted Activities

For the Mixed Use Zone, the *permitted activities* specified in MUZ-R1 to MUZ-R19 must comply with the following standards:

MUZ-ST1	Height - The maximum permitted <i>height</i> for any <i>building</i> in the Mixed Use Zone is 9m.	
MUZ-ST2	Yards - All <i>buildings</i> adjoining land zoned General Residential must comply with a setback for all <i>yards</i> of 4.5m.	
MUZ-ST3	Building footprint - <i>Buildings</i> in the Mixed Use Zone must not exceed a <i>building footprint</i> of 800m ² .	
MUZ-ST4	Building frontages - Publicly visible <i>building</i> façades must include doors, windows, <i>building</i> modulation or other architectural detail for no less than 60% of the total façade measured from one <i>site</i> boundary to another.	
MUZ-ST5	Screening - Any <i>site</i> boundary with an adjoining General Residential zoned <i>site</i> shall be screened to a <i>height</i> of 2m with a solid wall or planted with dense vegetation growing to 2m in <i>height</i> . Any planting must be regularly maintained. Any plants that perish must be replaced immediately.	
MUZ-ST6	Landscape and Screen Planting	
	MUZ-ST6.1	Every 5 car park spaces provided must be separated by a 2m x 2m landscaping box with planting that is maintained.
	MUZ-ST6.2	Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5m wide <i>landscape strip</i> that must be planted with low shrubs and groundcover below 0.75m in <i>height</i> and regularly maintained. Any plants that perish must be replaced immediately.

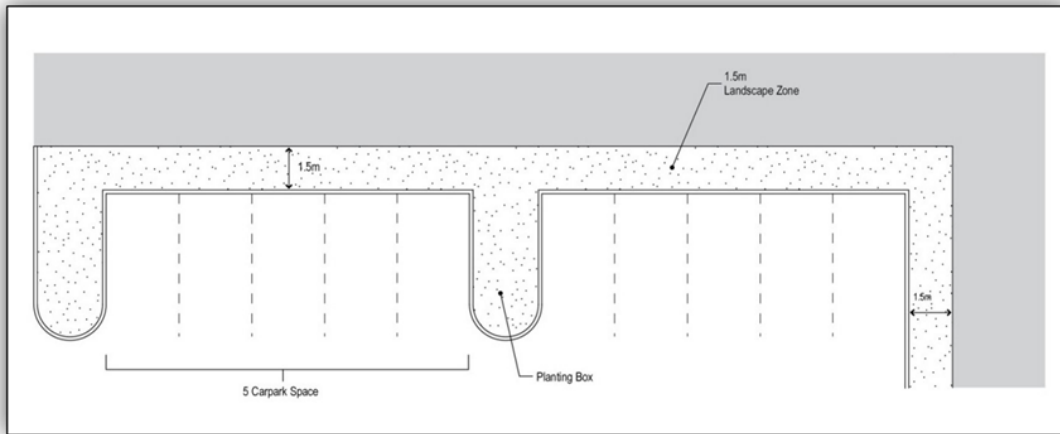


Figure 52 – Mixed Use landscaping example

<p>MUZ-ST7</p>	<p>Outdoor Storage - Any outdoor storage area must be screened from view by either a closed board fence or wall of not less than 2m in <i>height</i> or dense planting capable of growing to 2m in <i>height</i>. Any planting must be regularly maintained. Any plants that perish must be replaced immediately.</p>					
<p>MUZ-ST8</p>	<p>Noise - compliance with NOISE-ST1 to NOISE-ST4</p>					
<p>MUZ-ST9</p>	<p>Parking - compliance with TR-ST3.</p>					
<p>MUZ-ST10</p>	<p>Visibility at Railway Crossings - compliance with TR-R2 and TR-APP5</p>					
<p>MUZ-ST11</p>	<p>Access - compliance with TR-R2 and TR-ST1.</p>					
<p>MUZ-ST12</p>	<p>Glare - compliance with TR-ST2.</p>					
<p>MUZ-ST13</p>	<p>Signs in the Mixed Use Zone:</p> <table border="1" data-bbox="431 1570 1323 1864"> <tr> <td data-bbox="431 1570 695 1675"> <p>MUZ-ST13.1</p> </td> <td data-bbox="695 1570 1323 1675"> <p>Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3</p> </td> </tr> <tr> <td data-bbox="431 1675 695 1864"> <p>MUZ-ST13.2</p> </td> <td data-bbox="695 1675 1323 1864"> <p>Signs located above the footpath or carriageway, provided that no part of such <i>signs</i> shall be less than 2.5m above the footpath or 5.5m above the carriageway.</p> </td> </tr> </table>		<p>MUZ-ST13.1</p>	<p>Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3</p>	<p>MUZ-ST13.2</p>	<p>Signs located above the footpath or carriageway, provided that no part of such <i>signs</i> shall be less than 2.5m above the footpath or 5.5m above the carriageway.</p>
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<p>MUZ-ST13.2</p>	<p>Signs located above the footpath or carriageway, provided that no part of such <i>signs</i> shall be less than 2.5m above the footpath or 5.5m above the carriageway.</p>					

MUZ-ST14

Large Format Retail overlay

MUZ-ST14.1

The *gross floor area* of any *building* within the *Large Format Retail Overlay* must be 2000m² or larger

MUZ-ST14.2

The *road frontage(s)* of all *sites* within the *Large Format Retail Overlay* that are not occupied by *site access* must be landscaped and maintained for a depth of at least 2m.

MUZ-ST14.3

All vehicle access to *sites* from State Highway 54/Aorangi Street, must be left turn in, left turn out only.

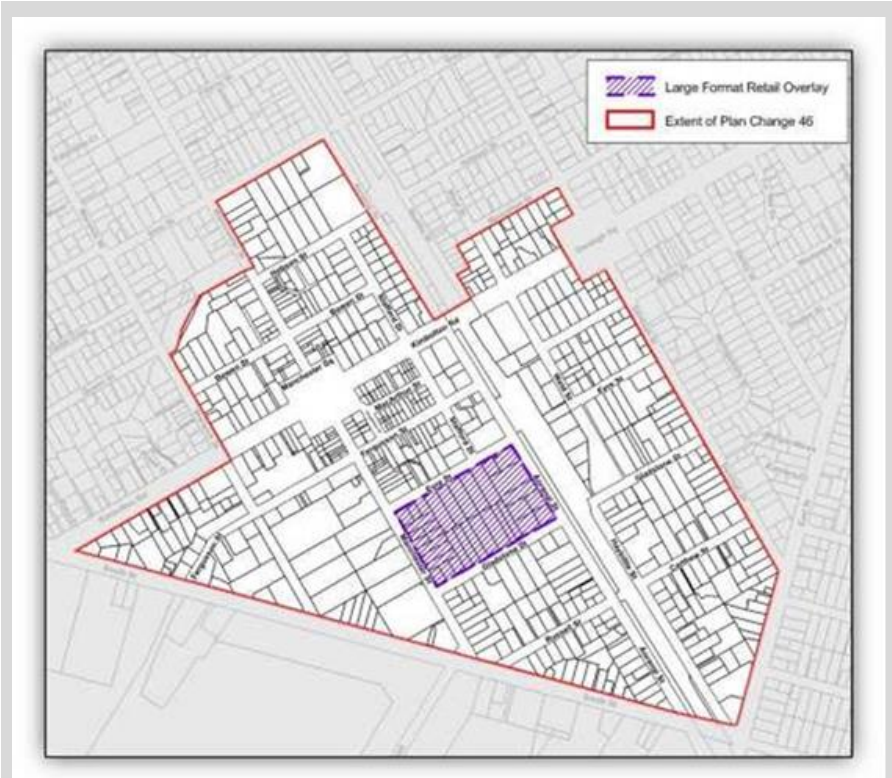


Figure 53 – Large Format Retail Overlay

MUZ-ST15

Seismic strengthening is a *permitted activity* only where the strengthening work does not:

MUZ-ST15.1

Result in structural alterations to the external appearance of the *building*

	MUZ-ST15.2	Result in any existing openings (doors and/or windows) being obstructed
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Restricted Discretionary Activities (RDIS)

The following are *restricted discretionary activities* in the Mixed Use Zone:

MUZ-R20	Any activity specified in MUZ-R1 to MUZ-R19 above that does not comply with one or more of the standards in MUZ-ST1 to MUZ-ST13.	
	<p>Matters of Discretion</p> <p>For this activity, the <i>Council</i> has restricted its discretion to considering the following matters:</p>	
	MUZ-MD1	scale
	MUZ-MD2	<i>building</i> form (design and materials)
	MUZ-MD3	location
	MUZ-MD4	traffic generation, <i>site</i> access and parking
	MUZ-MD5	noise
	MUZ-MD6	screening/storage/landscaping
	<p>Assessment Criteria</p> <p>In determining whether to grant a resource consent and what conditions to impose, the <i>Council</i> will, in addition to the objectives and policies of the Mixed Use Zone, assess any application in terms of the following assessment criteria:</p>	
	MUZ-AC1	Whether the application will result in any adverse <i>effects</i> on <i>amenity values</i> of neighbouring properties or the character of the Mixed use Zone
	MUZ-AC2	Whether the application remains consistent with the intention of the standard(s) it infringes.
	MUZ-AC3	The extent to which there will be adverse <i>effects</i> where an application does not meet two or more standards.

MUZ-R21	Demolition of any <i>building</i>	
	Matters of Discretion:	
	For this activity, the <i>Council</i> has restricted its discretion to the following matters:	
	MUZ-MD7	mitigation of adverse visual <i>effects</i> from vacant land
	Assessment Criteria:	
In determining whether to grant a resource consent and what conditions to impose, the <i>Council</i> will, in addition to the objectives and policies of the Mixed Use <i>Zone</i> , assess any application in terms of the following assessment criteria:		
MUZ-AC4	The extent to which the proposed mitigation will minimise adverse visual <i>effects</i> from vacant land	

Discretionary Activities (DIS)

The following shall be *discretionary activities* in the Mixed Use *Zone*:

MUZ-R22	<i>Accessory buildings</i>
MUZ-R23	<i>Assisted living accommodation</i>
MUZ-R24	Dwellings
MUZ-R25	<i>Home occupations</i>
MUZ-R26	<i>Industry</i>
MUZ-R27	<i>Seismic strengthening</i> that does not meet the performance standards for a <i>permitted activity</i>
MUZ-R28	<i>Service Stations</i>
MUZ-R29	Supermarkets

MUZ-R30	<i>Tourist facilities</i>
MUZ-R31	<i>Visitor accommodation</i>

Non-Complying Activities (NC)

MUZ-R32	Any activity in the Mixed Use Zone that is not specifically provided for as a <i>permitted, restricted discretionary, or discretionary activity</i> is a <i>non-complying activity</i> .
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