

# Mixed Use Zone (MUZ)

## Issues

The Mixed Use Zone (MUZ) seeks to enable activities and a built form that complement the City Centre and Waterfront Zones. The Mixed Use Zone promotes active street frontages and a range of activities which aim to enhance economic growth and are compatible with residential activities. It is anticipated that the Mixed Use Zone will experience incremental change in built form and character as amenity is improved and non-compatible land uses are relocated to enhance amenity and walkability.

Land use controls and urban design standards have historically been permissive within the Mixed Use Zone. This has diminished the amenity for residents and visitors and has reduced the feasible land supply available for commercial and residential activities. Various strategic documents have identified the Mixed Use Zone as an area of change because it is in proximity to key destinations such as the City Centre and Waterfront Zones and the Hatea Loop Walkway. Enhancing the walkability and connectivity within the Mixed Use Zone will help to improve the accessibility to, and vibrancy of, these destinations.

Strategic documents have also identified increasing residential uses within and adjacent to the City Centre as a key objective in the Urban Area. Improving amenity and providing more certainty around anticipated land uses within the Mixed Use Zone will help to better encourage residential uses within the zone.

To enable change within the Mixed Use Zone, a mix of uses are provided for including residential activities, commercial services, retail activities, visitor accommodation and community activities. It is intended that these activities are complementary to the City Centre and Waterfront Zones. To protect the vibrancy and viability of the City Centre and Waterfront Zones, smaller scale retail and food and beverage activities are limited.

As increased residential use is a key objective within the Mixed Use Zone and the City Centre Zone, it is important to enhance amenity within the Mixed Use Zone. Activities which detract from amenity, generate high volumes of traffic or operate outside normal business hours are discouraged.

## Objectives

MUZ-O1 – Appropriate Activities	Accommodate a range of activities that do not undermine the strength, vibrancy and viability of the City Centre or Waterfront Zones.
MUZ-O2 – Residential Activities	Promote <u>residential activities</u> and manage activities which would unreasonably detract from residential amenity.
MUZ-O3 – Urban Form	Development achieves high quality urban form that is safe and positively interacts with the public realm and is sympathetic to the surrounding <u>environment</u> .
MUZ-O4 – Walkability	Prioritise pedestrians and improve walkability within the <u>Mixed Use</u> Zone.
MUZ-O5 – Cross Boundary Effects	Avoid or mitigate adverse <u>effects</u> in relation to amenity, noise, sunlight <u>access</u> , visual dominance and traffic on adjacent Residential and <u>Open Space and Recreation Zones</u> .

# Mixed Use Zone (MUZ)

Policies	
MUZ-P1 – Character and Amenity	<p>To recognise the character and <u>amenity values</u> of the <u>Mixed Use</u> Zone including, but not limited to:</p> <ol style="list-style-type: none"> <li>1. An active urban <u>environment</u>.</li> <li>2. A medium to high scale of built development with narrow <u>building</u> and <u>site frontages</u>.</li> <li>3. Moderate levels of noise during the daytime associated with traffic and <u>commercial activities</u>.</li> <li>4. Moderate <u>access</u> to sunlight.</li> <li>5. Active <u>building frontages</u> at ground floor.</li> <li>6. On-street parking with limited off-street parking.</li> <li>7. High presence of pedestrians and cyclists.</li> </ol>
MUZ-P2 – Economic Growth	<p>To enable economic growth and employment opportunities while protecting walkability within the <u>Mixed Use</u> Zone and the vitality and viability of the City Centre, Waterfront and Local Centre Zones by:</p> <ol style="list-style-type: none"> <li>1. Enabling <u>residential activities</u> and compatible <u>commercial activities</u> in terms of the nature, scale, design and hours of operation of the activity.</li> <li>2. Managing and limiting cumulative <u>effects</u> associated with commercial sprawl outside of the City Centre, Waterfront and Local Centre Zones and the Hīhīāua Precinct where activities may detract from or compete with these areas.</li> <li>3. Managing the scale, design and nature of activities to ensure that: <ol style="list-style-type: none"> <li>a. <u>Active frontage</u> is maintained and enhanced at ground floor.</li> <li>b. The activity and <u>building</u> design are complementary to the intended <u>Mixed Use</u> Zone character.</li> <li>c. <u>Standalone car parking facilities</u> at ground floor are sleeved by smaller scale <u>commercial activities</u>.</li> <li>d. Activities which cater to private motorists, such as large scale retail activities, <u>drive through facilities</u> and <u>service stations</u>, do not compromise the walkability, streetscape or amenity of the <u>Mixed Use</u> Zone.</li> </ol> </li> </ol>
MUZ-P3 – New Residential Activities	<p>To encourage and provide for residential units by enabling the development of medium to high density residential activities.</p>
MUZ-P4 – Residential Activities and Amenity	<p>To maintain and enhance residential amenity by:</p> <ol style="list-style-type: none"> <li>1. Avoiding <u>industrial activities</u> and <u>rural production activities</u> where external adverse <u>effects</u> cannot be mitigated.</li> <li>2. Managing non-residential activities which generate high levels of noise or motor vehicle traffic.</li> <li>3. Requiring <u>residential units</u> to provide sufficient internal space and <u>outdoor living spaces</u>.</li> <li>4. Managing <u>building</u> scale and design to limit shading and <u>building</u> dominance.</li> </ol>
MUZ-P5 – Ground Floor Residential Units	<p>To maintain and enhance residential amenity and provide for <u>active frontages</u> by sensitively designing <u>residential units</u> at ground floor with regard to aspect such as outlook, <u>outdoor living courts</u>, private entrances, noise, and light exposure.</p>
MUZ-P6 – Outdoor Living Courts	<p>To mitigate adverse <u>effects</u> on residential amenity by providing communal <u>outdoor living spaces</u> where individual <u>outdoor living courts</u> are not practicable.</p>
MUZ-P7 – Cross Boundary Effects	<p>To maintain amenity in adjacent Residential and <u>Open Space and Recreation Zones</u> by managing <u>built form</u> and requiring <u>landscaping</u> along shared zone boundaries.</p>

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MUZ-P8 – Esplanade Areas	To safeguard esplanade areas and waterfront walkways by avoiding <a href="#">impervious areas</a> adjacent to Mean High <a href="#">Water</a> Springs and <a href="#">river</a> banks.
MUZ-P9 – Walkability	To enhance walkability by: <ol style="list-style-type: none"> <li>1. Managing, and where appropriate avoiding, new <a href="#">vehicle crossings</a> to retain a safe and accessible pedestrian network.</li> <li>2. Implementing traffic calming activities (e.g., lower speed limits and increased shared spaces).</li> <li>3. Providing bicycle parking facilities to encourage and prioritise active modes of transport.</li> </ol>
MUZ-P10 – Subdivision	To achieve active frontage at ground floor and enhance walkability by designing subdivision to: <ol style="list-style-type: none"> <li>1. Limit the creation of rear sites.</li> <li>2. Provide for multiple narrow site frontages.</li> <li>3. Enable larger site frontages on corner allotments to better emphasise future developments.</li> </ol>
MUZ-P11 – Incentives	To enable higher <a href="#">building</a> densities and varied <a href="#">setbacks</a> where <a href="#">active frontages</a> or pedestrian connectivity are enhanced or <a href="#">residential activities</a> are provided.
MUZ-P12 – Safety	To reduce threats to personal safety and security by utilising urban design and CPTED (Crime Prevention Through Environmental Design) principles in the design of developments in the <a href="#">Mixed Use</a> Zone.

## Rules

MUZ-R1	Any Activity Not Otherwise Listed in this Chapter
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Resource consent is not required under any rule of the District Plan.</li> <li>2. The activity is not prohibited under any rule of the District Plan.</li> </ol>
MUZ-R2	Minor Buildings
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> <li>1. Minor <a href="#">buildings</a> are exempt from rules MUZ-R3 – R6.</li> </ol>

# Mixed Use Zone (MUZ)

MUZ-R3	Building and Major Structure Height
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum <a href="#">building height</a> and <a href="#">major structure height</a> is 16m above <a href="#">ground level</a>.</li> </ol> <p>OR</p> <p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum <a href="#">building height</a> and <a href="#">major structure height</a> is between 16.01 and 21m above <a href="#">ground level</a> and at least one of the following is provided on-site: <ol style="list-style-type: none"> <li>2 or more <a href="#">residential units</a>.</li> <li>A <a href="#">through-site link</a>.</li> </ol> </li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>Means of ensuring ongoing compliance with rule.</li> <li>Appropriateness of <a href="#">through-site links</a> in terms of location, design, size, safety and accessibility.</li> </ol>
	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> <li>The matters of control listed in MUZ-R3.2.</li> <li>The extent to which visual dominance effects are minimised.</li> <li>The extent to which the visual impact of exceeding the height limit is mitigated by the location, design, scale, and appearance (including reflectivity) of the building or structure.</li> <li>Effects on the privacy and amenity of adjoining sites.</li> <li>Shading effects on adjoining sites and public open space.</li> <li>Effects on streetscapes and walkability.</li> <li>The extent to which the proposal demonstrates best practice principles of urban design and Crime Prevention Through Environmental Design.</li> <li>The extent to which the building is consistent with the character and amenity values anticipated within the Mixed Use Zone.</li> <li>The extent to which development in excess of 21m: <ol style="list-style-type: none"> <li>Has adverse effects on the affected transport network, and three waters networks.</li> <li>Is supported by open space, public amenities, commercial activities, and public and active transport options that are within walking distance to service the proposed residents and/or employees.</li> </ol> </li> <li>The extent to which the intensity of commercial activity arising from those parts of buildings in excess of 21m adversely effects the viability and vitality of the City Centre Zone.</li> </ol>

# Mixed Use Zone (MUZ)

MUZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <b>building</b> is within 1m of <b>road</b> boundaries for at least 75% of the <b>site frontage</b> for any front <b>site</b>, except for:               <ol style="list-style-type: none"> <li>a. Any <b>site frontage</b> where a strategic <b>road</b> protection area applies as detailed in TRA Appendix 4.</li> <li>b. Any combination of the following:                   <ol style="list-style-type: none"> <li>i. One <b>setback</b> of up to 3m for a maximum width of 2.5m to allow for a recessed pedestrian entrance.</li> <li>ii. One <b>setback</b> adjacent to a side <b>boundary</b> of the <b>site</b> for a maximum width of 6m to allow for a <b>through-site link</b>.</li> </ol> </li> </ol> </li> <li>2. All <b>buildings</b> and <b>major structures</b> are set back at least:               <ol style="list-style-type: none"> <li>a. 3m from any Residential or <b>Open Space and Recreation Zone boundary</b>.</li> <li>b. 20m from Mean High <b>Water</b> Springs or the top of the bank of any <b>river</b> that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters for discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which visual dominance effects are minimised.</li> <li>2. The location, design, size, safety and accessibility of any proposed recessed pedestrian entrance or through-site link where it does not comply with the minimum dimensions in MUZ-R4.1(b).</li> <li>3. The extent to which the proposal demonstrates best practice principles of urban design and Crime Prevention Through Environmental Design.</li> <li>4. Effects on active frontage, pedestrian safety and walkability.</li> <li>5. Effects on the strategic road protection areas where MUZR4.1(a) is infringed</li> <li>6. Where MUZ-R4.2 is infringed, the effects on:               <ol style="list-style-type: none"> <li>a. The privacy of and amenity of adjoining sites; and</li> <li>b. Shading on adjoining sites and public open space.</li> </ol> </li> </ol>

Insert new rule [000131].

# Mixed Use Zone (MUZ)

MUZ-R5	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>All <u>buildings</u> and <u>major structures</u> do not exceed a <u>height</u> equal to 4m above <u>ground level</u> plus the shortest horizontal distance between that part of the <u>building</u> or <u>major structure</u> and any Residential or <u>Open Space and Recreation Zone boundary</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>Effects on the privacy of adjoining sites.</li> <li>Shading effects on adjoining properties.</li> <li>The extent to which visual dominance effects are minimised and/or mitigated.</li> <li>The extent to which the proposal demonstrates the principles of urban design and Crime Prevention Through Environmental Design.</li> </ol>
MUZ-R6	Building Frontages	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>At least 65% of the <u>building frontage</u> at ground floor is clear glazing, except for grocery stores.</li> <li>At least 25% of the <u>building frontage</u> above ground floor is clear glazing, except for grocery stores.</li> <li>At least 25% of the total building frontage of a grocery store is clear glazing.</li> <li>The principal public entrance to the <u>building</u> is situated to face the <u>road</u> where the <u>building</u> is on a front <u>site</u>.</li> <li>There are no roller doors (except for <u>emergency services</u>, and security grilles which allow views from the street into the premises) along <u>site frontage</u>.</li> </ol> <p>Compliance Standard:</p> <ol style="list-style-type: none"> <li>Where a grocery store has three or more building frontages then in MUZ-R6.3:             <ol style="list-style-type: none"> <li>“total building frontage” means the combined horizontal length of the two longest building frontages; and</li> <li>the 25% clear glazing may be applied across any of the building frontages.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Mixed Use Zone (MUZ)

MUZ-R7	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The <b>impervious area</b> is set back at least 5m from Mean High Water Springs and the top of the bank of any <b>river</b> that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
MUZ-R8	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The fence is along <b>site frontage</b> and required by a bylaw or for public health and safety.</li> <li>The fence is not along a <b>road frontage</b>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
MUZ-R9	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The outdoor area of <b>storage</b> or stockpile:             <ol style="list-style-type: none"> <li>Complies with rules MUZ-R3, R4.2 and R5.</li> <li>Is screened from view from adjacent <b>public places</b> and surrounding <b>sites</b>, except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from 26 August 2021.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
MUZ-R10	Car Parking	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The car parking space is not located between the <b>building frontage</b> and <b>road</b> boundaries of the <b>site</b>, except for car parking spaces at grocery stores with a business net floor area larger than 450m<sup>2</sup>.</li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>

# Mixed Use Zone (MUZ)

MUZ-R11	Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Every <a href="#">residential unit</a> provides a net floor area of at least:               <ol style="list-style-type: none"> <li>35m<sup>2</sup> for residential units with only one habitable room.</li> <li>45m<sup>2</sup> for residential units with more than one habitable room.</li> </ol> </li> <li>Every 1 bedroom <a href="#">residential unit</a> contains an <a href="#">outdoor living court</a> of at least 4m<sup>2</sup> and at least 1.5m depth.</li> <li>Every 2+ bedroom <a href="#">residential unit</a> contains an <a href="#">outdoor living court</a> of at least 8m<sup>2</sup> and at least 2.4m depth.</li> <li>Every <a href="#">residential unit</a> is above ground floor.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>The design, size and layout of <a href="#">buildings</a> to provide appropriate privacy and amenity for occupants on-site.</li> <li>The proximity of the <a href="#">site</a> to <a href="#">communal</a> or public open space that has the potential to mitigate any lack of private <a href="#">outdoor living space</a>.</li> <li>Adverse <a href="#">effects</a> on active <a href="#">frontage</a>.</li> </ol> <p>Notification:</p> <p>Any application for a <a href="#">residential unit</a> which does not comply with MUZ-R11.1 – 3 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management <a href="#">Act</a> 1991.</p>
MUZ-R12	Trade Suppliers	
MUZ-R13	General Retail	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is a primary activity or <a href="#">ancillary activity</a>.</li> <li>The maximum <a href="#">business net floor area</a> is 600m<sup>2</sup>.</li> <li>All <a href="#">site</a> boundaries which are adjoining a Residential or <a href="#">Open Space and Recreation Zone</a> are planted with trees or shrubs to a minimum <a href="#">height</a> of 1.8m above <a href="#">ground level</a> and a minimum depth of 1m, except within 5m of a <a href="#">road boundary</a> where the maximum <a href="#">height</a> is 1.2m above <a href="#">ground level</a>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>



# Mixed Use Zone (MUZ)

MUZ-R14	Grocery Store	
MUZ-R15	Commercial Services	
MUZ-R16	Visitor Accommodation	
MUZ-R17	Place of Assembly	
MUZ-R18	Recreational Facilities	
MUZ-R19	Emergency Services	
MUZ-R20	Educational Facilities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is a primary activity or <a href="#">ancillary activity</a>.</li> <li>2. All <a href="#">site</a> boundaries which are adjoining a Residential or <a href="#">Open Space and Recreation Zone</a> are planted with trees or shrubs to a minimum <a href="#">height</a> of 1.8m above <a href="#">ground level</a> and a minimum depth of 1m, except within 5m of a <a href="#">road boundary</a> where the maximum <a href="#">height</a> is 1.2m above <a href="#">ground level</a>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
MUZ-R21	Any New Vehicle Crossing Over A Footpath	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. <a href="#">Emergency services</a> establish and require a vehicle <a href="#">access</a> to the <a href="#">site</a>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
MUZ-R22	Food and Beverage Activities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is ancillary to an <a href="#">educational facility</a>.</li> <li>2. The activity does not result in a combined gross floor area exceeding 250m<sup>2</sup> of <a href="#">food and beverage activity</a> ancillary to the <a href="#">educational facility</a>.</li> <li>3. The <a href="#">food and beverage activity</a> does not operate outside of 08:00 - 18:00 Monday - Friday.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# Mixed Use Zone (MUZ)

MUZ-R23	General Industry	
	<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The activity is a research laboratory <u>ancillary activity</u> to an <u>educational facility</u>.</p>	<p>Activity Status when compliance not achieved: Non-Complying</p>

MUZ-R24	Standalone Car Parking Facility	
	Activity Status: Discretionary	

MUZ-R25	Supported Residential Care	
MUZ-R26	Retirement Village	
MUZ-R27	Drive Through Facilities	
MUZ-R28	Entertainment Facilities	
MUZ-R29	Service Stations	
MUZ-R30	Care Centre	
MUZ-R31	General Commercial	
MUZ-R32	General Community	
	Activity Status: Discretionary	
	Where:	
	1. The activity is a primary activity or <u>ancillary activity</u> .	

MUZ-R33	Farming	
MUZ-R34	Manufacturing	
MUZ-R35	Storage	
MUZ-R36	Repair and Maintenance Services	
MUZ-R37	Artisan Industrial Activities	
MUZ-R38	Marine Industry	
MUZ-R39	Motor Vehicle Sales	
MUZ-R40	Garden Centres	
MUZ-R41	Marine Retail	
MUZ-R42	Hire Premise	

# Mixed Use Zone (MUZ)

MUZ-R43	Funeral Home
MUZ-R44	Hospital
<p>Activity Status: Non-Complying</p> <p>Where:</p> <p>1. The activity is a primary activity or <u>ancillary activity</u>.</p>	

MUZ-R45	Plantation Forestry
MUZ-R46	Intensive Livestock Farming
MUZ-R47	Farm Quarrying
MUZ-R48	Waste Management Facility
MUZ-R49	Landfill Activity
<p>Activity Status: Prohibited</p> <p>Where:</p> <p>1. The activity is a primary activity or <u>ancillary activity</u>.</p>	

# Mixed Use Zone (MUZ)

## PREC4 – Hihiaua Peninsula Precinct (HPP)

### Issues

The Hihiaua Peninsula Precinct (HPP) enables an expanded range of mixed use activities within a portion of the [Mixed Use](#) Zone between Dent and Herekino Streets. The activities supported by the Hihiaua Peninsula Precinct include [residential units](#) at ground floor, smaller scale retail activities, and food and beverage activities.

### Objectives

PREC4-O1 – Hihiaua Peninsula  
Hihiaua Peninsula is a diverse, vibrant and attractive location to live, work and play.

### Policies

PREC4-P1– Enabled Activities  
To support a wider range of mixed use activities by enabling smaller scale [general retail](#) activities, and food and beverage activities.

### Rules

PREC4-R1	Residential Unit
Activity Status: Permitted Where: 1. Every <a href="#">residential unit</a> provides a net floor area of at least: a. For 1 bedroom – 45m <sup>2</sup> b. For 2 bedrooms – 70m <sup>2</sup> c. For 3 bedrooms – 90m <sup>2</sup> d. For more than 3 bedrooms – 90m <sup>2</sup> plus 12m <sup>2</sup> for each additional bedroom. 2. Every 1 bedroom <a href="#">residential unit</a> contains an <a href="#">outdoor living court</a> of at least 4m <sup>2</sup> and at least 1.5m depth. 3. Every 2+ bedroom <a href="#">residential unit</a> contains an <a href="#">outdoor living court</a> of at least 8m <sup>2</sup> and at least 2.4m depth.	Activity Status when compliance not achieved: Restricted Discretionary Matters of discretion: 1. The design, size and layout of <a href="#">buildings</a> to provide appropriate privacy and amenity for occupants on-site. 2. The proximity of the <a href="#">site</a> to <a href="#">communal</a> or public open space that has the potential to mitigate any lack of private <a href="#">outdoor living space</a> . 3. Adverse <a href="#">effects</a> on active <a href="#">frontage</a> . Notification: Any application for a <a href="#">residential unit</a> which does not comply with PREC4-R1 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management <a href="#">Act</a> 1991.

PREC4-R2	General Retail
Activity Status: Permitted Where: 1. The activity is a primary activity or <a href="#">ancillary activity</a> . 2. The maximum <a href="#">business net floor area</a> is 600m <sup>2</sup> .	Activity Status when compliance not achieved: Discretionary

# Mixed Use Zone (MUZ)

PREC4-R3	Food and Beverage Activity
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Activity Status: Permitted	
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