

Rule	Activity status	Standards	Matters of discretion
GRZ-R33 New building and structures, and any minor works, additions or alterations to any building or structure	Permitted	<ol style="list-style-type: none"> 1. Number of retirement units per site (no more than 3) 2. Height 3. Height in relation to boundary 4. Setbacks 5. Building coverage 6. Outdoor living space for retirement unit at ground level 7. Outdoor living space for retirement unit above ground level 8. Outlook space 9. Windows to street 10. Landscaped area 	None
GRZ-R36 New building and structures, and any minor works, additions or alterations to any building or structure that do not comply with one or more of the standards under rule GRZ-R33, except for standard 1 under rule GRZ-R33 <i>Retirement units are excluded from this rule¹</i>	Restricted discretionary	None	<ol style="list-style-type: none"> 1. The matters contained in the <i>Land Development Minimum Requirements</i>. 2. Consideration of the effects of the standard not met. 3. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter.
GRZ-R37 New building and structures, and any minor works, additions or	Restricted discretionary	None	<ol style="list-style-type: none"> 1. The relevant matters contained in the Residential Design Guide in Appendix 24.

¹ My highlighting

<p>alterations to any building or structure that do not comply standard 1 under rule GRZ-R33</p> <p><i>Retirement units are excluded from this rule²</i></p>			<ol style="list-style-type: none"> 2. The matters contained in the <i>Land Development Minimum Requirements</i>. 3. Site layout. 4. <i>Building</i> density, form and appearance. 5. Streetscape. 6. <i>Landscaping</i>. 7. <i>Reverse sensitivity</i>. 8. Transport effects. 9. Where the site is located adjacent to a <i>Place and Area of Significance to Māori</i> identified in Schedule 9, effects on cultural values. 10. Where the site is located adjacent to a site containing a <i>historic heritage feature</i>, effects on <i>historic heritage</i> values. 11. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter.
<p>GRZ-R41 Construction or alteration of or addition to any building or structure for a retirement village involving 4 or more retirement villages per site</p>	<p>Restricted discretionary</p>	<p>None</p>	<ol style="list-style-type: none"> 1. Where any of the standards under rule GRZ-R33 are breached, consideration of the effects of the standard not met. 2. The effects of the <i>retirement village</i> on the safety of adjacent streets or public <i>open spaces</i>. 3. The effects arising from the quality of the interface between the <i>retirement village</i> and adjacent streets or public <i>open spaces</i>. 4. The extent to which articulation, modulation and materiality addresses

² My highlighting

			<p>adverse visual dominance effects associated with <i>building</i> length.</p> <p>5. When assessing the matters in 1 – 4, consider:</p> <ol style="list-style-type: none"> The need to provide for efficient use of larger <i>sites</i>; and The functional and operational needs of the <i>retirement village</i>. <p>6. The positive effects of the construction, <i>development</i> and use of the <i>retirement village</i>.</p> <p>7. The matters in policy GRZ-P28.</p>
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GRZ-P28 Retirement Villages

Retirement villages will be enabled in the General Residential Zone, through a range of housing and living care options that are suitable for the needs and characteristics of older persons by:

1. Providing for greater density than other forms of residential *development* to enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services;
2. Providing for good quality on site amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age;
3. Encouraging the scale and design of the *retirement village* to:
 - a. be of a high-quality and aligned with the planned urban character;
 - b. achieve attractive and safe streets and public *open spaces*, including by providing for passive surveillance;

4. Provide an adequate and appropriately located area on *site* for the management, storage and collection of all waste, recycling and organic waste potentially generated by the *development*.

Proposed new rule DEV3-R1 as recommended by Mr McDonnell with all relevant considerations included.

Following is DEV3-R1 including all relevant “matters of control” taken from DEV3-P1 and GRZ-R41:

- The text *underlined and in italics* is DEV3-P1
- The text in **purple** are the matters of discretion from GRZ-R41
- The text in **orange** is from GRZ-P28, which is included as a matter of discretion from GRZ-R41
- Text in **red** are my recommendations from my s42A report that Mr McDonnell agrees with.
- Text in **blue** are Mr McDonnell’s further recommended amendments following my s42A report

DEV3-R1		Retirement Villages within the Ratanui Development Area
<u>GRZ-R41 does not apply in addition to this Rule.</u>		
<u>Controlled Activity</u>	<p>1. Where a Landscape and Earthworks Plan is provided by a suitably qualified and experienced landscape architect addressing the matters listed in DEV3-P1.4 that contains the following information:</p> <p>a. Details of plantings proposed for the vegetated buffer shown in DEV3- Figure 1: Ratanui Development Area Structure Plan; and</p>	<p>Matters of control</p> <p>1. The degree to which the development is in general accordance with DEV3- Figure 1: Ratanui Development Area Structure Plan.</p> <p>2. <u>General consistency with the Structure Plan</u></p> <p>3. <u>providing site access via a T-intersection with a right turn bay in the area indicated in the Structure Plan;</u></p> <p>4. <u>creating a flood storage area in the general area indicated in the DEV3- Figure 1: Ratanui Development Area that provides for compensatory flood storage for events up to a 1% AEP event (including allowing for sea level rise and increased rainfall intensity) to mitigate the impacts of the development from removing existing floodplain storage on the Site;</u></p> <p>5. <u>creating large-centralised wetland areas in locations indicated in the DEV3- Figure 1: Ratanui Development Area Structure Plan to provide for</u></p>

	<p>b. Details of design for the landscaped buffer (landscaping, fencing and/or planting) shown in DEV3- Figure 1: Ratanui Development Area Structure Plan.</p> <p>Note:</p> <ul style="list-style-type: none"> • No buildings shall be located in landscaped or vegetated buffers. • <u>For the avoidance of doubt GRZ-R41 does not apply to retirement villages within DEV3 – Ratanui Development Area.</u> 	<p><i>stormwater management and for offsetting any loss of wetland habitat on the site. The wetland areas will:</i></p> <ol style="list-style-type: none"> <i>provide flood storage for events up to a 1% AEP event (including allowing for sea level rise and increased rainfall intensity) to mitigate the stormwater impacts of the development on the downstream catchment;</i> <i>provide stormwater treatment outcomes in accordance with Council's Land Development Minimum Requirements 2022;</i> <i>provide for the offsetting of wetland loss elsewhere on the site by creating offset wetlands within the centralised wetland area(s) where:</i> <ol style="list-style-type: none"> <i>the primary function of the offset areas is to create natural inland wetlands;</i> <i>the secondary function of offset areas is to provide flood storage and stormwater treatment functions;</i> <i>the offset areas are established and managed to ensure at least a net gain in indigenous biodiversity outcomes positive environmental gain³;</i> <i>the offset areas within the wetlands are clearly identified in plans and will exclude first flush areas designed to be cleaned out when sediment builds up;</i> <p>6. <i>ensure that development within the Site occurs in such a way that landscape and visual effects are managed, the development is sensitively integrated into the surrounding landscape, and an attractive and biodiverse planting structure is created for the Site including:</i></p> <ol style="list-style-type: none"> <i>appropriate street tree and amenity planting, including riparian planting along the highly modified stream;</i> <i>planting species and arrangements reflecting predominantly indigenous species which are typical of the coastal area and naturally occurring the local area, as well as appropriate exotic amenity plantings;</i>
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³ GWRC submission 12

	<p>c. <i>vegetated buffers on the southern extent of the Site in areas indicated in the DEV-3 – Figure 1: Ratanui Development Area Structure Plan that:</i></p> <ul style="list-style-type: none"> i. <i>comprise predominantly indigenous species ranging from shrubs to mature trees with an anticipated minimum width of 5m</i> ii. <i>reflect the more ‘wooded’ parkland character of the rural residential properties along Ratanui Road</i> iii. <i>provide filtering of views into the site from adjacent dwellings, where practicable, and</i> iv. <i>do not apply where a transport connection is provided to adjacent sites;</i> <p>d. <i>development platforms that are sensitively and effectively integrated into the existing terrain along the edges of the Site, particularly at the northern and eastern edges (retaining walls will be minimised in favour of natural batters where practicable); and</i></p> <p>e. <i>providing an appropriate landscaped and/or vegetated buffers in areas indicated in the DEV3- Figure 1: Ratanui Development Area Structure Plan to that:</i></p> <ul style="list-style-type: none"> i. <i>comprise treatments including landscaping, planting, fencing and/or earthbunds, as appropriate, with an anticipated minimum width of 5m;</i> ii. <i>ensure integration between the new development and adjacent sites and the wider landform soften the transition from a residential to rural lifestyle land use and</i> iii. <i>do not apply where a transport connection is provided to adjacent sites; and</i> <p>7. <i>ensure building foundations are designed to resist liquefaction induced settlement; and</i></p> <p>8. <i>ensure any increase in lateral spread hazard and/or effects to neighbouring properties is avoided, including through providing a minimum setback for buildings or other protection or mitigation measures for adjacent property boundaries.</i></p>
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	<ol style="list-style-type: none"> 9. <i>Where any of the standards under rule GRZ-R33 are breached, consideration of the effects of the standard not met.⁴</i> 10. <i>The effects of the retirement village on the safety of adjacent streets or public open spaces.</i> 11. <i>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</i> 12. <i>The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length.</i> 13. <i>When assessing the matters in 9 - 12, consider:</i> <ol style="list-style-type: none"> a. <i>The need to provide for efficient use of larger sites; and</i> b. <i>The functional and operational needs of the retirement village.</i> 14. <i>The positive effects of the construction, development and use of the retirement village.</i> 15. <i>Providing for greater density than other forms of residential development to enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services;</i> 16. <i>Providing for good quality on site amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age;</i> 17. <i>Encouraging the scale and design of the retirement village to:</i> <ol style="list-style-type: none"> a. <i>be of a high-quality and aligned with the planned urban character;</i> b. <i>achieve attractive and safe streets and public open spaces, including by providing for passive surveillance;</i> 18. <i>Provide an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development.</i>
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Proposed new rule DEV3-R1 (as I recommend it)

⁴ This means that non-compliance with the standards in GRZ-R33 effectively default to a controlled activity status, rather than a restricted discretionary activity a applies under GRZ-R41

DEV3-R1	<p>Retirement Villages within the Ratanui Development Area</p> <p>GRZ-R41 does not apply in addition to this Rule.</p>
<p><u>Controlled Activity</u></p> <p><u>Restricted discretionary activity</u></p>	<p>2. Where a Landscape and Earthworks Plan is provided by a suitably qualified and experienced landscape architect addressing the matters listed in DEV3-P1.4 that contains the following information:</p> <ol style="list-style-type: none"> a. Details of plantings proposed for the vegetated buffer shown in DEV3- Figure 1: Ratanui Development Area Structure Plan; and b. Details of design for the landscaped buffer (landscaping, fencing and/or planting) shown in DEV3- Figure 1: Ratanui Development Area Structure Plan. <p><u>Note:</u></p> <p>Matters of control discretion</p> <ol style="list-style-type: none"> 1. The degree to which the development is in general accordance with DEV3- Figure 1: Ratanui Development Area Structure Plan. 2. The matters in policy DEV3-P1. 3. The matters of discretion in GRZ-R41.

	<ul style="list-style-type: none">• <u>No buildings shall be located in landscaped or vegetated buffers.</u>• <u>For the avoidance of doubt GRZ-R41 does not apply to retirement villages within DEV3 – Ratautui Development Area.</u>	
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