



Mixed Use Zone (MUZ)

What are the key issues we need to think about?

The Mixed Use Zone (MUZ) replaces parts of the Business 3 Zone of the Operative Plan.

Following the adoption of the Ōamaru, Weston and Kakanui Spatial Plan, the focus of the MUZ chapter has shifted to enabling a mix of compatible uses alongside higher density living – with the zone acting as a transition between the commercial zones and medium density residential zone. As such, we are now reconsidering whether the MUZ in Palmerston, Kurow, Otematata, and Ōmārama would be better suited as a Light Industrial Zone – given these areas may not be suitable for additional residential living.

You can view the draft Mixed Use Zones on our website.

The Spatial Plan identified an area between Coquet and Dee Streets between Thames and Reed Streets for Bulk Retail businesses. The National Planning Standards indicates that this type of land use would be managed by way of a Large Format Retail Zone (LFRZ). In line with the Spatial Plan and NPS we will be developing the provisions of this LFR zone chapter for the Proposed District Plan.



What does it mean for me?

Any lawfully established existing businesses or activities have what is referred to as 'existing use rights' and could continue to operate unchanged.

If your property is in the MUZ a range of activities can be undertaken in the zone without needing a resource consent if they comply with certain standards for new buildings (limits on buildings such as maximum height and building coverage), and limits for activities (hours of operations etc.). To establish other activities such as industrial activities, would require a resource consent given this can be less compatible with residential activities. Limits are placed on commercial activities retailing from this zone, to avoid dispersal of retail activities from the town centre or local centre zones.

What are we suggesting in the Draft District Plan?

The key objective for the MUZ is to accommodate a range of compatible residential, visitor accommodation, recreational, educational, and community activities, along with limited retailing and some specific industrial activities.

The mixed-use areas in Ōamaru wrap around much of the town centre and Ōamaru Historic Area and act as 'gateways' into to our town centre where quality design outcomes are sought. Because of this, the MUZ also has a need for quality design outcomes. The Draft Ōamaru Town Centre Design Guidelines have several parts with design direction specific to the MUZ.

The draft chapter currently contains provisions relating to large format retail activity. However, these are suggested to shift from this chapter into a specific LFRZ chapter. After this shift, bulk retailing in the MUZ will be discouraged and will require a consent.

Key changes from the current rules

The MUZ zone would replace the B3 zone where it wraps around the northern end of the town centre zone. Much of what is currently Business Heritage zone around the Ōamaru Harbour would also become MUZ. Many of the Business 3 rules are rolled over from the Operative Plan.

- Limits on any retailing are continued, but the provision for very large retail outlets (LFR) will change to align with the direction of the Spatial Plan.
- An increase in the maximum permitted height limit (from 10m to 12m).
- New development on a MUZ site would be subject to a new standard setting a minimum permeable surface area.
- New industrial activities would require a resource consent, except for marine related industry activity which is specifically permitted in the MUZ when in the Ōamaru Harbour Precinct.
- When new noise sensitive activities (residential living, visitor accommodation, places of worship etc.) establish in the zone they would need to incorporate acoustic treatment measures.
- New provisions to improve amenity for new residential activity.
- The bulk and location controls for new buildings in the MUZ when neighbouring a more sensitive zone are suggested to continue to apply to residential zones and to also apply when neighbouring Open Space, and Sport and Active Recreation zones.

Find out more

You can view the full draft chapter on our website

visit www.waitaki.govt.nz/district-plan-review



Summary of rules being considered in the MUZ

Permitted Activities that would not require a resource consent:

- Commercial activity (limited to service stations or retail activity subject to floor area limits and other requirements)
- Community facility
- Educational facility
- Recreational activities
- Visitor accommodation
- Residential activity
- all subject to standards
- Parking facilities (i.e., parking buildings)
- Marine related industry (in specified parts of the zone)
- Building activity (new buildings or external alterations or additions to existing buildings, subject to various standards (height, setback from boundaries etc.))

Activities that would require a resource consent:

- Any of the permitted activities that do not meet the relevant standards.
- Any other activity not provided for as a permitted activity
- Intensive indoor primary production.
- Industrial activity where not specifically permitted

More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at planreview@waitaki.govt.nz or call the District Plan Review hotline on 03 433 1661 and leave a message.