

## APPENDIX 2 – CHANGES TO THE DISTRICT PLAN

### Guide

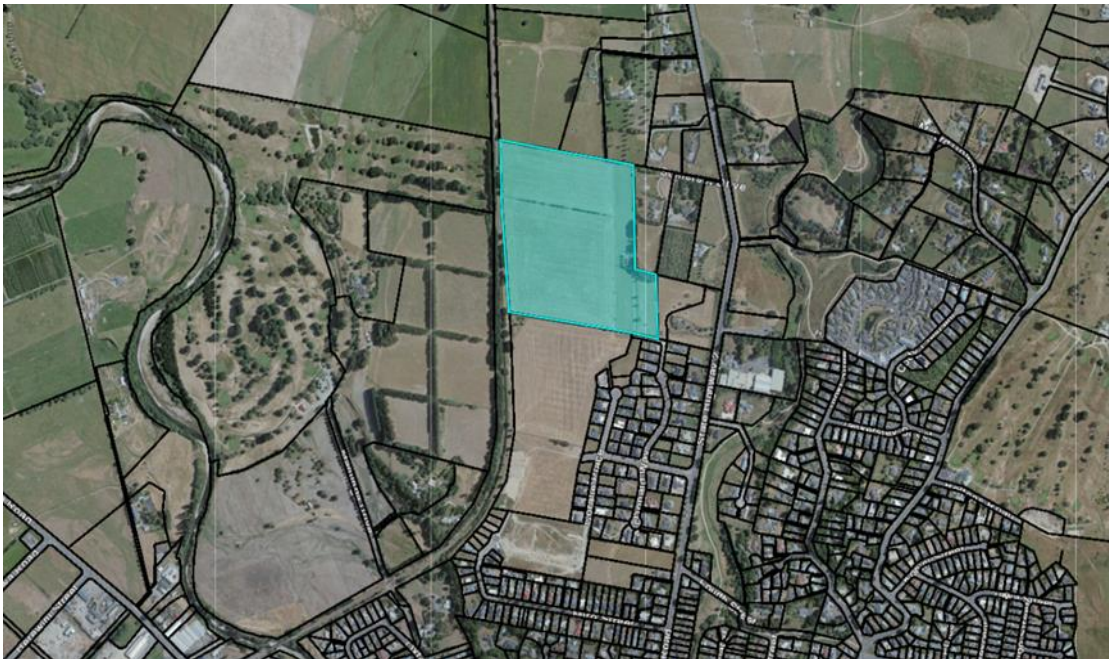
- Existing District Plan text is in normal font.
- Changes originally proposed by Welhom Developments Ltd as part of the Request are shown underline and ~~strikethrough~~.
- Changes proposed by officer recommendations are red underline and ~~red strikethrough~~.
- Further changes proposed by Welhom Developments Ltd in response to Council section 42A report and submissions are shown in blue underline and ~~blue strikethrough~~.
- Further changes proposed by Welhom Developments Ltd in response to Waka Kotahi evidence are shown in green underline.

### Amendment 1

#### Amend Masterton Edition Volume 2 Maps of the District Plan as follows:

Change the zoning of the Site from Rural (Primary Production) to Residential.

Move the Rural-Urban Boundary notation to include the Site.



### Amendment 2

#### Amend Masterton Edition Volume 1 Text – Part C – Consent Process and General Provisions - Section 27 Definitions of the District Plan as follows:

Delete the existing definition of retirement village:

~~Retirement village – means any land building or site used for a comprehensive residential development that contains two or more residential units, together with services and/or facilities for on-site residents and staff and which may include staff accommodation, advanced residential care facilities, such as nursing, medical, hospital or dementia care, recreation, leisure, welfare facilities and activities, and other non-residential activities ancillary to the retirement village, predominantly for persons in their retirement and their spouses or partners.~~

Insert a new definition of retirement village as follows:

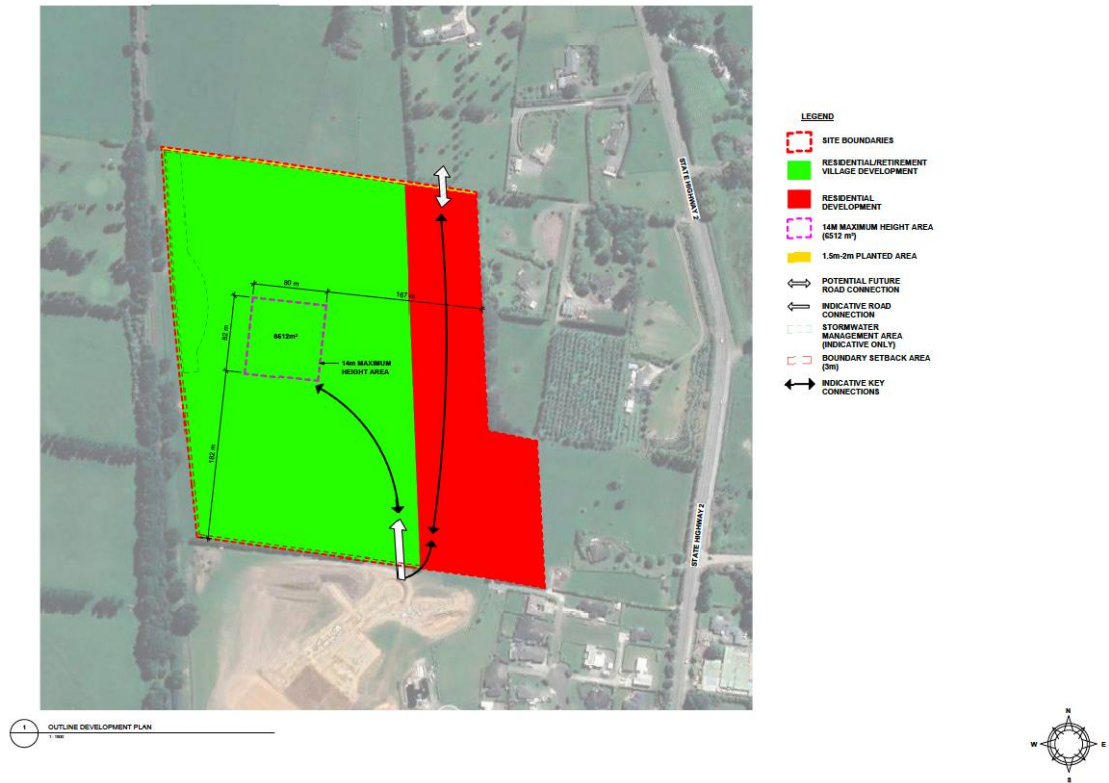
Retirement village – means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

### Amendment 3

Amend Masterton Edition Volume 1 Text – Part D – Appendices of the District Plan as follows:

Insert new Appendix 16:

#### Outline Development Plan



~~Modified by: extending the 1.5m-2m planted buffer around all external site boundaries.~~

### Amendment 4

Amend Masterton Edition Volume 1 Text - Part A – Environmental Zones – 5 Residential Zones of the District Plan as follows:

Amend Policy 5.3.2(k) as follows:

- (k) Provide for the development and operation of a retirement village in the Orchards Retirement Village Character Area shown on the indicative Concept Plan (Appendix X) and on the land identified as **'RESIDENTIAL/RETIREMENT VILLAGE DEVELOPMENT'** in Appendix 16 subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects.

Amend standard 5.5.2(f):

**(f) Number of dwellings**

- (i) The total number of dwellings per site shall be limited to that which enables each dwelling to meet the minimum lot area subdivision requirements for that site (Rule 20.1.2(a)).
- (ii) For the land identified in Appendix 16, the total number of dwellings per site, not associated with a retirement village, is limited to 1.

Insert new standard 5.5.2(n):

**Mitigation of noise and vibration on land identified in Appendix 16**

(1) Indoor railway noise

Within 100m of the legal boundary of a railway network:

- (a) any new building or alteration to an existing building that contains ~~an activity sensitive to noise~~ a noise sensitive activity where the building or alteration:
  - (i) is designed, constructed and maintained to achieve indoor design noise levels resulting from the railway not exceeding the maximum values in the following table; ~~or~~

<u>Building Type</u>	<u>Occupation/Activity</u>	<u>Maximum railway noise level LAeq(1h)</u>
<u>Residential</u>	<u>Sleeping spaces</u>	<u>35dB</u>
	<u>All other habitable rooms</u>	<u>40dB</u>
<u>Health</u>	<u>Overnight medical care, wards</u>	<u>40dB</u>
	<u>Clinic, consulting rooms, theatres, nurses stations</u>	<u>45dB</u>

or

- (b) is at least 50 metres from any railway network, and is designed so that a noise barrier completely blocks line-of-sight from all parts of doors and windows, to all points 3.8 metres above railway tracks, or
- (c) is a single-storey framed residential building with habitable rooms designed, constructed and maintained in accordance with the construction schedule in Schedule 1.

(2) Mechanical ventilation

If a building is constructed in accordance with 1(c), or if windows must be closed to achieve the design noise levels in 1(a), the building is designed, constructed and maintained with a mechanical ventilation system that:

- (a) For habitable rooms for a residential activity, achieves the following requirements:
  - (i) Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and
  - (ii) Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
  - (iii) Provides relief for equivalent volumes of spill air;
  - (iv) Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and
  - (v) Does not generate more than 35 dB LAeq(30s) when measured 1 metre away from any grille or diffuser.
- (b) For other spaces, is as determined by a suitably qualified and experienced person.

(3) Indoor railway vibration

Any new buildings or alterations to existing buildings containing ~~an activity sensitive to noise~~ a noise sensitive activity, closer than 60 metres from the boundary of a railway network:

- (a) Is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.6 mm/s vw,95 or
- (b) Is a single-storey framed residential building with:
  - (i) A constant level floor slab on a full-surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and
  - (ii) Vibration isolation separating the sides of the floor slab from the ground; and
  - (iii) No rigid connections between the building and the ground.

(4) A report is submitted to the Council demonstrating compliance with (1) to (3) above (as relevant) prior to the construction or alteration of any building containing ~~an activity sensitive to noise~~ a noise sensitive activity. In the design:

- (a) Railway noise is assumed to be 64dB LAeq(1h) at a distance of 12 metres from the track, and must be deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres.

Schedule 1. Construction schedule for indoor noise control

<u>Elements</u>	<u>Minimum construction for noise control in addition to the requirements of the New Zealand Building Code</u>	
<u>External walls</u>	<u>Wall cavity infill of fibrous insulation, batts or similar (minimum density of 9 km/m<sup>3</sup>)</u>	
	<u>Cladding and internal wall lining complying with either Options A, B or C below:</u>	
	<u>Option A – Light cladding: timber weatherboard or sheet materials with surface mass between 8kg/m<sup>2</sup> and 30kg/m<sup>2</sup> of wall cladding</u>	<u>Internal lining of minimum 17kg/m<sup>2</sup> plasterboard, such as two layers of 10mm thick high density plasterboard, on resilient/isolating mountings</u>
	<u>Option B - Medium cladding: surface mass between 30 kg/m<sup>2</sup> and 80 kg/m<sup>2</sup> of wall cladding</u>	<u>Internal lining of minimum 17 kg/m<sup>2</sup> plasterboard, such as two layers of 10 mm thick high density plasterboard</u>
	<u>Option C - Heavy cladding: surface mass between 80 kg/m<sup>2</sup> and 220 kg/m<sup>2</sup> of wall cladding</u>	<u>No requirements additional to New Zealand Building Code</u>
<u>Roof/ceiling</u>	<u>Ceiling cavity infill of fibrous insulation, batts or similar (minimum density of 7 kg/m<sup>3</sup>)</u>	
	<u>Ceiling penetrations, such as for recessed lighting or ventilation, shall not allow additional noise break-in</u>	
	<u>Roof type and internal ceiling lining complying with either Options A, B or C below:</u>	
	<u>Option A - Skillion roof with light cladding: surface mass up to 20 kg/m<sup>2</sup> of roof cladding</u>	<u>Internal lining of minimum 25 kg/m<sup>2</sup> plasterboard, such as two layers of 13 mm thick high density plasterboard</u>

	<u>Option B - Pitched roof with light cladding: surface mass up to 20 kg/m<sup>2</sup> of roof cladding</u>	<u>Internal lining of minimum 17 kg/m<sup>2</sup> plasterboard, such as two layers of 10 mm thick high density plasterboard</u>
	<u>Option C - Roof with heavy cladding: surface mass between 20 kg/m<sup>2</sup> and 60 kg/m<sup>2</sup> of roof cladding</u>	<u>No requirements additional to New Zealand Building Code</u>
<u>Glazed areas</u>	<u>Aluminium frames with full compression seals on opening panes</u>	
	<u>Glazed areas shall be less than 35% of each room floor area</u>	
	<u>Either, double-glazing with:</u> <ul style="list-style-type: none"> <li>• <u>a laminated pane of glass at least 6 mm thick; and</u></li> <li>• <u>a cavity between the two panes of glass at least 12 mm deep; and</u></li> <li>• <u>a second pane of glass at least 4 mm thick</u></li> </ul> <u>Or, any other glazing with a minimum performance of Rw 33 dB</u>	
<u>Exterior doors</u>	<u>Exterior door with line-of-sight, to any part of the state highway road surface or to any point 3.8 metres above railway tracks</u>	<u>Solid core exterior door, minimum surface mass 24 kg/m<sup>2</sup>, with edge and threshold compression seals; or other doorset with minimum performance of Rw 30 dB</u>
	<u>Exterior door shielded by the building so there is no line-of-sight to any parts of the state highway road surface or any points 3.8 metres above railway tracks</u>	<u>Exterior door with edge and threshold compression seals</u>



Insert new standard 5.5.2(o):

**Land identified as 'RESIDENTIAL/RETIREMENT VILLAGE DEVELOPMENT' in Appendix 16**

All buildings and activities associated with the development and operation of a retirement village within the land identified as 'RESIDENTIAL/RETIREMENT VILLAGE DEVELOPMENT' in Appendix 16 shall comply with all Residential Zone and District-wide permitted activity standards, except where the following apply:

- (1) The maximum height of ~~buildings~~ ~~the hospital care building~~ ~~a building or buildings comprising the main building used for retirement village or aged care uses~~ shall be 14 metres in the area identified as '14M MAXIMUM HEIGHT AREA' in the Outline Development Plan in Appendix 16
- (2) Minimum building setbacks shall be 3m from all external boundaries
- (3) Stormwater from buildings and hard surfaces from within the retirement village area identified in Appendix 16 shall be managed and attenuated on-site using low impact urban design measures such that post-development peak flow and total discharge from the site does not exceed a pre-development scenario, and all stormwater from the site shall be managed and disposed of in accordance with NZS 4404:2010 Land Development and Subdivision Infrastructure
- (4) Any permanent sign shall be permitted provided it complies with the following standards:
  - (a) A maximum of three signs per frontage with the public road, with a total face area per sign of no more than 4m<sup>2</sup>
  - (b) The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.
  - (c) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
  - (d) All signs must comply with the sight distance requirement in Appendix 5.
  - (e) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
  - (f) No sign shall use reflective materials, be flashing or moving.



Insert new Rule 5.5.3(e):

### 5.5.3 Controlled Activities

The following are Controlled Activities:

[...]

**(e) Within the land identified as 'RESIDENTIAL/RETIREMENT VILLAGE DEVELOPMENT' at Appendix 16, the construction and operation of a retirement village.**

The matters over which control is reserved are:

- (i) The design, scale and appearance of all buildings
- (ii) The provision of adequate supply of water for firefighting in accordance with the Code of Practice SNZ PAS 4509:2008
- (iii) The provision of water supply, wastewater disposal and for stormwater collection and disposal
- (iv) Roading, road safety, and the provision of access and parking spaces, specifically including:
  - (a) Improvements and alterations to existing roads
  - (b) Safety improvements to the intersection of State Highway 2 and Cashmere Oaks Drive
  - (c) The provision for public transport facilities and infrastructure
  - (d) The provision of safe pedestrian and cycle access and connections to existing transport corridors and within the site
  - (e) The management of construction traffic effects.
- ~~(v) The provision for safe pedestrian and cycle access throughout the site~~
- (v) The provision of landscaping, screening and open spaces.
- (vi) Signage
- (vii) Earthworks, sediment and dust management.
- (viii) Financial contributions

## Amendment 5

Amend Masterton Edition Volume 1 Text - Part C – Consent Process and General Provisions – 22 Assessment Criteria of the District Plan as follows:

Insert new assessment criteria at 22.2.25.

**22.2.25 Retirement Village on land identified as 'RESIDENTIAL/RETIREMENT VILLAGE DEVELOPMENT' in Appendix 16**

- (i) The ability of the proposal to integrate with surrounding land uses, with regard to:

- (1) fencing and boundary treatments;
- (2) connectivity, including the configuration and location of pedestrian and vehicle accesses.
- (ii) Creation of visual quality and variety as assessed from the public realm through the separation of buildings, building orientation, and in the use of architectural design, detailing, glazing, materials, colour and landscaping.
- (iii) The extent to which the development is consistent with the indicative Outline Development Plan contained in Appendix 16.
- (iv) The safety, effectiveness and efficiency of [transport infrastructure](#), utilities and services.
- (v) The proposed stormwater management within the site.

## Amendment 6

**Amend Masterton Edition Volume 1 Text - Part C – Consent Process and General Provisions – 26 Information to be Supplied with Resource Consent Applications of the District Plan as follows:**

Insert the following into 26.3.5 'Information Schedule 5: Controlled Activities' at 26.3.5(i)

**(i) Retirement Village on land identified as 'RESIDENTIAL/RETIREMENT VILLAGE DEVELOPMENT' in Appendix 16**

- (i) A landscape plan showing the proposed landscaping and screening treatment for the proposal. [The landscape plan should include the following:](#)
  - [Street tree and amenity planting, including proposed buffer planting along the northern external boundaries of the Site;](#)
  - [Reserves/open space design;](#)
  - [Transport network \(roads, pedestrian and cycle links\); and](#)
  - [Stormwater basin and swale design.](#)
- (ii) [An Integrated Transportation Assessment, which shall address but is not limited to:](#)
  - (a) Improvements and alterations to existing roads;
  - (b) Safety improvements to the intersection of State Highway 2 and Cashmere Oaks Drive;
  - (c) The provision for public transport facilities and infrastructure;
  - (d) The provision of safe pedestrian and cycle access and connections to existing transport corridors and within the site;
  - (e) The management of construction traffic effects; and

(f) The outcomes of consultation with Waka Kotahi/New Zealand Transport Agency.

~~(iii) The first resource consent application (either subdivision or land use) for a retirement village within this land shall include a Structure Plan to be added to Appendix 16 of the District Plan that includes:~~

~~(a) Infrastructure interventions at the intersection of Cashmere Oaks Drive and SH2 to address traffic safety effects;~~

~~(b) The internal transport network (roads, footpaths and cycleways) and external connections;~~

~~(c) Where higher and lower density residential development will occur; and~~

~~(d) A 1.5-2.0m wide planted buffer zone around external site boundaries.~~