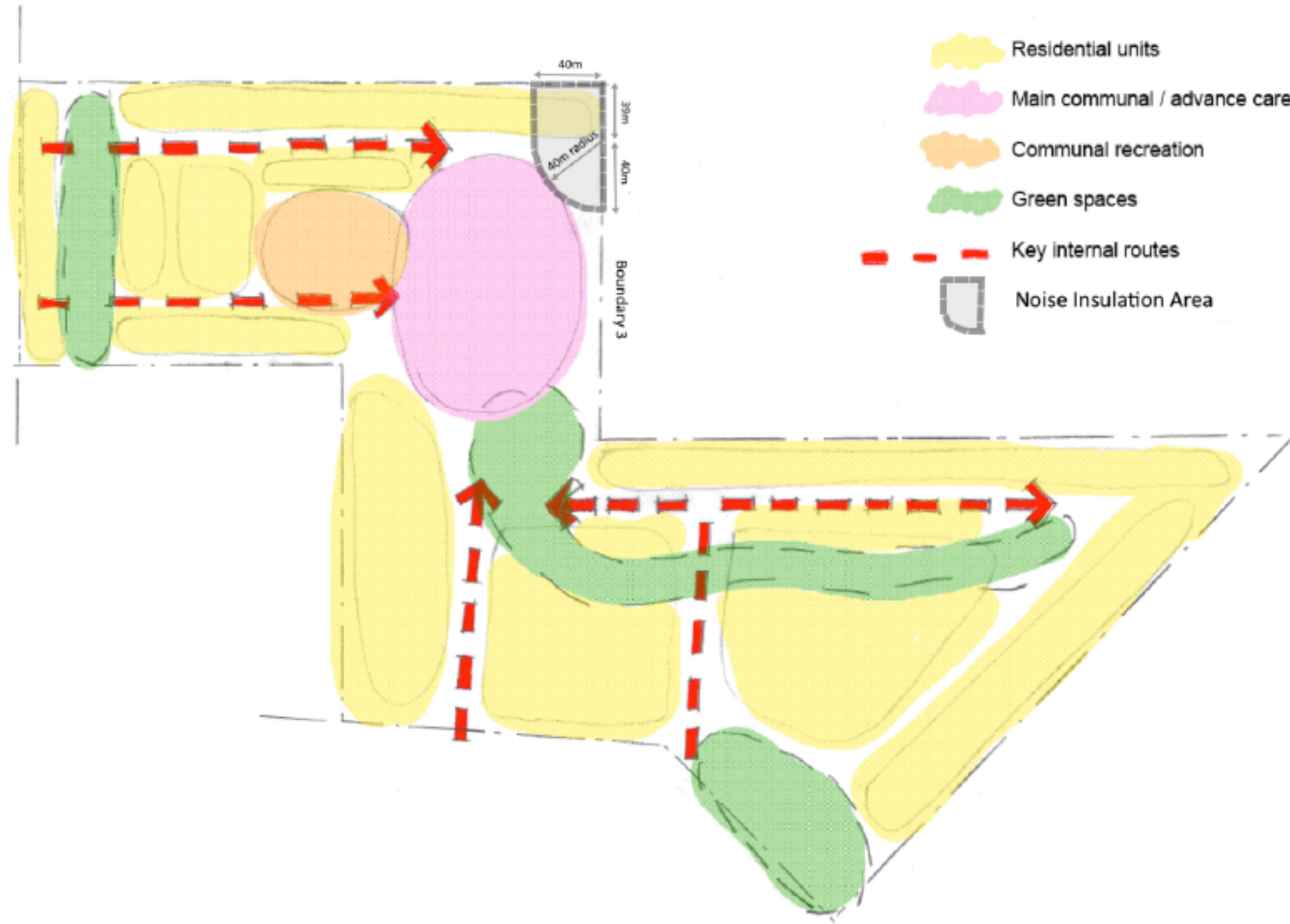


Orchards Retirement Village Character Area - Indicative Concept Plan



- (a) Not less than 20% of the space between the road frontage boundary and the front of the principal building shall be planted; and
 - (b) Not less than 10% of the space between the boundary of any adjoining site zoned Residential and the principal building shall be planted; and
 - (c) Not less than 20% of the site, or the part of the site directly associated with the use or development shall be laid out in lawn and garden.
- (iv) The developer shall provide to the Council advice from a suitably experienced acoustic consultant acceptable to the Council, either confirming that the present proposals of the developer are adequate to prevent noise from the adjoining agricultural contracting and engineering business significantly affecting the residents of the development, or recommending what further steps are required by the developer to achieve that level of protection. If required by the Council, the developer shall take all steps necessary to give effect to such recommendations.

Note: The Historic Heritage Precinct Standards in the District Wide Rules ([Rule 21.1.3](#)) also apply to those Historic Heritage Precincts in the Residential Zone in South Wairarapa District.

(m) The Orchards Retirement Village Character Area

All buildings and activities within The Orchards Retirement Village Character Area shall comply with all Residential Zone and District-wide permitted activity standards, except where the following apply:

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- (1) The total number of independent residential units (including stand-alone, duplex and terrace dwellings but excluding advanced residential care facilities) shall not exceed 180.
- (2) Advanced residential care facilities shall not exceed 120 beds.
- (3) Buildings within The Orchards Retirement Village Character Area shall be subject to the following building setbacks, as shown on the Indicative Concept Plan (Appendix X):
 - (a) Boundaries 1,2 and 7 – 5m
 - (b) Boundaries 3, 4, 8, and 9 – 7.5m
 - (c) Boundaries 5 and 6 – 10m
 - (d) Maximum Building Height 10m, except within 25m of Boundary 3 as shown on the Indicative Concept Plan (Appendix X) where the maximum building height shall be 5m.
- (4) The advanced residential care facility must include doors, windows, building modulation or other architectural details for no less than 50% of its total façade

- (5) To minimize the penetration of airborne noise emanating from winery activities on Lot 1 DP 367619 (held in Record of Title WN 274645), any part of an exterior wall or roof of a bedroom or other room intended to be used for night-time sleeping that
- (a) faces (is parallel to the boundary +/- 60 degrees) Boundary 3 as shown on the Indicative Concept Plan (Appendix X) ; and
 - (b) is within the Noise Insulation Area as shown on the Indicative Concept Plan (Appendix X)

shall be designed, constructed and maintained to meet the following standardised airborne sound level difference (outdoor to indoor) as defined in AS/NZS1276:1999 Acoustics-Rating of sound insulation in buildings and of building elements Part 1 : Airborne sound insulation:

$$D_{2 \text{ metres nT.w}} + C_{tr} > 25 \text{ dB}$$

Compliance shall be demonstrated by providing to the Council an acoustic design certificate from a suitably qualified acoustic engineer prior to the construction of any room subject to this standard, demonstrating that the above noise insulation requirement will be achieved.

Note 1: When assessing compliance with the noise insulation standard, it must be assumed that the noise emitted from Lot 1 DP 367619 (held in Record of Title WN 274645) meets the permitted activity noise standard in the District Plan or, where a resource consent authorises the noise, the relevant conditions on that resource consent.

- (6) Minimum separation distances between independent dwelling units is 4.5m, except in the case of attached duplexes or terraced dwellings where there is no minimum separation distance requirement for the common walls.
- (7) The overall building coverage of The Orchards Retirement Village Character Area shall not exceed 26% as shown on the Indicative Concept Plan (Appendix X)
- (8) Each independent residential unit shall provide exclusive paved outdoor living court (including any covered outdoor space) as follows:
 - (a) For Villas – at least 15m²
 - (b) For Terraces – at least 6m²
- (9) Buildings requiring wastewater disposal shall be connected to the reticulated sewerage system.
- (10) Stormwater from buildings and hard surfaces within The Orchards Retirement Village Character Area shall be managed and attenuated on-site using water sensitive urban design measures such that pre-development peak flow and total discharge from the site is not exceeded post-development, and all stormwater shall be disposed in accordance with NZS 4404:2010 Land Development and Subdivision Infrastructure
- (11) All private roads within The Orchard Retirement Village Character Area shall comply with the following standards:
 - (a) Minimum width formation:
 - (i) 5.5 metres with a footpath on one side for primary internal roads
 - (ii) 3 metres with pedestrian shared in the movement land for secondary roads
 - (iii) Passing opportunities every 50m on secondary roads

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- (b) Shall be located as generally shown in the Indicative Concept Plan (Appendix X)
 - (12) All vehicle crossings to an independent residential unit, accessed from a public road, shall comply with the standards in Appendix 5 Requirements for Roads, Access, Parking and Loading.
 - (13) Any staff cycle parking areas provided shall be secured and covered and be visible from communal buildings on the site.
 - (14) A contiguous car parking area shall contain no more than 15 parking spaces and associated access and manoeuvring areas.
 - (15) Parking spaces for independent residential units shall be provided within The Orchards Retirement Village Character Area as follows:
 - (a) Villas – at least 1 parking space off-street
 - (b) Terrace – at least 1 parking space either off-street or on-street
 - (16) Parking spaces for Advanced Residential Care Facilities shall be provided within The Orchards Retirement Village Character Area and meet the requirements of Table 21.1.25.1
 - (17) Parking spaces for non-residential activities shall be provided within The Orchards Retirement Village Character Area to meet the demands generated by the activity or building. This can be provided either as formed off-street or on-street parking spaces.
 - (18) All screening and landscape treatment within The Orchards Retirement Village Character Area shall comply with the following standards:
 - (a) Any commercial storage, bin storage or service areas shall be screened. The screening shall be no less than 1.5m in height, comprising either a planted buffer, or a fence or wall with 40% visual permeability.
 - (b) Not less than 10% of the common areas within The Orchards Retirement Village Character Area shall be planted with shrubs of a minimum height of 200mm in general accordance with the Concept Plan in Appendix X.
 - (19) 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, or be illuminated, flashing or moving,
- (20) All non-residential activities within The Orchards Retirement Village Character Area shall be ancillary to the operation of the retirement village.
- (21) There shall be no limit to the number of persons (full time equivalents) employed in The Orchards Retirement Village provided that:
 - (a) The number of persons employed to deliver the on site services are necessary to the operation of The Orchards Retirement Village;
 - (b) Parking requirements shall be met in accordance with Table 21.1.25.1 – Parking Requirements in District Wide Rules.

5.5.3 Controlled Activities

The following are Controlled Activities:

- (a) **Any activity involving relocating a dwelling or other building over 10m².**

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition.
- (ii) Screening and landscape treatment.
- (iii) Bonds.
- (iv) Transportation route.

- (b) **Within the Greytown Villas Character Area, any retirement villas, relocated buildings, buildings and land for advanced residential health care, recreational facilities, grounds maintenance and ancillary activities.**

The matters over which control is reserved are:

- (i) The design and appearance of relocated buildings and for buildings for advanced residential health care and/or recreational facilities.

Policy 5.3.2(b), 5.3.2(c) and 5.3.2(d)

- (ii) The location of buildings with respect to site boundaries and each other.
- (iii) The provision of outdoor living courts, service courts, access and parking.
- (iv) Landscaping and site development.
- (v) The timeframe for the work to be completed.
- (vi) Staging of development.
- (vii) Financial contributions.

- (c) **Within the Orchards Retirement Village Character Area, any independent residential units, buildings and land for advanced residential health care, recreational and communal facilities, ground maintenance and ancillary activities.**

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The matters over which control is reserved are:

- (i) The design, scale and appearance of all buildings
- (ii) Minimum floor areas for residential units
- (iii) Building coverage for the site as shown in the Indicative Concept Plan in Appendix 9.
 - (iv) The provision of adequate supply of water for firefighting in accordance with the Code of Practice SNZ PAS 4509:2008
 - (v) The provision for and method of stormwater collection and disposal.
 - (vi) The provision of wastewater disposal.
 - (vii) The location of buildings with respect to site boundaries and each other
 - (viii) The provision of outdoor living courts
 - (ix) The provision of outdoor storage and service areas, including bin storage and collection.
 - (x) Roading and the provision or access and parking spaces
 - (xi) The provision for safe pedestrian and cycle access throughout the site
 - (xii) The provision of landscaping, screening and open spaces.
 - (xiii) Noise and vibration management.
 - (xiv) Lighting
 - (xv) Signage
 - (xvi) Staging of development
 - (xvii) Odour
 - (xviii) Sediment and dust management.

- (xix) Financial contribution
- (xx) Reverse sensitivity effects

Policy 5.3.2(b), 5.3.2(c) and 5.3.2(d)

- (d) Within the Jellicoe Residential Character Area, any private clubrooms, grounds maintenance, recreational facilities and a conference venue.**

The matters over which control is reserved are:

- (i) Standard and location of access.
- (ii) Parking.
- (iii) Design and appearance of new buildings.

Assessment Criteria

Controlled activities will to be assessed against the relevant assessment criteria set out in [Section 22](#).

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

Note:

All the standards for permitted activities in [Rule 5.5.2](#) must be met.

5.5.4 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

- (a) Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.**

Discretion is restricted to the following matters:

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s), that is not met.

Assessment Criteria

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in [Section 22](#).

5.5.5 Discretionary Activities

The following are Discretionary Activities:

- (a) Any other activity including any commercial and retail activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a discretionary activity.**

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in [Section 22](#).

Policy 5.3.2(b) and 5.3.2(i)

Policy 5.3.2(b) and 5.3.2(i)