

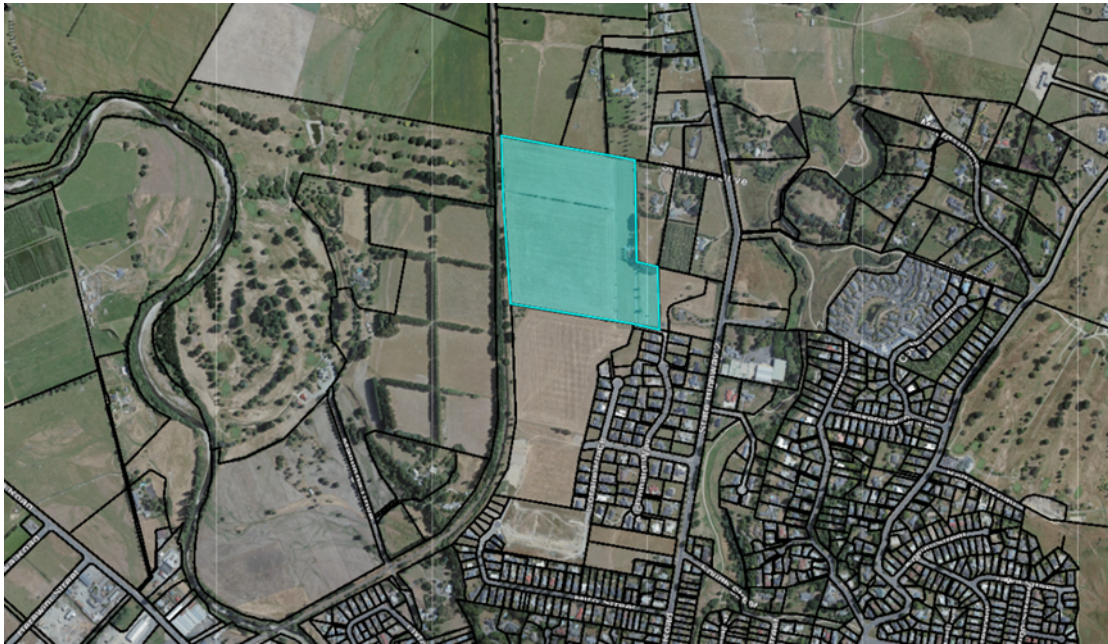
Appendix 1 – Proposed Changes to the District Plan

The following changes are proposed by the Request.

New text is shown in underline and text to be removed is shown in ~~strike through~~.

1. Maps

- Change the zoning of the Site from Rural (Primary Production) to Residential.
- Move the Rural-Urban Boundary notation to include the Site.



2. Definitions

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.~~

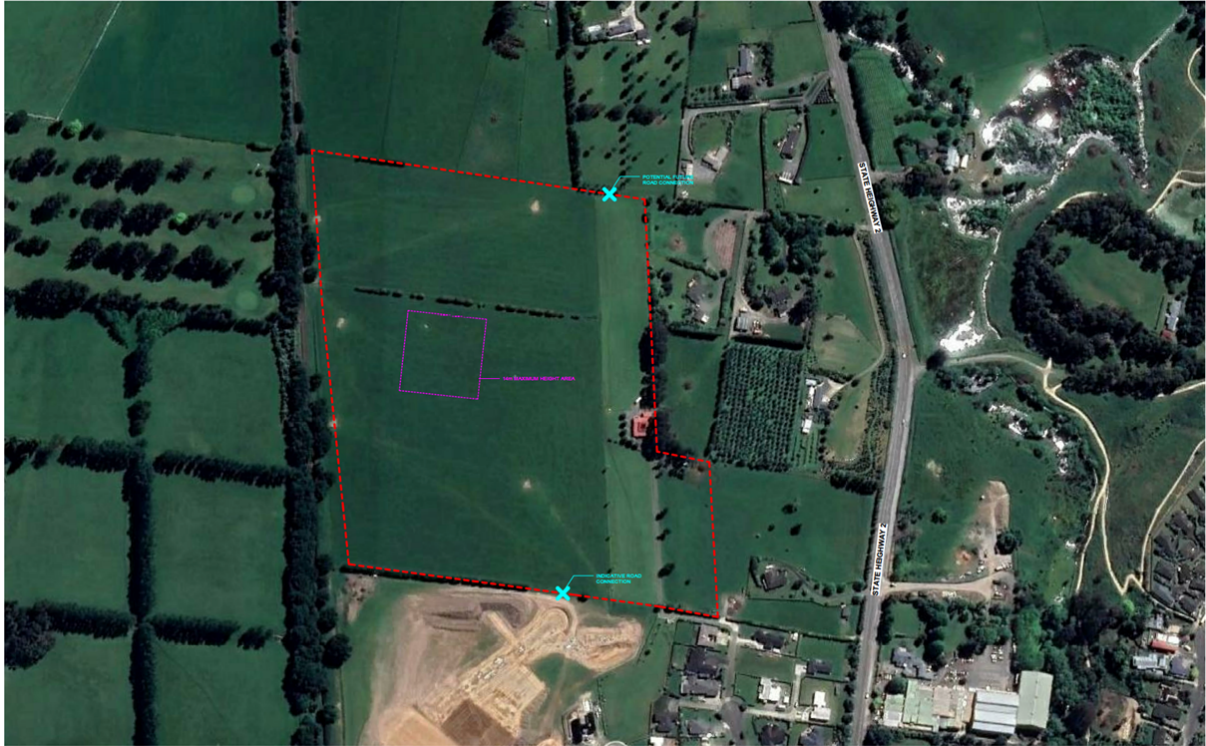
Insert a new definition of retirement village as follows:

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.

3. **Appendices**

Insert new Appendix 16:

Outline Development Plan



4. **Residential Zone**

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 in Appendix 16 subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects.

Insert new standard 5.5.2(n):

Land identified in Appendix 16

All buildings and activities associated with the development and operation of a retirement village within the land identified 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 shall be 14 metres in the area identified in the Outlined 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 4m²
 - (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 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 and the provision of access and parking spaces
- (v) The provision for safe pedestrian and cycle access throughout the site
- (vi) The provision of landscaping and open spaces.
- (vii) Signage
- (viii) Earthworks, sediment and dust management.
- (ix) Financial contributions

5. **Assessment Criteria – Chapter**

Insert new assessment criteria at 22.2.25.

22.2.25 Retirement Village on land 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 proposed stormwater management within the site.