

## MRZ - Medium Density Residential Zone

### Overview

The purpose of the Medium Density Residential Zone is to provide for a more compact form of residential development through the use of housing typologies such as detached townhouses, attached duplexes, terraced housing, and low-rise apartments. Two and Three storey buildings are appropriate in this zone.

Due to the compact nature of such housing typologies it is important that this housing is located in areas where amenity open spaces, services, employment and public **and active** transport are most accessible and that development is of a high quality and design that is consistent with the **planned urban built form environment and the** principles and key design elements of the Hastings Medium Density Design Framework.

It is recognised that the planned built environment for areas zoned Medium Density Residential will result in significant changes to existing densities and built form characteristics with a greater diversity in housing typologies. The zone will transform over time to achieve the planned built environment.

The provisions outlined in this chapter provide the framework for managing the effects of use and development and ensures the built environment that provides for the health and well-being of people and communities residing in the zone, is consistent with the zone's stated purpose.

### Objectives

<b>MRZ-01</b>	<b>Purpose of the Zone</b>
	The medium density residential zone provides for residential living at higher densities than is anticipated in the General Residential Zone where development facilitates the planned <b>urban built form</b> environment of the zone while controlling other activities that support the health and well-being of people and communities to ensure that land within the zone is primarily and efficiently used for medium density housing.
<b>MRZ-02</b>	<b>The Planned Urban Environment of the Zone</b>
	The planned urban built <b>form</b> environment of the zone is characterised by <ol style="list-style-type: none"> <li>A diversity of housing typologies including <del>townhouses, duplexes, terrace houses and low-rise apartments;</del> detached, semi-detached and terraced housing, and <del>low-rise apartments;</del></li> <li>A built form of predominantly two and three storey buildings which are integrated with public and private open space;</li> <li>Good quality on-site and off-site residential living environments that provide for the health and well-being of people and communities and are consistent with the <b>key design elements of the</b> Hastings Medium Density Design Framework;</li> <li>An urban environment that is visually attractive, safe and easy to navigate and convenient to access.</li> </ol>
<b>MRZ-03</b>	<b>Sustainable Design and Infrastructure</b>
	Public health and environmental well-being is maintained, and where practicable enhanced through sustainable design and sufficient provision of infrastructure.
<b>MRZ-04</b>	<b>Ageing Population</b>
	<del>Recognise and enable the housing and care needs of the ageing population.</del>

### Policies

<b>MRZ-P1</b>	<b>Comprehensive Residential Development</b>
<i>Relates to MRZ-01, MRZ-02</i>	Enable <b>comprehensive</b> residential development <del>with the moderate concentration and bulk of buildings, including a variety of housing typologies to provide choice in the housing market where it is demonstrated that there is sufficient infrastructure capacity to service development.</del>
<b>MRZ-P2</b>	<b>Compact Development</b>
<i>Relates to MRZ-01</i>	<del>Restrict infill development of one additional dwelling on a site to ensure the efficient use of the zone for more compact housing types including duplex, terraced housing and low-rise apartments.</del>
<b>MRZ-P3</b>	<b>Urban Character</b>
<i>Relates to MRZ-02</i>	Achieve the planned urban built <b>form</b> environment character of two and three storey buildings surrounded by landscaping including by: <ol style="list-style-type: none"> <li>Limiting height, bulk and form of development;</li> <li>Managing the design, appearance and variety of building development;</li> <li>Requiring setbacks and landscaped areas that are consistent with an urban</li> </ol>

	<p>character:</p> <p>d. <u>Ensuring developments are consistent with the Hastings Medium Density Design Framework principles and key design elements.</u></p>
<b>MRZ-P4</b>	<b>High Quality Living Environments</b>
<u>Relates to MRZ-O2</u>	<p>Manage development to achieve a healthy, safe, high amenity, and comfortable living environment for residents and neighbours that is consistent <b>with the planned urban built form environment and</b> with the principles and key design elements of the Hastings Medium Density Design Framework, including by providing:</p> <ol style="list-style-type: none"> <li>Usable and accessible outdoor living space appropriate for the <u>orientation of the site and housing typology</u>;</li> <li>Privacy;</li> <li>Access to sunlight;</li> <li>Functional living spaces;</li> <li>Storage including outdoor storage and service areas;</li> <li>Safe pedestrian <del>access and/or vehicle access and carparking</del></li> <li><b>Safe vehicle access and carparking that minimise the impact on pedestrian access to the site and users of any adjacent active transport infrastructure.</b></li> </ol>
<b>MRZ-P5</b>	<b>High Amenity Streets and Neighbourhoods</b>
<u>Relates to MRZ-O2</u>	<p>Manage development to contribute to safe, attractive and connected streets that encourage active transport modes including by:</p> <ol style="list-style-type: none"> <li>requiring consistency with the Hastings Medium Density Design Framework principles and key design elements;</li> <li>requiring visibility for passive surveillance over the street and/or any adjoining public open spaces in accordance with CPTED principles;</li> <li>requiring front yard setbacks, landscaping and permeable front fencing;</li> <li>minimising the visual dominance of large, bulky buildings, garages, service and storage areas;</li> <li>requiring publicly accessible connections through large sites where practical and beneficial.</li> </ol>
<b>MRZ-P6</b>	<b>Sustainable Design and Infrastructure</b>
<u>Relates to MRZ-O3</u>	<p>Ensure potential public and environmental health and ponding or flooding effects of development are minimised, including by:</p> <ol style="list-style-type: none"> <li>Managing the amount of stormwater runoff generated by a development and ensuring that adverse effects on water quality, quantity and amenity values are avoided or mitigated;</li> <li>requiring low impact stormwater management, including the retention and re-use of water, where practicable;</li> <li>encouraging sustainable design in development including optimising solar orientation and passive ventilation;</li> <li>requiring sufficient infrastructure provision and/or mitigation measures to accommodate demand.</li> </ol>
<b>MRZ-P7</b>	<b>Changing Communities</b>
<u>Relates to MRZ-O4</u>	<p>To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Medium Density Residential Zone will change over time to enable a variety of housing types with a mix of densities.</p>
<b>MRZ-P8</b>	<b>Larger Sites</b>
<u>Relates to MRZ-O4</u>	<p>Recognise the intensification opportunities provided by larger sites within the Medium Density Residential zone, by providing for more efficient use of those sites.</p>
<b>MRZ-P9</b>	<b>Provision of Housing for an ageing population</b>
<u>Relates to MRZ-O4</u>	<ol style="list-style-type: none"> <li>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the medium density residential zone, such as retirement villages.</li> </ol>

### Rules

**Note:** It is important to note that in addition to the provisions in this chapter, a number of other District-wide Activities chapters also contain provisions that may be relevant for activities undertaken in the Medium Density Residential Zone.

<b>Rule Number</b>	<b>Activity and Activity Status</b>	<b>Matters of Control or Discretion</b>
<b>MRZ-R1</b>	<b>Residential Activity including additions and alterations to an existing building</b>	
	<ol style="list-style-type: none"> <li><b>Activity Status:</b> Permitted  <b>Where:</b> <ol style="list-style-type: none"> <li>Compliance is achieved with all the relevant zone standards: MRZ-S1 –</li> </ol> </li> </ol>	

	<u>MRZ-S14</u>	
	2. <b>Activity Status:</b> Restricted Discretionary <b>Where:</b> Compliance is not achieved with one or more of the standards in MRZ-R1.1.a	Matters of Discretion: 1. Where relevant, the stated outcome of the infringed standard(s).
<b>MRZ-R2</b>	<b>Residential Unit</b>	
<u>MRZ-R2</u>	1. <b>Activity Status:</b> Permitted <b>Where:</b> <b>A: For sites less than 500m<sup>2</sup> in area</b> a. Not more than one residential unit shall occupy the site; b. Compliance is achieved with all the relevant zone standards: MRZ-S1 – MRZ-S13 <b>B. For sites 500m<sup>2</sup> in area or more</b> a. Not more than two residential units shall occupy the site; b. Compliance is achieved with the relevant zone standards: MRZ-S1 – MRZ-S13	
	<del>Notes relevant to the activity in MRZ-R2 Where compliance is not achieved with MRZ-R2.1.a, see MRZ-R22 Infill Development (one additional principal residential unit on a site), or MRZ-R16, Comprehensive Residential Development (two or more new or additional principal residential units on a site) as appropriate.</del>	
	<del>2. Activity Status: Restricted Discretionary Where: Compliance is not achieved with one or more of the standards in MRZ-R2.1. MRZ-S1 – MRZ-S13 inclusive</del>	<del>Matters of Discretion: 1. Where relevant, the stated outcome of the infringed standard(s).</del>
	<del>3. Activity Status: Restricted Discretionary Where: Compliance is not achieved with MRZ-R2.a.A.a or MRZ-R2.1.B.a</del>	<del>1. MRZ-MAT1 – Residential Development within the Medium Density Residential Zone</del>
<u>MRZ-R2</u>	<del>2. Two residential units on a site less than 500m<sup>2</sup> in area <b>Activity Status:</b> Restricted Discretionary <b>Where:</b> a. Compliance is achieved with MRZ-S1-S13</del>	<del>Matters of Discretion 1. MRZ-MAT1 – Residential Development within the Medium Density Residential Zone</del>
	<del>Notification: An application made under Rule <b>MRZ-R2.2</b> is precluded from being publicly notified or limited notified in accordance with sections 95A or 95B of the RMA</del>	
<u>MRZ-R2</u>	<del>3. Development consisting of 3-15 residential units inclusive on any site: <b>Activity Status:</b> Restricted Discretionary <b>Where:</b> a. Compliance is achieved with the standards in MRZ-S1-S13</del>	<del>Matters of Discretion 1. MRZ-MAT1 – Residential Development in the Medium Density Residential Zone.</del>
	<del>Notification: An application made under Rule <b>MRZ-R2.3</b> is precluded from being publicly notified or limited notified in accordance with sections 95A or 95B of the RMA</del>	
<u>MRZ-R2</u>	4. <b>Activity Status:</b> Restricted Discretionary <b>Where:</b> Compliance is not achieved with one or more of the standards in <u>MRZ-S1 – MRZ-S13 inclusive for the activities listed in MRZ - R2.1, R2.2 and R2.3</u>	Matters of Discretion for R2.1 & R2.2: 1. Where relevant, the stated outcome of the infringed standard(s).  Matters of Discretion for R2.3: 1. The matters of discretion listed for the standard(s) not met in the performance standards table .  2. MRZ-MAT1 – Residential Development in the Medium Density Residential Zone.
<u>MRZ-R2</u>	5. <b>Development consisting of more than 15 residential units on any site</b> <b>Activity Status:</b> Discretionary Activity	

<b>MRZ-R3</b>	<b>Seasonal Workers Accommodation</b>	
	<p><b>1. Activity Status:</b> Permitted  <b>Where:</b>                      a. <u>Compliance is achieved with all the relevant zone standards: MRZ-S1 – MRZ-S13</u>                      b. <u>Accommodation is provided for up to a maximum of 8 people.</u></p>	
	<p><b>2. Activity Status:</b> Restricted                      Discretionary  <b>Where:</b> <u>Compliance is not achieved with one or more of the standards in MRZ-R3.1.a.</u></p>	<p><b>Matters of Discretion:</b>                      1. <u>Where relevant, the stated outcome of the infringed standard(s).</u></p>
	<p><b>3. Activity Status:</b> Discretionary  <b>Where:</b> <u>compliance is not achieved with MRZ-R3.1.b</u></p>	N/A
<b>MRZ-R4</b>	<b>Show Home</b>	
	<p><b>1. Activity Status:</b> Permitted  <b>Where:</b>                      a. <u>Compliance is achieved with all the relevant zone standards: MRZ-S1 – MRZ-S13</u>                      b. <u>The use of the residential building and land as a show home ceases 24 months from the time of first use as a show home;</u>                      c. <u>The hours of operation are between:</u>                          i. <u>7:00am and 9:00pm Monday to Friday</u>                          ii. <u>8:00am and 7:00pm Saturday, Sunday and public holidays.</u></p>	
	<p><b>2. Activity Status:</b> Restricted                      Discretionary  <b>Where:</b> <u>Compliance is not achieved with one or more of the standards in MRZ-R4.1.a</u></p>	<p><b>Matters of Discretion:</b>                      1. <u>Where relevant, the stated outcome of the infringed standard(s).</u></p>
	<p><b>3. Activity Status:</b> Discretionary  <b>Where:</b> <u>Compliance is not achieved with MRZ-R4.1.b or MRZ-R4.1.c</u></p>	N/A
<b>MRZ-R5</b>	<b>Home Business (excluding catteries, kennels and industrial activities)</b>	
	<p><b>1. Activity Status:</b> Permitted  <b>Where:</b>                      a. <u>The home business occupies not more than one third of the gross floor area of all buildings on the site;</u>                      b. <u>The hours of operation for the business including associated vehicle movements and deliveries / collection are between:</u>                          i. <u>8:00am and 6:00pm Monday to Friday</u>                          ii. <u>9:00am and 12:00pm Saturday</u>                      c. <u>The home business and storage associated with the home business shall be carried out either wholly within the residential building or within an existing accessory building modified for the purpose, except that plants may be grown outside a building. Only goods produced on the site shall be retailed from the site.</u>                      d. <u>Compliance is achieved with all the relevant zone standards: MRZ-S1 - MRZ-S134</u></p>	

	<p><b>2. <u>Activity Status:</u></b> Restricted Discretionary</p> <p><b>Where:</b> Compliance is not achieved with one or more of the standards in MRZ-R5.1a – MRZ-R5.1d</p>	<p><b>Matters of Discretion:</b></p> <ol style="list-style-type: none"> <li>1. <u>The extent to which the scale of the home business is compatible with the planned urban built form environment and character for the zone;</u></li> <li>2. <u>The extent to which the home business is carried out within existing buildings;</u></li> <li>3. <u>The method of retailing and the extent to which this will compromise the amenity of the area, including vehicular traffic movements, and noise.</u></li> <li>4. <u>The extent to which the activity will produce any objectionable nuisance effects including noise, odour, dust or vibration;</u></li> <li>5. <u>The location of buildings (other than the principal residential building) in relation to adjacent properties and the road;</u></li> <li>6. <u>The extent to which activities occur outdoors, the scale and character of outdoor activity, and the extent to which these activities may compromise the amenity of the residential area.</u></li> <li>7. <u>Where relevant, the stated outcome of the infringed standard(s).</u></li> </ol>
<b>MRZ-R6</b>	<b>Scheduled Activities – any activity listed in Appendix 26 in respect to the stated site</b>	
	<p><b>1. <u>Activity Status:</u></b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>a. <u>Compliance is achieved with all the relevant zone standards MRZ-S1 – MRZ-S134</u></li> </ol>	
	<p><b>2. <u>Activity Status:</u></b> Restricted Discretionary</p> <p><b>Where:</b> Compliance is not achieved with one or more of the standards in MRZ-R6.1.a</p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <u>Where relevant, the stated outcome of the infringed standard(s).</u></li> </ol>
<b>MRZ-R7</b>	Temporary Events	
	<p><b>1. <u>Activity Status:</u></b> Permitted</p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>a. <u>Only two events shall take place on a site over a 12 month period;</u></li> <li>b. <u>Each event shall be a maximum duration of 3 days;</u></li> <li>c. <u>Maximum attendance at any one time shall be 300 persons;</u></li> <li>d. <u>The Hastings District Council shall receive notification of the temporary event at least 10 days prior to the event taking place;</u></li> <li>e. <u>No parking associated with the temporary event shall be accommodated on any public road or road reserve;</u></li> <li>f. <u>Other than noise (see Section 25.1) and Traffic Sightline Distances (see Section 26.1), the zone standards do not apply to Temporary Event Days</u></li> </ol>	
	<p><b>2. <u>Activity Status:</u></b> Restricted Discretionary</p> <p><b>Where:</b> Compliance is not</p>	<p><b>Matters of Discretion:</b></p> <p><u>An assessment of the effects of the activity</u></p>

	<p><u>achieved with one or more of the standards in MRZ-R7.1.a - MRZ-R7.1.f</u></p>	<p>shall be made considering:</p> <ol style="list-style-type: none"> <li>1. <u>Traffic and car parking effects – the extent to which vehicular traffic and related need for car parking generated by the event is accommodated without loss of amenity, safety or causing significant traffic congestion;</u></li> <li>2. <u>Noise effects – the extent to which the activity and the hours of operation for the event would detrimentally affect the amenity of the surrounding area;</u></li> <li>3. <u>Disturbance effects – whether the scheduling of events and the time elapsed between them adequately avoids or mitigates possible cumulative effects on the amenity of the surrounding area.</u></li> <li>4. <u>The outcome sought for this activity which states:</u>  <i>Temporary events will be able to take place where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only.</i></li> </ol>
<b>MRZ-R8</b>	<b>Temporary Military Training Activity</b>	
	<ol style="list-style-type: none"> <li>1. <b>Activity Status:</b> Permitted  <b>Where:</b> <ol style="list-style-type: none"> <li>a. <u>The activity shall not exceed a period of 31 days, excluding set up or pack down activities, which can occur up to one week prior to commencement and up to one week following completion of the Temporary Military Training Activity</u></li> <li>b. <u>Other than noise (see Section 25.1) and earthworks (see Section 27.1), the zone standards do not apply to Temporary Military Training Activities</u></li> </ol> </li> </ol>	
	<ol style="list-style-type: none"> <li>2. <b>Activity Status:</b> Restricted Discretionary  <b>Where:</b> <u>Compliance is not achieved with one or more of the standards in MRZ-R8.1.a and MRZ-R8.1.b</u></li> </ol>	<p><b>Matters of Discretion:</b></p> <ol style="list-style-type: none"> <li>1. <u>The outcome sought for this activity which states:</u>  <i>Potential adverse effects on adjoining and adjacent activities will be avoided, remedied or mitigated</i></li> </ol>
<b>MRZ-R9</b>	<b>Home-Based Education and Care Services</b>	
	<ol style="list-style-type: none"> <li>1. <b>Activity Status:</b> Permitted  <b>Where:</b> <ol style="list-style-type: none"> <li>a. <u>The activity takes place within an existing residential unit;</u></li> <li>b. <u>The maximum number of children being cared for on-site is four; and</u></li> <li>c. <u>The hours of operation are between 7:00am and 7:00pm., Monday to Friday.</u>  <u>Except that MRZ-R9.1.b and MRZ-R9.1.c do not apply to children who are normally resident at the site or who are otherwise guests of the occupants of the site</u></li> </ol> </li> </ol>	
	<ol style="list-style-type: none"> <li>2. <b>Activity Status:</b> Discretionary  <b>Where:</b> <u>compliance is not achieved with MRZ-R9.1.a, or MRZ-R9.1.b, or MRZ-</u></li> </ol>	<p><b>Matters of Discretion:</b></p> <ol style="list-style-type: none"> <li>1. RESZ-MAT1 - Education Facility</li> </ol>

	<u>R9.1</u>	
<b>MRZ-R10</b>	<b>Recreation Activity that occurs on Reserves vested under the Reserves Act 1977</b>	
	1. <b>Activity Status:</b> Permitted	
<b>MRZ-R11</b>	<b>Any building ancillary to a Recreation Activity on Reserves vested under the Reserves Act 1977</b>	
	1. <b>Activity Status:</b> Permitted <b>Where:</b> a. The building has a maximum gross floor area of 50m <sup>2</sup> ; b. Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S134	
	2. <b>Activity Status:</b> Restricted Discretionary <b>Where:</b> Compliance is not achieved with MRZ-R11.1.a, or MRZ-R11.1.b	<b>Matters of Discretion:</b> 1. RESZ-MAT2 - Recreation Activity 2. Where relevant, the stated outcome of the infringed standard(s)
	<b>Notification:</b> An application under the Rule MRZ-R11.2 is precluded from being publicly notified or limited notified in accordance with sections 95A and 95B of the RMA.	
<b>MRZ-R12</b>	<b>Existing Recreation Activity including Extension and Alterations</b>	
	1. <b>Activity Status:</b> Permitted <b>Where:</b> a. Extensions and/or alterations to an existing building ancillary to an existing recreation activity do not exceed 15% of the gross floor area and/or do not exceed 15% of the site area as at 12/09/2015. b. Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S134	
	2. <b>Activity Status:</b> Restricted Discretionary <b>Where:</b> Compliance is not achieved with MRZ-R12.1.a, or MRZ-R12.1.b	<b>Matters of Discretion:</b> 1. RESZ-MAT3 - Recreation Activity 2. Where relevant, the stated outcome of the infringed standard(s).
<b>MRZ-R13</b>	<b>Relocated Buildings</b>	
	1. <b>Activity Status:</b> Permitted <b>Where:</b> a. Compliance is achieved with all of the relocated building standards: RESZ-RBS.a - RESZ-RBS.h; Compliance is achieved with all of the relevant zone standards: MRZ-S1 - MRZ-S134	
	2. <b>Activity Status:</b> Restricted Discretionary <b>Where:</b> Compliance is not achieved with MRZ-R13.1.a, or MRZ-R13.1.b	<b>Matters of Discretion:</b> 1. RESZ-MAT4 - Relocated Buildings 2. Where relevant, the stated outcome of the infringed standard(s).
<b>MRZ-14</b>	<b>Premises for the Sale of Liquor at 505 &amp; 507 Railway Road Hastings (being Lots 1-4 DP 10795, Lot 1 DP 19254 and Lot 2 DP25702</b>	
	1. <b>Activity Status:</b> Permitted <b>Where:</b> a. No building located within 50 metres of the rear boundary (see diagram below the red line denotes the rear boundary of the site) at 505 and 507 Railway Road South, Hastings, being Lots 1-4 DP 10795, Lot 1 DP 8625, Lot 1 DP19254 and Lot 2 DP 25702 shall be used as a premises for the sale of liquor.	

	<p><del>b. All activities associated with premises used for the sale of liquor at 505 Railway Road South, Hastings, being Lots 1-4 DP10795, Lot 1 DP 8625, Lot 1 DP 19254 and Lot 2 DP 25702 shall comply with the maximum noise levels specified in Section 25.1 for sites zoned Commercial.</del></p> <p><del>c. Compliance is achieved with all of the relevant zone standards: MRZ-S1 – MRZ-S14</del></p>	
	<p><del>2. <b>Activity Status:</b> Restricted Discretionary</del></p> <p><del><b>Where:</b> Compliance is not achieved with MRZ-R14.1.a, or MRZ-R14.1.b, or MRZ-R14.1.e</del></p>	<p><b>Matters of Discretion:</b></p> <p>1. <del>Where relevant, the stated outcome that the amenity of the residential area will be maintained by buildings associated with the sale of liquor being setback from neighbouring residential properties;</del></p> <p>2. <del>Where relevant the noise assessment matters outlined in Section 25.1.8;</del></p> <p>3. <del>Where relevant, the stated outcome of the infringed standard(s).</del></p>
MRZ-R15	<b>Key Development Site: 401 Eastbourne Street East, Lot 1 DP 6739</b>	
	<p>1. <b>Activity Status:</b> Permitted</p> <p><b>Where:</b></p> <p>a. <u>One or more of the following activities are proposed:</u></p> <ol style="list-style-type: none"> <li>i. <u>Offices;</u></li> <li>ii. <u>Cafes and restaurants (unlicensed);</u></li> <li>iii. <u>Visitor accommodation;</u></li> <li>iv. <u>Mixed use development with commercial activities limited to cafes and restaurants (unlicensed).</u></li> </ol> <p>b. <u>Residential activities are located above ground level;</u></p> <p>c. <u>Each residential unit shall have a minimum gross floor area of 50m<sup>2</sup></u></p> <p>d. <u>Each residential unit shall be provided with a lockable external store of waterproof and durable construction and of a minimum volume of 6m<sup>3</sup>.</u></p> <p>e. <u>Compliance is achieved with Section 25.1 Noise of the District Plan and in particular standard 25.1.7C Noise Sensitive Activities in Industrial and Commercial Zones.</u></p> <p>f. <u>For any visitor accommodation activities on this site there shall be no limit to the number of persons able to be accommodated.</u></p> <p>g. <u>Compliance is achieved with the specific controls for the site in MRZ-S15</u></p> <p>h. <u>Compliance is achieved with the relevant zone standards: MRZ- S1 – MRZ-S14</u></p>	
	<p><del>2. <b>Activity Status:</b> Restricted Discretionary</del></p> <p><del><b>Where:</b> Compliance is not achieved with one or more of the standards in MRZ-R15.1.a - MRZ-R15.1.h.</del></p>	<p><b>Matters of Discretion:</b></p> <p>1. <u>Consideration and assessment in respect of the stated outcomes for the site as follows:</u></p> <p><b><u>MRZ-R15.1.a and MRZ-R15.1.b</u></b>  <u>Locating commercial activities at ground floor level will ensure an active street</u></p>



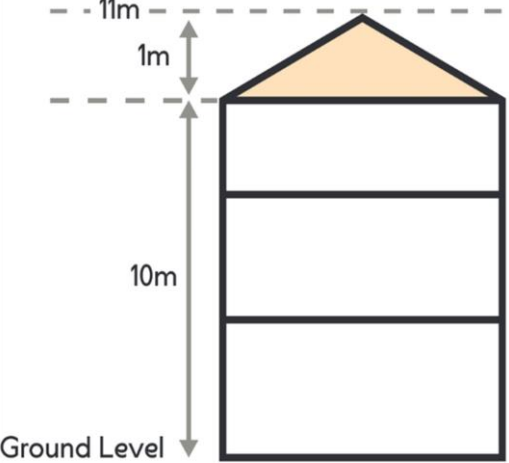
		<p><i>frontage that generates interaction and vibrancy in the area. <b>MRZ-R15.1.c. MRZ-R15.1.d and MRZ-R15.1.e</b></i></p> <p><i>Occupants of residential units will be provided with a good quality internal living environment, access to storage and an outlook space to ensure a good quality living environment.</i></p> <p><b>MRZ-R15.1.f</b></p> <p><i>This standard will allow for commercial visitor accommodation activities on this site irrespective of the zone standards. This activity is anticipated and appropriate on this site due to its close proximity and the complementary nature of the activities to the Hawkes Bay Opera House Facility</i></p> <p>2. Where relevant, the stated outcome of the infringed standard(s).</p>
<b>MRZ-R16</b>	<b>Comprehensive Residential Development Consisting of 3 – 15 Residential Units Inclusive</b>	
	<p><b>1. Activity Status:</b> <del>Controlled Restricted Discretionary</del></p> <p><b>Where:</b></p> <p>a. Compliance is achieved with all of the relevant zone standards: <del>MRZ-S1 – MRZ-S134</del></p>	<p><b>Matters of Control</b></p> <p>1. <del>MRZ-MAT1 – Comprehensive Residential Development in the Medium Density Residential Zone.</del></p>
	<p><del>2. Activity Status: Restricted Discretionary</del></p> <p><del>Where: Compliance is not achieved with one or more of the standards in MRZ-R16.1.a</del></p>	<p><b>Matters of Discretion</b></p> <p>1. <del>The matters of discretion listed for the standard(s) not met in the standards table</del></p> <p>2. <del>MRZ-MAT1 – Comprehensive Residential Development in the Medium Density Residential Zone.</del></p>
	<p><del>3. Activity Status: Discretionary</del></p> <p><del>Where:</del></p> <p><del>The proposed development consists of more than 15 residential units.</del></p>	
	<p><del>Notification: An application under <b>Rule MRZ-R16.1 and MRZ-R16.2</b> is precluded from being publicly notified or limited notified in accordance with sections 95A or 95B of the RMA.</del></p>	
<b>MRZ-R17</b>	<b>Rest Home Care</b>	
	<p><b>1. Activity Status:</b> Restricted Discretionary</p> <p><b>Where:</b></p> <p>a. The number of persons being cared for at the facility at any one time shall not exceed 10 persons.</p>	<p><b>Matters of Discretion:</b></p> <p>1. RESZ-MAT1 - Rest Home Care</p> <p>2. Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density housing;</p> <p>3. The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community;</p> <p>4. Whether the proposed activity would support a well-functioning urban environment</p>
	<p>2. <b>Activity Status:</b> Discretionary</p> <p><b>Where:</b></p> <p>a. Compliance is not achieved with <del>MRZ-R17.1.a</del></p>	
<b>MRZ-17A</b>	<b>Retirement Villages</b>	
	<p><b>1. Activity Status:</b> Restricted Discretionary Non-Notified.</p> <p><b>Where</b></p> <p>(a) Compliance is achieved with <u>MRZ-S15 specific standards for retirement villages</u></p>	<p><b>Matters of Discretion:</b></p> <p>1. <u>The scale, bulk and location of buildings on the site particularly in regards to height, dominance, and sunlight.</u></p>

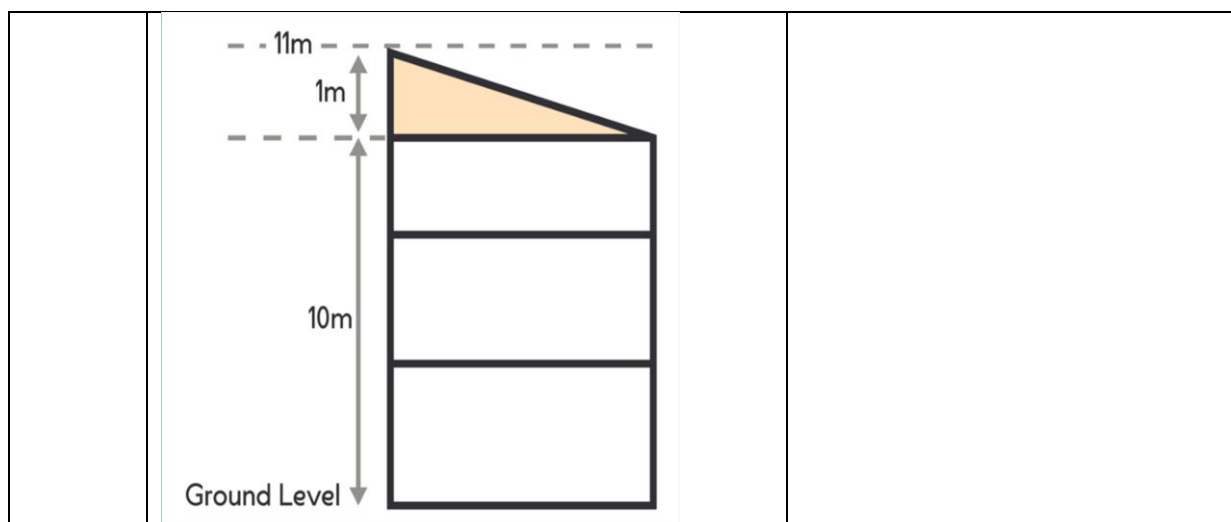
		<p><u>2. Private and safe environments – consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours on adjoining sites;</u></p> <ul style="list-style-type: none"><li><u>i. buildings and windows are orientated to the street or public or communal spaces</u></li><li><u>ii. buildings are separated including from buildings on neighbouring sites – use driveways, carparking areas, or outdoor living spaces to increase separation distances.</u></li><li><u>iii. window and balcony placement type and size (particularly for upper floors) has been carefully planned and considered.</u></li><li><u>iv. use of architectural elements to redirect views such as high window sills, opaque glass, fins, louvres, or screens.</u></li><li><u>v. external lighting enhances safety and legibility. Manage light spill away from neighbouring properties</u></li></ul> <p><u>3. Access, carparking and manoeuvring – consider whether access parking and manoeuvring dominates the front of the site.</u></p> <p><u>4. Waste storage and service areas should be screened from the street and neighbouring residences.</u></p> <p><u>5. Site coverage and low impact design – whether stormwater runoff can be reduced through the use of permeable paving water retention and re-use, rain gardens, or other low impact urban design techniques.</u></p> <p><u>6. The effects of the retirement village on the safety of adjacent streets or public open spaces.</u></p> <p><u>7. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</u></p> <p><u>8. Infrastructure Servicing</u></p> <ul style="list-style-type: none"><li><u>i. Whether there will be sufficient infrastructure capacity to service the development at the time of connection to Hastings District Council's infrastructure network (water, wastewater, stormwater, and roading network)</u></li><li><u>ii. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development and/or</u></li></ul>
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		<p><u>iii. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.</u></p> <p><u>9. Cumulative effects – whether there are any cumulative impacts of non-compliance with more than one zone standard.</u></p> <p><u>10. The positive effects of the construction, development and use of the retirement village.</u></p> <p><u>For clarity no other rules or matters of discretion relating to the effects of density apply to buildings for a Retirement Village.</u></p>			
	<p><b><u>2. Activity Status: Discretionary</u></b></p> <p><b><u>Where:</u></b>                  (a) <u>Compliance is not achieved with MRZ-S15.</u></p>				
<b><u>MRZ-R18</u></b>	<b><u>Visitor Accommodation (excluding camping grounds)</u></b>				
	<p>1. <b><u>Activity Status: Discretionary</u></b>  <b><u>Where:</u></b>                  a. <u>Accommodation is not provided to specific occupant(s) for more than 50 days in any twelve month period.</u></p>	<p><b><u>Assessment Matters / Matters of Discretion:</u></b></p> <ol style="list-style-type: none"> <li><u>RESZ-MAT1 - Visitor Accommodation</u></li> <li><u>Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density housing;</u></li> <li><u>The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community;</u></li> <li><u>Whether the proposed activity would support a well-functioning urban environment</u></li> </ol>			
<b><u>MRZ-R19</u></b>	<b><u>Emergency Service Facility</u></b>				
	<p>1. <b><u>Activity Status: Restricted Discretionary</u></b></p>	<p><b><u>Assessment Matters / Matters of Discretion:</u></b></p> <ol style="list-style-type: none"> <li><u>RESZ-MAT1 – Emergency Services Facilities</u></li> <li><u>Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density housing;</u></li> <li><u>The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community;</u></li> <li><u>Whether the proposed activity would support a well-functioning urban environment.</u></li> </ol>			
<b><u>MRZ-R20</u></b>	<b><u>Places of Assembly</u></b>				
	<p>1. <b><u>Activity Status: Discretionary</u></b> <b><u>Where:</u></b>                  a. <u>All buildings comply with the following minimum setback distances:</u></p> <table border="1" data-bbox="359 1915 845 2033"> <tr> <td>i. <u>Front Boundary:</u> <u>5m</u></td> <td rowspan="2"><u>Outcome:</u> <u>Buildings will be set back from the boundaries to</u></td> </tr> <tr> <td>ii. <u>Side Boundary:</u> <u>5m</u></td> </tr> </table>	i. <u>Front Boundary:</u> <u>5m</u>	<u>Outcome:</u> <u>Buildings will be set back from the boundaries to</u>	ii. <u>Side Boundary:</u> <u>5m</u>	<p><b><u>Assessment Matters / Matters of Discretion:</u></b></p> <ol style="list-style-type: none"> <li><u>RESZ-MAT1 – Places of Assembly;</u></li> <li><u>Whether the proposed activity is an efficient use of land within the zone given the primary purpose of the zone is to provide for medium density</u></li> </ol>
i. <u>Front Boundary:</u> <u>5m</u>	<u>Outcome:</u> <u>Buildings will be set back from the boundaries to</u>				
ii. <u>Side Boundary:</u> <u>5m</u>					

	<p>iii. Rear Boundary: 5m  <i>mitigate their impact on the amenity of adjoining properties and the streetscape.</i></p> <p>b. Accessory buildings comply with the following minimum setback distances:</p> <table border="1" data-bbox="363 416 850 696"> <tr> <td data-bbox="363 416 608 472">i. Front boundary: 7.5m</td> <td data-bbox="608 416 850 696" rowspan="3">Outcome: <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i></td> </tr> <tr> <td data-bbox="363 472 608 528">ii. Side boundary: 5m</td> </tr> <tr> <td data-bbox="363 528 608 696">iii. Rear boundary: 5m</td> </tr> </table> <p>c. The maximum building coverage is 35% of the net site area or 200m<sup>2</sup> whichever is the greater.                  Outcome: <i>Places of Assembly will be compatible with the scale of buildings and amenity of the Residential Zone.</i></p> <p>d. A minimum of 25% of the net site area shall be landscaped.</p> <p>e. A minimum of 50% of the front boundary setback area (excluding any area required for vehicle access) shall be landscaped.                  Outcome: <i>Visual appearance of Places of Assembly will integrate with the adjoining properties and the streetscape.</i></p>	i. Front boundary: 7.5m	Outcome: <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i>	ii. Side boundary: 5m	iii. Rear boundary: 5m	<p>housing:</p> <p>3. The extent to which the proposed activity is essential to support the health and wellbeing of the immediate community;</p> <p>4. Whether the proposed activity would support a well-functioning urban environment.</p>
i. Front boundary: 7.5m	Outcome: <i>Buildings will be set back from the boundaries to mitigate their impact on the amenity of adjoining properties and the streetscape.</i>					
ii. Side boundary: 5m						
iii. Rear boundary: 5m						
	<p><b>2. Activity Status:</b> Discretionary  <b>Where:</b>                  Compliance is not achieved with one or more of the standards in MRZ-R20.1.a - MRZ-R20.1.e</p>	<p><b>Assessment Matters / Matters of Discretion</b>                  1. Where relevant, the stated outcome of the infringed standard(s).</p>				
<p><b>MRZ-R21</b></p>	<p><b>Commercial Activity</b></p>					
	<p><b>1. Activity Status:</b> Discretionary</p>	<p><b>Assessment Matters / Matters of Discretion</b></p> <p>1. Whether the proposed activity is an efficient use of land within the zone given that the primary purpose of the zone is to provide for medium density housing</p> <p>2. The extent to which the activity is essential to support the health and wellbeing of the immediate community;</p> <p>3. Whether the proposed activity would support a well-functioning urban environment.</p>				
<p><b>MRZ-R21A</b></p>	<p><b>Retirement Villages not meeting one or more of the specific performance standards – Discretionary Activity</b></p>	<p><b>Assessment Matters</b>                  i. Where relevant, the stated outcome of the infringed standard(s).</p>				
<p><b>MRZ-R22</b></p>	<p><b>Infill Residential Development</b></p>					
	<p><b>1. Activity Status:</b> Non-complying</p>					
<p><b>MRZ-R23</b></p>	<p><b>Any activity which is not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity in this table</b></p>					
	<p><b>1. Activity Status:</b> Non-complying</p>					

**Performance Standards Table**

MRZ-S1	<b>Height – Buildings and Structures (excluding fences and standalone walls)</b>	
	<p>a. <u>Buildings and structures (excluding fences and standalone walls) must not exceed a height above ground of <del>11m</del> 10m.</u></p> <p>b. <u>Except that buildings that have a pitched or gable roof may have a maximum height above ground level of up to <del>12m</del> 11m. (see figure 1 and 2 below)</u></p> <p>c. <u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> <li><u>i. Solar panels provided these do not exceed the maximum height by more than 500mm;</u></li> <li><u>ii. Chimney structures not exceeding 1.1 metres in width on any elevation and provided these do not exceed the maximum height by more than 1 metres;</u></li> <li><u>iii. Antennas, aerials, and flues provided these do not exceed the maximum height by more than 1 metre;</u></li> <li><u>iv. Satellite dishes (less than 1 metre in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1 metre;</u></li> <li><u>v. Lift overruns provided these do not exceed the height by more than 1m;</u></li> <li><u>vi. Any scaffolding used in the construction process; or</u></li> <li><u>vii. Emergency service facilities and hose drying towers up to 15 metres in the Medium Density Residential Zone, associated with emergency service facilities.</u></li> </ul>	<p><b><u>Matters of Discretion if compliance not achieved:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The outcome of the standard.</u></li> </ol>
		
<p><b>Figure 1: Diagram illustrating maximum height for a Gable roof</b></p>		



**Figure 2: Diagram illustrating maximum height for a pitched roof.**

**Outcome** *Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties.*

**MRZ-S2 Fences and standalone walls**

All fences and standalone walls must not exceed a maximum height above ground level of:

- a. 1.2m where the fence is located between the residential unit and the front boundary of the site or any private road, access lot or right of way that provides legal access to the site; or
- b. 1.2m where a site boundary adjoins an open space zone
- c. Except that the following maximum height applies in these circumstances:
  - i. 1.5m if the fence is able to be seen through in the manner of a picket, trellis, or steel pool fence construction.
  - ii. 1.8m for all other site boundaries

**Matters of Discretion if compliance not achieved:**

1. The outcome of the Standard;
2. The extent to which the increased fence height reduces safety or a feeling of safety particularly for residents, pedestrians and/or users of any adjacent public reserve;
3. The streetscape amenity of the area;
4. Whether topographical or other site constraints make compliance with the standard impractical.

**Outcome** *Lower front fence heights enable clear visibility providing for passive surveillance and visual connections between the residential unit and the street improving safety*

**MRZ-S3 Height in relation to boundary**

- i. On any boundary (excluding the road or front boundary) of a site, buildings and structures shall be contained with a building envelope constructed by recession planes from points 3m above the boundary. The angle of such recession planes shall be 45° for all ~~side and rear~~ boundaries facing the southern half of a compass and 55° for all ~~front boundaries and all~~ boundaries facing the northern half of the compass (refer appendix 60, figure 2 for a diagram explaining this recession plane).
- ii. Except that:
- iii. Where two or more attached residential buildings on adjoining sites are connected along a common boundary the requirement for a recession plane will be dispensed with along that boundary.
- iv. Where a boundary adjoins an

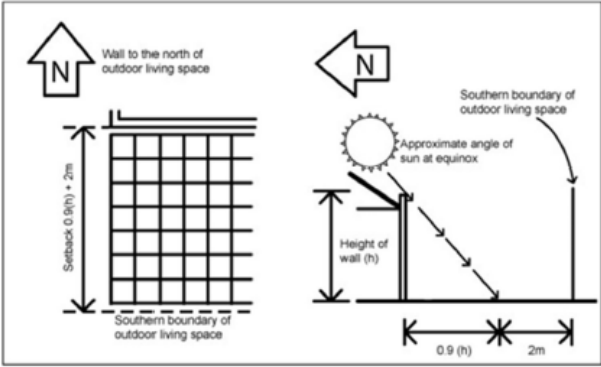
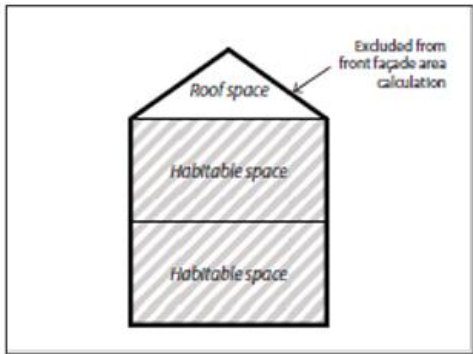
**Matters of Discretion if compliance not achieved:**

1. The outcome of the Standard.

	<p><u>entrance strip, access lot or private road, the recession planes can be constructed from the side of the entrance strip, access lot or private road furthest from the site boundary.</u></p> <p>v. <u>Where a boundary adjoins a Character Residential Zone, all buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60 Figure 1.</u></p> <p>vi. <u>The height in relation to boundary recession planes are not applicable from the front road boundary of a site.</u></p>	
<u>Outcome</u>	<u>Access to a minimum level of daylight within the living environment will be provided restricting overly tall obtrusive structures or buildings close to boundary.</u>	
<b>MRZ-S4</b>	<b>Garages and accessory buildings</b>	
	<p><del>a. Garages, carports or accessory buildings must be setback a minimum of 1m from the front elevation of the residential building.</del></p> <p>b. <u>Garages, carports or accessory buildings that form part of a single story building shall occupy no more than 50% of the width of the front elevation of a building that fronts the road, or legal access.</u></p>	<p><b>Matters of Discretion if compliance not achieved:</b></p> <ol style="list-style-type: none"> <li><u>The Outcome of the Standard</u></li> <li><u>The extent (lineal metres) of blank walls facing the street)</u></li> <li><u>Consider whether existing or proposed landscaping would mitigate the impacts of the building on the streetscape and property frontage.</u></li> <li><u>Consider whether an alteration to the design and/or the construction materials of the building could reduce dominance effects of the building on the streetscape</u></li> <li><u>Consider whether topographical or other site constraints make compliance with the standard impractical.</u></li> </ol>
<u>Outcome</u>	<u>Garages, carports or accessory buildings will not dominate the street. The residential unit will be the primary built feature of the property frontage and streetscape</u>	
<b>MRZ-S5</b>	<b>Setbacks</b>	
	<p><u>A minimum front boundary setback of 3.0 metres shall be achieved, excluding:</u></p> <p><u>a. Up to two non-enclosed structures (such as verandas and porches), or window features (such as bay or cantilevered windows) provided any such structure:</u></p> <p><u>i. Is not a garage or carport; and</u></p> <p><u>ii. Does not extend more than 1.5 metres deep into the yard setback, and</u></p> <p><u>iii Does not have a width greater than 4.0 metres; and</u></p> <p><u>provided that landscaping (at least 1 specimen tree (of 2m in height at planting) per 5m of frontage and shrubs and groundcover are planted and maintained over the remaining width of the front yard space across the length of frontage (excluding any area for vehicle or pedestrian access).</u></p>	<p><b>Matters of Discretion if compliance not achieved:</b></p> <ol style="list-style-type: none"> <li><u>The Outcome of the Standard</u></li> <li><u>The extent (lineal metres of any proposed blank walls facing the road;</u></li> <li><u>The design (including fenestration) and exterior cladding materials proposed for the front building façade facing the road;</u></li> <li><u>Whether sufficient space is retained to allow for landscaping of the front yard area;</u></li> <li><u>Any impacts on privacy of adjoining sites including the need for screening or landscaping or alteration of window placements to assist in maintaining privacy and outlook.</u></li> </ol>

	<p>b. Buildings must be setback from the relevant boundary by the minimum depth listed below:</p> <p><del>i. Front boundary: 3m</del>  <del>ii. Side boundary: 1m</del>  <del>iii. Rear boundary: 1m</del></p> <p>c. This standard does not apply where two adjacent buildings have an existing or proposed common wall.</p> <p>d. All buildings must be setback 2m from any boundary with a Character Residential Zone.</p>	
<u>Outcome</u>	<u>To ensure that the front public space between the residential unit and the street is defined and there is adequate space to maintain the amenity of the streetscape and residential area.</u>	
<b>MRZ-S6</b>	<b>Buildings Coverage</b>	
	<p>a. <u>The maximum building coverage must not exceed 50% of net site area</u></p> <p>b. <u>This standard does not apply to:</u></p> <p>i. <u>That part of eaves and/or spouting or bay windows projecting 600mm or less horizontally from any exterior wall;</u></p> <p>ii. <u>Pergola structures that are not covered by a roof;</u></p> <p>iii. <u>Underground carparking with landscaping above;</u></p> <p>iv. <u>Earthen terracing 1 metre or less in height with landscaping above of sufficient depth to allow drainage;</u></p> <p>v. <u>Uncovered decks that are no more than 1m in height above ground level.</u></p> <p><del>vi. <u>Uncovered outdoor swimming pools or tanks:</u></del>  <del>— <u>Not exceeding 25,000 capacity and supported directly by the ground, or</u></del>  <del>— <u>Not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground; or</u></del></p> <p>vii. <u>Satellite dishes; or</u></p> <p>viii. <del><u>Artificial crop protection structures and crop support structures.</u></del></p>	<p><b><u>Matters of Discretion if compliance not achieved:</u></b></p> <ol style="list-style-type: none"> <li><u>The Outcome of the Standard</u></li> <li><u>The extent to which the excess building coverage creates a scale and dominance of built form that is not consistent with the planned built environment;</u></li> <li><u>Whether there is sufficient room left on the site to meet the landscaping, outdoor living space and outlook requirements which ensure a quality living environment.</u></li> </ol>
<u>Outcome</u>	<u>Controlling the amount of a site that can be covered by buildings assists in managing the effects of building scale, stormwater run-off and enables space for landscaping and outdoor living ensuring a quality living environment.</u>	
<b>MRZ-S7</b>	<b>Outdoor living space</b>	
	<p>a. <u>A residential unit at ground floor must have an outdoor living space that is at least 30m<sup>2</sup>, with a minimum 4m dimension</u></p> <p>b. <u>A residential unit above ground floor must have an outdoor living space of at least 8m<sup>2</sup>, with a minimum 1.8m dimension</u></p> <p>c. <u>All outdoor living spaces must be accessible from the main living area of the residential unit; and</u></p> <p><del>d. <u>All outdoor living spaces must be north facing i.e. orientated north of east or west. Where the outdoor living space is provided at ground level and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure below. Note: for the purpose of this standard, south is defined as between 135 and 225 degrees.</u></del></p>	<p><b><u>Matters of Discretion if compliance not achieved:</u></b></p> <ol style="list-style-type: none"> <li><u>The Outcome of the Standard</u></li> <li><u>Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;</u></li> <li><u>How the outdoor living space is accessed from the residential unit;</u></li> <li><u>The location of the outdoor living space in terms of winter and summer access to sunlight;</u></li> <li><u>The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.</u></li> </ol>



		
<p><u>Outcome</u></p>	<p>To ensure residents have adequate access to outdoor living space for their recreation and wellbeing and that this space is private, sunny and has direct access from an <b>internal living area- main living area.</b></p>	
<p><b>MRZ-S8</b></p>	<p><b>Landscaped Areas</b></p>	
	<p>a. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of the <b>exclusive use net site</b> area of the unit with a combination of grassed lawn, garden beds, shrubs and/or trees;</p> <p>b. The landscaped area must be located within the <b>specific site or exclusive use area</b> associated with each residential unit.</p>	<p><b>Matters of Discretion if compliance not achieved:</b></p> <ol style="list-style-type: none"> <li>1. <u>The Outcome of the Standard</u></li> <li>2. <u>The extent to which existing vegetation is retained over the whole site</u></li> <li>3. <u>Whether the specific landscaping / plant species proposed adequately softens and screens the built form;</u></li> <li>4. <u>The extent to which landscaping will contribute positively to the streetscape.</u></li> </ol>
<p><u>Outcome</u></p>	<p>Every unit has views to vegetation or garden areas that improves outlook, privacy, softens building form and contributes to streetscape amenity.</p>	
<p><b>MRZ-S9</b></p>	<p><b>Windows and Connection to Street / Road</b></p>	
	<p>a. Any residential unit facing the front boundary or legal access must have a minimum of 20% of the façade facing the front boundary in glazing. This can be windows or doors (<b>excluding garage doors</b>).</p>  <p>b. Any residential unit facing the front boundary must incorporate at ground level facing the front boundary or legal access:</p> <ol style="list-style-type: none"> <li>i. a visible front door and main pedestrian entrance that is visible and accessible from the front boundary or legal access; and</li> <li>ii. a kitchen, living or dining room with</li> </ol>	<p><b>Matters if Discretion if compliance not achieved:</b></p> <ol style="list-style-type: none"> <li>1. <u>The outcome of the standard.</u></li> </ol>

	<u>glazing facing the front boundary or legal access;</u>	
<u>Outcome</u>	<i>A clear visual connection between the street and each residential unit adds visual interest and improves passive surveillance which contributes to the safety of people and property.</i>	
<b>MRZ-S10</b>	<b>Outlook Space</b>	
	<p>An outlook space must be provided for each residential unit as follows:</p> <ol style="list-style-type: none"> <li>A principal living room must have an outlook space of minimum dimensions of 4m depth, and 4m width, measured from the centre point of the largest window on the building face to which it applies.</li> <li>All other habitable rooms must have an outlook space with a minimum dimension of 1m width and 1m depth measured from the centre point of the largest window on the building face to which it applies</li> <li>Outlook spaces must be clear and unobstructed by buildings, structures, or vehicles.</li> </ol>	<p><b>Matters of Discretion if compliance not achieved:</b></p> <ol style="list-style-type: none"> <li>The outcome of the standard</li> </ol>
<u>Outcome</u>	<i>To ensure habitable room windows have sufficient outlook space to ensure privacy and amenity of the living environment.</i>	
	<p>The diagram shows two stacked rectangular rooms. The top room is labeled 'Habitable Room' and has a small square 'Outlook space' of 1m by 1m extending from its window. The bottom room is labeled 'Principal Living Room' and has a larger square 'Outlook space' of 4m by 4m extending from its window. Dashed lines indicate the measurement from the 'Centre point of window' to the corners of the outlook spaces.</p>	
<b>MRZ-S11</b>	<b>Variety in building design and visual appearance</b>	
	<p><del>Where there are</del> No more than two adjoining or adjacent residential units, including apartment buildings or comprehensive complexes, that fronting a public road or legal access <del>variation in the front façade design of the buildings shall have exactly the same floor plan design unless the building design includes either be achieved using at least two of the following techniques</del></p> <ol style="list-style-type: none"> <li><del>A different</del> roof form <del>or</del></li> <li><del>Different</del> front façade fenestration (window and door openings)</li> <li><del>Different</del> exterior cladding materials <del>and or</del> detailing (cladding material can be the same but used in a different way (ie on different parts of the building or to emphasise features)</li> <li>A front façade treatment that includes at least one of the following ancillary architectural elements such as a porch, covered veranda, a pergola over a door opening), window shrouds around the front façade windows, screens or louvres incorporated into the front façade design of the residential unit.</li> </ol> <p><del>This standard does not apply to apartment buildings or complexes where residential units are contained in one building.</del></p>	<p><b>Matters of Discretion if compliance not achieved:</b></p> <ol style="list-style-type: none"> <li>The Outcome of the standard</li> <li>The extent to which the building design demonstrates use of a range of design features to achieve visual interest and variety while maintaining a sense of visual continuity along the public road or legal access, commensurate with the number of units proposed, to distinguish between units with the same floor plan design. Design or architectural features include roof form, fenestration window shrouds, louvres, pergolas, chimneys, verandah, porch or balcony details.</li> </ol>
<u>Outcome:</u>	<i>To create visual interest in the streetscape and neighbourhood so that units of the same floor plan design are distinguishable and neighbouroods are not characterised by a single format of</i>	

	unit design.																	
<b>MRZ-S12</b>	<b>Stormwater Management</b>																	
	<p>The peak stormwater runoff from the site shall not exceed the following standards:</p> <table border="1"> <thead> <tr> <th><b>Average Recurrence Internal (ARI)</b></th> <th><b>Runoff Coefficient</b></th> </tr> </thead> <tbody> <tr> <td>5 year</td> <td>0.72</td> </tr> <tr> <td>50 year</td> <td>0.82</td> </tr> </tbody> </table> <p>The above base values shall then be adjusted using the slope adjustment table below to get a final runoff coefficient that takes into account the topography of the subject site.</p> <table border="1"> <thead> <tr> <th><b>Ground Slope</b></th> <th><b>Coefficient Adjustment</b></th> </tr> </thead> <tbody> <tr> <td>0-0.5%</td> <td>-0.05</td> </tr> <tr> <td>5-10%</td> <td>N/A</td> </tr> <tr> <td>10-20%</td> <td>+0.05</td> </tr> <tr> <td>20% and greater</td> <td>+0.10</td> </tr> </tbody> </table> <p>The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code Approved Document E1 – Surface Water.</p> <p>See Hastings District Council website to assist with calculations</p>	<b>Average Recurrence Internal (ARI)</b>	<b>Runoff Coefficient</b>	5 year	0.72	50 year	0.82	<b>Ground Slope</b>	<b>Coefficient Adjustment</b>	0-0.5%	-0.05	5-10%	N/A	10-20%	+0.05	20% and greater	+0.10	<p><b>Matters of Discretion if compliance not achieved:</b></p> <ol style="list-style-type: none"> <li>The outcome of the Standard</li> <li>Consideration of alternatives as to how the stormwater can be adequately controlled onsite to ensure the reticulated network is not overloaded;</li> <li>The extent to which the development proposal exceeds the standard and the impacts of the exceedance on the existing stormwater network in the particular catchment area;</li> <li>Where the existing stormwater discharges from a site were lawfully in excess of the limits set out in Standard MRZ-S12 as at the date the plan was amended by decisions on submissions of Plan Change 5, the impacts on the existing stormwater network, in the particular catchment area, of any increase to the current existing discharge level shall be considered against whether there is a practicable opportunity to reduce the level of discharges from the site below existing levels.</li> <li>Where an activity cannot practicably meet the stormwater runoff limits of the standard, consideration shall be given to any proposals for an alternative stormwater solution to upgrade the existing network.</li> </ol> <p><i>For information about stormwater management refer to the Hastings District Council Engineering Code of Practice 2020, the Subdivision and Infrastructure Development in Hastings District Best Practice Design Guide and the Hastings Medium Density Design Framework.</i></p>
<b>Average Recurrence Internal (ARI)</b>	<b>Runoff Coefficient</b>																	
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<i>Outcome</i>	<i>The potential for effects from stormwater runoff associated with the land use will be avoided, remedied, or mitigated.</i>																	
<b>MRZ-S13</b>	<b>Roading Infrastructure / Vehicle Access</b>																	
	<p>Activities shall comply with the rules and standards for access outlined Section 26.1 Transport and Parking of the District Plan.</p>	<p><b>Matters of Discretion if compliance not achieved:</b></p> <ol style="list-style-type: none"> <li>The Outcome of the standard</li> <li>Any relevant matters of discretion or assessment matters outlined in Section 26.1</li> </ol>																
<i>Outcome</i>	<i>The outcomes of Section 26.1 of the District Plan on transport and parking will be achieved.</i>																	
<b>MRZ-S14</b>	<b>Infrastructure – Water, Wastewater and Stormwater</b>																	
	<p><del>Any application for comprehensive residential development shall include an infrastructure network</del></p>	<p><del><b>Matters of Discretion if compliance not achieved:</b></del></p>																

	<p><del>assessment which has been certified by Council's Infrastructure Asset Management Team and which confirms that there is, or will be at the time of connection, sufficient infrastructure capacity to service the development</del></p>	<p><del>1. The Outcome of the Standard                  2. How and when the proposed development will be provided with infrastructure services.                  3. The design and layout of proposed infrastructure services for water, wastewater, stormwater infrastructure.</del></p>
<p><del>Outcome</del></p>	<p><del>Public health and environmental wellbeing is maintained.</del></p>	
<p><b>MRZ-S145</b></p>	<p><b>Specific controls – Key Development Site – 401 Eastbourne Street East</b></p>	
	<p><b>Building Design and Location</b></p> <p>a. Buildings at ground floor level shall maintain a continuous active street frontage by:</p> <ol style="list-style-type: none"> <li>i. building up to the street or road boundaries of the site; and</li> <li>ii. the provision of display windows fronting the street at ground floor level; from the intersection of Hastings St and Eastbourne St for a length of 10m along the site frontage of each street, at least 80% of the façade of the building at ground floor level shall have clear glazed windows.</li> <li>iii. For the remainder of the length of ground floor building façade along Hastings Street and Eastbourne Street there shall be a maximum continuous blank wall (i.e. without windows or openings) of no more than 2 lineal metres; and</li> <li>iv. Locating pedestrian entrance(s) to buildings on the street frontage at ground floor level</li> </ol> <p>b. The design of the building should emphasise the corner of Hastings Street and Eastbourne Street by using one or more of the following methods:</p> <ol style="list-style-type: none"> <li>i. Using a curved building façade at this intersection that matches the curve of the road and that of the building diagonally opposite; or</li> <li>ii. Using the available height limit allowed in MRZ-S1 above to create a built feature in the form of a roof line projection at this intersection; and/or</li> <li>iii. Using this corner of the building as the main pedestrian entrance.</li> </ol> <p>c. The external appearance and architectural design of the building shall complement the style and architecture of the existing commercial buildings located opposite the site by:</p> <ol style="list-style-type: none"> <li>i. Using a variety of materials (a minimum of two different external cladding materials) to break up the bulk of the building façade;</li> </ol> <p>d. The maximum building coverage on this site shall be 70%</p> <p>e. A 5m yard setback shall be provided on the southern and western boundaries of the site that adjoin properties occupied by existing residential activities. <i>Note: Vehicle crossings and/or a vehicle access can be provided within this yard setback area.</i></p> <p>Note: <del>The building can be of a contemporary design but can incorporate elements of Art Deco or Spanish Mission architecture as a way of complementing the architecture of the existing buildings located opposite the site. In addition, the use of architectural features or details (such as recessing or projecting bay windows,</del></p>	<p><b>Matters of Discretion if compliance not achieved:</b>                  Consideration and assessment of the following outcomes sought:</p> <ol style="list-style-type: none"> <li>1. <i>The building and activities within this site will be the feature of the street frontage.</i></li> <li>2. <i>The amenity of the area will be maintained by providing an attractive and interesting street frontage.</i></li> <li>3. <i>New buildings will relate appropriately to this street corner, creating a focal point at this intersection ensuring a high quality and high amenity urban environment.</i></li> <li>4. <i>The style and architectural design of any new buildings on this site will create an interesting building façade that contributes positively to the existing building character of this area</i></li> <li>5. <i>The Council wish to encourage the commercial development of this site. However the Medium Density Residential Zoning restricts building coverage to 50%. Therefore a specific standard allowing a greater building coverage is required in order for commercial development to be feasible. A greater building coverage will ensure that this site is able to be developed in a commercial manner which complements the surrounding commercial environment.</i></li> <li>6. <i>The provision of a buffer or yard separation between existing residential housing and any new building will ensure existing residential amenity is maintained.</i></li> </ol>

	<u>balconies, or the inclusion of details such as screens, verandas, parapet design or variation in roof form) will also help to create an interesting building façade</u>	
<b>MRZ-S156</b>	<b>Specific Performance Standards for Retirement Villages</b>	
<u>12</u>	<u>Building Height – as per medium density residential zone standard</u>	<b>Matters of Discretion if compliance not achieved:</b> <u>Consideration and assessment of the following outcomes sought:</u> <u>1. Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties.</u> <u>2. The scale and bulk of the buildings in relation to the characteristics of the Medium Density Residential Zone and adjoining zones.</u>
<u>2</u>	<u>Height in relation to boundary –</u> <u>1. buildings must not project beyond a 60 degree recession plane measured from a point 4 metres vertically above ground level along all boundaries. 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 of pedestrian access way.</u> <u>2. For buildings adjacent to the boundary of an adjoining residential zoned site the medium density residential zone standards shall apply.</u> <u>3. The 4m 60 degree standard does not apply to</u> <u>a) a boundary with a road</u> <u>b) existing or proposed internal boundaries within a site</u> <u>c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u> <u>d) Boundaries adjoining open space and recreation zones, commercial and commercial service zones, industrial.</u>	<u>1. Dominant and out of scale buildings and structures will not reduce access to daylight and sunlight for adjoining properties</u>
<u>3</u>	<b>Setbacks</b> <u>1. Buildings to be set back from the relevant boundary by the minimum depth in the yards table below: Yard</u>  <u>Front 1.5 metres minimum depth</u> <u>Side 1 metre minimum depth</u> <u>Rear 1 metre minimum depth (Excluded on corner sites)</u>  <u>2. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</u>	<u>1. To ensure that the front public space between the residential unit and the street is defined and there is adequate space to maintain the amenity of the streetscape and residential area.</u>  <u>2. Whether sufficient space is retained to allow for landscaping of the front yard area.</u>
<u>4</u>	<b>Building coverage</b> <u>The maximum building coverage must not exceed 50% of the net site area.</u>	<u>1. Managing the effects of building scale and stormwater run-off and enabling space for landscaping and outdoor living to ensure a quality living environment.</u> <u>2. The impact on stormwater</u>

		<u>infrastructure and any downstream effects.</u>
<u>5</u>	<p><b><u>Outdoor Living Space</u></b>  <u>1. A residential unit at ground floor level must have an outdoor living space that is at least 30m<sup>2</sup> with a minimum 4m dimension. Up to 10m<sup>2</sup> of the component can be part of a communal open space.</u>  <u>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.</u></p> <p>a. <u>Is at least 8m<sup>2</sup> and has a minimum dimension of 1.8metres; and</u>              b. <u>Is accessible from the residential unit; and</u>              c. <u>May be</u>              i) <u>grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</u>              ii) <u>located directly adjacent to the unit.</u></p>	<p><u>1. Residents having adequate access to outdoor living space for their recreation and wellbeing and that this space is private, sunny and has direct access from a main living area.</u></p> <p><u>2. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;</u></p> <p><u>3. How the outdoor living space is accessed from the residential unit;</u></p> <p><u>4. The location of the outdoor living space in terms of winter and summer access to sunlight;</u></p> <p><u>5. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units</u></p>
<u>6</u>	<p><b><u>Outlook Space</u></b>  <u>The provisions of Clause 16 of Schedule 3A of the Resource Management Act shall apply.</u></p>	<u>Whether habitable room windows have sufficient outlook space to ensure privacy and amenity of the living environment.</u>
<u>7</u>	<p><b><u>Windows to Street</u></b>  <u>The provisions of Clause 17 of Schedule 3A of the Resource Management Act shall apply.</u></p>	<u>Whether there is a clear visual connection between the street and each residential unit adds visual interest and improves passive surveillance which contributes to the safety of people and property.</u>
<u>8</u>	<p><b><u>Landscaped Area</u></b>  <u>The provisions of Clause 18 of Schedule 3A of the Resource Management Act shall apply.</u></p>	<u>Whether the retirement units have views to vegetation and garden areas that improves outlook, privacy, softens building form, and contributes to streetscape amenity.</u>

**Matters of Control or Discretion**

**MRZ-MAT1 R16: Comprehensive Residential Development  
 MATTERS OF CONTROL OR DISCRETION**

4. ~~The Hastings Medium Density Design Framework~~

1. Building form, visual quality, and streetscape amenity

Consider how the development relates to the context of the area and contributes positively to the planned built form environment.

Consider whether the development makes an overall positive contribution to the visual quality of the streetscape and neighbourhood as a whole. Does the development contribute to the planned built form character for the Zone and surrounding area.

2. Site Layout:

Whether the site and residential unit layout maximises opportunities to create a quality living environment by providing privacy; sunlight access; visual outlook.

Consider whether the unit layout and configuration

~~of vehicle and pedestrian access to the site and each unit achieves an overall quality living environment for residents and neighbours including space and privacy between units, maximising site attributes such as access to sunlight, and outlook.~~

### ~~The Hastings Medium Density Design Framework~~

#### 3. ~~Key Design Elements~~

~~Assess the proposal against the following key design elements:~~

##### 3.A ~~House Types, Sizes and Adaptability~~

~~Whether the proposal offers a diverse range of housing types e.g. duplex, two-storey, terraced, 1, 2, 3 bedroom and suitable for the size and shape of the site.~~

~~Consider whether a varied range of house typologies (townhouses, duplex, terraces etc) and sizes (studio, 1 brm, 2brm, 3brm) commensurate with the scale of the development are provided. The house type and size of the residential units should work well for the size and shape of the site.~~

##### 3.B ~~Entrances, Detailing and Colour~~

~~Whether the proposal maximises street-facing dwelling entrances, incorporates varied architectural detailing and colours to distinguish individual residential units.~~

~~Consider whether the proposal has as many houses fronting the street as possible with clearly defined entrances connecting directly to the street or main access. Provide a sense of individuality by varying architectural detailing of building frontages (including windows, doors, varied roof lines, porches, balconies, chimneys, pergolas, louvres, screens and variation of exterior cladding materials). Use the surrounding built and natural environment for cues on appropriate colours, subtle differences in colour are best to distinguish individual houses.~~

##### 3.C ~~Building Height, Dominance, and Sunlight~~

~~Whether the building(s) design (height, form, scale) incorporates elements to reduce building dominance, enhance visual interest while maximising access to sunlight.~~

~~Consider whether the following attributes have been used in the design to create visual interest and reduce building dominance:~~

- ~~i. varied building height;~~
- ~~ii. roof form variations;~~
- ~~iii. modulating building frontages (ie stepping parts of the building back or forward);~~
- ~~iv. use of pitched roofs to reduce overall perceived height;~~

##### 3.D ~~Connections to Open Space~~

~~Whether the proposal integrates public or communal open spaces and whether they have enabled natural surveillance for safety and usability.~~

~~Consider whether public or communal open spaces are integrated into the development and are provided with a high level of natural surveillance to ensure safety and usability.~~

##### 3.E ~~Landscape Design:~~

~~Whether the landscaping design is sustainable, provides sufficient vegetation to 'soften' building form, driveways and carparking areas, retains existing trees where reasonably possible, integrates the development as a whole providing a high amenity living environment.~~

~~Whether landscape design is suitable for the size of the site and building typologies proposed,~~

~~retains existing mature trees or other vegetation, retains visibility to the street, and is appropriate for its function (for example: boundary or use delineation, amenity or to create privacy). Planting proposed should be appropriate for the particular soil / climate and provided with irrigation to ensure the landscaping is maintained.~~

### 3.F Private and Safe Living environments

~~Whether the building design ensures privacy for residents and neighbours through thoughtful building orientation, separation distances, window and balcony placement and features, and external lighting.~~

~~Consider whether the following matters have been addressed in the design to ensure privacy for residents and neighbours:~~

- ~~v. buildings and windows are orientated to the street or public or communal open spaces;~~
- ~~vi. buildings are separated including from buildings on neighbouring sites – use driveways, carparking areas or outdoor living spaces to increase separation distances.~~
- ~~vii. window & balcony placement, type and size (particularly for upper floors) has been carefully planned and considered;~~
- ~~viii. Use of architectural features to redirect views such as high sill windows, opaque glass, fins, louvres or screens.~~
- ~~ix. External lighting enhances safety and legibility. Manage light spill away from neighbouring properties.~~

### 3.G Outdoor Living Space

~~Whether residents are provided with an outdoor living area for recreation and wellbeing. Specifically considering:~~

- ~~i. Design and location of the outdoor living space, and whether its shape and size are suitable for recreation and play;~~
- ~~ii. How the outdoor living space is accessed from the residential unit;~~
- ~~iii. The location of the outdoor living space in terms of winter and summer access to sunlight;~~
- ~~iv. The location of the outdoor living space and whether it will be overlooked by neighbouring residential units.~~

~~Consider whether the outdoor spaces proposed for each unit are private, sunny (preferably northerly or westerly direction) and accessible to main living areas. Try to avoid outdoor spaces within the front yard where screening is needed to achieve privacy. Locate these to the side of the unit where possible.~~

### 3.H Access, car parking, and manoeuvring

~~The extent to which the development provides safe and efficient vehicle access and avoids dominating the frontage of the site, including:~~

- ~~i. The minimisation of vehicle access points to a site~~
- ~~ii. Clear differentiation of pedestrian and vehicle movement routes within a site~~
- ~~iii. Separation of shared and private parking areas within a site where possible for functionality and security~~
- ~~iv. Well-lit carparking areas are encouraged for public safety~~
- ~~v. Vehicle entrances to buildings are clearly defined, and well-integrated into the overall site layout~~
- ~~vi. Soft landscaping is integrated into larger parking areas.~~
- ~~vii. Consider the location of charging points for electric cars and bikes.~~

~~Consider whether access, parking and manoeuvring dominates the front of the site. Carparking is best located away from the street further within the site. Minimise vehicle crossings and provide a safer pedestrian environment by combining vehicle~~



~~accessways or using rear lanes. Consider the location of charging points for electric cars and bikes.~~

### 3.I Waste and Service areas

Whether sufficient on-site waste and service areas are provided, screened from the street, neighbouring residences and public open spaces.

~~Consider whether sufficient space has been provided for waste and service areas to accommodate washing lines, waste bins/recycling as well as storage for bikes, scooters and prams etc. Waste storage and service areas should be screened from the street and neighbouring residences. For large scale developments or rear sites accessed via 50m plus driveways consider communal enclosed and screened storage areas that are easily accessible for residents and to property frontages.~~

### 3.J Site coverage and low-impact stormwater design:

Whether the proposal addresses Matters of Discretion under MRZ-S12; and

Whether the proposal incorporates low-impact stormwater design eg raingardens, water re-use to reduce stormwater runoff and enhance sustainability.

~~Whether stormwater runoff can be reduced through the use of permeable paving, water retention and re-use, rain gardens, or other low impact design techniques.~~

### 3.K Building materials and environmental sustainability

Assess if the proposed materials are visually appealing, sustainable, durable, easily maintained, with a variety of materials to create interest.

~~Consider whether the proposed exterior cladding or building materials will create a visually appealing development. Use building materials that are robust, sustainably sourced and will maintain their appearance over time. Materials that can be easily and cost effectively maintained are preferable. As a general rule use one main building material with two or three supporting materials to emphasize features and create variety and interest.~~

## 2- 4. Infrastructure servicing:

- a. Whether there will be sufficient infrastructure capacity to service the development (at the time of connection) to Hastings District Council's infrastructure network (water, wastewater, stormwater and roading network);
- b. Whether there will be any adverse impacts on public health and safety on the operation of the network from the proposed development; and/or
- c. Whether the design and/or upgrading of any existing systems can ensure any adverse impacts are mitigated to a sufficient extent prior to development occurring.

### 3-5. Parking Congestion and Transportation Effects

The extent to which the development

(i) avoids parking congestion on streets and effects on the safe and efficient operation of the transportation network including on active transport users and provides for unobstructed access for emergency vehicles and refuse and recycling collections.

A Traffic Impact Assessment maybe required as part of any assessment of effects (including cumulative) and shall take into account any Parking Management Strategy, Comprehensive Parking Management or Local Area Plans if these have been adopted by Council for the area to which the development proposal relates.

## 6. Cumulative Effects

Whether there are any cumulative impacts of non-compliance with more than one zone standard.

NOTE: For guidance on the above criteria refer to the Hastings Medium Density Design Framework 2022.