

## Appendix 13 – Medium Density Residential Standards

Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill			
Schedule 3A – MDRS to be incorporated by specified territorial authorities			
Standards		Compliance	
<b>Part 1 – General</b>			
2A Subdivision as a controlled activity		N/A – the proposal is not a permitted activity as it does not comply with the density standards.	
3 Restricted discretionary activities		<b>Restricted Discretionary activity</b> – the proposal is for the construction and use of 1 or more residential unit on site that does not comply with the building density standards.	
4 Notification		(3) applies the normal tests for notification apply.	
4A Objectives and Policies		See table below.	
5 General subdivision standards		Controlled activity subdivision to be provided for.	
6 Further rules about subdivision requirements		(b) applies as the proposal is for a subdivision accompanied by a land use consent.	
<b>Part 2 – Density Standards</b>			
9AA - Number of units per site	No more than	3 residential units per site	Infringment - 6 units permitted and 81 proposed.
9 - Height	up to	11m high + an additional 1m for a qualifying pitched roof	Complies – the proposed buildings have a qualifying pitched roof therefore the maximum building height is 12m and 11.23m is proposed.
10 - Height in relation to boundary	up to	4m high at site boundary + 60° recession plane	Will comply.
11 - Setbacks	as close as	1.5m of the front yard boundary 1m of the side yard boundaries 1m of the rear boundary (except on corner sites)	Infringment - The northern bin and bike storage encroaches into the 1m side (east) yard setback by approximately 0.5m for a length of approximately 14.2m. The southern bin and bike storage encroaches into the 1m side (east) yard setback by approximately 0.5m for a length of approximately 9.4m. Retaining walls are proposed within 1.5m of the front boundary <sup>1</sup>
12 - Building coverage	up to	50% coverage of the site area	Complies – 28.2% or 2,016m <sup>2</sup> proposed.
Impervious surface	up to	60% coverage of the site are (ie. 50% building coverage plus 10% for pavement)	Complies – 49.9% or 3,566m <sup>2</sup> proposed.
Outdoor living space (one per unit)	of at least	20m <sup>2</sup> for houses at ground floor, with a minimum dimension of 3m	Infringment: Studios infringe with 6.52m <sup>2</sup> balconies 1 bedroom apartments infringe with 6.37m <sup>2</sup> and 6.52m <sup>2</sup> balconies;

<sup>1</sup> Assuming that the AUP(OP) definition of a “building” complies as outlined in Chapter J1.

		8m <sup>2</sup> for houses with no ground floor, with a minimum dimension of 1.8m Note can be group cumulatively	2 bedroom apartments infringe with 6.37m <sup>2</sup> and 6.22m <sup>2</sup> balconies; Ground floor units infringe with outdoor areas ranging in size between 13m <sup>2</sup> and 21m <sup>2</sup> (not accounting for communal area). Type 6 & 7 apartments and ground floor units comply. <i>Note that this does not take into account communal areas.</i>
Outlook space (per unit)	of at least	4m x 4m space from a principal living room: From all other habitable rooms: 1m x 1m	Will comply.
Windows to street	Minimum of	20% of the street-facing façade in glazing	N/A – Rear site
Landscaped area	Minimum of	20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them	Complies – 50.1% proposed

Section 4A – Objectives and Policies	
<p><u>Objective 1</u> a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future</p>	<p>The development site is located within in area with well established social and physical infrastructure. The site is within walking distance to the Beach Haven Local Centre and will provided much needed housing stock within this area. the proposed dwellings will contribute to the social, economic and cultural well being of the future owners.</p>
<p><u>Objective 2</u> a relevant residential zone provides for a variety of housing types and sizes that respond to— (i) housing needs and demand; and (ii) the neighbourhood’s planned urban built character, including 3-storey buildings.</p>	<p>The proposed units are located within an Given the strategic location of the site, it is considered that they are currently underutilised and the proposed units will respond better to housing demand within the area. The proposed apartment buildings are in keeping with the neighbourhoods planned urban built character.</p>
<p><u>Policy 1</u> enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments:</p>	<p>The proposed development features studio, 1 bedroom and 2 bedroom apartments in four buildings. The existing pattern of development within the area is predominantly one and two story detached units therefore the apartments will provide good variety to this area.</p>
<p><u>Policy 2</u> apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga)</p>	<p>There are no qualifying matters that apply to the site.</p>
<p><u>Policy 3</u> encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance</p>	<p>As outlined in section 6.4, the development will result in an attractive and safe street by way of landscaping and lighting. Passive surveillance is observed by dwellings on neighbouring sites and within the development for the internal private roading and pedestrian network.</p>

<p><u>Policy 4</u> enable housing to be designed to meet the day-to-day needs of residents</p>	<p>The proposed housing has a good level of on site amenity with private outdoor space provided as a patio or deck and access to communal green spaces. The layout of the development has also considered functional requirements such as internal storage, bike storage, waste management and comfortable living areas.</p>
<p><u>Policy 5</u> provide for developments not meeting permitted activity status, while encouraging high-quality developments</p>	<p>The proposal will not meet the permitted activity status due to the density of units. In addition, the proposal has minor infringements to the yard and outdoor living space requirements. The proposed yard infringement is limited to bin storage structures and is located at the rear of the site. Furthermore, they provide useful screening that will enhance on site amenity and mitigates any adverse visual effects of bin. The outdoor living space infringements will be mitigated by the provision of communal outdoor living areas which have been comprehensively landscaped. Overall, it is considered that a high-quality development is achieved.</p>