

Proposed Private District Plan Change 35

REZONING OF LAND AT MILITARY ROAD/HATHAWAY
AVENUE/BOULCOTT STREET AS GENERAL RESIDENTIAL
ACTIVITY AREA WITH PROVISION FOR A RETIREMENT VILLAGE

Publicly Notified:
Submissions Close:

14 April 2015
29 May 2015 at 5.00pm

Part 1: Introduction

1. What is Proposed Private Plan Change 35

On 18 September 2014 Summerset Villages (Lower Hutt) Limited (“Summerset”) lodged a private plan change request with Hutt City Council (“Council”). Council officers’ (with the help of several experts) undertook a first initial assessment of the request and came to the conclusion that further information was required to better understand the nature of the plan change request and the effects that it will have on the environment; the costs; benefits; efficiencies and effectiveness; any possible alternatives; and the consultation that has been undertaken.

The further information requested was provided by Summerset on 23 October 2014 and Council officers (and their experts) consider that Council had adequate information to make a decision on how to proceed with the private plan change request.

The requested plan change, including the Section 32 report and the requested additional information, can be found as Part 3 of this document.

2. What does Proposed Private Plan Change 35 propose?

In brief, the private plan change request seeks to:

- Change the zoning of former golf course land at Military Road/Hathaway Avenue/Boulcott Street from General Recreation Activity Area to General Residential Activity Area with provision for the establishment of a retirement village;
- Change the General Residential Activity Area provisions to include additional policies that enable housing for the elderly on the site of the plan change and to include a Design Guide for housing for the elderly on the site;
- Change the General Residential Activity Area provisions to provide for specified aspects of the development of a retirement village on the site as a restricted discretionary activity. This means that the development of a retirement village on the site would still require resource consent to proceed; and
- Change the General Residential Activity Area provisions to provide for the height, bulk and location of the main care buildings and apartment buildings on the site.
- Change the General Rules for Transportation to specify car parking and loading standards for retirement village development of the site.

As part of the private plan change request, and in response to Council’s further information request Summerset provided the following documents and assessments:

- Section 32 Evaluation;
- Assessment of Environmental Effects;
- Policy Assessment;
- Masterplan and Statement by Summerset;
- Cultural Impact Report;
- Engineering and Reticulated Services Effects Assessment;
- Transportation Effects Assessment;
- Urban Design, Landscape and Visual Effects Assessment;

- Economic Effects Assessment;
- Wind Effects Assessment;
- Noise and Vibration Effects Assessment; and
- Shading Effects Assessment.

These documents as well as the further information received form Part 3 of this document.

3. Structure of this document

This document contains four parts. These are as follows:

Part 1	This Introduction.
Part 2	A copy of the Public Notice for Proposed Private Plan Change 35 which was advertised in the Hutt News on Tuesday 14 April 2015.
Part 3	The private plan change request including the Section 32 Evaluation and further information requested by Council.
Part 4	A copy of the submission form (Form 5).

All four parts of this document are publicly available from Council as detailed in Part 2 of this document.

4. The Process for Proposed Private Plan Change 35

The process for Proposed Private Plan Change 35 can be summarised as follows:

July/August 2014	Summerset provides draft documents to Council for initial comments.
18 September 2014	Summerset lodged a private plan change request with Council.
02 October 2014	Council requests further information.
23 October 2014	Further information is provided by Summerset.
04 November 2014	The private plan change request is presented to the Policy and Regulatory Committee for acceptance. The committee defers its decision, invites Summerset to undertake further consultation with residents and extends the time frame for making a decision on how to deal with the request under the RMA.
November/December 2014	Summerset organises and attends independently facilitated meetings with the Boulcott Preservation Society and the Board of Trustees of Boulcott School.
28 January 2015	Council accepts the private plan change request.
14 April 2015	Proposed Private Plan Change 35 notified.

Private Plan Change Process under the Resource Management Act 1991 (“RMA”)

The process for a private plan change is set out in the First Schedule of the RMA. Any person may request a change to the District Plan and Council must consider that request.

Clause 25 of the First Schedule of the RMA requires Councils who have received a request

for a private plan change to do one of four things:

- Adopt the plan change request in whole or in part, and notify it as a Council initiated plan change; or
- Accept the plan change request in whole or in part, and notify it as a private plan change; or
- Decide to deal with it as a resource consent; or
- Reject the plan change request.

If the Council decides to adopt the plan change, it becomes a change made by the local authority itself. This implies that the Council supports the proposed change. The plan change must be notified within four months of adoption and follow the process set out in Part I of the First Schedule of the RMA. All costs associated with the plan change would be borne by Council and not Summerset, unless agreed otherwise.

If the Council decides to accept the plan change (as opposed to adopt) then Council agrees that the plan change can proceed to notification. The process then follows the private plan change decision-making procedures set out in Part II of the First Schedule of the RMA. The request must be publicly notified within four months of Council agreeing to accept the request. The plan change remains a private plan change. Under this option, all costs associated with the plan change are borne by the person who made the request, in this case Summerset.

The third option Council has is to convert the request into a resource consent application. This means that the application goes through the usual resource consent procedures of notification, submissions, hearing, decision, and appeal. This option would not change the current zoning of the site and the proposal would have to be considered under the provisions of the General Recreation Activity Area.

The final option is for Council to reject the plan change request. There are only very limited grounds on which a plan change request can be rejected. These reasons are listed in Clause 25(4) of the First Schedule of the RMA. They are:

- That the request is in whole or in part, frivolous or vexatious; or
- That the substance of the request or part of the request has been considered and given effect to or rejected by the local authority or Environment Court within the last two years; or
- That the request or part of the request is not in accordance with sound resource management practice; or
- That the request or part of the request would make the policy statement or plan inconsistent with Part 5 of the RMA; or
- That the plan has been operative for less than 2 years.

The very narrow grounds for rejecting a plan change reflect that this stage of the process is simply to determine whether a request should proceed through the process of notification, submissions and determination but is not determinative of the outcome.

Upon notification of the proposed plan change, all interested persons and parties have an opportunity to have further input through the submission process. Council's process for public participation in the consideration of this proposal under the RMA is as follows:

- The proposed plan change is publicly notified and any member of the public may make a submission in support of or in opposition to the proposal. This initial submission phase is at least 20 working days;

- After the closing date for submissions, Council must prepare a summary of the submissions and this summary must be publicly notified;
- Within 10 working days after the notification of the submissions there is the opportunity to make a further submission in support of, or in opposition to, the submissions already made;
- If a person making a submission asks to be heard in support of their submission, a formal hearing will be held;
- The hearings commissioner or panel recommends a decision to Council on whether to approve the content of the proposed Plan Change without changes, to amend the proposal or to decline the proposal;
- Council must give its decision on the proposal in writing (including its reasons for accepting or rejecting submissions) following the hearing; and
- Any person who has made a submission (as well as the person who requested a private plan change) has the right to appeal Council's decision on the proposal to the Environment Court.

Part 2: Public Notice

PUBLIC NOTICE

Public Notification of Proposed Private District Plan Change 35 to the City of Lower Hutt District Plan

Clause 26 of the First Schedule – Part 1 of the Resource Management Act 1991

Proposed Private District Plan Change 35 Rezoning of Land at Military Road/Hathaway Avenue/Boulcott Street as General Residential Activity Area with Provision for a Retirement Village

Summerset Villages (Lower Hutt) Ltd have made a request to the Hutt City Council for a private plan change to rezone an area of land in Boulcott from General Recreation Activity Area to General Residential Activity Area, with provision for development and use of the area for a retirement village. The site proposed to be rezoned lies to the north of properties along Boulcott Street and Hathaway Avenue, can be accessed from Boulcott Street and Military Road and used to be part of the Boulcott's Farm Heritage Golf Course. The private plan change request proposes to rezone the area from General Recreation to General Residential with site specific provisions for a retirement village.

Documentation for Proposed Private Plan Change 35 can be inspected at:

- All Hutt City Council Libraries; and
- Customer Services Counter, Council Administration Building, 531 High Street, Lower Hutt.

Alternatively, copies of the documentation are available on the Council website:

- <http://www.huttcity.govt.nz/district-plan-change-35>

Copies can also be requested by contacting Hutt City Council:

- Phone: (04) 570 6666 or
- Email: district.plan@huttcity.govt.nz

Submissions close on FRIDAY 29 May 2015 at 5.00pm

Any person may make a submission on Proposed Private District Plan Change 35. You may do so by sending a written submission to Council:

- Post: Environmental Policy Division, Hutt City Council, Private Bag 31912, Lower Hutt 5040;
- Deliver: Council Administration Building, 531 High Street, Lower Hutt;
- Email: district.plan@huttcity.govt.nz

The submission must be written in accordance with RMA Form 5 and must state whether or not you wish to be heard in respect of your submission. Copies of Form 5 are available from all of the above locations and the Council website.

The process for public participation in the consideration of this proposal under the RMA is as follows:

- after the closing date for submissions, Hutt City Council must prepare a summary of the submissions and this summary must be publicly notified; and
- there must be an opportunity to make a further submission in support of, or in opposition to, the submissions already made; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Hutt City Council must give its decision on the proposal (including its reasons for accepting or rejecting submissions); and

- any person who has made a submission has the right to appeal the decision on the proposal to the Environment Court.

Tony Stallinger
Chief Executive

14 April 2015

Part 3: Private Plan Change Request

REQUEST FOR DISTRICT PLAN CHANGE

BOULCOTT, HUTT CITY

**SUMMERSET VILLAGES (LOWER HUTT) LTD
SEPTEMBER 2014**

DISTRICT PLAN CHANGE REQUEST

BOULCOTT

HUTT CITY

1 EXECUTIVE SUMMARY

1.1 THE REQUEST

This document contains a request under the Resource Management Act 1991 by Summerset Villages (Lower Hutt) Ltd for a District Plan Change (“DPC”) to the operative Hutt City District Plan (“the District Plan”).

The request is to rezone land at Military Road/Hathaway Avenue/Boulcott Street, Lower Hutt (“the site”) from “General Recreation Activity Area” to “General Residential Activity Area” and to make appropriate provision in the District Plan for retirement village use and development of the land.

The DPC request is contained in **Appendix 1**.

1.2 THE REQUESTER

The requester of the Plan Change is Summerset Villages (Lower Hutt) Ltd, a wholly owned subsidiary company of Summerset Group Holdings Limited (hereafter “Summerset”).

Summerset was founded in 1987 and is the owner and operator of 16 established retirement villages providing accommodation for over 2,000 residents. Presently a further four sites are in development with a number of other sites under investigation.

Summerset listed on the New Zealand Stock Exchange in 2011. It is now the second largest developer and third largest operator of retirement villages in New Zealand. Summerset’s headquarters are in Wellington. Its focus is on providing retirement villages with a continuum of care containing independent living, assisted living and full care facilities.

Summerset has been awarded the best retirement village operator in New Zealand and Australia for the past three years.

Summerset is committed to Lifemark standards in all its villages. The Lifemark charter identifies minimum requirements to guarantee appropriate facilities for elderly and disabled people in residential housing. In particular, the design of Summerset’s villages reflects the following five key Lifemark design principles:

- Usability.
- Accessibility.
- Adaptability.
- Safety.
- Lifetime value.

Summerset continues to own and operate its villages. It therefore ensures that the built quality of each of its villages will stand the test of time and that the range of accommodation provided will best meet the changing needs of its residents.

A more detailed statement from Summerset that summarises its background and business is in **Appendix 2**.

1.3 THE SITE

The site that is the subject of the DPC is 2.871 hectares and is identified on the location plan in **Appendix 3**.

The site is presently zoned General Recreation Activity Area under the operative District Plan. This zoning was appropriate when it formed part of the Boulcott's Farm Heritage Golf Course and was within the floodplain of the Hutt River.

However, over the last 2 years or so the Greater Wellington Regional Council (GWRC) has undertaken extensive works to improve flood protection. This has included realignment of the stopbank in the vicinity of the site and associated redevelopment of the golf course. These works have resulted in the following significant changes:

- the site is now protected from flooding of the Hutt River to a 2300 cumec flood standard with climate change equivalent to a 440 year return period flood standard. The site is therefore suitable for urban development; and
- the site is now surplus to the land requirements of the Boulcott's Farm Heritage Golf Club Inc.

Because of the above significant changes in circumstances relating to this site, the Boulcott's Farm Heritage Golf Club Inc (BFHGC) and Summerset have entered into a sale and purchase agreement for the site.

The associated boundary adjustment plan for the land that will be purchased by Summerset is in **Appendix 3**, as well as a copy of the relevant Computer Freehold Register.

The total land area to be purchased from BFHGC is 2.93ha. The reason why the DPC covers only 2.871ha is because part of the land to be purchased is zoned "Special Residential Activity Area" (590m² this being the "leg" out to Hathaway Avenue). Because Summerset intends to use this "leg" for pedestrian access for its retirement village, it has decided that the existing zoning for this parcel of land does not need to be changed.

1.4 THE PROPOSED RETIREMENT VILLAGE

Summerset is convinced that there is a significant unmet demand by aging people in the Hutt Valley for accommodation within a retirement village. This is based on its own experience and research and the findings of the Hutt City Council's Urban Growth Strategy (March 2014).

Summerset has over the last few years been endeavouring to obtain in Hutt City a large enough site with the locational and environmental attributes that will make for a successful retirement village. Summerset confirms that it has taken this long to find a suitable greenfield site because the supply is so scarce. This site is large enough to accommodate a comprehensive retirement village, relatively unencumbered, well located in terms of access to community and other services, and has a superb northerly aspect and views over the golf course. In short, it is as ideal a site for a retirement village as one is likely to get on the valley floor of Hutt City.

Summerset's intention is to develop and use the site for retirement village purposes. Its intention is to provide residents with an appropriate range of residential accommodation to meet their changing needs. This will include self contained dwellings, self contained apartments, care apartments (these contain little or no cooking facilities because these residents have lost the ability to safely provide for themselves) and care beds (a fully serviced bedroom within the main village building). Within the main building there will also be village administration, catering, nursing, laundry, library, therapy, and recreational functions for village residents.

Summerset has prepared indicative plans showing how it currently proposes to develop the site for retirement village purposes and has undertaken consultation with the nearby existing residential communities and other interested persons and parties. This is described more fully in section 2.3 of this DPC document.

Summerset envisages that with the efficient development and use of the site it could provide retirement accommodation and care for approximately 260 residents and provide employment for approximately 27 full time equivalent persons on an ongoing basis.

The total capital investment by Summerset would be in the order of \$65m.

Summerset has advised that it intends to follow up this DPC application with an application for resource consent for a specific retirement village proposal for the site and intends to request that the two applications be heard concurrently by the same Hearing Panel. This will enable both applications to be assessed together.

2 OPERATIVE DISTRICT PLAN PROVISIONS, DISTRICT PLAN CHANGE AND CONSULTATION

2.1 OPERATIVE DISTRICT PLAN PROVISIONS

Attached in **Appendix 4** is a copy of the operative District Plan Map D3.

This shows that the site is:

- zoned “General Recreation Activity Area”;
- designated by GWRC (WRC 11); and
- within the “Secondary River Corridor” of the Hutt River.

Under the operative “General Recreation Activity Area” provisions:

- residential use and development, including housing for the elderly, is not listed as Permitted or Restricted Discretionary Activities and is a Discretionary Activity under 7A 2.3(b);
- the objectives, policies, explanation and reasons of the General Recreation Activity Area do not anticipate, provide for, or support residential use and development or housing for the elderly being developed on sites within the General Recreation Activity Area. This is unsatisfactory from the perspective of Summerset because it introduces significant risk and uncertainty if it chose to proceed to seek to develop and use the site for a retirement village pursuant to an application for resource consent under the General Recreation Activity Area provisions; and
- the only permitted use of the site is for “recreational activities” (Rule 7A 2.1(a)) with buildings no larger than 100m² (Rule 7A 2.1.1(d)). This is a significant constraint for any owner who does not wish to use its site for recreational activities.

The GWRC has recently undertaken extensive works pursuant to its designation to realign the Hutt River stopbank and associated works to the golf course. These works have resulted in the following significant changes in circumstances in relation to the DPC site:

- the site is now protected from flooding of the Hutt River and thus is suitable for urban development;
- the site is not now within the Secondary River Corridor of the Hutt River because it now lies outside the Hutt River stopbank;
- the site will be surplus to the land requirements of the Boulcott’s Farm Heritage Golf Club due to changes to the course resulting from the flood protection works; and
- the purpose for which the site was designated by GWRC (i.e. flood protection and associated works) is near completion. Summerset anticipates that when the works have been fully completed, GWRC should uplift its designation from the site.

Some limited areas of existing residential development within Hutt City are zoned “Special Residential Activity Area”. The site does not contain any existing residential development that exhibits the characteristics of the Special Residential Activity Area and therefore does not have the characteristics that make this zoning suitable for this site. The s32 evaluation in section 4 of this DPC document does not support this zoning for this site.

Most of the existing and proposed residential areas in Hutt City, particularly on the valley floor, are zoned “General Residential Activity Area”. The s32 evaluation in section 4 of this DPC document supports this zoning for this site, but with site specific provisions to make appropriate provision for housing for the elderly.

Council officers have advised that the Council intends to prepare its own DPC to make more appropriate provision for housing for the elderly in the General Residential Activity Area. Summerset support this initiative because:

- there is a growing shortage of housing for the elderly in comprehensive, well planned villages;
- suitable sites for villages in Hutt City are very hard to come by;

- the task of determining the activity classification of retirement villages is not straightforward primarily because of the unclear scope of a number of the District Plan's definitions and the internal relationships between them;¹
- it is an anomaly for the District Plan to only specifically provide for "housing for the elderly" in Special Residential Activity Areas and on one other specific site ("Wesleyhaven" village at 255 Rata St, Naenae);²
- there should be an appropriate policy framework within the District Plan to support specific provision for housing for the elderly; and
- more effective and efficient District Plan provisions would make retirement village development more likely to occur in Hutt City and reduce uncertainty and risk, thus better meeting community needs.

In view of these prevailing circumstances, and also because of advice from Hutt City Council officers that there is no firm timetable for the Council to prepare a DPC, Summerset has prepared its own DPC for the site to make appropriate provision for housing for the elderly.

2.2 DISTRICT PLAN CHANGE

Included in **Appendix 1** is the DPC as well as a copy of the General Residential Activity Area provisions with the DPC inserted.

The main aspects of the DPC in summary include:

- change Map D3 so the site is within the "General Residential Activity Area";
- change Map D3 so that the "Secondary River Corridor" notation is removed from the site;
- change the "General Residential Activity Area" provisions to include additional policies that enable housing for the elderly on this site provided that the adverse effects of restricted matters for assessment are avoided, remedied or appropriately mitigated;
- change the "General Residential Activity Area" provisions to include a Design Guide for housing for the elderly on the site;
- change the "General Residential Activity Area" provisions to provide for the efficient and effective development of the site with buildings that are of an appropriate scale for housing for the elderly;
- change the "General Residential Activity Area" provisions to provide that housing for the elderly on this site that infringe recession planes, height and site coverage by more than a specified extent is a Non-Complying Activity;
- change the "General Residential Activity Area" provisions to state that the anticipated environmental result is a well designed, efficient and sustainable retirement village on the site that assists to meet the City's shortage of housing for the elderly; and
- make other changes to the "General Residential Activity Area" provisions to assist with the interpretation and management of applications for resource consent for housing for the elderly on this site.

As outlined in section 4 of this Document, the above changes are required principally because the General Recreation Activity Area provisions are no longer appropriate for the sustainable management of this site (due to the significant change in circumstances outlined in section 2.1 above), and because the General Residential Activity Area provisions do not efficiently and effectively provide for housing for the elderly (also due to the reasons outlined in section 2.1 above).

¹ Legal Opinion to Hutt City Council from DLA Phillips Fox dated 16 August 2013 paras 7 and 8.

² Legal Opinion to Hutt City Council from DLA Phillips Fox dated 16 August 2013 para 24.

2.3 CONSULTATION

In **Appendix 5** is a letter from Boulcott's Farm Heritage Golf Club Inc. They are the adjoining owner of all the land along the north boundary of the DPC site. In the letter BFHGC record their support for Summerset's DPC and the synergies that they see that will result from the close proximity of the retirement village to the golf club.

Summerset has consulted the GWRC due to the proximity of the DPC to GWRC's realigned stopbank and the agreement between BFHGC and GWRC that in due course will result in GWRC's ownership of the realigned stopbank and an additional strip of land (approximately 5m wide) from the base of the stopbank to Summerset's northern boundary.

In Attachment 9 of the Consultation Summary Report in **Appendix 5** is a response received from GWRC confirming that due to the realignment of the stopbank, they have no objection to the proposed removal of the "secondary river corridor" notation over the site. Summerset considers it follows from this that from a flood protection perspective the site is, in principle, suitable for urban development.

Summerset has consulted with:

- Te Runanganui o Taranaki Whanui.
- Te Runanga o Toa Rangatira Inc.
- Wellington Tenths Trust and Port Nicolson Block Settlement Trust.

Te Runanganui o Taranaki Whanui has confirmed in writing that they have no objection to the DPC. A copy of this confirmation is in Attachment 8 of the Consultation Summary Report in **Appendix 5**.

Te Runanga o Toa Rangatira has advised that they wish to provide a cultural assessment on behalf of Ngati Toa after their review of the DPC as lodged with Council. Accordingly, Summerset anticipates being able to forward to Council a copy of Te Runanga o Toa Rangatira's cultural assessment in due course.

The Cultural Impact Report in **Appendix 6** has been prepared in association with Wellington Tenths Trust and Port Nicolson Block Settlement Trust. This is confirmed in the Report.

Summerset intends to continue consultation with iwi during the DPC process and in the lead-up to preparing the resource consent application for the proposed retirement village.

In **Appendix 5** is a summary by Summerset of its consultation with the community. This demonstrated to Summerset that there is a wide range of opinions held about the use of the site for urban purposes, retirement village development in particular, and specifically the bulk, height and location of a main village care building (proposed by Summerset to be 3 storeys) and apartment buildings (proposed by Summerset to be 4 storeys).

3 PURPOSE AND REASONS FOR THE DISTRICT PLAN CHANGE

3.1 PURPOSE OF THE PLAN CHANGE

The purpose of the DPC is to provide for the sustainable management of residential development and use of the site, and in particular for the efficient and effective use of the site for housing for the elderly, because of:

- (a) the scarcity of suitably sized greenfield sites on the main urban valley floor that are suitable to accommodate a comprehensive retirement village; and
- (b) the need identified by both Summerset and the Council for a significant increase in retirement village accommodation and care in the Hutt Valley.

3.2 REASONS FOR THE PLAN CHANGE

The Plan Change Request is proposed for the following main reasons:

- the New Zealand population is ageing as post WWII 'baby-boomers' reach retirement age. Consequently, there is a nationwide increase in demand for retirement housing facilities, including in Hutt City;
- regional and city demographic information shows a clear increase in the number of people entering retirement age. Statistics New Zealand project that by 2031, Hutt City will be home to between 21,700 and 23,800 people in the 65+ age group, an increase of between 9,400 and 11,500 people from 2011, based on medium and high growth rate projections respectively;³
- the Request supports and responds to identified issues in the Hutt City Urban Growth Strategy relating to a shortage of available retirement village facilities within the City by enabling residential accommodation and care for up to 250 persons;
- 'Ageing in Place'⁴ is a central government policy focus, and retirement villages give effect to such a policy on a local level, enabling residents from the local community to move into retirement accommodation and being supported by a continuum of care within the village itself;
- a retirement village offering the range of care and accommodation proposed requires a reasonably large site area on which to establish. There is a shortage of such sites in Hutt City⁵ within the main urban valley floor and therefore when such a site becomes available due to a change of land use or for other reasons, this presents a significant positive opportunity for the development of a retirement village on such a large site;
- the land that is the subject of the Request is now protected from flooding and is not required by the Boulcott's Farm Heritage Golf Club;
- the Hutt City Council have not made any move to designate the site for public recreation;
- it is unreasonable and contrary to sustainable management for the site to continue to be zoned for general recreation purposes when not required for this purpose, not wanted for this purpose by the owner, and is suitable for residential development and retirement village development in particular;
- the District Plan rules for retirement village development and activity are not easy to interpret. The District Plan policy framework is lacking and does not reflect the Council's most up-to-date strategic policy for residential intensification and encouraging the greater provision of housing for the elderly;

³ Statistics New Zealand. Sub-national Population Projections by Age and Sex, 2006 (base) to 2031 (October 2012 update).

⁴ Social Policy Journal on NZ; Issue 27.

⁵ This is confirmed by the Hutt City Urban Growth Strategy, as discussed in the following section.

- the existing General Recreation Activity Area provisions do not anticipate, provide for, or support residential use and development or housing for the elderly being developed on the site;
- the existing General Residential Activity Area rules and standards do not adequately anticipate, provide for, or support retirement village development and use, and in particular they do not adequately provide for a comprehensive retirement village with buildings suitable for the care and accommodation of the elderly;
- the development of the site for residential purposes, and in particular for a retirement village, will free up existing housing stock in the City thereby providing both dedicated retirement housing and allowing for the subsequent contribution to the overall housing stock of dwellings vacated by those moving into the retirement village, making it available to other population groups such as first home buyers;
- the site provides a logical extension to urban development; and
- the site is located in reasonable proximity to a range of commercial and community facilities and services, thereby maximising the use of these facilities by village residents, staff and visitors.

3.3 HUTT CITY URBAN GROWTH STRATEGY

The Council has recently (2014) adopted an Urban Growth Strategy (“the Strategy”) which outlines Council’s strategic development and growth priorities till 2032. Residential growth is a key component of the Strategy as outlined in the section ‘Hutt Living’ at pages 24-34 of the Strategy.

3.3.1 Residential Strategy

The Strategy can be distilled down to two key aspects - (1) the need to provide new greenfield development opportunities; and (2) the need to provide for residential intensification including apartment development.

Greenfield development relates to an area in Kelson and the ‘Upper Fitzherbert’ area in Wainuiomata. The Strategy acknowledges that there is little further capacity for greenfield growth beyond these areas. However, Summerset’s site is one important exception.

In respect of intensification, the Strategy seeks to promote intensification through ongoing infill development and the promotion of multi-unit development in key areas such as those in close proximity to services and facilities, and in proximity to public transport areas.

A specific component of the Strategy relates to housing for older residents as follows.

3.3.2 Retirement Villages

The Strategy at page 32 makes the following comment in respect of ‘Housing older residents’ -

Retirement age households are the largest growth sector in Hutt City and the country in general, and will play a key role in shaping new housing growth in Hutt City over the next 20 years. As a result, most of the housing growth in the city expected in the next 20 years will come from one and two person households. Providing for retirement housing (in any form) is important, not only because it provides alternative, cost effective and socially attractive living options for many older households, but because they can free up existing larger houses for families. To put this in perspective, 1,000 homes or units for retirees would free up a sufficient number of homes to accommodate the equivalent of four years of housing and population growth.

As retirement households age, their housing preferences shift toward lower-cost smaller homes with easy care sections. This means that smaller housing on smaller sections will become much more important as baby boomers increasingly “downsize” from the family home. Hutt City Council has tried to provide for this by reducing minimum lot sizes to 300m² in many parts of the city. In some of these areas, we have also provided for comprehensive developments where three or more homes are being built. In these cases, there are no minimum lot sizes and the focus for resource consents has instead shifted to design and layout of properties.

However, as noted, this is unlikely to provide sufficient land to meet the city’s growing aging population. Council intends to address this by providing more space in the city to grow – principally in Wainuiomata and Kelson. These areas present major opportunities for new housing to form, including providing housing for older residents. Within existing urban areas, Council also intends to explore further intensification in Waterloo and Epuni and the development of low-rise apartments in key locations.

In addition to stand-alone retirement housing in mixed communities, substantially more purpose built retirement village housing also needs to be provided for in the city. It is estimated that as much as 30% of households with a member 70 years of age or more will choose to live in a retirement village given the option. This presents a particular challenge for Hutt City; the city has a shortage of land for development and most retirement villages require a large amount of land (usually a minimum of one hectare) close to amenities. Because of this, our research indicates that the city already has an unmet demand for between 5-10 retirement villages (or around 1,000 retirement village units) and will face difficulty meeting expected demand for another 5-10 villages over the next 20 years.

Summerset considers the Strategy accurately identifies the need for increased housing provision for older residents, and correctly describes the benefits that result from the establishment of retirement villages as well as the challenges in providing dedicated facilities in Hutt City, primarily as a result of limited land supply within the main urban valley floor.

Summerset's difficult experience in trying to find a suitable site for a comprehensive retirement village reflects the Council's finding (p32 of the Strategy) that the City has a shortage of vacant land that is suitable for retirement village development. The DPC site is one of the very few vacant greenfield sites on the Hutt City valley floor that is large enough and suitable for a comprehensive retirement village providing a wide range of services and facilities to its residents.

3.3.3 Low Rise Apartment Buildings

The Strategy (refer particularly to p25 and p28) promotes intensification and making more efficient use of existing scarce greenfield sites and development opportunities with multi-unit developments and low rise apartments of up to four storeys (or 12-15m).

The Strategy identifies four areas (Waterloo, CBD Fringe, Petone and Eastbourne) and states these areas have been selected for 12-15m high apartment buildings because *"they are close to main centres, key public transportation routes, and/or high levels of public or environmental amenity ... the Council appreciates that most of these sites are attractive areas that offer a high degree of amenity because of the surrounding environment and high standard and character of existing homes ..."* (p28).

The Strategy did not consider the suitability of the DPC site for urban development and low rise apartments because of its existing General Recreation Activity Area zoning and also because the Council did not anticipate the changed circumstances (identified in section 2.1 of this DPC document) that have now made the site suitable for urban development. However, the Urban Growth Strategy's description of the locational criteria for 12-15m high apartment buildings fits the DPC site because:

- the site is well located in relation to access to the CDB, but also to Hutt and Boulcott Hospitals;
- the site has a very high level of environmental amenity, particularly from its northern aspect, views over the golf course, and close proximity to the residential area of Boulcott. This is consistent with the Strategy's locational criteria for 12-15m high apartment buildings; and
- the adjoining homes are of a high standard and character consistent with the Strategy's locational criteria for 12-15m high apartment buildings.

The DPC therefore seeks to implement for this site the Council's Urban Growth Strategy by promoting intensification and making efficient use of an existing scarce greenfield site with a multi-unit retirement village development including low rise apartment buildings of up to four storeys.

3.3.4 Assessment

The Urban Growth Strategy outlines the Council's intended strategic direction in respect of residential land supply and development. It is the most up-to-date expression of the Council's strategic policy for Hutt City.

The Strategy highlights the need for a significant amount of additional dedicated retirement village accommodation in Hutt City and the difficulties in finding suitable sites for such development (p32).

The site that is the subject of this DPC is one such site that can provide one of the 10 retirement villages that the Strategy identifies as being required in Hutt City over the next 20 years. The low rise 3-4 storey building height proposed for part of the site is considered to be consistent with the Council's locational criteria for low rise apartment buildings.

This DPC is therefore consistent with and will promote the Council's Urban Growth Strategy.

3.4 CONCLUSIONS

There has been a significant change in circumstances in relation to this site that is the catalyst for this DPC.

The existing zoning of the site does not now provide for its efficient and effective sustainable management.

The site is suitable for residential expansion and intensification consistent with the Council's most up to date strategic policy.

The site is suitable for housing for the elderly.

The options for rezoning are assessed in the next section of this Request document.

4 SECTION 32 EVALUATION

4.1 INTRODUCTION

Clause 22(1) of the First Schedule to the Act requires that a Request for a Change to a District Plan be accompanied by an evaluation of the DPC ("the proposal") prepared in accordance with Section 32 of the Act.

The format and content of this s32 evaluation reflects and extends that used by the Council for its own DPC's when it seeks a change of zoning from General Recreation Activity Area to General Residential Activity Area for its land (i.e. DPC 31).

This evaluation should also be read in conjunction with Sections 3 and 5 of this document. Section 3 sets out the purpose and reasons for the DPC and its provisions and Section 5 assesses the effects of the DPC.

4.2 EVALUATION OF ZONE OPTIONS

Four main zone options have been evaluated as part of the preparation of the DPC. These options include:

- Option 1 = Maintain the Existing Zoning of General Recreation Activity Area.
- Option 2 = Change to Special Residential Activity Area.
- Option 3 = Change to General Residential Activity Area.
- Option 4 = Option 3 plus Additional Site Specific Provisions.

Other residential zones (e.g. Historic Residential and Hill Residential) provide for quite specific environments within the urban area of Hutt City, and in terms of their particular objectives and policies do not provide a comfortable 'fit' with the site. Other zoning options (i.e. Commercial, Industrial etc) are considered to be unsuitable given their particular provisions and aims.

The benefits/advantages and costs/disadvantages of these options are summarised in the table below.

OPTION	EVALUATION
<p>Option 1 = Maintain the Zoning as General Recreation Activity Area</p>	<p><u>Benefits/Advantages</u></p> <ul style="list-style-type: none"> ▪ Avoids cost of DPC process. ▪ Reduces the likelihood of change for the existing local residents. ▪ Retains open space/recreation amenity. <p><u>Costs/Disadvantages</u></p> <ul style="list-style-type: none"> ▪ Site is likely to be underutilised. ▪ The site is now divided from the main body of the golf club land by the realigned stop bank. It is not realistic to expect the golf club to retain this site when it is surplus to their requirements. ▪ Owner is unlikely to be able to benefit from sale of the site, thus adversely affecting the economic sustainability of the golf club. ▪ Applications for resource consent for non-recreational development and use will be hard, if not impossible, to sustain. ▪ Loss of rates revenue opportunity. ▪ Loss of significant capital investment (\$65m in the case of Summerset's village) ▪ Loss of employment opportunities. ▪ Social and community costs associated with failure to supply the market with a site suitable for housing for the elderly. ▪ Option 1 is unsustainable because it is not appropriate to have land zoned for recreation and

	<p>open space for the benefit of the general public (or a specific recreational community) when the owner of the land wishes to develop and use the land for other purposes.</p> <p><u>Efficiency and Effectiveness</u></p> <ul style="list-style-type: none"> ▪ General Recreation Activity Area provisions are not formulated to manage the effects of residential development and use and are therefore not efficient or effective for this purpose. Although housing for the elderly is a Discretionary Activity, there is no District Plan policy framework for its assessment.
<p>Option 2 = Change to Special Residential Activity Area</p>	<p><u>Benefits/Advantages</u></p> <ul style="list-style-type: none"> ▪ Would enable housing on large lots (700m² and 30% site coverage) ▪ Would enable owner to get some return from sale/development of the site. ▪ Would increase rates revenue to Council. ▪ Would assist to meet the demand for large single house lots. ▪ Would achieve the least degree of change for existing residents while providing for some urban development ▪ Would provide a very high level of amenity. <p><u>Costs/Disadvantages</u></p> <ul style="list-style-type: none"> ▪ Site is not an existing residential area with Special Residential attributes. ▪ Existing residents would no longer enjoy the amenity associated with the existing golf club use of the site. ▪ Existing residents would be exposed to the adverse effects associated with permitted activity Special Residential development and use. ▪ Low residential utilisation. ▪ Likely to be the lowest return to owner. ▪ Likely to be lowest increase in rates revenue. ▪ Will not generate the levels of ongoing employment a retirement village will. ▪ Will not result in more diversity of household accommodation in the locality. <p><u>Efficiency and Effectiveness</u></p> <ul style="list-style-type: none"> ▪ Special Residential Activity Area provisions would not be efficient or effective in terms of the purpose of the DPC because the provisions are intended to promote low density, single lot, single house development and use. This nature and scale of activity would not represent efficient use of this scarce land resource. ▪ Although the Special Residential Activity Area provisions provide for housing for the elderly as a Discretionary Activity, the objectives and policies promote low density development which is incompatible (and therefore not effective) in providing for a comprehensive, full care retirement village.
<p>Option 3 = Change to General Residential Activity Area</p>	<p><u>Benefits/Advantages (compared to Option 2)</u></p> <ul style="list-style-type: none"> ▪ The site is suitable for “standard” residential development and use. ▪ Would enable more housing on standard sized lots (400m² and 35% site coverage). ▪ Likely to enable the owner to get a better return from sale/development of the site. ▪ Would increase rates revenue. ▪ Would assist to meet the demand for standard house lots. ▪ Would have acceptable effects on the adjoining Special Residential Activity Area (these areas commonly adjoin one another). ▪ Would result in enhanced affordability of lots and enhanced utilisation of the site. ▪ Would result in reasonable utilisation of the site for residential purposes in the absence of a retirement village proposal.

	<p><u>Costs/Disadvantages</u></p> <ul style="list-style-type: none"> ▪ Existing residents will no longer enjoy the amenity associated with the existing golf club use of the site. ▪ Existing residents would be exposed to the adverse effects associated with permitted activity General Residential development and use. ▪ Does not anticipate or provide for efficient development and use of the site for a comprehensive, well designed retirement village. ▪ Is inconsistent with the Council's Urban Growth Strategy that seeks to encourage and promote greater opportunities for the increased provision of housing for the elderly, and in particular low rise apartments (12-15m) in suitable locations. ▪ Has activity conditions that unreasonably constrain the opportunity for efficient development and use of the site for a comprehensive, well designed retirement village. <p><u>Efficiency and Effectiveness</u></p> <ul style="list-style-type: none"> ▪ The General Residential Activity Area provisions efficiently and effectively provide for standard and medium density residential development and use. ▪ The General Residential Activity Area provisions do not efficiently and effectively provide for housing for the elderly.
<p>Option 4 = Option 3 plus Additional Provisions</p>	<p><u>Benefits/Advantages</u></p> <ul style="list-style-type: none"> ▪ Will achieve the benefits/advantages of Option 3 plus the following additional benefits/advantages. ▪ Housing for the elderly is appropriately provided for on this site and to an appropriate scale. ▪ A site specific Design Guide for Retirement Village development will assist the Council to ensure through the application for resource consent process that the proposed housing for the elderly is well designed. ▪ Likely to yield the best return to owner from the sale of the land. ▪ Retirement village development will generate the highest level of rates revenue. ▪ Retirement village development will result in capital investment in the order of \$65m. ▪ Ongoing employment opportunities will be created by the village operation. ▪ Approximately 260 persons will be provided with residential accommodation and care, significantly greater number than any other zone options. ▪ The Council's Urban Growth Strategy that seeks to encourage greater opportunities for the increased provision of housing for the elderly will be promoted. ▪ A retirement village and adjoining large lot, single house, family housing can co-exist without unacceptable adverse effects. ▪ The positive effects are assessed in more detail in section 5 of this document. <p><u>Costs/Disadvantages</u></p> <ul style="list-style-type: none"> ▪ Existing residents will no longer enjoy the amenity associated with the existing golf club use of the site. ▪ The scale of building development will be greater than standard General Residential subdivision and development if the site is developed for retirement village because of the proposed additional building height, bulk and location proposed by the DPC for Areas 1 and 2 of the DPC site. The adverse effects are assessed in section 5 of this document. ▪ The nature of and visual appearance of a retirement village will be different from standard residential housing. <p><u>Efficiency and Effectiveness</u></p> <ul style="list-style-type: none"> ▪ The General Residential Activity Area provisions efficiently and effectively provide for standard residential development and use. ▪ The additional provisions proposed by the DPC would efficiently and effectively provide for housing for the elderly.

Summerset considers that only Option 4 achieves its objectives for the DPC because it appropriately provides for housing for the elderly. None of the other zone options do so as efficiently and effectively. In addition, Option 4 will achieve the greatest level of benefits/advantages and is therefore the most efficient and effective.

In summary, Summerset considers that Option 4 is the most appropriate way of achieving the sustainable management of the site because it will implement Section 5 of the RMA by enabling the efficient utilisation of the site in a way and at a rate that will best meet the wellbeing of the people of Hutt City, and the wider region, now and in the future.

2013 Resource Management Amendment Act

The 2013 Amendment to the Act amended, among other matters, section 32 to insert the requirement in clause 32(2)(a) for the evaluation to:

- (a) *Identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including the opportunity for –*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced.*
- (b) *If practicable, quantify the benefits and costs referred to in paragraph (a)...*

As discussed in the economic assessment that has been undertaken (refer **Appendix 10**), the DPC will enable positive economic growth and employment effects to be achieved. This assessment contains quantification of economic costs and benefits to the extent that the expert (Mr Mike Copeland of Brown Copeland Ltd) considers practicable.

Quantification of effects has also been included to the extent practicable in the effects assessment in Section 5 and the supporting assessments by the respective experts contained in the appendices.

From a strategic resource management perspective, the key quantification conclusions that can be drawn from the evaluations contained in Sections 4 and 5 of this document are:

- if the General Recreation Activity Area zoning and recreation/open space use remains (this being effectively the only permitted use of the site under Rule 7A 2.1(a)), the capital investment (\$65m), employment (27 FTE's) and accommodation (260 residents) opportunity associated with retirement village development will not be appropriately provided for; and
- if the zoning is changed as proposed by the DPC, the above benefits will be enabled together with the positive environmental, economic, social and cultural effects assessed in section 5 of this DPC document, including quantification to the extent practicable; and
- there will be adverse effects generated by development and use that will be enabled by the DPC as assessed in section 5 of this DPC document, including quantification to the extent practicable. The adverse effects have been avoided, remedied or adequately mitigated by the DPC provisions.

4.3 EVALUATION OF REMOVAL OF “SECONDARY RIVER CORRIDOR” NOTATION

This notation should be removed from the site because the realignment of the stop bank means that the site is now protected from flooding of the Hutt River. The GWRC has confirmed it has no objection to its removal (see Annexure 9 of **Appendix 5**).

It is not efficient or effective for a notation that is now not applicable to the site to be retained. There are negligible costs involved because this provision is an ancillary part of this DPC. The benefit is that the District Plan is updated and does not contain a redundant notation.

4.4 EVALUATION OF PROPOSED STATEMENT

The DPC proposes to add the following issue statement to the General Residential Activity Area:

In the case of housing for the elderly where retirement villages comprise a range of housing types, conventional measures of density based on household dwelling units are inappropriate.

The reason for this insertion is that the District Plan currently fails to provide an effective (indeed any) policy framework recognising that retirement villages contain a range of housing types for the elderly. Standard measures

(i.e. 400m² per dwelling unit, standards based on “net site area” etc) are inappropriate to be applied to comprehensive retirement village proposals where all the land is retained in one lot and flexibility is required to cater for the wide range of accommodation and care circumstances associated with housing for the elderly.

4.5 EVALUATION OF PROPOSED POLICIES

The DPC proposes to add the following policies to the General Residential Activity Area:

That development and use of housing for the elderly is enabled on the site shown in Appendix General Residential 21 provided that the design is consistent with the Retirement Village Design Guide and that the adverse effects of transportation and construction are avoided, remedied or appropriately mitigated.

To establish specific standards to enable the efficient and convenient development of main buildings for housing for the elderly on the site in Appendix General Residential 21.

These additional policies will promote efficiency and effectiveness and be beneficial because they confirm that the site is suitable for housing for the elderly provided the design is consistent with the Retirement Village Design Guide and that the adverse effects of transportation and construction are avoided, remedied or appropriately mitigated.

They also recognise and provide for the height, bulk and location of the main village building within which care bed accommodation plus central village functions need to be located, as well as low rise apartment buildings that are needed and are appropriate for housing for the elderly.

4.6 EVALUATION OF PROPOSED RULES

The evaluation of the proposed DPC rules (to the extent that they seek rules and conditions that are different from the operative General Residential Activity Area rules and conditions) is set out in the table below.

RULES	EVALUATION
4A 2.3(l) and 4A 2.3.1(m)	<p><u>Benefits/Advantages</u></p> <ul style="list-style-type: none"> ■ The rule will enable the Council to assess restricted matters associated with housing for the elderly on this site (i.e. design matters, transportation and construction effects) while providing reasonable certainty and efficiency for the housing for the elderly provider. ■ The benefit is that Council will be able to ensure the result is a well designed retirement village consistent with a site specific Design Guide and with an appropriate road layout, vehicle parking and servicing. ■ The benefit is that construction effects will be able to be managed by the Council so that construction can efficiently and effectively occur, but without unacceptable adverse effects on the local neighbourhood. ■ Non-notification provision will provide for administrative and other efficiencies. <p><u>Costs/Disadvantages</u></p> <ul style="list-style-type: none"> ■ Cost of the Restricted Discretionary Activity application for resource consent process. <p><u>Efficiency and Effectiveness</u></p> <ul style="list-style-type: none"> ■ The rules will be efficient in that they will provide for an appropriate level of management of housing for the elderly by the Council while also providing for an appropriate level of certainty for the provider. ■ The rules will be effective in achieving the anticipated environmental result which is a well designed, efficient and sustainable retirement village.
4A 2.3(m), 4A 2.3.1(n) and 4A 2.5	<p><u>Benefits/Advantages</u></p> <ul style="list-style-type: none"> ■ The rules provide for an appropriate and consistent way of managing any infringements of permitted activity conditions associated with housing for the elderly on this site. ■ The provision for larger infringements to default to Non-Complying Activity status will enable an appropriate level of management to be applied by the Council.

	<p><u>Costs/Disadvantages</u></p> <ul style="list-style-type: none"> ■ Cost of the Restricted Discretionary Activity or Non-Complying application for resource consent process. <p><u>Efficiency and Effectiveness</u></p> <ul style="list-style-type: none"> ■ The rules will be effective based on the experience of similar rules in other District Plans.
4A 2.3.2	<p><u>Benefits/Advantages</u></p> <ul style="list-style-type: none"> ■ The site specific permitted activity conditions for part of the site recognise and provide for (i) the height, bulk and location of main care building and apartment buildings that are necessary and desirable for a retirement village and (ii) take account of the significant undulation of existing ground level in the part of the site proposed for the main village buildings. ■ The site specific permitted activity conditions are required primarily because the General Residential Activity Area does not anticipate or provide for main buildings for a comprehensive retirement village. The benefits/advantages of the site specific conditions are to remedy this failure of the District Plan. ■ Some conditions (i.e. those referring to net site area) need changing so that they can be applied to a comprehensive retirement village covering the whole of the site. ■ The site specific conditions for the part of the site proposed for main village buildings will achieve the greater levels of intensity sought by the Council's most up to date strategic policy. <p><u>Costs/Disadvantages</u></p> <ul style="list-style-type: none"> ■ There are environmental effects associated with low rise apartment style retirement buildings that are different from standard residential housing. They relate to the additional building height, bulk and location provisions sought by the DPC to enable 3 and 4 storey height buildings on the limited part of the site. The potential adverse effects are assessed in section 5 of this document. <p><u>Efficiency and Effectiveness</u></p> <ul style="list-style-type: none"> ■ The existing General Residential Activity Area conditions were not specifically formulated to cater for retirement villages/housing for the elderly, and are therefore ineffective. ■ The additional height, bulk and location is proposed in the part of the site where the adverse effects on existing occupied residential properties are minimised and with reasonable separation distance. ■ The proposed conditions will promote efficiency and effectiveness by providing for the low rise apartment style buildings necessary for main village buildings for the care and accommodation of the elderly.

In relation to the proposed non-notification clause 4A 2.3(l), this specific provision is consistent with and gives effect to the District Plan's notification procedure set out in Rule 17.2.2 of the Plan. Non-notification is justified because it provides an appropriate balance between enabling the Council to manage the restricted matters while avoiding risk, cost and delay to applicants/investors associated with notification processes.

In relation to the additional building height, bulk and location is proposed for Areas 1 and 2 of the site (shown by the Plan in **Appendix 1**), the intention is to provide for the nature and scale of village buildings indicated by Summerset's "Vision Statement and Masterplan" plan for the site in **Appendix 2**. The main reasons/justification for this additional provision include:

- to make efficient use of this scarce land resource;
- to enable a higher number of residents to be accommodated;
- to enable a higher standard of amenity for retirement village residents; and
- to provide for the larger footprint of the main care building.

The adverse effects associated with the provision are assessed in Section 5 of this document and are considered to not outweigh the benefits. This assessment will be tested through the DPC process.

4.7 RISK OF ACTING OR NOT ACTING

Summerset considers that there is sufficient information about its proposal that will enable the Council to assess the efficiency and effectiveness of the DPC under s32 of the RMA.

4.8 CONCLUSIONS

The conclusions of this s32 evaluation, and drawing on the purpose and reasons for the DPC and the assessment of its environmental effects, are as follows:

- 1) There has been a significant change in circumstances in relation to this site that justifies a review of its zoning.
- 2) The existing zoning (General Recreation Activity Area) is inappropriate, unsustainable and needs to be changed.
- 3) The City Council's most up to date resource management policy (its Urban Growth Strategy 2014) lends support to the rezoning of the site for residential development, retirement village development in particular, and low rise apartment buildings.
- 4) The General Residential Activity Area provisions plus site specific additional provisions are optimal in terms of maximising the benefits from retirement village development of this scarce land resource and providing for much needed retirement accommodation and care, while avoiding, remedying or mitigating adverse effects.
- 5) Local residents adjoining or very near the site will lose the significant benefits they have enjoyed from residing next to privately owned open space/golf course land. This loss cannot justify the retention of the General Recreation Activity Area zoning and failing to make efficient and effective use of this scarce land resource for retirement village accommodation and care that will significantly benefit the wider residential community of Hutt City.

5 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 INTRODUCTION

The following sections provide an assessment of effects that the DPC will have on the environment.

The DPC has been prepared to provide for the nature, scale and extent of housing for the elderly that has been the subject of consultation with the local community and which is indicated by the "Vision Statement and Masterplan" plan for the site in **Appendix 2**. This provides for:

- 36 self contained residential dwellings;
- 96 self contained residential apartments;
- 43 care apartments; and
- 49 care rooms.

Based on occupancy rates at other Summerset retirement villages, this will accommodate approximately 263 persons.

This is the likely (i.e. non-fanciful) maximum nature, scale and intensity of a retirement village consistent with the DPC. The reason for this is that the DPC has been prepared to provide for the sustainable management of the nature, scale and extent of housing for the elderly which is indicated by the "Vision Statement and Masterplan" plan for the site in **Appendix 2**.

The DPC also provides for standard residential subdivision and housing if for some reason a retirement village does not proceed. The likely yield from this form of development would be in the order of 60 dwelling houses on separate lots which, at the Hutt City occupancy rate of 2.7 person per dwelling, will accommodate approximately 162 persons.

The assessment reports contained in the Appendices are primarily based on the development and use of the site for housing for the elderly, this being the most intensive form of development and use under the DPC.

For the most part, the assessment reports compare the effects of the DPC to the existing environment (i.e. the use and development of the site for open space/golf club purposes). This is consistent with the only relevant permitted activity for the site under the General Recreation Activity Area provisions.

5.2 MAORI CULTURAL IMPACT EFFECTS

In **Appendix 6** is a Cultural Impact Report that assessed the effects of the proposed development and use of the site for a retirement village enabled by the DPC.

The main findings of the Report are as follows:

- the site is close to and probably is part of the area of "the Battle of Boulcott Farm of 1846";
- the burials as a result of the battles in the area in 1846 are not expected to be within the site;
- the site is in the proximity of Maraenuku Pa and Motutawa Pa;
- the cultural effects can be dealt with by: (i) the provision of an accidental discovery protocol for the site; (ii) preliminary examination of the site by an archaeologist; (iii) an archaeological survey; and (iv) provision of some interpretive material within the finished retirement village; and
- a draft of an appropriate accidental discovery protocol is provided in the Report.

Summerset has advised that it accepts these findings and recommendations to deal with cultural effects. There are no consequential implications for the form and content of the DPC.

The management of archaeological resources is a matter that is specifically dealt with under the Heritage NZ Pouhere Taonga Act 2014. Summerset has advised it intends to meet any obligations arising from this Act.

Summerset intends ongoing consultation with tangata whenua over the DPC as summarised in section 2.3 above.

5.3 SOCIAL AND COMMUNITY EFFECTS FOR RESIDENTS

The DPC will result in significant and ongoing positive social and community effects for residents of Hutt City.

These positive effects include the increased provision of much needed housing for the elderly in a way, and at a rate, that will effectively provide for residents' accommodation and care.

The site is well located to meet the social and community needs of elderly residents. The site adjoins the existing residential area of Boulcott that has an attractive, safe environment with an amenity that will appeal to the elderly.

The site is close to Boulcott Hospital and Hutt Hospital which will be a comfort to elderly residents who are particularly concerned for their health and wellbeing.

The site is in good proximity to local shops and services and a short transport distance to the CBD of Hutt City. The site is only 350m from public transport.

The site faces north and west so most of the retirement units and care facilities will get good sunlight and daylight which is important for resident's health, welfare and amenity. In particular, the main care buildings will be of sufficient height that views over the adjoining stopbank and across the golf course will be able to be enjoyed. This is important for residents who will be spending most of their remaining time within these buildings.

Lastly, the village will provide an attractive opportunity for local residents who need care accommodation and want to remain within their community.

It is acknowledged that some nearby residents may consider a retirement village is incompatible with the social and community character of the adjoining and adjacent existing residential areas and that therefore such villages should be located elsewhere in the City. However, Summerset's experience is that retirement villages are compatible with the social and community character of existing residential areas and that it would be unreasonable to expect retirement villages to be confined to sites that do not have an interface with existing residential areas.

It is also acknowledged that the site's development for either standard residential subdivision and housing or a retirement village will have adverse effects on the existing adjoining and adjacent residents who derive significant amenity benefits from the existing open space/golf club use of the site. However, this existing use of the site is not now required by the existing owner (BFHGC) or by Summerset and there are no moves by the City Council to designate the site for public open space.

Accordingly, the DPC seeks that the site is rezoned so it can be efficiently and effectively developed and used for the benefit of the residents of Hutt City who will increasingly need retirement village accommodation.

5.4 ENGINEERING AND RETICULATED SERVICES EFFECTS

In **Appendix 7** is an engineering and infrastructure report prepared by Aurecon Ltd. This assesses the geotechnical, earthworks and infrastructure effects that will be associated with either standard residential or retirement village development of the site enabled by the DPC.

The main findings of the Report, and conclusions that can be drawn from it, are as follows:

- from a geotechnical perspective the site is suitable for urban development;
- earthworks will be required to achieve levels suitable for either standard residential or retirement village development. This is primarily because of the undulating contour of parts of the site and the need to provide for the effective management of stormwater;
- the effects of earthworks can be managed effectively by the Council by using the existing operative District Plan General Rules for Earthworks (Chapter 14). These are proven to be effective in managing bulk earthworks associated with land development in Hutt City, including the control of dust and sedimentation etc;
- the Report notes that the importation of fill is proposed and that this will be derived from the Hutt River and transported across the golf course to the site. This will avoid any need for trucks transporting such material to use the local road network;

- the Report finds that on-site vehicle access for residential/retirement village development can and will be designed and constructed to meet the relevant engineering standards. In any case, the DPC provides that development layout and the transportation effects of a proposed retirement village will be assessed by the Council as a Restricted Discretionary Activity;
- the Report finds that stormwater design and management will be in accordance with the NZ Building Code, the requirements of Hutt City and GWRC, and the relevant regulations and standards. Appropriate site levels and a preliminary stormwater design is provided in the Report. The conclusion is that stormwater can and will be effectively managed in accordance with relevant regulations and standards;
- the Report finds that wastewater flows can and will be accommodated with appropriate design and no off-site upgrades will be required;
- the Report finds that the existing water supply network has the capacity to service the proposed village, but the existing main in Boulcott Street will need to be upgraded. This should also improve network performance for the existing houses served; and
- the Report assesses the effects of the likely excavation/earthworks on the structural integrity of the realigned stopbank and finds that the structural integrity of the realigned stopbank can be assured through appropriate design and management of onsite earthworks/excavation.

In summary:

- the site and retirement village proposal can and will be efficiently serviced in terms of water and wastewater and with appropriate provision for stormwater;
- required bulk earthworks will be managed by the Council using the existing operative District Plan General Rules for Earthworks (Chapter 14). These are proven to be successful in ensuring that the temporary adverse effects of earthworks are appropriately managed; and
- the structural integrity of the realigned stopbank can and will be assured through appropriate design and management of onsite earthworks/excavation.

5.5 TRANSPORTATION EFFECTS

In **Appendix 8** is a report prepared by Traffic Design Group Ltd (TDG). This assesses the transportation effects that will be associated with either standard residential or retirement village development of the site enabled by the DPC.

The main findings of the Report, and conclusions that can be drawn from it, are as follows:

- the existing golf club generates high traffic flows and high on street car parking demand on both Military Road and Hathaway Avenue;
- the relocation of the golf club and the development of the site for either standard residential or retirement village will substantially improve the on street car parking amenity on both Military Road and Hathaway Avenue;
- there will be equivalent traffic flows generated by standard residential or retirement village development;
- the development of the site will add traffic flows to the intersections of Boulcott Street and Military Road with High Street. It is anticipated that the Council as a responsive roading authority would improve these intersections to cater for a land use activity (retirement village) that the Council's Urban Growth Strategy seeks to promote;
- any future importation of fill to the site (to achieve re-contouring for either standard residential subdivision or alternatively for retirement village development) is proposed to occur from the Hutt River and across the golf course. This will avoid such vehicles using the local road network; and
- the DPC proposes that transportation effects associated with retirement village development, including car parking, is assessed as a Restricted Discretionary Activity. This will enable site and proposal specific assessment of the transportation effects of retirement village development at the resource consent stage.

In summary, the conclusion of TDG is that the existing General Residential Activity Area provisions provide an appropriate resource management regime for the subdivision, development and use of the site for standard residential activity and that if a retirement village is proposed on the site, it is appropriate that the transportation effects are assessed as a Restricted Discretionary Activity. This will enable site and proposal specific assessment of any retirement village proposal at the resource consent stage.

5.6 URBAN DESIGN, LANDSCAPE AND VISUAL EFFECTS

In **Appendix 9** is a report prepared by Wraight and Associates Ltd. This assesses the urban design, landscape and visual effects that will likely be associated development of the site enabled by the DPC.

The main findings of the Report, and conclusions that can be drawn from it, are as follows:

- the site is well located for residential and retirement village development in relation to accessibility to existing services and facilities;
- the site is suitable for residential development, and retirement village development and activity in particular, due to its protection from flooding and connection to the existing urban fabric of the Boulcott area;
- the DPC provides for the management of the on-site layout and design of the retirement village by way of the proposed Restricted Discretionary Activity application for resource consent process. This is appropriate in order to provide for the necessary design flexibility that is required for a well designed village that provides for the range of accommodation, care and facilities required for the elderly. It is also now a reasonably common approach adopted by District Plans in New Zealand;
- a site specific design guide for inclusion in the DPC has been prepared to assist with the assessment of the on-site layout and design of the retirement village by way of the proposed Restricted Discretionary Activity application for resource consent process;
- the scope of on site design management proposed by the DPC is appropriate and covers “*development layout, landscaping, retirement amenity, external building design, external appearance and streetscape effects*”;
- the DPC will result in standard residential housing development on the proposed site if the retirement village development does not proceed. The urban design, visual and landscape effects of such development will be acceptable because of the resource management regime (and in particular the permitted activity standards) of the General Residential Activity Area zone;
- the DPC site has very limited interface with the public streetscape. The only existing interfaces are at the ends of Boulcott Street and Military Road. Accordingly, its development for either standard residential housing or a retirement village will have very limited streetscape effects (both positive and adverse);
- the main urban design, visual and landscape effects associated with the retirement village relate to the main buildings and the proposed height and bulk of these as provided for by the DPC. It is considered these effects, based on site inspection and preparation of photomontages showing the DPC permitted building heights, will be acceptable because the location for the main buildings and apartment buildings (and height over and above the standard 8m measured from existing ground level) will be reasonably separated from the existing residential housing by distance, intervening retirement village dwellings/villas that will need to comply with the “General Residential Activity Area” standards, and by screening from public views because of the site’s minimal streetscape interface; and
- the DPC will result in either a well designed, efficient, and attractive retirement village with main buildings with excellent sun exposure, views and amenity for its residents, or standard residential housing. Both will have acceptable urban design, visual and landscape effects due to the suitability of the site for residential/retirement village development and the management provisions of the DPC.

Contained in the report are photomontages from selected public and private viewpoints (identified in consultation with Council officers) that show the permitted building heights proposed by the DPC. The private viewpoints were taken with the approval of the respective landowners. The photomontages should not be taken to represent the collective extent to which views will be affected and/or outlook changed. This is because building height is only one of the building standards that must be complied with (or resource consent applied for), the others including building coverage, yards and recession planes.

5.7 ECONOMIC EFFECTS

In **Appendix 10** is a report prepared by Brown Copeland Ltd. This assesses the economic effects that will be associated with a retirement village development of the site enabled by the DPC, including for the wellbeing and efficiency for the community at large

The main findings of the Report are as follows:

- the estimated construction cost is approximately \$65 million (excluding consenting and land costs and GST);
- \$42 million (or an average of \$10.5 million per annum over the four year construction period) will be spent on goods and services provided by local Lower Hutt firms;
- wage and salary payments for construction workers are estimated to inject an average of \$3.3 million per annum into the Hutt economy over an assumed 4 year construction programme;
- there are additional indirect positive economic impacts (refer paragraph 4.3 of the Report);
- overall, for the four year construction period the positive economic effects will be additional expenditure of \$27.3m per annum, 138 new jobs and \$7.6m per annum additional wages and salaries;
- once operational the village will generate additional expenditure of \$2.7m per annum, 49 new jobs and \$2.3m per annum additional wages and salaries;
- the village's construction and operation will give rise to one or more of the welfare enhancing economic benefits for the Hutt community (refer paragraphs 4.9 and 4.10);
- the village's occupation will result in the average cost of housing per resident to reduce, thus making housing more affordable;
- there are a number of other positive economic effects, including improved health care, freeing up Government and District Health Board resources, safety benefits for village residents, and increasing the cost-effectiveness and net income to the Hutt City Council; and
- there will be no economic externality costs.

In respect to the wellbeing and efficiency for the community at large, the conclusions of the report are particularly pertinent. These are:

- 7.1 *Summerset's proposed new retirement village on the BFHGC land will have a catchment for residents able to transfer to the village but continue to live within their existing community. The proposed development will help meet Hutt City's unmet existing and future growing demand for retirement villages, and will do so, on a site close to the Boulcott medical precinct and other local services.*
- 7.2 *The new retirement village will enhance the social, economic and cultural well-being and the health and safety of the residents of the Lower Hutt community by:*
 - i. *creating additional expenditure, employment and income within the local economy during the Project's four year construction period;*
 - ii. *creating additional expenditure, employment and income within the local economy once the retirement village is operational;*
 - iii. *improving housing affordability;*
 - iv. *providing fiscally efficient healthcare and other services;*
 - v. *creating a safer community;*
 - vi. *promoting independence and supporting positive aging;*
 - vii. *increasing the cost-effectiveness of Hutt City Council's provision of services; and*

viii. *providing benefits to village residents' families.*

7.3 *The new retirement village will improve resource use efficiency by:*

- i. increasing economic activity and population in the Lower Hutt economy, enabling increased economies of scale, increased competition, greater utilisation of resources and improvements in the level of services provided by central government;*
- ii. providing fiscally efficient healthcare and other services;*
- iii. increasing the cost-effectiveness of Hutt City Council's provision of services;*
- iv. freeing-up time and reducing transport costs for village residents' family members; and*
- v. providing the opportunities for synergies between the operation of the golf club and the retirement village.*

7.4 *Summerset's new Lower Hutt retirement village will not give rise to economic externality costs.*

The conclusion that can be drawn from the Report is that the economic positive effects of retirement village construction and operation on the site will be significant and ongoing.

5.8 WIND EFFECTS

In **Appendix 11** is a report prepared by Opus International Consultants Ltd. This assesses the wind effects that will be associated with retirement village development of the site enabled by the DPC.

The main findings of the Report are as follows:

- the layout and heights of the proposed retirement village has included some intelligent design choices;
- in northerly winds the development of the site should have a net beneficial effect on wind conditions in adjacent residential properties;
- in southerly winds there should be minimal impact (positive and adverse);
- users of the adjacent stopbank and golf course should not notice any deterioration in amenity; and
- the above findings also generally apply to other potential site layout options consistent with the DPC.

It is therefore concluded that overall the wind effects potentially associated with site development enabled by the DPC will be acceptable.

5.9 NOISE AND VIBRATION EFFECTS

In **Appendix 12** is a report prepared by Marshall Day Acoustics Ltd. This assesses the noise and vibration effects that will be associated with either standard residential or retirement village development and use of the site enabled by the DPC.

The main findings of the Report and conclusions that can be drawn from it, are as follows:

- the dominant noise source affecting the site and the adjoining existing residential areas is traffic noise from State Highway 2 and Harcourt Werry Drive;
- the proposed retirement village (or alternatively standard residential subdivision and housing development) when completed is expected to provide screening of the above traffic noise and thus reduce the extent to which the existing residential areas are adversely affected;
- the noise generated by the adjoining Boulcott School is unlikely to detract from the residential amenity of the DPC site once developed and used for either standard General Residential housing or a retirement village, and vice versa;

- with conventional noise control measures (such as those outlined in the report), standard General Residential housing or a retirement village, including all mechanical plant, refuse and recycling collection, and on site traffic noise, can readily comply with the District Plan (General Residential Activity Area) noise limits and should be the subject of an appropriate noise compliance assessment report to accompany a specific site development proposal/resource consent application;
- the DPC proposes that the “construction effects” of retirement village development is a matter for assessment as a Discretionary Activity Restricted. This will enable construction noise effects to be appropriately assessed and managed at the resource consent stage; and
- it is not anticipated (from site inspection, knowledge of ground conditions and the experience of managing the Boulcott stopbank realignment works) that vibration problems will arise that would unreasonably affect residential amenity.

Summerset confirms that their retirement villages by nature generate very little noise and are not subject to noise complaints from adjoining residents.

5.10 EARTHWORKS EFFECTS

As stated in section 5.4 of this DPC document, earthworks will be required to achieve levels suitable for either standard residential or retirement village development. This is primarily because of the undulating contour of parts of the site and the need to provide for the effective management of stormwater.

The DPC makes no change to the way the Council currently manages bulk earthworks using the General Rules of the District Plan (Chapter 14I). It is understood these rules have proven to be effective in managing bulk earthworks associated with land development in Hutt City, including the control of dust, sedimentation etc for larger scale residential subdivisions and associated bulk earthworks.

Due to the volume of earthworks that will be required to achieve appropriate development levels, an application for resource consent will be required as a Restricted Discretionary Activity under the General Rules of the District Plan. This is standard for earthworks for developments extending over a large site.

5.11 CONSTRUCTION EFFECTS

The District Plan does not currently provide for the management of construction effects (i.e. building construction activities as distinct from earthworks).

Although construction effects will be temporary, for large projects they can extend over some months or years. Accordingly, without some level of management there can be apprehension on the part of adjacent owners and residents.

For the construction of its retirement villages, Summerset prepares a Construction Management Plan. This sets out how it is proposed to construct the village and provides measures to avoid, remedy or appropriately mitigate the adverse effects. This includes methods for residents to contact Summerset in the event of a problem, controls and time limits on noisy construction activity, and provisions to ensure health and safety.

Because the retirement village will be a comprehensive development over the whole of the site, and also to ensure that construction activities are appropriately managed, the DPC provides for the management of construction effects as a Restricted Discretionary Activity. This will enable detailed assessment and management of retirement village construction effects at the resource consent stage.

5.12 SHADING EFFECTS

It is acknowledged that compared to the existing use of the site for golf club/open space purposes, the DPC will result in adverse shading effects generated by either:

- (a) standard residential subdivision and development of the site with houses that comply with the permitted activity conditions of the General Residential Activity Area provisions; or
- (b) retirement village development that complies with the relevant building conditions of the DPC.

The General Residential Activity Area provisions provide for recession planes that ensure a reasonable amount of sunlight access to adjoining residential properties. This recession plane standard will apply along the boundaries of

the site with the adjoining residential properties. Accordingly, this standard will ensure that a reasonable amount of sunlight access to adjoining residential properties will be maintained.

An assessment of the shading effects of the DPC on adjoining residential zoned properties has been prepared by Spencer Holmes Ltd and is in **Appendix 13**. The conclusions that can be drawn from the assessment are as follows:

- compared to the existing environment, the DPC will facilitate a potentially significant increase in shading to the adjoining residential properties but noting that it is most unlikely that the full impact would ever be realised;
- however, the shading effects on adjoining existing residential zoned properties at 2-36 Hathaway Avenue will be consistent with what could be expected from residential development complying with the permitted activity building conditions for height, bulk and location of the adjoining Residential Activity Areas;
- the shading effects of the proposed 14m and 16.5m height zones are largely mitigated by the building to boundary setback, and for the Hathaway Avenue residential properties by the effects of intervening 8m high buildings on the DPC site; and
- the adjoining school site (and the adjoining residential properties at the end of Boulcott Street) will be largely unaffected because of the separation distances.

5.13 NATURAL HAZARD EFFECTS ASSESSMENT

The site is now on the protected side of the realigned stopbank system that is designed to protect urban areas in a 1 to 440 year flood event of the Hutt River.

In the very unlikely event that the stopbank system is overtopped or fails, this will trigger the implementation of Summerset's Emergency Management Plan. The preparation and implementation of an Emergency Management Plan is standard practice for all Summerset retirement villages. It sets out procedures that will be followed in emergency events to ensure residents' protection. In this respect, having a multi-storey main building with floors elevated above the top of the stopbank will be of positive assistance in providing a safe refuge.

One of the significant advantages of a retirement village (compared to the elderly being disbursed throughout residential areas) is that residents can rely on being cared for under a village Emergency Management Plan.

If the site is developed for standard General Residential housing, this will be exposed to the same risk of the stopbank being overtopped or failing as the wider Boulcott residential area. This risk is considered to be acceptable by the GWRC, otherwise the design standard for the realigned stopbank system should have been increased.

The site is considered to be no more or less exposed to the earthquake hazard than the rest of the Boulcott urban area. It is therefore not a reasonable basis for concluding that the site is unsuitable for urban development. The site will need to be recontoured in preparation for either standard General Residential subdivision and housing development or retirement village development and this (together with retirement village construction) will be designed and supervised by Summerset's engineers to ensure appropriate structural robustness bearing in mind the ground conditions and seismic characteristics of the Hutt Valley floor location.

Due to the significant distance the site is away from the shoreline of Petone, its elevation above high tide mark, and the intervening existing building development, there is no risk of the site being adversely affected by tsunami or the effects of sea level rise.

5.14 EFFECTS ON ADJOINING GENERAL RECREATION ACTIVITY AREA LAND

The DPC and Summerset's Masterplan for its retirement village has been discussed with the existing owner of all the adjoining General Recreation Activity Area land to the north (the Boulcott's Farm Heritage Golf Club Inc).

The BFHGC support Summerset's DPC and Masterplan because, amongst other things, they consider any adverse effects on their (redesigned) golf course will be minimal and that there will be positive synergies associated with the retirement village. A letter of support to this effect is in **Appendix 5**.

In due course the BFHGC will be transferring ownership to GWRC of the strip of land occupied by the realigned stopbank, together with an associated stopbank maintenance strip (on the urban/southern side of the stopbank) of 5m width from the base of the stopbank. Summerset has therefore consulted the GWRC in relation to Summerset's Masterplan and the following matters were discussed:

- the extent to which the site is suitable for residential development given it is now protected by the realigned stopbank;
- any fencing along the boundary of the retirement village with GWRC's strip should be mutually agreed upon;
- suitable pedestrian access from the retirement village to and along GWRC's strip should be provided so that village residents can access the strip for walking and thereby also gain access to the wider pedestrian network;
- the effects of the height, bulk and location of proposed buildings as indicated on Summerset's Masterplan; and
- the potential adverse effects of excavations on the structural integrity of the stopbank.

Summerset considers that the site is suitable for retirement village development because the site is sufficiently protected by the GWRC's stopbank and GWRC's agreement that the secondary river corridor notation should be removed from the site.

Pedestrian access and any fencing are design details that will be the subject of further consultation with GWRC.

In proposed Areas 1 and 2 of the site (shown by the Plan in **Appendix 1**), additional building height, bulk and location is proposed. The intention of this is to provide for the nature and scale of village buildings indicated by Summerset's "Vision Statement and Masterplan" plan for the site in **Appendix 2**. In this respect:

- retirement buildings will overlook the stopbank, provide surveillance and thus assist with personal safety;
- village buildings will lie to the south of the stopbank and this will assist with sunlight access and negligible impact (positive and adverse) on year round grass growth necessary for the continued structural resilience of the stopbank;
- the length of the boundary affected is relatively short;
- buildings will add to the view of pedestrians;
- buildings will be required to be set back 1.0m from the boundary by permitted activity condition 4A 2.1.1(b);
- non-fanciful retirement buildings enabled by the DPC such as those indicated by Summerset's "Vision Statement and Masterplan" plan for the site in **Appendix 2** will have acceptable effects on the amenity of the stopbank and the associated maintenance and pedestrian/cycling access strip; and
- any adverse effects on the strip of land that will in due course be owned by GWRC will be outweighed by the positive effects associated with the greater provision of retirement village care and accommodation and the amenity afforded by the associated buildings.

The potential adverse effects of site development on the structural integrity of GWRC's flood protection asset (the stopbank) has been assessed by Aurecon in their report in **Appendix 7** and summarised in section 5.4 above.

Summerset envisages further consultation with BFHGC and GWRC when the design of the retirement village reaches a more detailed level and prior to the intended application for resource consent being lodged.

5.15 SUMMARY OF EFFECTS ON RESIDENTIAL ACTIVITY AREAS

The change in zoning will result in residential building development and use of the site that will generate adverse effects compared to the existing use of the site for golf club activities.

Primarily these adverse effects will be associated with a changed view (residential buildings and activities instead of a golf course), the introduction of residential activities instead of a golf course, and the generated effects of residential development and use (noise, traffic etc). These effects have been assessed in the above sections of this DPC document.

As noted in section 5.3 above, some existing nearby residents may consider a retirement village is incompatible with the character of the adjoining and adjacent existing residential areas. However, retirement villages are residential in nature and are almost invariably sited within residential areas.

Building development will have to comply with the standard General Residential Activity Area conditions for buildings. Accordingly, existing adjoining properties will be protected to the extent that is considered acceptable by the District Plan where residential sites adjoin one another. However, in proposed Areas 1 and 2 (shown by the Plan in **Appendix 1**) additional building height, bulk and location is proposed. The potential adverse effects (i.e. shading, view, etc) are assessed to be acceptable and well outweighed by the positive effects. This will be tested through the DPC process.

6 POLICY ASSESSMENT

6.1 INTRODUCTION

The DPC seeks to change the zoning of this relatively small site on the Hutt's main urban valley floor from General Recreation Activity Area to General Residential Activity Area and to specifically provide for the efficient development and use of the site for a retirement village.

The main policy questions are therefore considered to be:

- Would the sustainable management of the Hutt Valley be promoted by changing the zoning to residential?
- Would the sustainable management of the Hutt Valley be promoted by enabling an appropriate scale of housing for the elderly?
- Does the DPC make provision to avoid, remedy or appropriately mitigate the actual or potential adverse effects of residential development and use, including housing for the elderly?

This policy assessment below supports the answer to all these policy questions is “yes”.

6.2 SECTION 5 OF THE RMA

Section 5 promotes the sustainable management of natural and physical resources. Section 5 states:

Sustainable Management means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –

(a) Sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations

(b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal is considered to be consistent with and will promote Section 5 of the Resource Management Act 1991. This is primarily because:

- the site is not required for private recreation purposes by the golf club;
- the site has not been required (i.e. designated) for public recreation by the Hutt City Council and there is no Council policy document support that the site should be designated and purchased by the Council for public purposes;
- there are existing available opportunities in the locality to cater for the recreational needs of the local community. For example, the Hutt River walkway. Also, the nearby Boulcott Primary School contains a large area of open space, playing field and hard courts that can be accessed;
- the adjoining “Special Residential Activity Area” is one characterised by large houses on reasonably large lots with generous on site scope to cater for resident’s needs for outdoor recreational amenity;
- the site is now protected from flooding of the Hutt River and is therefore suitable for urban development;
- development and use for residential purposes, and in particular for a retirement village, can be accommodated by the existing road network and reticulated services with only two implementable improvements as identified in section 5 of this DPC document;
- there is an acknowledged need to make efficient use of such scarce land resources as this site is, being available, well located, surplus to the existing owners’ requirements, largely unoccupied with buildings, and suitable for housing for the elderly;

- the DPC provisions provide an appropriate regime for the management of adverse effects that may arise from residential development and use;
- the economic and employment benefits associated with the proposal will be significant;
- housing will increase the ratings base, thereby providing increased revenue to the Council to assist with improving services for the wider community;
- section 6, 7 and 8 RMA matters are appropriately reflected in the DPC; and.
- the DPC will therefore achieve an appropriate balance of use, development and protection.

Overall, it is considered the DPC will promote the sustainable management of this scarce land resource.

6.3 SECTION 6 - MATTERS OF NATIONAL IMPORTANCE

Section 6 of the Act sets out the matters of national importance which are required to be recognised and provided for when managing the use, development and protection of natural and physical resources.

The proposal is considered to be consistent with Section 6 of the Resource Management Act 1991 for the following reasons:

- the site is not located within a Significant Cultural Resource as identified in the District Plan;
- the Cultural Impact Report contained in **Appendix 6** of the DPC does not identify any Section 6 matter that cannot be appropriately recognised and provided for;
- the site does not contain a wetland, lake or river, and it is not on the margin of any of these;
- the site is not situated within the coastal environment;
- the site is not within a Significant Natural Resource or outstanding natural landscape as identified in the District Plan;
- the site is not occupied by any historic heritage resources as identified in the District Plan; and
- any subsurface archaeological resources and taonga will be managed under the Heritage NZ Pouhere Taonga Act 2014.

The site will continue to be separated from the Hutt River by (i) the strip of land that in due course will be owned by GWRC for its stopbank and associated maintenance and (ii) golf course land owned by BFHGC. To this extent, the site is physically separated from the Hutt River by intervening land ownership.

It is acknowledged that the GWRC wishes to facilitate future pedestrian and perhaps cycling access using the strip of land that it will own. Summerset sees this initiative as positive for its village as it will enable pedestrian access for village residents along a future walkway. Summerset and BFHGC also wish to facilitate pedestrian access for village residents to the golf club.

There are therefore no Section 6 matters that would justify a finding that residential development and use of this site under this DPC would be inappropriate.

6.4 SECTION 7 - OTHER MATTERS

Section 7 of the Act details the other matters which are required to be given particular regard to when managing the use, development and protection of natural and physical resources.

The proposal is considered to be consistent with Section 7 of the Act for the following main reasons:

- the proposal will provide for the efficient use and development of this scarce land resource, in particular for a much needed retirement village;

- the proposal will enhance the amenity values of the community of the Hutt Valley by the provision of a significant amount of much needed housing for the elderly in a secure and caring environment;
- the proposal adequately provides for the management of adverse effects so that the amenity of the surrounding immediate residential locality will be maintained to an appropriate standard;
- the proposal will enhance the amenity of the residential environment of the Hutt Valley by providing the opportunity for aging residents to obtain well designed residential accommodation, security and care to meet their needs; and
- any potential adverse effects resulting from future residential development and use of the site will be appropriately managed through the District Plan objectives, policies and rules of the General Residential Activity Area and with the proposed site specific refinements.

The conclusion is that the proposal gives particular regard to Section 7 matters.

6.5 SECTION 8 - TREATY OF WAITANGI

Section 8 of the Resource Management Act requires that the principles of the Treaty of Waitangi be taken into account.

The principles of the Treaty of Waitangi have been taken into account in the preparation of this DPC and are reflected in the following ways:

- a Cultural Impact Report has been commissioned and is in **Appendix 6** of the DPC. This does not raise any specific concerns regarding the proposal;
- consultation has been carried out with local iwi authorities and Summerset is continuing to undertake ongoing consultation with iwi authorities and will report any developments to Council;
- the site does not contain any Maori cultural resources which are identified in the District Plan; and
- any subsurface archaeological resources and taonga will be managed under the Heritage NZ Pouhere Taonga Act 2014.

It is therefore considered that the principles of the Treaty of Waitangi have been sufficiently addressed in the assessment of this proposal.

6.6 NATIONAL POLICY CONTEXT

There are a number of National Policy Statements (NPS) against which the DPC must be checked for consistency. The evaluation is as follows:

- the site is not part of the coastal environment and therefore the NZ Coastal Policy Statement is not applicable;
- the site is not occupied or traversed by any assets that are the subject of the NPS on Electricity Transmission;
- the NPS for Renewable Energy Generation is not applicable to the site or DPC;
- the NES for Assessing and Managing Contaminants in Soil can and will be complied with; and
- the site is separated from the Hutt River by the stopbank and site development can be managed through the resource consent process to ensure the NPS for Freshwater Management is met.

The conclusion is there are no NPS's that would preclude the proposed change in zoning.

6.7 WELLINGTON REGIONAL POLICY STATEMENT

The reviewed Regional Policy Statement (Proposed RPS) was notified in early 2009 and following the submission, decision-making and appeal process became operative on 24 April 2013.

The objective and policies of the RPS most relevant to the DPC are considered to be the following:

Regional Form, Design and Function

Objective 22

A compact well designed and sustainable regional form that has an integrated, safe and responsive transport network and:

- (e) urban development in existing urban areas, or when beyond urban areas, development that reinforces the region's existing urban form;*
- (g) a range of housing;*
- (k) efficiently use existing infrastructure (including transport network infrastructure);*

Policy 31

Identifying and promoting higher density...

Policy 33

Supporting a compact, well designed and sustainable regional form.

Policy 54

Achieving the region's urban design principles.

Policy 55

Maintaining a compact, well designed and sustainable regional form.

Policy 57

Integrating land use and transportation.

Policy 58

Co-ordinating land use with development and operation of infrastructure.

It is considered that the DPC will give effect to the objectives and policies of the RPS mainly because:

- Objective 22 and the associated policies seek to ensure that urban development is undertaken within existing urban centres in a manner which is an efficient use of the existing infrastructure. The rezoning of the site would promote residential development in an area which is well serviced by recreational facilities and is situated in reasonable proximity to community and other services. Given these factors, the DPC is considered to give effect to Objective 22 and the supporting policies as the development of the site for residential purposes would be an efficient use of the land resource;
- the DPC will give effect to RPS policies that promote a range of housing and higher density;
- residential development and use of the site will adjoin the existing residential area of Boulcott and thus be a natural extension of residential activity on the Valley floor. To this extent the DPC will give effect to sustainable urban form sought by Policy 33;
- the DPC provisions will result in a well designed retirement village consistent with the proposed site specific Design Guide for Retirement Village and therefore gives effect to well designed development sought by Objective 22 and Policies 33 and 55;
- if for some reason a retirement village is not developed, the DPC will enable subdivision, residential development and use of the site for "standard" housing consistent with the General Residential Activity Area provisions. This development outcome will also give effect to Objective 22 and Policies 33 and 55;

- the site is now protected from flooding of the Hutt River and therefore residential development and use of the site will give effect to urban development objective 22 and not be contrary to RPS natural hazard objectives; and
- the site is surplus to private recreation requirements and the Hutt City Council has not required (i.e. designated) the site for public recreation. Accordingly, changing the zoning to residential will give effect to the RPS whereas retention of the redundant recreation zoning would be contrary to and not give effect to the RPS.

As assessed in section 5.13 above, and notwithstanding the high level of flood protection now achieved for this site, there remains a residual risk of, for example, the stop-bank being overtopped or breached in an extreme weather event. This residual risk will be mitigated by Summerset through on-site management and design of the proposed retirement village. For example, the design of the central multi-storey village buildings provide for elevated floor space to which elderly residents in ground level accommodation can be moved. Flood effects will be effectively managed by Summerset through the preparation of an emergency plan for the village which is a standard practice for Summerset as an operator. Accordingly, RPS Policy 29 is given effect to by the DPC because the site is not at high risk from natural hazards.

6.8 THE WELLINGTON REGIONAL STRATEGY

The Wellington Regional Strategy (WRS) is a sustainable growth strategy that has been developed by the nine local authorities within the Greater Wellington Area. The strategy has been developed in conjunction with central government, and the region's business, education, research and voluntary sector interests. The community outcomes of the WRS relevant to the DPC are healthy environment, quality lifestyle and sense of place.

It is considered that the DPC is consistent with the community outcomes sought through the WRS. This is mainly because:

- change from recreation to residential development, and in particular a retirement village with associated high level of capital investment and ongoing employment, is consistent with and will promote the economic and employment outcomes sought by the WRS; and
- the provision of retirement accommodation and care is consistent with a healthy environment, quality lifestyle and sense of place.

Enabling the development and use of the site for residential purposes will give effect to the WRS, whereas retention of the redundant recreation zoning would be contrary to the WRS.

6.9 HUTT DISTRICT PLAN

6.9.1 Area Wide Objectives of the District Plan

Chapter 1 of the City of Lower Hutt District Plan identifies the Area Wide objectives and policies which the District Plan seeks to achieve. The Area Wide objectives and policies which are considered to be relevant to the proposal are as follows:

1.10.1 Resource Management and the Tangata Whenua of Lower Hutt

Objective

To respond to the principles of the Treaty of Waitangi and other matters of significance to the tangata whenua as specified in the Act.

Policies

- To have particular regard to tangata whenua's desire to carry out kaitiakitanga.*
- To protect waahi tapu and sites of cultural or historical significance to tangata whenua from desecration or disturbance.*
- To recognise and protect the tangata whenua desire to maintain and enhance their traditional relationship with the environment.*
- To consult with the tangata whenua when discharging functions and duties under the Act.*

1.10.2 Amenity Value

Objective

To identify, maintain and enhance the character and amenity values of the different activity areas.

Policy

To identify within all activity areas the general character and amenity values of that activity area.

1.10.3 Residential Activity

Objective

To accommodate residential growth and development through consolidation of the existing urban area but to allow some peripheral development.

Policy

(a) To provide opportunities for gradual intensification of residential densities by:

- (i) Enabling higher densities along major transport routes and near suburban focal points*
- (ii) Providing for infill development throughout the established residential areas to appropriate minimum standards, and*
- (iii) Managing the rate at which land at the periphery of the urban area is developed for residential purposes.*

1.10.6 Open Space and Recreation

Objective

To provide and maintain a diverse range of open space and recreation facilities for the enjoyment of residents and visitors which meet the needs of different sectors of the community.

Policies

- (a) To ensure the adequate provision of open space for the passive recreational needs of the community.*
- (b) To ensure adequate provision of larger open space areas for active and passive recreation.*
- (c) To ensure the protection and enhancement of areas of special recreation amenity.*
- (d) To ensure the conservation of natural and heritage features and landscapes.*

The DPC is considered to be consistent with the above Area Wide Objectives and Policies of the District Plan mainly because:

- Treaty of Waitangi matters are addressed in section 6.4 of this evaluation report;
- amenity issues are addressed in section 6.3 of this evaluation report;
- the site adjoins an established residential area and is serviced by existing infrastructure. Residential development on the site will therefore result in the sought after consolidation of the urban area of the City on the main urban valley floor;
- the site is now protected from flooding of the Hutt River and thus suitable to accommodate residential growth;
- the site is located in reasonable proximity to community and other services which make it appropriate for rezoning for residential development;

- the local roading network has the capacity to accommodate the likely traffic generation which could result from residential development of the site under the DPC;
- the site is surplus to golf club purposes and is not required to be purchased by the Council for public open space;
- the site does not have special recreation amenity features that would warrant being purchased by the Council on behalf of the community;
- the site is not identified by the District Plan as being of any special significance in terms of natural and heritage features and landscapes.

Given this range of factors, it is considered that the DPC is appropriate for the site and would allow for appropriate development potential to be realised and the sought after consolidation of urban development of the main urban valley floor to take place.

6.9.2 Specific District Plan Objectives and Policies

The DPC is considered to be consistent with the relevant objectives and policies pertaining to the General Residential Activity Area of the District Plan. The objectives and policies of the General Residential Activity Area which are considered to be particularly relevant to this proposal are as follows:

4A 1.1.1 Residential Character and Amenity Value

Objective

To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City.

Policies

- (a) That opportunity be provided for a diversity of residential activities.*
- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.*
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.*
- (e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.*

4A 1.2.1 Building Height, Scale, Intensity and Location

Objective

To avoid, remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.

Policies

- (a) To establish a minimum net site area and maximum site coverage requirement to ensure medium density development is achieved.*
- (c) To ensure all new development is of a height and scale, which is compatible with surrounding residential development.*
- (d) To ensure a progressive reduction in height of buildings the closer they are located to a site boundary, to maintain adequate daylight and sunlight to adjoining properties.*
- (e) To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.*
- (f) To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.*

(g) *That where practicable, the siting of accessory buildings be managed to maintain safety and visibility during manoeuvres.*

It is considered that the provisions of the General Residential Activity Area are appropriate for the site in terms of achieving the purpose of the Act, in that the provisions of the General Residential Activity Area will provide for the sustainable management of the natural and physical resources of the site. In particular, the General Residential Activity Area provisions are now longstanding and are proven to result in an appropriate level of residential amenity, including where the General Residential Activity Area adjoins a Special Residential Activity Area.

With regard to their efficiency and effectiveness, it is considered that the existing policies and rules for the General Residential Activity Area are the most appropriate for achieving the objectives and it is appropriate that they be applied to the site for residential development and use.

In addition however, given the need to enhance the provision of housing for the elderly on the main urban valley floor and on scarce greenfield sites that adjoin existing residential areas, it is appropriate that additional site specific provision is made for the efficient utilisation of the site for well designed housing for the elderly. It is therefore considered appropriate that the DPC proposes:

- an additional policy that housing for the elderly is permitted on the site provided that the adverse effects of the restricted matters for assessment are avoided, remedied or appropriately mitigated and permitted activity conditions are not infringed;
- a site specific Design Guide for Retirement Village development to assist the Council to ensure through the application for resource consent process that proposed housing for the elderly is well designed;
- site specific permitted activity conditions enabling efficient development of the site for housing for the elderly and to make appropriate the application of permitted activity conditions to a comprehensive retirement village development of the site; and
- any infringement of the permitted activity condition for housing for the elderly on the site shall be a Restricted Discretionary Activity, or if certain specified infringements exceed a specified level, a Non-Complying Activity.

In relation to each of the above site specific provisions, these are justified because:

- the District Plan has a specific definition of "Housing for the Elderly" that includes retirement villages;
- "Housing for the elderly" is not specifically provided for under the General Residential Activity Area provisions. The Council's view is that it is a Discretionary Activity but this interpretation is open to opinion;
- the DPC therefore permits retirement village development and use of the site to meet the needs of the community of the Hutt Valley, subject to the adverse effects of the restricted matters for assessment being avoided, remedied or appropriately mitigated and permitted activity conditions not infringed;
- Summerset is an expert in the design and operation of attractive, well designed and sustainable retirement villages. Notwithstanding this, it recognises that the Council wishes to be provided with the ability to ensure that retirement villages are well designed with reference to a Design Guide for Retirement Village development. The DPC proposes this;
- the site adjoins the General Recreation Activity Area. This land comprises the realigned stopbank with the golf course located further to the north. There is therefore no realistic prospect of this land being developed for residential development. Accordingly:
 - (a) there is no need for this land to be provided with the same level of amenity as adjoining Residential Activity Areas for the entire length of the northern boundary of the site;
 - (b) more efficient development of the site can be achieved for housing for the elderly by providing more flexibility for building height, bulk and location along part of the boundary with the General Recreation Activity Area;
 - (c) the level of amenity of the adjoining General Recreation Activity Area will still be appropriate and acceptable even with a non-fanciful housing for the elderly developed to the maximum permitted extent; and

- (d) views over the stopbank and golf course can be achieved with associated enhanced level of amenity for elderly residents and safety for pedestrians/cyclists.
- the site is currently undulating in contour and therefore site specific building provisions for limited selected areas of the site is necessary and desirable in order to:
 - (a) enable reasonable scope to accommodate the size of residential care facility buildings for the elderly on the site given that the District Plan requires existing ground level as the base for the measurement of building height;
 - (b) provide for the required consistent ground levels for mobility of elderly residents, ease of connection between buildings, and for appropriate stormwater management; and
 - (c) provide for the required scale of residential care facility buildings in the selected part of the site where this is both appropriate and necessary to provide the type of accommodation, care, security and treatment for elderly residents, particularly at the stage in their life when enhanced care and amenity is required.
- some permitted activity conditions of the General Residential Activity Area refer to “net site area” per single dwelling unit. Net site area is defined as *“the total area of a site for the exclusive use of a single dwelling unit, including any area provided for parking or manoeuvring space and building, but does not include land held in common ownership, communal open space, communal parking and rights-of-way, and access legs to a rear site”*. It is considered that conditions that refer to net site area are difficult to apply to a comprehensive retirement village proposal covering the whole site and are unnecessary as the DPC proposes that site layout, landscaping, on site retirement amenity, external building design and appearance, and transportation are subject to Council management through the application for resource consent process.

In relation to bullet point 5 above, and after discussion with GWRC, it is not feasible that the recently realigned stopbank could be moved further north (i.e. closer to the Hutt River) in the foreseeable future. This is because the realigned stopbank has only recently been constructed and as a consequence the golf course redeveloped. These works are significant, costly, and regarded by both GWRC and BFHGC to be long term in nature. In addition, the closer the stopbank is to the Hutt River the higher the required design specification would likely need to be (due to the more confined floodplain) with associated additional costs and risks.

6.10 COUNCIL NON-STATUTORY STRATEGIES AND PLANS

The Council has a number of strategies and plans that detail the priorities for the City, namely:

- Urban Growth Strategy 2014.
- Economic Development Strategy 2009.
- Environmental Sustainability Strategy 2009.
- Reserves Policy 2004.
- Reserves Key Directions Strategy.
- Reserve Land Acquisition and Disposal: Policy and Guidelines.
- Long Term Council Plan (LTCP) 2012.

The DPC is considered to be consistent with the outcomes sought under the above strategies and plans mainly because:

- the village will be developed within the existing urban valley floor of Hutt City, thereby locating it centrally to a range of services and facilities, and providing an important facility on a site that is in short supply in terms of its size and availability. The village will provide a range of housing choices for older residents ranging from stand-alone units, apartments, to care beds and facilities. This addresses the need identified by the City Council’s Urban Growth Strategy for additional such facilities within the City;
- significant capital investment in the City will be triggered by the DPC. This is consistent with, and will promote the economic development strategies and objectives of the Council;

- significant ongoing employment will result from the development and use of the site for a retirement village. This is consistent with, and will promote economic the economic development strategies and objectives of the Council;
- environmental sustainability strategies and objectives will be promoted by enabling this site to be developed and used for residential purposes, thus making good use of existing infrastructure and services;
- the site is not identified by any City Council policy documents as being required to meet the open space and recreational needs of the community, now or in the future; and
- funding is not allocated in the Council's LTCP for the purchase of this site because it is not required for any public purposes.

6.11 CONCLUSIONS IN TERMS OF POLICY CONTEXT

The DPC raises no issues in terms of national policy documents.

Regional policy documents provide no barrier to the DPC and provide support for compact urban form and consolidation through extensions to existing urban areas. There is no RPS support for the enforced retention of private recreation areas against the owner's wishes.

There will be enhancement to District Plan policy for this site. The DPC will strengthen the policy context by changing a redundant management regime (the General Recreation Activity Area provisions) to one that will best provide for the social and economic wellbeing of the residents of the Hutt Valley.

The DPC on a comprehensive and appropriately weighted assessment is in accordance with Part 2 RMA matters.

7 CONCLUSIONS

Summerset Villages (Lower Hutt) Ltd is applying to the Hutt City Council for a District Plan Change (DPC) under section 73(2) of the Resource Management Act 1991 to rezone land at Military Road/Hathaway Avenue/Boulcott Street, Lower Hutt from General Recreation Activity Area to General Residential Activity Area to enable a retirement village development and use to proceed in accordance with the proposed provisions.

This DPC document has been prepared in accordance with the requirements of the Act as the basis to support the DPC.

All of the necessary information required to support the DPC, including an assessment of effects, an assessment of the relevant policy context and a section 32 evaluation, is provided. Additional supporting information is included in the attached Appendices.

The documentation submitted confirms the appropriateness of the proposed rezoning and related site-specific provisions which will enable efficient and effective development and use of the site for a retirement village.

The need for retirement villages to establish in Hutt City and the shortage of suitable sites has recently been established in the Council's Urban Growth Strategy (2014).

Establishing a retirement village on land which is now surplus to the Boulcott's Farm Heritage Golf Club's needs for golf course purposes, will make a significant contribution toward supporting the economic and social wellbeing of Hutt City residents approaching their retirement years.

For these reasons, and as further expanded on in this document, the DPC will promote the purpose of the Act, which is the sustainable management of natural and physical resources in a manner and at a rate that will enable the people and community of Hutt City to better provide for their social, economic and cultural wellbeing and for their health and safety.

At the same time, given the specific provisions proposed in the DPC, adverse effects potentially arising from either standard residential subdivision and housing or retirement village development and use have been reasonably avoided, remedied or mitigated by the resource management provisions proposed.

Alistair Aburn
Director
Environment and Resource Management Consultant
URBAN PERSPECTIVES LTD

17 September 2014

Address for Service

Summerset Villages (Lower Hutt) Ltd
PO Box 5187 Lambton Quay
Wellington 6145
Attention: Vaughan Bell

APPENDICES

- 1 District Plan Change Request
- 2 Masterplan and Statement by Summerset
- 3 DPC Location Plans and Computer Freehold Register
- 4 Operative District Plan Map D3
- 5 Letter from BFHGC and Consultation Summary Report
- 6 Cultural Impact Report
- 7 Engineering and Reticulated Services Effects Assessment
- 8 Transportation Effects Assessment
- 9 Urban Design, Landscape and Visual Effects Assessment
- 10 Economic Effects Assessment
- 11 Wind Effects Assessment
- 12 Noise and Vibration Effects Assessment
- 13 Shading Effects Assessment

2 October 2014

Summerset Villages (Lower Hutt) Ltd
Attn. Vaughan Bell
PO Box 5187 Lambton Quay
WELLINGTON 6145

Dan Kellow
Environmental Policy
04 5706828
Dan.Kellow@huttcity.govt.nz
Our reference: DPP12-5-35

Copy via email to: Urban Perspective Ltd – Peter Coop (Peter@urbanp.co.nz)

Dear Vaughan

Request for Further Information – Proposed Private Plan Change Request by Summerset Villages (Lower Hutt) Ltd

Please find below a request for further information in relation to the above-mentioned request.

The following information is requested pursuant to Clause 23(1) of the First Schedule of the Resource Management Act 1991 in order to better understand the nature of the plan change request and the effects that it will have on the environment; the costs; benefits; efficiencies and effectiveness; any possible alternatives; and the consultation that has been undertaken.

The request for further information is made on the basis that the request for the private plan change seeks to both re-zone the site which would enable residential development to occur and to amend existing and introduce new provisions to provide for the specific development of a retirement village on the site. As such, it is important for the Council and the public to be able to understand the full nature and effects of what is proposed under the request, for both the re-zoning and the particular provisions for a retirement village.

General

1. Please provide further clarification on the rationale for the non-notification provision proposed, given the stated intention on page 2 that a resource consent application for the retirement village will be lodged shortly after this request and is sought to be heard by the same hearing panel.
2. Please provide the cultural assessment from Te Rūnanga o Toa Rangatira which is referred to in 2.3 on page 5. This is required to be provided to better understand the nature of the request and likely effects.

3. Please provide the detailed responses to the issues raised by the Board of Trustees referred to in paragraph 5.3 of Appendix 5.
4. Please expand on the reference under 4.2 to why other zonings have been discounted as potential options, in particular the consideration of commercial and industrial.

Noise

5. Vehicle noise from additional traffic visiting the site can affect urban amenity of the existing residential zone. Please describe the effects on existing residential sites in proximity of the subject site of noise created on public roads in the area associated with the expected 560 vehicle trips per day associated with the completed facility, as forecast by the traffic engineer.
6. Noise from vehicles operating on adjacent sites has the potential to undermine the amenity of nearby residential sites due to noise annoyance. Please describe the anticipated noise effects within the closest existing residential sites from noise associated with on-site vehicle movements described within Section 6 of the TDG traffic report, which identifies the facility generating up to 560 vehicle trips per day. Effects should be separately described for sensitive periods (night time) and during any peak periods of vehicle movement within site of the aged care facility which is understood occurs during daytime. Where any specific mitigation measure(s) are relied upon to deal with these effects, outline information on these measures should be included.
7. Noise associated with existing facilities in the area may affect the suitability of the site for noise sensitive uses. Boulcott School lies next door which is a medium sized primary school catering for between 280 – 330 children in years 1 – 6. Please describe the expected noise emissions of the school as it may affect the proposed site for the aged care facility, including any statements that may be made regarding the suitability of the site for its proposed use in the context of this noise.

Traffic

8. In order to undertake a full assessment of the nature of the plan change request and the effects arising, please amend the traffic report so that it includes a comparative assessment of the change in traffic effects between the existing zoning of General Recreation and the proposed rezoning of General Residential. At present, the report generally compares and assesses the difference between a General Residential zoning and providing for a retirement village facility. The report should compare General Recreation with General Residential and with providing for a retirement village facility.
9. The Council's preference would be that a specific rule(s) be included to address parking requirements for a retirement village, rather than leaving this for a future resource

consent application, as this would provide greater certainty. Please clarify how many parking spaces will be provided.

10. Please provide an assessment of the likely traffic effects arising should the Boulcott/Military/High intersections not be upgraded. While the Council has identified the Boulcott/High Street intersection as a candidate for upgrading to traffic signals, there is no current proposal to upgrade it. There is also no proposal to signalise the Military/High Street. The Council does not support an assessment based on an assumption that the Council will be upgrading the intersection, and note that the only way that signalisation would proceed would be through funding by the developer. This is relevant for both the rezoning to General Residential as well as the particular provisions for a retirement village.

Urban Design, Landscape, Visual, Shading, Privacy

11. Please amend the building height plan provided to provide greater distinction between the areas covered by the heights. For instance, it may be appropriate to use two distinct graphic symbols. Please also clarify / identify on this plan where the 8m general height restriction will apply and clarify whether the heights will be measured from existing ground level.
12. The shading analysis provides a comparison between the proposed building heights and the proposed height limits, rather than a comparison of what is permitted on site presently. In addition, the shading diagrams are complex and not easily understood by a layperson. As such, please provide a more traditional shading analysis comprising plan views taken at different times of the year and day showing the effects of the proposed buildings, compared to what is currently permitted as-of-right under the General Recreation zoning. This analysis should be presented at a scale sufficient to see shading in detail along the key boundaries. Accordingly, the shading analysis plan should be done at a scale of no less than 1:100 along the shared boundaries with the residential /education areas and presented for
 - Winter solstice (9AM, 12Noon, 2PM and 4PM)
 - Autumnal equinox (9AM, 12Noon, 2PM and 4PM)
 - Summer solstice (9AM, 12Noon, 2PM and 4PM and 6PM)and should relate to the building envelope proposed by the provisions.
13. Please provide an assessment of the privacy effects of the proposed re-zoning on adjacent sites, including on the golf course land and the school.
14. Please clarify and expand on your statement in paragraph 9 of 5.3 on page 18 that “some nearby residents may consider a retirement village is incompatible with the social and community character of the adjoining and adjacent existing residential areas”, as this does not appear to have been addressed through the Urban Design assessment or

other analyses. Further, please provide an assessment of the impacts on social and community effects.

Infrastructure:

15. Please see attached the document titled "Response in relation to Infrastructure Design". Please respond to the areas of clarification / further information referred to in that report.

This information is requested to be provided to the Council by Thursday 23rd October 2014 or any earlier date in order to avoid unreasonable delay in the processing of your plan change request. It is noted that the Council may chose not to further consider your plan change request until this information is received.

Once the Council has received the requested further information, it may be necessary to require additional information (as per Clause 23(2) of the First Schedule) or to commission a report. If this is the case, you will receive a further letter explaining those steps.

While you may decline to provide the above information (pursuant to clause 23(6)), please be aware that the Council may reject the plan change request on this basis.

Once the Council is satisfied that it has adequate information, a recommendation will be made to the Policy and Regulatory Committee (and, in turn, the full Council) as to how to proceed with the plan change request.

Yours sincerely



Dan Kellow
Divisional Manager
Environmental Policy

Summerset Villages, Boulcott Farm Retirement Village

Proposed Private Plan Change submitted to Hutt City Council

Response in relation to Infrastructure Design

Prepared by GHD Ltd on behalf of Wellington Water Ltd (previously Capacity Infrastructure Services)
1 October 2014

Reference is made to the submitted Aurecon report titled “Boulcott Farm Heritage Golf Club – Retirement Village, Infrastructure Design Report Rev 4 dated 11 September 2014.”

Stormwater Infrastructure

The overall concept of the proposed stormwater system has been previously discussed with Aurecon and agreed in principle.

Regarding some aspects of the detail of the design the following is noted:

1. Section 4.1.2 of the Aurecon report, Rainfall Intensities, the HIRDS V3 rainfall intensity data has been used in the design flow analysis, need to confirm that this is equivalent to the Regional Standard for Water Services (RSWS) requirements for design rainfall intensities.
2. Section 4.1.2, Design Flows, Table 2, the runoff coefficient Pre-Development for Area 2 is 0.5 as per RSWS for site coverage up to 35% for the existing low density residential area.
3. Section 4.1.2, Design Flows, The report assumes a development up to 65% impervious area, what is the actual % impervious area for the high density development proposed?
4. Section 4.1.2, Recommended Building Level, the Finished Contour Plan shows the lowest surface level to be RL 9.00, with a FFL of a building? at FFL 9.10. What type of building is this? Does not appear to be on the overall Vision Master Plan for the site. Need to confirm.
5. Section 4.2, Stormwater drainage details, the report states that the discharge from the proposed pump station is to “pump **over** the stopbank to the river berm” is this the case?
6. Section 4.2, Stormwater drainage details, the report states that the secondary flow path level for the site is RL 8.4, however from the as-builts of the recent stopbank works this is now approx. RL 9.4. It is important to ensure that all stormwater flow from the development goes to the proposed pump station site (around RL 9.0) and does not flow overland to the existing properties at the end of Boulcott St. The remains of the old stopbank at the end of Boulcott St are at approx. RL of 10.8, which also protects the existing properties at the end of Boulcott St from secondary flow from the proposed development. Care must be taken in the detailed design of the access road into the development from the end of Boulcott St to maintain a sufficiently higher ground level to ensure secondary flow is not discharged to the properties at the end of Boulcott St and along the toe of the stopbank to properties in the Ariki St area.
7. At detailed design stage the design flows for the internal stormwater reticulation of the development will need to be reviewed by Wellington Water Ltd (WWL).

Sewer Infrastructure

The overall concept of the proposed stormwater system has been previously discussed with Aurecon and agreed in principle.

Regarding some aspects of the detail of the design the following is noted:

1. Section 5.1 of the Aurecon report, the capacities of the wastewater lines for the three connection points were provided as an initial indication of available capacity subject to further investigation of the sewer network in the area. These initial indicators have been superseded by information since collected/ reviewed of the network are no longer relevant.
2. Section 5.1, states that the peak capacity of the existing wastewater main on High St is 4.3 l/s, this should read the *peak spare capacity* is 4.3 l/s.
3. Section 5.1 notes that the design sewer flows from the site are to be limited to 4 l/s, this is the overriding critical condition, regardless of the number of units proposed and/ or design

standard used. As part of the detailed design of the wastewater system design features must be incorporated to ensure that the wastewater discharge from the proposed development is kept below the 4 l/s limit.

4. Section 5.3.1, Design Flows, the report states assumed occupancy rates of the proposed units as provided by the client based on previous similar developments, these are below the general requirements of the RSWS, and would require acceptance by WWL. However in relation to this with the wastewater flows from the site limited to the 4 l/s figure, the developer should ensure that the proposed wastewater system has sufficient storage capacity for the anticipated peak design levels.
5. Section 5.3.2, Pump station and emergency storage, 12 hours of ADWF is proposed, the RSWS Section 5.4.8 requires 24 hours of ADWF storage, this reduced amount of storage will require approval from WWL.

Water Infrastructure

Regarding some aspects of the design the following is noted:

1. Section 6.3.2 of the Aurecon report, Minimum Main Sizes, HCC approved ridermain pipe is 63mm PE80B SDR11 with a pipe ID of 52mm not 63mm PE100 SDR17 as specified.
2. Section 6.1, The existing main in High Street at the junction with Boulcott Street is a 200mm CLS pipe not a 225mm.
3. GHD believe that the existing pipes in Boulcott Street and Military Road are 100mm NB.
4. The height (number of floors) of the tallest building on site (assumed to be the main apartment building) needs to be provided to assess residual pressure / flows at this maximum building level.
5. Need to provide details on how the 45 l/s fire flow was determined, specifically the 25 l/s from two hydrants and FW2 classification.
6. Need to confirm that the requirements of NZS 4404:2010 have been met.
7. A copy of the water supply layout plans are required.
8. What pipe material is proposed for the 200mm main in Boulcott Street?
9. The existing 100mm main in Military Road will need to be extended a short distance to the boundary
10. Detailed hydraulic calculations are required to support the proposed design. How does the additional expected demand from the development impact on the current levels of service to the surrounding network. Please demonstrate as per the RSWS requirements that the network with the proposed upgrades can provide the total design flow at 2/3 peak + fire flow of 57 l/s to the site.
11. According to the WWL/HCC Operations Team the central water zone is currently not under normal operating conditions. Currently the GWRC emergency cross connections at Epuni, Tilbury Street and the 525mm/300mm connection at GWRC Waterloo Pump Station are open and supplying water to the network. Under normal operation these would all be closed and only Naenae Reservoir would be supplying the Zone. These cross connections will remain open in the short term but long term will be closed. This will affect the available future pressure and flow in the network and should be allowed for in the design calculations and in the design of the proposed water reticulation.

Level 5
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PO Box 9042
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New Zealand

23 October 2014

Dan Kellow
Divisional Manager Environmental Policy
Hutt City Council
Private Bag 31912
Lower Hutt 5040

Dear Dan

DISTRICT PLAN CHANGE REQUEST BY SUMMERSET VILLAGES (LOWER HUTT) LTD

I refer to your request for further information dated 2 October 2014. This letter and its attachments provide the further information requested using the headings and numbering corresponding with your request.

General

1. The rationale for the non-notification provision is stated on page 12 of the Request document. As your letter points out, it is Summerset's intention that its application for resource consent for the retirement village will be publicly notified. Accordingly, the role of the non-notification provision will be limited to any subsequent future applications for resource consent under Rule 4A 2.3(l).
2. We have been in further communication with Reina Solomon of Te Runanga o Toa Rangatira. She confirmed they have no objection to the DPC. They would however like to discuss with Summerset the possible preparation of a cultural impact assessment at the resource consent stage. Summerset concurs with this approach.
3. The issues raised by the Boulcott School Board of Trustees and Summerset's response are as follows.

Potential Shading: Shading effects of the DPC are assessed in detail in the report by Spencer Holmes Ltd in Appendix 13 of the DPC Request, including effects on the school grounds (paragraphs 10.7 to 10.10). In due course, the shading effects of the specific retirement village that will be proposed by Summerset will be assessed in detail and submitted with the application for resource consent.

Potential Increased Runoff: Stormwater design is assessed in section 4 of the Infrastructure Design Report in Appendix 7 of the DPC Request, in particular with reference to proposed filling (p13). The report proposes collection and piping to a 100 year flood event (p13) and confirms the design can and will meet Local and Regional Council drainage requirements. On this basis, Summerset considers that future development of the site can and will be designed and managed so that drainage does not adversely affect the school property.

Visual Effects: The visual effect of the DPC building height standards is assessed in section 5.6 of the DPC document and in detail in the report by Wraight and

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Associates Ltd in Appendix 9 of the DPC document. It is accepted that the visual amenity of the school will change with either standard residential subdivision and housing development or retirement village development of the site. The building height effects of the specific retirement village proposal that will in due course be proposed by Summerset will be assessed in detail and submitted with the application for resource consent.

Wind Effects: The wind effects of the DPC are assessed in section 5.8 of the DPC document and in detail in the report by Opus International Consultants Ltd in Appendix 11 of the DPC document. This confirms that in a northerly wind, building development on the site that will be enabled by the DPC will provide a sheltering effect to adjoining properties. In a southerly wind there will be minimal effect on adjoining properties because building development on the site that will be enabled by the DPC will be downwind from the school.

Traffic and Parking: The traffic and car parking effects are assessed in section 5.5 of the DPC document and in detail in the report by Traffic Design Group Ltd in Appendix 8 of the DPC document. The DPC provides that the "off site transportation effects" and "construction effects" of the proposed retirement village is a matter that will be the subject of an application for resource consent as a Discretionary Activity (Restricted). This will enable detailed assessment of the effects of the specific retirement village proposal that will in due course be proposed by Summerset. However, Summerset is confident that the passing traffic generated by a retirement village will not adversely affect the safety or convenience of drivers dropping off or picking up children from the school. Similarly, Summerset is confident that any vehicle driveway on the retirement village site will not adversely affect the safety of the school, its educational function or the setting of the school.

Construction Effects: The DPC provides that "construction effects" of the proposed retirement village is a matter that will be the subject of an application for resource consent as a Discretionary Activity (Restricted). This will enable the Council to assess these effects in detail at the resource consent stage. It is standard practice that construction effects can be managed by an appropriate Construction Management Plan. Summerset has had experience in the construction of a retirement village in Dunedin adjoining an existing school (Balmacewen Intermediate) and formed a good working relationship that resulted in the village being constructed efficiently and without disrupting school activities.

Biological Diversity Effects: None of the existing trees are protected by the District Plan. None are considered worthy of such protection.

4. You have asked why other zonings such as commercial, business or industrial have been discounted. In this respect, the main other zonings in suburban locations that the District Plan provides for are "Suburban Commercial" and "General Business".

The primary reasons for discounting zone options such as these are as follows:

- If the site was zoned "Suburban Commercial" permitted activities would include shops, places of assembly, health care services and service industry workshops with servicing of these activities permitted from 7am to 10pm. There is no site coverage standard. Commercial garages and service stations are a Restricted Discretionary Activity and therefore are activities and development anticipated and provided for in the Zone. It is considered that Suburban Commercial development and use of the site (and notwithstanding Rule 5C 2.2(a)) would result in additional adverse effects compared to residential and retirement village activities enabled by the proposed DPC. These additional adverse effects are likely to be associated with greater numbers of people being

attracted to the site from outside the immediate neighbourhood, thus generating additional adverse effects primarily associated with traffic, traffic noise, car parking and safety.

- If the site was zoned "General Business" then any activity is permitted unless it is specifically restricted. Thus, a wide range of business, industrial, retail and commercial activities are envisaged, including places of assembly, health care services and service industry workshops with servicing of these activities permitted from 7am to 10pm. 100% site coverage with buildings is permitted subject to meeting compliance with yards and screening requirements and off street car parking, loading and unloading requirements. It is considered that General Business development and use of the site (and notwithstanding Rule 6A 2.2(b)) would result in additional adverse effects compared to residential and retirement village activities enabled by the proposed DPC. These additional adverse effects are likely to be associated with greater numbers of people being attracted to the site from outside the immediate neighbourhood, thus generating additional adverse effects primarily associated with traffic, traffic noise, car parking and safety.
- It is considered that a residential zoning will have the lowest impact on the adjacent existing residential area compared to a commercial, business, retail and industrial zone.
- A commercial, business, retail and industrial zone would introduce into the existing Boulcott residential locality an entirely different character of land use with a wide customer catchment generating adverse effects on residential amenity significantly greater than the DPC.
- Commercial, business, retail and industrial zoning does not meet Summerset's objectives for its private DPC.
- Additional commercial, retail, business or industrial zoned land is not promoted by the Council's Urban Growth Strategy "Final Decisions" (p7-10), but rezoning to enable residential development and housing for the elderly is promoted by the Urban Growth Strategy.

Noise

- 5-7. Items 5, 6 and 7 of your request are responded to in the attached letter dated 13 October 2014 by Marshall Day Acoustics Ltd.

Traffic

- 8-10. Items 8, 9 and 10 of your request are responded to in the requested amended transportation assessment report dated 17 October 2014. This has responded positively to your preference that car parking and servicing for a retirement village development be provided for by way of specific performance standards to provide certainty rather than as a matter for Discretionary Activity (Restricted) assessment. If the DPC Request is amended in this manner, the only transportation matter for Discretionary Activity (Restricted) assessment would be "off site transportation effects". Consequential changes to the DPC document (including Appendix 1 of the DPC) will therefore be necessary to give effect to the above and I anticipate providing you with this as soon as I receive your confirmation to do so.

Urban Design, Landscape, Visual, Shading and Privacy

11. An amended building height plan has been prepared and is attached.
12. Additional shading plans consistent with discussion and agreement between Council officers (principally Mr Morten Gjerde) and Mr Hudson Moody (who prepared the very comprehensive shading effects assessment in Appendix 13 of the DPC Request) are attached.

The attached shading plans required by the Council should not be taken to represent the shading that is likely to be caused by actual building development on the site. This is because building height and building recession planes are only two of the building standards to be complied with, the others including building coverage (35%), yards, and maximum length of buildings.

13. The privacy effects of the DPC on adjacent sites, including on the golf course and the school, are assessed to be as follows:

- The DPC building height standards will enable retirement village buildings and residents to enjoy views over the new stop bank and over the adjacent golf course. This will be a significant amenity to residents who will be spending most of their remaining life within these buildings. Effects on the golf course are considered by the Club to be acceptable. A letter of support is in Appendix 5 of the DPC request.
- Village residents will have views of the adjoining stop bank land and pedestrians walking along the stop bank land will have views into the village. Village residents will provide surveillance of the stop bank land and the village will add interest and diversity to the pedestrian experience. Privacy for village residents can be achieved by drawing curtains and/or blinds. Pedestrians using the top of the stop bank are not looking for privacy.
- Compared to the existing use of the DPC site and the General Recreation Activity Area permitted activities and buildings of the site, residential subdivision and housing development of the site or alternatively retirement village development will result in reduced privacy for adjacent existing residents and the school. This is inevitable if the site is to be efficiently used for urban development, as it should be.
- There are no General Residential Activity Area performance standards that specifically relate to privacy.
- The approach used by the District Plan is that compliance with General Residential Activity Area performance standards will result in an acceptable level of privacy between properties. On this basis, the only aspect of the DPC Request that seeks a level of building development over and above the General Residential Activity Area performance standards are the limited locations proposed for additional building height (14m and 16.5m). Residents within the third and fourth floors of buildings enabled by this additional height will have an outlook to the adjacent residential areas and towards the school grounds. However, this effect will be mitigated by the separation distances involved and in the case of residential properties along Hathaway Avenue, the effect of likely intervening buildings on the DPC site meeting the General Residential Activity Area performance standards.

14. The statement you quote from paragraph 9 of 5.3 on page 198 of the DPC Request is not one that is shared by Summerset. Nor is it supported by the District Plan that

provides for housing for the elderly to be located within Residential Activity Areas. The statement simply acknowledges that some of the feedback received during consultation appeared to Summerset to suggest that housing for the elderly is incompatible with the adjoining Special Residential Activity Area, despite housing for the elderly being a permitted activity in this zone.

Your request seeks "an assessment of the impacts on social and community effects". What I assume you mean is "an assessment of the social impacts of the DPC on the community of Hutt City". On this basis, I respond as follows:

- The social and community effects have been assessed in 1.4, 5.3, 5.14 and 5.15 of the DPC Request.
- The key positive effect of the DPC on the community of Hutt City is to make efficient use of this scarce land resource for much needed housing for the elderly for approximately 260 residents.
- Alternatively if a retirement village is not developed, the DPC will result in an additional 60 or so much needed houses.
- The DPC will result in the employment of approximately 27 full time equivalent persons on an ongoing basis in addition to the positive employment effects during construction. The effects of additional employment on the community of Hutt City will be positive in assisting people and families to provide for their social and economic welfare.
- Housing for the elderly in a dedicated village will be highly attractive for some elderly people in Hutt City who will be apprehensive about their future if they remain in the general residential community which is for some increasingly isolating and frightening.
- There will be positive housing availability and affordability effects for the Hutt City community associated with an increased number of elderly residents moving from large family homes into smaller units more suited to their needs.
- Greater numbers of people residing in the Boulcott area may assist to support Hutt City social and community services, facilities, shops and commercial services.

15. Attached is a response prepared by Aurecon Ltd to the matters raised by GHD Ltd regarding stormwater, sewer and water infrastructure.

Yours sincerely



Alistair Aburn
Environment and Resource Management Consultant
Director
URBAN PERSPECTIVES LTD
DDI (04) 474 4111 email: alistair@urbanp.co.nz

Attachments

- 1) Letter from Marshall Day Acoustics Ltd dated 13 October 2014
- 2) Transportation Assessment Report from TDG Ltd dated 17 October 2014.
- 3) DPC Building Height Plan
- 4) Services Information from Aurecon Ltd
- 5) Additional Shading Plans

Note: The attachments listed above have been attached to the relevant Assessments except for "2) Transportation Assessment Report from TDG Ltd dated 17 October 2014" which has replaced the initial assessment.

APPENDICES - including Further Information

- 1 District Plan Change Request - incl. further information
- 2 Masterplan and Statement by Summerset
- 3 DPC Location Plans and Computer Freehold Register
- 4 Operative District Plan Map D3
- 5 Letter from BFHGC and Consultation Summary Report
- 6 Cultural Impact Report
- 7 Engineering and Reticulated Services Effects Assessment - incl. further information
- 8 Transportation Effects Assessment - incl. further information
- 9 Urban Design, Landscape and Visual Effects Assessment Economic Effects
Assessment
- 10 Assessment
- 11 Wind Effects Assessment
- 12 Noise and Vibration Effects Assessment - incl. further information
- 13 Shading Effects Assessment - incl. further information

APPENDIX 1

DISTRICT PLAN CHANGE REQUEST incl. further information

PROPOSED DISTRICT PLAN CHANGE PROVISIONS

BOULCOTT

1 CHANGES TO MAP D3

- 1.1 CHANGE THE ACTIVITY AREA OF THE SITE SHOWN IN APPENDIX GENERAL RESIDENTIAL 21 FROM "GENERAL RECREATION" TO "GENERAL RESIDENTIAL".
- 1.2 REMOVE "SECONDARY RIVER CORRIDOR" ANNOTATION FROM THE SITE SHOWN IN APPENDIX GENERAL RESIDENTIAL 21.

2 CHANGES TO GENERAL RESIDENTIAL ACTIVITY AREA PROVISIONS

- 2.1 INSERT INTO 4A 1.1.2 "MEDIUM DENSITY RESIDENTIAL DEVELOPMENT" THE FOLLOWING:

Insert the following sentence under the "Issue" heading:

In the case of housing for the elderly where retirement villages comprise a range of housing types, conventional measures of density based on household dwelling units are inappropriate.

Insert the following additional policy and explanation:

- (d) *That development and use of housing for the elderly is enabled on the site shown in Appendix General Residential 21 provided that the design is consistent with the Retirement Village Design Guide and that the adverse effects of transportation and construction are avoided, remedied or appropriately mitigated.*

Due to the realignment of the Hutt River stop-bank and associated changes to the layout of the Boulcott's Farm Heritage Golf Course, this green-field site is now protected from flooding of the Hutt River and is surplus to golf club requirements. Maintaining a recreation zoning would not enable reasonable use of the land. Commercial and industrial development would be inappropriate, leaving residential development as the only realistic option. Given the size of the site it is considered suitable for housing for the elderly in the form of a comprehensively designed retirement village.

Retirement age households are the largest growth sector in Hutt City. There is also a significant shortage of suitable and appropriately located green-field sites or brown-field sites of appropriate size and location upon which to develop the range of accommodation, facilities and services that are necessary and desirable for the elderly. However, the General Residential Activity Area does not currently anticipate, promote or provide for housing for the elderly or the height required for the efficient development of main retirement village care buildings.

For the above reasons, site specific provision for housing for the elderly is required. Housing for the elderly development is therefore provided for on this site as a Restricted Discretionary Activity to enable site layout, landscaping, retirement amenity, external building design, external appearance and streetscape effects to be assessed using a Site Specific Retirement Village Design Guide. In addition, off site transportation effects and village construction effects are to be assessed.

The relevant General Residential Activity Area building conditions will apply. However, a restricted part of the site has been identified for more intensive building development, including the 3 and 4 storey main care buildings that are a necessary and desirable part of a modern, efficient and sustainable full care retirement village. This nature and scale of building development will maximise the extent to which the City's need for significantly more housing for the elderly can be met on this scarce land resource and enable more elderly residents to enjoy the amenity and views over the adjoining stop-bank and across the golf course.

2.2 INSERT INTO RULE 4A 1.2 "SITE DEVELOPMENT ISSUE" THE ADDITIONAL POLICY (L) AND EXPLANATION (J):

(l) *To establish specific standards to enable the efficient and convenient development of main buildings for housing for the elderly on the site in Appendix General Residential 21.*

(j) **Appendix General Residential 21**

It is necessary and desirable that specific maximum building height and bulk and location standards are provided for part of this greenfield site to enable main retirement village buildings to be constructed to an appropriate scale and extent. This will result in the efficient utilisation of this scarce land resource.

2.3 INSERT INTO RULE 4A 2.3 "RESTRICTED DISCRETIONARY ACTIVITIES" THE FOLLOWING:

(l) *Housing for the elderly on the site shown in Appendix General Residential 21, subject to compliance with the permitted activities conditions in Rule 4A 2.3.2.*

Non-notification

In respect of Rule 4A 2.3 (l), public notification of applications for resource consent is precluded and limited notification of applications for resource consent need not be required.

(m) *Housing for the elderly on the site shown in Appendix General Residential 21 which fails to comply with any of the relevant Permitted Activity and/or Chapter 14 – General Rules conditions and is not a Non-Complying Activity.*

2.4 INSERT INTO RULE 4A 2.3.1 "MATTERS IN WHICH COUNCIL HAS RESTRICTED ITS DISCRETION AND STANDARD AND TERMS" THE FOLLOWING:

(m) ***Housing for the Elderly on the site shown in Appendix General Residential 21 that complies with permitted activity conditions in Rule 4A 2.3.2.***

(i) *Development layout, landscaping, retirement amenity, external building design, external appearance and streetscape effects.*

The above matters will be assessed for consistency with the Design Guide for Retirement Village Development in Appendix General Residential 21.

(ii) *Off site transportation effects.*

(iii) *Construction effects.*

(n) ***In addition to (m), and notwithstanding any General Rule to the contrary, housing for the elderly on the site shown in Appendix General Residential 21 which fails to comply with any of the relevant Permitted Activity conditions and/or any relevant Permitted Activity conditions in Chapter 14 – General Rules.***

(i) *The effects generated by the condition not met.*

2.5 INSERT INTO RULE 4A 2.3.2 “OTHER MATTERS” THE FOLLOWING:

For Restricted Discretionary Activity (m) and (n): Permitted activity conditions (a) to (n) in Rule 4A 2.1.1 and the conditions in Chapter 14 General Rules shall be complied with (or resource consent sought), provided that:

- (i) *The recession planes condition and maximum length for all buildings and structures condition shall not apply to the length of boundary specified in Appendix General Residential 21.*
- (ii) *The permitted height of buildings and structures shall be as in Appendix General Residential 21.*
- (ii) *For conditions that refer to “net site area” this term shall be replaced with “site area”.*

2.6 INSERT INTO RULE 4A 2.5 “NON-COMPLYING ACTIVITIES”:

(b) *Housing for the elderly on the site shown in Appendix General Residential 21 if the recession planes condition is exceeded by more than 3m measured vertically, the building height condition is exceeded by more than 10%, and/or site coverage exceeds 40%.*

2.7 INSERT INTO 4A 3 “ANTICIPATED ENVIRONMENTAL RESULTS” THE FOLLOWING:

(j) *A well designed, efficient and sustainable retirement village is developed on the site in Appendix General Residential 21 that assists to meet the City’s shortage of housing for the elderly.*

3 CHANGE TO CHAPTER 14A GENERAL RULES FOR TRANSPORT

3.1 INSERT INTO 14A APPENDIX TRANSPORT 3 THE FOLLOWING CAR PARKING STANDARD:

<i>Activity</i>	<i>Parks</i>	<i>Unit</i>
<i>Housing for the Elderly on the site in Appendix General Residential 21</i>	<i>1</i>	<i>Per villa and apartment</i>
	<i>1</i>	<i>Per every 5 villas, apartments, care apartments and care beds</i>
	<i>2</i>	<i>Per 3 staff on duty</i>

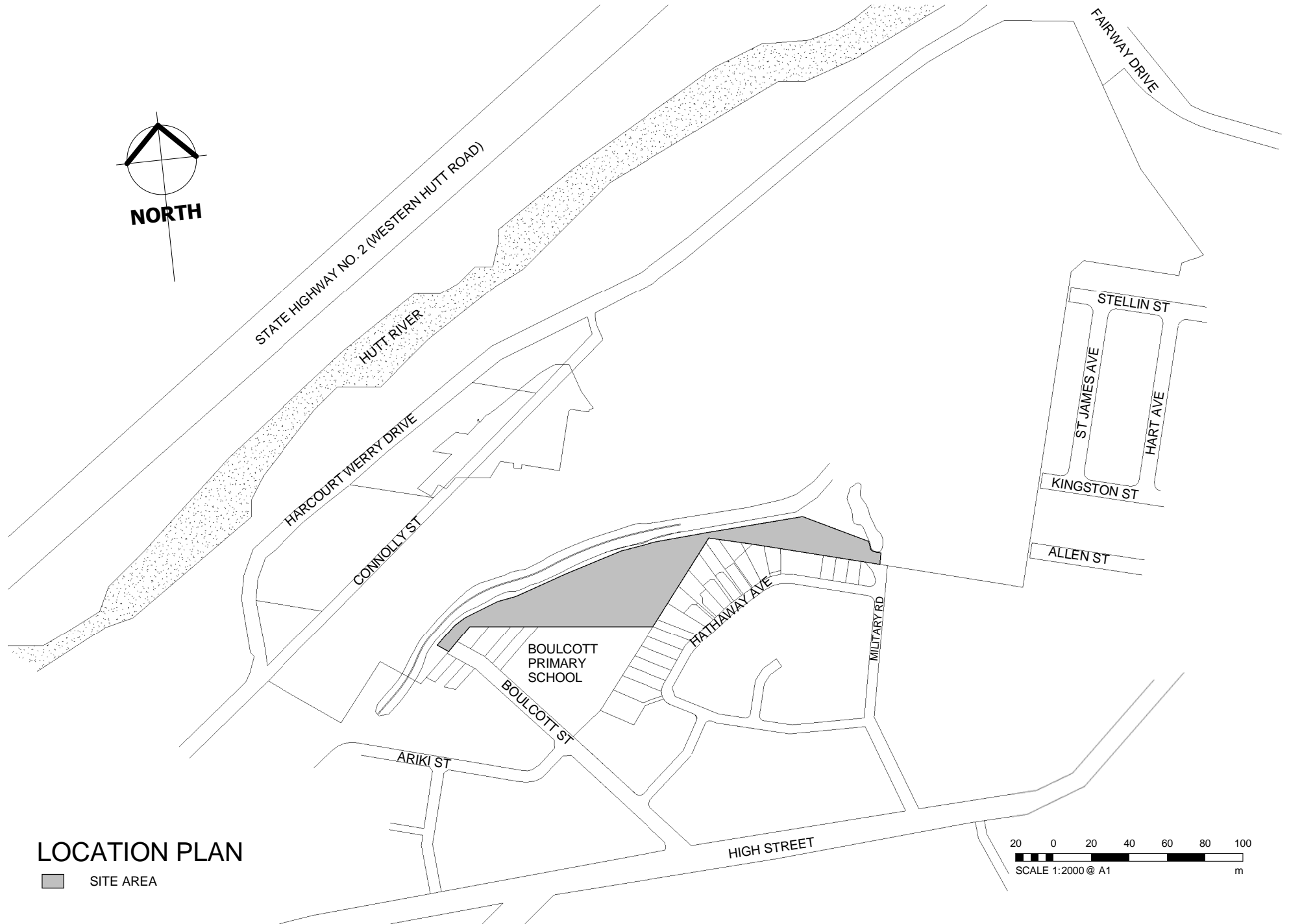
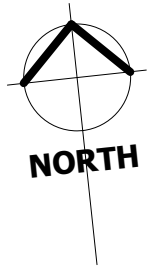
3.2 INSERT INTO 14A(IV)2.1(A):

For housing for the elderly on the site in Appendix General Residential 21, adequate provision for loading and unloading shall be space for a medium rigid truck to park adjoining the main retirement village building.

4 ATTACHMENTS

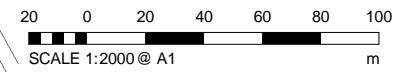
Appendix General Residential 21 comprising:

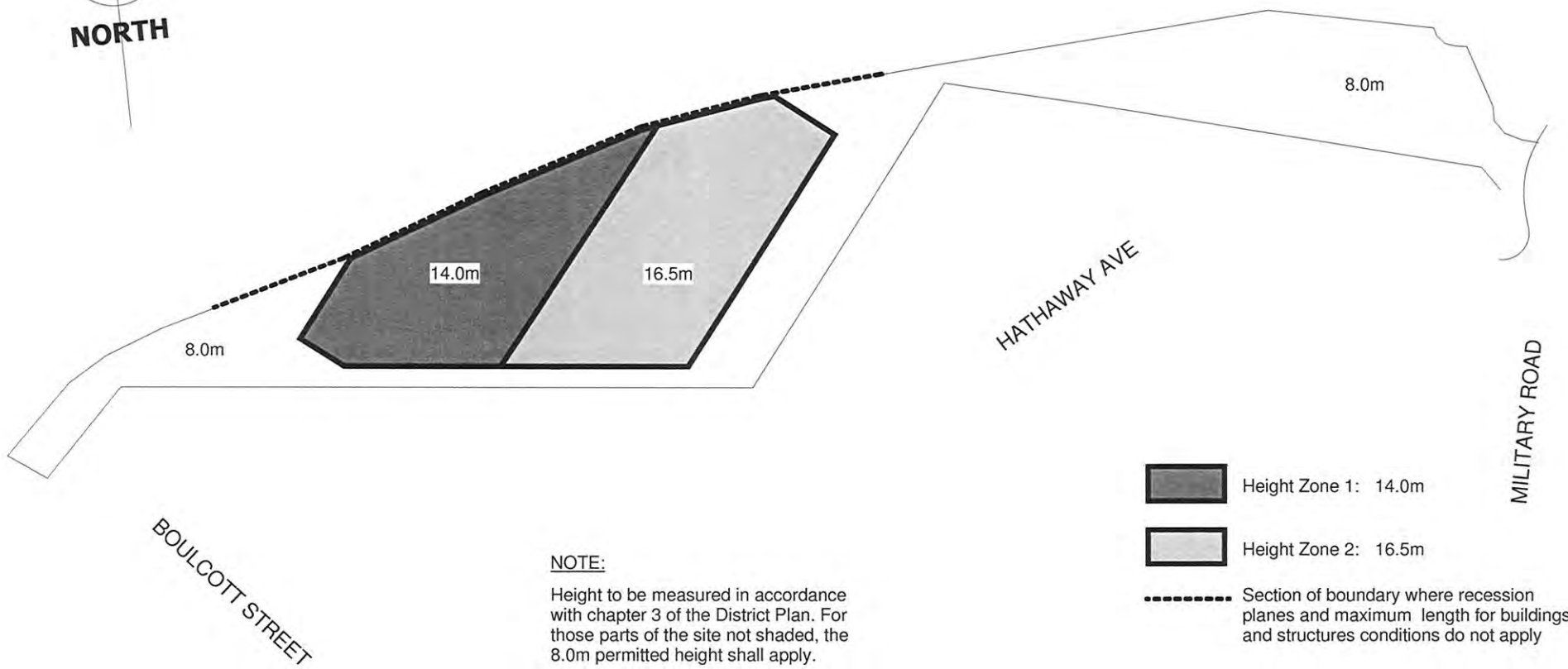
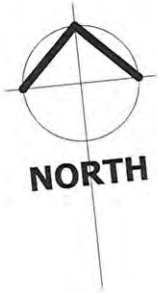
- Site Identification Plan
- Plan re Height, Sunlight Access and Length of Building conditions
- Site Specific Retirement Village Design Guide






LOCATION PLAN

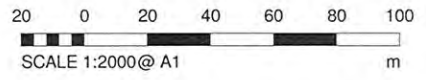
■ SITE AREA





NOTE:
Height to be measured in accordance with chapter 3 of the District Plan. For those parts of the site not shaded, the 8.0m permitted height shall apply.

-  Height Zone 1: 14.0m
-  Height Zone 2: 16.5m
-  Section of boundary where recession planes and maximum length for buildings and structures conditions do not apply



BOULCOTT'S FARM HERITAGE GOLF CLUB RETIREMENT VILLAGE DESIGN GUIDE

OBJECTIVES

The Design Guidelines (DG) provide the basis for the design of a retirement village development of the site at Boulcott. The guidelines are site specific and seek to optimise the quality and amenity of the village.

The Design Guidelines apply principles of good urban design. This aligns with Hutt City Council's (HCC) obligations as a signatory to the NZ Urban Design Protocol.

The design guidelines are to be used by HCC to evaluate any retirement village proposal for the site and by applicant's when preparing a retirement village design.

The Design Guidelines objectives are to:

- O1** Promote high quality development premised on good urban design principles.
- O2** Encourage community interaction for village residents.
- O3** Ensure high levels of safety, connectivity and amenity.
- O4** Integrate dwellings and open spaces.
- O5** Encourage the best possible transition from existing uses (recreational) to residential uses.

URBAN DESIGN CODES

URBAN DESIGN PROTOCOL

The protocol identifies a number of attributes that are important to successful urban areas, such as competitiveness, creativeness, innovation, livability, environmental responsibility, opportunities for all, a distinctive identity and a shared vision.

The Protocol proposes seven design qualities that help realise these attributes:

- Integration with urban context (as opposed to isolation);
- Character, identity, building on established cultures, and protecting heritage and local landscapes;
- Diverse options for living;
- Good safe connections for all modes of transport;
- Creative design, often to highlight the particular about a place;
- Protection of landscapes and environmental qualities; and
- Common visions.

LIFEMARK STANDARDS

Lifemark standards are international standards that are particularly focussed on residences for aging populations. While primarily focused on house design, there are a number of key principles that relate to urban design of retirement villages, which are:

- Encouraging independence of residents;
- Establishing safety and security; and
- Providing easy access.

Lifemark standards state the standards of best practice for aging population residential development. These standards are non-statutory but should be reflected in retirement village proposals.

CORE DESIGN PRINCIPLES FOR RETIREMENT VILLAGES

There are some core design principles that need to be reflected in proposals for retirement villages.

These are:

- **The need for safe, easy pedestrian access.** This enables elderly people to have independence to carry out their lives without relying on motor cars. Thus site planning for direct internal pedestrian access on easy gradients and simple connections to external facilities is important. Retirement villages, which integrate community facilities with housing on large sites, should have a low speed shared internal driveway network that allows permeability around the site and onto surrounding streets.
- **The need for compact housing densities, smaller gardens and a finer grain of streets** to minimise pedestrian access distances for elderly people.
- **The need for attached housing and multi-storey buildings** to maximise compactness and efficiency of care and servicing. Larger floor area buildings should be appropriately articulated to fragment bulk and should be setback from the boundaries to enable transition between building types in low-density residential areas.
- **The need to intergrate with the surrounding neighbourhood** in the context of a low/medium density residential area.
- **The need for built form consistency and a defined palette of materials** should be established to create a cohesive character for a retirement village.
- **The need for security** is highly important. Establishing clear sightlines, perimeter fencing and external lighting throughout the site are thus important aspects of any site design. However site security should not exclude a visual relationship with the surrounding landscape. On street fronts, housing and usable gardens should be sited and oriented so that they, in some way, have an overview of the street. Visually permeable fencing and vegetation should be considered in preference to high, opaque fences.
- **The need for easily maintained landscapes.** Residents will not have capacity to maintain extensive plantings. Therefore less private open space and more comprehensive communal landscaping than normally found in suburban living areas is encouraged. Small courtyards/gardens will be preferable to larger gardens often found in traditional low density residential developments. This adds to the finer, well landscaped grain. It also has the potential to create a garden character which defines the sense of the place.
- **The need to provide landscape amenity for residents.** As residents occupy their homes for most of the day, visual and noise amenity are essential, as is microclimate comfort.
- **The need to maximise visual amenity** for resident enjoyment and sense of place. A key factor in this will be ensuring there are views from housing to surrounding landscape. Housing bulk should be fragmented to permit these distant views.
- **The need to provide microclimate comfort** through the orientation of housing to north-east and north-west for solar access. Street planting should seek to minimise the adverse effects of wind tunnelling.

SITE GUIDELINES

ACCESS AND PARKING

ON SITE VEHICLE AND PEDESTRIAN ACCESS

- G1** Internal village access should provide a safe, coherent and legible route through the site. It should be of a distinctive character with views to surrounding hills and be designed to be conducive as a meeting place for residents. It should provide a street front address for all dwellings and should provide direct access to all car parking.
- G2** The access route within the village should connect logically to existing external networks.
- G3** The entrances to the village should be clear and legible and enhanced with landscaping that supports the character of the village.
- G4** Traffic-calming measures should be used to promote adherence to low speed limits. This can be done through paving materials, patterning and landscaping to define varied ground plane that supports slow movement and shared uses with a 15 KPH speed limit.
- G5** Access ways should wherever possible be designed as shared spaces without separated footpaths. It will be necessary to signal to both drivers and pedestrians that the route is shared.
- G6** Access to the village and to garages and car parking areas should be designed to require the slow movement of cars and other vehicles.
- G7** Raised kerbs should be avoided to prevent trip hazards unless required for traffic safety.

CAR PARKING

- G8** Car parking should be designed, so far as possible, to be easily accessible to residents while minimising impacts on open spaces and the village environment. Pedestrian access to and from all car parking spaces should be safe and adequately lit to relevant standards for safety and accessibility.
- G9** Low-speed access environments provide the opportunity for external parking areas to be defined more as 'courtyards' than traditional parking facilities (line-marked asphalt). Creating pleasant paved spaces that accommodate, rather than exclusively provide for, car parking, can improve the amenity of the village.
- G10** Trees and planting should be located to soften and integrate external car parking spaces within the landscape. Uncovered surface car parking should accommodate a minimum of one tree per four parking spaces.
- G11** If parking is to be provided on ground floor beneath a multi-unit building, it should be screened adequately from open spaces. Screening using climbing plants is a possible solution that can improve amenity.
- G12** Car parking for detached / semi-detached dwellings should be located within single garages. Design of garages should be integrated with, or in a language appropriate to, the architecture of the dwellings. Garages should not be stand alone structures that highly contrast or stand out from the village context.

BUILDINGS

SITING AND ORIENTATION

- G13** The siting and orientation of all buildings should contribute to the overall site's cohesiveness and amenity.
- G14** Buildings should be designed and sited with on-site open spaces in mind and vice versa in order to optimise the amenity, accessibility, distant views and solar access.
- G15** Buildings should connect physically to, and overlook, gardens and access routes.
- G16** New buildings should be designed with reference to the existing wind patterns of the site.
- G17** Projecting and recessive elements (such as balconies, verandahs, set backs) should be used to reduce the adverse effects of wind at ground level.

BUILDING FRONTAGES

- G18** Village buildings should have a good relationship to their on-site access and open space. A strong relationship between access routes and dwellings will help the village to feel like part of the neighborhood.
- G19** Establishing visual contact between dwellings and public spaces will help to maintain a sense of community involvement for residents.
- G20** The siting of all buildings should address the site's internal access where possible.
- G21** Main entrances and building should face towards the main vehicle access route.
- G22** Windows of living areas should face the front street to provide visual contact.
- G23** Built elements such as transparent windows and doors, lighting, porches and verandas should be considered as elements that contribute to the attractiveness of streets as public spaces.

Design guidance for the likely different building typologies associated with retirement villages are as follows:

DWELLINGS

- G24** Buildings next to existing residences of Hathaway Avenue should be a maximum of 2 storey dwellings.
- G25** Dwellings should be attached in groups of 2-5 units to maximise compactness and still retain landscaped spaces through the site.
- G26** Dwellings should be of a scale, grain and language that does not detract from the amenity of surrounding dwellings in existing residential neighborhoods.
- G27** Dwellings should allow sunlight access to surrounding dwellings.
- G28** The siting and orientation of any living spaces should address the internal village access street where possible.
- G29** Horizontal and vertical articulation should be included in the design of dwelling.
- G30** One single garage should be provided for each dwelling.

APARTMENT BUILDINGS

- G31** Site planning should ensure that apartment buildings are not located next to existing Boulcott residences so as to ensure a transition in character of built form types.
- G32** Continuous horizontal walls on a building's internal street frontage should be 'relieved' by articulating the frontage with contrasting projecting and recessive elements that visually break it up into identifiable parts. This can be expressed further through the use of different materials, patterns and colours.
- G33** Facades of buildings should visually describe a vertical hierarchy of a base (ground floor), a middle (upper floors) and a top (roof, parapet, cornice, pediment) which is consistent.
- G34** Apartment buildings should be considered as a collection of smaller forms rather than a single large box form.
- G35** Apartment buildings should provide legible ground floor entries.
- G36** Apartment buildings should provide visual screening of any ground floor parking through screening or through form that facilitates screening with vegetation.

MAIN BUILDING

- G37** Any main building should apply the same principles of siting, articulation and variation as for Apartment Buildings.
- G38** Any main building should provide a varied footprint to relieve its likely footprint size. The floor plan should also assist in articulating open spaces.

LANDSCAPE

OPEN SPACE AND AMENITY

- G39** The village should provide for consistency of open spaces that are dominated by a natural character.
- G40** Open spaces should offer diversity in type and size ranging from private gardens to open communal areas to enhance visual and recreational amenity.
- G41** Open spaces should be located and designed in a way that will allow sunlight into them.
- G42** Access to and through open spaces should offer a variety of possible routes and outdoor destinations, and views to distant hills.
- G43** Open spaces should provide usable places for residents.
- G44** Open spaces should contribute to a high-degree of visual amenity for adjoining dwellings on the site.
- G45** Internal access routes and car parking should be aligned and be co-ordinated with good open space amenity.
- G46** All pathways should be designed with easy gradients (not exceeding slope of 1:15) and changes in level (e.g steps) should be avoided.
- G47** Outdoor seating should be provided to encourage use of open spaces. This should be of a comfortable height for elderly users and should generally have back and arm rests.
- G48** Consideration should be given to creating sheltered open spaces which respond to prevailing wind directions through screening, planting or other landscape elements.
- G49** Open space design should consider places and items that interpret the natural and cultural heritage.

PLANTING

- G50** Once completed, the village's vegetation should be well maintained to promote good site viability and amenity.
- G51** Eliminate where possible negative effects of shading within the development site and for neighbors through appropriate placement of the specimens and consideration of growth habit.
- G52** Plant specimens should be appropriate for local ecological and climatic conditions.
- G53** In areas where visibility for security is desired, trees should be maintained with clear stem to 1800mm where possible.
- G54** Low height planting species (max height 1200mm) should be used where required to promote visibility.
- G55** Larger shrub species should be used where screening is required.

BOUNDARY TREATMENTS

- G56** Boundary fences to existing residences should be consistent with the General Residential fencing standard.
- G57** Any fencing of the north boundary or to the school should be adequate for security with a minimum 1600mm height, not easily climbable, and generally have a high degree of visual permeability. The permeability of any fence can vary in response to the adjacent conditions. This could be achieved through planting. They should be of high quality and appropriate character to the development, e.g. vertical steel railing is an acceptable solution, chain link would not be.

SITE FACILITIES

- G58** Site facilities should be incorporated into the overall design in order to maximize amenity and facilitate access.

MINOR FACILITIES

- G59** Rubbish storage should be unobtrusively located and easily accessible to all residents.
- G60** Screening of rubbish storage may be required and should be of high quality and appropriate to the character of the overall village.
- G61** Other facilities and minor structures providing services or amenity to the village should be in keeping with the character of the overall village.

4A General Residential Activity Area

4A 1 Issues, Objectives and Policies

4A 1.1 Local Area Issues

4A 1.1.1 Residential Character and Amenity Values

Issue

Residential dwellings and activities, subdivision patterns, open space, vegetation and a general absence of non-residential, or large scale commercial or industrial operations, all contribute to the residential character and amenity values associated with the general residential areas of the City. It is important that activities are managed to ensure residential character is retained, and amenity values are maintained and enhanced.

Objective

To maintain and enhance the amenity values and residential character of the General Residential Activity Area of the City.

Policies

- (a) That opportunity be provided for a diversity of residential activities.
- (b) To restrict the range of non-residential, and commercial activities to those which will not affect adversely the residential character or amenity values.
- (c) To ensure residential amenity values are retained, protected and enhanced through the establishment of a net site area per dwelling house.
- (d) That adverse effects arising from noise, dust, glare, light spill and odour be managed.
- (e) That vegetation and trees which add to the particular amenity values of the area be retained where practicable.
- (f) That the clearance of vegetation be managed to avoid, remedy or mitigate any adverse effects on the intrinsic values of ecosystems.

Explanation and Reasons

Residential dwelling houses and activities, open space, existing subdivision patterns and a general absence of large scale commercial and industrial activities all contribute to the residential character and amenity values associated with the General Residential Activity Area.

Non-residential, commercial or industrial activities and inappropriate subdivision have the potential to alter the character of the residential environment, and affect adversely the amenity values associated with a particular area. The adverse effects of these activities will be managed through the use of lists of activities and rules.

Residential dwellings and activities will be permitted with minimum conditions specified.

General commercial and industrial activities will be discouraged from locating within a residential environment. Adverse effects upon amenity values caused by noise, dust, glare, light spill and odour will also be managed through the use of rules.

It is necessary to control the clearance of vegetation to protect visual amenity values and the intrinsic values of ecosystems.

4A1.1.2 Medium Density Residential Development

Issue

The Plan seeks to provide opportunity for higher dwelling densities where adverse effects on the surrounding residential environment are managed, and amenity values are maintained and enhanced. Such opportunity should be provided along major transport routes, around some commercial centres, and where amenity values will not be affected adversely. In the case of housing for the elderly where retirement villages comprise a range of housing types, conventional measures of density based on household dwelling units are inappropriate.

Objective

To ensure opportunity is made for medium density residential development around some commercial centres, along major transport routes, and where amenity values will not be affected adversely and where there is appropriate servicing of development.

Policies

- (a) That opportunity for higher dwelling densities be made along major transport routes, around some commercial centres, in the residential area between Jackson Street and The Esplanade, Petone, where existing dwelling densities are higher, and where amenity values will not be

affected adversely and where there is appropriate servicing of development.

- (b) To avoid, remedy or mitigate the adverse effects of higher dwelling densities on the surrounding area, caused by height of buildings, intensity, scale and location.
- (c) That medium density development be encouraged where it is in general accordance with the direction provided by the Design Guide for Medium Density Housing (Appendix 19) and maintains and enhances on site amenities and consistency with the surrounding residential character and minimises impact on the natural environment.

(d) That development and use of housing for the elderly is enabled on the site shown in Appendix General Residential 21 provided that the design is consistent with the Retirement Village Design Guide and the adverse effects of transportation and construction effects are avoided, remedied or appropriately mitigated.

Explanation and Reasons

Opportunity will be available for higher dwelling densities along major transport routes, around some commercial centres, and in the residential area between Jackson Street and The Esplanade, Petone, where existing residential dwelling densities are higher, and where amenity values will not be affected adversely.

This will encourage the use of public transport, promote the efficient use of resources, and takes into account the changing nature of the city's population.

These areas have been specifically chosen, as allowing densities to increase in all residential areas of the City may affect the character and amenity values associated with particular areas.

The Plan will manage the effects of medium density development by managing site layout, building height, bulk, and site coverage and landscaping through the use of permitted activity standards. Other aspects of design such as quality of onsite amenity, landscaping, integration of buildings with open space, compatibility with surrounding development patterns and low environmental impact will be managed through the use of the Design Guide. The aim is to provide for the intensification of land use, which is well designed and integrated with existing infrastructure, within the urban areas.

Due to the realignment of the Hutt River stop-bank and associated changes to the layout of the Boulcott's Farm Heritage Golf Course, this green-field site is now protected from flooding of the Hutt River and is surplus to golf club requirements. Maintaining a recreation zoning would not enable reasonable use of the land. Commercial and industrial development would be inappropriate, leaving residential development as the only realistic option. Given the size of the site it is considered suitable for housing for the elderly in the form of a comprehensively designed retirement village.

Retirement age households are the largest growth sector in Hutt City. There is also a significant shortage of suitable and appropriately located green-field sites or brownfield sites of appropriate size and location upon which to develop the range of accommodation, facilities and services that are necessary and desirable for the elderly. However, the General Residential Activity Area does not effectively anticipate, promote or provide for housing for the elderly or the height required for the efficient development of main retirement village care buildings and apartments.

For the above reasons, site specific provision for housing for the elderly is required. Housing for the elderly development is therefore provided for on this site as a Restricted Discretionary Activity to enable site layout, landscaping, retirement amenity, external building design, external appearance and streetscape effects to be assessed using a Site Specific Retirement Village Design Guide. In addition, off site transportation effects and village construction effects are to be assessed.

The relevant General Residential Activity Area building conditions will apply. However, a restricted part of the site has been identified for more intensive building development, including the 3 and 4 storey main care buildings that are a necessary and desirable part of a modern, efficient and sustainable full care retirement village. This nature and scale of building development will maximise the extent to which the City's need for significantly more housing for the elderly can be met on this scarce land resource and enable more elderly residents to enjoy the amenity and views over the adjoining stop-bank and across the golf course.

4A 1.1.3 Home Occupations

Issue

Many people want to work from home. Provision for such activities to occur within a residential environment requires that the adverse effects are managed, to ensure amenity values are maintained and enhanced, and residential characteristics are retained. Such adverse effects may arise from their nature, scale, exterior appearance, advertising, and potential for increased traffic movements, noise, dust, odour, and electrical interference.

Objective

To avoid, remedy or mitigate adverse effects of home occupations on residential character and amenity values of the residential environment in which they are located.

Policies

- (a) To allow home occupations, where the adverse effects on the surrounding residential area are managed, and the residential characteristics of the site and buildings are maintained. Such adverse effects may be caused by the appearance of the site and building, nature, scale, traffic, noise, dust, electrical interference, and the potential to alter the residential character of the house, site or surrounding area.

- (b) To manage the adverse effects of signs associated with home occupations, taking into account their size, location, appearance, frequency, number and lighting.

Explanation and Reasons

The residential areas of the City are seen not only as a place to live, but ones in which to work as well. For many residents the home offers a positive working environment. As technology advances, it is becoming easier to conduct businesses from home.

Home occupations can cause the loss of residential character, or affect adversely the amenity values and physical appearance of the site, building and surrounding residential environment. This can be caused by their nature and scale, noise, dust, odour, vehicle and pedestrian activity.

Appropriate conditions have been specified in the Plan to manage the adverse effects of home occupations. Provided these conditions are met, home occupations will be permitted activities.

4A 1.1.4 Non-Residential Activities

Issue

Non-residential activities in residential areas can support residential activities and provide social and economic benefits to the community. Such activities can also have significant adverse effects upon surrounding residential properties. These adverse effects need to be avoided, remedied or mitigated to ensure that residential amenity values and character are maintained and enhanced.

Objective

To ensure that any adverse effects of non-residential activities on the character and amenity values of surrounding residential areas are avoided, remedied or mitigated.

Policies

- (a) To ensure that any adverse effects caused by the size, scale and nature of non-residential activities, and any associated storage of hazardous substances, light spill, noise, glare, vehicle and pedestrian activity upon surrounding residential properties, are avoided, remedied or mitigated.
- (b) To control the number of signs, and ensure that any adverse effects of sign location and appearance on surrounding properties, are avoided, remedied or mitigated.
- (c) To recognise that Site Management Plans may be appropriate to manage matters beyond those addressed in the Plan.

- (d) To recognise and provide for tertiary education activities in Petone within a defined Precinct, while avoiding, remedying or mitigating the adverse effects on the residential environment, particularly the character and amenity values of the neighbourhood.

Explanation and Reasons

There are many activities which are non-residential in nature, but which are essential to allow residents to provide for their social, economic, and cultural well being. These include education facilities ranging from child care facilities and pre-schools to tertiary facilities, places of assembly, medical and emergency facilities, and small retail activities to provide for daily needs of residents.

One principal non-residential activity is the Wellington Institute of Technology (“WeITec”) in Petone which has developed over many years, and as a public entity, it was previously protected by Public Works designations. This tertiary education facility is recognised as making an important contribution to the economic and social wellbeing of the city and wider region. To recognise the location of the existing campus and the role, nature and activities of the tertiary education facility, it is identified and managed within the District Plan as a ‘Tertiary Education Precinct’. The purpose of the Precinct is to provide for the ongoing use and development of the campus within the boundaries of the Precinct to meet future tertiary education needs, while using standards to ensure the adverse effects are avoided, remedied or mitigated so they are in keeping with the existing character and amenity of the area.

It is expected that the precinct will function as a boundary for the containment of tertiary education activities to protect the residential neighbourhood from encroachment of non-residential development. Future expansion of the Precinct is not prohibited but any extension would require a change to the District Plan.

In recognition of the existing environment in which the campus is located, the Tertiary Education Precinct retains the underlying zoning.

Most of the Campus is located within the General Residential Activity Area, while a smaller part is located within the General Business Activity Area.

Non-residential activities can have adverse effects on the amenities of surrounding residential properties, and can alter the residential character of the area in which they are located. Adverse effects may arise due to the appearance of the building and site, layout of the site, noise, storage of hazardous substances, light spill, glare, vehicle and pedestrian movements. Specific additional controls are provided for in the Tertiary Education Precinct where the precinct boundary abuts residential activities within the General Residential Activity Area.

In the General Residential Activity Area opportunity will be made for a range of non-residential activities where adverse effects can be managed.

Where retail activity is provided for in the General Residential Activity Area, it is intended that this be for the purposes of providing for the daily needs of residents, and not for the purposes of general retailing.

A Site Management Plan is one method available to address matters of protocol and procedure between neighbours, interest groups and non-residential activity managers. Such a Site Management Plan would be a document independent

from the Plan but could be included within other formal documents for site management such as Standing Orders, Standard Operational Procedures, Operational or Business Plans, Best Practical Options, or other similar documents. A Site Management Plan may work in conjunction with relevant provisions within the Plan.

4A 1.2 Site Development Issue

4A 1.2.1 Building Height, Scale, Intensity and Location

Issue

The height, scale, intensity and location of buildings and structures can cause adverse effects upon amenity values of neighbouring properties, and the residential character of the surrounding area. It is important that such adverse effects are managed.

Objective

To avoid, remedy or mitigate adverse effects caused by building height, intensity and location on the amenity values of adjacent residential sites and the residential character of the surrounding residential area.

Policies

- (a) To establish a minimum net site area and maximum site coverage requirement to ensure medium density development is achieved.
- (b) To establish a minimum net site area and maximum site coverage to ensure opportunity is provided for higher density residential development where appropriate, without affecting adversely the amenity values.
- (c) To ensure all new development is of a height and scale, which is compatible with surrounding residential development.
- (d) To ensure a progressive reduction in height of buildings the closer they are located to a site boundary, to maintain adequate daylight and sunlight to adjoining properties.
- (e) To manage the siting of all buildings so as to minimise detracting from the character and visual attractiveness of the surrounding residential activity area.
- (f) To manage the siting of all buildings so as to minimise detracting from the amenities of adjoining properties.
- (g) To establish a minimum permeable surface area to assist with the sustainable management of stormwater.
- (h) That where practicable, the siting of accessory buildings be managed to maintain safety and visibility during manoeuvres.

- (i) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or cross lease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, it is recognised that it is reasonable to permit the erection of buildings/structures (as contemplated when the title was issued or plan lodged) even though the maximum site coverage may exceed that set out in 4A 2.1.1(e). Under such circumstances the scale, intensity, visual attractiveness of buildings and/or structures as well as the adverse effects on the amenity values of adjoining properties, and the streetscape be taken into account in assessing the suitability of the development.
- (j) To ensure that the developments are in general accordance with the Design Guide for Medium Density Housing (Appendix 19) to control other aspects of design, such as quality of onsite amenity, integration of buildings and landscaping in respect to open space and compatibility with surrounding development patterns and low environmental impact.
- (k) To establish specific standards for maximum height, maximum site coverage, minimum setback and recession planes, building frontages and corner sites within specific areas of the Tertiary Education Precinct to recognise the existing scale and intensity of the built development in the Precinct and to avoid, remedy or mitigate adverse effects on the amenity values of abutting residential properties and the streetscape.

(l) To establish specific standards to enable the efficient and convenient development of main buildings for housing for the elderly on the site in Appendix General Residential 21.

Explanation and Reasons

All buildings and structures have the potential to affect adversely the amenity values of adjacent sites if their height, location, intensity and scale is not managed.

Buildings can unnecessarily shade an adjacent property, or be out of scale with adjacent buildings if they are too tall, and can dominate adjacent sites if they are located too close to a site boundary without some control on their length.

They also have the potential to affect adversely the character and amenities of the surrounding residential area. New development may be out of scale with existing development, or affect adversely the visual amenity value of the streetscape, if the height, location and intensity of all buildings and structures is not managed.

In order to ensure that amenity values and residential character are maintained and enhanced, and that adverse effects are managed, minimum conditions are specified.

(a) Net Site Area

Within the General Residential Activity Area medium density residential development is encouraged to preserve the overall open character. In addition, where provision is made for 3 or more dwellings on a site no minimum net area is required.

In specific areas of the City, opportunity is to be provided for higher density residential development. A specific net site area has been set to achieve this purpose also.

(b) Site Coverage

Combined with net site area, site coverage helps to control building density. A maximum acceptable site coverage of 35% has been set. Where higher density residential development is encouraged, this maximum site coverage has been set at 40% to allow more intensive use of the site, while protecting residential amenity values.

Within the Tertiary Education Precinct, a maximum site coverage of 60% has been set for the area on the western side of Kensington Avenue, recognising the existing nature, scale and intensity of activities and development within the core of the campus. A 40% maximum site coverage standard applies to the areas in Udy Street, Elizabeth Street while for the eastern side of Kensington Avenue the underlying 35% site coverage applies.

(c) Recession Plane

The recession plane ensures some sunlight and daylight are available to adjoining sites when a building is erected, and manages the bulk of buildings above a certain height. Compliance with the angle from the street boundary is necessary to ensure the amenity values of the streetscape are maintained and enhanced.

Within the Tertiary Education Precinct, a specific recession plane requirement applies to the southern boundary of the area in Kensington Avenue (both sides), which abut residential properties in the General Residential Activity Area, to ensure buildings are set back and are of a height to protect neighbouring residential properties from excessive shading and building dominance.

The standard recession plane requirement applies to other boundaries within the Precinct which adjoin the General Residential Activity Area. However, the recession plan requirement does not apply to internal boundaries within the Tertiary Education Precinct as such effects are internalised within the campus.

(d) Yards

The yard spaces provide space around dwellings and accessory buildings to ensure the visual amenity values of the residential environment are maintained or enhanced, to allow for maintenance of the exterior of buildings, and provide a break between building frontages.

The front yard space is to ensure a setback is provided to enhance the amenity values of the streetscape, and to provide a reasonable degree of privacy for residents.

Within the Tertiary Education Precinct area, a specific minimum yard requirement applies to the southern boundary of the area in Udy Street and Kensington Avenue (both sides), which abut residential properties in the General Residential Activity Area, to ensure buildings are setback and are of a height to protect neighbouring residential properties from excessive shading and building dominance.

The standard minimum yard requirement applies to other boundaries within the Precinct which abut the General Residential Activity Area. However the minimum yard setback requirement does not apply to internal boundaries

within the Tertiary Education Precinct as such effects are internalised within the campus.

(e) Height

Height of buildings and structures within the general residential activity area is restricted to ensure new development is not out of scale with existing buildings and structures, residential character is retained, and amenity values are maintained and enhanced.

Within the Tertiary Education Precinct, an increased maximum building height applies to the area on the western side of Kensington Avenue to reflect the height of existing buildings on the campus, and to provide for the efficient use of the land, while maintaining the character and amenity values of the surrounding area. Specific recession plane and minimum yard requirements apply to the boundaries of the Tertiary Education Precinct to protect the interface with residential properties. Within the area of the Precinct in Elizabeth Street, Udy Street and on the eastern side of Kensington Avenue, the standard maximum height limit applies.

(f) Length

The length of a building is managed to control the adverse effects of a bulky building in close proximity to a site boundary.

(g) Accessory Buildings

Accessory buildings can be used for a variety of different purposes, including vehicle storage, additional living space, workshops or home occupations. Their location on a site can cause adverse effects on the amenity values of adjoining sites or the streetscape, and it is important that these adverse effects are managed, whilst allowing an individual to make the best use of the site.

Accessory buildings shall comply with the same height, recession plane, and site coverage restrictions as those for a dwelling house.

Accessory buildings shall also be required to comply with the front yard requirement. This is to ensure the visual amenity values of the streetscape are maintained and enhanced.

Some flexibility will be provided to allow accessory buildings to encroach side and rear yard requirements where effects on adjacent properties will be minimal.

Where a site is vacant (for example in the case of greenfield subdivision), the site is being completely redeveloped, or an additional dwelling house is erected on the site, an additional set back from the street will be required where a carport or garage is to be erected perpendicular to the street. This is to enable a vehicle to park in front of the garage, and be off the street, and for convenience and maintenance of both the vehicle and the building. It is also required for safety reasons, - visibility for the driver and pedestrians when cars enter or exit the site.

(h) Permeable Surface

Provision for a minimum permeable surface area assists with Council's management of stormwater. Where there are too many hard surfaces in the City increased demand is put on the stormwater infrastructure and increases the risk of flooding.

(i) Building Frontages and Corner Sites

Within the Tertiary Education Precinct specific standards apply in relation to Building Frontages and Corner Sites to ensure that any new development addresses the residential interface and effects on the streetscape by creating active street frontages and avoiding blank and featureless walls and facades at ground level.

(j) Appendix General Residential 21

It is necessary and desirable that specific maximum building height and bulk and location standards are provided for part of this greenfield site to enable main retirement village buildings to be constructed to an appropriate scale and extent. This will result in the efficient utilisation of this scarce land resource.

4A 1.2.2 Effects of the Hutt River Flood Hazard

Issue

Areas not protected by flood protection structures are at a risk of flooding by the Hutt River. The size, scale and location of buildings and structures need to be managed to avoid or mitigate adverse flood hazard effects.

Objective

To avoid or mitigate adverse flood hazard effects on existing and new development within areas susceptible to a 100-year flood event from the Hutt River.

Policies

- (a)** To ensure that all buildings and structures on sites immediately adjacent to the Hutt River (see Planning Map E3) are appropriately located to avoid damage from erosion hazards of the Hutt River.
- (b)** To ensure that all buildings and structures (including additions that are more than minor to existing buildings and structures) on sites identified within the 100-year flood extent have floor levels constructed above the 1 in 100-year flood event.
- (c)** To establish a maximum limit on area for additions to the gross floor area of existing buildings or structures as at 1 March 2005 on sites identified within the 100-year flood extent.

- (d) That minor additions (not more than 20m²) to existing buildings and structures on sites identified within the 100-year flood extent are permitted.
- (e) That all buildings and structures do not create adverse flood hazard effects for other land, buildings and structures off-site.
- (f) That new accessory buildings on sites identified within the 100-year flood extent are permitted, subject to a maximum gross floor area.
- (g) To discourage the siting of buildings and structures in the Primary and Secondary River Corridors.
- (h) To ensure that buildings and structures in the Primary or Secondary River Corridor of the Hutt River have no more than minor adverse effects on flood protection structures.
- (i) To mitigate the effects of flood hazards on building and structures in the Primary and Secondary River Corridors by managing their location, size and scale.
- (j) That any remaining risk that arises will be dealt with by emergency management procedures and other voluntary actions.

Explanation and Reasons

In established areas of the Hutt River corridor and floodplain it is accepted that appropriate development must be able to continue, although landowners and developers will be expected to reduce flood hazard effects to an acceptable level. These effects are described in the Hutt River Floodplain Management Plan. Buildings and structures need to be located so they are not in a position likely to subside as a result of erosion or flooding, damaging other buildings and structures such as flood protection structures in the river corridor.

Buildings and structures in the Primary or Secondary River Corridor of the Hutt River could adversely affect flood protection structures. Buildings and structures in the river corridor will also be subject to effects of fast flowing water, deep flooding and erosion. The outcomes identified in the Hutt River Floodplain Management Plan are relevant and should be taken into account in any assessment of effects. It is important that buildings and structures are discouraged in the Primary and Secondary River Corridors. It is therefore appropriate to control the location of buildings and structures.

In order to ensure that flood hazard effects are managed, minimum conditions are specified.

Emergency management procedures and other voluntary actions will be initiated in the event of severe flooding in an effort to minimise the damage to properties and prevent injury and loss of life to people.

(a) **Building Setback Line**

A building setback line (see Planning Map E3) has been established to ensure that all buildings and structures on properties immediately adjacent to the Hutt River are not located in a position where they are at risk from erosion by the Hutt River. Land on the riverside of the line could be subject to erosion over time due to the flow, velocity and meander patterns of the Hutt River. Buildings and structures on the riverside of the line require a resource consent. Buildings and structures on the landward side of the line that comply with the Permitted Activity Conditions for the General

Residential Activity Area do not require a resource consent. At Belmont, erosion protection works have been undertaken on the riverside of the building setback line. These works have substantially increased the protection to Belmont from erosion. The remaining level of risk from erosion is now low when compared to an unprotected bank, though Council must manage this risk through appropriate rules in the District Plan and emergency management procedures.

(b) Floor levels

A limited number of properties in Belmont and at the entrance to Stokes Valley have been identified as being within the 100-year flood extent (see planning maps D3, E3, G1). These properties are not protected by stopbanks. All buildings and structures, including additions that are more than minor, are required to have floor levels constructed above the 1 in 100-year flood event. This floor level is to minimise the flood hazard effects to buildings and structures up to a 100-year flood event. Council must manage the flood risk through appropriate rules in the District Plan and emergency management procedures.

Minor additions to existing buildings and structures not in excess of 20m² gross floor area are permitted at existing floor levels for properties within the 100-year flood extent. New accessory buildings not in excess of 20m² gross floor area are also permitted. The 20m² threshold relates to a desire to permit some building as of right without the need to require a raised floor level. In setting the 20m² limit Council needed to determine at what point the potential adverse effects of the buildings, on the flood hazard should be considered. It is considered that allowing development of 20m² would not significantly increase the flood hazard risk.

4A 2 Rules

4A 2.1 Permitted Activities

- (a)** Dwelling houses.
- (b)** Home occupations.
- (c)** Child care and Kohanga Reo facilities.
- (d)** Residential facility accommodating 8 - 10 persons.
- (e)** Accessory buildings to the above permitted activities.
- (f)** Within the Tertiary Education Precinct (as shown on Appendix General Residential 20), in addition to the above (a) to (e):
 - (i)** Principal tertiary education activities
- (g)** Corner of Eastern Hutt Road and Reynolds Bach Drive, Part Section 742 Hutt District, (identified in Appendix General Residential 1), in addition to the above (a) to (e):
 - (i)** Residential accommodation and boarding facilities.
 - (ii)** Visitor accommodation.
 - (iii)** Conference facilities.

- (iv) Places of assembly.
- (v) Marae.
- (h)** 95 and 97 Cuba Street, Lot 18 DP 709, (identified in Appendix General Residential 2), in addition to the above (a) to (e):
 - (i) Repair restoration and sale of second hand goods.
 - (ii) Parking associated with the sale of second hand goods.
- (i)** Summit Road Nursery, Lot 1 DP 20206 and Lot 34 DP 31233, (identified in Appendix General Residential 3), and the Moores Valley Road Depot, 33 Moores Valley Road, Pt Lot 2 DP 88509, (identified in Appendix General Residential 4), in addition to the above (a) to (e):
 - (i) Plant propagation, and associated office functions and buildings.
 - (ii) The storage and non-mechanical maintenance of equipment for the purposes of maintaining parks and reserves.
- (j)** 374 - 378 Stokes Valley Road, Stokes Valley, Lots 232, 233 and 234 DP 8382; 26 Buick Street, Petone, Lots 173 and 174 and Pt Lot 175 DP 1232 and Lot 42 DP 1533; 42 Fitzherbert Road, Wainuiomata, Section 32 Lowry Bay District; and 4 Makaro Street, Eastbourne, Lot 3 DP 55283, (identified in Appendix General Residential 5), in addition to the above (a) to (e):
 - (i) Emergency facilities.
- (k)** Pt Sec 30 Hutt District located on the western side of the Wairarapa Railway Line between Knights Road and Wilford Street, (identified in Appendix General Residential 6), in addition to the above (a) to (e):
 - (i) Bus depot (Waterloo Bus Depot).
- (l)** 214 Knights Road, Pt Lots 35 and 36 DP 1951, (identified in Appendix General Residential 7):
 - (i) Retail and commercial activities within the buildings and structures existing on the site as at 5 December 1995.
- (m)** 190 Knights Road, Lot 25 DP 1951, (identified in Appendix General Residential 8):
 - (i) Retail and commercial activities within the buildings and structures existing on the site as at 5 December 1995.
- (n)** Cnr Stokes Valley Road and Kamahi Streets, Lot 1 DP 55258, (identified in Appendix General Residential 9):
 - (i) Bus depot (Stokes Valley Bus Depot).
- (o)** Main Road/Burden Avenue, Lot 3 DP 55256, (identified in Appendix General Residential 10):
 - (i) Bus depot (Wainuiomata Bus Depot).
- (p)** 155-157 Waterloo Road, Lower Hutt, Lot 2 DP 82046, (identified in Appendix General Residential 11), in addition to the above (a) to (e):
 - (i) Emergency facilities
- (q)** In respect of Lots 1 and 2 DP 83690 (Mandel Mews), in the 12m wide exclusion area, (identified in Appendix General Residential 12), land can only be utilised for the purpose of road reserve or a reserve created under the provisions of the Reserves Act 1977.

- (r) 20 Bellevue Road, Lot 2 DP 54165 and part of Lot 1 DP 71142 (identified in Appendix General Residential 13):
 - (i) For that part of the site identified as Transition House –

Educational activities and buildings directly associated with the existing school where the education provided includes students in transition from the school environment to the wider community, teaching of those with special needs, those requiring remedial assistance and the teaching of life skills programmes, all taking place within a residential style building.
 - (ii) For that part of the site identified as Block F –

Educational activities and buildings directly associated with the existing school.

4A 2.1.1 Permitted Activities - Conditions

(a) Net Site Area:

- (i) Minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 400m².
- (ii) On residential sites identified on the planning maps as Medium Density Residential, the minimum net site area per Permitted Activity (excluding home occupations and accessory buildings) shall be 300m².
- (iii) Where a certificate of title has been issued for a site prior to 5 December 1995 or where a site has been created by a staged development whether under a stage unit plan or cross lease plan lodged with the District Land Registrar and where part of the development has been completed prior to 5 December 1995, and it can be established that the site has been created with an intention to accommodate a dwelling, then in such circumstances the area of the site shall be the minimum net site area.

Compliance with all other Permitted Activity Conditions.

(b) Minimum Yard Requirements:

For all buildings on the net site area:

Front Yard	3.0m
All Other Yards	1.0m

Provided that :

- (i) In the case of a vacant site, or in the case of the erection of an additional dwelling unit on a site any garage or carport (whether it be part of the dwelling, attached to the dwelling or separate from the dwelling) must be a minimum distance of 5 metres from the front boundary if it has vehicular access directly from the street.
- (ii) In the case of a vacant site, or in the case of the erection of an additional dwelling unit on a site where a garage or carport (whether it be part of the dwelling, attached to the dwelling or separate from the dwelling) is parallel to the street, and the vehicle has the ability to turn on the site and drive off the site in a forward direction, such a

set back is not required, and the normal front yard restriction shall apply.

- (iii) In all cases, for Through Sites and Corner Sites all road frontages shall be treated as front yards.
- (iv) For all yards an eave, chimney or exterior hot water cylinder may extend into any yard space by up to 0.6 metres.
- (v) One accessory building may be located in one yard except the front yard, provided that it does not extend more than 6m along the length of the boundary.

(c) Recession Planes:

For all buildings and structures, and from all site boundaries:

2.5m + 45°

See Appendix General Residential 15.

Provided the recession plane shall not apply to television aerials, flagpoles and chimneys.

Where the net site area boundary is immediately adjacent to an access leg to a rear net site area then the recession plane shall be calculated from the furthest or outside boundary of the access leg.

(d) Maximum Height of Buildings and Structures: 8m

Maximum overall height may not exceed 13m

See Appendix General Residential 16.

(e) Maximum Site Coverage: 35%, except where

Residential sites within this activity area that are identified on the planning maps as Medium Density Residential, maximum site coverage shall be 40%.

In the calculation of site coverage, all buildings and structures on the net site area shall be included. The eaves of a building up to a maximum depth of 0.6m shall be excluded from this measurement.

(f) Maximum Length for all Buildings and Structures:

No part of any building exceeding 20m in length may fall outside two arms meeting at a common point on the boundary and each making an angle of 20 degrees with that boundary.

See Appendix General Residential 18.

(g) Permeable Surface

A minimum of 30% of the net site area shall be of permeable surface. This includes decks provided the surface material of the deck allows water to drain through to a permeable surface.

(h) Home Occupations:

A commercial occupation, craft or profession established on the same site as a dwelling, which is used for residential purposes, provided that:

- (i) Not more than three persons (at least one of whom shall live on the site as their principal place of residence) at any one time shall work on the site in relation to any home occupation;

- (ii) Home occupations shall not include:
 - the repair, alteration, restoration or maintenance of motor vehicles; and
 - courier depots.
 - (iii) One parking space shall be provided for each non-residential person working on the site except where the site is within 400 metres of a public transport stop; in addition to the parking requirements for residential activities in accordance with Chapter 14A;
 - (iv) No home occupation shall involve the use of trucks or other heavy vehicles;
 - (v) No retail sales shall be permitted directly from the site except for goods or produce grown or produced on the site;
 - (vi) Home occupations shall not involve visitors to the site between 8.00pm and 7.00am;
 - (vii) Any external storage of materials associated with the home occupation shall be screened so as not to be visible from outside the site; and
 - (viii) Except for vehicles occupying spaces provided for under (iii) above, no vehicles, caravans, or trailers in connection with home occupation activities shall be parked within the first five metres of the site, from the front boundary of the site, except on an access drive.
- (i) Child Care and Kohanga Reo Facilities:**
- (i) The maximum number of children to be cared for at any one time shall not exceed 5.
 - (ii) There shall be no overnight stays.
- (j) Dust:**
- All outside areas shall be sealed, surfaced or managed appropriately so that there is no dust nuisance at or beyond the boundary of the site.
- All storage of goods, raw materials and waste materials shall be stored in such a manner so that there is no dust nuisance at or beyond the boundary of the site.
- All use of goods and raw materials shall be undertaken in such a manner so that there is no dust nuisance at or beyond the boundary of the site.
- (k) Odour:**
- All activities shall be carried out on the site in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.
- (l) Light Spill and Glare:**
- Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of any dwelling house.
- All activities shall be undertaken to avoid glare (light reflection) and light spill beyond the boundary of the site.
- (m) Vibration:**

Any activity that would cause vibration shall be managed and controlled in such a way that no vibration is discernable beyond the boundaries of the site.

(n) General Rules:

Compliance with all matters in the General Rules - see Chapter 14.

(o) Corner of Eastern Hutt Road and Reynolds Bach Drive, Part of Section 742 Hutt District (identified in Appendix General Residential 1):

In addition to the other Permitted Activity Conditions, the following shall apply to scheduled activities on this site:

All Permitted Activities may only be carried out in the existing buildings and structures on the site.

(p) 95 and 97 Cuba Street, Lot 18 DP 709 (identified in Appendix General Residential 2):

In addition to the other Permitted Activity Conditions, the following shall apply to scheduled activities on this site:

(i) The restoration and repair of second hand goods may only occur within the principal building on the site. No other buildings are permitted to be erected or used for the restoration, repair or sale of second hand goods.

(ii) These uses shall cease on removal of the existing buildings from the site.

(q) Summit Road Nursery, Lot 1 DP 20206 and Lot 34 DP 31233, (identified in Appendix General Residential 3) and at the Moores Valley Depot, 33 Moores Valley Road, Pt Lot 2 DP 88509, (identified in Appendix General Residential 4):

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

(i) No retail sales are permitted directly from the site.

(ii) 20 on site parking spaces are to be provided at each location at all times. All parking to comply with the design standards in Chapter 14A.

(r) 214 Knights Road, Pt Lots 35 and 36 DP 1951 (identified in Appendix General Residential 7):

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

Servicing of activities shall not occur between the hours of 10.00pm and 7.00am.

(s) 190 Knights Road, Lot 25 DP 1951 (identified in Appendix General Residential 8):

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

Servicing of activities shall not occur between the hours of 10.00pm and 7.00am.

(t) Land south of Belmont School, Part Lot 2 Plan A2173:

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

- (i) all buildings and structures must be sited within the area shown on Appendix General Residential 14, and
- (ii) have a floor level set at a minimum of 13.5m above sea level.

(u) 155-157 Waterloo Road, Lower Hutt (Lot 2 DP 82046):

In addition to the other Permitted Activity Conditions, the following shall apply to the scheduled activities on this site:

- (i) That there be no storage of large items in the rear yard (including the area of the covered wash) for more than seven consecutive days; and
- (ii) That high level tower training be limited to between 8.00am and 9.00am Monday - Saturday and 6.00pm and 7.00pm Monday - Friday.

(v) 20 Bellevue Road, Lot 2 DP 54165 and part of Lot 1 DP 71142 (as shown on Appendix General Residential 13):

- (i) For that part of the site identified as Transition House, the Permitted Activity Conditions are those of the General Residential Activity Area; and
- (ii) For that part of the site identified as Block F –
 - The minimum yard requirement shall be 7.0m to the site boundary of 18A Bellevue Road (Lot 2 DP 27164) and 5.0m to the site boundary of 29 Hautana Square (Lot 2 DP 71142);
 - The maximum height of any building and structure is 5.8m; and
 - That part of the site identified by shading on Appendix General Residential 13 shall not be used for general school purposes and access to the area will be for emergency purposes only.
 - Permitted Activity Conditions (c), (e), (f), and (j) to (n) apply.

(w) Sites in Belmont that contain the building setback line (see Planning Map E3):

No part of any building or structure shall be constructed on the riverside of the building setback line.

(x) Buildings and structures within the 1 in 100-year flood extent (see Planning Maps D3, E3 and G1):

In addition to the other Permitted Activity Conditions, the following shall apply in this area:

- (i) All buildings and structures shall have a floor level above the 1 in 100-year flood level; except:
- (ii) Minor additions to existing buildings and structures are a Permitted Activity provided:
 - the floor level of additions is not below the floor level of the existing building or structure; and

- the gross floor area of all additions does not exceed 20m² to the gross floor area of the building or structure existing as at 1 March 2005.

(iii) New accessory buildings shall not exceed a total gross floor area of 20m².

(y) Primary and Secondary River Corridors

All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m² or less and with a setback of 20m or more from a flood protection structure.

(z) For principal tertiary education activities within the Tertiary Education Precinct (as shown on Appendix General Residential 20).

Except as outlined below, the Permitted Activity Conditions shall apply within the Tertiary Education Precinct:

- (i) For that part of the Tertiary Education Precinct in Udy Street –
 - The minimum yard requirement shall be 3m for the southern boundary.
 - The maximum site coverage shall be 40%.
- (ii) For that part of the Tertiary Education Precinct in Elizabeth Street –
 - The maximum site coverage shall be 40%.
- (iii) For that part of the Tertiary Education Precinct on the western side of Kensington Avenue –
 - The maximum height of buildings and structures shall be 12m, except that:
 - (a) No part of any building located between 3m and 8m from the southern boundary shall be higher than 4m; and
 - (b) No part of any building located between 8m and 12.5m from the southern boundary shall be higher than 8m.
 - The minimum yard requirement shall be 3m for the southern boundary.
 - The maximum site coverage shall be 60%.

Note: For the purpose of this rule “southern boundary” shall refer to any boundaries of the Precinct with Lot 1 DP 5460 and Lot 4 DP 8102.
- (iv) For that part of the Tertiary Education Precinct on the eastern side of Kensington Avenue –
 - The minimum yard requirement shall be 3m for the southern boundary.
 - The recession plane for all buildings and structures shall be 2.5m + 37.5° for the southern boundary
- (v) For all areas in the Tertiary Education Precinct -

- Building Frontages
 - (a) The ground level road frontage of all buildings shall be located within a distance no closer than 3 metres and no further than 5.5 metres of the road boundary and shall provide at least one pedestrian entrance to the road.
 - (b) No building shall create a featureless façade or blank wall wider than 3 metres at the ground level road frontage. A featureless façade or blank wall is a flat or curved wall surface without any openings or glazing.

- Corner Sites

On any corner site within the Tertiary Education Precinct, the main entrance to any building shall be to a primary street or at the corner. For the purpose of this rule 'main entrance' shall be the doorway intended for the highest rates of access and egress of people into any building, and 'primary street' shall be the road which is classified highest in the Roading Hierarchy Classification Schedule in Appendix Transport 1.

- (vi) Rules 4A 2.1.1 (b) (Minimum Yard Requirements) and (c) (Recession Plane) do not apply to internal boundaries within all areas of the Tertiary Education Precinct.
- (vii) For all areas in the Tertiary Education Precinct, the following Landscaping and Screening requirements shall apply:
 - All outdoor storage and servicing areas shall be screened so that they are not visible from a road or public space. Where this is not practicable such area must be screened by a close-boarded fence or a fence made of solid material with a minimum height of 1.8m.
 - Where a site abuts a residential or recreation activity area, all outdoor storage and screening areas shall be screened by a close-boarded fence or a fence made of solid material with a minimum height of 1.2m and a maximum height of 1.8m.
- (3) Where there are 5 or more parking spaces on site and the site abuts a residential or recreation activity area, that area shall be screened from the street and adjoining properties by a fence or wall not less than 1.5m in height.

4A 2.2 Controlled Activities

- (a) Corner of Hutt Road and Te Mome Road, Lot 26 DP 1984, any industrial activity in the industrial building.
- (b) 10 Bauchop Road, Lot 1 DP 10377, any industrial activity.

4A 2.2.1 Matters in which Council Seeks to Control and Standards and Terms

- (i) Duration of Activity:

The above provisions shall only apply to the use of the existing buildings on the site and shall cease upon the removal of the buildings.
- (ii) Hours of Operation:

The hours of operation shall not exceed:
8.00am to 5.30pm Monday to Friday.
8.00am to 1.00pm Saturday.
No work on Sundays or public holidays.
- (iii) Glare and Light Spill:
 - Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of a dwelling house in a residential activity area.
 - All activities shall be undertaken so as to avoid all unreasonable light spill beyond the site boundary.
 - All activities and constructions shall be undertaken so as to avoid glare (light reflection) beyond the site boundary.
- (iv) Odour:

All activities shall be carried out on the site in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.
- (v) Vibration:

All activities that cause vibration shall be managed and controlled in such a way that no vibration is discernible beyond the site boundary.
- (vi) Retailing:

There shall be no retailing except where the goods are manufactured on the site, provided that such retailing shall be ancillary to the manufacturing industry.

4A 2.2.2 Other Matters

All Controlled Activities must comply with other relevant Permitted Activity Conditions including the General Rules - See Chapter 14.

4A 2.3 Restricted Discretionary Activities

- (a) Residential development of 3 or more dwelling houses on any site, excluding sites located within Petone, Alicetown, Eastern Bays and Moera General Residential Activity Areas and Medium Density Residential Areas as shown in Appendix 17.
- (b) The removal of vegetation in excess of 500m² or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.

- (c) Health care service with a maximum of 4 practitioners.
- (d) Accessory buildings on legal road.
- (e) Cnr of Eastern Hutt Road and Reynolds Bach Drive, Part Section 742 Hutt District, forestry.
- (f) All buildings and structures that are sited wholly or in part on the riverside of the building setback line in Belmont.
- (g) All buildings and structures within the 1 in 100-year flood extent that do not comply with the Permitted Activity Conditions for floor levels or total gross floor area.
- (h) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m² or with a setback less than 20m from a flood protection structure.
- (i) Childcare facilities for more than 5 children and up to a maximum of 30 children.
- (j) Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which:
 - do not comply with any of the following Permitted Activity conditions: 4A 2.1.1 (b) Minimum Yard Requirements; 4A 2.1.1 (c) Recession Planes; 4A 2.1.1 (d) Maximum Height of Buildings and Structures; 4A 2.1.1 (e) Maximum Site Coverage; and 4A 2.1.1 (z) Tertiary Education Precinct (excluding The Maximum Height of Buildings and Structures 4A 2.1.1 (z) (iii)); and
 - do not exceed 12m in height.
- (i) Non-notification

In respect of Rule 4A 2.3 (j), public notification of applications for resource consent is precluded and limited notification of applications for resource consent need not be required.

NOTE: Rule 4A 2.3 (j) (i) prevails over Rule 17.2.2.

- (k) Ancillary tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures.
 - (i) Non-notification

In respect of Rule 4A 2.3 (k), public notification of applications for resource consent is precluded and limited notification of applications for resource consent need not be required.

NOTE: Rule 4A 2.3 (k) (i) prevails over Rule 17.2.2.

(l) *Housing for the elderly on the site shown in Appendix General Residential 21, subject to compliance with the permitted activities conditions in Rule 4A 2.3.2.*

Non-notification

In respect of Rule 4A 2.3 (l), public notification of applications for resource consent is precluded and limited notification of applications for resource consent need not be required.

(m) Housing for the elderly on the site shown in Appendix General Residential 21 which fails to comply with any of the relevant Permitted Activity and/or Chapter 14 – General Rules conditions and is not a Non-Complying Activity.

4A 2.3.1 Matters in which Council has Restricted its Discretion and Standards and Terms

(a) Residential development of 3 or more dwelling houses.

(i) Design Guide:

Consideration shall be given to how the proposal addresses the Design Guide for Medium Density Housing (Appendix 19).

(ii) Amenity Values:

Consideration shall be given to adverse effects upon the amenity values both within the site concerned and upon surrounding residential area, including

- The separation distance between buildings, structures and outdoor living areas on site.
- The provision made for outdoor service and living areas for residents, and aural and visual privacy for dwelling units both on the site concerned and on adjacent sites.
- The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular, the impact of building density (net site area, coverage), location (yards), recession planes, height and length.

(iii) Traffic Effects:

The safe and efficient movement of all traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not affect adversely normal traffic flows on the road, or cause a traffic hazard. Provision should also be made for pedestrians.

The proposal should comply with the parking and access controls contained in Chapter 14A.

(iv) Landscaping:

The extent to which landscaping is incorporated within the overall proposal, and existing vegetation is retained to mitigate any adverse effects which may arise.

A landscape plan will be required to ensure that any adverse effects of the proposal are kept within the site concerned. This may include landscaping of any on site parking areas. Landscaping may also be used to soften the impact of any building upon the surrounding area, adjacent sites and buildings, or to screen private living and service courts.

A landscape plan is to show the extent of the vegetation to be retained and the extent of planting to be undertaken.

(b) Residential development of 3 or more dwelling houses on sites located outside the Medium Density Residential area.

(i) In addition to the above, on any site located outside the Medium Density Residential area consideration shall be given to:

(a) Whether public transport facilities and non-residential services such as education facilities, places of assembly, medical and emergency facilities and retail activities which provide for residents daily needs, are accessible within reasonable walking distances.

(b) Whether there is a recorded flood risk associated with the site.

(c) The capacity of the City's infrastructure to service additional development on the site.

(c) The removal of vegetation in excess of 500m² or 35% of the site, whichever the lesser, provided that this shall not preclude the removal of any pest plant.

(i) Amenity Values:

The extent to which the proposal will affect adversely the visual amenity values of the site and surrounding area. The visual prominence of the vegetation and any replacement planting to be undertaken will be taken into consideration.

(ii) Site Stability:

The adverse effects upon the stability of the site caused by the removal of trees or vegetation.

(iii) The Intrinsic Values of Ecosystems:

The extent to which the proposal will adversely affect the intrinsic value of ecosystems on the site and surrounding area.

(d) Health care service with a maximum of 4 practitioners.

(i) Amenity Values:

The extent to which the proposal will affect adversely the amenity values of the surrounding residential area.

(ii) Traffic Effects:

The extent to which the proposal will affect adversely the safe and efficient movement of all traffic. It should be demonstrated that traffic generation and vehicles leaving and entering the site will not affect adversely the normal traffic flows on the road, or cause a traffic hazard. Provision should be made for pedestrians.

(iii) Landscaping:

The extent to which landscaping is incorporated within the overall proposal to mitigate adverse effects, which may arise.

A landscape plan will be required to ensure that any adverse effects of the proposal are mitigated. This should include landscaping of any on site parking areas.

(e) Accessory buildings on legal road.

(i) Amenity Values:

The extent to which the proposal affects adversely the amenity values of the surrounding residential properties, including the amount of earthworks required, loss of vegetation, design and appearance of buildings. All such buildings must be painted.

(ii) Traffic Effects:

The extent to which the accessory building will affect adversely the safe and efficient movement of traffic on the road. It should be demonstrated that the accessory building and vehicles using the accessory building shall not create a traffic hazard.

(f) Cnr of Eastern Hutt Road and Reynolds Bach Drive, Part Section 742 Hutt District, forestry.

(i) Amenity Values:

Consideration shall be given to the amenity values of the site and in particular any adverse effects on the amenity values of residents in Stokes Valley and the impact on amenity values when the forestry is harvested. Details of any remedial work may form part of any conditions of consent

(ii) Traffic Effects:

The safe and efficient movement of all traffic needs to be ensured. All harvested logs shall be taken out through to Reynolds Bach Drive. No logs shall be taken out through Stokes Valley or directly on to Eastern Hutt Road.

(g) All buildings and structures that are sited wholly or in part on the riverside of the building setback line in Belmont.

(i) In assessing proposals, Council will be guided by the degree to which buildings and structures further increase:

- The risk to people of exposure to the erosion hazard; and
- Any mitigation measures that are proposed.

(h) All buildings and structures within the 1 in 100-year flood extent that do not comply with the Permitted Activity Conditions for floor levels or total gross floor area.

(i) In assessing proposals, Council will be guided by the degree to which buildings and structures further increase:

- The risk to people of exposure to the flood hazard; and
- The flood hazard effects for land, buildings and structures off-site.

(i) All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area greater than 20m² or with a setback less than 20m from a flood protection structure.

- Proximity of buildings and structures to flood protection structures;
- Adverse effects of the flood hazard on buildings and structures and on flood protection structures; and
- The risk to people of exposure to the flooding and erosion hazard.

(j) Child care facilities for more than 5 children and up to a maximum of 30 children.

The presumption of non-notification in Rule 17.2.2 does not apply to this rule.

- (i) **Site Layout and Landscaping**
 Consideration shall be given to whether the site layout and any proposed landscaping ensure adverse effects will be retained within the site, thus avoiding or minimising impacts on the adjacent roadway or adjacent residential sites.
- (ii) **Traffic Effects**
 The safe and efficient movement of all vehicle and pedestrian traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not adversely affect normal traffic flows on the road, or cause a vehicle or pedestrian traffic hazard.
 The proposal should comply with the access and manoeuvring controls contained in Chapter 14A.
- (iii) **Parking Effects**
 The extent to which the proposal appropriately provides for the carparking needs of the activity, without adversely affecting the carparking requirements of the surrounding area.
 The proposal should comply with the parking and loading controls contained in Chapter 14A.
- (iv) **Noise**
 The proposal should comply with the maximum noise levels specified in Chapter 14C Noise.
 With respect to non-compliances, consideration shall be given to any method or measure proposed to mitigate adverse noise effects of the proposal.
- (k) **Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which:**
 - **do not comply with any of the following Permitted Activity conditions: 4A 2.1.1 (b) Minimum Yard Requirements; 4A 2.1.1 (c) Recession Planes; 4A 2.1.1 (d) Maximum Height of Buildings and Structures; 4A 2.1.1 (e) Maximum Site Coverage; and 4A 2.1.1 (z) Tertiary Education Precinct (excluding The Maximum Height of Buildings and Structures 4A 2.1.1 (z) (iii)); and**
 - **do not exceed 12m in height**
- (i) **Amenity Values**
 The extent to which the proposal would affect adversely the amenity values of the surrounding residential area, including:
 - (1) The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings.
 - (2) Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.
- (ii) **Design, External Appearance and Siting**

- (1) The extent to which building bulk, scale and siting of the proposal is compatible with the scale of buildings in the neighbourhood.
 - (2) The extent to which building, bulk, scale and siting of the proposal does not dominate the adjacent Petone Recreation Ground.
 - (iii) Streetscape Effects

The extent to which the proposal would adversely impact on the streetscape of the area.
 - (iv) Landscaping and Screening
 - (1) The location, nature and degree of proposed landscaping.
 - (2) The location, nature and screening of outdoor storage, servicing and parking areas, including their visibility and relationship to adjoining residential sites and visibility from any public space.
- (I) All ancillary tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures.**
- (i) Amenity Values

The extent to which the proposal would affect adversely the amenity values of the surrounding residential area, including:

 - (1) The effect of buildings and structures on the neighbouring and surrounding residential sites and, in particular the location, design and appearance of the buildings.
 - (2) Whether the proposal would cause significant loss of sunlight, daylight or privacy of adjoining residential properties.
 - (ii) Design External Appearance and Siting
 - (1) The extent to which building bulk, scale and siting of the proposal is compatible with the scale of buildings in the neighbourhood.
 - (2) The extent to which building, bulk, scale and siting of the proposal does not dominate the adjacent Petone Recreation Ground.
 - (iii) Streetscape Effects

The extent to which the proposal would adversely impact on the streetscape of the area.
 - (iv) Landscaping and Screening
 - (1) The location, nature and degree of proposed landscaping.
 - (2) The location, nature and screening of outdoor storage, servicing and parking areas, including their visibility and relationship to adjoining residential sites and visibility from any public space.

(v) Traffic Effects

The safe and efficient movement of all vehicle and pedestrian traffic needs to be ensured. It should be demonstrated that traffic generation and vehicles entering and leaving the site will not adversely affect normal traffic flows on the road, or cause a vehicle or pedestrian hazard.

The proposal should comply with the access and manoeuvring controls contained in Chapter 14A.

(vi) Parking Effects

The extent to which the proposal appropriately provides for the carparking needs of the activity, without adversely affecting the carparking requirements of the surrounding area.

The proposal should comply with the parking and loading controls contained in Chapter 14A.

(vii) Noise

The proposal should comply with the maximum noise levels specified in Chapter 14C Noise.

(m) Housing for the Elderly on the site shown in Appendix General Residential 21 that complies with permitted activity conditions in Rule 4A 2.3.2.

(i) Development layout, landscaping, retirement amenity, external building design, external appearance and streetscape effects.

The above matters will be assessed for consistency with the Design Guide for Retirement Village Development in Appendix General Residential 21.

(ii) Off site transportation effects.

(iii) Construction effects.

(n) In addition to (m), and notwithstanding any General Rule to the contrary, housing for the elderly on the site shown in Appendix General Residential 21 which fails to comply with any of the relevant Permitted Activity conditions and/or any relevant Permitted Activity conditions in Chapter 14 – General Rules.

(i) The effects generated by the condition not met.

4A 2.3.2 Other Matters

For Restricted Discretionary Activity (a): All Restricted Discretionary Activities must comply with Permitted Activity Conditions (b) - (m).

For Restricted Discretionary Activities (b) - (e) and (i) – (k): All Restricted Discretionary Activities must comply with other relevant Permitted Activity Conditions.

For Restricted Discretionary Activity (m) and (n): Permitted activity conditions (a) to (n) in Rule 4A 2.1.1 and the conditions in Chapter 14 General Rules shall be complied with (or resource consent sought), provided that:

- (i) The recession planes condition and maximum length for all buildings and structures condition shall not apply to the length of boundary specified in Appendix General Residential 21.
- (ii) The permitted height of buildings and structures shall be as in Appendix General Residential 21.
- (iii) For conditions that refer to “net site area” this term shall be replaced with “site area”.

4A 2.4 Discretionary Activities

- (a) Except where stated in the General Rules, any Permitted, Controlled or Restricted Discretionary Activity, which fails to comply with any of the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 - General Rules.
- (b) Visitor accommodation.
- (c) Marae.
- (d) Places of assembly.
- (e) Education facilities.
- (f) Emergency facilities.
- (g) Dairies with a Gross Floor Area of less than 100m².
- (h) Health care services with more than 4 practitioners
- (i) On the Corner of Eastern Hutt Road and Reynolds Bach Drive, Part of Section 742 Hutt District (identified in Appendix General Residential 1) the erection of any new buildings or additions to existing buildings on the site.
- (j) Residential facility accommodating 11 or more persons.
- (k) Detention facilities.
- (l) Boarding houses.
- (m) Residential development of 3 or more dwelling houses on any site located within Petone, Alicetown, Eastern Bays and Moera General Residential Activity Areas and Medium Density Residential Areas as shown in Appendix 17.
- (n) Principal tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the Maximum Height of Buildings and Structures in 4A 2.1.1 (z) (iii) Tertiary Education Precinct or any other relevant Permitted Activity Conditions including the relevant requirements of Chapter 14 – General Rules, and which are not identified as a Restricted Discretionary Activity under Rule 4A 2.3.1 (j).

- (o) Ancillary tertiary education activities within the Tertiary Education Precinct, including associated buildings and structures, which do not comply with the relevant Permitted Activity conditions including the relevant requirements of Chapter 14 – General Rules.

4A 2.4.1 Assessment Matters for Discretionary Activities

- (a) The matters contained in Sections 104 and 105, and Part II of the Act shall apply.
- (b) The degree of compliance or non-compliance with any relevant Permitted Activity Conditions.
- (c) With respect to residential development of 3 or more dwelling houses consideration shall be given to:
 - (i) How the proposal addresses the Design Guide for Medium Density Housing (Appendix 19).
 - (ii) The adverse effects on the amenity values of both adjacent properties and the surrounding residential area, including:
 - Whether the proposal will cause significant loss of sunlight, daylight or privacy of adjoining residential properties.
 - Whether the form, scale and character of the proposal is compatible with residential development of the surrounding area.
 - Whether the proposal maintains or enhances existing streetscape.
 - (iii) Whether public transport facilities, high quality pedestrian networks and open space and non-residential services such as education facilities, places of assembly, medical and emergency facilities and small retail activities which provide for residents daily needs, are accessible within reasonable walking distances.
 - (iv) Whether there is a recorded flood risk associated with the site.
 - (v) The capacity of the City's infrastructure to service additional development on the site.

4A 2.5 Non-Complying Activities

- (a) All other activities not listed as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity.
- (b) Housing for the elderly on the site shown in Appendix General Residential 21 if the recession planes condition is exceeded by more than 3m measured vertically, the building height condition is exceeded by more than 10%, and/or site coverage exceeds 40%.

4A 2.6 Other Provisions

- (a) Subdivisions - See Chapter 11.
- (b) Financial Contributions - See Chapter 12.
- (c) Utilities - See Chapter 13.

- (d) General Rules - See Chapter 14.

4A 3 Anticipated Environmental Results

- (a) Maintenance and enhancement of residential characteristics and amenity values.
- (b) Higher density forms of development located in areas suited to such development.
- (c) Protection of amenity values from adverse effects of higher dwelling densities.
- (d) Opportunity for home occupations to be carried out within the residential environment.
- (e) Opportunity for non- residential activities and development to be carried out.
- (f) Opportunity provided for the establishment and continuance of educational establishments within the City.
- (g) To protect buildings and structures from potential erosion and flooding of land by the Hutt River.
- (h) The scale, size and location of buildings and structures will have adverse effects which are no more than minor on flood protection structures.
- (i) The adverse effects on buildings and structures in the Primary and Secondary River Corridors will be avoided or mitigated.
- (j) *A well designed, efficient and sustainable retirement village is developed on the site in Appendix General Residential 21 that assists to meet the City's shortage of housing for the elderly.*

APPENDIX 2

MASTERPLAN AND STATEMENT BY SUMMERSET

Operator's Statement – Somerset Group Holdings

1.0 A General Description of Somerset and our Growth Aspirations

- 1.1 Somerset was founded in 1994. Since this time the company has evolved from being a relatively small operator located primarily on the Kapiti Coast, into the second largest developer and third largest operator of retirement villages and aged care facilities in New Zealand. More recently, since 2006 Somerset has almost doubled the size of its business from 800 units to 1,668 at present, with an additional 367 aged care beds. Somerset currently provides a range of living options for over 2,600 residents located in 17 villages across New Zealand. Somerset also has another seven properties (including the proposal for the Lower Hutt site) that are currently in early planning, the subject of RMA approvals or where construction has recently been commenced.
- 1.2 Somerset has a strong development pipeline for future growth. Six villages are currently under construction, and Somerset is continually evaluating new sites for the development of more villages to respond to demand.
- 1.3 Somerset's retirement villages are major developments. The total cost of constructing each village can range from approximately \$75 million to \$100 million. At the larger end of the scale is the Manukau development which was successfully completed and was opened by the Prime Minister on 19 June 2009. The expenditure for the Manukau development exceeded \$100 million. A majority of these costs were spent within the local, regional and domestic economies. It is expected that the development cost for the proposed Lower Hutt village will be in excess of \$75 million.
- 1.4 Somerset develops and operates retirement villages with a focus on providing residents with a continuum of care by developing villages which contain both independent and assisted living units and care facilities for those who need more support. These living options are set within a comprehensively designed and integrated community with purpose built facilities set at the heart of the village that supports the health and well-being of residents.
- 1.5 Somerset prides itself on being a responsible developer and is very aware of the need to ensure its developments respond appropriately to the surrounding environment. From the outset of the development process Somerset engages a team of relevant expert consultants

to advise on technical development issues. Summerset ensures that their advice is responded to in designing and locating our villages so that the effects of our developments are managed appropriately.

- 1.6 The provision of quality, purpose-built retirement villages has resulted in Summerset being awarded the Best Retirement Village Operator in New Zealand and Australia at the Australasian Over 50s Housing Awards for the past four years (2010 – 2014).

2.0 The Retirement Living Context

- 2.1 The retirement village industry in New Zealand generally tends to reflect and follow trends at the international level, particularly those in developed western countries such as the United States, United Kingdom and Australia. The retirement centres 'movement' is very well established in the United States, where it comprises specialist retirement communities/towns, centres and village-style accommodation.
- 2.2 Whilst retirement villages with a generally similar format to the modern-day facilities have existed in New Zealand for nearly forty years, they have steadily increased in number over the past two decades. The Internet 'Yellow Pages' directory indicates a total of 325 retirement villages of varying descriptions currently operating throughout New Zealand. Approximately 280 of these are currently members of the New Zealand Retirement Villages Association.
- 2.3 The Government's current 'ageing in place' strategy is aimed towards providing home support services for older people living in their own homes as a way of decreasing the need for institutionalised care. This is a common strategy adopted by many OECD nations. The strategy is also consistent with the strong desire of many older people to maintain their independence and remain living in their local communities.
- 2.4 In respect of the provision of housing for older people, the strategy comments that the ageing population is one force driving changing housing needs in New Zealand. Increased numbers of people are approaching retirement age and people are living longer, leading to a demand for housing to meet individual needs. Housing interventions for older people need to be developed, along with services that support older people where they live.
- 2.5 Retirement villages are able to fulfil the 'aging in place' imperatives through an attractive combination of independence, security and 24 hour access to support that traditional rest homes provide, as well as opportunities for social interaction in modern, purpose-built

facilities. This is one of the reasons why retirement villages are seen as one of the solutions to the housing needs of the country's ageing population.

- 2.6 Summerset's retirement villages are actively aimed towards addressing the goals of the strategy. They provide a continuum of services ranging from housing which enables residents to live independently within a community environment, serviced units where residents can receive assistance with some of their daily needs as they age, to shared community and recreation facilities.
- 2.7 Over the past few years, Summerset has seen demand for modern retirement village living increase as older people's knowledge and confidence in the sector has grown. Changes in recent years to Government legislation concerning retirement villages and residential-care subsidy levels have also increased the attractiveness of retirement villages as a realistic housing option for older people.

3.0 Demographics of the Aging Population in New Zealand and Hutt City

New Zealand

- 3.1 As with other developed nations New Zealand has an aging population. The percentage of New Zealand's population aged over 65 years is large with just over 13% of the current nationwide population (and 11.4% of the Wellington population in this age group), and this demographic is steadily rising. Projections based on the 2011 Census from Statistics New Zealand indicates that the population aged 75 years and over is projected to increase from 260,000 currently to over 525,000 by 2031.
- 3.2 As a consequence of the growing aged population, the proportion of the over 65 year age group living in retirement villages across New Zealand has also been growing, and is expected to continue to do so. For example, the market penetration rate (being the percentage of people aged over 65 residing in retirement villages has grown from 3% in 1998 to 4.5% currently), with the increase being higher for the population aged over 75 years, with an increase from 5% to 10.5% over the same period¹.

¹ Jones Lang LaSalle Research White Paper 2014, pg10

- 3.3 To put some numbers around these percentages Government statistics show that New Zealand as a whole requires an additional 12,000 to 20,000 aged care beds, on top of the current 32,000 existing to meet the projected increase in demand over the next 15 years.²
- 3.4 Over 1,000 retirement units are required per annum to meet current demand (if demand shifts above current penetration rates then the number of new units required per annum dramatically escalates). Summerset estimates that around 750 units are currently built per annum, but this number has been lower in recent years due to the economic recession.
- 3.5 There are several factors contributing to the current undersupply. One is the average cost to build a single aged care bed. It costs on average \$180,000 to build a single care bed. That means the additional 20,000 care beds required in New Zealand over the next 15 years would cost around \$3.6 billion, and that figure does not include replacing current aged and outdated stock.
- 3.6 The percentage of the population in the older age bracket is large, and steadily rising. ‘Baby Boomers’ are continuing to enter the retirement age and will continue to do so over the next several years.

Hutt City

- 3.7 Hutt City Council’s Urban Growth Strategy 2012-2032 (March 2014) identifies very limited population growth of 0.5% from 2006 with this comparing to 5% population growth in the Wellington region over the same time period. It is further identified that the *“city will experience population loss over the next 20 years”* without intervention of some sort.
- 3.8 It is recognised that an ageing population will be a growth sector with the number of over-65 year olds increasing to outnumber children by 2032. Currently children outnumber over 65 year old 2:1. Associated with the ageing population is the increase in one and two person households with 62% of households forecast to be single or two person households increasing from 53% currently. The ageing population play a key role in shaping new housing in Hutt City over the next 20 years.
- 3.9 The Strategy goes on to further state that *“providing for retirement housing (in any form) is important, not only because it provides an alternative cost effective and socially attractive living option for many older households, but because they can free up existing larger houses*

² Grant Thornton (2010) Aged Residential Care Service Review, September.

for families. To place this in perspective, 1,000 homes or units for retirees would free up a sufficient number of homes to accommodate the equivalent of four years of housing and population growth. The aging population means a big shift toward one and two person households and a fall in average household size from around 2.7 people per home today to around 2.4 in 2031”³

3.10 The Strategy also identifies that *“substantially more purpose built retirement village housing also needs to be provided for in the city. It is estimated that as much as 30% of households with a member 70 years of age or more will choose to live in a retirement village given the option. This presents a particular challenge for Hutt City; the city has a shortage of land for development and most retirement village require a large amount of land (usually a minimum of one hectare) close to amenities. Because of this, our research indicates that the city already has unmet demand for between 5-10 retirement villages (or around 1,000 retirement village units) and will face difficulty meeting expected demand growth for another 5-10 villages over the next 20 years”⁴*

3.11 This percentage of the population living in a retirement village is called the penetration rate. Our analysis indicates our catchment area at Hutt, shows a current penetration rate of approximately 8.8% of people aged over 75 live in a retirement village. This measure is generally taken from a 5-10km radius from the site as that is where the majority of residents come from.

3.12 The above compares to a national penetration rate of 10.5% calculated from the 2013 Census. By way of examples, the Kapiti Coast has a penetration rate of 48%, Nelson 17% and Tauranga 22%.

3.13 This penetration rate is projected to markedly reduce over the next 5-10 years as the aged population demographic starts to grow and will become a significant issue for the surrounding population.

3.14 This is not only concerning for the general population who are looking to buy homes in a market with an increasingly short supply, but it is also particularly concerning for the aged population who are looking for appropriate housing and support. Many elderly still occupy three and four bedroom homes, which they struggle to maintain.

³ Urban Growth Strategy 2012-2032, Hutt City Council, March 2014, page 32

⁴ Op cit, page 32

4.0 The Circumstances which Lead People to Move to Retirement Villages

- 4.1 As mentioned earlier, the 'ageing in place' strategy aims to provide home support services for older people living in their own homes as a way of decreasing the need for institutionalised care. However, even with this support, elderly people living in their own homes can lack social interaction and feel isolated, especially if they are unable to drive. Many also struggle to keep up with the maintenance and repair needs of their properties and are reluctant to call on family members to provide the support they require. Moving to a retirement village can provide the solution facing this situation.
- 4.2 Many older people also make the decision to move into a retirement village due to an event or change in circumstances which causes them to reconsider their living environment. This might be deteriorating health, onset of fragility, loss of mobility including the ability to drive, or the death of a partner.

5.0 Summerset's Response to the Needs of the Aging Population

- 5.1 Summerset develops and operates retirement villages with a focus on providing residents with a continuum of care by developing villages which contain both independent and assisted living units and care facilities for those who need more support. Summerset's villages provide quality, purpose-built retirement village living and aged care services with communal and recreational facilities at the heart of each village.
- 5.2 Summerset's retirement villages typically include around 200 units over a site area of 3-6 hectares. Although the area is relatively large, given the significant number of units that our sites accommodate, they provide a medium density living environment, particularly when compared with stand-alone houses on individual sites. For a 200 unit retirement village with 49 bed aged care facility, around 25 hectares of land would be required to house the same number of retirees if they were to remain on traditional quarter acre sections.
- 5.3 Despite the medium density provided by Summerset's retirement villages, the villages do not place the same level of demand on various elements of public infrastructure when compared to an average residential household unit. This is in part due to the lower household occupancy rates of retirement villages (the average unit occupancy rate in a Summerset retirement village is 1.3 persons), the largely passive lifestyle of the village residents and the majority of community services being provided on site. For instance, Summerset villages provide resident facilities such as libraries, social community areas, recreational areas (e.g.

bowling greens and petanque areas) and hairdressing. The effect of providing these facilities on site is that there is less of a need for residents to travel beyond the village to enjoy community activities or amenities.

6.0 Resident's Views of Summerset Villages and the Lifestyle Offered

6.1 Summerset understands that making the decision to move into a retirement village is one of the biggest decisions that a person can make in their lifetime. The aim therefore is to ensure that residents are highly satisfied with the services and facilities offered by Summerset's villages. Regular conduct resident satisfaction surveys are undertaken to gauge satisfaction levels amongst residents about the level of services and facilities provided in the villages. The results of these surveys are extremely important to Summerset.

6.2 The results of the latest survey (2011-2012) showed that overall satisfaction across residents at all of our villages was excellent at 96% satisfaction rating, with each village surveyed at 90% or higher.

7.0 Summerset's Development Model

7.1 The majority of prospective retirement village residents who come to visit established Summerset villages will have been to at least three or four other villages to compare the services and facilities on offer. They have an expectation of what retirement villages should provide and are increasingly pushing providers to be more innovative and broad in their offering.

7.2 As a result, Summerset's development model is based on creating vibrant villages with a strong sense of community. This is done by developing modern and attractive village centres with recreation facilities such resident bar, cafe and lounge areas, cinema, exercise rooms, all weather bowling greens, swimming pools and spas, communal vegetable gardens, 'blokes' sheds', craft and hobbies rooms, libraries, and more.

7.3 Within its villages, Summerset employs activities coordinators who specialise in developing interesting recreation and excursion programmes for residents. The focus is on ensuring the years they spend at a Summerset village are among the best years of their lives.

7.4 Summerset was founded on the belief that older New Zealanders have earned the right to a high standard of living in a safe, secure and enjoyable environment. The focus is on providing residents with a full continuum of care – this means having the ability to support residents

under almost any circumstance. As the resident's needs increase, either slowly or because of an event, Summerset is able to continually support them in an environment they have come to know. This is because our retirement villages provide a wide variety of independent and supported living options, from fully independent units through to rest home and hospital level care. The continuum of care model is part of a recent evolution of the retirement village model.

- 7.5 Unlike a typical residential development, Summerset does not on-sell a development once it is constructed. Instead, we maintain control over our developments and ensure that buildings, landscaping and all other aspects of on-site amenity are properly maintained and, therefore, there is consistent and co-ordinated management of the entire site for the life of the development.
- 7.6 Many prospective retirement village residents are attracted to Summerset's villages because they offer rest home and hospital level care. People are aware that their circumstances could change and they want to know the support is there if and when they need it. They like to feel they are choosing the place they will receive care and support in their final years. They don't want to be a burden on their families or be dependent on them to make such vital decisions on their behalf. For couples this means when one spouse requires support, they are not moved across a city to an empty care bed. For many, separation from someone who they have lived with for 60 or 70 years is unbearable. Summerset works to make that situation less devastating by providing care either in a care apartment that is certified by the District Health Board to provide rest home level care, and where their husband and wife can live too; or they are minutes walk from their villa at the village care centre.
- 7.7 Summerset's retirement villages are also purpose-built to meet the needs of our residents from the time that they enter the village through to the future as their needs change. This innovative approach to building design resulted in Summerset being the first retirement village operator to be independently approved as meeting the Lifemark™ for Retirement Villages Design Standards. Lifemark™ is an independent seal of approval awarded by Lifetime Design, an independent, not-for-profit organisation established in 2006 to advocate design standards to improve the state of NZ housing, providing design solutions for the ageing population. The Lifemark™ is awarded to homes that have been designed and built to achieve specific quality design standards which make them easy and safe for people to continue living in as their needs change, and as they age.

- 7.8 The age of our residents varies across villages depending on the particular village and the offering within it. The average age of entry into Summerset's village is currently 81. The average age of Summerset's residents is 83. The average unit occupancy in our villages is 1.3 persons per unit.
- 7.9 Given the high age of entry of residents in Summerset villages, most residents lead a relatively 'passive' lifestyle with a resulting low use of community infrastructure, such as public parks and reserves. This is also in part due to the vast range of social and community facilities provided on site (as identified above) that reduces the need for residents to travel beyond the village to enjoy community activities or amenities.
- 7.10 Further, within three to four years of entry to a village, many residents cease driving as their general physical mobility decreases.

8.0 Conclusion

- 8.1 Retirement villages are an important aspect of the mixture of housing options which should be planned and provided for, and in Summerset's estimation are likely to increase in their use and importance to the Hutt community.
- 8.2 Summerset believes that the Boulcott retirement village proposal will provide a much needed retirement village facility for Hutt City residents.
- 8.3 Specialist retirement housing, such as the proposed Summerset retirement village at Boulcott, will not only assist to provide housing that is custom built to take into account the needs of older residents, but it can play an important role in the achievement of both positive social and economic outcomes for the community. The wellbeing of residents is enhanced through the opportunity for increased companionship afforded by the village community, a simplified living style, availability of recreation and leisure amenities, and access to health support services.
- 8.4 The physical design of Summerset's retirement villages, the aged care health and medical services provided, the range of social facilities and amenities offered in them are important factors in their operation and, in turn, contributed positively to the communities in which they are located.

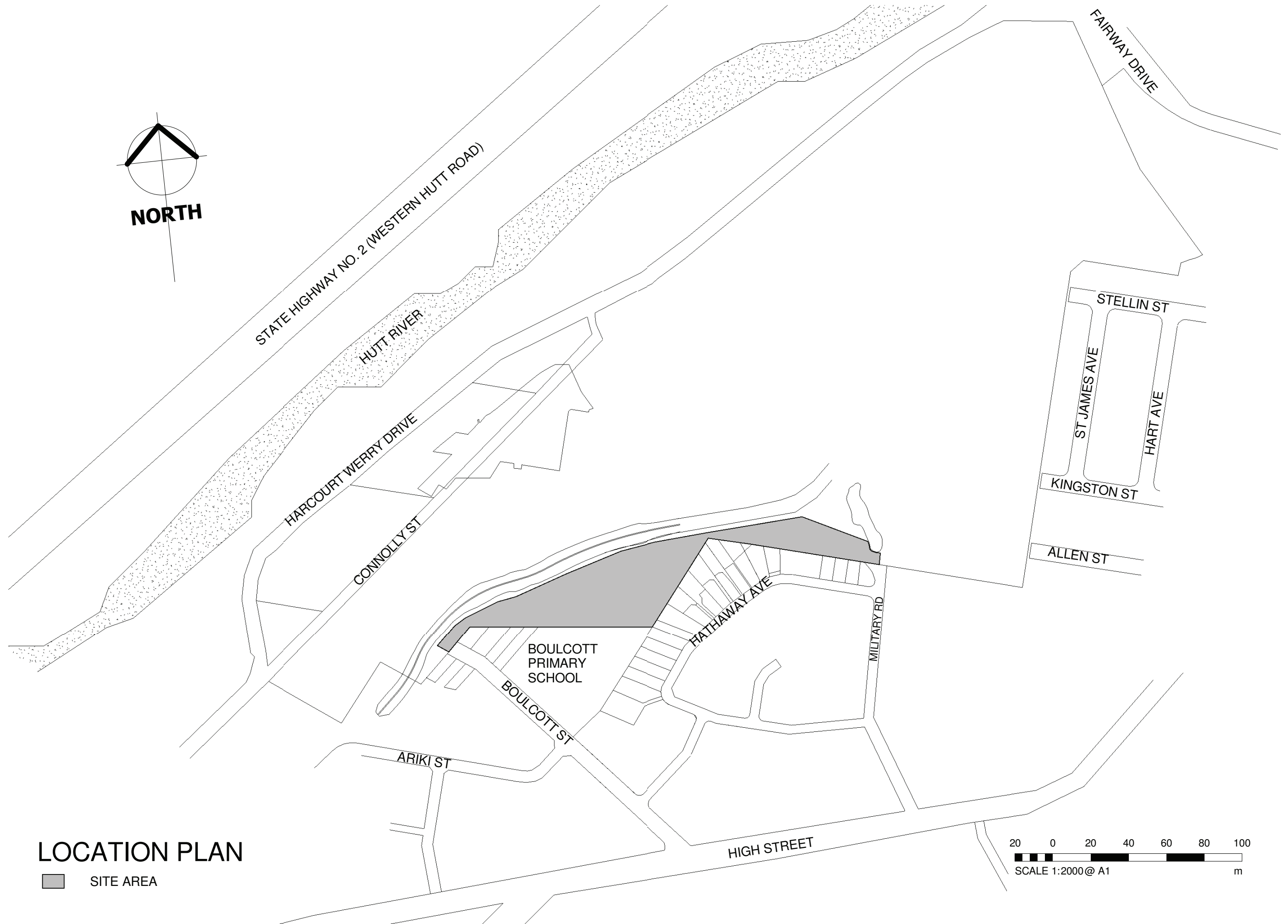
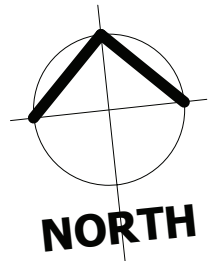
To create Lower Hutt and Wellington's premier retirement village, overlooking the iconic Boulcott's Farm Heritage Golf Course.



VISION STATEMENT & MASTER PLAN

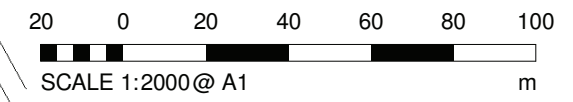
APPENDIX 3

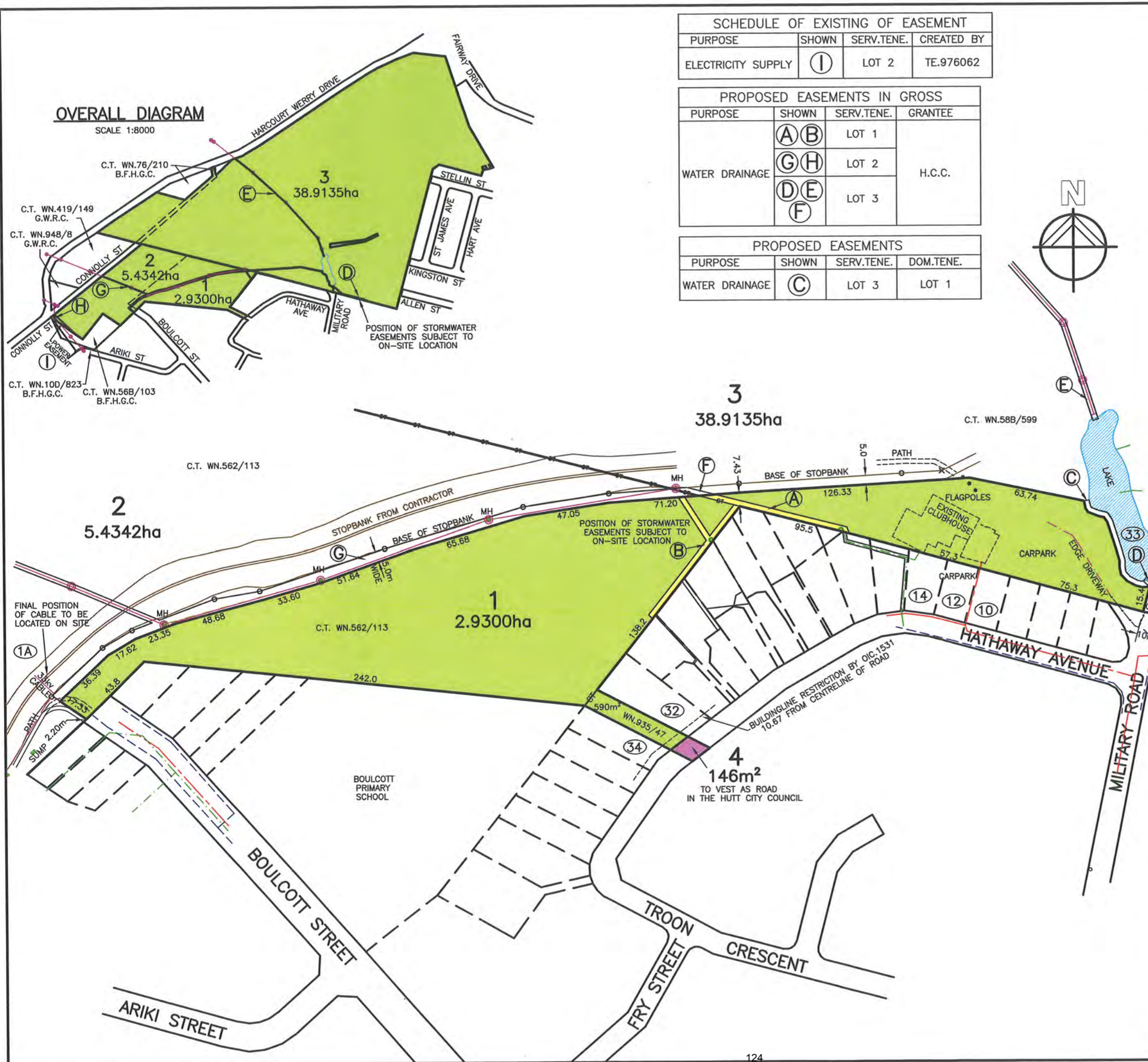
DPC LOCATION PLANS AND CFR



LOCATION PLAN

■ SITE AREA





SCHEDULE OF EXISTING OF EASEMENT			
PURPOSE	SHOWN	SERV.TENE.	CREATED BY
ELECTRICITY SUPPLY	(I)	LOT 2	TE.976062

PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERV.TENE.	GRANTEE
WATER DRAINAGE	(A)(B)	LOT 1	H.C.C.
	(G)(H)	LOT 2	
	(D)(E)(F)	LOT 3	

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERV.TENE.	DOM.TENE.
WATER DRAINAGE	(C)	LOT 3	LOT 1

No	AMENDMENT	NAME	DATE

NOTES:
 ALL AREAS AND DIMENSIONS ARE SUBJECT TO ALTERATION UPON FINAL LAND TRANSFER SURVEY
 LOCATION OF EXISTING SERVICES AND TOPOGRAPHICAL FEATURES OBTAINED FROM HCC AERIAL PHOTOGRAPH

SCHEDULE OF AFFECTED AREA	
7.5403ha	LOTS 2 & 3 DP.9241 (C.T. WN.562/113)
39.6787ha	LOTS 1 & 2 DP.91382 LOT 1 DP.24652 & SEC 1 S0.28604 (C.T. WN.58B/599)
736m ²	PT SEC 38 HUTT DIST (C.T. WN.935/47)
47.2926ha	TOTAL AREA

TOTAL AREA = 47.2926ha

LUCAS SURVEYS LTD
Land Surveyors

Tele: (04)566-0607 28 Knights Road
 Mob: 027 444 3657 P.O. Box 31-155
 Email: lucasurv@xtra.co.nz Lower Hutt

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CLIENT
**BOULCOTTS FARM
 HERITAGE GOLF CLUB**

JOB
**PROPOSED
 BOUNDARY ADJUSTMENTS
 1A BOULCOTT STREET,
 33 MILITARY ROAD &
 10,12,14 HATHAWAY AVE
 LOWER HUTT**

SCALE
 1:1500

	NAME	DATE	DRAWING NUMBER
FIELDWORK	GCR	10/13	3098SCH3
DESIGNED			
DRAWN	GCR	12/13	
CHECKED			
			SHEET 1 OF 1 SHEETS



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier 663458
Land Registration District Wellington
Date Issued 11 July 2014

Prior References

WN562/113 WN58B/599 WN935/47

Estate Fee Simple
Area 2.9300 hectares more or less
Legal Description Lot 1 Deposited Plan 477960

Proprietors

Boulcott's Farm Heritage Golf Club Incorporated

Interests

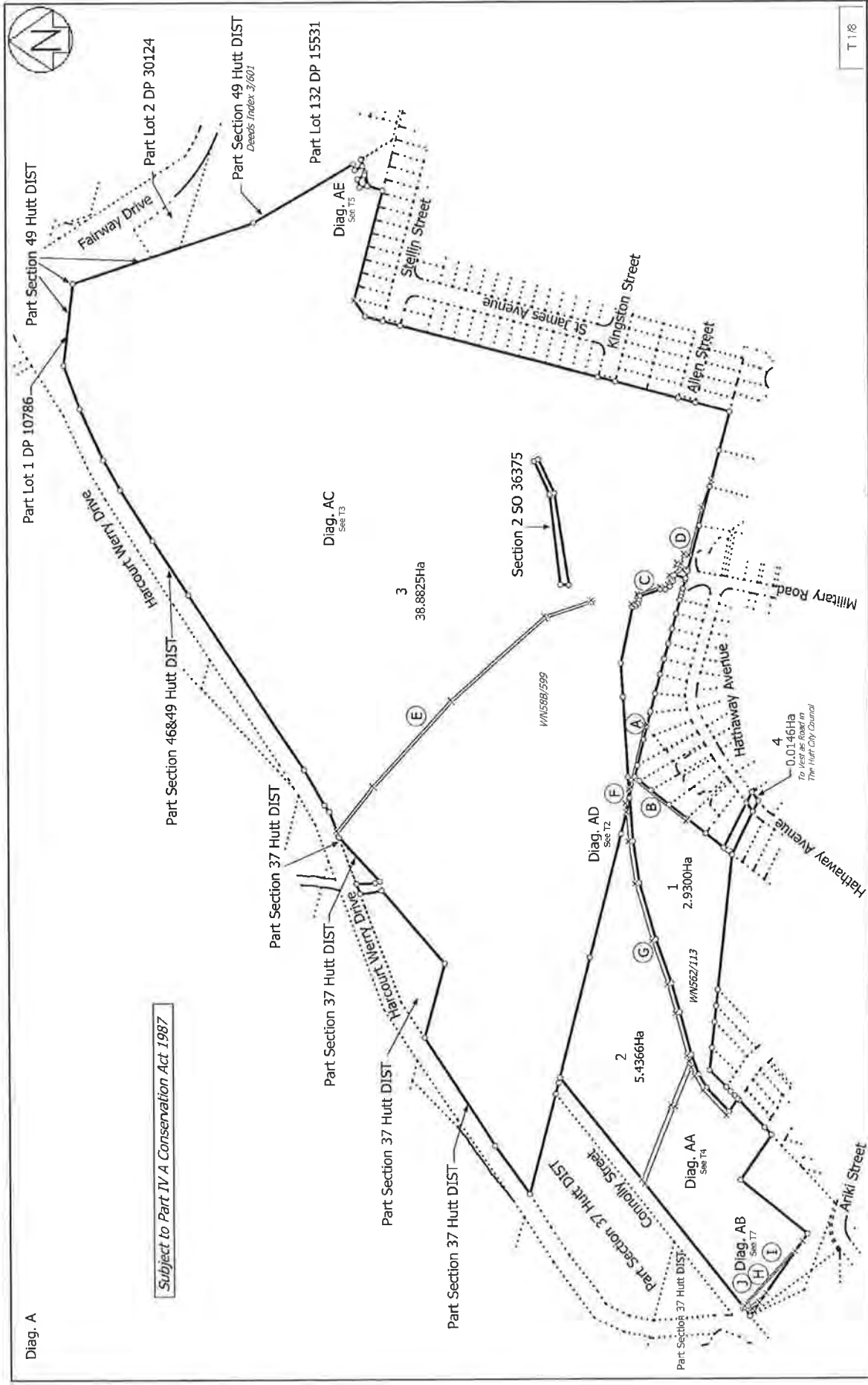
Subject to a right (in gross) to drain water over parts marked A and B on DP 477960 in favour of Hutt City Council created by Easement Instrument 9759414.6 - 11.7.2014 at 10:43 am

The easements created by Easement Instrument 9759414.6 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain water created by Easement Instrument 9759414.7 - 11.7.2014 at 10:43 am

The easements created by Easement Instrument 9759414.7 are subject to Section 243 (a) Resource Management Act 1991

11.70



T 118

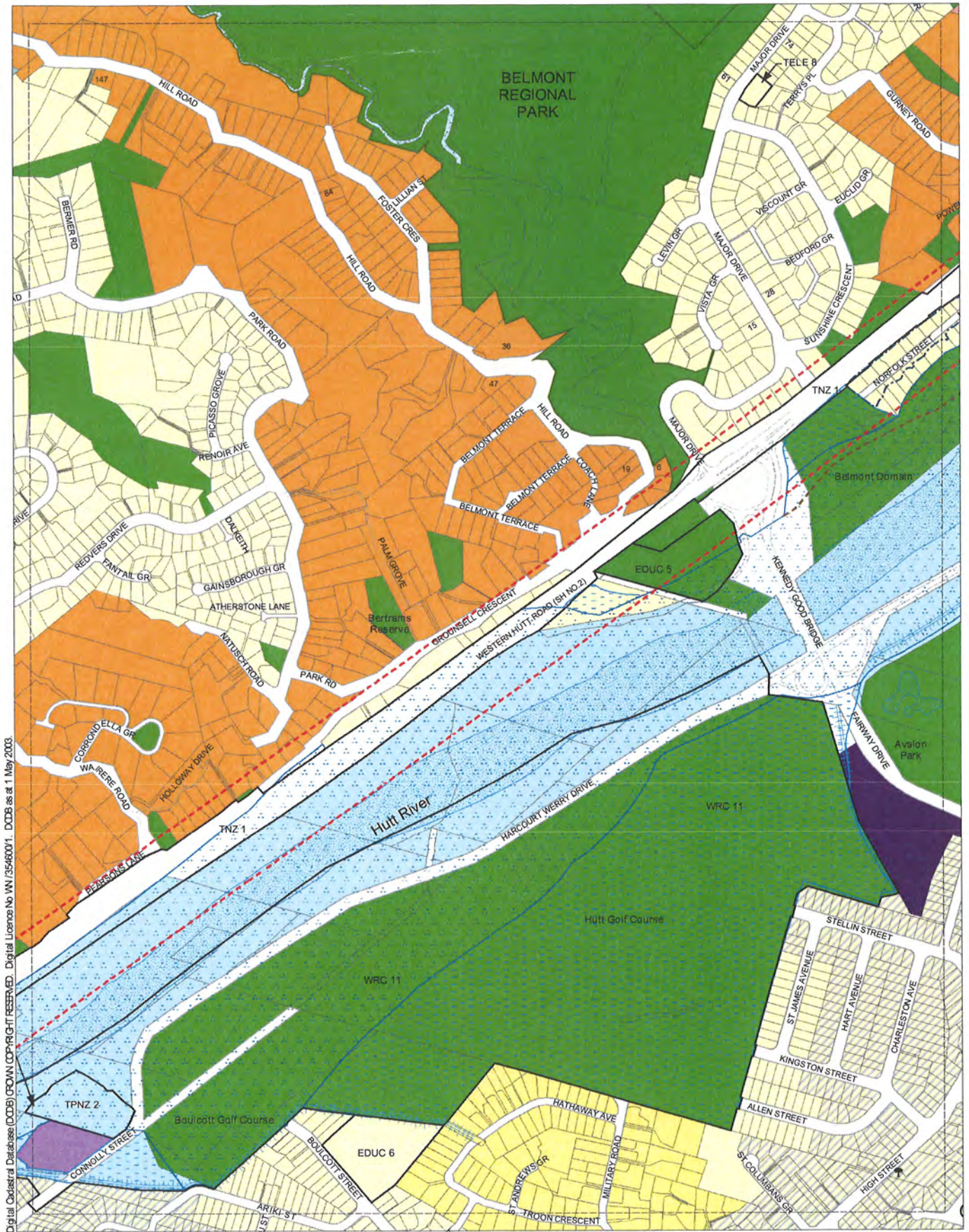
Diag. A

Subject to Part IV A Conservation Act 1987

<p>Land District: Wellington Docosr Type: Parcels without Survey Information Digitally Generated Plan Generated on: 24/07/2014 2:28pm Page 3 of 10</p>	<p>Surveyor: Gary Charles Rawson Firm: Lucas Surveys Ltd</p>	<p>Title Plan LT 477960 Approved on: 24/07/2014</p>
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Lots 1-4 being subdivision of Lot 2 and Lot 3 DP 9241, Lot 1 and Lot 2 DP 91382, Lot 1 DP 24652, Section 1 SO 28604 and Part Section 38 Hutt District

APPENDIX 4
OPERATIVE DISTRICT PLAN MAP D3



Digital Coastal Database (DCDB) CROWN COPYRIGHT RESERVED. Digital Licence No WN 3546001. DCDB as at 1 May 2003.

Updated 1 December 2011

ACTIVITY AREAS

- | | | |
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ANNOTATIONS

- City Boundary
- Designation
- Medium Density Residential
- Wellington Faultline
- Special Study Area
- Hydraulic Line
- Flood Protection Bank
- Railway Line

- Regional/Forest Park
- Heritage Area
- Primary River Corridor
- Secondary River Corridor
- 1 in 100 Year Flood Extent
- Building Setback Line
- Notable Tree
- Historic Place

E

	D2	E2
C3		E3
C4	D4	E4



District Plan - City of Lower Hutt

Scale 1:6000

D3

APPENDIX 5

LETTER FROM BFHGC AND CONSULTATION SUMMARY REPORT

Est. 1892

**BOULCOTT'S
FARM**

Heritage Golf Club (Inc)

Military Road, Lower Hutt, Wellington, New Zealand
PO Box 30-113, Lower Hutt 5040 T: +64 4 567 4722 F: +64 4 567 4260

12 September 2014

Summerset Villages (Lower Hutt) Ltd
PO Box 5187 Lambton Quay
WELLINGTON

Attention: Vaughan Bell

Dear Vaughan

District Plan Change

On behalf of Boulcott's Farm Heritage Golf Club Inc I confirm as follows:

1. The site that is the subject of Summerset's application for District Plan Change will be surplus to our requirements.
2. The Club supports the application for District Plan Change proposed by Summerset to enable urban development of the site.
3. In particular, the Club supports retirement village of the site as indicated by Summerset's "Vision Statement and Master-plan" plan.
4. The Club anticipates that there will be positive synergies associated with the close proximity the retirement village will have to the golf club and vice versa.

Kind Regards



John Freer
GENERAL MANAGER

Record of Iwi, Community and Stakeholder Consultation

16 September 2014

1.0 Introduction

1.1 As part of developing retirement village proposals for the site Summerset has undertaken a number of meetings and events to share its plans and consult relevant stakeholder groups and the local community.

1.2 Summerset considers this an ongoing process where the aim is to develop relationships with iwi, community organisations and local neighbours (including Boulcott School).

1.3 The following activities were undertaken:

- local resident neighbour drop-in sessions;
- focus group meetings with people having registered interest;
- consultation and meeting with Boulcott School;
- consultation and meetings with Iwi;
- consultation with Greater Wellington Regional Council (GWRC)

1.4 Further detail of these activities is provided below.

2.0 Neighbour Drop-in Sessions

2.1 On 8 June 2013 Summerset distributed over 200 letters inviting local residents to a drop-in session. Posters advertising the drop-in sessions were displayed at Boulcott School and Boulcott's Farm Heritage Golf Club. A plan identifying the delivery area and a copy of the letter is at Attachment 1.

2.2 On Thursday 20 June 2013 from 6:00pm to 9:00pm and Saturday 22 June 2013 from 10:00am to 1:00pm Summerset hosted drop-in sessions at Boulcott's Farm Heritage Golf Club where members of the public were provided with information regarding:

- Summerset the company;
- how retirement villages work;

- site design principles;
 - concept plan for the site; and
 - RMA approval timeframe and milestones for the site.
- 2.3 A hard copy of this information was also distributed to attendees, a copy of which is at Attachment 2.
- 2.4 A short introduction and overview of the project was provided by Paul Morris, General Manager – Development before questions from the floor were fielded. In addition, attendees had access to Summerset staff and key members of the consultant team for further information and to answer any queries.
- 2.5 Approximately 20-25 people attended on Thursday with 35-40 people attending on Saturday.
- 2.6 Attendees were requested to complete a resident feedback form by 30 June 2013 to provide their views and opinions for the development. A copy of the resident feedback form is at Attachment 3.
- 2.7 As a result of the drop-in sessions feedback on the concept master plan was received. This was in a variety of forms including email, letter, phone calls and completed resident feedback forms. A total of 13 resident feedback forms were received, along with a number of written responses.
- 2.8 Of the completed forms received, individual responses to each question were collated and combined with those of other respondents to gain an understanding of peoples' opinions. A summary of responses identified the following:
- Question 1 – Four (4) respondents (31%) either strongly agreed or agreed the land is suitable for residential-led development. Three (3) respondents (23%) neither agreed nor disagreed with development and 6 respondents (46%) disagreed or strongly disagreed that the land is suitable for residential-led development.
 - Question 2 – Five (5) respondents (39%) either strongly agreed or agreed with the use of the site for a retirement village. Four (4) respondents (31%) neither agreed nor disagreed and 4 respondents (30%) disagreed or strongly disagreed that the land be used as a retirement village.

- Question 3 – Three (3) respondents (23%) either strongly agreed or agreed with a combination of apartments and villas being provided. Ten (10) respondents (77%) strongly disagreed that a combination of apartments and villas be provided.
- Question 4 – Two (2) respondents (16%) either strongly agreed or agreed with higher density being provided adjacent the school. Eleven (11) respondents (85%) disagreed or strongly disagreed that higher density being suitable adjacent to the school.
- Question 5 – Three (3) respondents (23%) either strongly agreed or agreed for villas and townhouses for the eastern end of the site. Three (3) respondents (23%) neither agreed nor disagreed with the location of townhouses/villas for the eastern end of the site and 7 respondents (54%) disagreed or strongly disagreed with townhouses/villas located in this part of the site.
- Question 6 was an open-ended question asking respondents if they had any other comments regarding the plans. Responses to Question 6 along with other written responses were reviewed with each key point recorded. Responses on the same matter were combined together. The three main areas of concern included:
 - development of apartments (8 comments or 18% of comments);
 - reduction in land value (5 comments or 11% of comments); and
 - traffic congestion (4 comments or 9% of comments).

2.9 The summary of responses received from neighbour feedback forms is at Attachment 4.

3.0 Prospective Resident Focus Groups

3.1 As at July 2013 a total of 201 households (couples and single persons) had registered their interest in the potential retirement village. Of these 75% were from the Lower Hutt area (a plan identifying prospects is at Attachment 5). This interest has been generated by word of mouth and as a result of market announcements associated with being listed on the New Zealand Stock Exchange, as opposed to any formal marketing of the site.

3.2 On 2 July 2013 Summerset held focus groups for prospective residents who had pre-registered their interest in becoming a resident of a retirement village located on the site. Three focus groups were held across the day at 10:00am, 1:00pm and 3:00pm. Each session was attended by approximately 45 people with a total of 140 people attending.

3.3 At each focus group session, each prospective household was requested to complete a brief feedback form (refer Attachment 6). A total of 86 forms were completed with the responses to each question as follows:

- Question 1 – Eighty-four (84) respondents (84%) either strongly agreed or agreed that Summerset is a trusted retirement village operator. Two (2) respondents (2%) neither agreed nor disagreed with this statement.
- Question 2 – Eighty-two (82) respondents (96%) either strongly agreed or agreed that the concept was good for the site. Two (2) respondents (2%) neither agreed nor disagreed and 2 respondents (2%) did not answer.
- Question 3 – Seventy-nine (79) respondents (91%) either strongly agreed or agreed that “(f)ollowing today, I am even more interested and supportive of this retirement village.” Five (5) respondents (6%) neither agreed nor disagreed and 2 respondents did not answer.
- Question 4 – Forty-one (41) respondents (48%) confirmed they were interested in a villa only, while 18 respondents (21%) disagreed they were only interested in a villa. Twenty-seven (27) (31%) of respondents did not answer.
- Question 5 – Five (5) respondents (6%) confirmed they were interested in an apartment only. Forty-two (49%) indicated they weren’t interested in an apartment only while 39 respondents (45%) did not answer.
- Question 6 – Twenty-seven (27) respondents (31%) identified that they would like either a villa or an apartment while 16 respondents (19%) indicated no preference. Forty-three (43) respondents (50%) did not complete the question.

3.4 A summary of the feedback received is provided at Attachment 7.

4.0 Consultation Feedback

4.1 As a result of reviewing the consultation responses Summerset identified that the five main issues raised were as follows:

- general opposition to development of the site;
- opposition to the principle of high rise for the site - ‘out-of-keeping’ with the character of the area;

- overshadowing and overlooking of neighbouring properties;
- traffic congestion; and,
- reduction in property values.

4.2 To complete the consultation the key issues raised by local residents as Summerset understood them, were fed back to Boulcott School, Boulcott Preservation Society and local residents via meetings and a public drop-in session held during May 2014 and amendments made as a result .

5.0 Other Meetings

Boulcott School

5.1 Summerset also met the Principal of Boulcott School on Thursday 13 June 2013 to introduce the organisation and concept plans for the site. Discussion was held on a number of areas including concerns and opportunities to work together. Agreement was reached to work together as the project progresses.

5.2 The School via written correspondence from the Board of Trustees, has since voiced a number of issues that they are concerned about regarding the proposed development.

5.3 Summerset has reviewed these concerns and in a further meeting with the Board of Trustees on 5 May 2014 responded to these concerns with results of work to date. Further detailed responses to their issues will be submitted as part of the Private Plan Change Request.

Boulcott Preservation Society Inc.

5.4 In response to proposed development of the Summerset site a community group comprised of local residents, Boulcott Preservation Society Inc, has been formed.

5.5 Summerset has had on-going discussions with the group regarding proposed plans for the development of the site over the last year or so.

Residents of 2, 4, 6 & 8 Hathaway Avenue

5.6 At the request of these residents a meeting was held with Vaughan Bell, Development Manager, on 9th July 2014. During the meeting the residents discussed concerns they had with current proposals. Summerset confirmed that further detailed and specific information would be forthcoming as part of the resource consent application that would hopefully address the concerns. Further meetings to discuss matters were agreed in principle.

Lance McClure and Andy Curran

- 5.7 At the request of Lance McClure, on 25th July 2014 a meeting was held with Julian Cook, CEO of Summerset Group to discuss the project and the consenting strategy being adopted.

6.0 Iwi Consultation

Initial consultation has been undertaken with:

- Te Runanganui o Taranaki Whanui
- Taranaki Whanui Ki Te Upoka O Te Ika
- Te Runanga o Toa Rangatira Inc.

It is intended to continue consultation with iwi during the plan change process and in the lead-up to preparing the resource consent application, which will follow the public notification of the plan change request.

Based on the initial consultation, Te Runanganui o Taranaki Whanui advised that they *“have no objections to the proposed development”*. Refer Attachment 8

Taranaki Whanui Ki Te Upoka O Te Ika have confirmed that they support the proposed plan change and have provided a letter (refer Attachment 8) confirming the endorsement of the cultural impact assessment prepared by Raukura Consultants in association with the Port Nicholson Block Settlement Trust and the Wellington Tenth Trust.

Te Runanga o Toa Rangatira has advised that they wish to provide a cultural assessment on behalf of Ngati Toa after their review of the final plan change documentation. Accordingly, a copy of the plan change request (including appendices) has been provided.

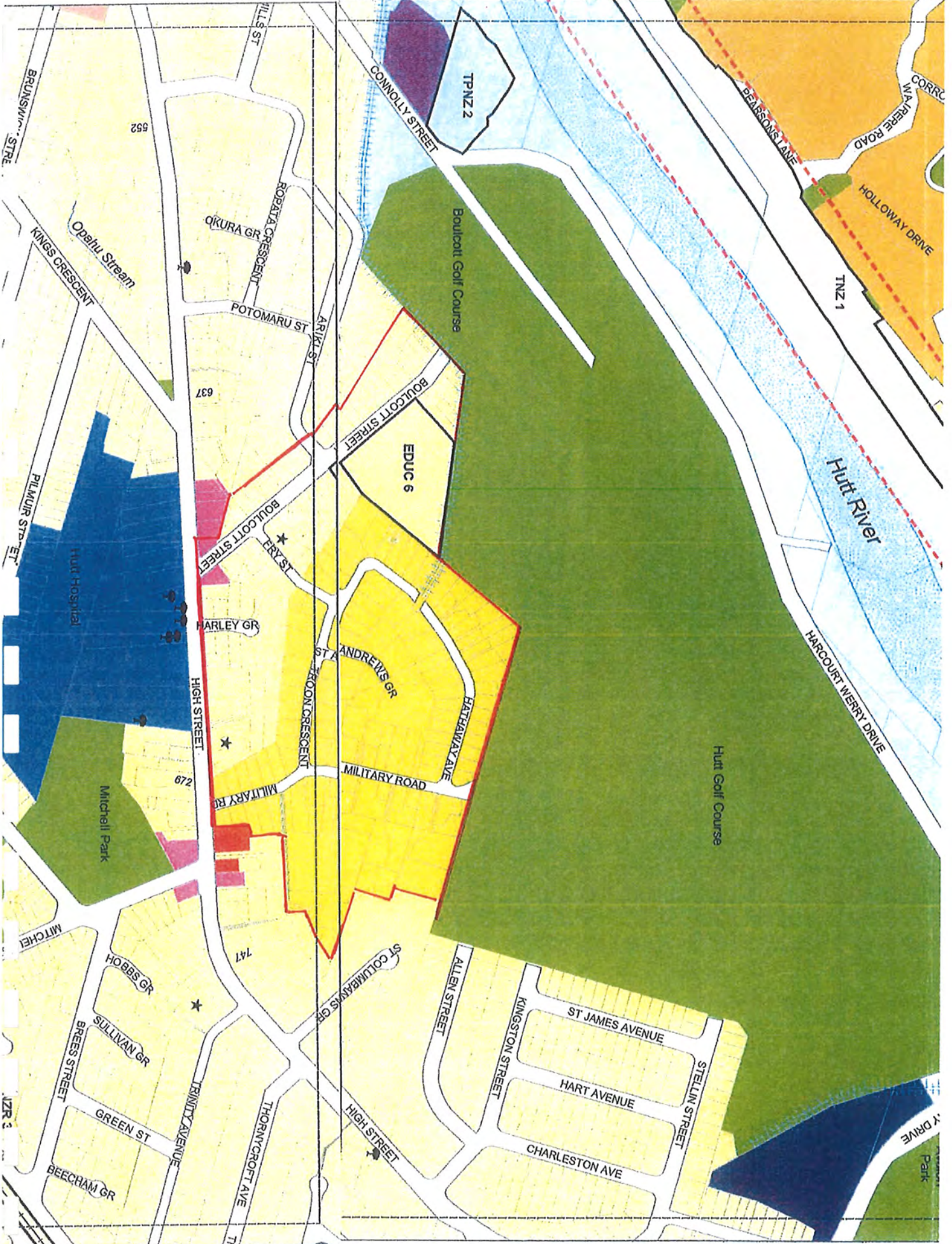
7.0 Consultation with Greater Wellington Regional Council (GWRC)

Consultation has been undertaken with the following sections of the GWRC:

- Environmental Policy
- Flood Protection.

Attachment 9 contains confirmation from GWRC Flood Protection that there is no objection to the removal of the *“secondary river corridor”* notation from the site as sought by the DPC.

Attachment 1: Letter box drop area and letter





Summerset Group Holdings Limited
Level 12, State Insurance Tower
1 Willis Street, Wellington
P.O Box 5187, Lambton Quay, Wellington
Phone: 04 894 7320
Facsimile: 04 894 7319
reception@summerset.co.nz
www.summerset.co.nz

To whom it may concern

Summerset Group has recently purchased 3.2 hectares of land that was formerly part of Boulcott's Farm Heritage Golf Club. As part of preparing development plans for the site, Summerset would like to invite you to a drop-in session to find out more about Summerset the company, plans for the site and, most importantly, provide you the opportunity to share your thoughts and views on proposed development of the site.

Two sessions will be held being **Thursday 20 June from 6pm to 9pm** and **Saturday 22 June from 10am to 1pm**. The venue for the event will be the Boulcott's Farm Heritage Golf Club rooms at Military Road, Lower Hutt. Light refreshments will be provided.

Project team members will be available to explain the plans, provide further information if required and answer any of your queries. People available will include Summerset officers and members of the consultant team. A Hutt City Council representative will also be in attendance.

You will be given the opportunity to provide written comments on the plans and these will be greatly appreciated. Responses received will then be collated and the responses used to inform the ongoing development of plans for the site.

We anticipate that documentation seeking approval for a change in zoning to provide for the retirement village development to be lodged with Hutt City Council in August 2013. The documentation for the zoning change will be publicly notified by Hutt City Council and a further opportunity for input available through the Resource Management Act notification process.

Yours thoughts and comments will be greatly appreciated.

Yours sincerely

Vaughan Bell
Development Manager

Attachment 2: A copy of information presented at the neighbour drop-in day

The vision

To create Lower Hutt and Wellington's premier retirement village, overlooking the iconic Boulcott's Farm Heritage Golf Course.

The village will accommodate living and recreation facilities for about 200-250 residents.

Where

On part of the Boulcott's Farm Heritage Golf Club land that has been made surplus to golf course requirements by the recent construction of the new stop-bank.

We are here today to seek your opinion on this opportunity.

WHY DO WE NEED RETIREMENT VILLAGES?

- Shortage of retirement living options in the Hutt Valley.
- New Zealand's over 65 age group comprises over 12% of New Zealand's population. This is anticipated to double by 2031.
- Government statistics show that New Zealand requires an additional 12,000 to 20,000 aged care beds over the next 15 years.
- Older population will increase rapidly in Lower Hutt, even though the overall population growth is low.
- 30% of households with a member 70 years of age or more will choose to live in a retirement village given the option. We need retirement villages to give everyone choice on how they live.
- Hutt City Council's research identifies that Hutt City has unmet demand for between 5-10 retirement villages and an expected demand for another 5-10 villages over the next 20 years. (Draft Urban Growth Strategy).



Example of a low rise apartments (source: Hutt City Council's Draft Urban Growth Strategy)

WHO IS SUMMERSET?

- We are an owner and operator of high quality retirement villages.
- We are focused on providing retirement villages with a continuum of care containing independent living, assisted living and full care facilities.
- We have been awarded best retirement village operator in New Zealand and Australia for the past 3 years.
- We were founded in 1997 and now the second largest developer and third largest operator in New Zealand.
- We are listed on the New Zealand Stock Exchange in 2011 and a NZX Top 50 company.
- We provide living options for over 2,000 residents located in 16 villages across New Zealand, a further four sites are in development.
- Resident survey for 2012-2013 shows 96% satisfaction rating.

OUR VILLAGES

Summerset is one of the top three retirement village operators in New Zealand, employing more than 500 staff.

Summerset is an active member of the Retirement Villages Association of New Zealand.

Summerset provides retirement options for around 2,000 New Zealanders.

Our team today includes:

Client:
Summerset Group Ltd



Consultants:
Urban Designers / Landscape Architects:
Wright and Associates

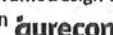


Resource Management and Planning
Urban Perspectives



Hutt City Council officers are also present today

- We also have had specialist advice in
- Transportation Planning by Traffic Design Group
 - Civil Engineering by Aurecon



VISION



Our main care building is always the heart of the village, where residents enjoy indoor and outdoor recreation, hospitality and socialising facilities



Landscape quality is a key aspect of Summerset villages, creating a garden ambience and areas for quiet enjoyment.



Two storey self contained houses



Apartment buildings are usually 3, 4 or 5 storeys, with open balconies and living areas that allow residents to enjoy sun and views.

THE RETIREMENT VILLAGE MODEL

We provide retirement villages with a continuum of care containing independent living, assisted living and full care facilities. In all our developments

- We are a responsible neighbour providing a high quality development set amongst landscaped grounds ensuring safety and security.
- Our main building is the 'heart' of the village being a focus of activity, recreation, socialising for the community and visitors alike.
- Village facilities usually include a cafe, gym, swimming pool, resident's lounge, bowling green, library, hair salon and gardens
- There are a range of unit types from 1 to 3 bedroom villas, townhouses and apartments.

LIFEMARK LIFETIME VALUE

Summerset is committed to Lifemark standards in all its developments.

The Lifemark charter identifies minimum requirements, to guarantee facilities for elderly and disabled people in residential housing.

The whole design of the village responds to 5 key design principles:

- Useability
- Accessibility
- Adaptability
- Safety
- Lifetime value.



SUMMERSET VILLAGES

THE CONTEXT

- The site is located between the golf course and the existing residential area. The expansive 18 hole golf course will remain an important feature of this landscape.
- The site is less than 500m from High Street where bus services provide public transport options, a variety of shops provide local services and where the Hutt Hospital is located.
- The area has a residential character, but there are also a number of large educational and medical facilities and some medium density residential buildings in the area, located on or near High Street. The hospital complex is the main landmark in the city landscape here.
- Boulcott is distinctive for its 'garden city' ambience.

These are important considerations in the planning of the retirement village so that it fits into the neighbourhood.



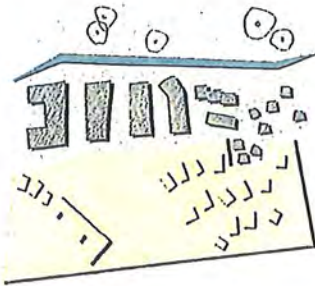
THE SITE

- The site is a long thin parcel of land that spreads from east to west, from Military Road to Boulcott Street.
- The site is well located within Lower Hutt taking advantage of north facing views, sunlight access and panoramic access to abundant open space and recreational areas.
- It is currently unused by the golf course, and includes the existing 2 storey club house building. The club house will need to be relocated in a separate project.
- The site currently offers views towards the golf course from the surrounding suburb, though this is somewhat interrupted by the new stop bank. The planning for the site maintains and enhances the landscape links between the suburb and the open space expanse beside the river.
- The site has flat easy access to High Street.
- It will need to be reshaped to make it easily accessible.
- In the west its prominent neighbour is the school.
- In the east the site is at the rear of a number of residences.



CONTEXT & SITE

Key strategies in planning the village.

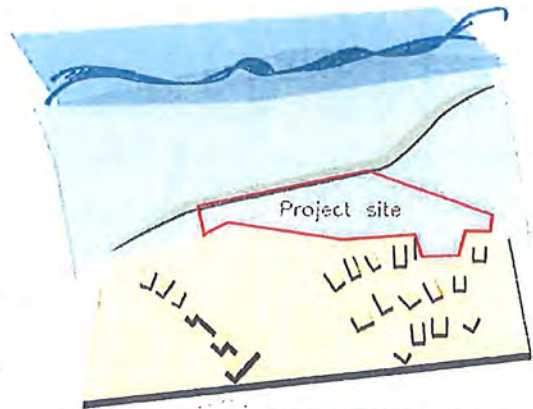


1. DENSITY WHERE APPROPRIATE

The village centre near the wide and easily accessible Boulcott Street.

Apartment buildings near the school. These buildings will be 3-5 storeys high

The 1-2 storey villas in the east, around adjoining residential areas.



ORGANISING THE TRANSITION BETWEEN THE SUBURB AND THE OPEN SPACE



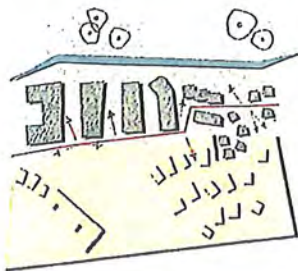
2. LANDSCAPE LINKS

Buildings aligned to create landscape corridors linking the residential area with the golf course open space.



3. LEGIBLE ACCESS

A clear internal circulation street gives clear access to the residential buildings and recreational amenities. Buildings will address this 'street'.



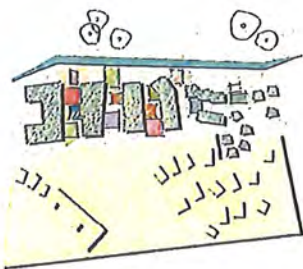
5. RE-LEVEL THE GROUND

The ground will need to be leveled to:

- Ensure good drainage of stormwater; and
- Ensure mobility of elderly and infirmed.

4. DIVERSE GARDEN SPACES

Substantial corridors between buildings create diverse garden areas that provide privacy and a range of different recreation activities.

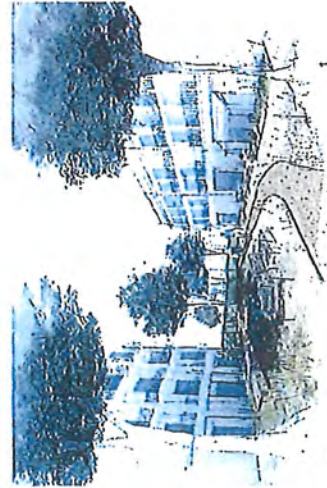


4 SITE STRATEGIES

To create Lower Hunt and Wellington's premier retirement village, overlooking the iconic Boulcott's Farm Heritage Golf Course.



- Care center and reception
- Villas
- Apartment building
 - 5 storeys
 - 4 storeys
 - 3 storeys
 - 2 storeys
 - 1 storeys



5

VISION STATEMENT & MASTER PLAN



WHAT IS A PLAN CHANGE?

The current zoning of the land is General Recreation Activity Area (GRAA) and part Special Residential Activity Area (SRAA). The zoning is not suitable for a retirement village.

Summerset proposes to submit a private plan change request in August to rezone the land to medium density residential. As part of the request it would also look to establish appropriate provisions to facilitate a retirement village development. This includes a master plan of the site and specific provisions addressing elements of the development such as maximum height, relationship to neighbouring properties, maximum site coverage, maximum length of buildings, parking etc.

The approval process for a plan change request is similar to a resource consent application. It involves public notification of the proposed change, the opportunity to make submissions (either in support or opposition to the requested change) and a hearing by Council appointed hearing commissioners who make a decision to accept, amend or reject the plan change request. If the change is accepted, and subject to there being no appeals, (which are heard by the Environment Court) the District Plan is amended to incorporate the new provisions.

PLANNING POSITION & DELIVERY

Attachment 3: Neighbour Feedback Form

SUMMERSET RETIREMENT VILLAGES

Neighbour Feedback Form:

Please complete this form, or provide comments via our website at www.summerset.co.nz/submission by 30 June 2013.

Name:

Address:

Telephone:

Email:

The construction of the stop-bank has led to the land being surplus to the Golf Club and is now considered suitable for residential-led development.

Do you agree or disagree with development of the land?

Strongly agree Agree Neither agree or disagree Disagree Strongly disagree

The proposed use of the site will be as a retirement village.

Do you agree or disagree with this?

Strongly agree Agree Neither agree or disagree Disagree Strongly disagree

The indicative master plan provides for a combination of villas and apartments.

Do you agree or disagree with this?

Strongly agree Agree Neither agree or disagree Disagree Strongly disagree

Higher density is thought suitable for the area of the site adjacent to the school.

Do you agree or disagree with this?

Strongly agree Agree Neither agree or disagree Disagree Strongly disagree

Single/double storey villas/townhouses are being proposed for the eastern end of the site (i.e. Military Road/Hathaway Road).

Do you agree or disagree with this?

Strongly agree Agree Neither agree or disagree Disagree Strongly disagree

Do you have any other comments (good or bad) that you'd like to let us know about?

Do you have any questions/queries you'd like to discuss with us?
Please identify your query below and provide contact details.

Attachment 4: Consultation Feedback Results

LOCAL RESIDENTS' CONSULTATION RESPONSES

The construction of the new stop-bank has led to the land being surplus to the Golf Club and is now considered suitable for residential-led development.

Q1 Do you agree or disagree with development of the land?

	No	%
Strongly agree	1	8%
Agree	3	23%
Neither agree or disagree	3	23%
Disagree	0	0%
Strongly disagree	6	46%
	<u>13</u>	<u>100%</u>

Q2 The proposed use of the site will be as a retirement village. Do you agree or disagree with this?

	No	%
Strongly agree	1	8%
Agree	4	31%
Neither agree or disagree	4	31%
Disagree	2	15%
Strongly disagree	2	15%
	<u>13</u>	<u>100%</u>

Q3 The indicative master plan provides for a combination of villas and apartments. Do you agree with this?

	No	%
Strongly agree	1	8%
Agree	2	15%
Neither agree or disagree	0	0%
Disagree	0	0%
Strongly disagree	10	77%
	<u>13</u>	<u>100%</u>

Q4 Higher density is thought suitable for the area of the site adjacent to the school. Do you agree or disagree with this?

	No	%
Strongly agree	1	8%
Agree	1	8%
Neither agree or disagree	0	0%
Disagree	1	8%
Strongly disagree	10	77%
	<u>13</u>	<u>100%</u>

Q5 Single/double storey villas/townhouses are being proposed for the eastern end of the site (i.e. Military Road/Hathaway Road). Do you agree or disagree with this?

	No	%
Strongly agree	1	8%
Agree	2	15%
Neither agree or disagree	3	23%
Disagree	1	8%
Strongly disagree	6	46%
	<u>13</u>	<u>100%</u>

Attachment 5: Focus Group Feedback Form

FOCUS GROUP FEEDBACK

Thank you so much for taking the time to come along to the focus group session today.

Please find below some further questions we welcome your written feedback as we prepare our RMA application.

Name: _____

Focus Group session you attended: _____

Summerset is a trusted retirement village operator

Strongly agree Agree Neither agree or disagree Disagree Strongly disagree

I thought the village concept today is a good option for this site

Strongly agree Agree Neither agree or disagree Disagree Strongly disagree

Following today I am even more interested and supportive of this village

Strongly agree Agree Neither agree or disagree Disagree Strongly disagree

I am interested in a villa only

Yes No

I am interested in an apartment only

Yes No

I would consider either a villa or an apartment

Yes No

Other comments for consideration: _____

Attachment 6: Consultation Feedback Material

Summerset Retirement Village Boulcott Project Update-Resident Feedback

The Retirement Village Model

A continuum of care containing independent living, assisted living and full care facilities. Range of unit types from 1 to 3 bedrooms.

Main building the 'heart' of the village being a focus of activity, recreation, socialising for the community and visitors alike.

Village facilities include a cafe, gym, swimming pool, resident's lounge, bowling green, croquet, library, hair salon and gardens.

High quality living options for the elderly set amongst landscaped grounds in a safe and secure environment.

Hutt City Council's Growth Strategy

The Hutt City Council Urban Growth Strategy notes that as a result of demographic changes, significantly more retirement housing needs to be provided for in the City, including purpose built retirement villages.

Demand for between 5-10 retirement villages. Challenge given large land area and proximity to amenities.

Scheme Development

Boulcott site considered suitable for a retirement village.

During 2013 Summerset prepared plans for a scheme comprising 217 units with a maximum height of 5 storeys

Technical Work

Further technical investigations have been undertaken including architectural design, subdivision of the site, detailed geotechnical investigations and wind assessments.

Ground conditions require piling is required for any development over 2 storey.

Consultation

Extensive and wide ranging consultation undertaken during mid to late 2013. Key issues raised as a result of consultation:

Against development of the site in principle.

Against development above double storey – out-of-keeping with the character of the area.

Overshadowing and overlooking of neighbouring properties.

Traffic congestion/conflict with school related traffic.

Reduction in property values.

Prospective Resident Focus Groups

Over 200 households registered their interest with 75% from the Lower Hutt area.

Over 95% of people attending focus groups agreed the concept plan was a good response for the site.

Currently there are 275 households that have registered interest.

Revised Proposal

In light of the above work a revised scheme has been adopted that we will take forward to a Private Plan Change Request:

- 180 units approximately with a maximum height of 4 storeys
- 2 halves – east and west
- East – double storey villas
- West – main building and apartment blocks
- Reduced mass of buildings

Advantages of the scheme:

- Apartment buildings with smaller footprint breaking up the visual bulk.
- Line of villas and internal access along boundary with Hathaway Ave provides separation from residential properties and apartment blocks.
- Reduction from maximum height of 5 storey to 4 storey
- Reduction in traffic generated.
- Increased opportunities for landscaping to break-up bulk of buildings.

Way forward:

1. Preparation of technical reports by the project team.
2. Anticipate private plan change submitted in Q3 of 2014.



Attachment 7 – 2, 4, 6, & 8 Hathaway Avenue residents' meeting notes

Aaron Clarke

From: Vaughan Bell
Sent: Wednesday, 16 July 2014 5:09 p.m.
To: 'Martyn Bain'
Cc: Ray Tomlinson; tomandpip; kingstreetspraypainters@xtra.co.nz
Subject: RE: Correction

Thanks Martyn

And comments noted.

Vaughan Bell
Development Manager
Summerset Group Holdings Limited
Phone 04 894 7320 Fax 04 894 7319
DDI 04 901 3420 Mob 029 778 0123
Web www.summerset.co.nz
Email Vaughan.Bell@summerset.co.nz
PO Box 5187 Lambton Quay, 6145.
Office Level 12, State Insurance Tower,
1 Willis St, Wellington



Four time winner – Best Retirement Village Operator in New Zealand and Australia 2010, 2011, 2012 & 2013

This is a confidential and privileged communication. If sent to you in error please notify me and delete.

From: Martyn Bain [mailto:martyn.bain@gmail.com]
Sent: Wednesday, 16 July 2014 5:07 p.m.
To: Vaughan Bell
Cc: Ray Tomlinson; tomandpip; kingstreetspraypainters@xtra.co.nz
Subject: Re: Correction

Hi Vaughan,

Thanks for your notes. I have mad a few comments/corrections below.

regards, Martyn

On 10 July 2014 10:41, Vaughan Bell <Vaughan.Bell@summerset.co.nz> wrote:

Hi Martyn, Pip and Ray

Many thanks for coming in and chatting through the project and how this may impact on you. I hope a bit more clarity was gained in terms of the RMA approvals process moving forward. I certainly found it useful to sit down with yourselves to better understand your concerns and chat those through.

You all identified that you were long term residents of the neighbourhood and that the reason for purchasing your properties was the outlook to the golf club and hills to the north. It was all agreed that it was important to be good neighbours as we would all be in the area for a long time.

I think it is also worth mentioning that in a perfect world we don't want a development behind us. We also talked about the frustration around the lack of information when clearly a lot of work has been done - you mentioned this was because things have not been finalised.

We agree however that if we do have a new Neighbour a long term owner like Summerset is preferred. Single level dwellings like other retirement villages (4m versus 8m) would most definitely ease concerns. We also talked about the earlier plan with the access lane along our boundary and that degree of separation was our preference - Vaughan said this move was so that access could be optimised for 2 rows of houses but was not the final layout.

In terms of the route map moving forward I identified that a private plan change request would be submitted in Aug/Sept 2014 to change the underlying zoning of the land to General Residential and that this would be followed by a resource consent application for land use and development of the proposed scheme (most likely submitted in Oct/Nov 2014). I also mentioned that a lot of information and detail would be submitted as part of these applications and that Summerset are currently in discussion with Council regarding what information is required as part of each application. However I confirmed that all residents would be able to have their say on both applications as they work through the approvals process (managed by Council).

You also said you would be building the admin block first and it could be 2-4(?) years depending on planning timing before you looked at the land behind our properties.

In terms of your concerns, I have noted that the areas discussed included:

1. Site levels as these are the starting point for any height measurements (addressed in the plan change request);

In particular we talked about the big difference in heights across this part of the site and the scope of earthworks to make it level is a massive task i.e. points 1 & 2 here are not trivial. .

2. Impact of any earthworks such as vibration, noise and dust (covered in detail in the resource consent application);

3. Obstruction of sunlight access and views (covered in detail in the resource consent application);

4. Setback of development from your northern boundaries (covered in detail in the resource consent application);

5. The detail of any elevations of proposed buildings (covered in detail in the resource consent application);

6. Access arrangements to Military Road (covered in detail in the resource consent application);

7. Impact on property values.

Related to 3, 4 & 5 we are also very concerned with the intensity of the development and the implied lot sizes. For example on the Hathaway car park proposal we would consider the 2 unit block in keeping but

the 3 unit block is not. You mentioned that because your were not subdividing 'lot size' is not a consideration?

I identified that we were looking for the plan change to provide us the opportunity to develop up to a maximum height of 8m with a minimum 1m offset from the property boundary to the building. This is consistent with General Residential provisions under the District Plan. I also confirmed that the exact detail of the villas, the exact setback and specific elements of the buildings that will be double storey had yet to be resolved. This detail will form part of the resource consent application.

You have identified that you would like further information regarding all of these matters and how they may impact on your property. Your preference is to discuss/understand matters prior to applications going into Council and needing to get lawyers involved. I acknowledge this and have offered to meet you at your property to discuss the detail of the resource consent application. This would be with a view to discuss how compromises could be made to reduce the effects on you once Summerset confirms designs for this area.

You have also requested proposed site levels and a plan showing the road connection to Military Ave. I will check whether this is available and whether it is appropriate to provide this information to you at this point in time. I'll come back to you all shortly.

I hope this is an accurate summary of our meeting and if I have missed something or in your view not accurately recorded something then please just let me know.

Regards

Vaughan Bell
Development Manager
Summerset Group Holdings Limited

Phone 04 894 7320 Fax 04 894 7319
DDI 04 901 3420 Mob 029 778 0123
Web www.summerset.co.nz
Email Vaughan.Bell@summerset.co.nz
PO Box 5187 Lambton Quay, 6145.
Office Level 12, State Insurance Tower,
1 Willis St, Wellington

Four time winner – Best Retirement Village Operator in New Zealand and Australia 2010, 2011, 2012 & 2013

This is a confidential and privileged communication. If sent to you in error please notify me and delete.

From: Martyn Bain [mailto:martyn.bain@gmail.com]

Sent: Thursday, 3 July 2014 11:46 a.m.

To: Vaughan Bell

Cc: Ray Tomlinson; tomandpip; kingstreetspraypainters@xtra.co.nz; Debbie Curran

Subject: Re: Correction

Hi Vaughan,

Further to my earlier email: were you planning on engaging with us on the proposal as it effects the rear (north) of our properties? We are keen to discuss and better understand your proposal.

Regards, Martyn

On 9 June 2014 09:51, Vaughan Bell <Vaughan.Bell@summerset.co.nz> wrote:

Martyn

This is to confirm receipt of your email.

Thank you.

Vaughan Bell

Development Manager

Summerset Group Holdings Limited

Phone: 04 894 7320 Fax: 04 894 7319

DDI: 04 901 3420 Mob: 029 778 0123

Web: www.summerset.co.nz

Email: Vaughan.Bell@summerset.co.nz

PO Box 5187 Lambton Quay, 6145.

Office: Level 12, State Insurance Tower,
1 Willis St, Wellington

Four time winner – Best Retirement Village Operator in New Zealand and Australia 2010, 2011, 2012 & 2013

This is a confidential and privileged communication. If sent to you in error please notify me and delete.

From: Martyn Bain [mailto:martyn.bain@gmail.com]
Sent: Monday, 9 June 2014 9:10 a.m.
To: Vaughan Bell
Cc: Ray Tomlinson; tomandpip; kingstreetspraypainters@xtra.co.nz; Debbie Curran
Subject: Correction

Hello Vaughan

I am sending this email on behalf of the residents at 2, 4, 6 & 8 Hathaway Avenue.

We would like to correct a statement made at the recent “drop in” session at the Golf Club. At that meeting, when talking about the development behind our properties (Hathaway East) one of your advisors/planners said the reason the road behind our properties had been moved back/north was because the residents said they “did not want a road behind their properties”. This statement is not true.

Not one of us have been contacted by Summerset to canvas our views regarding this specific area of the plan.

Please adjust any notes, documentation and any future council submission to correctly reflect resident feedback.

We also note in your new proposal that you have doubled the size of the development to the north of our properties - the real reason for moving the road back. This change completely contradicts your claim that the new proposal offers “reduced mass of buildings”. As a group we strongly oppose this part of your current proposal.

Please confirm receipt of this email.

Martyn Bain

for and on behalf of:

1. Martyn and Rachel Bain - 2 Hathaway
2. Jono and Shelly - 4 Hathaway
3. Ray and Chris Tomlinson - 6 Hathaway
4. Tom and Pip Donnelly - 8 Hathaway

cc Boulcott Preservation Society Inc.

Attachment 8: Iwi Consultation



MARAMA Reply to Paul Morris

17 June 2014

TENAKOE PAU

PLEASE RECORD THAT TE RUNGANUI O TARANAKI

WHANUI HAS NO OBJECTIONS TO

THE PROPOSED AT Boulcott Lower Hutt

KIA ORA KOE TERI PUKETAPU

Teri Puketapu
Environmental Executive
Te Runanganui o Taranaki Whanui
P O Box 36 111
Te Puni Mail Centre
Lower Hutt

Tena Koe Teri

Re: Proposed Retirement Village, Boulcott, Lower Hutt

I am making contact to advise you of a proposal by Summerset Group Holdings Limited to establish a retirement village at Boulcott, Lower Hutt.

The site was previously part of the Boulcott's Farm Heritage Golf Course. However, as a consequence of the recent construction of a new flood control stopbank by the Greater Wellington Regional Council, the site, which is on the protected 'city side' of the new stopbank, is now surplus to the golf club's requirements.

The attached site plan identifies the site location and provides a general outline of the proposed retirement village.

The purpose of this letter is to draw the proposal to your attention and seek an opportunity to meet so that Summerset can provide you with more detail and, at the same time, seek feedback from Te Runanganui o Taranaki Whanui. To this end, I will follow-up this letter with a phone call to see if a mutually satisfactory time can be arranged for a meeting.

Yours sincerely

Paul Morris
General Manager - Development
Summerset Group Holdings Limited

Attachment 9: Greater Wellington Regional Council Confirmation



By email

9 September 2014

File Ref: N/10/04/01

Peter Coop
Urban Perspectives
PO Box 9042
Wellington

Shed 39, 2 Fryatt Quay
Pipitea, Wellington 6011
PO Box 11646
Manners Street
Wellington 6142
T 04 384 5708
F 04 385 6960
www.gw.govt.nz

Dear Peter

Existing Flooding notation on the Hutt City District Plan at Boulcott

Your email dated 3 September 2014 asks that I confirm the following:

GWRC ... has no objection to the proposed removal of the "secondary river corridor" notation that currently affects the site (District Plan Map D3);

In principle, the Flood Protection Department would agree to the Hutt City Council removing from its District Plan the existing flood notation where it is located behind the recently constructed Boulcott Hutt stopbank. The new stopbank protects this area well in excess of the 1 in 100 year notation currently in the district plan.

In terms of your private plan change process I suggest in due course Hutt City Council should formally ask GWRC to agree to the "secondary river corridor" notation that currently affects the site (District Plan Map D3) being removed.

Please contact me if you require any further information.

Yours sincerely

Tracy Berghan
Principal Planning Advisor
Flood Protection

DD: 04 934 1484
tracy.berghan@gw.govt.nz

1403852-V1



APPENDIX 6

CULTURAL IMPACT REPORT



Raukura Consultants

CULTURAL IMPACT REPORT

SUMMERSET - BOULCOTT RETIREMENT VILLAGE



MOTUTAWA-MARAENUKU

IN ASSOCIATION WITH PORT NICHOLSON BLOCK SETTLEMENT TRUST &
WELLINGTON TENTHS TRUST

AUGUST 2014

CULTURAL IMPACT REPORT

SUMMERSET – BOULCOTT RETIREMENT VILLAGE HUTT CITY

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© Raukura Consultants

Frontispiece: 1846 painting shows Boulcott's stockade in the Hutt Valley by *Lieutenant G. H. Page (58th Regt.)*. Alexander Turnbull Library Reference: B-081-002

THE PROJECT

1. Summerset Group Limited plan to develop a retirement village which will be home to approximately 250 residents, consisting of a mix of villas, apartments, care apartments, a care centre and a Village Centre are to be built. It will be built on a site of approximately 2.93 hectares.
2. Retirement village developer and operator Summerset has completed its due diligence in respect of the purchase of a section of land for a \$65 million retirement village in Lower Hutt. The proposed village on a section of land to be acquired from the Boulcott's Farm Heritage Golf Club will be the Group's 20th retirement village site.
3. The development will include buildings up to 4 storeys high which will accommodate apartments along with a care centre and reception building and a range of villas.
4. The area had been a part of the Boulcott Golf Club which had a long history on the site. The area had been on the river side of the stopbanks which provided flood protection for the Hutt Valley. Greater Wellington Regional Council have been moving the stop banks closer to the river giving areas on the City side of the new stop banks available for development. The golf course largely remains on the river side of the stop banks.



This picture looking north with the old stopbank to the right and the new bank to the left of the photograph – this is the site that will be developed with the golf club building in the background.

5. The development will extend over part of the old historic Boulcott Farm. Boulcott Farm was an important part of the early colonial history of the Hutt Valley and New Zealand. Later in this report these event will be recounted in some detail. These events in the middle of the 19th century may have left artefacts and possibly even bones from the old battle, perhaps of both European and Māori origin. The precise area of burials and where artefacts may be still found is difficult to determine and so an accidental discovery protocol is proposed along with a procedure to follow if these items are discovered.

6. The need for an archaeological examination of the site prior to earthworks commencing will be discussed in this report along with consideration for an archaeological authority for the work. The decision on these matters rests with others such as the Heritage New Zealand.



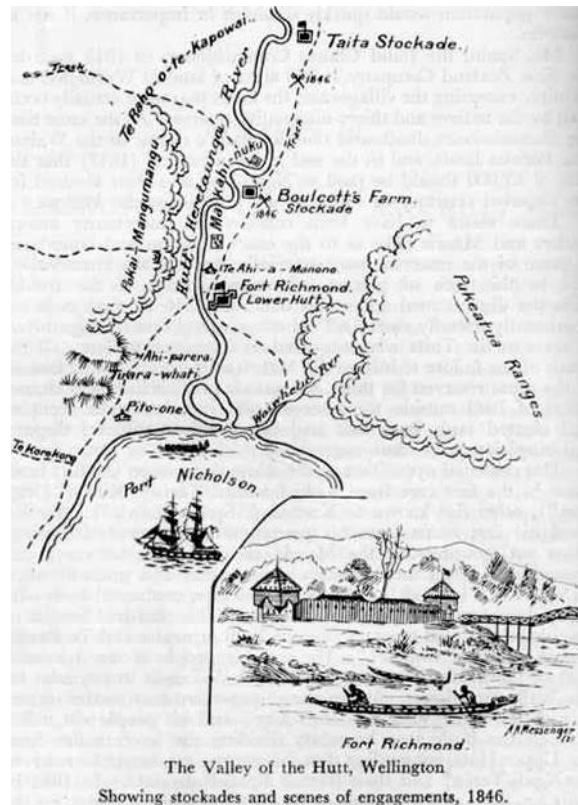
Memorial to the events of 1846 at the corner of the Military Road and High Street

EXECUTIVE SUMMARY OF CULTURAL IMPACT REPORT

7. This report was produced in association with the Port Nicholson Block Settlement Trust and the Wellington Tenths Trust (the Trusts). The Trusts are both Iwi Authorities for the takiwa which included most of the cities of Lower Hutt, Upper Hutt and Wellington. The report details the cultural history with a particular focus on the activities between Māori on the Government Troops around 1846 which is closely associated with this site.
8. The development is close to and probably is part of the old Boulcott Farm and the site of the 'Battle of Boulcott Farm of 1846'. The area is steeped with that history of that conflict and what it represented for the early history of the new colony. This report will recount parts of that history and locate as best it can where the farm was located along with the burial sites and the old Pā sites. An accidental discovery protocol will be proposed where there are earthworks which may unearth cultural material, historical artefacts and possibly even old burials. The site is located between Boulcott Farm and the old Maraenui Pā site.
9. This is an area where great conflict occurred early in colonial history with conflicts over the New Zealand Company's sale of rural acres to settlers and the displaced people of Ngati Tama along with those of Ngati Rangatahi and Ngati Haua from the Upper Whanganui River. Motutawa Pā extended across what is now known as Avalon Park as well as extending south across what is now Fairway Drive into the area now occupied by the Hutt Golf Links. The project in the Boulcott area is in the proximity of Maraenuku Pā which was situated close to the old bed of the Hutt River. Between these Pā was Boulcott Farm which was stockaded in the 1840s. Motutawa Pā was associated with the Ngati Tama hapu of the northern confederation of Taranaki iwi along with the Ngati Rangatahi a hapu of Ngati Maniapoto and Ngati Haua of the Upper Whanganui River. Between Ngati Awa included the iwi of northern Taranaki migrated to the Wellington Harbour area from the early 1820s and have held manawhenua status to the present time.

10. The area gained notoriety with the Battle of Boulcott farm in 1846 which proved to be the last battle between the British regiments in Wellington, and Maori. It saw Ngati Rangatahi, Ngati Haua and Ngati Tama being removed from settler sections in the Hutt Valley by the British soldiers and local Māori.
11. The two old Pā sites should be regarded as waahi tapu or Maori sacred sites that border the project area both the Pā sites extended to Te Awakairangi/Hutt River. It is noted that the course of the river has changed considerably from colonial times both by natural changes and then by human activity with river control activities.
12. This project will involve this land which could still hold some of the taonga of the past. The burials as a result of the battles in the area in 1846 should be outside the project area. This report sets out some of the Maori cultural history and connection with this part of the Hutt Valley and how it fitted in the overall tribal situation around Te Whanganui a Tara (Wellington Harbour). The context of the tribal situation and how the Waitangi Tribunal has seen this is explained to ensure that decision makers are dealing with the appropriate mana whenua groups.
13. These possible Maori cultural effects could in part be dealt with through the provision of an accidental discovery protocol. That protocol would cover the possibility that cultural or archaeological material anywhere along the course of the development. The area around the old Boulcott Farm and stockade which was probably close to the utilities building of the Golf Club.
14. The Trusts recommend that the area is examined in a preliminary way by an archaeologist prior to work starting to clear the site. The archaeologist should advise on whether a more detailed examination is warranted prior to work commencing. It is noted that there were also burial of British soldiers and others around the old Boulcott farm.

15. It is difficult to accurately pinpoint the location of any burials and these may well have been removed or destroyed in past works around the site. Remnants of the battles of 1846 may include muskets and guns and other items. This report cannot confirm whether an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required but it is noted that there was no sites found in this locality recorded on the ArchSite register and from a check with the File Keeper. Given that there is a lack of coverage of the archaeological sites in the Hutt Valley, it would be useful that an archaeological survey is done to see if an authority is required.
16. A site listed as R27/715990 named as the Boulcott Farm Stockade does not appear have been fully registered and little more is known about it by the author of this report.
17. Some examination of early maps indicate that the buildings that were made into a farm stockade were a little north and west of the Boulcott's Farm Golf Club's main building and just beyond the utility building. This area may be beyond the land for this development.



Map from James Cowan, *The New Zealand Wars* vol 1

HISTORICAL BACKGROUND TO THE SITE

18. This particular site for the proposed Retirement Village probably was a part of Boulcott Farm and although it was not a fort as was Fort Richmond it was a stockade and was built around existing buildings of Boulcott's Farm in May 1846.
19. When it was thought that matters were becoming unstable in the Hutt Valley particularly after the events in the Wairau in 1843 at Tuamarina when Arthur Wakefield and Waitohi and others were killed. Forts and stockades were built in Wellington and the Hutt Valley. Fort Richmond was built in 1845.



1845 painting shows Fort Richmond, beside the Hutt River. Samuel Charles Brees Alexander
Turnbull Library Reference: B-031-035

20. Motutawa Pā was located in the area currently known as Avalon Park however with gardens extending southward into the scheme area. Motutawa was a Pā occupied by Ngati Rangatahi and Ngati Haua from Ohura in the Upper Whanganui River. The Pā was also occupied by the Ngati Awa hapu of Ngati Tama. The place name is the same as an island near the mouth of the Mokau River in North Taranaki. It is of note that the Ngati Tama chief from this Pā, Te Kaeaea otherwise known as Taringakuri was buried in the Te Atiawa Urupa in Te Puni Street. This Urupa is closely connected with both Pito One Pā and Te Tatau o te Po Pā located on the Petone foreshore. Ngati Rangatahi who were originally from Ohura in the Waikato and were a hapu of Ngati Maniapoto. They were related to Ngati Toa through the ancestress, Kimihia.¹ Ngati Rangatahi were also resident at Maraenuku having been ‘placed’ there by Ngati Toa in the 1830s, however they vacated the area later that decade and returned in 1841.

¹ Hippolite, Joy, *Ngati Rangatahi*, 1997, Wai 145, Doc H4, p4

21. Maraenuku Pā was located further south on the east bank of Te Awakairangi/Hutt River was also associated with Ngati Tama who had moved his people from Kaiwharawhara Pā which had been overtaken by settlers and their livestock. Ngati Rangatahi were said to have invited Ngati Tama to settle in the Hutt and established a Pā at Maraenuku around 1842 until 1846². Maraenuku Pā now in the vicinity of the Boulcott Golf Course club house. Maraenuku Pā was located some distance north of where Fort Richmond was built in 1845.
22. In March 1844 Crown Commissioner William Spain, was charged with investigating the pre-Treaty claims of the New Zealand Company in Wellington. Spain visited Ngati Tama chief Te Kaeaea at his Pā, Maraenuku. Te Kaeaea and his people were cutting a line in the bush 'according to the directions of [Te] Rauparaha' in order 'to divide between the lands of the European and our own.' Te Kaeaea insisted that Te Rauparaha and Te Rangihaeata had refused to agree to the boundaries set by Spain for the New Zealand Company. To reinforce this point, by the end of May Te Rangihaeata was camped in the upper Hutt Valley with 500 followers.
23. Te Rauparaha and Te Rangihaeata were now divided over continuing Maori occupation of the Hutt Valley. When the two chiefs met at Otaki in March 1845, Te Rangihaeata accepted that the matter now rested with Ngati Rangatahi, Ngati Tama and the government. But he also made it clear he would not allow the iwi to abandon their claims in the Hutt. He sent word to Ngati Rangatahi that he would support them if they were attacked by the Europeans.
24. Te Kaeaea maintained his position at Maraenuku. In early 1846 the new Governor, George Grey, turned his attention to the Wellington region. He arrived with soldiers and two navy vessels. Grey met Te Kaeaea, who promised to withdraw his people from the Hutt Valley once they were compensated for the 300 acres of potatoes they had growing there. Grey was adamant that there would be no discussion of compensation until Ngati Tama had actually left.

² Cowan, James, *The History of the New Zealand Wars and the Pioneering Period*, p90

25. Grey then met the Ngati Rangatahi leader, Kaparatehau. Once more the issue of compensation was raised. Once more Grey made it clear that no negotiations would take place until the land had been cleared.
26. By late February Ngati Rangatahi and Ngati Tama had left the valley. Immediately settlers began to take possession of the land. Maraenuku was destroyed and the village's chapel and urupa (cemetery) were desecrated in the process. Incensed by these actions, Ngati Rangatahi and Ngati Tama returned to the disputed land and attacked settlers' property.
27. Some of Te Rangihaeata's warriors took part in the plunder and looting of settlers' property. Grey sent troops to the area and a number of forts were built. In March 1846 a company of the 96th Regiment repulsed a Maori attack at Taita, prompting Grey to declare martial law. The British positions in the Hutt were strengthened in anticipation of an escalation of the situation.³
28. Richard Taylor, a missionary from Wanganui, had arrived in late February to try to negotiate a settlement. He had helped persuade Ngati Tama and Ngati Rangatahi to leave the valley. Following the settler occupation of the abandoned land, Te Kaeaea informed Taylor: 'I thought the word of a Governor was sacred, but now I see that he too is worth nothing in the eyes of his own people'. Taylor received a similar message from an angry Te Rangihaeata, although the chief also said that he had written to Kaparatehau ordering him to return any property looted from settler houses.
29. Te Rangihaeata told Taylor that the situation would be resolved if Kaparatehau was given some land. He urged Taylor to inform Grey of this fact. Te Rangihaeata was reluctant to meet Grey himself as he had heard that the Governor planned to arrest and hang him for his role in the Wairau incident. He stressed that he had no desire to fight.
30. In May 1846 Te Rangihaeata was clearly agitated with George Grey and was wanting to assert interests in the Hutt Valley using Ngati Rangatahi and Ngati Haua people

³ 'A line in the bush - war in Wellington', URL: <http://www.nzhistory.net.nz/war/wellington-war/line-in-the-bush>, (Ministry for Culture and Heritage), updated 24-Jul-2009

who had come into conflict with settlers in the area who had purchased the land through the New Zealand Company process which had been examined by Land Commissioner Spain.

31. The action that was to follow was notorious and showed the instability that still existed in the new colony. This battle however proved to be the last major action in Wellington and set the scene for the future.



1846 painting shows Boulcott's stockade in the Hutt Valley by Lieutenant G. H. Page (58th Regt.). Alexander Turnbull Library Reference: B-081-002 – note the graves in the vicinity

The fog of early morning enveloped bush and clearing that dawn of Saturday, 16th May; a white band of denser vapour coiling down the valley above the tree-tops showed the course of the silent river. The sentry near the river-bank, in front of the inlying picket's tent, shivered with the chilly touch of the hour that precedes daybreak. As he turned to pace his beat, with musket and fixed bayonet at the slope, his glance fell upon some low bushes seen obscurely through the curling mist a few yards to his front. They seemed nearer, he thought, than they had been a few moments before. Next instant he caught a glimpse of a shaggy head and a gun-barrel above one of those bushes. The Maoris were creeping up on the camp, with bushes and branches of scrub held before them as screens. "Maoris!" he yelled as he levelled his "Brown Bess" and fired, then snatched another cartridge from his pouch and ran to the picket tent, trying to reload as he ran, but was overtaken and tomahawked.

A volley was delivered from fifty Maori guns. The Maoris fired low, to rake the floor of the tents. A second volley; another from a different flank; then on came the enemy with the tomahawk. Not a soldier of the picket escaped. Those who were not killed by the volley fell to the short-handled *patiti*. In and about the picket tent four soldiers lay dead. One of these was William Allen, whose name will be remembered so long as the story of Boulcott's Farm is told. Allen was a tall, young soldier; he was bugler to his company. When the sentry's shot was heard he leaped up, seized his bugle, and, running

outside the tent, he put the bugle to his lips to blow the alarm. In the act of sounding the call he was attacked by a Maori, who tomahawked him in the right shoulder, nearly severing his arm, and felled him to the ground. Struggling to rise, the brave lad seized the bugle with his left hand and again attempted to warn his comrades, but a second blow with the tomahawk, this time in the head, killed him. The bugler's call was not needed, however, for the whole camp had been awakened by the sentry's shot and the answering volleys.

The garrison of Boulcott's, now reduced to forty-four or forty-five men, was confronted by quite two hundred warriors—Rangihaeata's band and Te Mamaku's musketeers from the Upper Wanganui. Lieutenant Page's house was surrounded by the Maoris in a very few moments after the destruction of the picket. Page, on the first alarm, had snatched up his sword and loaded pistol, and rushed out with two men, but was confronted by scores of the natives. Driven back into the cottage, the three sallied out again, and joined by several soldiers from one of the sheds, they fought their way to the barn, firing at close quarters at their foes, who attempted to charge in upon them with the tomahawk. The party of men in the barn, three sections, each under a sergeant, fought their post well and successfully, taking turns in firing through the light stockade and in returning to the shelter of the building to reload.

The Maoris evidently had calculated on completely surprising the troops; but what they did not accurately estimate was the steadiness of disciplined Regular troops. Lieutenant Page, again and boldly attacked his antagonists. Extending the men in skirmishing order, with fixed bayonets, he advanced. In the height of the engagement a party of seven of the Hutt Militia, who had been disbanded on the previous Monday, but who fortunately retained their arms, came gallantly to the assistance of the hard-pressed troops, and fought side by side with the redcoats. Their arrival was the turning-point in the fight. The rebels, seeing these Militia men dash into the battle, began to retire, and at last were driven across the Hutt, after an engagement lasting about an hour and a half. The Maoris formed up on the west side and danced a war-dance. Page estimated their numbers at about two hundred, having hacked and shot his way to the stockade, assembled his men, and, leaving a small party to hold the fort, came out into the open.

Now the authorities, civil and military, were compelled by the pressure of public opinion to accept Te Puni's generous offer to arm his Ngati-Awa men for the campaign. A hundred stand of arms were supplied to the *hapus* at Pito-one, and the men at the town *pas* were also given muskets. Mr. David Scott, a colonist who understood the Maoris and their ways, was appointed to act as the European staff officer of the native contingent, co-operating with the chiefs Te Puni, Wi Tako Ngatata, and other tribal heads. The quality of the arms supplied the natives for their guerilla work was poor—so poor that many of the guns were unfit for use, and the ammunition had become wet and unserviceable. These friendly Maoris, however, made no delay in taking the field. Their total numbers were about two hundred and fifty; most of these assembled at Pito-one two or three days after the fight, and then marched out to a position between Fort Richmond and Boulcott's, where they built a temporary *kainga*.

The olden battle-ground is now the golfers' links. Boulcott's homestead of 1846 (Section 46/111) was close to the spot where the Lower Hutt Golf Club's house now stands. The frequent floods and the

repeated changes of the river's course have considerably altered the original contour of the place, and the actual site of the stockade has been transformed to a gorse-covered waste of gravel.⁴

S C Brees, *Pictorial Illustrations of New Zealand*, London 1847, Maraenuku Pā with the “Redcoats”



. MAAENUKU PA. DISTRICT OF THE HUTT.

⁴ James Cowan, *The New Zealand Wars: A History of the Maori Campaigns and the Pioneering Period: Volume I: 1845–1864*

TANGATA WHENUA OF WELLINGTON TODAY

32. The body now having the mandate from the Government through the Port Nicholson Block (Taranaki Whānui ki te Upoko o te Ika) Claims Settlement Act and the associated Deed of Settlement is the Port Nicholson Block Settlement Trust. The Settlement Trust works closely with the earlier formed land-owning Trust, the Wellington Tenths Trust. In essence the origins of those two Trust in people terms is very similar and both can be regarded as mana whenua in Wellington. There are also some other tribal groups with some interests in the Hutt Valley.
33. Ngati Tama descendants are represented in the Wellington Tenths Trust along with the Port Nicholson Block Settlement Trust. Ngati Toa have some interests in the Hutt Valley as a result of their relationship with Ngati Rangatahi and Ngati Haua who came from the Taumaranui area and resided for a short time around the Boulcott area. Ngati Toa Rangatira have now had Treaty of Waitangi settlement legislation passed in the house and have a variety of settlement interests in the Hutt Valley.
34. The Ngati Toa Rangatira Claims Settlement Act 2014 came into effect in April 2014. This includes a statutory acknowledgement with respect of the Hutt River effectively the same of that for the Port Nicholson Block Settlement Trust. That acknowledgement is for the bed of the river owned by the Crown and does not include private land beyond the stopbanks.
35. Ngati Rangatahi are recognised as a hapu of Ngati Manipoto based at Wharauoa Marae in Taumaranui and were associated with Motutawa Pā at Avalon.

CONSULTATION

36. Te Atiawa/Taranaki Whanui ki Te Upoko o Te Ika a Maui are represented by both the Wellington Tenths Trust and Port Nicholson Block Settlement Trust and have been a part of the earlier reporting process and this one. This should be sufficient to cover Taranaki whanui in Wellington as there are no specific issues for the tangata whenua marae.
37. A copy of this report will be sent to Ngati Toa Rangatira for their consideration and comment as well as to a representative of Ngati Tama ki Poneke.

38. It is noted that Ngati Rangatahi and Ngati Haua had a historical interest in Wellington, however this was not recognised as a claimable interest by the Waitangi Tribunal in its Wellington Report.⁵



This Brees painting show the Hutt River at Molesworth's farm just south of the project area showing a waka taua on the river.

CONCLUDING COMMENTS

- Boulcott Farm has a unique place in the history of the Hutt Valley, Wellington and New Zealand. This development will be located on part of and very close to the old Boulcott Farm. The battle that occurred there finally settled the land issues between some Māori, the British Regiment as the power behind George Grey and the settlers represented in part by the New Zealand Company.
- This development will need to work around possible archaeology as a result of the events detailed above and to acknowledge the history of the area.

⁵ Waitangi Tribunal, *Te Whanganui a Tara me ona Takawa: Report of the Wellington District*, 2003, p487- 493

RECOMMENDATIONS

- a. The Port Nicholson Block Settlement Trust and Wellington Tenth's Trust consider that an archaeological site examination is required for this site with respect to the Battle of Boulcott Farm. It is noted that if there are artefacts or even bones these are most likely to be of European origin, but may include Māori items.
- b. There is also a need for an accidental discovery protocol for this development and a draft of that protocol is in Appendix I.
- c. The inclusion of some interpretive material within the finished development would be a way to recognise this important historical site.

BIBLIOGRAPHY

- i. ATL = Alexander Turnbull Library collections
- ii. Best, Journal of the Polynesian Society, *The Land of Tara and they who settled it*, Vol 26 & 27, 1917 – 1919.
- iii. Butterworth, Susan, *Petone: A History*, Petone Borough Council, 1988
- iv. Petone Borough Council, *Petone's First Hundred Years*, 1940
- v. Waitangi Tribunal, *Te Whanganui a Tara me Ōna Takiwā*: Report on the Wellington District, 2003
- vi. James Cowan, *The New Zealand Wars: A History of the Maori Campaigns and the Pioneering Period*: Volume I: 1845–1864

APPENDIX I- ACCIDENTAL DISCOVERY PROTOCOL

1. If any archaeological site(s) are uncovered during physical works, the Project Manager will require the contractor to adopt the following protocol.
 - a. Evidence of archaeological sites can include oven stones, charcoal, shell middens, ditches, banks, pits, and old building foundations, artefacts of Maori and European origin or human burials.
 - b. Work shall cease immediately at that place.
 - c. The Project Manager shall advise the Project Archaeologist, representatives of The Trusts, and the New Zealand Historic Places Trust (see below for contact details).
 - d. Materials discovered will be removed by the Iwi responsible for the tikanga appropriate to their removal and preservation, or re-interment.
 - e. Works affecting the archaeological site shall not resume until the NZ Historic Places Trust, the Police (if skeletal remains are involved) and Iwi Authority representatives have each given the appropriate approval for work to continue.
 - f. The Contractor will allow the iwi authority representative(s) and the archaeologist(s) access to the site to carry out the responsibilities of this protocol.

DISCOVERY OF TAONGA

Maori artefacts such as carvings, stone adzes, and greenstone objects are considered to be taonga (treasures). These are taonga tuturu within the meaning of the Protected Objects Act 1975. Taonga may be discovered in isolated contexts, but are generally found within archaeological sites, modification of which is subject to the provisions of the Historic Places Act.

If taonga are discovered the procedure set out for the discovery of archaeological sites (above) must be followed, and the following procedure will apply to the taonga themselves:

1. The area of the site containing the taonga will be secured in a way that protects the taonga as far as possible from further damage.
2. The Project Manager will then inform the Heritage NZ and the nominated tangata whenua representative so that the appropriate actions (from cultural and archaeological perspectives) can be determined.
3. Work may resume when advised by the HeritageNZH or archaeologist.
4. The archaeologist will notify the Ministry for Culture and Heritage of the find within 28 days as required under the Protected Objects Act 1975. This can be done through the Auckland War Memorial Museum.
5. The Ministry for Culture and Heritage will consult with interested parties to establish claims for ownership. Ownership is ultimately determined by the Māori Land Court. If the taonga requires conservation treatment the Ministry for Culture and Heritage should be contacted immediately and their staff will make the necessary arrangements.

CONTACTS

The following is a list of the nominated contacts for the procedures outlined above. The Contractor shall finalise the details for the Project Archaeologist once this person has been appointed.

TANGATA WHENUA CONTACTS

Tom Jamieson – Port Nicholson Block Settlement Trust – 04 4723872

Liz Mellish - Taranaki Whanui Ph: 04 473 2502

Reina Soloman - Ngāti Toa Runanga Ph: 04 237 7922

HERITAGE NEW ZEALAND CONTACT DETAILS

David Rudd Regional Archaeologist, PO Box 2629
04 494 8323.

MINISTRY FOR CULTURE AND HERITAGE:

Honiana Love
Senior Adviser Māori, Heritage Operations
Ph. 04 496 6339
Honiana.love@mch.govt.nz

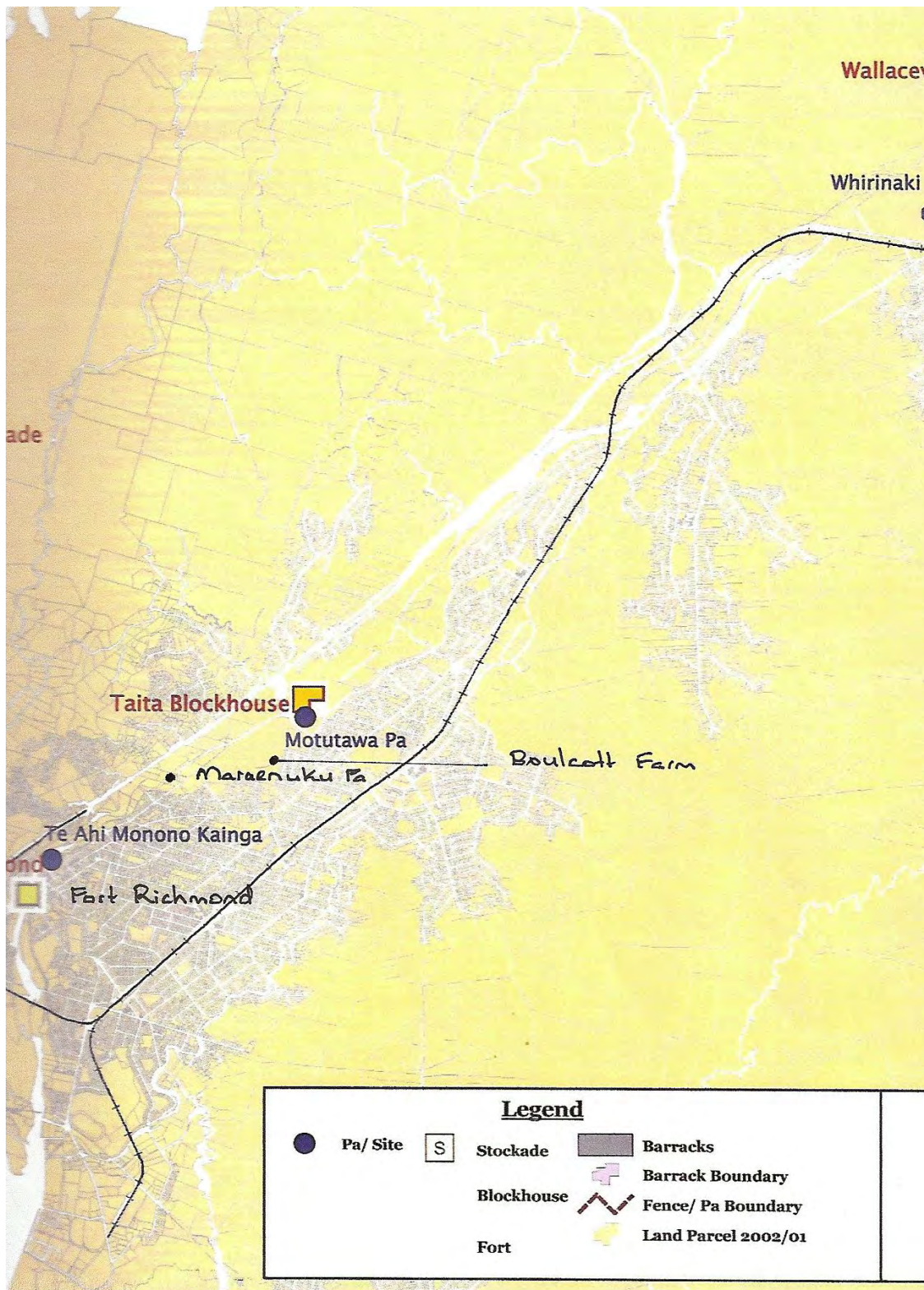
APPENDIX II - TE ATIAWA AND TARANAKI WHANUI MIGRATION TO WELLINGTON

1. This taua was followed by several waves of migration to the West coast around Waikanae and Kapiti of Ngati Toa and their kin from Ngati Koata and Ngati Rarua from Kawhia along with the Ngati Awa iwi of Ngati Tama, Ngati Mutunga and Te Atiawa from Northern Taranaki. Of these eventually Ngati Tama and Ngati Mutunga came into Te Whanganui a Tara and started to settle around the harbour around 1820 to 1830. Later in this time the fighting Chiefs of Te Atiawa from Nga Motu (now New Plymouth) went to live in the Wairarapa. They returned from the Wairarapa when Ngati Tama and Ngati Mutunga left for the Chatham Islands in 1835 with Te Atiawa taking over places such as Waiwhetu, Ngauranga, Pipitea, and others predominantly around the harbour. After 1842 some of Ngati Tama returned to Wellington from the Chatham Islands and sought to take up their interests again in Upper Hutt.
2. This taua was followed by several waves of migration to the West coast around Waikanae and Kapiti of Ngati Toa and their kin from Ngati Koata and Ngati Rarua from Kawhia along with the Ngati Awa iwi of Ngati Tama, Ngati Mutunga and Te Atiawa from Northern Taranaki. Of these eventually Ngati Tama and Ngati Mutunga came into Te Whanganui a Tara and started to settle around the harbour around 1820 to 1830. Later in this time the fighting Chiefs of Te Atiawa from Nga Motu (now New Plymouth) went to live in the Wairarapa. They returned from the Wairarapa when Ngati Tama and Ngati Mutunga left for the Chatham Islands in 1835 with Te Atiawa taking over places such as Waiwhetu, Ngauranga, Pipitea, and others predominantly around the harbour. After 1842 some of Ngati Tama returned to Wellington from the Chatham Islands and sought to take up their interests again in Upper Hutt.
3. The first of the main heke from Taranaki was known as ‘Tataramoa’ or ‘bramble bush’ migration in 1822 where the Ngati Toa people from Kawhia under Te Rauparaha moving south rested in northern Taranaki. The heke included Ngati Mutunga, Ngati Tama, Te Atiawa and Ngati Toa and their destination was around the Waikanae area. A definitive battle in the area was called Waiorua which is a site on the northern end of Kapiti Island between the new residents of Te Atiawa (Ngati Awa) and Ngati Toa

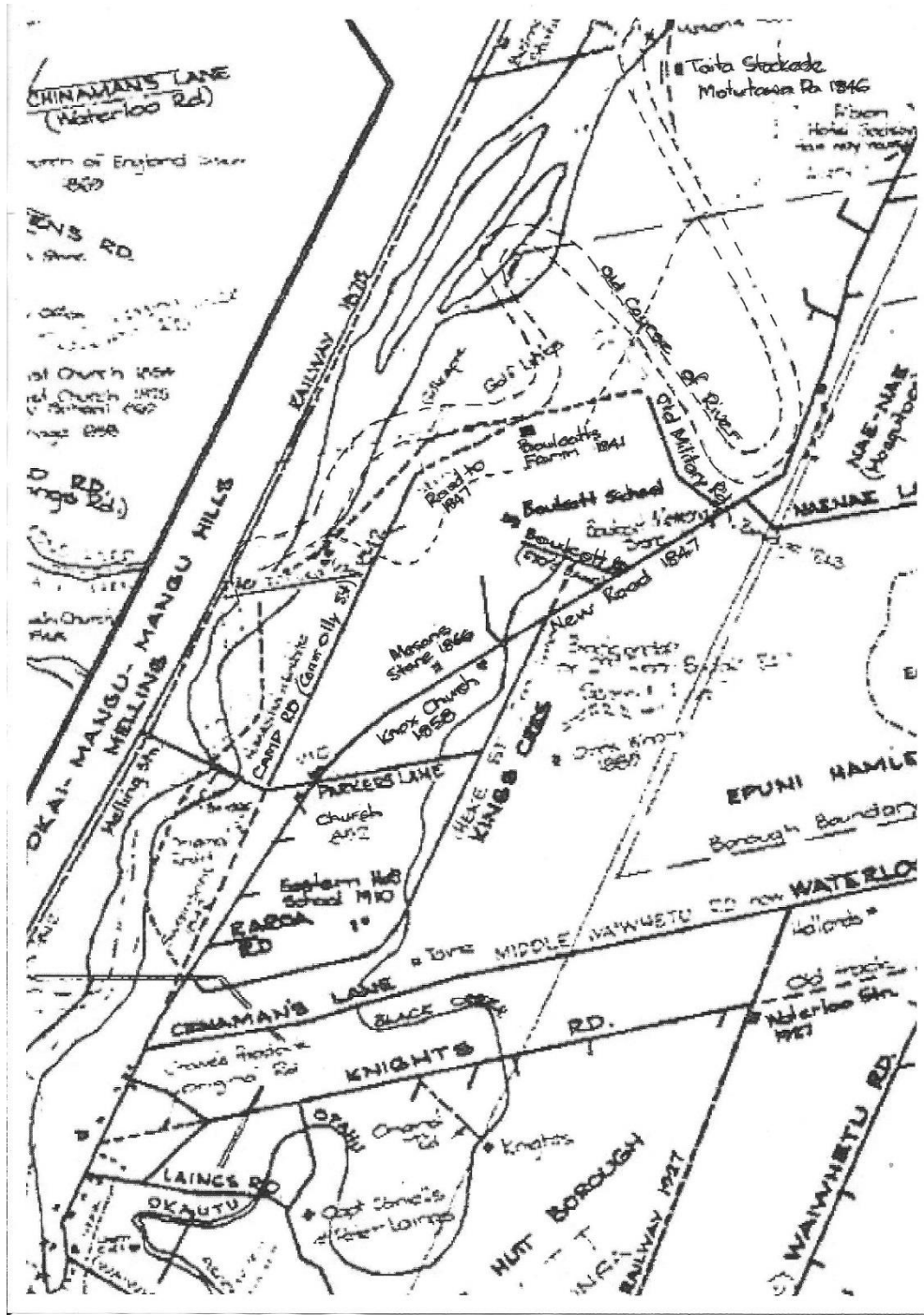
- against the re-invading people of Muaupoko and Rangitane. The claim to take back the island was lost by the Whatonga descendants and marked the end of their claims to this area.
4. The next heke of Taranaki people was called 'Nihoputa' or 'boars tusk' migration and included a large group of Ngati Tama, Ngati Mutunga, and Te Atiawa including the Chiefs Pomare, Ngatata i te Rangi. The Ngati Tama people went to Ohariu and Ngati Mutunga and Te Atiawa stayed at Waikanae. Some of Ngati Tama then moved into Tiakiwai in Thorndon and Ngati Mutunga followed them into the harbour accompanied by by Ngatata i te Rangi.
 5. The final heke from the Nga Motu (New Plymouth) area after yet another attack by Waikato were called Tama te Uaua and Paukena. In 1832 a very large group of Te Atiawa, along with others from Ngati Tama and Ngati Mutunga. Tama te Uaua was lead by Te Wharepouri and Te Puni along with Wi Tako Ngatata and Rauakitua. Some of the people in this heke had already be involved in the earlier heke and now returned. They settled at Waikanae however fought in the last battle with the Whatonga descendants at Heretaunga (Upper Hutt) against Rakaiwhakairi and Ngati Kahukuraahitia who retreated to the Wairarapa. The heke Paukena including the Taranaki and Ngati Ruanui tribes along with a hapu of Ngati Toa, was to follow into the midst of deteriorating relationships in the alliance of tribes that had migrated.
 6. After the arrival of the Tama te Uaua the dominance of Te Rauparaha over the alliance of the Kawhia and Taranaki tribes changed and the move into Te Whanganui a Tara saw the growth the independence of the Taranaki tribes. The alliance began to disintegrate particularly leading up to and after the battle of Haowhenua in 1834.
 7. The next major event in these turbulent times was the permanent departure of Ngati Mutunga and Ngati Tama to the Chatham Islands on the *Rodney* and the panui of land to their Te Atiawa kin who were returning from the Wairarapa.
 8. The final event on tangata whenua relations was the agreement between Ngati Kahungunu and Te Atiawa/Taranaki whanui to respect each other rohe with a common boundary at the top of the Rimutaka Range.

9. Eventually the Taranaki people, Te Atiawa, occupied all of the Hutt Valley shortly before the Europeans came. These Te Atiawa iwi descendants have maintained ahi kaa until the present time.

APPENDIX III - PĀ AND STOCKADES



APPENDIX IV - LANCE HALL HISTORICAL MAP OF THE HUTT VALLEY



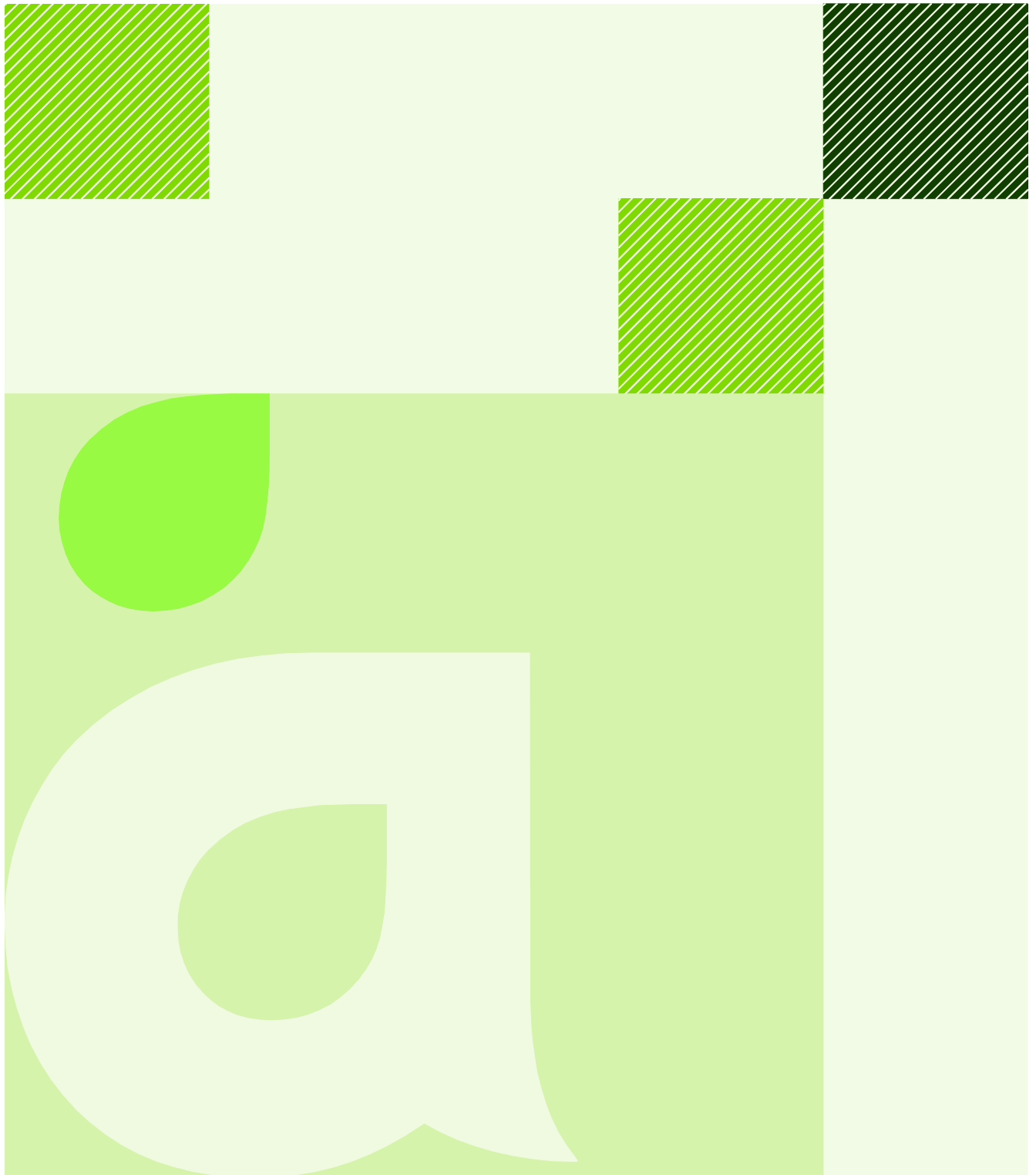
From 'The Hutt Valley 1840 – 1940: showing historical places' traced from original drawing

Dec 1940

APPENDIX 7

ENGINEERING AND RETICULATED SERVICES EFFECTS ASSESSMENT

incl. further information



aurecon

Project: Boulcott Farm Heritage Golf Club – Retirement Village
Infrastructure Design Report

Reference: 234107
Prepared for: Summerset Holding Ltd
Revision: 4
11 September 2014

Document Control Record

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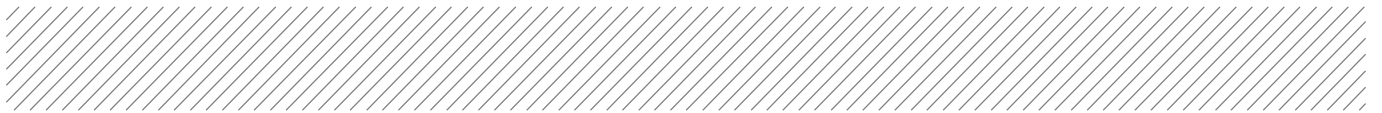
Document control				aurecon		
Report Title		Infrastructure Design Report				
Document ID				Project Number	234107	
File Path		P:\234107\3. Project Delivery\Infrastructure Report\Plan Change Final\Components\Design Report - Boulcott - Final.docx				
Client		Summerset Holding Ltd	Client Contact		Vaughan Bell	
Rev	Date	Revision Details/Status	Prepared by	Author	Verifier	Approver
1	1 August 2014	Draft for client review	AL/KD	KD	MMF	MMF
2	11 August 2014	Draft for HCC review	KD	KD	MMF	MMF
3	9 September 2014	Final Draft	KD	KD	MMF	MMF
4	11 September 2014	Final	KD	KD	MMF	MMF
Current Revision		4				

Approval			
Author Signature		Approver Signature	
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1. Introduction

1.1 Background

Summerset Village Boulcott is a proposed retirement village in Lower Hutt on a 2.87 ha site. It is proposed to develop the site with new infrastructure, retirement accommodation and facilities with the approximate scale of accommodation being 36 villas, 96 apartments, 49 care beds and 43 care apartments. This mix may change in order to best meet the needs of the community.

The resulting development proposal will generally comprise of a Main Building and a mix of low rise and medium rise structures. The proposed Main Building on-site would comprise of recreation, social, community, service / administration areas as well as a care facility and the aged care apartments.

This report will be submitted in support of Summerset's application for District Plan Change. This seeks to change the zoning of the site to enable retirement village development of the nature and scale outlined above. The DPC will also enable standard residential subdivision and housing development of the site.

This Report is focussed on the infrastructure requirements and effects of retirement village development as it is a potential development outcome and also because it represents the most intensive form of development from an infrastructure perspective.

1.2 Site description

The east end of the site is currently occupied by the carpark and clubrooms of the Boulcott Farm Heritage Golf Club and the remainder of the site is a grassed golf course with some trees, gravel paths and sand bunkers.

A historic vegetated flood protection bank is present along the southern boundary running from Boulcott Street to Hathaway Avenue, primarily within the proposed development land. A new flood protection bank has been recently constructed along the northern boundary of the site.

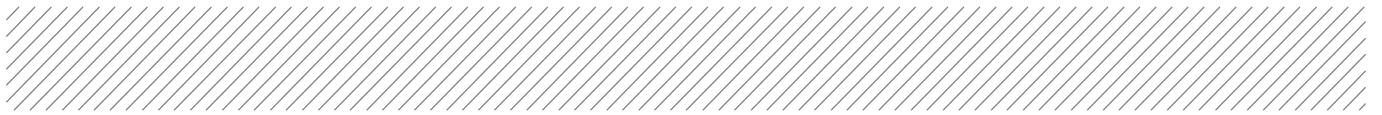
Topography undulates across the existing site. Levels on the original golf course generally range from 6.5m to 9.5m RL. The top of the historic stop bank on the southern site boundary is approximately 11.0m RL. The new and existing stopbanks and the higher ground along Hathaway Avenue serve to create a localised basin. The site is bounded by existing residential development to the east and south, the golf course and Hutt River to the west and north.

1.3 Scope

Aurecon New Zealand has been commissioned by Summerset to design the civil infrastructure for the proposed retirement village. This report therefore covers the following components of design:

- Bulk Earthworks
- Roading
- Stormwater drainage
- Wastewater drainage
- Water reticulation
- Utility service (design by others)

The following sections examine each of the above components in more detail. As the civil infrastructure will remain a Summerset owned private asset, the design has been undertaken with consideration given to local standards (such as the Wellington Regional Water Standard) where possible. Where local standards cannot be met due to constraints of the site or they are not directly applicable, the New Zealand Building Code has been used as minimum standard for design.



The findings of this report will also be applicable if for any reason the retirement village development does not proceed and instead the land is developed for standard residential housing under the General Residential Activity Area provisions of the District Plan.



2. Bulk Earthworks

2.1 Geological and Bulk Earthworks Overview

The topography of the existing site is generally undulating. Geotechnical investigations have been undertaken on the site and concluded the following:

- Variable silt soil between 0.30m and 1.70m thick, overlying;
- Mixed sand and gravel soil interbedded with silt and clay soils.
- Areas of the site may also be underlain by fill material and organic soil/material.

The fill, silt and sand on the upper part are soft / loose and highly prone to liquefaction when saturated. The SPT and CPT logs on these materials indicated relatively low strength. Founding on the existing ground will not be suitable due to presence of soft and organic soils, liquefaction potential and variability in ground conditions which could cause excessive differential settlement to the buildings.

To overcome this, piles will be required for the multistorey and main building to safely carry and transfer the loads to the dense gravels in the subsurface. The piles will be designed by a suitably qualified engineer.

The low rise buildings could be founded on piles as discussed above or more likely shallow foundations (e.g thickened rib raft type foundation) after undertaking ground improvement (reinforced gravels raft under the foundations).

The stop banks, at least the outer areas, are also likely to be fine grained soils designed to minimise permeability rather than provide high quality bearing strength.

An average topsoil depth of 300mm is anticipated across the site, with the exception of tees and greens which is anticipated to be 500mm. The topsoil will be stripped and partly stockpiled on site for reuse prior to undertaking bulk earthworks.

The earthwork site levels have been designed to be sympathetic to the existing topography to limit the volume of material to be worked. The total cut and fill depths will range from 0.5 – 5.0m across the site.

It is envisaged that approximately 21,000m³ of bulk fill will need to be imported to site and that this material can be obtained from the Hutt River and transported over the golf club to the site.


2.2 Basis of Design

The following references and standards have been used in the bulk earthworks design.

- NZS4431:1989: Earth Fill for Residential Development
- NZS4404:2010: Land Development and Subdivision Infrastructure
- NZ Building Code E1 Surface Water

2.3 Bulk Earthworks Design

The existing grass vegetation and topsoil (average depth of 300mm, or 500mm in tee and green areas) will be stripped prior to undertaking bulk earthworks. The approximate topsoil volume to be stripped is 8,000m³, of which it is envisaged that approximately 38% (3,100m³) will be reused on site following the completion of bulk earthworks. The remainder will be removed from site to be utilised on the adjacent Golf Course.



The proposed earthworks for this development are for the formation and creation of roading and building platforms within the site.

The design philosophy for setting of earthwork levels is determined by the following criteria:

1. Floor levels of units to comply with the NZ Building Code for Surface water
2. Road gradients no flatter than 1:200,
3. Minimal steps between floor levels within each block of units,
4. Minimise the use of retaining walls within the proposed development,
5. Overland flow paths are design to follow the road layout and the existing Hutt City Council drainage easement adjacent to the stopbank.

The total site coverage of bulk earthworks covers 28,000m², of which a total of 2,600m³ of earthworks cut is required. There will be some need for over excavation and replacement of soft areas in conjunction with engineered filling in order to achieve design grades and levels.

A total of 23,700 m³ of fill is required for the site. Imported hardfill will be needed to replace areas of unsuitable soils and volumes of unsuitable soil will need to be removed from the site. Approximately 21,000 m³ of imported material will be imported to achieve the required bulk earthworks levels. The maximum cut and fills are less than 5 metre in depth and typically less than 3 metres.

Additional road pavement and dwelling foundation aggregate will be imported on completion of the bulk earthworks.

The approximate earthworks movements to and from the site are as follows:

- Topsoil to be removed from site up to 4,900m³
- Imported fill 21,000m³

Some retaining walls are likely to be required along the northern boundary adjacent to the corner of the proposed buildings due to the proximity to the property boundary. Additional retaining walls will be required on the eastern facing boundary at the rear of the Hathaway Avenue properties. These sections of retaining wall will be minimised where practicable.

Refer to drawings SKT-004, 005, 006 and 007 in Appendix A for bulk earthworks levels and finished site contours.

2.4 Earthworks Management

An application for land use resource consent will be required in due course for the proposed earthworks.


Due to the topography of the adjacent land, it is envisaged that there could be potential upslope catchment runoff during the earthworks operation.

A total area of 28,000m² will be stripped during the bulk earthworks operation, a volume of approximately 8,000m³ of topsoil, of which 4,900m³ of this will be removed from the site. In addition, a shortfall of 21,000m³ of bulk fill material is required during the earthworks operation, equating to approximately 1,350 truck movements. This material will be obtained from the Hutt River and transported to the site across the golf club pursuant to an agreement with the club.

Erosion and Sediment control measures will be constructed, monitored and maintained throughout earthworks construction, as per the Greater Wellington Regional Council requirements.

The measures proposed for the site are likely to include:

- Diversion Drains

- 
- Sediment Ponds
 - Silt fencing
 - Dust Mitigation such as water carts
 - Stabilised construction entries

A Silt and Sediment Control Plan will be prepared as part of the Construction Management Plan and will be submitted with an application for earthworks resource consent in due course.

Given the groundwater levels encountered during previous investigations it is unlikely that dewatering will be required during earthworks construction.

Some earthworks will be required adjacent to the stopbank in north western corner of the site for the construction of a stormwater pump station. A detailed earthworks management plan outlining how these earthworks will be managed will be prepared in due course and the required approvals obtained.

2.5 Summary

Earthworks are required in order to create appropriate site levels and building platforms for any residential development of the site.

The maximum nature, scale and extent of earthworks have been identified in this report, together with recommended measures to avoid, remedy or mitigate the temporary adverse effects.

The existing operative District Plan contains General Rules that manage the effects of earthworks associated with land development and re-contouring. These require an application for land use resource consent for the proposed earthworks and this will need to be prepared and lodged in due course.

3. Rooding

3.1 Rooding Overview

Access to the development will be via Boulcott Street to the west and Military Road to the east and will match the existing rooding environment.

3.2 Basis of Design

The following references and standards have been used in the rooding design.

- Hutt City Council Code of Practice
- NZS4404.2010: Land Development and Subdivision Infrastructure

3.3 Indicative Road Network

The indicative road layout has been set by Summerset's Master Plan.

Advice from TDG has been obtained to determine the road widths for the internal road network. A proposed posted design speed of 15km/h has been adopted. This layout is the basis of our design.

The main two-way access roads will have a carriageway width of 5.5m. Access points to the development will be from Boulcott Street and Military Road. This access road will provide a two way thoroughfare through the development.

3.3.1 Stormwater drainage

A minimum gradient of 1 in 200 will be adopted for the road construction. Stormwater runoff within the road corridors will be via street sumps which will discharge directly into the onsite stormwater reticulation system. These sumps will be located in the kerb and channels adjacent to the formed carriageway.

Road corridors will be used as overland flow paths to direct stormwater runoff should there be a blockage of the sump intakes.

3.3.2 Pavement profiles

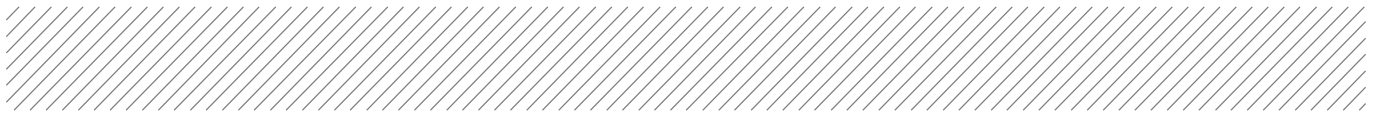
An assumed CBR (California Bearing Ratio) of 5% has been used to calculate the pavement profiles. This will be re-confirmed during construction.

Two pavement profiles have been proposed for the development based on the number of proposed Equivalent Design Axles (EDAs) over a 25-year design period. These are specified below:

Table 1: Road pavement profiles

Road Type	Usage	Pavement thickness (incl. AC)
Pavement Type 1	Limited access to units	380 mm
Pavement Type 2	Main access roads	430 mm

All roads will be finished in a Mix 10 Asphaltic Concrete.



3.4 Summary

The on-site roads and driveways will be able to be designed and constructed to meet all appropriate engineering standards.

We understand that the village layout, on site driveways and on site pedestrian routes will be subject to assessment by Council pursuant to an application for resource consent as provided for by Somerset's District Plan Change.

4. Stormwater

4.1 Site stormwater management

The proposed development is expected to have a site hard surface coverage of 65%, with roofs, roads and driveways. Primary and secondary stormwater flows will need to be managed, in accordance with the NZ Building Code, Hutt City Council and Greater Wellington Regional Council requirements.

The existing stormwater drainage on the site consists of the following:

- A relatively new stopbank has recently been constructed by Greater Wellington Regional Council to the north of the proposed development. It is understood this stop-bank provides a 440year level of protection from flooding on the Hutt River.
- A number of sumps on the golf course connected to soakpits.
- A relatively new 675mm diameter outlet to the Hutt River crossing underneath the new stopbank
- A 300mm diameter drainage pipe discharging runoff from the residential properties along Hathaway Avenue. This pipe is connected to the new 675mm diameter outlet.

It is proposed to install a piped stormwater network throughout the development which will discharge through the new outlet underneath the new stopbank. For stormwater events of Q10 or below, the stormwater runoff will discharge directly to the outlet. For storm events greater than this, the flow will be directed to a proposed stormwater pumpstation adjacent to the outlet via an overflow weir. The pumpstation will discharge the stormwater to the outlet and will have adequate capacity for a Q100 event. Further detail on this arrangement is provided in Section 4.2.

This stormwater management system described above is a result of an options analysis and consultation with Greater Wellington Regional Council and Capacity. The concept has been reviewed by Capacity's consultants, the correspondence being included in Appendix B.

The following sections summarises the design criteria and peak stormwater flow rates.

4.1 Stormwater design

4.1.1 Basis of design

The following references and standards have been used in the stormwater design.

- Capacity's Regional Standard for Water Services, November 2012
- Building Code, E1 Surface Water (E1)
- NIWA – High Intensity Rainfall System V3
- Topographical survey provided by OPUS
- Stormwater drainage network (Hutt City GIS system)
- OPUS Drawings of Boulcott Hut Stopbank
- Notes on stormwater design as provided by OPUS

4.1.2 Catchment Assessment

Rainfall intensities

The HIRDS V3 online system was utilised for rainfall intensity data for this site. Climate change has been incorporated in to the design, as is current standard practice and as recommended by the Ministry for the Environment (MfE). HIRDS V3 online predicts the change in rainfall intensity associated with temperature increase from climate change. The mean temperature change utilised is as per MfE recommendation, that is, an all-scenario average increase of 2.1°C by 2090.

Design Flows

The catchment has been split into 2 areas (refer to Figure 1 below):

- Area 1: being primarily the current golf course area
- Area 2: being the reticulated part of the Hathaway Avenue catchment. It is noted that the Boulcott Farm Golf Course club rooms and parking area is a volcano catchment primarily draining to a soakpit. It is included in the Hathaway Catchment, as when flows exceed soakage capacity, the secondary flow is expected to discharge into the Hathaway catchment.

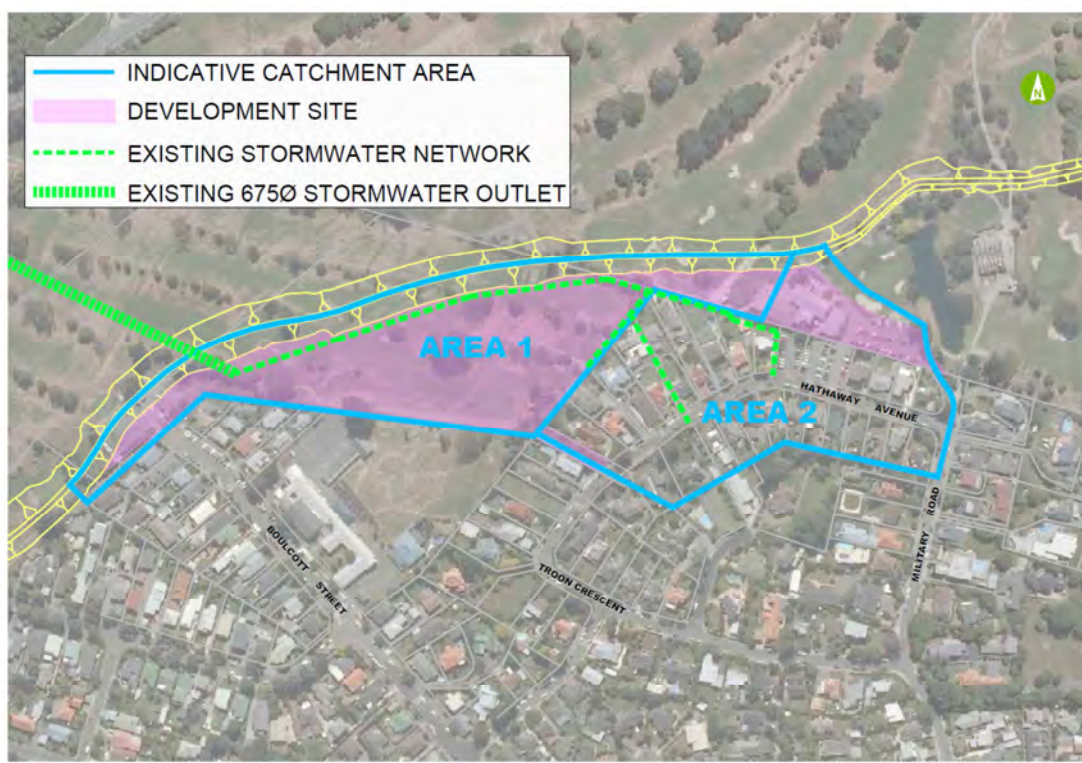



Figure 1: Indicative catchment plan and stormwater network

The hydrological parameters and design flows are summarised in the table below.

Table 2: Stormwater flows

Catchment	Area	Pre-Development			Post Development		
		Runoff Coeff.	Rainfall Int (mm/hr)	Q100 (m ³ /s)	Runoff Coeff.	Rainfall Int (mm/hr)	Q100 (m ³ /s)
Area 1	3.0 ha	0.35	89	0.26	0.65	131	0.71
Area 2	3.2 ha	0.65	131	0.76	0.65	131	0.76
TOTAL	6.2 ha			1.0			1.47

Note 1) For undeveloped land a runoff coefficient of 0.30 has been adopted and for developed land 0.65, which is in accordance with Regional Standard for Water Services (Capacity Nov 2012).



Assuming development up to 65% impervious area, it is expected that the runoff will increase from 1.0 m³/s to 1.47 m³/s.

Design Requirements

The key design requirements for stormwater drainage design in Hutt City relevant to this site are outlined below (as per Regional Standard for Water Services; Capacity; November 2012):

- Primary level of protection in residential areas shall be 10% AEP (Annual Exceedence Probability). Where no secondary flow path is available, the level of protection shall be 1% AEP (refer Section 4.2.6 of Regional Standard).
- Habitable building floors shall have a freeboard of 500mm above the surface water of the secondary level of protection event. The freeboard shall be measured from the underside of floor joists (from beneath damp proof course) for timber floors, and from the underside of the slab for concrete floors (refer Section 4.2.8 of Regional Standard).
- For discharges to the Hutt River, discussions with Greater Wellington (GW) shall be held to establish the downstream level of the river during the design event (refer Section 4.3.2.5 of Regional Standard).
- HCC does not generally accept soak pits as a means of disposing of stormwater (refer Section 4.4.2.1 of Regional Standard). However, soakage elements could be incorporated in the design for discharge of baseflows (with overflows to the piped network) providing environmental benefits.

Outlet Pipe Capacity

Based on design information provided by OPUS, the newly constructed 675mm diameter outlet across the stopbank to the Hutt River has been designed for a 50 year (2% AEP) design flow (assessed by OPUS at 0.65 m³/s).

Secondary Flow Path

It is proposed that a secondary flow path is formed to the north of the site along the foot of the new stopbank. However, if the site infrastructure is unable to accommodate significant flows, there will ultimately be overflow into the neighbouring residents. On this basis, the proposed primary drainage has been designed for a 1% AEP design event.


Recommended Building Level

The current ground level near the 675mm diameter outlet is approximately 8.0mRL. The capacity of the outlet has been based on this ground level and can therefore have been used as benchmark for setting minimum platform levels. Considering the 500mm freeboard requirement, the minimum recommended platform level is 8.5mRL with levels rising from this point providing site gradients to accommodate surface runoff. The Finished Floor Levels (FFLs) are illustrated in the Earthworks Plans located in Appendix A.

4.2 Stormwater drainage details

The new pipe through the stopbank provided as part of the stopbank works has not provided for runoff from the golf course which has historically been self-draining by overland flow, ponding and soakage (prior to the stopbank construction). The capacity of the recently constructed 675mm diameter outlet to the Hutt River has been assessed at 0.65 m³/s, which is far below the post-development 1% AEP design flow of 1.47 m³/s.

To minimise flood risk to the proposed development and surrounding residents the following options were explored:

- 
- a new or enlarged stormwater pipe through the stopbank
 - significant pond area on site or
 - pumping over / through the stopbank in addition to use of the existing pipe for more regular storm events

The option that is considered least disruptive and cost effective is the construction of a pumpstation. It is proposed that the stormwater from upstream be piped to the south end of the site and a pump station provided to pump over the stopbank to the river berm. This pump would operate during times of high river flows or during extreme rainfalls on the local catchments. During day to day rainfalls flow would be contained within the existing 675mm dia gravity pipe recently built under the stopbank.

It is proposed to build the pumpstation adjacent to the 675mm outflow (next to the bowling green). The pumps would be housed in a concrete below ground chamber. The rising main would discharge into the existing 675mm diameter pipe, downstream of the existing manhole containing the penstock.

If it proposed to fill behind the low lying areas of Hathaway Ave. As a result it will be necessary to provide for collection and piping of the 100 year event from the rear of the lots. To collect this flow and the runoff from the retirement village will require pipes in the order of 900mm dia for most of the length of the existing 300dia pipe at the base of the stopbank.

The secondary flow path level for the site is approximately RL8.4 which is the connection point in Boulcott Street surface. The site is protected to Q100 by a pumpstation with 50% redundancy and as such a RL of 9.6m has been set for the lowest level of building platforms at the site. This finished floor is less than the 500mm freeboard required under Section 4.2.8 of the Regional Standard but is considered acceptable due to the standard of protection offered by the Q100 pumpstation.

4.3 Summary

The stormwater effects associated with the maximum intended site development can be accommodated by using a combination of gravity and pumped discharges on site.

A high level of protection is proposed for the site, with all stormwater reticulation and the pumpstation being designed to 1%AEP design events, with additional redundancy provided by the pumpstation.

Some modifications will be required to the GWRC's existing network to allow the stormwater pumpstation to discharge to the existing network. These modifications will be finalised in consultation and with the approval of GWRC.

The proposed stormwater design solution is considered robust and will be designed to meet local and regional council requirements.

5. Wastewater

5.1 Wastewater network overview

The proposed wastewater network for the development consists of a gravity reticulation system, the majority of which will connect into the existing network via a pump station feed.

The capacity of the existing wastewater lines leading to High Street have been provided by Capacity Infrastructure's representative, GHD, and are as follows:

- Connection at the end of Boulcott Street - 50 standard residential dwellings
- Connection at 34 Hathaway Avenue - 90 standard residential dwellings
- Connection at 12 Hathaway Avenue - 150 standard residential dwellings

The development will result in flows equivalent to 140 standard dwellings and will discharge to the existing wastewater network downstream of 12 Hathaway Avenue, at the intersection of Military Road and Hathaway Avenue.

Consultation with Hutt City Council has indicated the peak capacity of the existing wastewater main on High Street to be 4.3l/s. It is proposed to restrict flow from the site to 4 l/s to ensure the existing network is not overwhelmed. As the development will exceed this available capacity by 2l/s it is proposed that storage is provided to discharge this surplus during off peak times and restrict the pumping capacity of the pumpstation to ensure the flows from the site stay below the prescribed 4l/s.

The following sections summarises the design criteria, bulk wastewater volumes and peak wastewater flow rates.

5.2 Basis of design

The following references and standards have been used in the wastewater design.

- Capacity's "Regional Standard for Water Services".
- WSA 02 Part 1, Version 2.3- 2002: Sewerage Code of Australia

5.3 Proposed wastewater design

To network design is based on the following design parameters and requirements.

5.3.1 Design Flows

Wastewater flows have been calculated based on Capacity's Regional Standard, which specifies a PWWF of 1,080L/p/day (Section 5.3.1.3).

To determine the specific flow demands for the site the following design parameters were applied to the site:

- Each villa or apartment on the site or on a future site will have an occupancy rate of 1.3. This rate was provide by the client and is understood to be based on previous development experience.
- An Equivalent Population (EP) factor of 3.4 was applied to the known patient and staff population of the care unit. This EP factor was sourced from WSA 02-2002-2.3 Table A1.

The flows are summarised in the table below.

Table 3: Wastewater design flows

	ADWF (l/s)	PDWF (l/s)	PWWF (l/s)
Stage 1	0.98	1.96	3.93
Stage 2	0.22	0.43	0.86
Stage 3	0.23	0.46	0.93
Stage 4	0.10	0.20	0.40
TOTAL	1.53	3.06	6.11

5.3.2 Pump station and emergency storage

It is proposed that 12 hours of ADWF storage is provided for the alarmed pump station. Using the ADWF rate specified in the Regional Standard for Water Services of 270 l/p/day with the proposed population of the pump station catchment (108 villas and apartments with an occupancy rate of 1.3, and 92 care beds and apartments with an occupancy rate of 3.4) the calculated required storage volume is 61m³. It should be noted that the majority of the area proposed to be developed under Stage 4 will discharge directly to the gravity network rather than the pump station.

The operation of this facility is discussed in more detail in section 5.4.3.

5.4 Wastewater drainage system description

5.4.1 Reticulation network

The reticulation network within the proposed development will comprise 150mm diameter uPVC SN16 drains which will connect to the existing network via a pump station feed.

A portion of eastern end of the development, comprising of 16 semi-detached villa residences, will connect directly into the existing gravity network. This drain will be laid at a grade of 1:200, which is the steepest grade achievable while maintaining minimum cover. Self-cleansing velocities cannot be achieved at such a gentle grade, however, as the proposed rising main will discharge to these drains they will be regularly flushed.

To connect the remaining residences and care facilities to the existing wastewater network a pump station is required. A gravity reticulation system will direct flows to the wastewater pump station, which is proposed to be located in a green space that separates the eastern and western sides of the development. Further details on the pump station are provided in section 5.4.2.


The wastewater drains have been designed with adequate capacity to meet PWWFs.

5.4.2 Pumpstation

The private pumpstation will consist of a duty and standby pump arrangement. As required in Capacity's Regional Standard the following pumpstation features are proposed:

- Pumps will have thermal overload protection
- Wet well design based on 12 starts per hour and peak wet weather flow.
- The station will be fitted with an audible and visual alarm system
- The rising main discharges to a manhole.

Odour control will be installed in the pump station and discharge.



It is proposed to restrict the PWWF discharge from the pumpstation to 3.6l/s to ensure the discharge to the existing gravity network is kept under 4l/s. Additional storage within the pumpstation wet well (in addition to the emergency storage) has been provided to hold back the flows.

5.4.3 Emergency storage

It is proposed to locate the 12 hour ADWF storage in an offline facility adjacent to the proposed pump station rather than the wet well chamber due to the required volume.

The proposed storage facility will consist of two 1500mm diameter RCRRJ chambers, to be located in the green space and road way adjacent to the residential apartments.

5.5 Summary

The proposed retirement village development or alternatively standard residential subdivision and housing can be appropriately serviced using a combination of gravity and pumped discharges such that there are no required off-site upgrades of infrastructure.

6. Water Supply

6.1 Water network overview

There is conflicting information on the existing network within the immediate vicinity of the site. Capacity has advised a nominal 150mm diameter residential network services the adjacent areas in Boulcott Street and Military Road. However, Hutt City Council records suggest the network in these areas consist of a 100mm nominal main. The records in this area are vague due to the age of the network.

The nearest trunk network is located on High Street, approximately 450m from the existing site entrances. The network in High Street consists of a nominal 150mm and 225mm diameter main (one on each side of the street).

A hydrant flow test and pressure monitoring over a 7 day period was conducted on the Boulcott Street main, adjacent to the site. The results of the test suggest, given the number of units the site is likely to accommodate, an upgraded network supply is likely to be required. This is discussed in further detail in Section 6.4.

Due to the location of the site in relation to the existing water reticulation infrastructure it is proposed the water reticulation network has a double end feed (i.e. connections to both Boulcott Street and Military Road).

The following sections summarises the design criteria, peak water demands and a description of the proposed network design and upgrades.

6.2 Basis of Design

The following references and standards have been used in the water supply design.

- Wellington Regional Standard for Water Services
- Water Supply Code of Australia (WSA 02 & WSA 03 – 2002, V2.3)
- SNZ PAS 4509:2008 – New Zealand Fire Service Firefighting Water Supplies Code of Practice
- NZ Building Code, Clause G12 “*Water Supplies*”

6.3 Network design

Hydraulic models have been developed to represent the water network using H2OMAP Water, Suite 9.6, SP1, Update #4. The models have been used to develop flows and determine the sizing of network mains based on the design assumptions and design criteria specified in the following sections.

The network has been modelled to meet design criteria during scenarios of peak and fire flows, based on the following land development mix:

- 36 proposed villas / townhouses
- 96 apartments
- 43 care apartments
- 49 care beds
- Retirement village facilities.

6.3.1 Design assumptions

The following assumptions have been made in the design of the water reticulation network:

- Supply pressure at the lot connection point on Boulcott Street is on average 580kPa (60m) as indicated by pressure log data recorded from 25th July to 4th August 2013 by Detection Services. Under a flow test of 23.4l/s the pressure in the network drops to approximately 18m of head.
- Irrigation demands are only applicable outside peak demand times and have been omitted from this design.

6.3.2 Design criteria

Demands

Water supply demands have been calculated based on the Wellington Regional Standard for Water Services.

To determine the specific flow demands for the site the following occupancy rates were applied to the site:

- Each villa or apartment on the site or on a future site will have an occupancy rate of 1.3. This rate was provide by Summerset and is based on its retirement village water consumption experience.
- An Equivalent Population (EP) factor of 3.4 was applied to the known patient and staff population of the care unit. This EP factor was sourced from WSA 02-2002-2.3 Table A1.
- The water demands will incrementally increase as the various stages of the proposed development are progressed.

A summary of the water demands is provided in Table 1 below.

Table 4: Summary of water demands

	Peak demands (l/s)
Stage 1	8.67
Stage 2	3.52
Stage 3	3.67
Stage 4	2.23
TOTAL	18.10
Fire flows	45.00

Fire demand

A fire demand of 45l/s (based on 2 hydrants at 12.5 l/s and ordinary hazard sprinkler demand of 20l/s as per SNZ PAS 4509:2008) has been included at key network nodes to coincide with two thirds of peak day, peak hour network demands.

A minimum pressure of 100kPa at point of supply during fire demands is the design criteria (SNZ PAS 4509:2008).

Head Loss

Head loss has been calculated using the Darcy-Weisbach formula using a roughness coefficient of 0.013 as per Wellington Regional Standard for Water Services, Section 6.3.1.4



Minimum mains size

The following main size criteria have been applied to the model:

- For residential zones the minimum mains size is 100mm (nominal diameter)
- Rider mains in residential zones have a minimum size of 55.2mm diameter (63OD PE100 SDR17)

Minimum service pressure

A lower limit of service pressure is specified to allow sufficient pressure for design flow to be delivered onto properties, allowing for head losses.

The minimum allowable service pressure within residential zones is 30m (Table 6.1 of Regional Standard for Water Services).

6.4 Proposed water reticulation

The proposed water reticulation network for the development is illustrated in Drawing SKT-040 and SKT-041.

It is proposed to upgrade the existing main in Boulcott Street to a 200mm nominal feed. Throughout the proposed development a 150mm main is proposed, connecting through to the main in Military Road. This will ensure a secure water supply with a double-ended feed. A backflow prevention device is proposed at the connections at each end of the development.

The following model runs have been completed to assess the modelled network.

- Pipe head losses (m/km) and network pressures (kPa) during peak flows
- Pipe head losses (m/km) and network pressures (kPa) during fire flows; this allows for a total of 57l/s comprising of 25l/s for hydrants, 20l/s for sprinklers, and 2/3 of peak demands.

The model results meet all the design criteria outlined in the above sections. The model results and a soft copy of the H2OMap Water model can be provided on request.

6.5 Summary

The existing water supply network has sufficient capacity to accommodate the forecasted demand generated by either retirement village development or alternatively standard residential subdivision and housing; however the upgrading of the reticulation in Boulcott Street will be necessary. The upgrade works should result in improved network performance in Boulcott Street.



7. Other services

7.1 Communications

The communication requirements for the site would be adequately met by a modern fibre optic network. The extent of the UFB network upgrades in this area are to be confirmed, however, it is not viewed to be an impediment to the proposed development.

7.2 Electrical Supplies


There will be additional power requirements required on site due to the stormwater pumpstation and other miscellaneous sources. To meet this demand a suitably sized above ground transformer will be required on site. The location is to be confirmed. There is plenty of scope to accommodate this on site.

8. Excavation Management Plan

The proposed stormwater pumpstation will be constructed within 10 metres of the toe of the stopbank. As the construction of the pumpstation will require an excavation of approximately 6 metres in depth, this construction process will need to be carefully managed to ensure that the excavation required does not affect the structural integrity of the stopbank.

The design of the temporary works and an appropriate Excavation Management Plan will ultimately be the responsibility of the contractor; however the following mitigation measures as **minimum** will be required of the contractor:

- Maximising the distance between the excavation and the toe of the stopbank.
- Minimise the length of time the excavation is open with thorough planning and programming.
- Sheet piling the northern perimeter of the excavation, if not the whole excavation. Any temporary works will be required to be designed and approved by a reputable Professional Consulting Engineering company prior to works commencing. The design shall be sufficient to ensure that both strength and deflection issues are addressed and details of the sheet pile type, depth and bracing are provided.
- The Contractor shall be required to provide a detailed method statement for the excavation and temporary works to be undertaken. The method statement shall describe all proposed equipment and detail the construction sequence and must be submitted to the Engineer prior to commencement of works for approval.
- The Contractor shall undertake a prestart condition survey of abutting assets, including the stopbank and monitor their condition for the duration of the project. Prior to commencement of any sheet piling work the Contractor shall:
 - Take levels on key points of stopbank and other surrounding structures, including paths, driveways etc.
 - Photographic records of existing condition. Any apparent existing distress should be photographed.
 - Written notes associated with the photos describing and interpreting existing condition
 - A record of locations of all data collected
- Level points shall be surveyed weekly and key points of visual record shall be inspected weekly for any evidence of change or movement. If adverse changes or ground movement becomes evident, work on the project shall be stopped and measures developed to modify project methodology to overcome the adverse effects. The Contractor shall engage a specialist adviser as necessary to propose remedies, should such situations arise.
- For the duration of the sheet pile driving works, vibration monitoring shall be undertaken by an experienced professional. If at any time pile driving or associated vibration exceeds excepted Code / Standards, or is otherwise causing unacceptable risk or nuisance, the Engineer may stop the work until modified driving methods can be agreed between the Engineer, the Contractor and the Contractor's specialist adviser.
- Any slips or subsidence which occurs during the course of the work shall be cleared away and made good by the Contractor.

- 
- The 5 day weather forecast is to be monitored daily. If there is a risk of flooding from either a large rainfall event (Q20 or greater) or elevated river levels the excavation is to be filled. Re-excavation may only occur once flood waters recede and the risk of de-stabilising the stopbank has been removed.

With appropriate measures in place the risk of de-stabilising the stopbank during excavations works for the proposed stormwater pumpstation can be managed.

The risk of the earthworks and foundations of the proposed buildings on site adversely affecting the stability and structural integrity of the stopbank will be avoided by the adoption of appropriate structural engineering design and the careful management of excavations. Any such excavations will also be at least 5m from the base of the stopbank. The excavations for these buildings will be shallow as they will be founded on piles, which will be designed by a suitably qualified geotechnical engineer.



Appendix A

Drawings

Drawings

SKT-004	Earthworks Layout – Sheet 1
SKT-005	Earthworks Layout – Sheet 2
SKT-006	Finished Contour Plan – Sheet 1
SKT-007	Finished contour plan – Sheet 2
SKT-020	Stormwater layout – Sheet 1
SKT-021	Stormwater layout – Sheet 2
SKT-022	Stormwater pumpstation layout



NOTES

1. STOPBANK TO BE RETAINED

TOTAL EARTHWORKS CUT = 2 600m³
 TOTAL EARTHWORKS FILL = 23 700m³
 IMPORT REQUIREMENT = 21 100m³
 TOPSOIL STRIPPED = 8 000m³

NOTES:
 VOLUMES ARE SOLID VOLUMES ONLY, IE NO BULKING FACTOR HAS BEEN APPLIED.

EARTHWORKS VOLUMES ARE BASED ON STRIPPED SUBGRADE (BASED ON 300mm STRIPPED TOPSOIL AND 500mm TEES AND GREENS DEPTH) VS. EARTHWORKS SUBGRADE*):

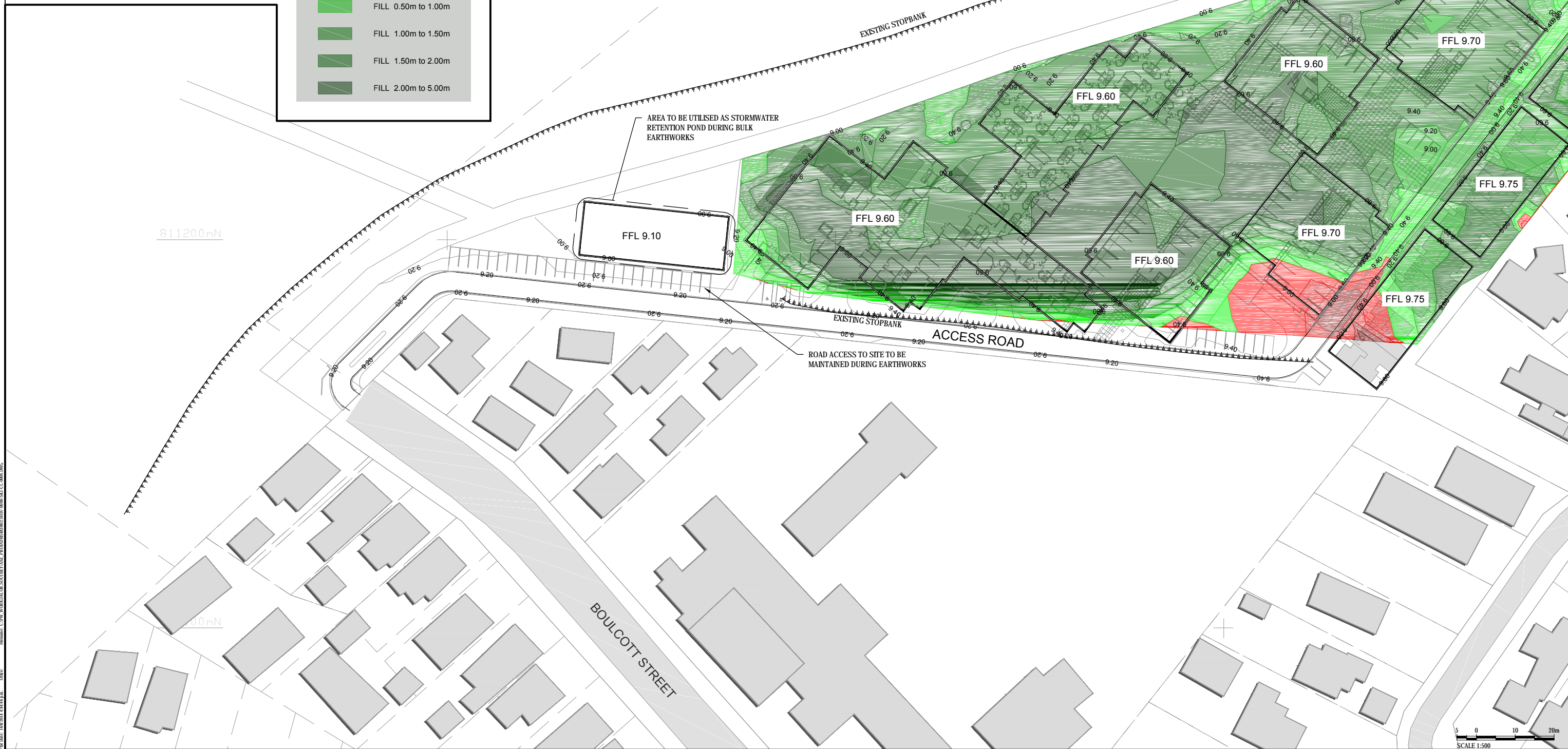
- 250mm BELOW BUILDING FFLs
- 450mm BELOW ROAD FINISH LEVEL
- 150mm FFL TO GROUNDLEVEL
- 300mm OF TOPSOIL PLACED IN LANDSCAPED AREAS

LEGEND

	CUT -5.00m to -2.50m
	CUT -2.50m to -2.00m
	CUT -2.00m to -1.50m
	CUT -1.50m to -1.00m
	CUT -1.00m to -0.50m
	CUT -0.50m to 0.00m
	FILL 0.00m to 0.50m
	FILL 0.50m to 1.00m
	FILL 1.00m to 1.50m
	FILL 1.50m to 2.00m
	FILL 2.00m to 5.00m

LEGEND

	PROPOSED SUBGRADE MAJOR CONTOUR
	PROPOSED SUBGRADE MINOR CONTOUR
10.20	CONTOUR LEVEL
FFL = 10.4	PROPOSED BUILDING FINISHED FLOOR LEVEL



Project: 18120014414141.mxd
 Date: 12/08/14
 Scale: 1:500



CLIENT



REV	DATE	REVISION DETAILS	APPROVED
A		ISSUE FOR RESOURCE CONSENT	

SCALE	SIZE
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DRAWN	
A.MIRATANA	
DESIGNED	
A.MALCOLM	
CHECKED	
M.FLANNERY	

PRELIMINARY NOT FOR CONSTRUCTION
APPROVED
DATE
12.08.14
M.FLANNERY

PROJECT	BOULCOTT FARM RETIREMENT VILLAGE					
TITLE	EARTHWORKS LAYOUT SHEET 1					
DRAWING No.	PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
234107	0000	SKT	CC	0004	A	



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	PROPOSED SUBGRADE MINOR CONTOUR
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FFL = 10.4	PROPOSED BUILDING FINISHED FLOOR LEVEL

NOTES

1. STOPBANK TO BE RETAINED

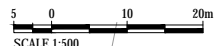
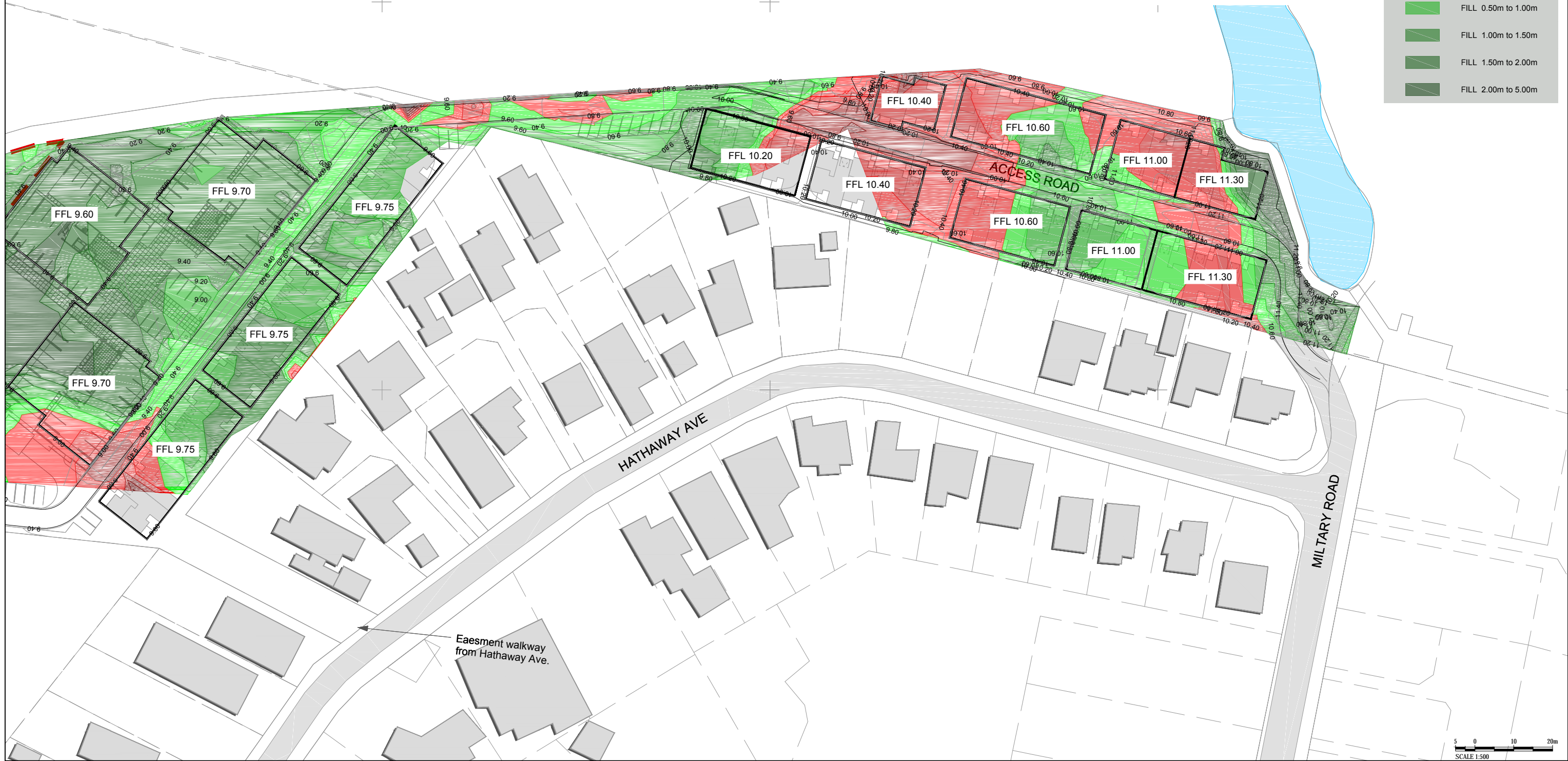
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 TOTAL EARTHWORKS FILL = 23 700m³
 IMPORT REQUIREMENT = 21 100m³
 TOPSOIL STRIPPED = 8 000m³

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- 250mm BELOW BUILDING FFLs
- 450mm BELOW ROAD FINISH LEVEL
- 150mm FFL TO GROUNDLEVEL
- 300mm OF TOPSOIL PLACED IN LANDSCAPED AREAS

LEGEND	
	CUT -5.00m to -2.50m
	CUT -2.50m to -2.00m
	CUT -2.00m to -1.50m
	CUT -1.50m to -1.00m
	CUT -1.00m to -0.50m
	CUT -0.50m to 0.00m
	FILL 0.00m to 0.50m
	FILL 0.50m to 1.00m
	FILL 1.00m to 1.50m
	FILL 1.50m to 2.00m
	FILL 2.00m to 5.00m






REV	DATE	REVISION DETAILS	APPROVED
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SIZE	A1
DRAWN	A.MIRATANA
DESIGNED	A.MALCOLM
CHECKED	M.FLANNERY

PRELIMINARY NOT FOR CONSTRUCTION
APPROVED
DATE 12.08.14
M.FLANNERY

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TITLE	
DRAWING No.	234107
PROJECT No.	0000
WBS	SKT
TYPE	CC
DISC	0005
NUMBER	
REV	A

LEGEND

-  PROPOSED FINISH MAJOR CONTOUR
-  PROPOSED FINISH MINOR CONTOUR
- 10.20 CONTOUR LEVEL
-  PROPOSED BUILDING FINISHED FLOOR LEVEL

NOTES

1. REFER TO DRAWINGS SKT 004 AND 005 FOR EARTHWORKS CONTOURS.



SCALE 1:500



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A.MALCOLM	
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M.FLANNERY	

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TITLE	FINISHED CONTOUR PLAN SHEET 1
DRAWING No.	234107
PROJECT No.	0000
WBS	SKT
TYPE	CC
DISC	0006
NUMBER	A
REV	



NOTES
 1. REFER TO DRAWINGS SKT 004 AND 005 FOR EARTHWORKS CONTOURS.

LEGEND	
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	PROPOSED FINISH MINOR CONTOUR
10.20	CONTOUR LEVEL
FFL = 10.4	PROPOSED BUILDING FINISHED FLOOR LEVEL



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CHECKED M.FLANNERY	

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REV	A



NOTES

1. THE INFERRED LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN DIGITISED FROM EXISTING RECORDS PROVIDED BY LOCAL AUTHORITIES AND UTILITY SERVICE PROVIDERS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE PLOTTED UTILITY SERVICES. NOT ALL THE EXISTING SERVICES MAY BE SHOWN.

THE LOCATION OF ALL SERVICES MUST BE CONFIRMED WITH THE RESPECTIVE LOCAL AUTHORITY AND/OR SERVICE PROVIDER PRIOR TO ANY GROUND DISTURBANCES.

UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE MAINS AND PUBLIC SERVICES AS PROVIDED BY THE LOCAL AUTHORITY AND SERVICE PROVIDERS. OTHER UNDERGROUND SERVICES (IE ON PRIVATE PROPERTY) HAVE NOT BEEN SHOWN DUE TO A LACK OF AVAILABILITY OF SITE RECORDS DETAILING THESE SERVICES.

NOT ALL INDIVIDUAL PROPERTY SERVICE CONNECTIONS TO THE 'UTILITY MAIN' MAY BE SHOWN.

2. 5@C1 AD@58G5F9HC 69 88 < F7FF>

3. ALL STORMWATER DRAINS TO BE RCRRJ CLASS 2

LEGEND

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	PROPOSED STORMWATER RISING MAIN
	EXISTING STORMWATER MAIN
	EXISTING STORMWATER MANHOLE
	PROPOSED STORMWATER MANHOLE
	PROPOSED STORMWATER SUMP
	PROPOSED STORMWATER PUMP STATION
	BOUNDARY STAGE 1
	BOUNDARY STAGE 2
	BOUNDARY STAGE 3
	BOUNDARY STAGE 4
	CUTOFF CHANNEL

REPLACE EXISTING MANHOLE WITH
%SS< 5B8 G7F1 : : M&CA9

EXISTING FLAP VALVE TO REMAIN

811200mN

9L-GHR: *-) < F7FF> 7@EGG &
WITH 16.5mm CIPP LINING

EXISTING SWMH-HA5
EXISTING PENSTOCK TO BE ACTUATED

SWMH Q PROPOSED
PROPOSED BY PASS WIEER

SWMH N

SWMHR

SWMH P PROPOSED
%SS< A5B-C@

SWMH M PROPOSED
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SWMH F PROPOSED
%SS< A5B-C@

ACCESS ROAD

BOULCOTT STREET

SCALE 1:500



CLIENT

REV	DATE	REVISION DETAILS	APPROVED
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DRAWN	V.LEANH
DESIGNED	K.DONLAN
CHECKED	M.FLANNERY

PRELIMINARY NOT FOR CONSTRUCTION
APPROVED
DATE 11.09.14
M.FLANNERY

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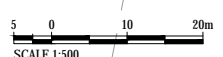


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- NOT ALL INDIVIDUAL PROPERTY SERVICE CONNECTIONS TO THE "UTILITY MAIN" MAYBE SHOWN.
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- 3. ALL STORMWATER DRAINS TO BE RCRRJ CLASS 2

LEGEND

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- PROPOSED STORMWATER RISING MAIN
- EXISTING STORMWATER MAIN
- EXISTING STORMWATER MANHOLE
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORMWATER SUMP
- BOUNDARY STAGE 1
- BOUNDARY STAGE 2
- BOUNDARY STAGE 3
- BOUNDARY STAGE 4
- CUTOFF CHANNEL



CLIENT

REV	DATE	REVISION DETAILS	APPROVED
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DESIGNED	K.DONLAN
CHECKED	M.FLANNERY

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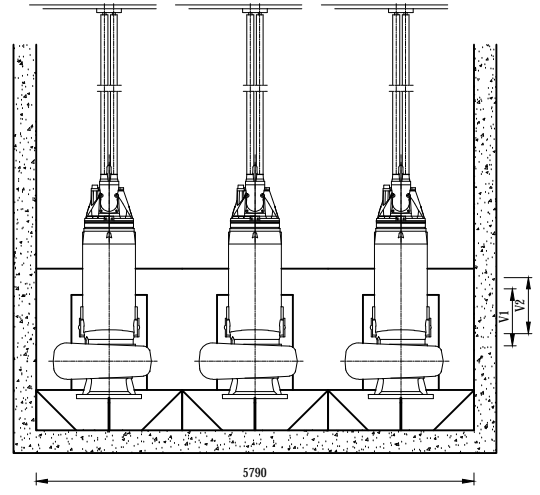
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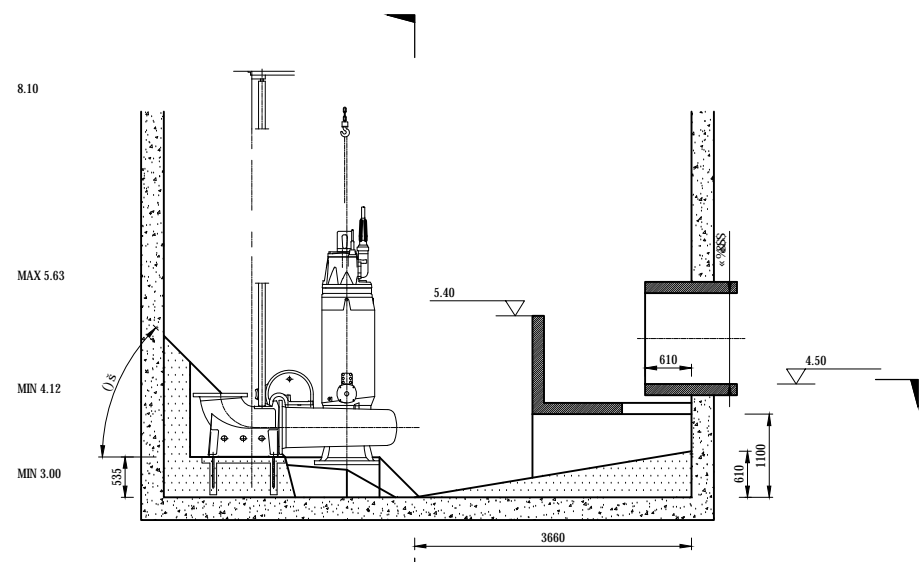
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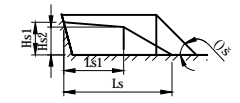
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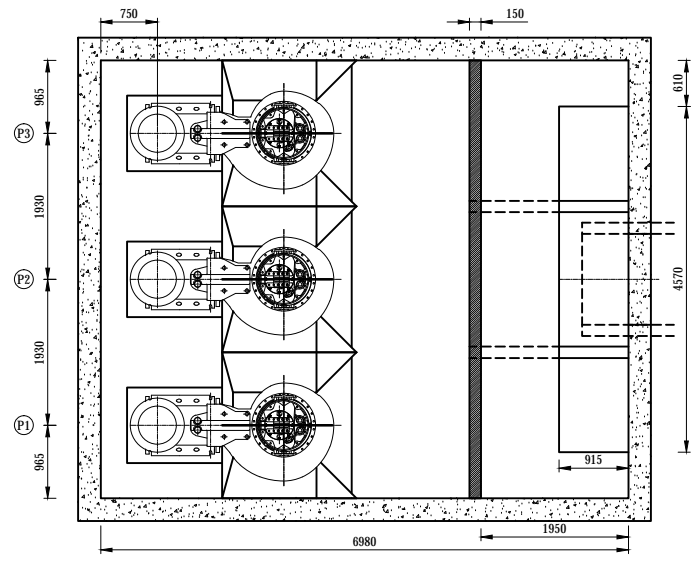
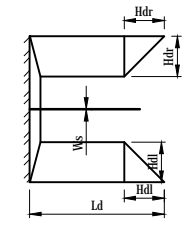
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SECTION A
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SECTION D
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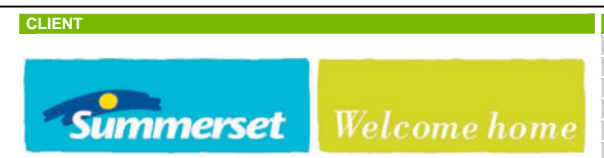


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Pump	Ls	Ls1	Hs1	Hs2	Ws	Ld	Hd1	Hdr
P1	1431	792	430	366	10	1780	530	530
P2	1431	792	430	366	10	1780	530	530
P3	1431	792	430	366	10	1780	530	530



P:\Draw\1192014\119211\119211.dwg
 Date: 11/09/14 11:51:11 a.m.
 User: C:\PI\WORKMAN\BOLANSZ\PROJ\DRAWING\119211\119211.dwg

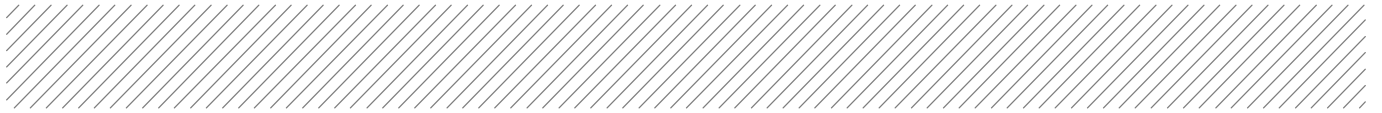


REV	DATE	REVISION DETAILS	APPROVED
A	11.09.14	ISSUE FOR INFORMATION	M.FLANNERY

SCALE	SIZE
1:50	A1
DRAWN	
V.LEANH	
DESIGNED	
K.DONLAN	
CHECKED	
M.FLANNERY	

PRELIMINARY NOT FOR CONSTRUCTION	
APPROVED	DATE 11.09.14
M.FLANNERY	

PROJECT	BOULCOTT FARM RETIREMENT VILLAGE												
TITLE	STORMWATER PUMPSTATION LAYOUT												
DRAWING No.	234107	PROJECT No.		WBS	0000	TYPE	SKT	DISC	CC	NUMBER	0022	REV	A



Appendix B

Correspondence

Correspondence



29 July 2014

Aurecon
PO Box 1591
Wellington

Our ref: 51/26888/00
aurecon ltr re adjacent sw
catchments

Attention: Matt Flannery, Project Director

Dear Matt,

Summerset Retirement Village Stormwater Discharge

Adjacent Stormwater Catchments and Secondary Flow Paths

Summerset are proposing to construct a retirement village at the end of Boulcott St, Lower Hutt, with part of the proposed village accessed from the neighbouring Hathaway Ave.

In conjunction with the recent upgrade of the stopbanks in the Boulcott area by the Greater Wellington Regional Council (GWRC), the Hutt City Council (HCC) took the opportunity to also carry out upgrade works on the stormwater reticulation from the adjacent residential catchments for the Ariki St, Hathaway Ave and Military Rd catchments. These catchments are shown on the attached plan.

The proposed Summerset retirement village is in the area of the Hathaway Ave catchment, with the type of development proposed there will be certain design storm events which are proposed to be pumped through the 675mm dia stormwater line, which passes beneath the stopbank near the end of Boulcott St, to the Hutt River floodplain.

A query was raised as to whether there are other existing stormwater systems to which the flow that would exceed the capacity of the 675mm dia stormwater line could be discharged. A discussion on this query was held with Aurecon and Capacity Infrastructure Services (Capacity), from which GHD were requested by Capacity to review the existing stormwater systems and advise if any alternative discharge point could be available for extreme event discharge from the proposed retirement village site.

Adjacent Stormwater Catchments.

The Hathaway Ave catchment is serviced by a stormwater system that runs from the rear of properties in Hathaway Ave down to the end of Boulcott St, which then has a 675mm dia discharge line to the Hutt River. (see attached plan for catchment boundaries):

The adjacent stormwater systems to the Hathaway Ave catchment comprise the following (see attached plan for catchment boundaries):

- A stormwater system at the end of Military Rd, which takes stormwater discharge from existing residential areas north and east of Military Rd, this has a retention pond and a 750mm dia discharge line to the Hutt River.
- A stormwater system towards the south end of Ariki St, which takes stormwater discharge from the existing residential area around Ariki St, this has a 600mm dia discharge line to the Hutt River.
- A stormwater system along High St of various pipe sizes, which takes stormwater discharge from existing residential areas in Park Avenue, High St (and connecting side streets), Melling/ VIC, this has a 1050mm dia discharge line to the Hutt River at Melling Rd.
- A stormwater system at the north end of Ariki St, which takes stormwater discharge from existing residential areas in Troon Cres, Boulcott St and Ariki St, this area is at the upper end of the Central Lower Hutt catchment area and eventually discharges to the Hutt River at Whites Line East.

The adjacent stormwater reticulation for the Ariki St and Military Rd catchments were sized to accommodate the catchment areas for the individual catchment discharge lines, and as such are not able to accommodate additional flows from the adjacent Hathaway catchment.

The existing stormwater reticulation in the Ariki St north area and the High St area (to Melling) was constructed many years ago. The consequence of this is that the piped systems were designed for the standards required at that time, current design standards require higher levels of protection and higher levels of design rainfall intensities, this results in the situation that generally all older stormwater piped systems in these existing catchments will not meet current design requirements for their respective catchments, and hence do not have any available capacity to accommodate an additional discharge from an adjacent catchment. An example of this was in the storm events in 2004 where the existing systems at High St/ Melling Rd were overloaded and surface flooding of properties occurred, see attached photo of BP Melling Rd site.

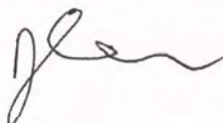
Secondary Flow Paths

Prior to the stopbank upgrade works the secondary flow path for the Hathaway Ave catchment area was to the then flood plain of the Hutt River. With the construction of the stopbank the Hathaway Ave catchment area is serviced by a 675mm dia pipeline to the Hutt River.

Stormwater flows from the proposed Summerset retirement village in extreme events are proposed to be pumped through the 675mm dia stormwater line to the flood plain of the Hutt River.

If the above extreme event flows are not pumped to the Hutt River flood plain then secondary flow arising from the development could pond in the Hathaway Ave properties and could discharge from the low point at the end of Boulcott St, along the toe of the stopbank to Ariki St and into neighbouring existing residential areas. See attached plan for expected line of secondary flow path which has been assessed from current LIDAR level data and as-built data of the stopbank.

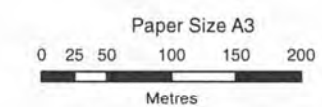
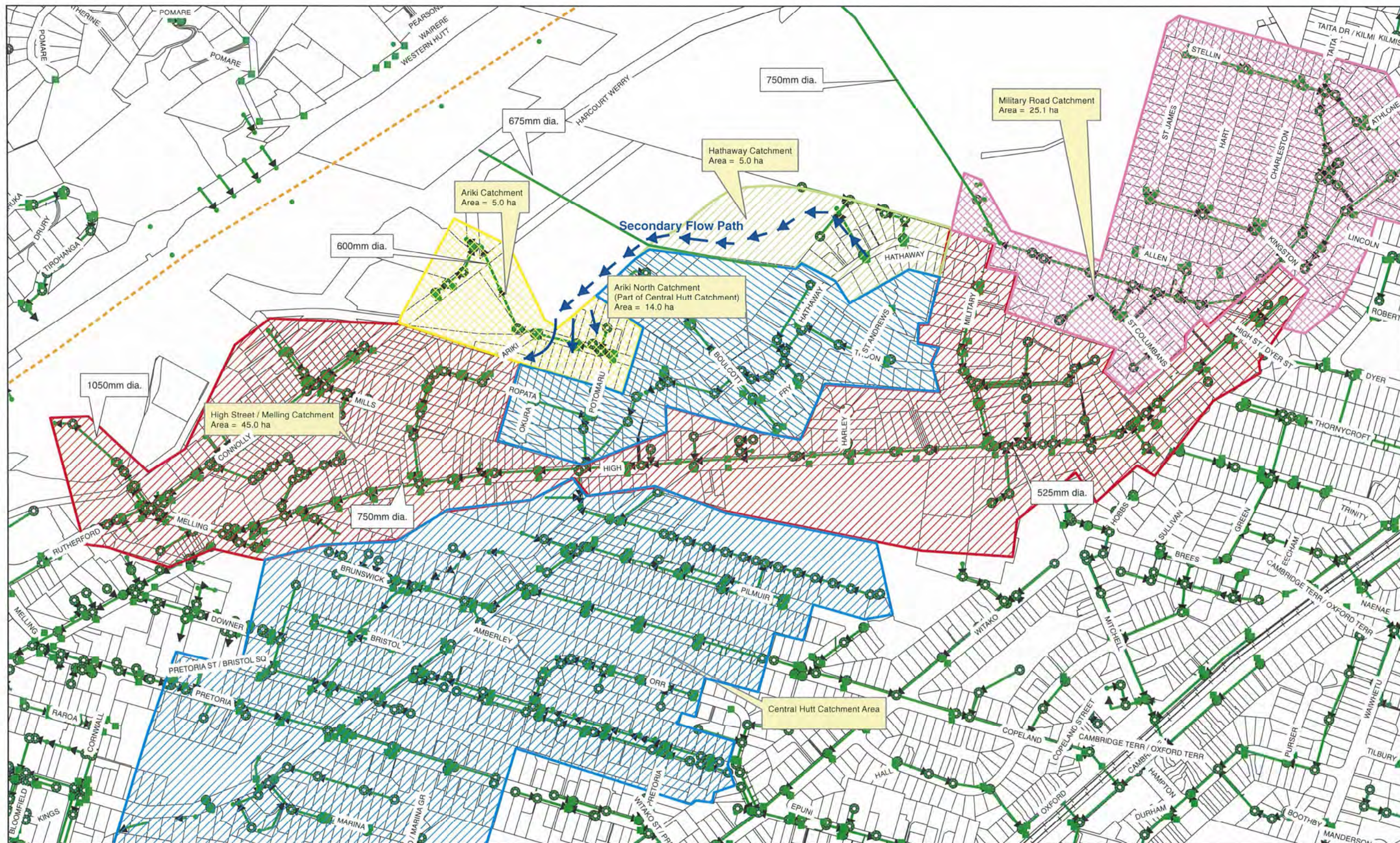
Sincerely
GHD Limited



David Crowther

Team Leader, Roads/ Civil (Wgtn)
04 4747323





Map Projection: Transverse Mercator
 Horizontal Datum: NZGD 2000
 Grid: NZGD 2000 New Zealand Transverse Mercator



LEGEND



CLIENTS | PEOPLE | PERFORMANCE

Capacity
 Boulcott / Hutt Stopbank

Catchment Plan

Job Number | 51-26888
 Revision | A
 Date | 29 Jul 2014

Figure 1

N:\NZ\Wellington\Projects\5126888\Boulcott Farm Heritage Golf Club Development\GIS\Catchment Plan.mxd
 © 2014. Whilst every care has been taken to prepare this map, GHD (and DATA CUSTODIAN) make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason.
 Data source: Data Custodian, Data Set Name/Title, Version/Date. Created by: kcaliepen



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Philippines, Singapore, South Africa,
Swaziland, Tanzania, Thailand, Uganda,
United Arab Emirates, Vietnam.

15 October 2014

Dan Kellow
Environmental Policy
Hutt City
04 5706828
Dan.kellow@huttcity.govt.nz

Dear Dan,

Re: Request for Further Information- Proposed Private Plan Change Request by Summerset Villages (Lower Hutt) Ltd. (DPP12-5-35)

Please read below for the itemized response to each of the comments provided by Hutt City dated October 2nd, 2014.

Stormwater Infrastructure

1. *Section 4.1.2 of the Aurecon report, Rainfall Intensities, the HIRDS V3 rainfall intensity data has been used in the design flow analysis; need to confirm that this is equivalent to the Regional Standard for Water Services (RSWS) requirements for design rainfall intensities.*

Yes, it is confirmed that the HIRDS V3 rainfall intensity data is equivalent to the RSWS requirements.

2. *Section 4.1.2, Design Flows, Table 2, the runoff coefficient Pre-Development for Area 2 is 0.5 as per RSWS for site coverage up to 35% for the existing low density residential area.*

The current runoff coefficient for Area 2 is for site coverage between 36 to 65%, as the area is compromised of infill housing. As per RSWS a runoff coefficient of 65% has been adopted.

3. *Section 4.1.2, Design Flows, The report assumes a development up to 65% impervious area, what is the actual % impervious area for the high density development proposed?*

The actual percent impervious for the high density development is 65%.

4. *Section 4.1.2, Recommended Building Level, the Finished Contour Plan shows the lowest surface level to be RL 9.00 with a FFL of a building? At FFL 9.10. What type of building is this? Does not appear to be on the overall Vision Master Plan for the site. Need to confirm.*

The 9.10 FFL is referring to the bowling green not a building. Clarity on the plan will be provided in the future.

5. *Section 4.2 Stormwater drainage details, the report states that the discharge from the proposed pump station is to "pump over the stopbank to the river berm" is this the case?*

Your point is valid; the stormwater will be pumped through the stopbank using the existing pipework.

6. *Section 4.2, Stormwater drainage details, the report states that the secondary flow path level for the site is RL 8.4, however the as-builts of the recent stopbank works this is now approx. RL 9.4. It is important to ensure that all stormwater flow from the development goes to the proposed pump station site (around RL 9.0) and does not flow overland to the existing properties at the end of Boulcott St. The remains of the old stopbank at the end of Boulcott St are approx.. RL of 10.8, which also protects the existing properties at the end of Boulcott St from secondary flow from the proposed development. Care must be taken in the detailed design of the access road into the development from the end of Boulcott St to maintain a sufficiently higher ground level to ensure secondary flow is not discharged to the properties at the end of Boulcott St and along the toe of the stopbank to properties in the Ariki St area.*

Agreed, you are correct. The R.L 8.4 was an unfortunate typo. The secondary flow path level for the site is R.L 9.4 which corresponds to the topographic survey.

7. *At detailed design stage the design flows for the internal stormwater reticulation of the development will need to be reviewed by Wellington Water Ltd (WWL).*

Agreed.

Sewer Infrastructure

1. *Section 5.1 of the Aurecon report, the capacities of the wastewater lines for the three connection points were provided as an initial indication of available capacity subject to further investigation of the sewer network in the area. These initial indicator have been superseded by information since collected/reviewed of the network are no longer relevant.*

Agreed, this information has been superseded.

2. *Section 5.1, states that the peak capacity of the existing wastewater main on High St is 4.3l/s, this should read the peak **spare** capacity is 4.3 l/s.*

Agreed. It is the spare capacity.

3. *Section 5.1 notes that the design sewer flows from the site are to be limited to 4 l/s, this is the overriding critical condition, regardless of the number of units proposed and/ or design standard used. As part of the detailed design of the wastewater system design features must be incorporated to ensure that the wastewater discharge from the proposed development is kept below the 4l/s limit.*

Agreed.

4. *Section 5.3.1, Design Flows, the report states assumed occupancy rates of the proposed units as provided by the client based on previous similar developments, these are below the general requirements of the RSWS, and would require acceptance by WLL. However in relation to this with the wastewater flows from the site limited to the 4l/s figure, the developer should ensure that the proposed wastewater system has sufficient storage capacity for the anticipated peak design levels.*

This has been completed and the results indicated that the wastewater system has sufficient storage capacity for the anticipated design flows.

5. *Section 5.3.2, Pump station and emergency storage, 12 hours of ADWF is proposed, the RSWS Section 5.4.8 requires 24 hours of ADWF storage, this reduced amount of storage will require approval from WWL.*

Approval from WWL will be sought, but we believe 24 hours of ADWF storage is excessive under these conditions as the pump station is relatively small and temporary emergency generation etc. is readily available in the region and there are full time maintenance staff on the site.

Water Infrastructure

1. *Section 6.3.2 of the Aurecon report, Minimum Main Sizes, HCC approved ridermain pipe is 63mm PE80B SDR11 with a pipe ID of 52mm not 63mm PE100 SDR17 as specified.*

Understood and will be complied with.

2. *Section 6.1, the existing main in High Street at the junction with Boulcott Street is a 200mm CLS pipe not a 225mm.*

Acknowledged

3. *GHD believe that the existing pipes in Boulcott Street and Military Road are 100mm ND.*

Our model also suggests the existing pipes in Boulcott Street and Military Road are 100mm ND.

4. *The height (number of floors) of the tallest building on site (assumed to be the main apartment building) needs to be provided to assess residual pressure/flows at this maximum building level.*

The tallest building on site is 4 floors (12m). The nominated POS is at the boundary and backflow prevention is included.

5. *Need to provide details on how the 45 l/s fire flow was determined, specifically the 25l/s from two hydrants and FW2 classification.*

The 45l/s is clarified as the total flow in the Appendix C table for the Ordinary Hazard classification in NZS4509:2008.

6. *Need to confirm that the requirements of NZS 4404:2010 have been met.*

We confirm that the requirements of NZS4404:2010 will be met.

7. *A copy of the water supply layout plans are required.*

Attached.

8. *What pipe material is proposed for the 200mm main in Boulcott Street?*

uPVC.

9. *The existing 100mm main in Military Road will need to be extended a short distance to the boundary.*

The drawings indicate this extension.

10. *Detailed hydraulic calculations are required to support the proposed design. How does the additional expected demand from the development impact on the current levels of service to the surrounding network. Please demonstrate as per the RSWS requirements that the network with the proposed upgrades can provide the total design flow at 2/3 peak + fire flow of 57 l/s to the site.*

Understood. This modelling has been completed and is attached.

11. *According to the WWL/HCC Operations Team the central water zone is currently not under normal operating conditions. Currently the GWRC emergency cross connections at Epuni, Tilbury Street and the 525mm/300mm connection at GWRC Waterloo Pump Station are open and supplying water to the network. Under normal operation these would all be closed and only Naenae Reservoir would be supplying the Zone. These cross connections will remain open in the short term but long term will be closed. This will affect the available future pressure and flow in the network and should be allowed for in the design calculations and in the design of the proposed water reticulation.*

We have previously requested access to a water model of the network and were advised that there was no available model of the Hutt City water supply network. HCC and Capacity required that 7 day pressure and fire flow monitoring was undertaken for the site. No information was made available of valves being open within the network at the time of that request. The testing was undertaken in July / August 2013. It is surprising to now learn that the network valve configuration is not correct. Please advise what difference this makes to pressures, we have no way of determining this ourselves.

We entrust the responses provided above satisfy the request for additional information dated October 2nd, 2014.

Regards,



Sandra Murphy BScE (Hons)
Civil Engineer, Aurecon
T +64 4 471 8961 F +64 4 472 9922
E sandra.murphy@aurecongroup.com



NOTES

1 THE INFERRED LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN DIGITISED FROM EXISTING RECORDS PROVIDED BY LOCAL AUTHORITIES AND UTILITY SERVICE PROVIDERS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE PLOTTED UTILITY SERVICES. NOT ALL THE EXISTING SERVICES MAY BE SHOWN.

THE LOCATION OF ALL SERVICES MUST BE CONFIRMED WITH THE RESPECTIVE LOCAL AUTHORITY AND/OR SERVICE PROVIDER PRIOR TO ANY GROUND DISTURBANCES.

UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE MAINS AND PUBLIC SERVICES AS PROVIDED BY THE LOCAL AUTHORITY AND SERVICE PROVIDERS. OTHER UNDERGROUND SERVICES (E.G. ON PRIVATE PROPERTY) HAVE NOT BEEN SHOWN DUE TO A LACK OF AVAILABILITY OF SITE RECORDS DETAILING THESE SERVICES.

NOT ALL INDIVIDUAL PROPERTY SERVICE CONNECTIONS TO THE UTILITY MAIN MAY BE SHOWN.

LEGEND

	PROPOSED WATER MAIN
	EXISTING WATER MAIN
	PROPOSED HYDRANT
	WATER METER
	BACK FLOW PREVENTION
	BOUNDARY STAGE 1
	BOUNDARY STAGE 2
	BOUNDARY STAGE 3
	BOUNDARY STAGE 4
	STORMWATER PUMP STATION
	THRUST BLOCK
	SLUICE VALVE
	GATE VALVE
	WATER LATERAL
	ABANDONED



REV	DATE	REVISION DETAILS	APPROVED
A		ISSUE FOR RESOURCE CONSENT	

SCALE	1:500
SIZE	A1
DRAWN	VLE ANH
DESIGNED	K.DONLAN
CHECKED	

PRELIMINARY
NOT FOR CONSTRUCTION

APPROVED _____ DATE _____

PROJECT	BOULCOTT FARM RETIREMENT VILLAGE					
TITLE	WATER LAYOUT SHEET 1					
DRAWING No.	PROJECT No.	RES.	TYPE	DISC.	NUMBER	REV.
234107	234107	0000	SKT	CC	0040	A



NOTES		LEGEND	
1	THE INFERRED LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN DIGITISED FROM EXISTING RECORDS PROVIDED BY LOCAL AUTHORITIES AND UTILITY SERVICE PROVIDERS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE PLOTTED UTILITY SERVICES. NOT ALL THE EXISTING SERVICES MAY BE SHOWN.		PROPOSED WATER MAIN
	THE LOCATION OF ALL SERVICES MUST BE CONFIRMED WITH THE RESPECTIVE LOCAL AUTHORITY AND/OR SERVICE PROVIDER PRIOR TO ANY GROUND DISTURBANCES.		EXISTING WATER MAIN
	UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE MAINS AND PUBLIC SERVICES AS PROVIDED BY THE LOCAL AUTHORITY AND SERVICE PROVIDERS. OTHER UNDERGROUND SERVICES (IE ON PRIVATE PROPERTY) HAVE NOT BEEN SHOWN DUE TO A LACK OF AVAILABILITY OF SITE RECORDS DETAILING THESE SERVICES.		PROPOSED HYDRANT
	NOT ALL INDIVIDUAL PROPERTY SERVICE CONNECTIONS TO THE UTILITY MAINS MAY BE SHOWN.		WATER METER
2	CONTRACTOR TO POTHOLE EXISTING MAIN IN MILITARY ROAD TO CONFIRM SIZE.		BACK FLOW PREVENTION
			BOUNDARY STAGE 1
			BOUNDARY STAGE 2
			BOUNDARY STAGE 3
			BOUNDARY STAGE 4
			STORMWATER PUMP STATION
			THRUST BLOCK
			SLUICE VALVE
			GATE VALVE



CLIENT: **Summerset** Welcome home

REV	DATE	REVISION DETAILS	APPROVED
A		ISSUE FOR RESOURCE CONSENT	

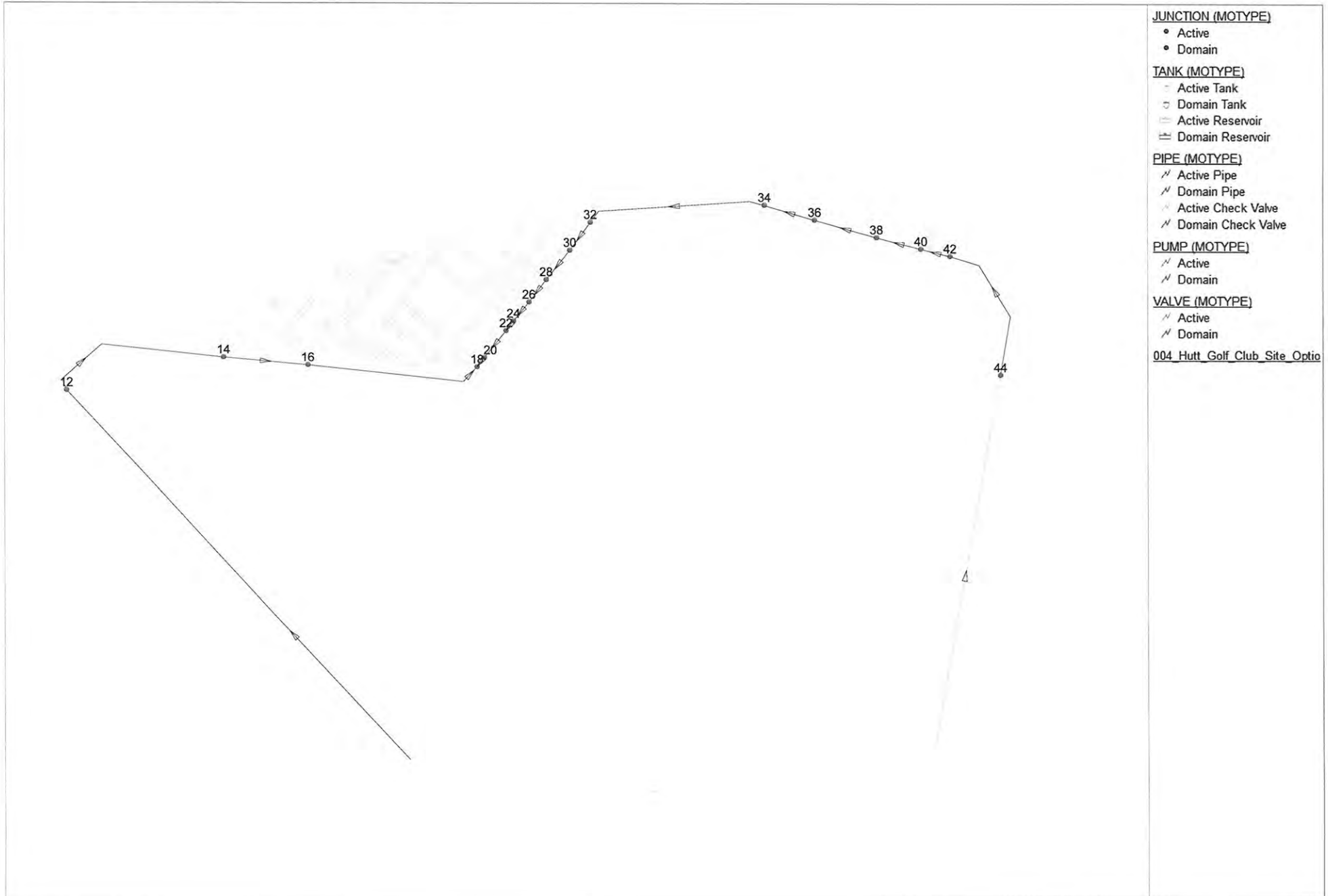
SCALE	SIZE
1:500	A1
DRAWN	VLE ANH
DESIGNED	K DONLAN
CHECKED	

PRELIMINARY
NOT FOR CONSTRUCTION

APPROVED DATE

PROJECT	BOULCOTT FARM RETIREMENT VILLAGE					
TITLE	WATER LAYOUT SHEET 2					
DRAWING No.	PROJECT No.	WBS	TYPE	DISC	NUMBER	REV
234107	234107	0000	SKT	CC	0041	A

SUMMERSET BOULCOTT - REVISED WATER MODEL



Summerset - Boulcott Water Model Outputs

200mm diameter main in Boulcott only, 100 mm diameter main in Military Road

Peak Demand scenario only

Junctions				
ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (m)
10	0	0	67.5	67.5
12	0	9.3	67.09	57.79
14	4.34	9.3	66.64	57.34
16	4.33	9.3	66.53	57.23
18	1.63	9.4	66.45	57.05
20	0.13	9.4	66.44	57.04
22	0.14	9.4	66.44	57.04
24	1.62	9.4	66.43	57.03
26	1.71	9.4	66.43	57.03
28	1.7	9.4	66.43	57.03
30	0.13	9.4	66.43	57.03
32	0.13	9.4	66.43	57.03
34	0.28	9.8	66.44	56.64
36	0.46	10.1	66.44	56.34
38	0.65	10.3	66.45	56.15
40	0.37	10.7	66.46	55.76
42	0.47	11	66.46	55.46
44	0	10.23	66.49	56.26

Pipes											
ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness (mm)	Flow (L/s)	Velocity (m/s)	Headloss (m)	HL/1000 (m/km)	Status	Flow Reversal Count
11	12	14	113.19	150	0.02	14.36	0.81	0.46	4.05	Open	0
13	14	16	51.27	150	0.02	10.02	0.57	0.11	2.1	Open	0
15	16	18	106.81	150	0.02	5.69	0.32	0.08	0.76	Open	0
17	18	20	7.19	150	0.02	4.06	0.23	0	0.42	Open	0
19	20	22	21.07	150	0.02	3.93	0.22	0.01	0.39	Open	0
21	22	24	7.31	150	0.02	3.79	0.21	0	0.37	Open	0
23	24	26	14.89	150	0.02	2.17	0.12	0	0.14	Open	0
25	26	28	17.08	150	0.02	0.46	0.03	0	0.01	Open	0
27	28	30	22.74	150	0.02	-1.24	0.07	0	0.05	Open	0
29	30	32	20.83	150	0.02	-1.37	0.08	0	0.06	Open	0
31	32	34	109.33	150	0.02	-1.5	0.08	0.01	0.07	Open	0
33	34	36	31.67	150	0.02	-1.78	0.1	0	0.1	Open	0
35	36	38	38.92	150	0.02	-2.24	0.13	0.01	0.15	Open	0
37	38	40	27.67	150	0.02	-2.89	0.16	0.01	0.23	Open	0
39	40	42	18.19	150	0.02	-3.26	0.18	0.01	0.28	Open	0
41	42	44	91.06	150	0.02	-3.73	0.21	0.03	0.36	Open	0
43	10	12	402.26	200	0.02	14.36	0.46	0.4	1	Open	0
45	7000	10	1.73	200	0.02	14.36	0.46	0	1	Open	0
47	7002	44	400	100	0.02	3.73	0.48	1.01	2.51	Open	0

2/3 Demand + Fire Flows

Junctions				
ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (m)
10	0	0	67.49	67.49
12	0	9.3	64.12	54.82
14	22.91	9.3	60.19	50.89
16	2.9	9.3	59.7	50.4
18	13.59	9.4	58.91	49.51
20	0.09	9.4	58.91	49.51
22	0.09	9.4	58.89	49.49
24	1.09	9.4	58.88	49.48
26	13.65	9.4	58.87	49.47
28	1.14	9.4	58.9	49.5
30	0.09	9.4	58.95	49.55
32	0.09	9.4	58.99	49.59
34	0.19	9.8	59.22	49.42
36	0.31	10.1	59.28	49.18
38	0.44	10.3	59.37	49.07
40	0.25	10.7	59.44	48.74
42	0.31	11	59.49	48.49
44	0	10.23	59.73	49.5

Pipes											
ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness (mm)	Flow (L/s)	Velocity (m/s)	Headloss (m)	HL/1000 (m/km)	Status	Flow Reversal Count
11	12	14	113.19	150	0.02	45.68	2.59	3.93	34.72	Open	0
13	14	16	51.27	150	0.02	22.77	1.29	0.49	9.47	Open	0
15	16	18	106.81	150	0.02	19.87	1.12	0.79	7.36	Open	0
17	18	20	7.19	150	0.02	6.28	0.36	0.01	0.91	Open	0
19	20	22	21.07	150	0.02	6.19	0.35	0.02	0.88	Open	0
21	22	24	7.31	150	0.02	6.1	0.35	0.01	0.86	Open	0
23	24	26	14.89	150	0.02	5.02	0.28	0.01	0.61	Open	0
25	26	28	17.08	150	0.02	-8.63	0.49	0.03	1.61	Open	0
27	28	30	22.74	150	0.02	-9.77	0.55	0.05	2.01	Open	0
29	30	32	20.83	150	0.02	-9.86	0.56	0.04	2.04	Open	0
31	32	34	109.33	150	0.02	-9.95	0.56	0.23	2.08	Open	0
33	34	36	31.67	150	0.02	-10.14	0.57	0.07	2.15	Open	0
35	36	38	38.92	150	0.02	-10.44	0.59	0.09	2.27	Open	0
37	38	40	27.67	150	0.02	-10.88	0.62	0.07	2.44	Open	0
39	40	42	18.19	150	0.02	-11.13	0.63	0.05	2.55	Open	0
41	42	44	91.06	150	0.02	-11.44	0.65	0.24	2.68	Open	0
43	10	12	402.26	200	0.02	45.68	1.45	3.37	8.38	Open	0
45	7000	10	1.73	200	0.02	45.68	1.45	0.01	8.38	Open	0
47	7002	44	400	100	0.02	11.44	1.46	7.77	19.42	Open	0

Summerset - Boulcott

Water Model Outputs

Stage 1 only - 200mm diameter up grade on Boulcott

Peak Demand scenario only

Junctions				
ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
10	0	0	67.5	661.44
12	0	9.3	67.34	568.72
14	4.34	9.3	67.15	566.93
16	4.33	9.3	67.13	566.69
46	0	0	67.13	657.83

Pipes											
ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness (mm)	Flow (L/s)	Velocity (m/s)	Headloss (i HL/1000 (m/km)	Status	Flow Reversal Count	
11	12	14	113.19	150	0.02	8.67	0.49	0.18	1.62 Open	0	
13	14	16	51.27	150	0.02	4.33	0.25	0.02	0.47 Open	0	
15	16	46	47.12	150	0.02	0	0	0	0 Open	0	
43	12	10	400	200	0.02	-8.67	0.28	0.16	0.4 Open	0	
45	7000	10	1.73	200	0.02	8.67	0.28	0	0.4 Open	0	

2/3 Demand + Fire Flows

Junctions				
ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
10	0	0	67.48	661.27
12	0	9.3	63.4	530.12
14	22.91	9.3	58.59	483.05
16	15.4	9.3	57.89	476.12
46	12.5	0	57.74	565.8

Pipes											
ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness (mm)	Flow (L/s)	Velocity (m/s)	Headloss (i HL/1000 (m/km)	Status	Flow Reversal Count	
11	12	14	113.19	150	0.02	50.81	2.88	4.8	42.44 Open	0	
13	14	16	51.27	150	0.02	27.9	1.58	0.71	13.8 Open	0	
15	16	46	47.12	150	0.02	12.5	0.71	0.15	3.15 Open	0	
43	12	10	400	200	0.02	-50.81	1.62	4.08	10.21 Open	0	
45	7000	10	1.73	200	0.02	50.81	1.62	0.02	10.21 Open	0	

Stage 1 only - Existing 100mm diameter main

Peak Demand scenario only

Junctions				
ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
10	0	0	67.48	661.25
12	0	9.3	62.82	524.48
14	4.34	9.3	62.64	522.68
16	4.33	9.3	62.62	522.45
46	0	0	62.62	613.58

Pipes											
ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness (mm)	Flow (L/s)	Velocity (m/s)	Headloss (i HL/1000 (m/km)	Status	Flow Reversal Count	
11	12	14	113.19	150	0.02	8.67	0.49	0.18	1.62 Open	0	
13	14	16	51.27	150	0.02	4.33	0.25	0.02	0.47 Open	0	
15	16	46	47.12	150	0.02	0	0	0	0 Open	0	
43	12	10	400	100	0.02	-8.67	1.1	4.66	11.64 Open	0	
45	7000	10	1.73	100	0.02	8.67	1.1	0.02	11.64 Open	0	

2/3 Demand + Fire Flows

Junctions				
ID	Demand (L/s)	Elevation (m)	Head (m)	Pressure (kPa)
10	0	0	66.94	655.95
12	0	9.3	-62.87	-707.16
14	22.91	9.3	-67.67	-754.24
16	15.4	9.3	-68.38	-761.17
46	12.5	0	-68.52	-671.49

Pipes											
ID	From Node	To Node	Length (m)	Diameter (mm)	Roughness (mm)	Flow (L/s)	Velocity (m/s)	Headloss (i HL/1000 (m/km)	Status	Flow Reversal Count	
11	12	14	113.19	150	0.02	50.81	2.88	4.8	42.44 Open	0	
13	14	16	51.27	150	0.02	27.9	1.58	0.71	13.8 Open	0	
15	16	46	47.12	150	0.02	12.5	0.71	0.15	3.15 Open	0	
43	12	10	400	100	0.02	-50.81	6.47	129.8	324.51 Open	0	
45	7000	10	1.73	100	0.02	50.81	6.47	0.56	324.51 Open	0	

APPENDIX 8

TRANSPORTATION EFFECTS ASSESSMENT incl. further information



Summerset Boulcott

Lower Hutt

**Transportation Assessment
Report**

October 2014

Summerset Boulcott

Lower Hutt

Transportation Assessment Report Quality Assurance Statement

Prepared by:

Catherine Mills

Transportation Engineer



Reviewed by:

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Approved for Issue by:

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Status: Final report

Date: 17 October 2014

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Appendix A NZTA Report Rates

1. Introduction

Summerset Villages (Lower Hutt) Ltd proposes to establish a new retirement village on land to the rear of Hathaway Avenue in Boulcott, Lower Hutt.

The proposal is being progressed by way of a District Plan Change (DPC) that seeks to provide an appropriate District Plan framework for either standard residential subdivision and housing or retirement village development. Although Summerset's application is for a DPC, this Transportation Assessment Report is usefully informed by Summerset's "Vision Statement and Masterplan" that indicates at a broad level the likely site and building layout for a retirement village.

TDG has therefore been commissioned to prepare an assessment of the transport needs and effects of a retirement village development that would be enabled by the DPC. This has included a review against the existing transport provisions of the District Plan for a retirement village.

The DPC proposes particular standards for carparking and servicing and provides for "transportation effects" and "construction effects" (this would include construction traffic) for a proposed retirement village to be managed by way of an application for resource consent for a Restricted Discretionary Activity. This will give the Council the ability to appropriately assess the transportation effects of the design, construction and operation of a retirement village.

Under the DPC, if the site is developed for standard residential subdivision and housing, the transportation effects will be managed by the existing operative General Residential Activity Area provisions.

TDG prepared a Transportation Assessment Report dated 12 September 2014 that was submitted as part of the documentation supporting the Plan Change application. Subsequently, a request for further information by Council dated 2 October 2014 requested an amended report that additionally provides:

- a comparative assessment of the change in traffic effects between the existing zoning of General Recreation and the proposed DPC providing for either standard residential subdivision and housing or retirement village development;
- performance standards for the on-site provision of carparking (and servicing) for a retirement village development;
- an assessment of the likely traffic effects should the High Street / Boulcott Street and High Street / Military Road intersections not be upgraded.

This is the amended report requested, responding to the above further information.

2. Location in the Road Network

2.1 Site Location

The site is located to the north of Hathaway Avenue, between Boulcott Street and Military Road. It lies immediately between the new river stopbank and established residential housing. The Hutt Hospital, Boulcott School, Boulcott Kindergarten, golf course and a local café are all located within close proximity of the site.

The site is zoned General Recreation by the Lower Hutt City District Plan.

The nearest access to public transport for future residents is the bus stops on High Street, approximately 350 metres walk from the site. The main bus services which use the inbound and outbound stops run between Westfield Queensgate and Stokes Valley, Valley Heights, Emerald Hill, Petone and the Upper Hutt Train Station.

2.2 Existing Road Environment

Boulcott Street, Military Road and Hathaway Avenue are each classified as Access Roads by the District Plan, primarily serving the local residential environment. By comparison, High Street in this vicinity is classified as a Minor District Distributor. Both Boulcott Street and Military Road link directly with High Street, presenting legible connections from the primary roading network.

The measured kerb to kerb width of the local roads in the vicinity of the site may be summarised as follows:

- Boulcott Street 15.4m;
- Military Road 8.5m;
- Hathaway Avenue 6.9m.

Marked on-street carparking spaces are provided throughout the area, reflecting the area wide demand for parking associated with the hospital, the school, kindergarten and local activities at the corner of Boulcott Street and High Street. As such, and as proposed by way of village – specific carparking conditions, it is important that the village provides for all related resident, staff and visitor parking demands to be accommodated on site.

The surrounding area is typically flat. Boulcott Street and Military Road both have straight alignments and level topography near the proposed access points. In both instances, the accesses are to be established from the cul-de-sac ends of each street, and no kerbside parking will be lost to form the accesses.

At present, on-street parking demands on Military Road and Hathaway Avenue are heavily influenced by the activities of Boulcott's Farm Heritage Golf Club. This existing situation will be improved by way of a consented redevelopment of the golf club which provides for substantially improved on-site carparking, resulting in an improved on-street parking amenity for existing residents and visitors. This consented (improved) situation will not be compromised by parking from the retirement village since the village will be self-sufficient in terms of accommodating all of its resident, staff and visitor parking demands on site.

Standard priority (give way) arrangements exist at both the Boulcott Street and Military Road intersections with High Street, to afford priority to through traffic on the Minor District Distributor. There are some existing safety and capacity constraints at the Boulcott Street intersection, associated in part with the operation of an immediately adjacent zebra crossing on High Street. Hutt City Council is aware of this existing situation and has previously identified the High Street / Boulcott Street intersection as a candidate for upgrading to traffic signals (in conjunction with the High Street / Mitchell Street intersection). At this stage, it is understood that such works are not currently programmed within Council's forward schedule of roading works.

The off-site traffic effects arising from development of the Plan Change site are provided for as an assessment matter as a Restricted Discretionary Activity, whereby the need and options for any off-site improvements can be assessed in conjunction with an application for resource consent, and appropriate responsibilities determined for funding.

Good footpath connections are already established through the immediate area, and the village development will provide good pedestrian links to the public footpaths via the Boulcott Street and Military Road accesses as well as via a proposed walkway to Hathaway Avenue. Pedestrian connections will also be provided to the adjoining GWRC stopbank land to the north of the site and to the adjacent golf club.

3. Existing Traffic Patterns

3.1 Daily Traffic Volumes

Traffic data has been sourced for the area. Average daily traffic volumes are as follows:

Road	Section	Traffic volume (veh/day)
Military Road	Near High Street	900
Boulcott Street	Near High Street	1,600
High Street	Boulcott Street to Military Road	18,500

Table 1: Average Daily Traffic Volumes

The above daily patterns reflect the relative importance of High Street as a strategic route, connecting the CBD and hospital with the northern suburbs in the city. The moderate volumes on Boulcott Street reflect its role in providing a main connection to the Boulcott residential area, school and kindergarten. The smaller existing flows carried by Military Road include traffic related to Boulcott's Farm Heritage Golf Club.

High Street operates with the usual weekday commuter AM and PM traffic profile, while Boulcott Street has peak hours associated with the start and end of the school day. Council has variously improved the performance and safety of this intersection over a number of years, particularly for pedestrians, but while it has identified it as a candidate for upgrading to traffic signals, no improvement works are currently included in the Council's forward programme.

3.2 Hourly Traffic Volumes

For the purpose of this assessment, peak hour traffic count surveys were carried out at the Boulcott Street and Military Road intersections with High Street. These surveys were undertaken to capture traffic flows during both the late afternoon commuter peak, which represents the busiest period of the road network, and the late morning, which represents the typical busiest traffic period for retirement villages. These have been carried forward as the assessment periods for the traffic analysis presented in Chapter 7 of this report.

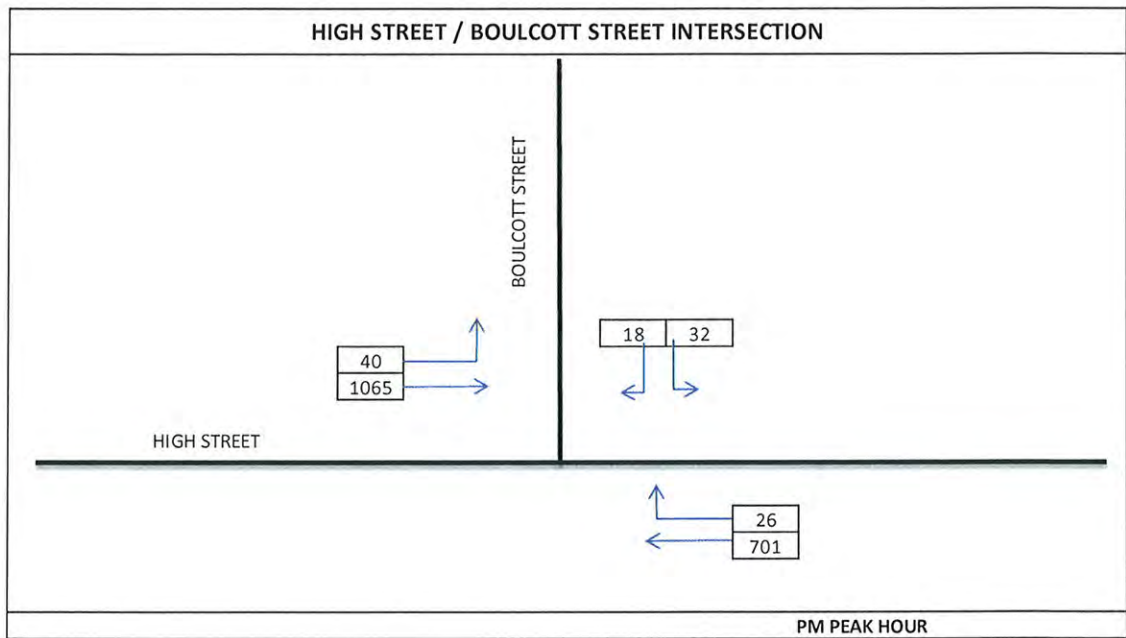
Together with other estimates from the daily traffic volume data summarised in Table 1, the peak hour patterns can be summarised as follows:

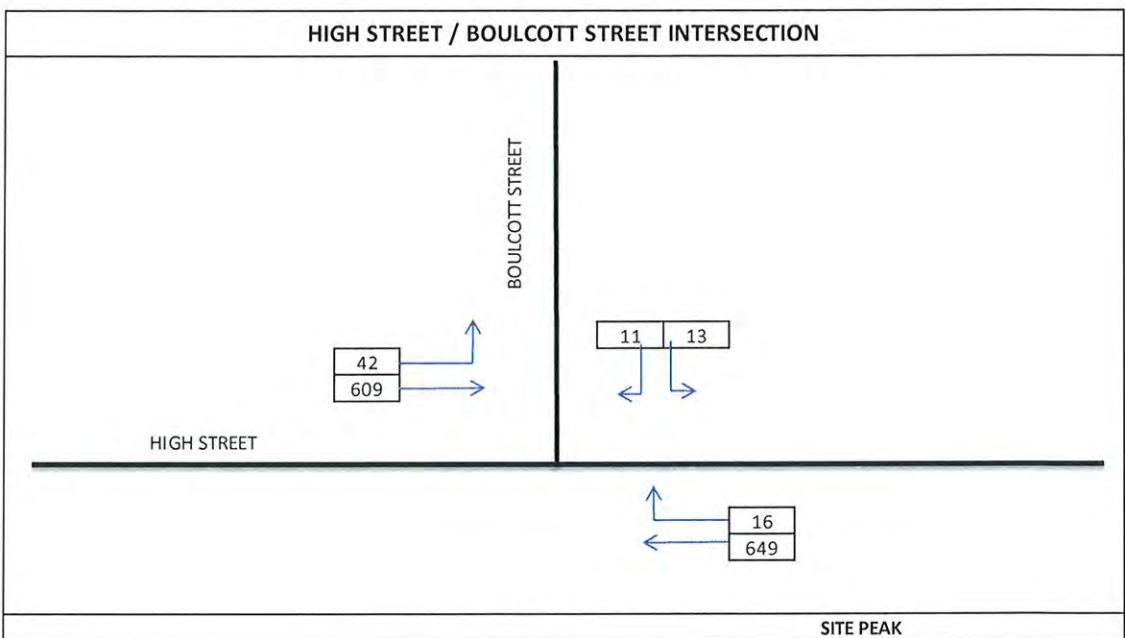
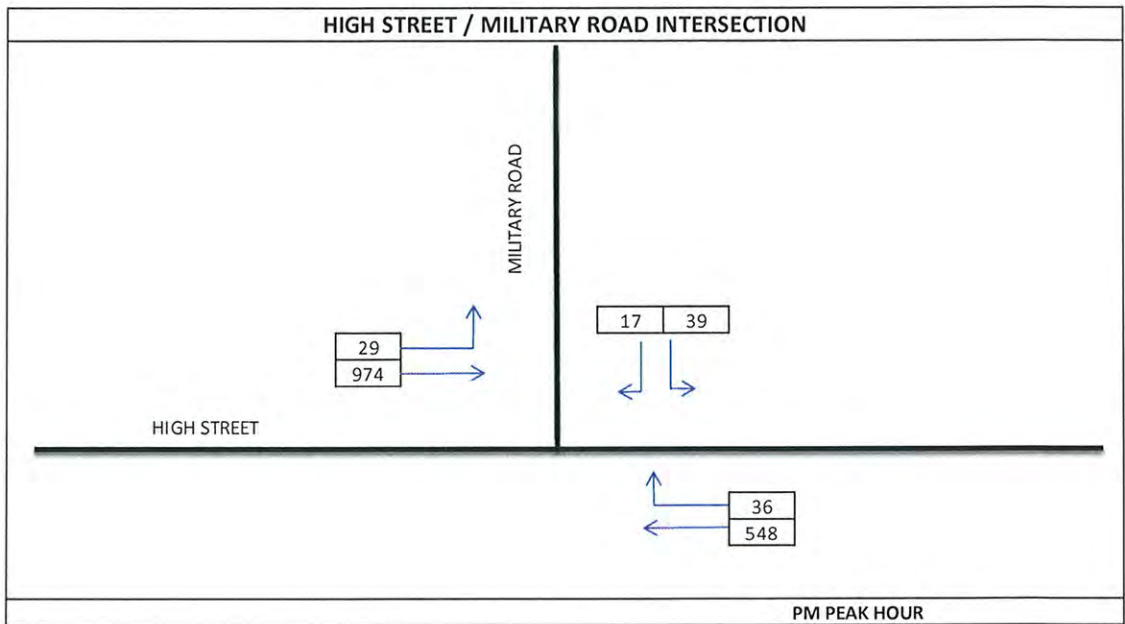
Road	Section	Peak Hour Traffic Volume (veh/h)	
		PM Peak	Site Peak
Military Road	Near High Street	120	70
Boulcott Street	Near High Street	120	80
High Street	Boulcott Street to Military Road	1,700	1,200

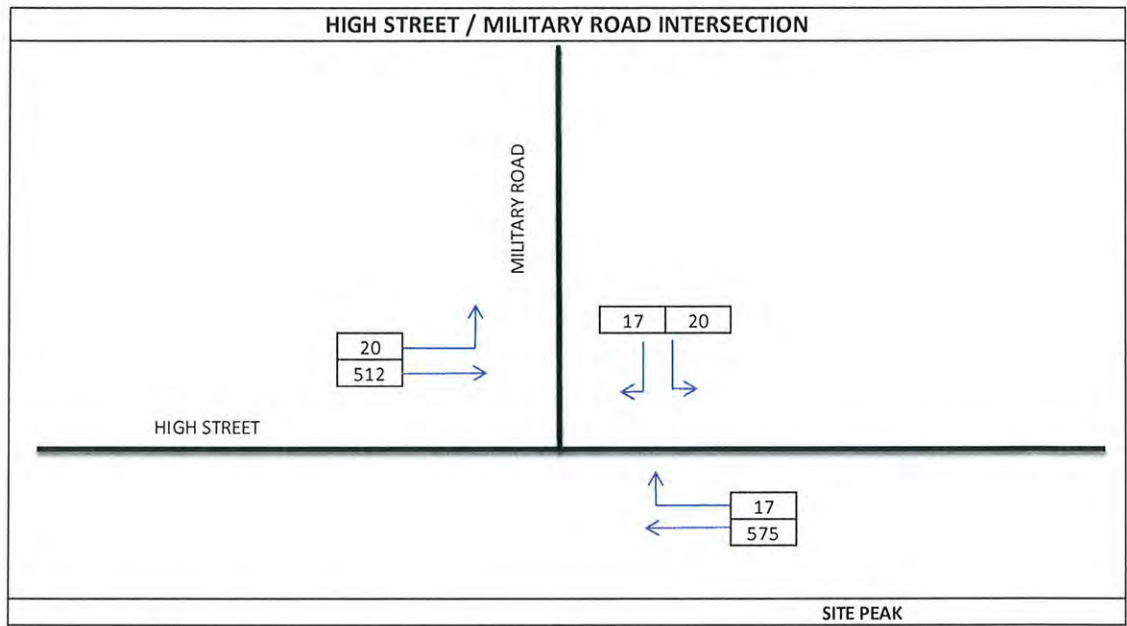
Table 2: Peak Hour Traffic Volumes

The vehicle movements recorded by the count surveys at both intersections are summarised in the four diagrams below, first for the weekday PM peak hour and secondly for the site peak hour.

Some comment is needed in relation to the change in through-traffic flows that occurs along High Street between Boulcott Street and Military Road, where it is noted that the differences in eastbound and westbound flows results principally from the additions and subtractions arising from Hutt and Boulcott Hospitals.







These counts have informed the analysis of road and intersection effects, required as a focus of this assessment by Council.

4. Development Context and Proposal

The site of the proposed retirement village is on land which has been made surplus to the requirements of Boulcott's Farm Heritage Golf Club due to the Regional Council's construction of a new river stopbank.

The site is approximately 2.87ha, and is bounded by the stopbank to the north and west, and by the existing residential neighbourhood of Boulcott to the south and east.

Summerset has prepared a "Vision Statement and Masterplan" that is included in the DPC application document. This indicates the likely site and building layout. Summerset has also advised that the likely yield from the Masterplan is:

- 36 residential villas;
- 96 independent apartments;
- 43 care apartments;
- 49 care rooms;
- supporting retirement village services and facilities;
- associated employment.

The above provides the basis upon which the likely transportation effects associated with a retirement village enabled by the DPC can be assessed.

From a traffic perspective, it is appropriate to consider villas and independent apartments in a similar way, in the sense that the occupiers are more mobile and have access to their own vehicles. In an equivalent way, it is appropriate to consider care apartments and care rooms together, since occupiers are less mobile and will not drive vehicles. These essential characteristics of village residents inform the traffic generation and analysis included in Chapters 6 and 7.

The irregular shape of the site lends itself to vehicle access being provided at the western and eastern ends via Boulcott Street and Military Road. There is no vehicle access intended onto Hathaway Avenue.

Summerset has advised that within the site, the internal road layout will be designed to foster a slow speed environment, with a two-way main east-west spine road proposed, that provides access to each activity and related parking. In terms of carparking, the Summerset plans for a retirement village development provide for:

- 34 of the 36 villas to include one internal garage space, plus a second driveway space (for use by visitors). The remaining two villas will each be provided with two external spaces, positioned adjacent to the villas and accessed directly from the internal road;
- the 96 independent apartments to be supported by 96 parking spaces within the ground floor levels of the four apartment buildings;
- a separate total of 61 parking spaces variously along the internal road, for use by staff and visitors, and in some instances residents should they chose to drive to other parts of the village.

A dedicated servicing area will be provided to the rear of the main village care building, adjacent the main kitchen, and accessed directly to and from the internal road.

Summerset's DPC provides for performance conditions for carparking (and servicing) in the manner requested by Council.

5. Planning Considerations

The proposed District Plan Change seeks to provide for the site to be rezoned as a General Residential Activity Area, with specific provisions related to retirement village development.

An analysis of the ability of the site development (for either standard residential subdivision and housing or retirement village development) to comply with the existing relevant transport permitted activity criteria of the District Plan has been undertaken and a summary is presented below:

Rule	Criterion	Comment
14A(i) 2.1(d)	Road Design Standards Where Council is satisfied that different functional requirements apply, then variations from the standard requirements may be approved.	Due consideration would be given to NZS4404 for design of the internal roads. Appropriate compliance can be achieved.
14A(ii)2.1(a)	Vehicular Access Vehicular access to new developments shall be located and designed in such a way as to ensure convenient and safe movement to and from the site with minimal interference to other traffic, to pedestrians and to on-street parked vehicles.	Two accesses will enable traffic to be distributed via Boulcott Street and Military Road, and will provide access choice and flexibility.
14A(ii) 2.1(b)	Separation from Intersections No driveway for access in and out of a property can be closer than 20 metres from the nearest intersection of another road.	Access on Military Road is beyond 20m from the nearest intersection of with Hathaway Avenue, and access at end of Boulcott Street is separated by more than 20m from nearest intersection at Ariki Street.
14A(ii) 2.1(c)(i)	Property Access Widths Property access width must be between 6.0 and 9.0 metres for combined access.	The widths of the main Boulcott Street entrance and the secondary Military Road access can be designed to comply.
14A(ii) 2.1(c)(ii)	Number of Accesses No more than two separate crossings will be allowed for a site which has a site frontage of 50 metres or less. The total crossing width must not exceed 50% of the frontage width onto the street where it is placed.	Site layout can be designed to meet this standard.
14A(ii) 2.1(c)(iii)	Where more than one vehicular crossing is provided, the distance between crossings must be greater than 2.0 metres.	Compliance can be achieved with this standard.
14A(ii) 2.1(c)(i)	On any site with a frontage of more than 50 metres, not more than 3 vehicular crossings will be allowed.	This standard does not apply since the site does not have road frontage of more than 50m.
14A(ii) 2.1(d)	Circulation and Manoeuvring Space Sufficient space to be provided onsite to allow for all vehicle standing, queuing, parking and manoeuvring. All vehicles must be able to enter and exit the site in a forward direction.	All required vehicle standing, queuing, parking and manoeuvring can be designed to be undertaken on site.
14A(iii)2.1(a)	Carparking Parking for 'housing for the elderly' required at 1 space per staff member and 0.8 spaces per resident. Parking for 'new residential units' required at 2 parks per dwelling, and 1 space per unit for multi-units. If the proposed development will lead to the loss of public parking on an access road, then the number	Refer Chapter 9 of this report for carparking assessment for retirement village development. Compliance can be achieved with carparking standards for standard residential subdivision and housing.

Rule	Criterion	Comment
	of parks lost shall be added to the requirement.	
14A(iii)2.1(b)	Location of Parking Spaces Parking spaces must be provided on site.	This standard can be complied with.
14A(iii)2.1(d)	Design Standards The layout, design and detailing of all parking spaces shall be such as to ensure their convenient, safe and efficient use. All parking shall be sealed or appropriately maintained at all times with a dust free surface. Except where parking spaces are associated with a specific dwelling house, or for network utility operations it shall be possible to gain access to any space without shifting other vehicles. Sufficient space shall be allowed for vehicles to manoeuvre within the site.	Compliance can be achieved with this standard.
14A(iii)2.1(e)	Cycle Parking Secure storage and parking for cycles must be provided at a rate of 1 cycle park for every 30 employees.	Cycle parking for staff can be provided within the site buildings, and thus compliance achieved.
14A(iv)2.1(a)	Loading Loading and servicing activities for the proposed development must be provided for onsite. No loading or unloading is allowed to take place on the road reserve.	Summerset's villages include a dedicated servicing area, designed to provide for an 8m long Medium Rigid Truck. Refer Chapter 10 of this report.

Table 3: District Plan Rule Review and Compliance

In summary, site development for either standard residential subdivision and housing or a retirement village can be designed to meet the various potentially relevant District Plan standards.

6. Trip Generation

6.1 Daily Traffic Generation

A range of published data is available to estimate the expected site traffic generation for a proposed retirement village, including:

- the Road and Traffic Authority Guide to Traffic Generating Developments (RTA Guide); and
- the NZTA Research Report No. 453 “Trips and Parking Related to Land Use” (NZTA Report).

The reported daily traffic generation rates are shown in Table 4 below.

Data Source	Trip Rate
RTA Guide	2.0/dwelling
NZTA Report*	2.4/bed
	2.6/unit

*rates quoted are 85th percentile records

Table 4: Daily Traffic Generation Rates

The RTA Guide presents an overall rate for housing for aged persons whereas the NZTA Report presents data separately on a per bed rate (which is applicable to the proposed care facility), and on a per unit rate (corresponding to the villas and independent apartments).

For the purpose of this assessment, the daily trip generation rates have been derived using the published NZ data, as follows:

- villas and independent apartments – 2.6 trips per unit per day; and
- care apartments and beds – 2.4 trips per unit per day.

A copy of Table 7.4 from the NZTA Report, highlighting these rates, is included at Appendix A. Further interrogation of the village data that inform these industry-accepted rates shows that:

- the trip rate for villas and independent apartments of 2.6 trips per unit per day is derived from a 207 – unit retirement village in Mt Maunganui; and
- the trip rate for care apartments and beds of 2.4 trips per unit per day is derived from four existing rest homes in Stokes Valley, Tawa, Porirua and Taita which have reported trip rates of 1.88, 2.60, 1.84 and 2.06, giving an average of 2.1 and a design rate (85th percentile) of 2.4 as reported.

Applying the above daily trip rates to a development proposal involving 132 villas and independent apartments, and 92 apartments and beds within a care facility will result in the following vehicle movements:

- residential units – 340 trips per day;
- care units – 220 trips per day.

This corresponds to a combined total of 560 vehicle movements per day.

Given the realignment of the river stopbank, and in the absence of a retirement village development, it could be reasonably anticipated that the site would provide for expansion of the existing residential catchment. The same site could be expected to yield up to 60 residential dwellings in a manner permitted by the provisions of the General Residential Activity Area zoning of the District Plan. This would in turn deliver 600 vehicle movements per day, at an industry-recognised generation per dwelling of 10 vehicle movements per day. As such, the planned retirement village can be assessed as having a level of traffic generation that is approximately equivalent to the traffic that could be anticipated from standard residential development across the same site.

6.2 Hourly Traffic Generation

The peak hour traffic generation rates recommended by the RTA Guide and the NZTA Report are compared in Table 5 below for the two key assessment periods:

Data Source	Pm Peak Hour Trip Rate	Site Peak Hour Trip Rate
RTA Guide	0.1 – 0.2 per apartment	0.2 per apartment
NZTA Report	n/a	0.4 per care bed
	n/a	0.3 per apartment

Table 5: Hourly Traffic Generation Rates

The published peak hour trip generation rates for the NZTA Report are higher than the corresponding surveys of the RTA Guide. In order to present a robust assessment that effectively presents a sensitivity check against these standard rates, the following hourly rates have been adopted:

- villas and independent apartments - 0.3 trips per unit for the PM peak hour;
- 0.2 trips per unit for the site peak hour.
- care apartments and beds - 0.5 trips per unit for the PM peak hour;
- 0.5 trips per unit for the site peak hour.

On this basis, during the two key peak hours, retirement village development of the site is predicted to generate:

- 40 vehicle movements relating to the apartments and 18 movements relating to the care units (58 in total), during the PM peak hour; and
- 66 vehicle movements relating to the apartments and 46 vehicle movements relating to the care units during the site peak hour (112 in total), from 10.30am – 11.30am.

These flows average just one to two additional vehicle movements per minute and, in practice, means that there would usually be either none or only one village-related vehicle using Boulcott Street or Military Road at any one time.

For a standard residential development yielding 60 dwellings, available data indicates that the subdivision would generate an average of:

- 1.2 trips per dwelling in the PM peak hour, generating a total of 72 trips; and

- 0.5 trips per dwelling in the same mid-morning peak as a retirement village, generating a total of 30 trips.

This comparative assessment demonstrates that a standard residential development would generate more traffic in the PM peak but less during mid-morning, as compared to a retirement village. The inbound and outbound patterns will also be different in each instance, with the standard residential scenario having a more marked inward (homebound) pattern in the critical PM peak period than a retirement village development.

6.3 Trip Distribution

The site will be able to be accessed via Boulcott Street and Military Road.

The level of use of these two roads to access a retirement village developed on the Plan Change site will depend on factors including their trip origin or destination, the perceived convenience of each route in terms of length, travel time, safety and delays at intersections, and time of travel.

More particularly however, the relative use of Boulcott Street and Military Road will be determined by the layout of the village and the proximity of the accommodation and parking options to each access. Summerset’s Masterplan intends a total of around 24 villas towards the Military Road end of the site, and with a portion of other traffic also expected to favour the Military Road access, it is estimated that the likely village traffic would distribute approximately one quarter to Military Road and three quarters to Boulcott Street.

On this basis, the distribution of new vehicle trips is calculated as follows for the two key assessment hours:

Access	Pm Peak Hour	Site Peak Hour
Boulcott Street	44vph	84vph
Military Road	14vph	28vph
Total	58vph	112vph

Table 6: Peak Hour Trip Distributions

These same distributions of use of Boulcott Street and Military Road have also been assumed for standard residential development of the site.

6.4 Comparative Assessment with General Recreation Use of the Site

The Council’s further information request seeks a comparative assessment of the change in traffic effects between development under the existing zoning of General Recreation and in the context of the proposed DPC.

The General Recreation zoning of the existing site provides for passive or active recreation activities, including sports grounds and clubrooms, and indeed the likes of the previous golf club use. However, given the size and shape of the site, it is not readily able to be

configured for playing fields. The General Recreation zoning also limits the total size of buildings and structures to 100m² GFA as a permitted activity. Accordingly, it is assessed that any 'traffic generation discount' arising from the likely traffic generation of permitted recreation activities on the site, under the General Recreation zone provisions, would be negligible.

Therefore, the scale and extent of 'General Residential' or retirement village development as outlined above should be regarded as the scale of effects of the proposed DPC.

7. Traffic Analysis

In the manner discussed with Council, and while the resulting traffic activity of a retirement village is assessed as being approximately equivalent to that which would otherwise arise from the development of standard residential dwellings across the same site, it is appropriate to assess the relative change which might occur in performance at the Boulcott Street and Military Road intersections with High Street. That is, the change between no activity on the site, standard residential development, and a retirement village, assuming no upgrading of the intersections in the manner sought by Council's further information request.

For this purpose, the industry-recognised 'SIDRA Intersection' traffic model has been used to assess the existing and post – development performances of both intersections, for the relevant PM peak and site peak hours. SIDRA analyses intersection capacities and vehicle delays, giving an indication of expected intersection performance. It calculates a number of performance indicators, including the following which are reported here:

- level of service (LOS), based on the above delay to motorists, graded from A (excellent performance) to F (poor performance);
- average delay (seconds/vehicle), defining delay to the typical motorist; and
- 95th percentile queue length, defining 95% of the time queues will be less than this.

In accordance with proper practice, the existing models have been calibrated based on 95th percentile queue lengths measured during the traffic surveys, so that the modelled queue lengths match those observed in the field. The following 'critical gap' and 'follow-up headway' parameters have been used in achieving model calibration:

High Street / Boulcott Street Intersection				
	Critical Gap (sec)		Follow-up Headway (sec)	
	PM Peak	Site Peak	PM Peak	Site Peak
High Street East (Right Turn)	4.0	4.0	2.0	2.0
Boulcott Street (Left Turn)	4.5	5.0	2.5	3.0
Boulcott Street (Right Turn)	5.3	6.5	3.3	4.0
High Street / Military Road Intersection				
	Critical Gap (sec)		Follow-up Headway (sec)	
	PM Peak	Site Peak	PM Peak	Site Peak
High Street East (Right Turn)	4.0	4.0	2.0	2.0
Military Road (Left Turn)	4.5	5.0	2.5	3.0
Military Road (Right Turn)	6.2	6.6	4.1	4.5

Table 7: SIDRA Input Values

These gap acceptance values are within the guidelines recommended in the SIDRA User Manual.

The relative existing and post – development performances as reported by the SIDRA models can then be summarised as follows:

High Street / Boulcott Street Intersection									
	Level of Service			Delay (secs/veh)			Queue (vehs)		
	Existing	Retirement Village	Standard Residential	Existing	Retirement Village	Standard Residential	Existing	Retirement Village	Standard Residential
High Street East (Right Turn)	B	B	C	14.6	14.8	15.0	1	1	1
Boulcott Street	E	F	F	46.4	90.0	80.8	2	4	3
High Street West (Left Turn)	A	A	A	6.4	6.4	6.4	0	0	0

High Street / Military Road Intersection									
	Level of Service			Delay (secs/veh)			Queue (vehs)		
	Existing	Retirement Village	Standard Residential	Existing	Retirement Village	Standard Residential	Existing	Retirement Village	Standard Residential
High Street East (Right Turn)	B	C	C	14.9	15.0	15.1	1	1	1
Military Road	E	F	F	42.3	52.6	51.1	2	2	2
High Street West (Left Turn)	A	A	A	6.4	6.4	6.4	0	0	0

Table 8: Intersection Performance for PM Peak

High Street / Boulcott Street Intersection									
	Level of Service			Delay (secs/veh)			Queue (vehs)		
	Existing	Retirement Village	Standard Residential	Existing	Retirement Village	Standard Residential	Existing	Retirement Village	Standard Residential
High Street East (Right Turn)	A	A	A	9.6	9.8	9.7	1	1	1
Boulcott Street	D	E	D	28.3	43.8	31.5	1	2	1
High Street West (Left Turn)	A	A	A	6.4	6.4	6.4	0	0	0

High Street / Military Road Intersection									
	Level of Service			Delay (secs/veh)			Queue (vehs)		
	Existing	Retirement Village	Standard Residential	Existing	Retirement Village	Standard Residential	Existing	Retirement Village	Standard Residential
High Street East (Right Turn)	A	A	A	8.9	8.9	8.9	1	1	1
Military Road	C	C	C	21.1	23.0	21.7	1	1	1
High Street West (Left Turn)	A	A	A	6.4	6.4	6.4	0	0	0

Table 9: Intersection Performance for Site Peak

The resulting differences are as expected. In all instances, the modelled queues remain small, although the level of service shows a change to LOSF for vehicles exiting Boulcott Street and Military Road. This reveals itself in the form of vehicle delay, where motorists can expect some added delay at times, irrespective of the residential form of site development. Even then, the changes are sensitive to the existing situation, where Council has separately identified the High Street / Boulcott Street intersection as a candidate for upgrading to traffic signals.

As indicated earlier in this report, it is proposed that the off-site traffic effects be a matter for Council assessment as a Restricted Discretionary Activity in response to an application for resource consent. Such subsequent assessment will include consideration of the existing situation, degree of change, options for improvement and responsibilities for funding identified improvements.

In the event that the site was instead developed for standard residential housing as a natural extension to the existing residential environment, it can be anticipated it would yield up to 60 dwellings, and generate the level of traffic set out in Section 6.1. As summarised in Table 8 and 9 above, a comparison between the two residential development options demonstrates that both the Boulcott Street and Military Road intersections with High Street can be expected to have an equivalent declining level of service during the critical PM peak period, indicating that both forms of development will have much the same level of off-site traffic effects.

8. Road Safety

A search of the NZTA Crash Analysis System (CAS) has been completed to identify all reported crashes within the vicinity of the site. The complete five year period from 2009 – 2013 was analysed.

From the detail of this analysis, there are two locations identified as experiencing a number of crashes: one at the intersection of High Street and Military Road, and the other at the intersection of High Street and Boulcott Street.

The crashes from the High Street/Military Road intersection are as follows:

- six non-injury crashes, including two rear-end crashes, two failure to give-way, one overtaking manoeuvre at the intersection, and one right turn conflict;
- one minor injury crash involving a collision with a parking or leaving vehicle.

This recorded safety performance is better than it has been in previous years, and is observed as involving a mix of causes and very few turning conflicts.

The crash records for the High Street/Boulcott Street intersection show:

- seven non-injury crashes, comprising five rear-end crashes, and two collisions with a parked vehicle;
- four minor injury crashes, including one rear-end crash, one pedestrian crossing the road crash, one right-turn against oncoming traffic crash, and a collision with a parked vehicle.

From the detail of the records, it appears that the majority of these crashes occurred as a result of the presence of the established zebra crossing on High Street. Again, improvement by way of signalling the intersection as identified by Council can be expected to provide safer pedestrian crossing arrangements.

9. Parking

For housing facilities for the elderly, the operative District Plan requires that 1 parking space is provided for each staff member and 0.8 parking spaces are required for each resident aged 18 or over. For 92 units and in the order of 25 staff on-site at any one time, this requirement translates to an on-site provision for 99 spaces, inclusive of visitor allowances. This is excessive for the care rooms and care apartments since residents will not own a vehicle.

For the independent units, the District Plan requires two parking spaces be provided per each new unit. For the 96 independent apartments, the Plan requires one space per unit. These provisions are considered reasonable for this aspect of a retirement village.

These established Plan provisions can be summarised as follows:

Activity	Units	Standard	Requirement
Villas	36	2 per new single dwelling	72
Apartments	96	1 per dwelling for multi-unit	96
Care Apartments	43	0.8 per resident plus 1 per staff	34
Care Rooms	49	0.8 per resident plus 1 per staff	39
Staff	25		25

Table 10: Operative District Plan Parking Standards

Due to the specific nature of retirement villages and deficiencies that are within the District Plan at present to capture the type and mix of village development, Council has sought in its further information request dated 2 October 2014 that the DPC provide standards for car parking for retirement village development of this site.

The following standards are proposed accordingly:

Activity	Units	Standard	Requirement
Villas	36	Residents 1 per villa Visitors 1 per 5 villas	36 7
Apartments	96	Residents 1 per apartment Visitors 1 per 5 apartments	96 34
Care Apartments	43	Residents 0 per apartment Visitors 1 per 5 apartments	0 7
Care Rooms	49	Residents 0 per bed Visitors 1 per 5 beds	0 10
Staff	25	2 per 3 staff	17

Table 11: Proposed DPC Parking Standards

The DPC proposed by Summerset now incorporates the above standards.

10. Servicing

Given Council's desire to assess carparking by way of performance standards, as set out in the previous chapter of this report, it is appropriate to also take the same approach with respect to loading and unloading. Having reviewed the General Rules – Transport of the operative District Plan, it is unclear as to the standard that would apply to a retirement village of the nature proposed.

The need for deliveries and other service vehicle movements to and from a retirement village is modest, and relates predominantly to kitchen supplies and waste removal, involving generally only two trucks per day, of up to Medium Rigid Truck in size (8m in length). Other very occasional truck deliveries direct to residents will also occur from time to time. Routine courier pick-ups and deliveries will also be made to and from the main village building.

For a retirement village development, it is considered sufficient that a loading/unloading space for a Medium Rigid Truck be provided on-site in a central location associated with the main village building. The DPC proposed by Summerset now incorporates this standard.

11. Construction Traffic

There will be construction traffic generated by the building of the retirement village.

The DPC proposes that the effects of construction traffic are assessed as a Restricted Discretionary Activity. This is considered appropriate as it will enable the Council to require a Construction Traffic Management Plan.

12. Conclusion

The proposed DPC provides for either standard residential subdivision and development or for a retirement village to be established on the DPC site. It is assessed that a village development is likely to generate daily site traffic of around 560 vehicle movements per day, being approximately equivalent to a standard residential development across the same site.

Vehicular access to the site is via Boulcott Street and Military Road. Particular analysis has been undertaken to determine the likely level of change at the Boulcott Street/High Street and Military Road/High Street intersections, for both standard residential development of the site and a retirement village development. The analysis shows that both intersections already experience longer traffic delays for turning vehicles at peak times and that both forms of development will contribute an equivalent level of off-site traffic effects that will be a matter for Council assessment as a Restricted Discretionary Activity in response to an application for resource consent.

On this basis, and with particular standards proposed for on-site carparking and servicing, and with off-site transportation effects of either standard residential subdivision and housing or retirement village development to be assessed by way of resource consent as a Restricted Discretionary Activity, there is nothing to suggest that such development could not be supported from a transportation perspective.

Traffic Design Group Ltd

Appendix A

NZTA Report Rates

Table 7.4 Summary of design trip rates and parking demand in NZ in 2010

Land use categories		Design parking demand (spaces/100m ² GFA)		Design peak hour trips (vph/100m ² GFA)		Design daily trips (vpd/100m ² GFA)	
1. Assembly	1.1 Church	0.5/ congregation	(6)	1.1/ congregation	(3)	-	
2. Commercial	2.1 Office	3.2	(6)	2.5	(12)	26.1	(4)
3. Education	3.1 Preschool	0.3/child	(25)	1.4/child	(26)	4.1/child	(4)
	3.2 Primary	0.3/pupil	(4)	0.7/pupil	(6)	1.6/pupil	(3)
	3.3 Secondary	0.1/pupil	(5)	0.1/pupil	(2)	0.4/pupil	(2)
	3.4 Tertiary	0.3/student	(6)	0.2/student	(2)	1.4/student	(2)
4. Industry	4.1 Warehousing	1.7	(13)	1.0	(21)	2.4	(2)
	4.2 Contractor	5.1	(7)	6.2	(7)	-	
	4.4 Manufacture	2.0	(17)	2.7	(18)	30	(6)
5. Medical	5.1 Centre	1.5/prof staff	(1)	11.6/prof staff	(4)	79.4/prof staff	(5)
	5.2.1 Hospital (small)	2.3/bed	(5)	3/bed	(3)	13.5/bed	(1)
	5.2.2 Hospital (large)	2.1/bed	(4)	0.4/bed	(1)	3.1/bed	(1)
6. Recreation	6.1 Stadium	0.2/spectator	(6)	-		-	
7. Residential	7.1.1 Inner city (multi unit)	1.2/unit		0.3/unit	(2)	6.8/unit	
	7.1.2 Dwelling (suburban)	1.6/unit		1.2/unit	(14)	10.9/unit	(38)
	7.1.3 Dwelling (outer Suburban)	1.8/unit		0.9/unit	(1)	8.2/unit	(6)
	7.1.4 Dwelling (rural)	1.9/unit		1.4/unit	(4)	10.1/unit	(4)
	7.4.1 Retirement home	0.4/bed	(5)	0.4/bed	(4)	2.4/bed	(4)
	7.4.2 Retirement units	1/unit	(4)	0.3/unit	(1)	2.6/unit	(1)
	7.5 Hostel	0.4/bed	(5)	0.6/bed	(1)	2.5/bed	(1)
	7.6 Motel	1.4/occ. unit	(17)	1.4/occ. unit	(21)	3.0/occ. unit	(17)
	7.7 Hotel	1.8/room	(4)	1.2/room	(3)	6.4/room	(3)
	8. Retail	8.1 Shop	9.5	(9)	42.5	(11)	128.6
8.2.1 Shopping (small)		5.0	(79)	18.9	(54)	141	(13)
8.2.2 Shopping (medium)		4.9	(39)	17.2	(23)	101	(5)
8.2.3 Shopping (large)		3.7	(40)	9.9	(19)	84	(3)
8.2.4 Shopping (CBD)		2.9	(8)	8.5	(2)	56	(1)
8.3 Garden centre		6.1	(4)	27.8	(7)	147	(7)
8.4 Discount		6.5	(6)	15.3	(6)	100	(1)
8.5 Supermarket		5.3	(12)	17.9	(11)	129	(3)
8.6 Large format		2.2	(17)	5.6	(20)	45	(7)
8.7 Restaurant		0.6/seat	(7)	0.5/seat	(9)	6.1/seat	(5)
8.8 Fast food		10.8	(5)	52.2	(5)	362	(4)
8.9 Bar		10.9	(19)	15.6	(10)	92	(3)
8.10 Service station	9.1	(3)	101	(11)	718	(4)	
8.11 Market	3.3	(3)	2.4	(2)	22	(3)	
8.12 Produce	6.7	(3)	69	(2)	487	(2)	

Notes: Numbers in brackets represent the sample size.

The purpose of this summary schedule is to provide a quick 'initial value' at the start of an analysis.

Household parking rates are median figures from census.

The 'rural' land use category is omitted due to small sample size.

APPENDIX 9

URBAN DESIGN, LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

**BOULCOTT'S FARM HERITAGE GOLF CLUB
RETIREMENT VILLAGE
DISTRICT PLAN CHANGE PROPOSAL**
*URBAN DESIGN, LANDSCAPE
AND VISUAL EFFECTS ASSESSMENT*



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The following report has been prepared on behalf, and for the exclusive use of Summerset Villages (Lower Hutt) Limited. It is subject to and issued in connection with the provisions of the agreement between Wraight + Associates Limited (WA) and Summerset Villages (Lower Hutt) Limited. The consultant accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this design by any third party.

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1. DEFINITION

1.1 INTRODUCTION

Summerset Villages (Lower Hutt) Limited is proposing to develop a retirement village on a 2.871ha site hectare parcel of land that was formerly part of the Boulcott's Farm Heritage Golf Club (BFHGC), in Boulcott, Hutt City.

The site has recently become surplus to the golf course requirements because of a recent construction of a new stopbank by Greater Wellington Regional Council, that has separated this parcel of land from the golf course.

The first step towards giving effect to its proposed retirement village is to apply to Hutt City Council (HCC) for a District Plan Change (DPC)

The purpose of this landscape and urban design study assessment report is to:

- Present an analysis of the existing urban and landscape context of the site;
- Identify the nature, scale and extent of site development that will be enabled by the DPC; and
- Assess the urban design, landscape and visual effects of such development.

Following the application for DPC, and pursuant to it, an application for resource consent as a Restricted Discretionary Activity (RDA) will be required for the proposed retirement village design.

1.2 METHODOLOGY

- The analysis has been prepared from information relating to the broader planning context, existing regional strategy, GIS data and maps, historical maps and photos and aerial photography. Qualitative assessment of particular elements has been made with appropriate typology analysis to enable consistent comparison and review. Some site visits have been undertaken to supplement key aspects not apparent from maps or aerial photography.
- Assessment of Environmental Effects has been developed through discussion of key issues with HCC urban design and Summerset's planning consultants.

2. CONTEXT

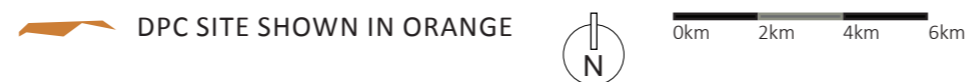
Section 2 provides a contextual basis for the district plan change site from an urban design and landscape perspective.



2.1 LOCATION

Lower Hutt's physical character and urban structure is fundamentally defined by the Hutt River course and its framing by hills on both sides. The district plan change (DPC) site is located in the middle of the main north-east to south-west axis running through the Lower Hutt Valley. The site is thus uniquely located to provide a central and easily accessed facility for Lower Hutt

Fig 2.1.1 Context plan



2.2 LANDFORM

The steep topography that flanks the length of the Hutt Valley creates a dramatic backdrop for the urban development on the flat plain of Lower Hutt Valley, where the DPC site is located.

The flat plain is a broad corridor of varying widths on either side of the Hutt River; residential, commercial and recreational development now covers this flat land. This flat landform also makes the valley particularly susceptible to flooding. A stopbank that runs along the south-eastern side of the river protects development from flooding. This stopbank forms the northern boundary of the DPC site.

Beside the river course is a thread of open recreational and green spaces with recreational pathways. The widest area of open space along the riverbank in Lower Hutt City occurs in the vicinity of the Boulcott Farm Heritage Golf Course, in which the DPC site is situated. This site is afforded views of the golf course and the Hutt River beyond.



Fig 2.1.2 The Hutt River runs to the north of the DPC site. It is susceptible to flooding.

Fig 2.1.3 The land form of the golf course is heavily modified.



Fig 2.1.4 Lower Hutt Context Plan

DPC SITE SH2 TRAIN LINE HUTT ROAD AND HIGH STREET

0km 1km 2km

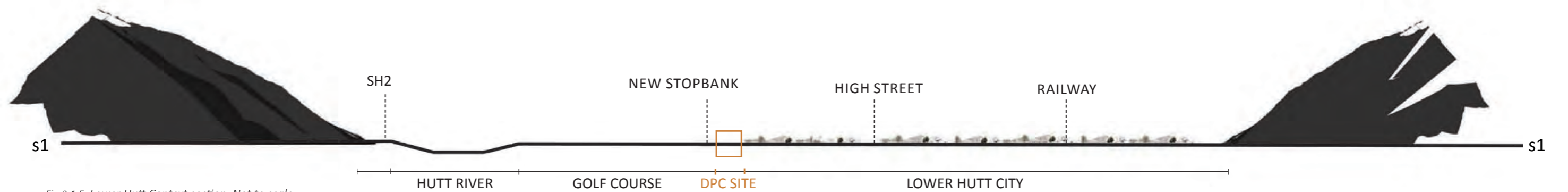


Fig 2.1.5 Lower Hutt Context section. Not to scale.

2.3 HISTORIC DEVELOPMENT

Boulcott farm was one of the first large scale properties settled in Lower Hutt. It was owned in 1842 by Almon Boulcott, a merchant in the Wellington region. The land sat in an ox bow of the river which provided rich soils for farming. Although flooding issues made farming work difficult, it provided good growing conditions.

Prior to European settlement, Ngāti Tama chief Te Kāeaea had his pa, Maraenuku, near the current Boulcott's Farm Heritage Golf Course. Te Kāeaea maintained his position at Maraenuku until 1846. By late February 1846 the northern war caused Governor Grey to turn his attention to the Wellington region. Maraenuku was destroyed and the village's chapel and urupā (cemetery) were desecrated in the process.

The most advanced British post in the Hutt Valley was developed at Boulcott's Farm at this time. It was defended by 50 men of the 58th Regiment under the command of Lieutenant G.H. Page. The barn at the centre of the farm's defences was surrounded by a loopholed stockade (Fig 2.1.10).

An attack on Boulcott's Farm at dawn on 16 May 1846 left six soldiers dead and two more Europeans mortally wounded. The attack was led by Te Mamaku of Ngāti Hāua-te-rangi, who had recently brought 200 warriors from Whanganui to support his Ngāti Rangatahi kin and Te Rangihaeata. A memorial inscription on Military Road still marks the site of the battle.

Part of the farm land is now the golf course, which was created in late 1908 after the purchase of 108 acres of flat river-side land.

When Lower Hutt was subdivided for residential development in the 1940s (Fig 2.1.7) it was characterised by fertile and exotic private gardens surrounding its big properties. This garden city character still remains today. Lower Hutt's main hospital was built at this time in Boulcott - it was sited here as a central facility for the incoming Lower Hutt population, and will be an important facility for the retirement village on the DPC site (Fig 2.1.9).

Sourced: *A line in the bush*, URL: <http://www.nzhistory.net.nz/war/wellington-war/line-in-the-bush>, (Ministry for Culture and Heritage), updated 20-Dec-2012

Fig 2.1.9

The Hutt Valley's hospital; in Boulcott -

Sourced: Lower Hutt past and present - Lower Hutt Borough Council, 1941

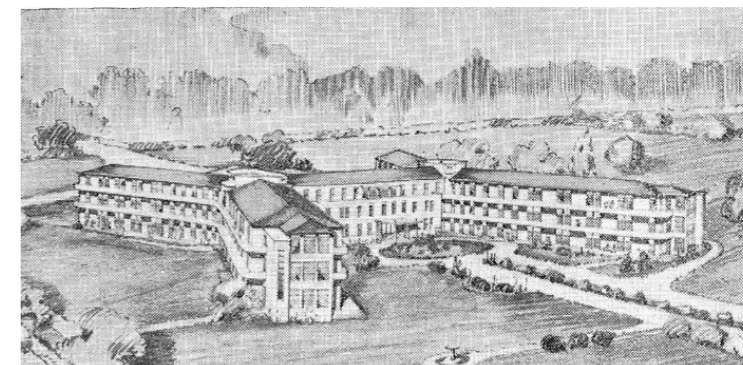


Fig 2.1.10

Boulcott stockade after battle of 16 May 1846 between Te Mamaku of Ngāti Hāua-te-rangi and men of the 58th Regiment. Sourced:

Alexander Turnbull Library Reference: B-081-002 Watercolour by George



DPC SITE SHOWN IN ORANGE

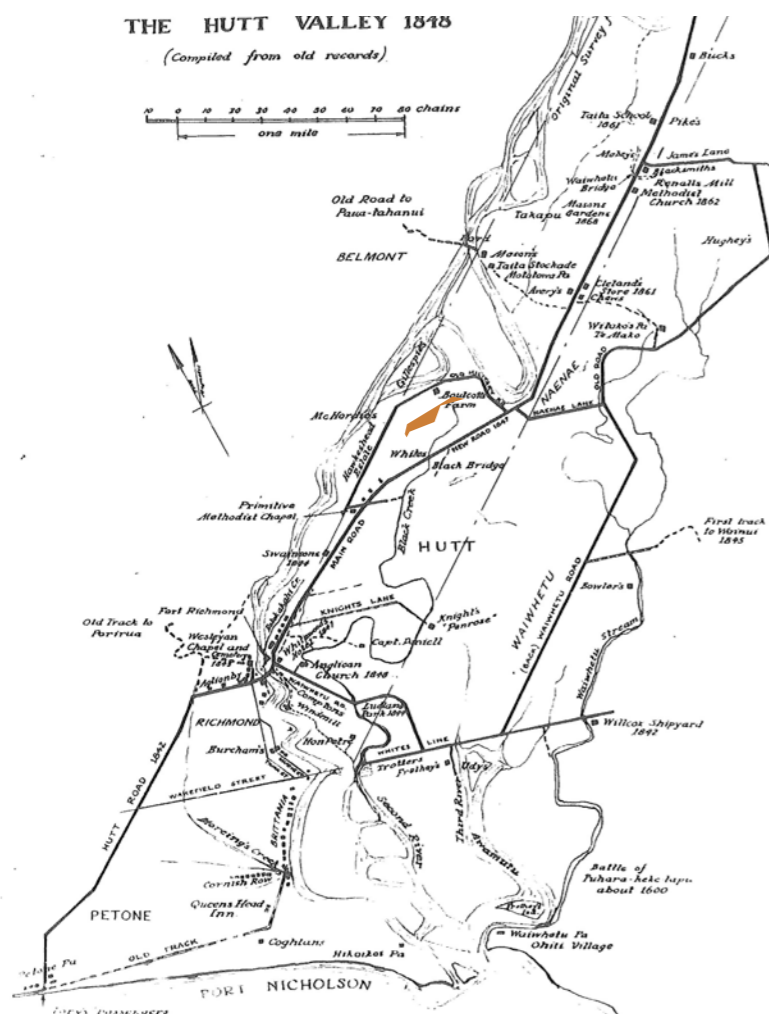


Fig 2.1.6 Hutt Valley map - 1848

Source ; Lower Hutt, the First City Garden by David McGill



Fig 2.1.7 Hutt Valley map - 1941

by R.D.H. Hill - Source ; Lower Hutt past and present - Lower Hutt Borough Council, 1941

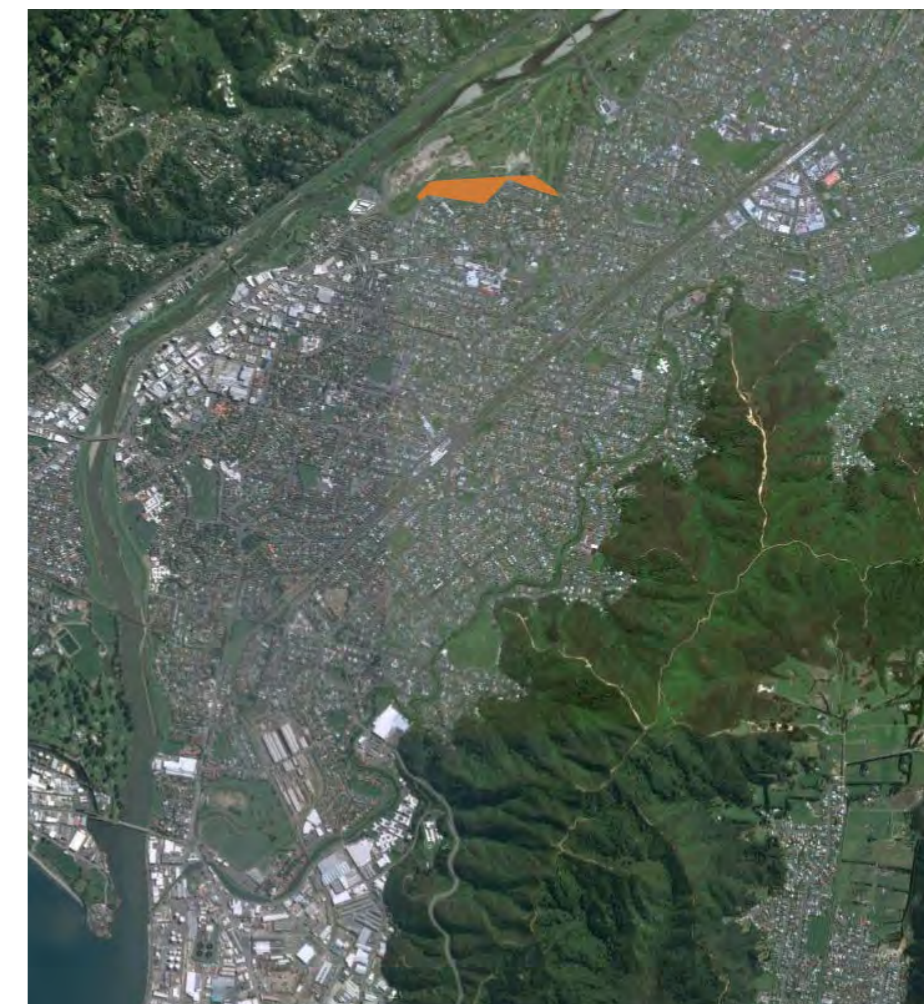


Fig 2.1.8 The Hutt Valley - 2014. Google earth image.

2.4 URBAN STRUCTURE



The DPC site is at the interface of the golf course at the north, and the residential landscape of Boulcott to the south.

The main roads of the Boulcott/Lower Hutt study area run northeast-southwest, following the axis of the river. High Street is the most predominant civic street, upon which commercial and institutional activities are mostly located.

To the south of High Street the road pattern forms a rhomboidal grid, made up of wide east-west streets and northeast-southwest streets. The east-west alignment of streets is a pattern that continues south to the shore front at Petone. The northeast-southwest streets follow the railway alignment.

To the north of High Street the street layout deviates from the grid pattern and follows circuitous alignments that often terminate in the open space of the golf course. These streets are of varying widths and support low-medium traffic flows. Boulcott Street is an exception to this area north of High Street as it is a wide straight street that provides legible connection to High Street and accommodates heavier traffic flows. Boulcott Street is appropriate as the main connection to the DPC site








-  LOCAL RESIDENTIAL ROADS:
Some roadside parking, footpaths on at least one side, medium traffic flow.
-  WIDE ROADS:
Two lanes, roadside parking, heavy traffic flow.
-  NARROW ROADS:
Minimal road marking, intermittent parking, light traffic flow.
-  PUBLIC OPEN SPACE
-  PRIVATE OPEN SPACE:
Golf courses, schoolyards, bowling greens, tennis courts
-  STOPBANK
-  DPC SITE

Fig 2.1.11 Urban Structure

2.5 URBAN GRAIN



Fig 2.1.12 Urban Grain

The coarse grain of the open space to the north of the DPC site is contrasted with the the fine grain of the Boulcott residential area, and the medium grain of large format institutional and commercial sites such as the Hutt hospital and Boulcott School (shown in Fig 2.1.12).

To the south of High Street (railway side), the fine residential grain is tight and regular and conforms to the straight 'grid-like' pattern of the streets. In the predominantly fine grain residential housing to the northern side of High Street the grain is less regular as buildings follow the curved forms of the streets. This area is where the DPC site sits.

Development on the boundary of the DPC site including the school and residential sites have low site coverage with larger pockets of landscape between buildings. These patterns suggest that larger format buildings would be appropriate on the subject site in the vicinity of the school, and a finer grain more appropriate to the east end of the site; providing there is a site coverage (building area: landscape area ratio) which permits large areas of landscape.



Fig 2.1.13 The curved nature of Hathaway Avenue leads to an irregular grain of housing which follows the arc of the street.



Fig 2.1.14 Boulcott Street runs in a straight line between High Street and the edge of the golf course. Adjoining properties form orthogonal fine grain.

- MEDIUM GRAIN (LARGE FORMAT, INSTITUTIONAL BUILDINGS)
- ORTHOGONAL FINE GRAIN (RESIDENTIAL)
- IRREGULAR FINE GRAIN (RESIDENTIAL)

2.6 URBAN ACTIVITY CLUSTERS



Fig 2.1.15 Urban Activity Clusters

The residential urban fabric is punctuated with activity clusters distributed mostly along High Street, but also occurring at the open space edges. The main urban activity in this area is the hospital. Its situation, access requirements, size, height and density make it dominant in the area. Commercial, educational and sports clusters are on or near High Street, but in small parcels.

The proximity of quality public recreational and open space, and Hospital and medical facilities to the DPC site further supports residential development in the Boulcott area. Many of these amenities are within walking distance from the DPC site.



Fig 2.1.16 Lucy Cole Rose Garden: A public rose garden flanking the hospital, situated on Mitchell Street.



Fig 2.1.17 Restaurant/cafe + light commercial: Corner of Boulcott and High Street.



Fig 2.1.18 Hutt Hospital: View of Hutt Hospital from Pilmuir Street.



Fig 2.1.19 Ropata Retirement village: A apartment style retirement village on the corner of High Street and Ropata Crescent.

2.7 BUILDING HEIGHTS

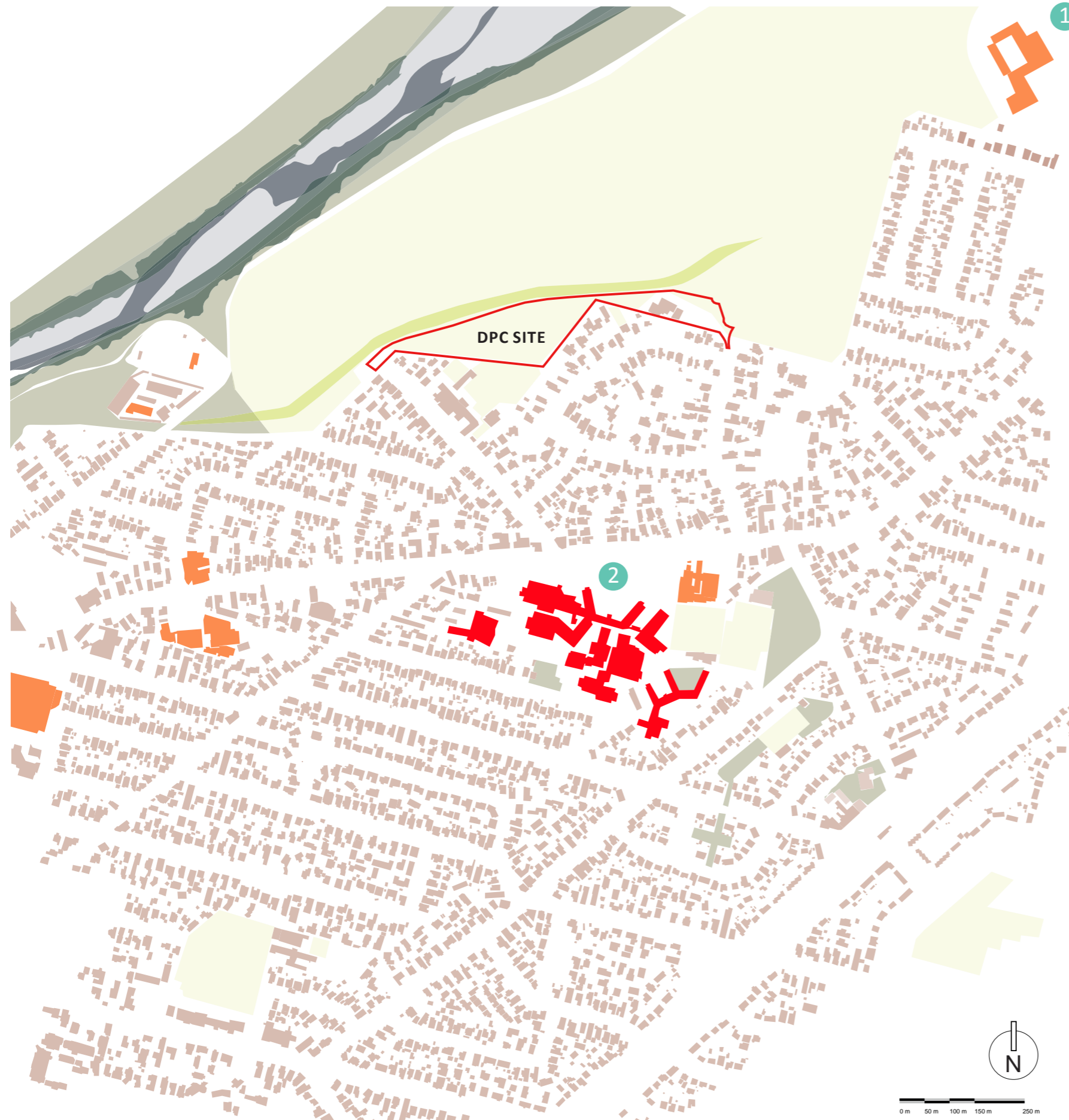


Fig 2.1.20 Building Heights

Building heights in the area tend to reflect the activities/clusters discussed on page 10.

Residential buildings surrounding the hospital and within the wider Boulcott/Lower Hutt area mostly vary between 1-2 storey homes. Many institutional buildings scattered along High Street are 3 to 7 storeys and have become landmarks, seen from most areas of the flat valley plain. The hospital, located within 5-10min walk from the project site, is the highest building in Boulcott at 7 storeys.

At the open space edge of the golf course, the institutional buildings are generally 1, 2 and 3 storeys. The pattern suggests that taller buildings are punctuated along High Street, and to a lesser extent at the open space edge of the residential area. However there are a number of larger format buildings that are situated between High Street the open space of the river, such as a 3 storey institutional building on 13 Fairway Drive, and an 11 storey building on Percy Cameron Street.



Fig 2.1.21 2-3 storey institutional building on 13 fairway drive.



Fig 2.1.22 Hutt Hospital 6-7 stories

- 1-2 STOREY
- 3-4 STOREY
- 4 STOREY +

2.8 OPEN SPACE TYPOLOGIES



Fig 2.1.23 Open Space Typologies

The DPC site is at the southern edge of the vast parklands of the golf course and riverbank open space. To the south of the DPC site smaller pockets of public open spaces balance and diversify the built fabric in the residential areas. Among these, three types of open space can be recognized: public parks, sport grounds, and private gardens.

Sport grounds (excluding the golf course and private tennis courts) represent nearly half of the open public space, while the only large urban recreational park in Boulcott is Mitchell Park, beside the hospital cluster.

The finer grain of private open space and landscaped gardens on subdivisions with low site coverage mean that the suburb is characterised by its garden setting. Development of the DPC site could assist in diversifying this open space and continuing visual links between the urban areas and the recreation areas on the river's edge.



Fig 2.1.24 Riverside parks and walkways.

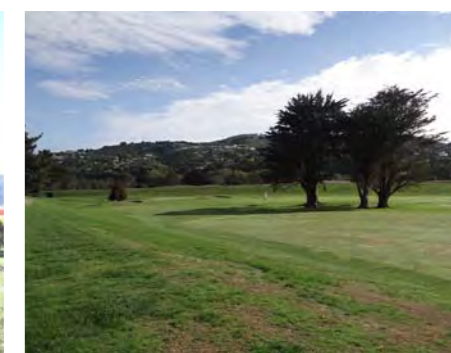


Fig 2.1.25 Golf course.



2.9 VEGETATION



Fig 2.1.26 Vegetation

A strong presence of mature vegetation can be seen in the area.

The golf course includes a number of tree and shrub species. Dotted amongst the fairways are established pines, stands of native trees and lines of planted fruit trees. The wide, open lawns of the golf course offer views across the river to the native bush lined hills that flank the Hutt Valley.

Some streets in the Boulcott area are tree lined. Among the species are : *Betula alba* (Silver Birch), *Metrosideros excelsa* (pōhutukawa) and *Sophora microphylla* (Kowhai). These are planted mostly on the straight streets, which occur primarily south of High Street. Boulcott Street is an example of this type of street north of High Street.

In the curvilinear streets north of High Street there is very little street vegetation. Private gardens offer a large amount of private open space and contain many established trees and vegetation pockets which contribute to the area's 'garden suburb' perception. Adjoining property boundaries with established vegetation of this nature creates clusters of green areas within the residential landscape.



Fig 2.1.27 Mature garden vegetation grows on private residences but contributes to the 'garden suburb' feel to the area.



Fig 2.1.28 Established pine trees line a section back fence of Boulcott School.

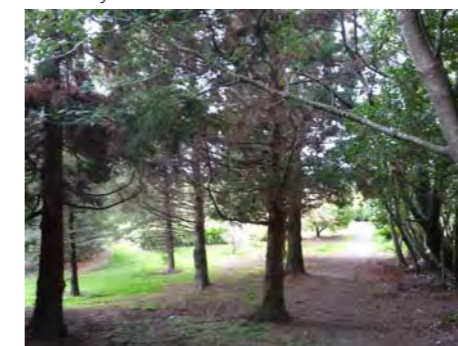
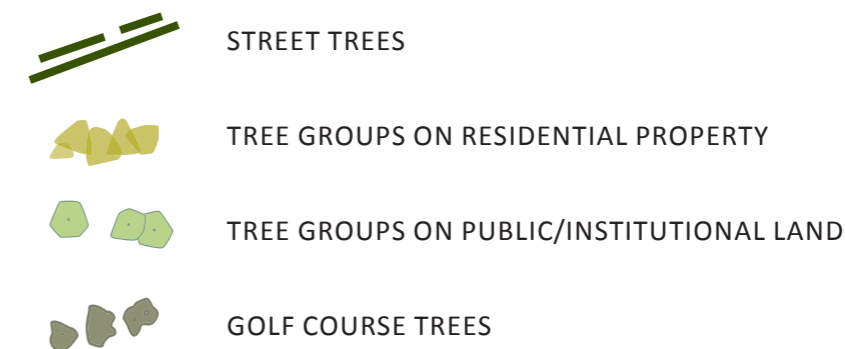


Fig 2.1.29 A cluster of pine and pittosporum at the edge of the golf course.



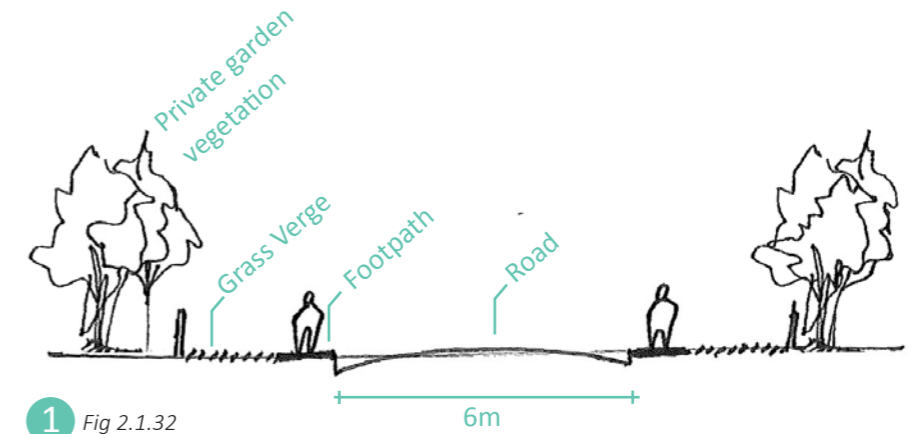
Fig 2.1.30 much of the southern residential edge of the DPC site is substantially vegetated with stands of trees forming lines out to the middle of the golf course.



2.10 STREET TYPOLOGIES

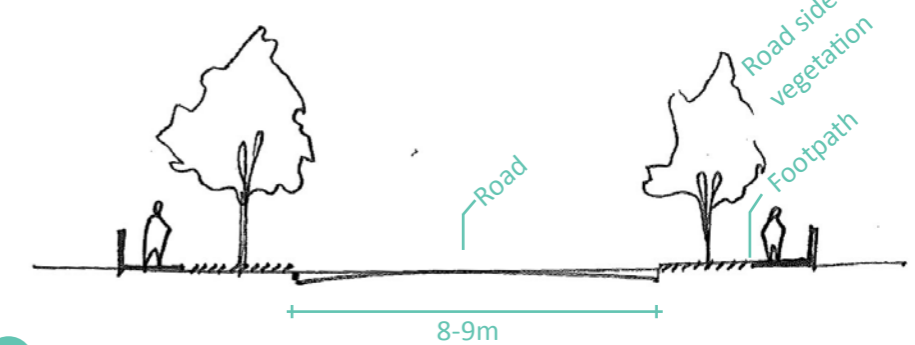


Street typologies that relate to the DPC site:



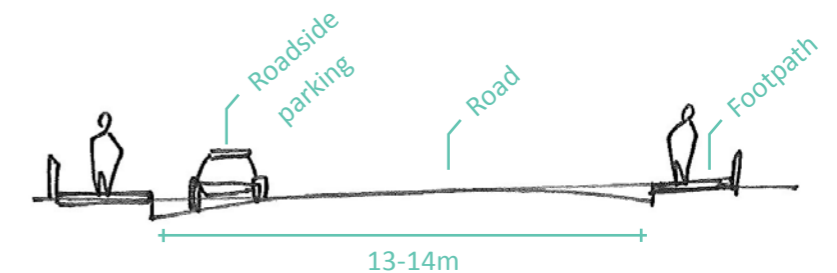
GREEN EDGED STREET:

These streets are edged by private properties that often have heavily vegetated boundaries giving the street a green edged feel even though there are few trees on the street. Hathaway Avenue is an example of this street typology. These streets are often narrow in width and have low traffic flow. They often have grassed verges that increase the visual and recreational amenity of the street. These streets are commonly serpentine, a typical feature of the streets between High Street and the DPC site.



TREE LINED STREET:

Tree size and spacing varies within these type of streets. An example is Boulcott Street which is lined with a series of kowhai trees in a strip between the road edge and the foot path on a grass verge.



WIDE STREET:

There are a number of streets in the area that cater to heavy pedestrian and vehicular movement. These streets tend to have little to no vegetation within the public streetscape. Wide footpaths and roads with on-street parallel parking cater to the increased traffic and pedestrian flows. High Street is the prominent arterial road through Boulcott and Lower Hutt and is an example of this road typology. High Street, and main streets of a similar nature such as Mitchell Street, are often straight liner roads.

*Widths are approximate and vary depending on road and area of road.

2.11 PUBLIC TRANSPORT



Fig 2.1.35 Public Transport

Boulcott is served by train and bus lines providing ample public transport options. There is a bus stop for routes 97, 110 and 120 which are 5 minutes (500 metres) from the DPC site entry at Boulcott Street. These buses run frequently past this stop.

The Hutt train line can be reached via Epuni Station. This is a 15-20min walk from the DPC site and a 5min drive. This line runs between Upper Hutt and Wellington.

Metlink provides both the bus and train services for the Hutt Valley (excluding the Valley Flyer). Metlink supplies a Supergold card to those over 65 years of age, which allows the holder to travel free on off-peak metlink services. This service and the proximity of the bus and train links to the project site provide ample transportation services for elderly in the Boulcott area.

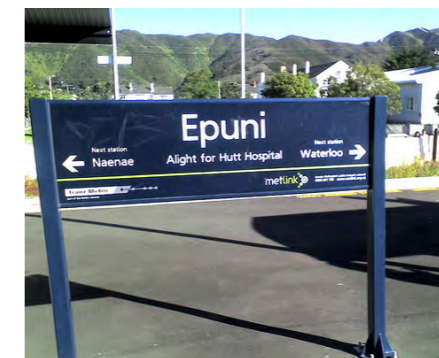


Fig 2.1.36 Epuni train station (15min walk from DPC site).



Fig 2.1.37 Bus stop on Kings Crescent (5min walk from DPC site).

3. THE DPC SITE

3.1 VIEWS AND CHARACTER

The DPC site is a significant part of the Hutt landscape character; distinguished by established trees and rolling lawns. There are predominantly open, panoramic views around the golf course, with some enclosed, garden like settings nearer to some of the rear fences of residences on Hathaway Avenue.

An undulating topography has been created by the golf course. Although this nature of the ground plane is not seen from surrounding streets, a sense of the vast open space beyond the residential boundaries is visible from adjoining properties.



A Fig 3.1.1 A view to the north-west from the residential boundary line showing existing site trees, stopbank and hills beyond.



C Fig 3.1.3 View towards DPC site through school grounds.



Fig 3.1.2 Existing site reference plan
Not to scale



B Fig 3.1.4 View towards the north between property boundaries and stopbank.



D Fig 3.1.5 View from old stop bank on school boundary edge.

3.2 LANDFORM

The recently constructed Boulcott/Hutt stopbank closes the gap in the Hutt River flood defences between Hathaway Avenue and Fairway Drive, and has significant influence on the Boulcott Farm Golf Course. Sections one and two (S1 and S2) give an indication of where the new stopbank lies in relation to the project site and neighbouring properties. The new stop bank creates a defined site separate from the main golf course.



Fig 3.1.6 Section reference plan



A Fig 3.1.7 A raised strip of land follows the school boundary edge. A basin between the stopbank and this raised strip is created by this constructed topography, and demonstrated in section 1.



B Fig 3.1.8 There are a number of properties that lie at grade with the DPC site that edge its border. A number of these properties are afforded uninterrupted views of the DPC site as far as the stopbank, and to the hills beyond.

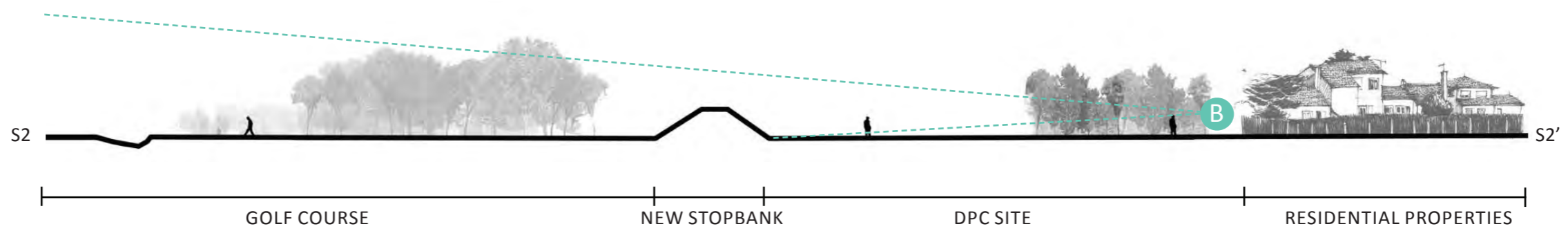
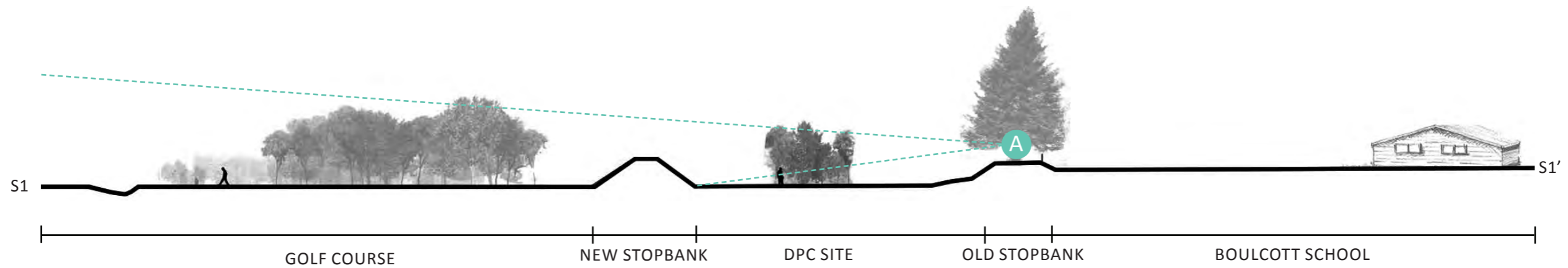


Fig 3.1.10 SECTION TWO
Scale: 1:1000 @ A3
Note: Building imagery is an approximate scale only

3.3 ACCESS

The DPC site is a long thin polygonally shaped area running predominantly east-west, located between the new stop bank and the existing residential housing.

It potentially has three points of entry: Boulcott Street, Hathaway Avenue and Military Road.

Boulcott Street is a wide street easily accessible from High Street. It will provide the best and easiest access to the site, and is an obvious point for the main entry.

Hathaway Avenue connection is a narrow connection on a 10m wide site between existing houses, leading to a narrow street. It is suitable as a pedestrian access point.

The Military Road access is also a narrow access way, but leads to a wider street with a more direct access point to Military Road. It is suitable as a vehicular and pedestrian access to the site.

The long east west axis will necessitate an internal access system that legibly links Boulcott Street to Military Road access points



Fig 3.1.11 Access reference plan

3.4 CLIMATIC CONDITIONS

The prevailing wind is a nor-westerly. Site planning and landscaping will need to address micro climatic factors.

The long east-west axis will afford generous solar access through northerly aspect.

The DPC site experiences:

- **Wind:** The wind gust average high for 2014 as of the 15/08/2014 is 74.4 km/h with a high of 101.8km/h. The prevailing wind is a nor-westerly therefore the northern hills provide some protection. However the valley can create a tunnelling effect which can channel cold southerlies through the development site.
- **Rain:** There has been 802.4 mm of rain fall this year with 134 rain days.
- **Highs:** The current temperature high for this year is 25.7°C recorded on 16/03/2014
- **Lows:** The current temperature low for this year is 2.3°C recorded on 08/08/2014

PREVAILING NOR-WESTERLY WINDS



Fig 3.1.12 The site is exposed to the prevailing nor-westerly winds. The site opens towards the north west, making the main body of the site particularly vulnerable to these winds.

SOLAR ACCESS

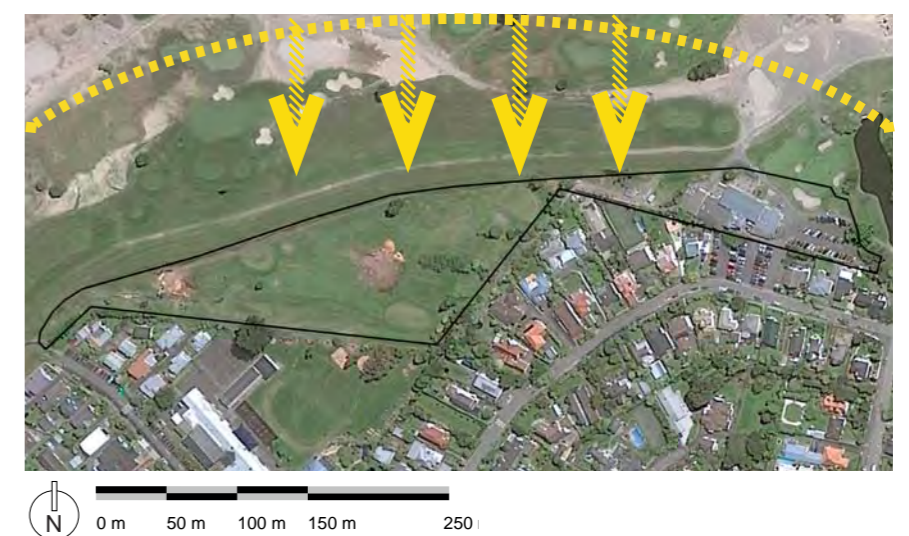


Fig 3.1.13 The site will have uninterrupted sunlight access due to its location on the northern periphery of the Boulcott residential area.

Sources:
www.huttweather.co.nz sourced 27/08/2014

3.5 EXISTING SITE VEGETATION

Prior to European settlement, marshy portions bordering the river would have supported raupo reeds with tree ferns, rimu and rata growing on the borders. Kahikatea, matai, miro, totara trees and native shrubs and grasses were prevalent also in the wet, cloudy and frosty conditions. The surrounding landscape of the Hutt Valley would have supported podocarp/broadleaf forests due to the fertile alluvial river flats. The lower valley could have been flanked by beech and kamahi forest on the surrounding hilltops.

During the time of Mr Boulcott's ownership and its use as a farm, crops of wheat, oats and potatoes were recorded and a number of orchards and gardens.

Today the site has a number of trees that have become established over the site's use as a golf course. The tree lines and clusters that stretch out into the site (3) provide a hint to the past farming activities on this land. Tree filled edges between the private properties and the golf course (2) have established a soft progression and visual transition between golf course and private domain.



1 Fig 3.1.14 Established pine trees lie on the boundary of Boulcott School and the DPC site.



2 Fig 3.1.15 A cluster of mixed exotic and native trees and shrubs sit within the DPC site boundary where the school and property boundaries meet.



3 Fig 3.1.16 Stand of fruit trees and garden shrubs stretch into the golf course from the edge of the residential property boundary.



4 Fig 3.1.17 Established garden vegetation along Hathaway Avenue strengthens the suburbs green, garden atmosphere.

- Sources:
- James Cowan, F.R.G.S. *The New Zealand Wars: A History of the Maori Campaigns and the Pioneering Period: Volume I: 1845-1864*
 - Greater Wellington Regional Council *Native Plant Guide, revised edition 2010.*



Fig 3.1.18 Existing site vegetation

3.6 ACTIVITIES AND PHYSICAL SEPARATIONS

The school, the golf course, gardens and private residences edge the DPC site and facilitate a mix of activities.

1. The golf course is separated by the stop bank. Greater Wellington Regional Council (GWRC) will be acquiring ownership of the stopbank plus a 5m maintenance strip on its south side. This will become the northern edge of the DPC site.

2. At the west end of the site, accessibility from Boulcott Street and the proximity of the school (with large format buildings and open fences) provide a basis for denser development on this part of the DPC site.

3. Many of the DPC site's residential edges are lined with established trees and solid (opaque) fencing. The trees tend to grow above the fence lines and give the suburb a cohesive 'green' network of vegetation linking through private and public property.

Fig 3.1.19 No fence with established vegetation



Fig 3.1.20 School: Low wire fence



Fig 3.1.21 High fence (1.5-2m) with vegetation



Fig 3.1.22 No fence: low garden vegetation










Fig 3.1.23 Vegetated fence lines



Fig 3.1.24 Low to medium fence lines with vegetation



Fig 3.1.25 Physical separations reference plan

-  HIGH FENCE (2+)
-  FENCE (1.5M-2M)
-  SCHOOL LOW WIRE FENCE
-  HIGH FENCE WITH VEGETATION
-  LOW FENCE WITH VEGETATION
-  NO FENCE WITH VEGETATION
-  SITE OPEN EDGE TO STOPBANK



4. VISION AND THE DPC

PRECEDENTS



Fig 4.1.1 Village garden view in Trentham

Fig 4.1.2 Village central bowling green in Palmerston North

Fig 4.1.3 Aerial view of the independent villas, Taupo

Fig 4.1.4 Independent villas in Levin

4.1. SUMMERSET IDENTITY

Summerset Group offer diverse choices for New Zealand's ageing population. Their villages support the older person to live a full and independent life at whatever age they enter the village. Summerset have already realised 18 retirement villages in New Zealand (mainly situated in the North Island) with another 6 in development, and 5 proposed over the country. Their housing formula always offer three living possibilities, from the most independent to the most supervised. To achieve a workable mix they generally spread on sites between 2.5 and 6 ha, developing individual villas, apartment blocks and a main care building, including common spaces and care apartments.

4.2 TYPICAL VILLAGE CONFIGURATIONS AND FACILITIES

Apart from the housing buildings, a range of facilities are provided for the village residents, such as the all-weather bowling green, a children's play area, a barbecue area, pool and spa pool facilities, landscaped gardens, and recreational facilities.

Buildings are laid out to include a main village building which comprises administration and recreational facilities as well as care beds and care apartments. This layout creates operational efficiency, the high level of immediate care required for residents most in need, as well as creating a vibrant central hub to each village.

Carparks are typically available over all the village area, with a road access and street address to all the buildings, especially the main care one. Multiple access points can be used to connect to the road network and distribute vehicle movements throughout the site.

Each village offers a series of common outdoor spaces. Summerset's intent is to provide landscaping to ensure a high level of amenity, privacy and a range of passive recreational and themed areas for village residents and their visitors. Landscaping is also used to soften the village impact on the surrounding neighbourhood, and facilitate pedestrian circulation and amenity.

4.3 LIFEMARK CRITERIA

Summerset is committed to Lifemark in all its developments. The Lifemark charter identifies minimum requirements-particularly for dimensions, to guarantee facilities for disabled people in residential housing. The Lifemark generally includes building code rules, as well as the New Zealand Standard NZS 4121 but with some particular adjustments to it, particularly in relation to improving comfort and access to buildings and their surroundings.

The whole design of a village responds to 5 key design principles:

- Usability;
- Accessibility;
- Adaptability;
- Safety; and
- Lifetime value.

These criteria become the framework for the team of architects, builders, designers, developers, estate agents, and rest home operators, and apply both to indoor and outdoor spaces, including access to dwellings.

Concerning the outdoor space, large paths and cleared ways are essential, avoiding steps if possible. Ramps and easy crossing doorsteps should replace the stairs. Steep slopes should also be softened through earthworks, improving all the accesses to wheelchairs and trolleys.

Special attention will be given to the pavement coating, providing non-slip surfaces on. The balance of impermeable and paved surface must provide a good run off of stormwater, making the space easy use at any time and any weather.



Fig 4.1.5 The Blundell residence - Lower Hutt

4.5 THE DPC

‘Summerset’s vision is to develop the site as one of the premier golf-style retirement villages providing a high quality living environment attracting retirees. Further, the village will provide a continuum of care from independent living units to more intensive rest-home level care. In terms of physical development the ‘heart’ of the village will be the main building which will be the focus for daily activities, socialising and visitors to the village. The main recreational facilities for the village are easily accessible from the main building. The main building also provides nursing facilities and therefore care apartments are located in wings extending from the main building’.

(source : Summerset)



Fig 4.1.6 Summerset apartments in Manakau

For the DPC site Summerset has prepared the “Vision Statement” opposite and a “Masterplan” that is included in the DPC document. The Masterplan indicates the broad nature, scale and intensity of likely retirement village development. It has been used to inform the preparation of the DPC.

For the purposes of this assessment, the following are considered to be the key features of the DPC:

- The DPC will enable either standard residential subdivision and housing development of the site in accordance with the General Residential Activity Area provisions of the District Plan, or retirement village development.
- Retirement village “development layout, landscaping, retirement amenity external building design, external appearance and streetscape effects” will be managed through the resource consent process and assessed using a proposed site specific Retirement Village Design Guide. In addition, “transportation effects including car parking and servicing” and “construction effects” will be assessed in the same way.
- The DPC proposes additional building height, bulk and location in two carefully selected areas of the DPC site to provide for an appropriate scale of main village building and apartment buildings.



Fig 4.1.7 Examples of paths in Lifemark design standards.

5. LANDSCAPE AND URBAN DESIGN EFFECTS

5.1 EFFECTS

This section of this report assesses the landscape and urban design effects of the DPC proposed by Summerset.

5.2 LANDSCAPE VALUES

Landscape values are a reflection of both the biophysical environment and human beings' perception of that environment. The perceived landscape can be categorised and interpreted in terms of its physical attributes. The composition and visual coherence found in landscapes are associated with the attachment of values to different landscapes, including urban landscapes.

The key traits that are relevant to this site are:

- Ecological factors;
- Urban Character;
- The landscape structure and its legibility;
- Visual Diversity;
- Historical associations;

The contextual analysis in sections 2 and 3 of this report form the basis of making the assessment of effects according to these factors.

5.3 AMENITY VALUES

Section 7(c) of the Resource Management Act states that those exercising power under the Act shall have regard to (among other matters) "the maintenance and enhancement of amenity values". Such values are defined as being "those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes".

In practice, the concept of "amenity" is often bound up in urban qualities and dynamics rather than "landscape". As with landscape values, amenity values still tend to be higher where the wider environment remains underpinned by the enduring dominance or presence of natural features, elements and patterns regardless of their

underlying nature (peri-urban, coastal, rural, montane, etc). These landscapes have an existing character that is glued together by a certain cohesion of expression and unity of elements that give rise to them being 'pleasant', 'aesthetically cohesive' and having cultural or recreational appeal. In having particular regard to the 'maintenance and enhancement' of such values, it is therefore important to – at the very least – retain the major landscape building blocks that contribute most to a locality's present-day appearance and imagery. These are both large scale and small scale. In looking to describe such landscapes, they are frequently identified as displaying a certain 'distinctiveness' and evoke a particular sense of place and identity.

5.4 LANDSCAPE CHARACTER ASSESSMENT

Assessment is undertaken in terms of:

- The broad scale: how residential or retirement village development fits into, and its effects upon, the patterns of the broader context, as described in section 2 of this report, and;
- the local scale: how it fits into, and its effects upon, the closer context of the housing and schools immediately adjoining the DPC site. At this scale the main factors to be considered are the character and structure.



Fig 5.1.1 View from Boulcott Street looking through school to DPC site. Site view August 2013



Fig 5.1.2 View from old stopbank on DPC site looking north-west along school edge boundary.



Fig 5.1.3 Rise of the new stopbank on the northern edge of the DPC site Boundary.

5.5 THE BROAD SCALE

The key points concerning effects are discussed below:

Bio-physical factors

The current landscape is heavily modified from its vegetated pre-european flood plain. The DPC will lead to further alteration of the landscape. With development enabled by the DPC, the site will extend the existing surrounding suburban development of Boulcott into an area which is currently used as a golf course. This will affect the existing drainage and vegetation systems, but as the site has already been heavily modified the effect, if appropriately managed, will not be adverse.

Bio-physical factors such as topography, vegetation, wind and sunlight access to residential units are all matters that under the DPC will be managed through the application for resource consent process with the detail design of a retirement village being assessed using the site specific Retirement Village Design Guide. In particular, guidelines G10, G14, G16, G17, G39, G41, G48 and G50-G55 pertain to bio-physical factors.

Landscape Character

The site has been heavily modified to form the golf course with associated lawn and planting and the now redundant stopbank.

Residential development enabled by the DPC will significantly alter the naturalness of the site by forming, in part, a relatively dense urban landscape. However, such development will not be out of character with 'urban edge' development in the Lower Hutt. This is because, as shown in the analysis in Section 2 of this report, there are a number of clusters of denser, taller developments either on High Street or on the periphery of the urban areas adjoining the vast open space that provide a defined edge between urban areas and open space. The proposed DPC will add to this 'urban edge' character in a neat and ordered way. This 'urban edge' condition is further reinforced by the recently constructed stopbank, which is a distinctive intervention into this flat landscape and will provide a legible limit to residential development.

5.6 THE DETAILED SCALE

The grain, site coverage and density of the western part of the DPC site will be consistent with other urban edge developments such as those at Lower Hutt city centre (1 km south of DPC site), the Safeway Storage site on Connolly Street (0.4 km south of DPC site), the GNS campus on Fairway Drive (1 km north of DPC site), and the Avalon Studios at Percy Cameron Street (2 km north of DPC site). The grain and site coverage of other parts of the DPC site will be similar to that permissible in standard residential areas in Boulcott. The landscape associated with the proposed residential use of the DPC site will provide an extension of the existing Boulcott residential garden suburb character. The landscape associated with retirement village development will be managed through the application for resource consent process with the detail landscape design being assessed using the site specific Retirement Village Design Guide. In particular, guidelines G50-G55 pertain to landscape and planting factors.

Landscape Structure

The large thread of open space of the golf course and river-side parklands has a very defined edge of built form. The proposed development reinforces this aspect of housing edge to open space.

The proposal reinforces the nature of Boulcott as a garden suburb, with its changing vistas along serpentine streets, with generous vegetation, and recurring long views between built form to the hills that contain the Hutt River valley.

Landscape patterns

The landscape types of streets, parks and gardens in the surrounding context of the suburban Lower Hutt will be reinforced by development of the DPC site. This is because the site specific Retirement Village Design Guidelines G39 to G49 will ensure there will be dominant natural character in landscape spaces, with a variety of types and open spaces with diverse types and sizes which will ensure the patterns of open space that occur in the residential areas in Boulcott are continue onto the DPC site.

Historical associations

The area has an important māori and pākehā history. It was a settlement area for māori, and was subsequently farmed, then formed part of golf course. The change to residential use is a further development. The most important historical associations will be interpreted in the landscape of the proposed development, as provided for in Guideline G49 of the site specific Retirement Village Design Guide.

Site density

The immediate residential context is predominantly low density, with fine grain housing on large lots and, medium grain of the school in larger landscape areas. Retirement village development enabled by the DPC will be more intensive in the limited part of the site where the DPC proposes additional building height, bulk and location. This intensity is appropriate because it will allow more people to enjoy the benefits of the vast open space to the north, will provide a bookend to the residential development, and take advantage of the proximity of shops in Boulcott and public transport links to Lower Hutt city centre and Wellington.

Landscape area and type

The permitted site coverage for either standard residential development or retirement village is 35%. This will allow for generous areas of open space. The Design Guidelines will require appropriate landscaping and planting that will be typical of and add to the garden city image and landscape character of the adjoining residential areas of Boulcott.

Building bulk and height

The site specific Retirement Village Design Guidelines require fragmentation of built form. This is a very good approach to integrating any proposal for a coarser grained development into an existing fine grained residential neighbourhood. Although the site remains in one landholding, the Guidelines will reinforce the

character of the two types of built form character of this neighbourhood.

The DPC provides for 3 building height areas on the site – 8m (the same as for the adjoining Residential Activity areas) for most of the site with additional building height in Height Zones 1 and 2 shown by the DPC plan.

Retirement village dwellings/villas within the 8m height area will have a footprint area and bulk that is similar to most of the built form in Hathaway Avenue and in most of Boulcott. The height is important because it allows the roofline to sit below tree canopies, providing vertical scale. In this respect development in this 8m building height area of the site will reflect the overriding character of Hathaway Avenue and the Boulcott context.

The Height Zones 1 and 2 provide a different height to that in the immediate neighbourhood. The effects of this height is mitigated by the separation distance from existing residences and the gradation of heights from the edge of the site to the northern boundary. This is an appropriate way of transitioning urban heights to provide increased density.

Treatment of fences

The site specific Retirement Village Design Guidelines indicate requirements of boundary treatments, which are specifically stipulated to maintain the almost continuous existing 1.8m high constructed fences on the rear boundaries of the Hathaway Avenue properties. The guidelines also envisage that any fencing along the northern boundary should have a high degree of visual transparency which 'addresses' the open space in a positive way.

6. VISUAL EFFECTS OF THE DPC

6.1 METHODOLOGY

The methodology for assessing visual effects has been arrived at by

- assessing the visual catchment;
- setting up before and after images from selected viewpoints using 50mm lens;
- preparing montages showing the maximum permitted building heights as per the DPC;
- assessing the visual effects.

In undertaking this process the methodology has been discussed with Council's officers, and agreed locations were decided on for the location of views. These views shown as views number 1-7.

It is important to remember that the photomontages show the hypothetical effects of the maximum permitted building heights as per the DPC. They are hypothetical because they are based on 100% site coverage whereas only 35% is permitted. Accordingly, the actual effects of actual building development on the site will be significantly less than shown on the collective montages that follow.

6.2 THE VISUAL CATCHMENT

Future buildings constructed to the maximum heights permitted by the DPC are unlikely to be seen from most of the areas Lower Hutt Valley. This is because the lines of sight from the flattish river plain valley are mostly restricted by foreground elements, and because any longer view shafts are restricted in length by the serpentine roads in the vicinity of the site.

Some people on adjoining hills will overlook the DPC site, but it will be in the far distance of their view, and likely to be seen as a part of the urban development. The impact of development on the DPC site will be minimal when it is considered that there are existing medium rise buildings scattered within the Boulcott area.

The occupants of local residences adjoining the DPC site will see buildings resulting from the DPC and representative locations have been selected to conduct photo montage before and after studies.

There are also gaps between houses on Boulcott Street and Hathaway Avenue from where the DPC site will be visible. These views have also been examined.

Significantly, the site only has two legal street frontages so streetscape effects will be minimal at these locations.



Fig 6.1.1 View reference plan



6.3 EXISTING VIEW 1

Lens: 50mm lens
Time and date taken: 4/06/2014 2.25pm
Latitude: 41°12'3.69"S
Longitude: 174°55'15.97"E
Elevation: 180cm above existing ground level

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

View 1 is taken from Boulcott Street, looking between Boulcott School buildings. It is one of the few portals between school buildings which brings the surrounding golf course and distant hills into view. The foreground dominates with car parking, school yards and school buildings. In the middle ground the greenery of the golf course is visible. In the background the skyline is defined by the hills.



6.4 SIMULATED VIEW 1

Lens: 50mm lens
 Time and date taken: 4/06/2014 2.25pm
 Coordinates:
 Latitude: 41°12'3.69"S
 Longitude: 174°55'15.97"E
 Elevation: 180cm above existing ground level

Height Zones:
 Height Zone 1: 14.0m.
 Height Zone 2: 16.5m.
 General Residential
 conditions: 8m at 2.5m + 45degree recession
 plane from all site boundaries.

Max height in view: ————
 Max height obscured: - - - - -

*To be read approximately 500mm from the eye at A3 in order
 to replicate the scale of the image with the real scene.*

This view is affected by DPC height zones which are visible between existing housing and school buildings. Middle ground views of the golf course are no longer visible. Even though the view is dominated by the foreground of the existing built form, there will be reasonable change to the natural characteristics of the view.



6.5 EXISTING VIEW 2

Lens: 50mm lens
Time and date taken: 4/06/14 2.27pm
Latitude: 41°12'5.92"S
Longitude: 174°55'18.67"E
Elevation: 180cm above existing ground level

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

View 2 is taken from Boulcott Street, looking between school buildings. Similarly to view 1 this is one of the few view shafts that connects Boulcott Street to the golf course, however an established cabbage tree on the school grounds obscures the majority of the view. Though direct visual links to the golf course and hills beyond are obscured, the established tree and surrounding school boundary vegetation provides viewers with a sense of the green, open environment beyond.



6.6 SIMULATED VIEW 2

Lens: 50mm lens
 Time and date taken: 4/06/14 2.27pm
 Latitude: 41°12'5.92"S
 Longitude: 174°55'18.67"E
 Elevation: 180cm above existing ground level

Height Zones:
Height Zone 1: 14.0m.
Height Zone 2: 16.5m.
General Residential conditions: 8m at 2.5m + 45degree recession plane from all site boundaries.

Max height in view: ———
 Max height obscured: - - - - -

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

The narrow visual gap between the school buildings is almost completely filled with a view of the existing, established cabbage tree on the school property. The proposed DPC height zones will only be visible through the branches and fronds of the tree and to the left hand side of the tree above the ridge of the mural covered building. Even though the view is dominated by the foreground of the existing built form, there is reasonable change to the natural characteristics of the view.



6.7 EXISTING VIEW 3

Lens: 50mm lens
Time and date taken: 7/08/2014 9.39am
Latitude: 41°12'4.53"S
Longitude: 174°55'25.00"E
Elevation: 180cm above existing ground level

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

View 3 is taken from Hathaway Avenue looking north towards the proposed DPC site. The gap between the houses of numbers 42-40 Hathaway Avenue affords views of the golf course vegetation and the hills in the distance. Garden vegetation to the rear of these properties obscures views directly through to the golf course .



6.8 SIMULATED VIEW 3

Lens: 50mm lens
 Time and date taken: 7/08/2014 9.39am
 Latitude: 41°12'4.53"S
 Longitude: 174°55'25.00"E
 Elevation: 180cm above existing ground level

Height Zones:
Height Zone 1: 14.0m.
Height Zone 2: 16.5m.
General Residential conditions: 8m at 2.5m + 45degree recession plane from all site boundaries.

Max height in view: ———
 Max height obscured: - - - - -

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

The view is distant from the DPC site and separated from its edge by the school fields. Established garden vegetation aids in obscuring the proposed DPC height zones from the street. The maximum height of the DPC zones in this view does not exceed the heights of the existing houses, allowing uninterrupted views through to the hill skyline in the background. Height Zone 1 14.0m will be obscured in this view by Height Zone 2 16.5m (shown as a dotted line).



6.9 EXISTING VIEW 4

Lens: 50mm lens
Time and date taken: 7/08/2014 9.32am
Latitude: 41°12'1.94"S
Longitude: 174°55'28.15"E
Elevation: 180cm above existing ground level

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

View 4 is taken from Hathaway Avenue, and looks between houses 30A (on left) and 28 Hathaway avenue (on right) to the DPC site, stopbank and golf course. The hills in the background are clearly visible above the houses.



6.10 SIMULATED VIEW 4

Lens: 50mm lens
 Time and date taken: 7/08/2014 9.32am
 Latitude: 41°12'1.94"S
 Longitude: 174°55'28.15"E
 Elevation: 180cm above existing ground level

Height Zones:
Height Zone 1: 14.0m.
Height Zone 2: 16.5m.
General Residential conditions: 8m at 2.5m + 45degree recession plane from all site boundaries.

Max height in view: ———
 Max height obscured: - - - - -

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

The proposed DPC height zones obscure the view through to the stopbank and golf course. The established golf course trees that were visible, are obscured also. However the hill skyline and a fair majority of the hill backdrop remain visible. The proposed DPC height zones also fall below the height of the existing buildings.



6.11 EXISTING VIEW 5

Lens: 50mm lens
Time and date taken: 7/08/2014 9.19am
Latitude: 41°11'59.56"S
Longitude: 174°55'27.29"E
Elevation: 180cm above existing ground level

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

View 5 looks north from the backyard of property number 26A Hathaway Avenue. This property directly borders the DPC site. The property has a small backyard with only medium height shrubbery separating it from the DPC site. There are clear views from this location over the golf course to the stop bank, with the backdrop of the hills beyond.



6.12 SIMULATED VIEW 5

Lens: 50mm lens
 Time and date taken: 7/08/2014 9.19am
 Latitude: 41°11'59.56"S
 Longitude: 174°55'27.29"E
 Elevation: 180cm above existing ground level

Height Zones:
 Height Zone 1: 14.0m.
 Height Zone 2: 16.5m.
 General Residential
 conditions: 8m at 2.5m + 45degree recession
 plane from all site boundaries.

Max height in view: ———
 Max height obscured: - - - - -

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

Note: The view selected is representative of the most significantly effected view from this property. It varies from residential property views 6-7 which are taken at right angles to the property boundary.

The small backyard of 26A Hathaway Avenue is a result of the proximity of the house to the DPC site boundary. Views from the backyard to the DPC site are therefore short range: the effect is that the existing views to the golf course and hill beyond are obscured. The boundary line of this property has low shrubbery which would have minimal effect in obscuring any building development on the DPC site. The proximity of the 8m height zone results in views of the 16.5m height zone to be obscured also (shown as a dotted line). From this close up viewpoint, standard 8m high residential buildings will be in the view and therefore would block existing long range views.



6.13 EXISTING VIEW 6

Lens: 50mm lens
Time and date taken: 7/08/2014 9.10am
Latitude: 41°11'59.29"S
Longitude: 174°55'31.62"E
Elevation: 180cm above existing ground level

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

View 6 is taken from the backyard of number 16 Hathaway Avenue. Established vegetation borders the property and limits views of the hills in the background. The property currently sits and the southern edge of the golf club building which also limits views of the surrounding hills and golf course landscape.



6.14 SIMULATED VIEW 6

Lens: 50mm lens
 Time and date taken: 7/08/2014 9.10am
 Latitude: 41°11'59.29"S
 Longitude: 174°55'31.62"E
 Elevation: 180cm above existing ground level

Height Zones:
Height Zone 1: 14.0m.
Height Zone 2: 16.5m.
General Residential conditions: 8m at 2.5m + 45degree recession plane from all site boundaries.

Max height in view: ———
 Max height obscured: - - - - -

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

The proposed DPC height zone (8m) will be visible from this view location and its height will be similar to that of the existing Golf club building as shown. Boundary vegetation obscures much of the proposed DPC height zone on either side of the view.



6.15 EXISTING VIEW 7

Lens: 50mm lens
Time and date taken: 7/08/2014 3.28pm
Latitude: 41°12'0.17"S
Longitude: 174°55'36.18"E
Elevation: 180cm above existing ground level

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

View 6 is taken from the backyard of number 4 Hathaway Avenue. This property is afforded views of the hills in the background. The high fence that borders the property limits the views to the carpark that the property borders, and therefore the golf course landscape beyond.



6.16 SIMULATED VIEW 7

Lens: 50mm lens
 Time and date taken: 7/08/2014 3.28pm
 Latitude: 41°12'0.17"S
 Longitude: 174°55'36.18"E
 Elevation: 180cm above existing ground level

Height Zones:
Height Zone 1: 14.0m.
Height Zone 2: 16.5m.
General Residential conditions: 8m at 2.5m + 45degree recession plane from all site boundaries.

Max height in view: ———
 Max height obscured: - - - - -

To be read approximately 500mm from the eye at A3 in order to replicate the scale of the image with the real scene.

The proposed DPC height zone (8m) obscures the view of the hill skyline from this property. Currently the existing high fence line obscures views of the carpark and golf course beyond.

7. VISUAL EFFECTS SUMMARY

The photomontages show the hypothetical effects of the maximum permitted building heights as per the DPC.

The actual effects of actual building development on the site will be significantly less than shown on the collective montages.

Change to General Residential Activity Area would result in standard 8m high residential housing along the southern boundary with the existing Residential Areas. This will have a significant impact on existing views and outlook compared to the existing environment.

8. PROPOSED MITIGATION

The main form of mitigation for this proposal includes the siting and layout of design elements to create a retirement village that fits in to the existing pattern of development within the wider landscape.

These mitigation measures can be included in the development design providing urban design guidelines that are part of the DPC are followed.

9. CONCLUSIONS

1.

The site is suitable for residential development, and retirement village development and activity in particular, due to its protection from flooding and connection to the existing urban fabric of the Boulcott area.

2.

We support the management of the on-site layout and design of the retirement village by way of the proposed Restricted Discretionary Activity application for resource consent process as proposed by the District Plan Change, and have prepared an appropriate site specific design guide for inclusion in the DPC for this purpose.

3.

The DPC will result in standard residential housing development on the proposed site if the retirement village development does not proceed. We consider the effects of such development will be acceptable notwithstanding that it will significantly change the existing environment.

4.

The site has very limited interface with the public streetscape and therefore its development for either standard residential housing or a retirement village will have very limited streetscape effects.

5.

The main urban design, visual and landscape effects associated with the retirement village relate to the main building and apartment buildings and the height, bulk and location of these. We consider these effects, based on site inspection and preparation of photomontages showing the DPC permitted building heights, will have some significant effect on existing views from residences but will fit within the expectation of a residential zone. For this reason, the building heights will be acceptable because (i) the location of Height Zones 1 and 2 are reasonably separated from the existing residential housing by distance, intervening 8m high dwellings/villas, and screened from public views because of the limited streetscape interface, and (ii) the site is suitable for standard 8m high residential development.

6.

We support the DPC provisions as they will result in a well designed, efficient, and attractive retirement village with buildings with excellent sun exposure, views and amenity for its residents.

APPENDIX 10

ECONOMIC EFFECTS ASSESSMENT

SUMMERSET'S PROPOSED LOWER HUTT RETIREMENT VILLAGE

ASSESSMENT OF ECONOMIC IMPACTS

Prepared for Summerset Group Limited

Mike Copeland

Brown, Copeland & Co Ltd

4 September 2014

1. INTRODUCTION

Background

- 1.1** Summerset Group Limited (Summerset) is proposing to develop a retirement village in Lower Hutt on part of the Boulcott's Farm Heritage Golf Club (BFHGC) land that has been made surplus to the golf course's requirements by the recent construction of the new Hutt River stop-bank by the Greater Wellington Regional Council. The proposed retirement village is anticipated to house around 270 residents in a combination of one, two and three-bedroom villas, townhouses and apartments and care-beds for residents. As with Summerset's other retirement villages, the Lower Hutt retirement village will provide a continuum of levels of care covering independent living, assisted living and full care facilities.
- 1.2** Summerset's construction and operation of the Lower Hutt retirement village (the Project) is being planned in conjunction with the BFHGC. The development will require the relocation of the existing two storey club house building (as a separate project) and it is envisaged that a number of synergies between the operations of retirement village and the golf club will benefit both parties.
- 1.3** The site for the Project is located between the golf course and the existing residential area and is less than 500 metres from High Street, which provides bus services and retail and other service outlets. Hutt Hospital is also located nearby in High Street and is part of the so called "Boulcott medical precinct".
- 1.4** The current zoning of the site is General Recreational Activity Area. Since this zoning is not suitable for a retirement village, Summerset wishes to submit a private plan change request to rezone the land General Residential (or similar). This would be intended to provide appropriate provision for the proposed retirement village to be developed on the site.

Report Objective

- 1.5 The purpose of this report is to provide an assessment of the economic (and social¹) effects of the construction and operation of the Lower Hutt retirement village Project, which would be enabled by the proposed private plan change.

Report Format

- 1.6 This report is divided into 6 parts (in addition to this introductory section). These cover:
- (a) The relevance of economic effects under the Resource Management Act (RMA);
 - (b) The demand for retirement villages in Lower Hutt;
 - (c) Increases in economic activity in the local Lower Hutt economy during the construction and operational phases of the Project;
 - (d) Other economic benefits of the Project;
 - (e) A discussion of the potential economic costs of the Project; and
 - (f) Some overall conclusions.

2. ECONOMICS AND THE RMA

Community Economic Wellbeing

- 2.1 Economic considerations are intertwined with the concept of the sustainable management of natural and physical resources, which is embodied in the RMA. In particular, Part II section 5(2) refers to enabling “*people and communities to provide for their social, economic and cultural well-being and for their health and safety*” as a part of the meaning of “*sustainable management*”, the promotion of which is the purpose of the RMA.

¹ As discussed later in this report, a number of the economic effects of the Project also have a social dimension to them.

- 2.2 As well as indicating the relevance of economic (and social, health and safety) effects in considerations under the RMA, this section also refers to “*people and communities*”, which highlights that in assessing the impacts of a proposal it is the impacts on the community and not just the applicant or particular individuals or organisations, that must be taken into account. This is underpinned by the definition of “*environment*” which also extends to include people and communities.

Economic Efficiency

- 2.3 Part II section 7(b) of the RMA notes that in achieving the purpose of the Act, all persons “*shall have particular regard to ... the efficient use and development of natural and physical resources*” which include the economic concept of efficiency². Economic efficiency can be defined as:

“the effectiveness of resource allocation in the economy as a whole such that outputs of goods and services fully reflect consumer preferences for these goods and services as well as individual goods and services being produced at minimum cost through appropriate mixes of factor inputs”³.

- 2.4 More generally economic efficiency can be considered in terms of:
- Maximising the value of outputs divided by the cost of inputs;
 - Maximising the value of outputs for a given cost of inputs;
 - Minimising the cost of inputs for a given value of outputs;
 - Improving the utilisation of existing assets; and
 - Minimising waste.

Viewpoint

- 2.5 An essential first step in carrying out an evaluation of the positive and negative economic effects of a development project or (in this case, a private plan change) is to define the appropriate viewpoint that is to be adopted. This helps to define which economic effects are relevant to the analysis. Typically a city (district) or

² See, for example, in *Marlborough Ridge Ltd v Marlborough District Council* [1998] NZRMA 73, the Court noted that all aspects of efficiency are “*economic*” by definition because economics is about the use of resources generally.

³ Pass, Christopher and Lowes, Bryan, 1993, *Collins Dictionary of Economics* (2nd edition), Harper Collins, page 148.

wider regional viewpoint is adopted and sometimes a nationwide viewpoint might be considered appropriate.

- 2.6** The site for the proposed new retirement village is located within Lower Hutt City and the private plan change request relates to the Hutt City Council's District Plan. Most of the benefits from the Project will accrue to Lower Hutt businesses and residents making Lower Hutt City the community of interest in terms of enabling *“people and communities to provide for their social, economic and cultural well-being and for their health and safety”*. However, a number of the economic efficiency benefits of the Project will arise at a wider regional and national level.
- 2.7** There are also private or financial costs and benefits associated with the proposed Lower Hutt retirement village Project. If the plan change request is granted, and Summerset gives effect to the plan change by developing a retirement village, then it can be assumed that these private or financial costs and benefits have been responsibly and properly analysed and that from the viewpoint of those with money at risk, the expected financial benefits exceed the expected costs. Accountability for accuracy of the financial analysis clearly rests with Summerset and ultimately the net financial benefits Summerset might receive from the Project are not directly relevant to the assessment of effects under the RMA. The focus of this report is therefore on the wider economic effects on parties other than Summerset. Economists refer to such effects as “externalities”⁴.

3. DEMAND FOR RETIREMENT VILLAGES IN LOWER HUTT⁵

- 3.1** Statistics New Zealand „medium“ growth population forecasts are for Hutt City's population to grow by 2% over the 20 year period 2011 to 2031, as compared to 10% growth for the Wellington region and 18% for New Zealand as a whole. However, even this level of growth may not materialise as Lower Hutt City's recent rate of housing growth is very low. Nevertheless, with a forecast decline in average household size (from 2.7 in 2014 to 2.4 in 2032), an increase in the rate

⁴ Defined as the side effects of the production or use of a good or service, which affects third parties, other than just the buyer and seller.

⁵ Unless stated otherwise data in this section of the report is taken from *Urban Growth Strategy 2012 - 2032*; Hutt City Council; 25 March, 2014.

of housing growth will be required for even this modest forecast in population growth.

- 3.2** Consistent with national trends, Lower Hutt City has an aging population. In 2011, Statistics New Zealand estimate persons 65 years and over made up 11.9% of the City's population and by 2031 this is forecast to grow to 19.1%. Whilst in 2014 children in Lower Hutt outnumber over 65s by 2:1, by 2032 the number of over 65s will outnumber children. The City's aging population will see a significant increase in one and two person households, with the average household size estimated to fall from 2.7 today, to 2.4 by 2032. Also by 2032, 62% of households in Hutt City are forecast to be one person households, or couples without children, up from 53% today (2014).
- 3.3** The demand for new housing over the period 2011 to 2032 is projected to be around 4,400 households or 220 per annum. However, over two thirds of this new housing will be to accommodate the existing population as a consequence of population ageing and the reduction in average household size. This means around 170 homes per annum are required just to maintain the existing Lower Hutt City population. At present only 150 new homes per year are built in the City and if this rate is not increased, Lower Hutt City's population will fall.
- 3.4** With an aging population, housing preferences shift towards lower cost smaller homes with smaller sections. This can free up larger houses for families.
- 3.5** The Hutt City Council's Urban Growth Strategy states:

In addition to stand alone retirement housing in mixed communities, substantially more purpose built retirement village housing also needs to be provided for in the city. It is estimated that as much as 30% of households with a member 70 years of age or more will choose to live in a retirement village given the option. This presents a particular challenge for Hutt City; the city has a shortage of land for development and most retirement villages require a large amount of land (usually a minimum of one hectare) close to amenities. Because of this, our research indicates that the city has unmet demand for between 5-10 retirement villages (or

*around 1,000 retirement village units) and will face difficulty meeting expected demand for another 5-10 villages over the next 20 years.*⁶

- 3.6** Feedback from the Hutt City Council on the draft Assessment of Environmental Effects requested more detail on current retirement village facilities and what other potential sites there are that may also be able to accommodate Summerset's proposed Lower Hutt retirement village. Consistent with the Council's own research, Summerset has identified an existing shortfall in the supply of retirement village accommodation and an increasing demand for such accommodation with the aging of the City's accommodation. Summerset estimate the current Hutt City "penetration ratio" (i.e. the number of retirement village beds as a percentage of population over 75 years of age) is around 10 to 11%, which is low compared to other areas of New Zealand (e.g. Tauranga) having penetration ratios of 24 to 25% and where supply more closely matches demand.⁷
- 3.7** With respect to alternative sites, the Urban Growth Strategy identifies that most retirement villages require a large amount of land close to amenities. Within Hutt City the availability of such sites is limited, with available large tracts of land generally on the outskirts of the City and not close to amenities. Also developers of retirement villages need to have regard to the socio-demographic profile of the area surrounding potential new sites, since this will be the principal catchment for residents who generally wish to remain within or nearby their existing community.
- 3.8** Summerset has identified the proposed site as one that meets the requirements for a viable retirement village development, having a catchment for residents able to transfer to the village but continue to live within their existing community. The proposed development will help meet Hutt City's unmet existing and future growing demand for retirement villages, and will do so, on a site close to the Boulcott medical precinct and other local services.

⁶ *Urban Growth Strategy 2012 – 2032*, Hutt City Council, 25 March 2014.

⁷ There may be certain "lifestyle" factors (e.g. climate) that mean some areas of New Zealand have a higher equilibrium penetration ratio than others. However Hutt City's penetration ratio is still comparatively low, reflecting the unmet demand identified by the Council's research.

4. INCREASED ECONOMIC ACTIVITY IN LOWER HUTT CITY ECONOMY DURING PROJECT CONSTRUCTION AND OPERATION⁸

Increased Economic Activity during Retirement Village Construction

- 4.1** The retirement village's construction is likely to commence in late 2015/early 2016 (subject to RMA approvals) and last for approximately four years. The Project has an estimated construction cost of approximately \$65 million (excluding consenting and land costs and GST). The majority of the equipment, materials and services required for the Project's construction will be sourced from within Lower Hutt City, with the remainder sourced from elsewhere within New Zealand. The PWC report estimates around 65% of retirement village construction costs are on goods and services (excluding on-site construction labour) sourced locally – i.e. in the case of the proposed new Lower Hutt retirement village, \$42 million of expenditure (or an average of \$10.5 million per annum over the four year construction period) will be on goods and services provided by local Lower Hutt firms. This includes local construction goods and service suppliers, retail and wholesale trade outlets, business service providers, building product manufacturers and other local industries.
- 4.2** During the retirement village's construction, an on-site workforce equivalent to 240 one year⁹ full time equivalent (FTE) employees will be required, implying an average of 60 on-site employees over the Project's four year construction period. Wage and salary payments for these employees are estimated to average \$3.3 million per annum.¹⁰ These are the direct economic impacts for the Lower Hutt economy during the Project's construction.

⁸ Unless stated otherwise, data in this section is sourced from a report – *Putting Care In Our Communities*; prepared by PricewaterhouseCoopers New Zealand for Summerset Group Holdings Limited; May 2013 (the PWC report). This report utilised data provided by Summerset on its more than 1,650 retirement village units across 16 villages around New Zealand and which provide housing for around 2,000 residents. The report estimates the economic effects (including expenditure, employment, household income and gross domestic product (GDP) effects) at the national level and the city (or district) local level during the construction and operational phases of three different sized Summerset retirement villages – “small” villages, “large” villages and “flag ship” villages. The proposed Lower Hutt retirement village falls within the largest of the three categories – the “flag ship” village.

⁹ The actual time elapsed to construct the village will be longer than one year with some workers employed on-site for more than one year and others for less.

¹⁰ Based on an average salary (including overtime) per employee of \$55,000 per annum.

4.3 However in addition to these direct expenditure, employment and income economic impacts there are indirect impacts arising from:

- a. The effects on suppliers of goods and services provided to the site from within the Lower Hutt economy (i.e. the “forward and backward linkage” effects); and
- b. The supply of goods and services to employees at the site and to those engaged in supplying goods and services to the site (i.e. the “induced” effects). For example, there will be additional jobs and incomes for employees of supermarkets, restaurants and bars as a consequence of the additional expenditure by employees directly involved in the village’s construction at the site and living within Lower Hutt.

4.4 Multipliers can be estimated to gauge the size of these indirect effects. The size of the multipliers is a function of the extent to which an area’s economy is self-sufficient in the provision of a full range of goods and services and the area’s proximity to alternative sources of supply. Multipliers for expenditure¹¹ (2.6), employment (2.3) and household income (2.3) have been taken from the PWC report to estimate total impacts (i.e. direct plus indirect impacts) for the Lower Hutt economy¹² during the four year construction period of:

- Additional expenditure of \$27.3 million per annum;
- 138 additional jobs; and
- \$7.6 million per annum in additional wages and salaries.

Increased Economic Activity during Retirement Village Operation

4.5 Once operational, the retirement village will require inputs of goods and services and employee labour. Apart from labour, Summerset has estimated annual expenditure on goods and services provided by Lower Hutt businesses to the

¹¹ The PWC report does not contain multipliers for expenditure. Instead the local economy gross domestic product (GDP) multiplier has been used.

¹² The PWC report estimates direct and indirect economic impacts for local economies across a range of large and small centres in which Summerset has existing retirement villages. As a city, Lower Hutt is more self-sufficient in the provision of goods and services than smaller centres. However its proximity to Wellington City would suggest greater leakage of retail and other expenditure from Lower Hutt than more isolated centres elsewhere in New Zealand. On balance therefore the „average“ local centre multipliers derived in the PWC report are considered to be reasonable estimates to use for Lower Hutt.

retirement village will average around \$1.2 million per annum¹³. These are likely to include security services, laundry services, gardening services, building and electrical maintenance services and suppliers of pharmaceutical and other medical products.

4.6 Summerset anticipate an on-site workforce at the Lower Hutt retirement village of around 27 FTE staff with wages and salary payments of \$1.2 million per annum¹⁴.

4.7 Multipliers for expenditure (2.25), employment (1.8) and household income (1.9) from the PWC report are used to estimate total impacts (i.e. direct plus indirect impacts) for the Lower Hutt economy during the operation of the retirement village of:

- Additional expenditure of \$2.7 million per annum;
- 49 additional jobs; and
- \$2.3 million per annum in additional wages and salaries.

4.8 The PWC multipliers take account of the village operator's expenditure, employment and wage and salary payments but no account of the retirement village residents' spending within the local economy. To the extent that the proposed retirement village on the BFHGC's land leads to an increase in (or retention of) Lower Hutt's population and households, there will be additional expenditure within the local economy and flow on benefits in terms of additional employment and income. This indicates that the operating phase expenditure, employment and income impacts have been conservatively estimated. For example, the Hutt City Council's Urban Growth Strategy states:

*Every new home provides revenue to the Council of around \$2,000 per year and helps raise the city's GDP by as much as \$30,000 per year. Every four new households help provide the equivalent of one job in Hutt City.*¹⁵

Economic Benefits from Increased Economic Activity

¹³ Based on 70% of total annual expenditure of \$1.7 million being spent locally.

¹⁴ i.e. an average salary (including overtime) per employee of \$43,750 per annum.

¹⁵ *Urban Growth Strategy 2012 - 2032*; Hutt City Council; 25 March, 2014.

4.9 As indicators of levels of economic activity, economic impacts in terms of increased expenditure, incomes and employment within the local economy are not in themselves measures of improvements in economic welfare or economic well-being. However, there are economic welfare enhancing benefits associated with increased levels of economic activity. These relate to one or more of:

- a. Increased economies of scale: Businesses and public sector agencies are able to provide increased amounts of outputs with lower unit costs, hence increasing profitability or lowering prices;
- b. Increased competition: Increases in the demand for goods and services allow a greater number of providers of goods and services to enter markets and there are efficiency benefits from increased levels of competition;
- c. Reduced unemployment and underemployment¹⁶ of resources: To the extent resources (including labour) would be otherwise unemployed or underemployed, increases in economic activity can bring efficiency benefits when there is a reduction in unemployment and underemployment. The extent of such gains is of course a function of the extent of underutilised resources within the local economy at the time and the match of resource requirements of a project and those resources unemployed or underemployed within the local economy; and
- d. Increased quality of central government provided services: Sometimes the quality of services provided by central government such as education and health care are a function of population levels and the quality of such services in a community can be increased if increased economic activity maintains or enhances population levels.

4.10 It is reasonable to presume that increases in economic activity (i.e. expenditures, incomes and employment) within the Lower Hutt economy as a consequence of the retirement village's construction and operation will give rise to one or more of these four welfare enhancing economic benefits for the local community.

¹⁶ Underemployment differs from unemployment in that resources are employed but not at their maximum worth; e.g. in the case of labour, it can be employed at a higher skill and/or productivity level, reflected in higher wage rates.

5. OTHER ECONOMIC BENEFITS¹⁷

Improved Housing Affordability

- 5.1** Summerset retirement villages yield an average population density of 49 persons per hectare, which is more than twice that of the average New Zealand city. Residents moving into a new retirement village, as is proposed at Lower Hutt, will typically move out of lower-density houses into the higher density retirement village thereby freeing up land and dwellings capable of housing a greater number of occupants.
- 5.2** The new Lower Hutt retirement village at Boulcott will
- (a) Increase the number of dwellings within the city;
 - (b) Provide for an increase in the occupancy of vacated existing dwellings; and
 - (c) Create the possibility of redeveloping existing dwellings more effectively (e.g. conversion of low density housing to medium density housing).
- 5.3** In these three ways the average cost of housing per resident will be reduced making housing more affordable.

Providing Fiscally Efficient Healthcare and Other Services

- 5.4** The proposed retirement village will provide more efficient healthcare and other services to the Lower Hutt community improving the level and effectiveness of healthcare and freeing up Government and district health board (DHB) resources for other health care services. In particular the retirement village will:
- (a) Provide on-site 24 hour nursing services, enabling more timely and cost effective care including checking residents take the correct medicines at the correct times, nutrition monitoring, blood pressure monitoring, wound inspection and dressing and the earlier detection of health ailments;

¹⁷ Much of the material in this section of the report is drawn from the PWC report.

- (b) Provide an alternative to hospital care in the case of the earlier discharge of hospital patients, hospice care, the care of the chronically ill (patients assessed as having a maximum of 12 weeks to live), short-term respite care, the care of accident victims and the care of persons under 65 requiring long term care because of illness. The retirement village care bed costs, at around \$160 per day, are less than a third of the costs of providing a public hospital bed for these types of care;
- (c) Provide a centralised location for general practitioners and other health care providers to visit a number of patients, reducing their and/or their patients transport costs;
- (d) Reduce the number of emergency call out responses; and
- (e) Privatised some health care costs to the residents themselves, further reducing the costs of, and pressure on, publically provided health care services.

Creating Safer Communities

- 5.5** Retirement villages, such as that proposed for the BFHGC's land at Lower Hutt, create a safer environment in which risks to older people residing in the village can be substantially reduced. These safety benefits relate to safer, age-appropriate principles incorporated in the village design and construction, reductions in both the real and perceived risks of crime affecting residents and a reduction in the need for residents to travel on public roads resulting in reduced road accident costs.

Promoting Independence and Supporting Positive Aging

- 5.6** By providing a continuum of care, from independent living to full palliative care the proposed retirement village will enable its residents to live with a level of independence consistent with their specific needs for as long as possible. The retirement village will also support improved health outcomes, companionship, social engagement and a sense of belonging. These outcomes not only provide

direct benefits to village residents and their families and friends, but also indirectly benefit the wider community by reducing publically funded healthcare costs.

Increasing the Cost-effectiveness of Hutt City Council's Provision of Services

5.7 As a result of the Project, there will be increased rates income for the Hutt City Council. In part this will be offset by the increased cost of services that need to be provided by the Council. However, because of:

- (a) Economies of scale;
- (b) Reduced upfront capital and ongoing maintenance costs for the Council as a result of Summerset being responsible for all their own on-site capital expenditure and on-site maintenance costs for drains, roads, etc.; and
- (c) Consolidation of rates invoices into a single payment from the village to the Council

there is likely to be a net increase in Council income.

Providing Benefits to Village Residents' Families

5.8 A new retirement village in Lower Hutt will bring benefits to residents' family members in that:

- (a) Family member carers can be freed up to return to the workforce; and
- (b) Transport costs will be reduced for family members residing in Lower Hutt if without the Project their elderly relations need to be placed in retirement villages outside the local Lower Hutt community (e.g. in Kapiti Coast District).

Benefits from Synergies with BFHGC

5.9 A number of possible synergies in the operation of the golf club and the retirement village are under discussion. These include:

- (a) The retirement village ground maintenance being undertaken by golf club staff;
- (b) A fully accessible 6 hole golf course being available to elderly and/or disabled village residents;
- (c) The retirement village providing catering services to the golf club;
- (d) Some shared use of the retirement village function facilities, gym and bowling green; and
- (e) Joint marketing arrangements.

5.10 These sorts of initiatives lead to greater capacity utilisation, economies of scale and greater resource use efficiency.

6. POTENTIAL ECONOMIC COSTS OF THE PROPOSED LOWER HUTT RETIREMENT VILLAGE

Utilities

6.1 Externality costs can arise when utilities provided by central or local government (e.g. roads, water supply, storm water and flood control systems and wastewater disposal) are not appropriately priced. In the case of Summerset's proposed new retirement village at Lower Hutt, no such externality costs will arise.

6.2 Summerset will be responsible for meeting the costs of access from the site onto Military Road, Boulcott Street and Hathaway Avenue. Summerset, visitors to the site and the village residents will also make payments via road user charges and rates for the ongoing maintenance and necessary upgrades to the local council road network.

- 6.3** With respect to water supply and wastewater and storm water disposal the Project will pay for connections to the Council infrastructure together with development levies, rates and any applicable user charges, which will be subsequently recovered from the retirement home's residents. There will be no cross-subsidisation by other ratepayers.

Local Road Congestion Costs

- 6.4** An analysis of the traffic effects of the Project has concluded that the proposed access arrangements and road improvements to ameliorate existing deficiencies in the network will readily accommodate the volumes of traffic generated by the retirement village.¹⁸

7. CONCLUSIONS

- 7.1** Summerset's proposed new retirement village on the BFHGC land will have a catchment for residents able to transfer to the village but continue to live within their existing community. The proposed development will help meet Hutt City's unmet existing and future growing demand for retirement villages, and will do so, on a site close to the Boulcott medical precinct and other local services.
- 7.2** The new retirement village will enhance the social, economic and cultural well-being and the health and safety of the residents of the Lower Hutt community by:
- (i) Creating additional expenditure, employment and income within the local economy during the Project's four year construction period;
 - (ii) Creating additional expenditure, employment and income within the local economy once the retirement village is operational;
 - (iii) Improving housing affordability;
 - (iv) Providing fiscally efficient healthcare and other services;

¹⁸ See: Traffic Design Group; Summerset Boulcott Lower Hutt Transportation Assessment Report; August, 2014. The Transportation Assessment Report suggests that the Council may use the development contribution levies to fund the improvements to the network required to fix existing deficiencies.

- (v) Creating a safer community;
- (vi) Promoting independence and supporting positive aging;
- (vii) Increasing the cost-effectiveness of Hutt City Council's provision of services; and
- (viii) Providing benefits to village residents' families.

7.3 The new retirement village will improve resource use efficiency by:

- (i) Increasing economic activity and population in the Lower Hutt economy, enabling increased economies of scale, increased competition, greater utilisation of resources and improvements in the level of services provided by central government;
- (ii) Providing fiscally efficient healthcare and other services;
- (iii) Increasing the cost-effectiveness of Hutt City Council's provision of services;
- (iv) Freeing-up time and reducing transport costs for village residents' family members; and
- (v) Providing the opportunities for synergies between the operation of the golf club and the retirement village.

7.4 Summerset's new Lower Hutt retirement village will not give rise to economic externality costs.

APPENDIX 11

WIND EFFECTS ASSESSMENT



Opus Research Report 14-529D84.00

Wind Assessment of the Proposed Boulcott Retirement Village, Lower Hutt



Wind Assessment of the Proposed Boulcott Retirement Village, Lower Hutt



Prepared By

.....
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Date: 4 August 2014
Reference: 529D84.00
Status: Final



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CLIENT Summerset Retirement Village (Lower Hutt) Ltd
c/- Summerset Group Holdings Ltd
P.O Box 5187
Lambton Quay
Wellington

CONTACT Mr Vaughan Bell

1. Introduction

This wind assessment describes the expected effects of the proposed Boulcott Retirement Village in Lower Hutt on wind conditions likely to be experienced by residents, neighbours and pedestrians in its vicinity. While a wind assessment or wind tunnel test is not generally required for new buildings in this area of Lower Hutt under the District Plan, this assessment is intended to form part of the assessment of environmental effects that make up the private plan change request documentation and/or application for resource consent. Its main objectives are to (1) address the questions on wind issues raised at public meetings during the consultation process, and (2) provide design advice on wind mitigation and improvement of the overall amenity, and that of specific areas for residents and visitors. The assessment report was prepared at the request of Mr Vaughan Bell on behalf of Summerset Retirement Village (Lower Hutt) Ltd.

Our assessment of the expected wind effects of the proposed development is based on our wide experience of assessing wind conditions in for new buildings and additions in urban areas. No wind tunnel testing has been performed on the proposal for this assessment. A visit to the site was made on Thursday 25th July 2013, during a period of light to moderate northerly winds.

2. The Site, Area and Proposed Development

The Boulcott Retirement Village development site is located south of the new Hutt River stopbank, and is between the Boulcott's Farm Heritage Golf Course to the north, and the adjacent residential area to the south. It extends around in a rough arc between the northern end of Boulcott Street and the northern end of Military Road, and is currently largely vacant. Figure 1 shows an aerial view of the area immediately around the site. Included on this figure are the direction sectors for the prevailing wind directions in Lower Hutt shown in red, and an approximate layout for the proposed development. Figure 2 shows views of the existing situation. It can be seen from these figures that the golf course area to the north is relatively open, with trees and other vegetation being the main obstructions to the wind. To the south the buildings are generally residential houses of one or two storeys, with the most significant buildings in terms of size being those of Boulcott Primary School to the south of the site.

Figure 1 shows that the anticipated development can be roughly split into two areas, one to the east of the narrow pinch point near the centre of the site, and one to the west. The area to the east of this midpoint will comprise of residential blocks made up of one and two storey elements. The area to the west of the midpoint will comprise of larger elements, both in terms of height and area, with these ranging up to four storeys in height and in close proximity to the north boundary. These will step up in height towards the centre of this space, with the four-storey blocks being opposite the Boulcott Primary School playing fields. These blocks are approximately square in plan, and are comprised of ground level carparking with three levels of apartments/care facilities above. An

internal driveway will which connect through to Boulcott Street and Military Road. There is also a pedestrian walkway connecting the site through to Hathaway Ave.



Figure 1. Aerial view of the site and the surrounding area
(also shows (1) the prevailing wind directions for strong winds, (2) the location of the development site and its main building elements, and (3) the storey heights of these elements)



(a) View looking approximately west from near the Military Rd end of the site



(b) View looking northeast from near the Boulcott St end of the site

Figure 2. Views of the existing situation

3. Existing Wind Conditions

Prevailing strong winds over Lower Hutt are dominated by flows from either approximately northerly or southerly directions. Wind flows are similar to those over the Wellington region in general, with the addition of significant sheltering and channelling effects. The hills that line the west side of the Hutt Valley provide considerable shelter from northerly winds. The hills on both sides of the valley channel northerly winds to some degree, but have more impact on southerly winds. Lower Hutt itself is relatively exposed to southerly wind flows. While northerlies usually occur more frequently than southerlies for light to moderate winds, the highest wind speeds generally occur with about the same frequency for both direction sectors. Strong southerly winds are usually noticed more by pedestrians because they are often also cold and wet.

Local pedestrian level wind conditions in this part of Lower Hutt are primarily determined by a combination of four factors. The most significant of these are: (1) the sizes and locations of open spaces, e.g. the golf course, and (2) the sizes, locations, orientations, and heights, of the buildings in the immediate area. The other secondary factors are (3) the alignment of streets relative to the prevailing wind directions, and (4) the local topography, primarily the new stopbank.

With reference to Figure 1, the development site is relatively exposed to winds from the north, receiving only very limited shelter from the existing trees on the golf course and from the new raised stopbank. It generally receives somewhat more shelter from southerly winds from the residential buildings and associated trees, other lower plantings, and fences. These shelter effects are lower around the Boulcott St end of the site, and adjacent to the Boulcott Primary School playing fields.

Gust wind speeds in the pedestrian areas around and close to the site are assessed to currently range from very low in sheltered areas to high in more exposed locations, as described in Table 1. Typically they are highest in the larger open spaces, around the windward corners of the more exposed buildings, and through some of the narrower gaps between buildings. Generally, the ranges of wind speeds and the overall average wind speeds are expected to be higher for northerly winds than southerly winds because of the shelter effects described above.

Table 1: Gust Wind Speed Range Descriptions

Wind Speed Range	Description
11m/s and below	very low
12 - 14m/s	low
15 - 17m/s	moderate
18 - 20m/s	moderately high
21 - 23m/s	high
24 - 26m/s	very high
27m/s and above	extremely high

4. Effects of the Proposed Development on Wind Conditions

4.1 General

New buildings, as well as changes and additions to existing buildings, can have a significant impact on wind conditions in the surrounding areas. New buildings or additions to buildings occupy space and force wind that would normally flow through this space to take other paths. Wind flows can be deflected down from higher levels into adjacent areas. They can also be channelled through gaps between buildings, or accelerated around corners. Some of the worst wind conditions occur where these vertical and horizontal wind flows combine, most often around the windward corners and sides of a building. However, new buildings or additions will not always cause local wind conditions to deteriorate. New buildings can often provide increased shelter to some areas, generally those immediately downwind. They can also potentially keep wind flows away from pedestrian areas, either by deflecting them into lesser used areas, or well above ground level. Accordingly, new building developments can cause wind speeds to increase in some areas, and to decrease in other areas. These effects can be particularly significant when a new building occupies a vacant or largely vacant site, as is the case here.

The following assessment of the effects of the proposed development on wind conditions has been divided into sections relating to northerly winds and southerly winds, and further divided into those areas outside the site, i.e. the neighbouring residential areas and the golf course, and the area of the site itself.

4.2 Northerly Winds

4.2.1 Areas outside the site

Eastern Section of the Site

In northerly winds the effects on wind conditions in areas outside the site are generally expected to be small. The one and two storey blocks that make up the eastern section of the development will actually provide some additional shelter for the neighbouring properties. This should be further enhanced by any proposed planting in this area, and if there is also a more or less continuous line of fencing between the development and the neighbouring properties to the south.

Western Section of the Site

Most of the buildings making up the western section of the site are both larger in plan, and taller in height, than the buildings on the eastern section. Consequently, it would usually be expected that they could potentially have a much greater impact on wind conditions in properties to the south of the site. The taller buildings have been concentrated in the centre of this western section, with the lower buildings being the ones that are located closer to the nearby residential buildings. Lower buildings typically have less impact on pedestrian wind speeds than taller buildings of the same plan area.

Other factors will also contribute to ameliorating the potential wind effects for neighbouring properties, depending on how they are included in the final design. The internal link road provides some separation between the taller buildings of the development and the neighbouring houses,

which is beneficial in that the effects of buildings on the wind diminish with distance. Any planting that is included along the southern edge of the internal link road and around the development buildings will also be beneficial, with the potential benefits generally increasing with higher density of planting, and being generally greater if the trees and shrubs are evergreen. Similarly, creating a largely consistent line of fencing around 1.8m to 2m high between the site and the neighbouring properties would also provide additional shelter.

For most wind directions and wind conditions, the size and bulk of the taller buildings on the western section of the site should provide overall more shelter for downstream areas, including neighbouring properties, than currently exists. However, as noted above, there are likely to be some limited effects that could be substantially ameliorated or mitigated through refinement of the design.

The Golf Course

There will be no impact on wind conditions on the neighbouring golf course (despite the proximity of 4 storey buildings), as this area is located upstream of the development, and is also somewhat separated from it by the raised stopbank.

4.2.2 On-site areas

Eastern Section of the Site

Wind conditions around the buildings on the eastern section of the site will be mostly similar to those currently experienced by the existing residential blocks adjacent to the golf course. They could be improved by planting and fencing in the areas between the new buildings and the stopbank.

Western Section of the Site

There are elements in the development design that could be refined or incorporated to improve the amenity for residents and visitors to the site. These relate more to external landscaping, screening and fencing, rather than changes to the building configurations.

The first area to consider is the space between the stopbank and the buildings. The greater the height and density of the landscaping (trees, shrubbery and fencing) in this area the more shelter will be afforded to both the pedestrians and the buildings. The next area to consider is around the windward corners of the buildings, which is where wind speeds around buildings are generally highest. There are some building design options that could potentially help to reduce wind speeds in these areas. However often the simplest and most effective option is to use planting, screening, or a combination of these or similar elements, to keep people away from the windward building corners. Following this are the areas between the buildings. Northerly wind flows will be channelled between them. Accordingly, screening or planting could be used to provide shelter in these spaces. This could be spread out, in an attempt to shelter the entire area, or it could be more targeted to provide shelter for selected areas or pedestrian routes. The area along the southern sides of the larger buildings, adjacent to the internal link road has the potential to be reasonably well sheltered with the combination of shelter from the buildings, and any proposed landscaping.

4.3 Southerly Winds

4.3.1 Areas outside the site

In southerly winds the development is not expected to have any major significant detrimental effect on wind conditions in any of the residential areas to the south of the site, as these areas are upwind of the proposed buildings. Further amelioration could be achieved through fences 1.8m to 2m high along the site boundary in this area, together with trees and other shrubbery.

The users of the golf course and/or people potentially walking along the stopbank to the north of the development are unlikely to notice any change in the amenity of this area. This is because:

- the new buildings on the eastern section of the site are one and two storey blocks, which are similar in height and plan to the existing residential buildings to the south,
- the taller buildings on the western section of the site should actually provide some additional overall shelter for the adjacent areas of the golf course and stop bank, and
- the new raised stopbank also helps to offset some of the effects around the corners of the new buildings.

4.3.2 On-site areas

Many of the comments and suggestions made for improving the amenity and providing additional wind shelter that were made for northerly winds also apply for southerly winds. This includes (1) landscaping the areas adjacent to the internal driveway as much as is practical, (2) keeping people away from the windward corners of the buildings, if possible, and (3) landscaping the areas between the taller buildings according to use and pedestrian routes.

4.4 Building Entrances

The entrances to the taller buildings on the western section of the site deserve some design consideration. Entrances are where people transition from a calm internal space, potentially to the full effects of the weather outside. This is particularly important in this situation, where the larger proportion of people will be older, and potentially less able to deal with strong wind gusts. Where possible, entrances should be positioned on the more sheltered eastern and western sides of the buildings, and the northern and southern ends and corners avoided. Recessing of entrances can also provide a more gradual transition from internal to exterior spaces. If it is not possible to avoid placing entrances on the northern and southern sides of the buildings then the following options could be considered:

- sheltering the doors with external screens or landscaping,
- using automatic sliding doors rather than swing doors, or
- using two sets of separated automatic doors to create a wind lobby.

These options could also be used for entrances on the eastern and western sides of the buildings to improve the usability of these spaces.

5. Concluding Comments

- (1) Existing wind speeds in the immediate area around the site range from low to high, with many of the higher winds speeds being a consequence of the exposed nature of the site to northerly winds.
- (2) The layout of the proposed development has included some intelligent design choices with respect to wind effects. These include the positioning of lower rise elements close to the adjacent residential areas, and the massing of the taller buildings mostly away from residential areas.
- (3) In northerly winds the proposed development should have a net beneficial effect on wind conditions in adjacent residential properties, by providing additional shelter to these areas.
- (4) In southerly winds, the proposed development should have minimal impact on wind conditions in the adjacent residential properties, given it is located downstream of these areas.
- (5) Users of the neighbouring golf course and stop bank areas should not notice any deterioration on the overall amenity of this area.
- (6) The above conclusions would also generally apply to other potential site layout options consistent with the storey heights referred to and the District Plan Change prepared by Summerset.
- (7) Suggestions have been made about how the effects of the development on wind conditions, both internal and external to the site, could be ameliorated or improved through the refinement of elements already included in the design. These include planting (trees and shrubbery), screens and fencing, and the location and design of the building entrances.

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APPENDIX 12

NOISE AND VIBRATION EFFECTS ASSESSMENT incl. further information

8 September 2014

Summerset Villages (Lower Hutt) Ltd
PO Box 5187
Wellington 6145

Attention: Vaughan Bell

Vaughan

PROPOSED SUMMERSET RETIREMENT VILLAGE, BOULCOTT, LOWER HUTT

Summerset Group Holdings Ltd proposes to locate a retirement village on 2.87 hectares of land currently zoned General Recreation within the District Plan – City of Lower Hutt (Boulcott/Hutt Golf Course). The subject site would extend westward from the end of Military Road through to the end of Boulcott Street.

The immediately adjoining land is zoned General Residential at Boulcott St, and Special Residential in the vicinity of Troon Crescent/Hathaway Avenue, and Military Road.

Boulcott School also adjoins the subject site. This has an underlying District Plan zoning of General Residential.

You have advised me that as a first step, Summerset will seek a District Plan Change to rezone the site “General Residential Activity Area”. You have therefore requested advice as follows:

1. What would be the likely acoustic effects of buildings on the site in relation to the existing adjoining residential area?
2. Are the General Residential Activity Area noise limits appropriate for this site?
3. Would it be likely that retirement village activity would comply with the relevant Residential Activity Area noise limits?

This document is therefore focussed on whether the District Plan Residential Area noise standards are appropriate for this site. It is not an assessment of environmental effects (AEE) for the purposes of a Resource Consent application for a specific retirement village development. It is anticipated that once the change in zoning to General Residential occurs and a specific development proposal is prepared, a detailed noise compliance assessment would be prepared.

DISTRICT PLAN – CITY OF LOWER HUTT

There are no noise rules applicable to the current General Recreation zoned area. However, the adjoining Residential areas fall within Noise Area 3 of the District Plan-City of Lower Hutt. Chapter 14C2.1.1 (b) of the District Plan requires that noise arising from a permitted activity must not exceed the following L₁₀ levels, measured anywhere within a Residential Activity area other than the site on which the activity takes place:

<i>Maximum 50 dBA</i>	<i>7.00am – 10.00pm</i>
<i>Maximum 40 dBA</i>	<i>10.00pm – 7.00am</i>

The District Plan requires that noise levels are measured in accordance with the requirements of NZS 6801:1991 "*Measurement of Sound*", and are assessed in accordance with the requirements of NZS 6802:1991 "*Assessment of Environmental Sound*".

EXISTING NOISE ENVIRONMENT

Marshall Day Acoustics carried out an inspection of the subject site on Thursday 7 August 2014. The dominant source of noise in this area was observed to be traffic, both on SH1 and Harcourt Werry Drive.

At the time of this site inspection, a series of ambient noise level measurements was carried out, generally in accordance with NZS 6802:1991. These measurements were made to obtain some understanding of the contribution of the roading network to the acoustical environment, and to ascertain whether the District Plan noise standards could be applied.

Due to the relatively high wind gusts on that day, definitive noise level measurements were not able to be conducted. However several short term noise level measurements carried out along the common boundary of the golf course and the adjoining residential area indicate that the daytime ambient noise here is typically 53 dBA L₁₀ and 48 to 51 dBA L₉₅.

The proposed retirement village (or alternatively standard residential subdivision and housing development) when completed is expected to provide some screening of this noise, and ambient noise levels for the existing residential areas along this boundary would therefore reduce.

A section of the proposed development would be adjacent to Boulcott School. At various times, Summerset residents may be exposed to the sound of children playing in the school grounds, with accompanying elevated noise levels. However, I note that the school is surrounded by relatively high density residential housing (including Boulcott St, Hathaway Ave, and Fry St). Such schools are typically included within residential activity areas and the proposed development is not considered to differ from this. As such, I conclude that the type and level of this noise is typical of a residential area, and would be considered reasonable.

PROPOSED RETIREMENT VILLAGE – OPERATIONAL NOISE

Fixed Plant

In terms of noise emissions, both the level of noise and the nature of the noise from the subject site once developed with a retirement village is expected to be similar to that of the existing residential area. The main difference would be that there is likely to be fixed plant (heating and ventilation) associated with the main retirement village buildings (as opposed to the villas and duplexes) of a greater scale than would be usual for a typical residential development.

Any mechanical fixed plant should be located to avoid unreasonable noise emissions to the neighbouring residential areas. Additionally, care needs to be taken in the selection of appropriately quiet plant. It is important to ensure that any new plant is selected to not have special audible characteristics such as tonality or impulsiveness. However, mechanical plant selections and associated mitigation measures are typically finalised at the detailed design stage. Therefore, assessment of design compliance is usually provided at a later stage in the project, as part of a detailed design mechanical services review. Note however, that with the use of conventional noise control treatments, all mechanical plant items on the proposed site associated with either standard residential development or a retirement village can be designed to comply with the District Plan noise limits.

On-site Traffic Noise

A traffic noise compliance assessment (against the General Residential noise limits) is not appropriate at this stage but should be included with the future Resource Consent application for the village. In my opinion, with appropriate on site design and fencing, the relevant Residential Activity Area limits can be readily complied with in relation to on site traffic flows likely to be generated by either a retirement village or standard residential subdivision and development

Other Noise Sources

Possible additional sources of noise from a retirement village could include refuse and recycling collections. This typically occurs once or twice a week in standard residential areas. The frequency may or may not be greater for a retirement village, depending on the size of trucks. This matter is again one of compliance assessment at the resource consent stage.

Vibration

Operational vibration effects are expected to be no greater for a retirement village than for standard residential development. From my site inspection there is nothing that gives rise to any concern that there are unusual ground conditions that would give rise to elevated levels of vibration.

PROPOSED RETIREMENT VILLAGE – CONSTRUCTION NOISE

Section 14C 2.1 (f) of the District Plan references New Zealand Standard NZS 6803P:1984 *“The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work”*. This Standard has been superseded by New Zealand Standard NZS 6803: 1999 *“Acoustics - Construction Noise”*, and it is now common practice to use this Standard for controlling construction noise.

The District Plan Change proposes that the effects of construction is a matter for assessment as a Discretionary Activity Restricted. Accordingly, construction noise will be a matter for detailed assessment at that stage. In any event, the use of either of the above NZ Standards as controls would ensure that the potential adverse noise effects of construction would not exceed a reasonable level, when received within the existing adjacent Residential area.

Our experience with the vibration assessment, measurement and effects related to the construction of the Boulcott Hutt River stopbank indicates that there are no unusual aspects regarding the subject site that would give rise to any vibration problems that would unreasonably affect residential amenity during any stages of construction, including initial earthworks.

CONCLUSION

I have undertaken an assessment on the appropriateness of the General Residential noise limits to this site and in particular to retirement village activity.

I consider that the General Residential noise standards are appropriate for controlling noise from future residential development and use of this site, including from a retirement village.

Additionally I conclude that with the use of conventional noise control treatments and design, retirement village activity, including all mechanical plant, refuse collection and traffic noise emissions from the subject site, can readily comply with the General Residential noise standards and therefore adjoining residential amenity will be protected to an appropriate extent.

Additionally, buildings on the site will in my opinion assist in reducing the exposure of existing residential areas adjoining the site to the adverse effects of road noise generated from traffic using State Highway 1 and Harcourt Werry Drive.

I can therefore support the proposed change in zoning.

MARSHALL DAY ACOUSTICS LTD

Bill Wood
Senior Consultant

13 October 2014

Urban Perspectives Ltd
PO Box 9042
Wellington 6146

Attention: Peter Coop

Peter

PROPOSED PRIVATE PLAN CHANGE REQUEST BY SUMMERSET VILLAGES (LOWER HUTT) LTD

In response to the Request for Further Information from Dan Kellow of Hutt City Council dated 2 October 2014:

CLARIFICATION SOUGHT

5. *Vehicle noise from additional traffic visiting the site can affect the urban amenity of the existing residential zone. Please describe the effects on existing residential sites in proximity of the subject site of noise created on public roads in the area associated with the expected 560 vehicle trips per day associated with the completed facility, as forecast by the traffic engineer.*

Marshall Day Acoustics Response

Table 1, Section 3 of the TDG traffic assessment report¹ notes that the current the traffic volume on Military Road is 900 vehicles per day (vpd). This section of the report also notes that the current the traffic volume on Boulcott Street is 1,600 vpd.

Table 6 of the TDG report indicates that 25% of the additional traffic associated with the subject site would use Military Road, while 75% of the additional traffic would use Boulcott Street. This translates to 140 additional vpd on Military Road, and 420 additional vpd on Boulcott Street.

This means that the Military Road traffic volume would increase from the current 900 vpd, to 1040 vpd. The Boulcott Street traffic volume would increase from the current 1,600 vpd, to 2020 vpd.

For the assessment of traffic noise, New Zealand Standard NZS 6806:2010 "Acoustics - Road-traffic noise - New and altered roads" stipulates that the appropriate descriptor is $L_{Aeq(24 h)}$.

The additional vehicles are predicted to increase the current traffic noise levels on these roads by 1 dB or less. An increase of 1 dB would be not be perceptible to the average listener and noise effects of this increase would be considered as negligible.

¹ Summerset Boulcott, Lower Hutt Transportation Assessment Report: TDG, August 2014

CLARIFICATION SOUGHT

6. *Noise from vehicles operating on adjacent sites has the potential to undermine the amenity of nearby residential sites due to noise annoyance. Please describe the anticipated noise effects within the closest existing residential sites from noise associated with on-site vehicle movements described in Section 6 of the TDG traffic report, which identifies the facility generating 560 vehicle trips per day. Effects should be separately described for sensitive periods (night-time) and during any peak periods of vehicle movement within the site of the aged care facility which is understood occurs during daytime. Where any specific mitigation measure(s) are relied upon to deal with these effects, outline information on these measures should be included.*

Marshall Day Acoustics Response

As noted in Marshall Day Acoustics letter Lt 001 r01 2014393W dated 8 September 2014, a traffic noise compliance assessment (against the General Residential noise limits) is not appropriate at this stage but should be included with the future Resource Consent application for the village.

However, a worst case scenario would be to consider 84 vehicles in one hour passing a residential assessment point. This corresponds to the site peak hour traffic flow as set out on the TDG report. In such a case, the vehicle route would need to be separated from the assessment point (for instance, a residential property boundary) by a minimum of 6 metres in order to comply with the 50 dBA L₁₀ District Plan daytime criterion.

With an appropriately designed and constructed noise barrier installed, the separation distance can be significantly reduced. To be effective, any barrier fences must at least 1.8 metres in height, and be constructed from material with a minimum surface density of 12 kg/m² such as 25mm thick timber, Hardies compressed sheet, or materials of equal or greater density, including concrete panels. There must be no gaps between barrier panels and no gap between the bottom of the barrier and the ground.

It is not expected that there would be any significant numbers of vehicle movements during the night-time period of 10 pm to 7 am. Consequently the effects of vehicle noise over this period would be negligible.

In terms of noise effects, short term noise measurements indicate that the existing ambient daytime noise level along the common boundary of the golf course and the adjoining residential area is typically 53 dBA L₁₀ and 48 to 51 dBA L₉₅. Consequently the “worst case” noise arising from on-site vehicle movements is predicted to have a negligible to slight effect on the existing residential area. Additionally, the nature of the noise is characteristic for residential areas in general.

Consequently it is my opinion that in this location, the existing ambient noise levels and the nature of the noise mean that overall any effects of noise from the on-site vehicle movements received at neighbouring sites would be considered reasonable.

CLARIFICATION SOUGHT

7. *Noise associated with existing facilities in the area may affect the suitability of the site for noise sensitive uses. Boulcott School lies next door which is a medium sized primary school catering for between 280 – 330 children in years 1 – 6. Please describe the expected noise emissions of the school as it may affect the proposed site for the aged care facility, including any statements that may be made regarding the suitability of the site for its proposed use in the context of this noise.*

Marshall Day Acoustics Response

As noted in Marshall Day Acoustics letter Lt 001 r01 2014393W dated 8 September 2014, Summerset residents may at times be exposed to the sound of children playing in the school grounds, with accompanying elevated noise levels. Typically these times would be morning and afternoon break times, and lunchtime.

At this stage measurements of the school noise during break times have not been carried out. However, measurements carried out adjacent to the playground area of similar sized school in the Lower Hutt area show that during break times, noise levels of between 60 and 65 dBA L_{eq} can be expected within the subject site, close to the school playground area.

While this appears to be a relatively high noise level, I note that the school is surrounded by relatively high density residential housing (including Boulcott St, Hathaway Ave, and Fry St). Some of these houses border the same playground area. Such schools are typically included within residential activity areas and the proposed development is not considered to differ from this. As such, I conclude that the type and level of this noise is typical of a residential area, and would be considered reasonable.

Additionally, Summerset has advised me that at least one of their existing villages is located adjoining a primary school and no problems with noise have been experienced, either from the village residents complaining about noise from the school or vice versa. Summerset's experience is that some elderly residents value the proximity to a school and enjoy the sound of children at play. For residents who may not, the village design provides flexibility of accommodation options.

Yours faithfully

MARSHALL DAY ACOUSTICS LTD



Bill Wood

Senior Consultant

APPENDIX 13

SHADING EFFECTS ASSESSMENT incl. further information

Proposed District Plan Change
Boulcott Farm Heritage Golf Club
Hutt City

Assessment of Shading Effects

1. Scope of Assessment

1.1 This sunlight study, completed using the sun transit method, has been prepared to support an application by Summerset Villages (Lower Hutt) Ltd for a district plan change to re-zone part of the land within the Boulcott's Farm Heritage Golf Club (the Site) to ultimately accommodate a proposed retirement village.

1.2 The study has been completed using the Sun Transit Method and provides an explanation of the potential changes in shading effect that could be expected to occur on the adjoining residential properties.

2. The Proposal

2.1 The plan change would enable 8m high buildings measured above existing ground level together with two further areas of the site which will have maximum building heights of 14 and 16.5m measured above existing ground level. Compliance will also be required with the General Residential Activity Area recession planes along the boundary with adjoining residential properties. A master plan has been prepared to show how the site might be redeveloped as a retirement village. The master plan includes different types of buildings including two storey villas, four storey apartment blocks, an administration/recreation block and a care facility.

2.2 It is noted that the buildings described in the master plan are only intended to occupy a part of the volume available within the 8m, 14 & 16.5m building height areas. The height limits have been defined to allow for the likes of ancillary roof top equipment and plant rooms if required.

3. Site Description

3.1 The site is part of the Boulcott's Farm Heritage Golf Course. It is generally bounded to the south by land zoned as either General Residential or Special Residential. Building controls for both of these zones are defined in terms of sunlight access planes (2.5m and 45°) and a maximum building height of 8m above ground level.

4. Assumptions Made

4.1 Topographical information for the existing site has been prepared by another consultant and provided by the client for the purposes of this

assessment. The information provides general contour information across the site with some limited information on the adjoining properties.

4.2 It has been assumed that the ground is generally level with the exception of the elevated stop bank that runs along the southern edge of the site. Actual variations in ground level are not considered to be of a magnitude which would materially impact on the accuracy of the results contained in this report.

4.3 The effects of trees have not been modelled as trees can be removed. However, the distant skyline has been factored in. The shape of the background horizon line used in the sun transit diagrams has been calculated using publicly available contour information.

5. Methodology

5.1 This shading assessment has then been completed using the Sun Transit method as it allows duration of sun loss, if any, to be quantified. The method is "point" specific and involves defining horizon lines for selected "viewpoints" then determining the effects on sunlight at those particular points over a solar year.

5.2 A sun transit diagram is akin to a photograph taken from a specific point and onto which can be superimposed an angular reference grid, the arc of the sun across the sky on selected days of the year and the extent of any relevant structures that may produce shading to that point. The key to this method is the angular reference grid which is defined in terms of azimuth (that is a direction or bearing measured in terms of true north) and altitude (that is an angle of elevation measured above a level plane), both being quantities that can readily be calculated or surveyed.

5.3 For any time of the day and for any day of the year, the position of the sun in the sky can be defined by angles of azimuth and altitude. Sun Transit Diagrams have been prepared for the Wellington area which shows the sun's path across the sky for each half of the solar year.

5.4 The "S" shaped time lines that appear on the diagrams generally at right angles to the sun's path indicate the time of day as the sun arcs across the sky. To simplify matters, and given that the sunlight study is intended to assess duration of sunlight loss, times shown are NZ Standard time with no allowance for daylight saving.

5.5 Separate charts are used for each half of the year because for any period of sun loss during Autumn, there is a corresponding loss in Spring. During the first half of the solar year from 23 December through to 23 June, the time lines appear as a reversed "S" whereas from 23 June through to 23 December they appear the other way around. For the purposes of this study, and for ease of interpretation, separate charts have been produced for each half of the year.

5.6 Duration of sun loss is read directly off the diagrams by choosing a day of the year and following the sun's path across the sky for that day noting

the times at which relevant horizon lines are crossed. The duration of loss for that particular day is the difference between the times so read. Any such loss can be expressed as "x" minutes per day for "n" days (or weeks) of the year.

6. Scenarios Modelled

6.1 Given that the subject land is surplus to the Golf Club's requirements, it is reasonable to expect that it could be rezoned for general residential activities in which case it would inherit the standard residential amenity controls for the protection of sunlight. This provides a credible baseline against which other shading effects can be compared.

6.2 For the purposes of modelling the standard residential controls for the site, a hypothetical subdivision has been assumed which creates a row of 20m wide allotments adjoining the common boundary with the Hathaway Ave properties. Sunlight access controls have been applied to these hypothetical boundaries. For the record, a straight line approach was used along the boundary with the adjoining school.

6.3 The master plan indicates a row of villas along the boundary common with the Hathaway Ave properties. They basically comprise a ground floor unit with a small upper floor.

6.4 The shading effects for three scenarios have been modelled to allow a comparison to be made between the various outcomes that could be expected to eventuate. These are :

- Standard residential controls applied to a hypothetical subdivision.
- The buildings indicated on the master plan.
- The 14 & 16.5m height limit areas.

7. Selection Of Viewpoints

7.1 The existing adjoining residential zoned properties typically lie to the south or southeast of the site.

7.2 Six viewpoints have been selected for this assessment. A description of their locations is as follows :

- Viewpoint 01 – No. 5A Boulcott Street – rear yard area.
- Viewpoint 02 – Boulcott School – centre of playground court area.
- Viewpoint 03 – No. 34 Hathaway Ave – paving near swimming pool.
- Viewpoint 04 – No. 28 Hathaway Ave – rear yard area.
- Viewpoint 05 – No. 20 Hathaway Ave – tennis court.
- Viewpoint 06 – No. 16 Hathaway Ave – rear yard area.

7.3 The extent of the master plan buildings was determined using architectural plans provided by Summerset. This information has been collated to provide a 3D mathematical model of the development site and surrounding areas for the assessment of shading effects.

8. Diagrams & Plans Produced

8.1 A2 coloured sun transit diagrams have been produced for each viewpoint covering both halves of the solar year. These diagrams allow duration of sun loss attributable to the existing environment and the proposed development to be quantified.

8.2 Plan S14-0618-01/A shows the relative location of the viewpoints that have been assessed. Plans S14-0618-VP1 to VP6 reference Viewpoints 01- 06 respectively. The sun transit diagram at the bottom of each sheet covers the first half of the solar year from 23 December through to 23 June, ie through the Autumn period. Similarly, the diagram at the top of the page covers the Spring period from 23 June through to 23 December. The main difference between these two diagrams is that the "S" shaped time lines are reversed. Copies of these plans and diagrams are attached as Appendix 1.

9. Analysis Of Sun Transit Diagrams

9.1 The sun transit diagrams are colour coded to assist with interpretation. The colours used for each of the relevant structures and height controls are as follows :

Description	Colour
Background skyline	Grey
Standard residential recession plane	Red (line only)
Master plan villas	Cyan
Master plan main and apartment buildings	Magenta
14 & 16.5m height limits	Blue

9.2 The various components of the shading that result from the contributing buildings around the proposed building are represented by the areas of colour shading on each sun diagram.

9.3 The background skyline is shown in grey and the extent of the standard residential bulk and location controls (2.5m and 45° up to 8m) are indicated with the bold red line.

9.4 The villas indicated on the master plan villas are coloured cyan where they appear in the sun transit diagrams.

9.5 The shading effects of the 14 & 16.5m height limits are shown in two parts. Firstly, the part shown coloured light magenta being the shading which would occur if buildings to the size and height of those in master plan were constructed. Secondly, the light blue colouring represents the additional shading that could occur if the balance of the space within the height limit areas were to be totally occupied with buildings.

-
10. Assessment of Effects
- 10.1 This assessment is based on a mathematical analysis of the physical environment (eg the skyline) combined with a design proposal to develop land in a predetermined manner. The results are empirical and there can be a tendency to focus too closely on the numerical data rather than considering what the actual change in amenity value will be.
- 10.2 People do not generally know exactly what time of the day the sun will rise or set because this is something that naturally changes each and every day. The loss of sunlight close to the time when the sun would otherwise rise or set will be less obvious than a shading effect that occurs in the middle of the day.
- 10.3 There are also other more subtle influences on available sunlight such as the effects caused by trees and clouds and which are not practical to model.
- 10.4 Viewpoint 01 assesses the shading effects to the rear yard area of No. 5A Boulcott Street. The taller of the master plan buildings and the row of villas all lie quite some distance away to the northeast which lessens their potential to generate shading to this area.
- 10.5 The sun transit diagram for this viewpoint shows the effects of structures up to 14m (blue lines) would be similar to those of a structure constrained by standard residential building controls (bold red line). This is because the additional building height is mitigated by a boundary set back.
- 10.6 A row of residential dwellings along the northern side of this boundary built to comply with the standard building controls for a residentially zoned area could potentially take out a large amount of winter sun for the entire year. The actual shading effects of the master plan buildings are significantly less at approximately 20 minutes early morning in mid-March progressively through to a maximum of 2 hours mid-morning over the winter months.
- 10.7 Viewpoint 02 corresponds to the middle of the outdoor courtyard area for Boulcott School. The school buildings are generally set well to the south of the boundary line thus affording ample horizontal separation from any development which may occur on the golf club site.
- 10.8 The school yard area is largely unaffected. The 16.5m height area would facilitate shading of up to 60 minutes in the early morning for a just a few weeks of the year. This would occur between 7:00 and 8:00am around the equinox. Being early in the day it is unlikely to result in any loss of amenity to the school.
- 10.9 The 14m height limit would allow a slightly greater shading effect to occur (about 20mins) over and above that which would result from structures built to comply with the standard building controls for a residentially zoned area.


- 10.10 The master plan buildings are either clear of the sun's path or will generate shading effects which are of a minor nature and which would occur early in the morning when the sun is low in the sky.
- 10.11 Viewpoint 03 was chosen to represent the rear yard area of No. 34 Hathaway Ave. This is an area which would have particular outdoor amenity as the aerial photograph indicates the existence of a swimming pool.
- 10.12 The sun transit diagram for this location confirms that there would be shading effects of up to 2 hours mid to late afternoon over the winter months if structures were to occupy all of the 14 & 16.5m height control zones. However, the master plan buildings would all but lie below the line of the standard building controls (red line). It can also be confirmed that the row of villas shown on the master plan together with the Care facility will all lie clear of the sun's path and so will not generate any new shading.
- 10.13 It can therefore be concluded that there is little likelihood that this general area will be in any way affected.
- 10.14 Viewpoint 04 deals with the rear yard of No. 28 Hathaway Ave. The red line on the sun transit diagram (which represents the standard building control line 2.5m and 45° up to 8m) does not appear as a straight line. It is stepped on account of allowance being made for height control planes measured off the boundaries around a row of hypothetical building sites.
- 10.15 The blue lines represent the 16.5m height zone. They are generally coincident with the building control line which means that structures within the 16.5m zone would have the same or similar effect to a row of compliant 8m high residential buildings constructed along the boundary.
- 10.16 The extents of the master plan villas are coloured cyan. The upper floors of these villas together with the bulk of the four storey apartments within the 16.5m height zone will generate additional shading to the rear yard of this property. However, the amount of shading will likely be less than could occur if the area was developed as general residential land.
- 10.17 The potential for shading from the master plan buildings is typically in the order of 1:00hr around 3:00pm in the winter progressively through to 7:00pm in the summer. The point to note is that this is still much less than would occur if the land was subdivided and built upon in accordance with the standard residential rules.
- 10.18 Viewpoint 05 looks at the effects to the tennis court area at the rear of No. 20 Hathaway Ave. Firstly, any development work which occurred towards the western end of the site is far enough away as to not cause any noticeable amounts of shading. Any such effects would be less than 20 minutes in the late afternoon.

-
- 10.19 The second row of villas directly to the north of this yard area are of a size and height which would be consistent with a conventional residential development.
- 10.20 Actual shading effects would increase progressively from nothing at 7:00am around the equinox through to about 1:00hr at 9:00am during the winter months.
- 10.21 Viewpoint 06 considers effects on the rear yard at No. 16 Hathaway Ave. Firstly, any development work which occurred towards the western end of the site is far enough away as to not cause any noticeable amounts of shading to this part of Hathaway Ave. Any such effects would be less than 20 minutes in duration and occur in the late afternoon.
- 10.22 The villas to the northeast of this yard area have the potential to generate early morning shading in a similar manner to that which occurs at Viewpoint 05.
11. Summary
- 11.1 It is understood that the site is no longer required as part of the golf course and that the rezoning provides an opportunity for the land to be used in a sustainable manner. It is reasonable to consider that it could be utilised for residential development in a manner consistent with general residential zoned land.
- 11.2 A master plan has been developed to indicate how the site could be utilised for a retirement village. This assessment compares the shading effects of the buildings indicated on the master plan to those that could be expected to occur if the land were instead developed for general residential housing.
- 11.3 The effect of additional building height within the 14 and 16.5m height zones is largely mitigated by the building to boundary set back. The taller buildings depicted on the master plan do not extend to the full height of the proposed height zones.
- 11.4 It is inevitable that residential development along the northern boundary of the properties from No. 2 -22 Hathaway Ave will generate some degree of shading as these sites lie, either directly or in part, to the south of the site. The effects that will occur are consistent with what could be expected from a residential style of development in this area. The same can be said for the houses from Nos. 24 -36 Hathaway Ave.
- 11.5 The existing house locations and rear yard configurations along Hathaway Ave vary in their proximity to the common boundary. The school site is sufficiently clear of the development site to be largely unaffected. The selected viewpoints are intended to be representative of these areas.
- 11.6 The shading effects that have been identified are typically occurring either early in the morning or later in the afternoon. As can be seen from

the sun transit diagrams for each viewpoint, there are large parts of the day for most of the year when permitted height buildings on the site will not generate any shading.

- 11.7 I am therefore able to conclude that, all things considered, the shading effects anticipated by the plan change are not inconsistent with those that could be expected to occur if this land was to ever be developed in a meaningful way for a similar purpose.

Prepared by
Spencer Holmes Ltd



Hudson Moody
Licensed Cadastral Surveyor

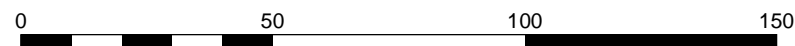
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Appendix 1

Site Plan S14-0618-01

&

Sun Transit Diagrams



140618 site plan1a - S14-0618-01

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**SHADING ASSESSMENT - LOCATION OF VIEWPOINTS
BOULCOTT FARM HERITAGE GOLF CLUB
LOWER HUTT**

PREPARED FOR SUMMERSET VILLAGES (LOWER HUTT) LTD

DRAWN **H MOODY**

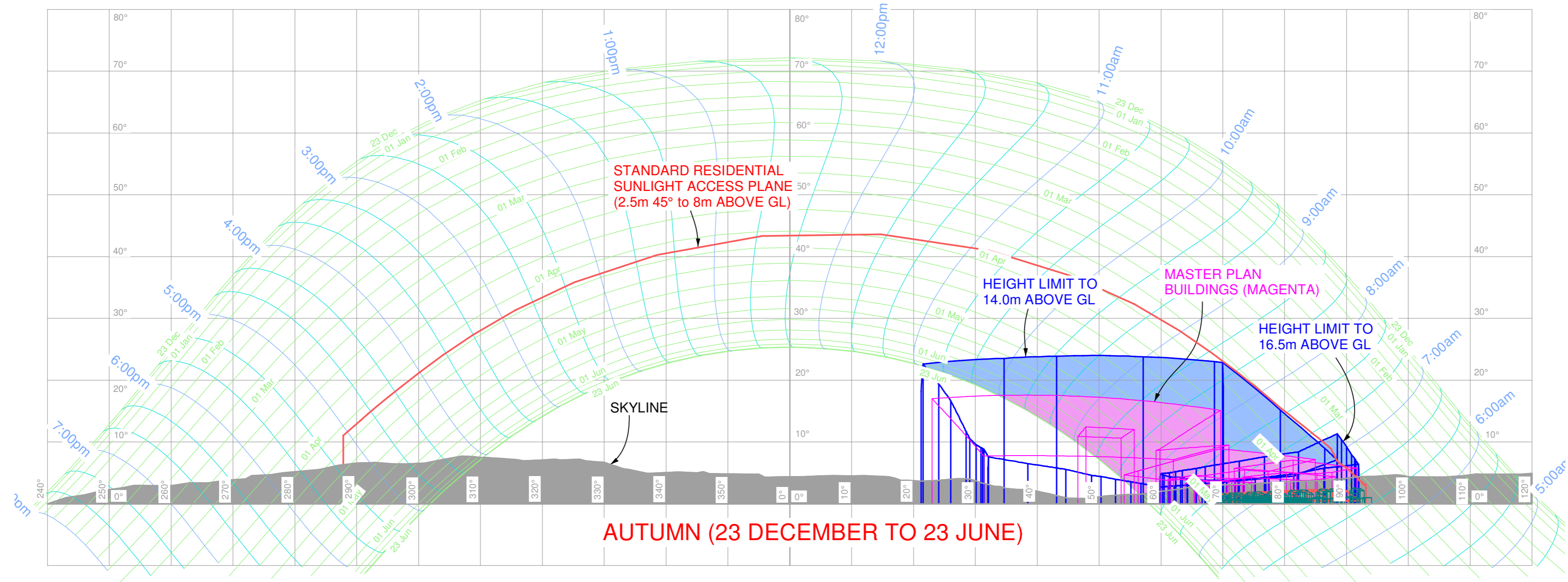
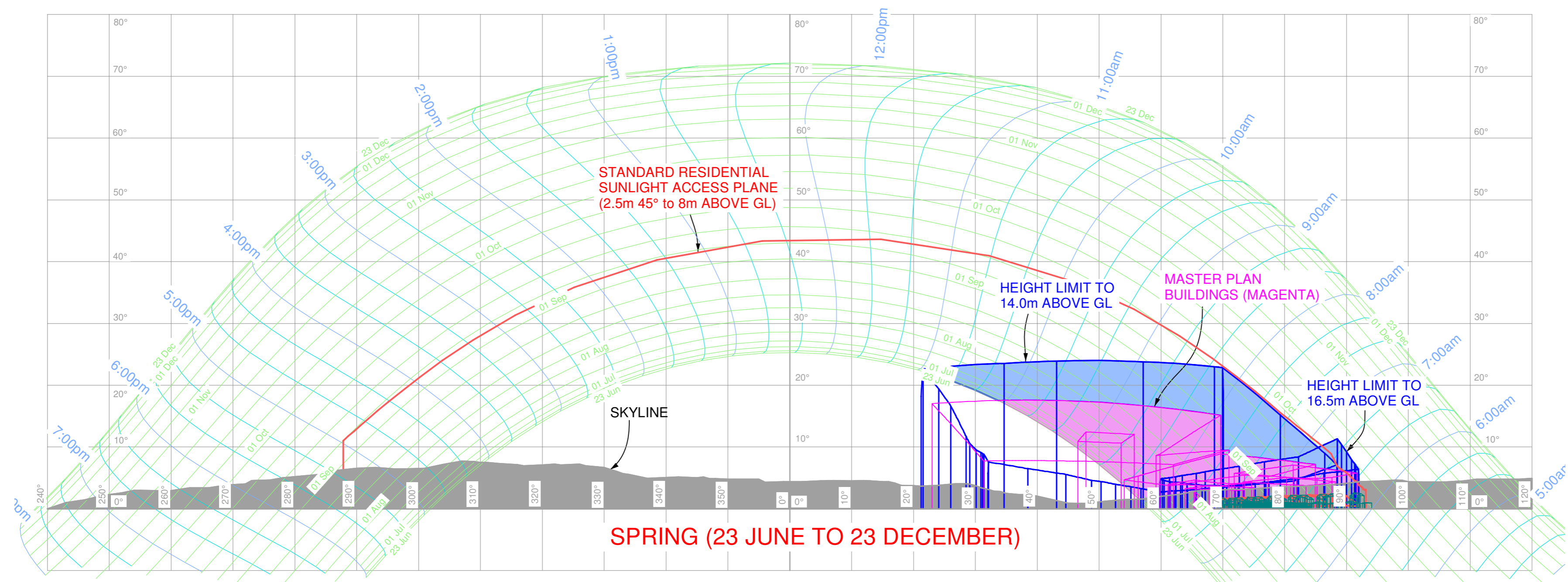
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PROJECT
BOULCOTT FARM HERITAGE GOLF CLUB

DRAWING TITLE
SUN TRANSIT DIAGRAMS FOR VIEWPOINT 01

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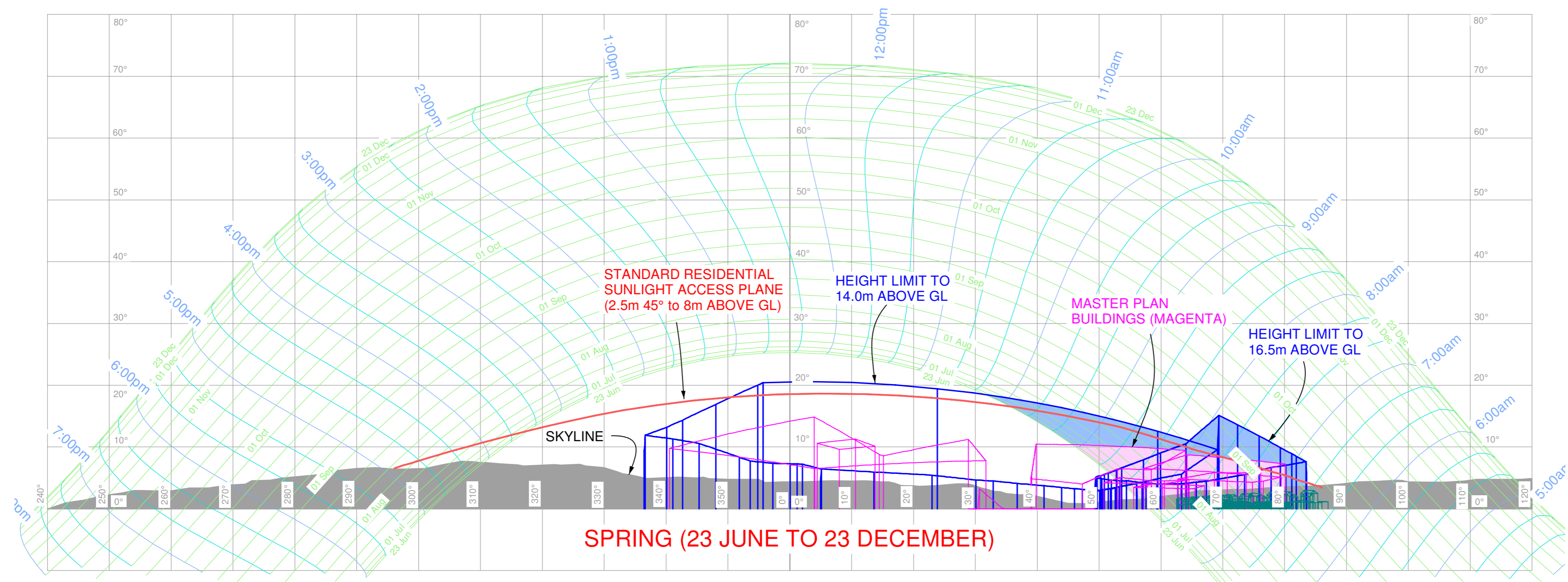
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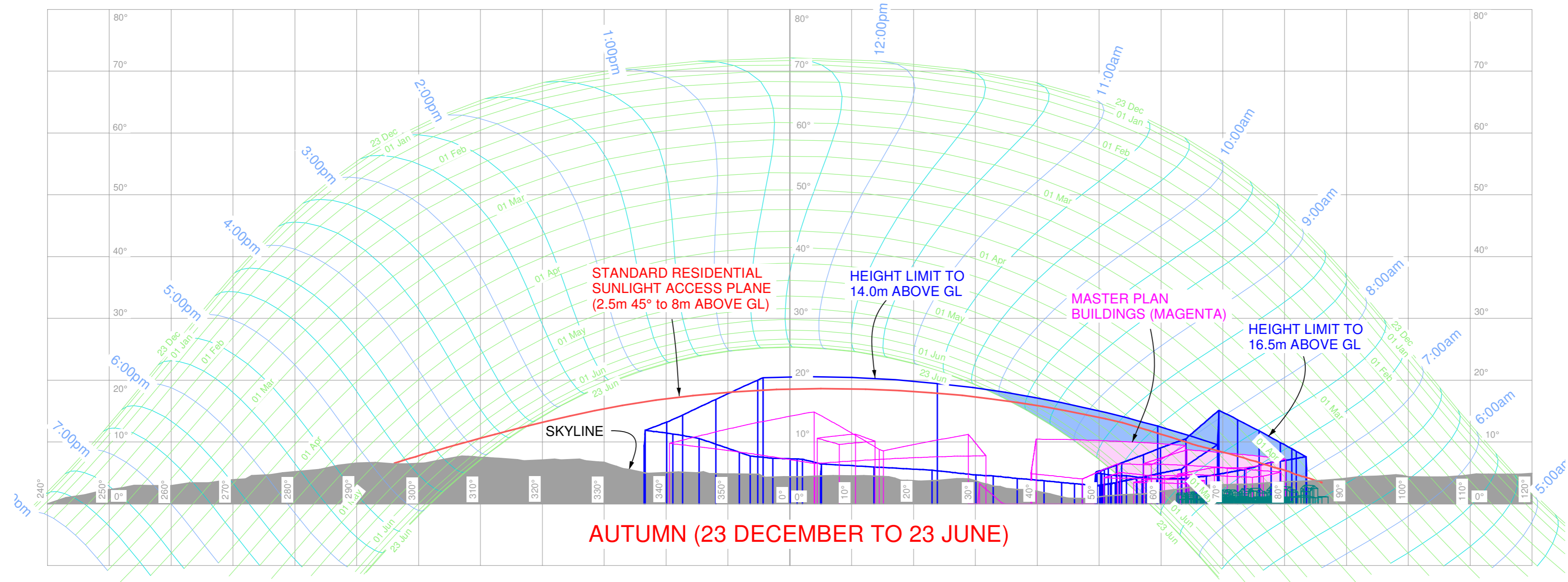
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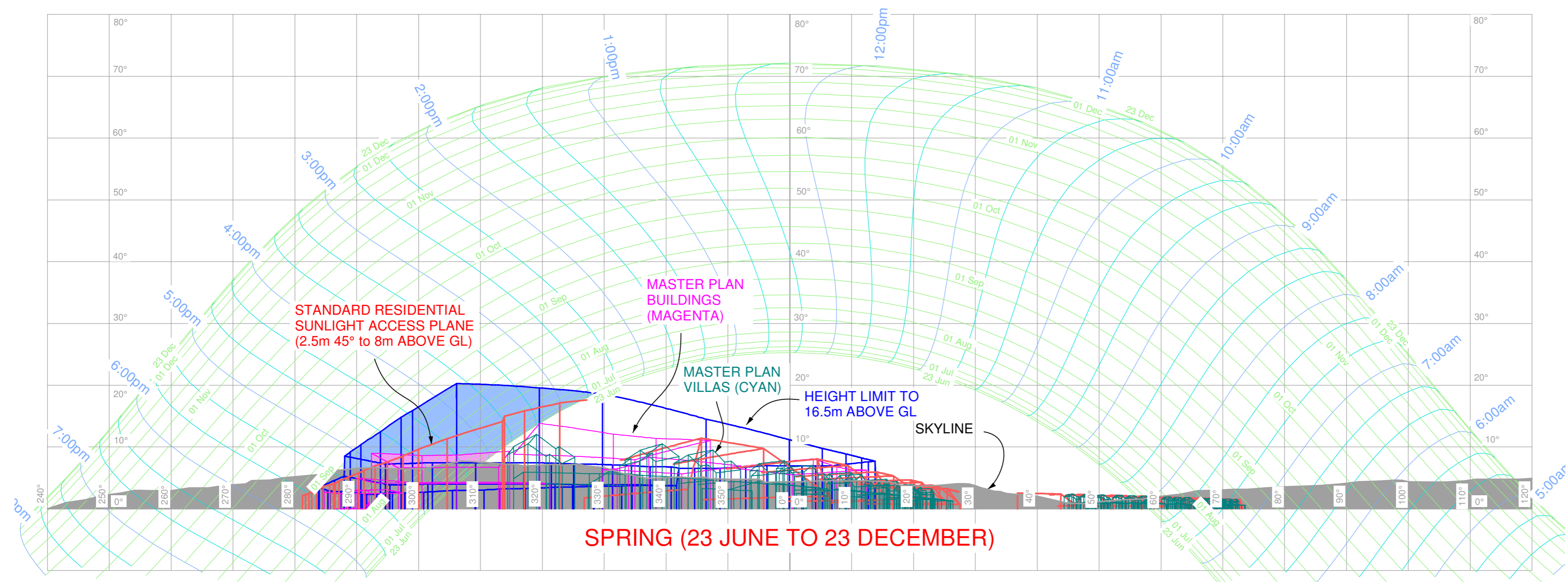
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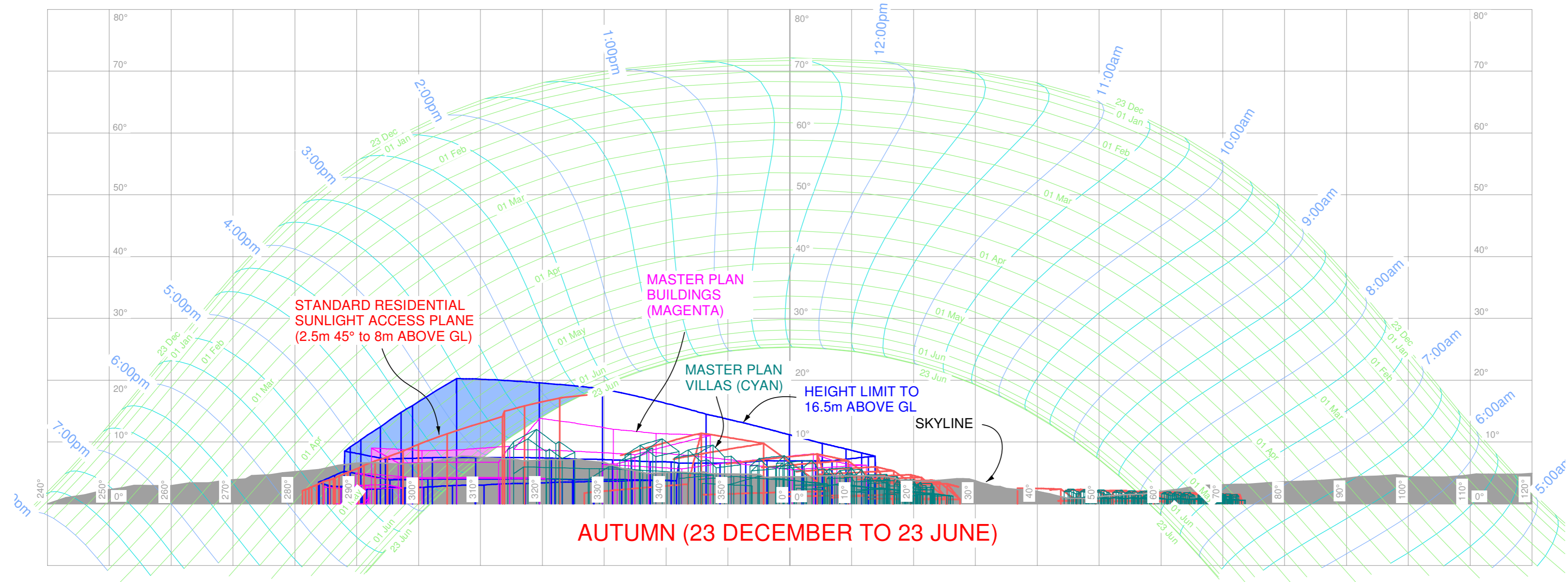
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DRAWING TITLE
SUN TRANSIT DIAGRAMS FOR VIEWPOINT 03

DESIGN CONSULTANT

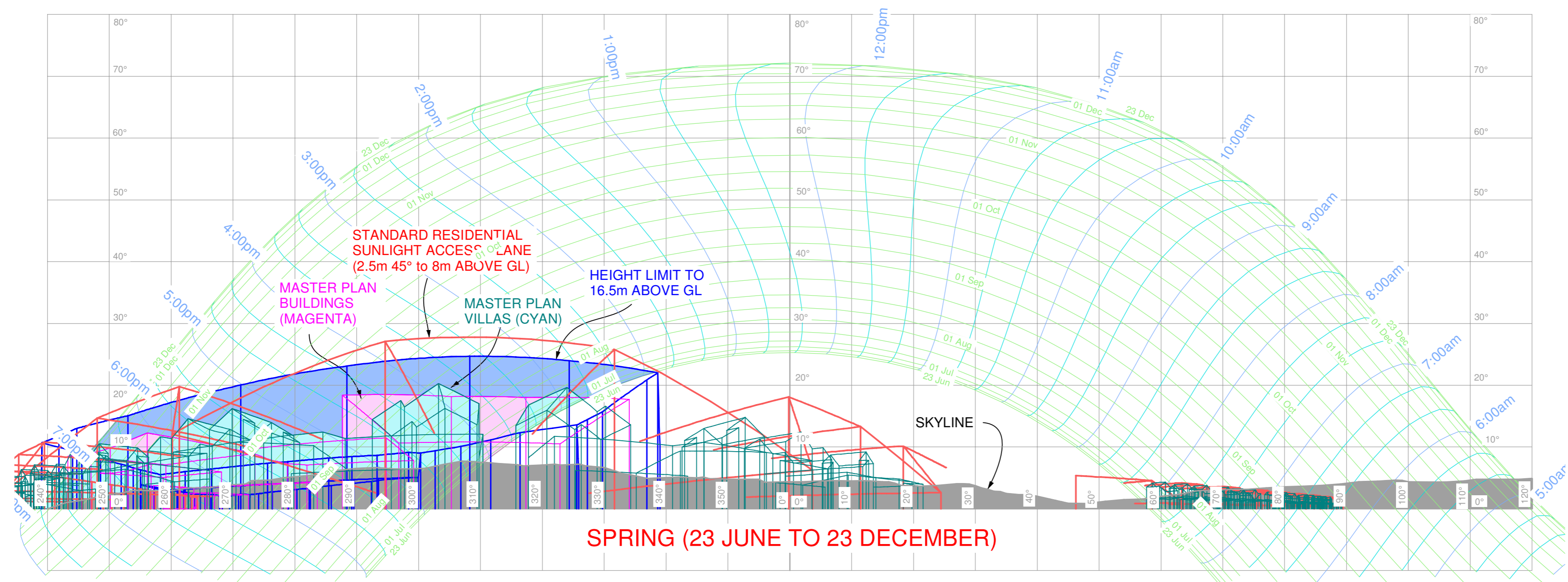
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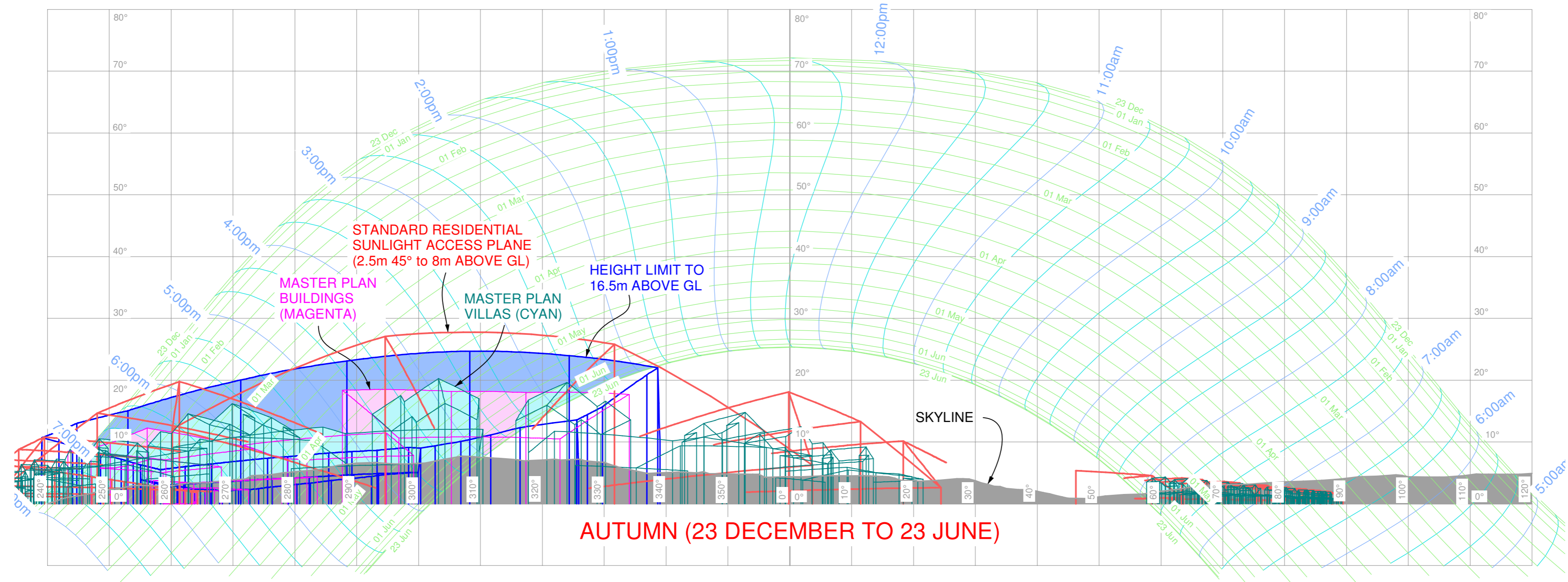
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DRAWING TITLE
SUN TRANSIT DIAGRAMS FOR VIEWPOINT 04

DESIGN CONSULTANT

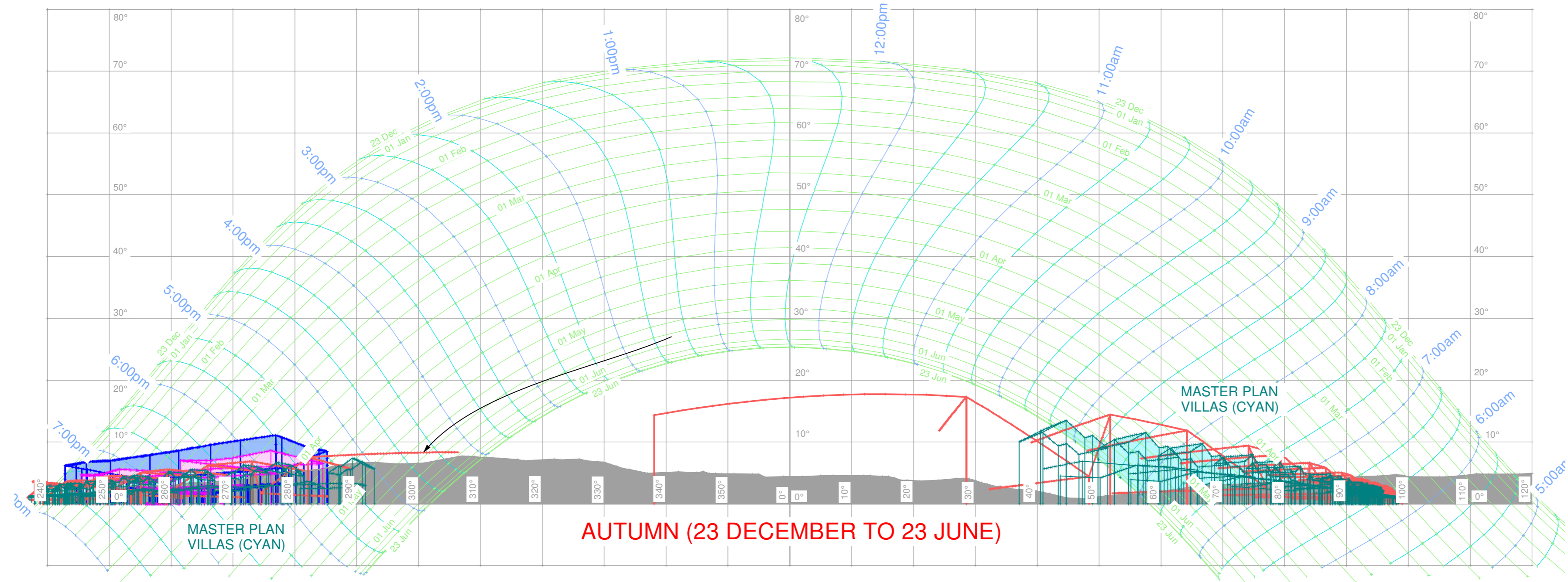
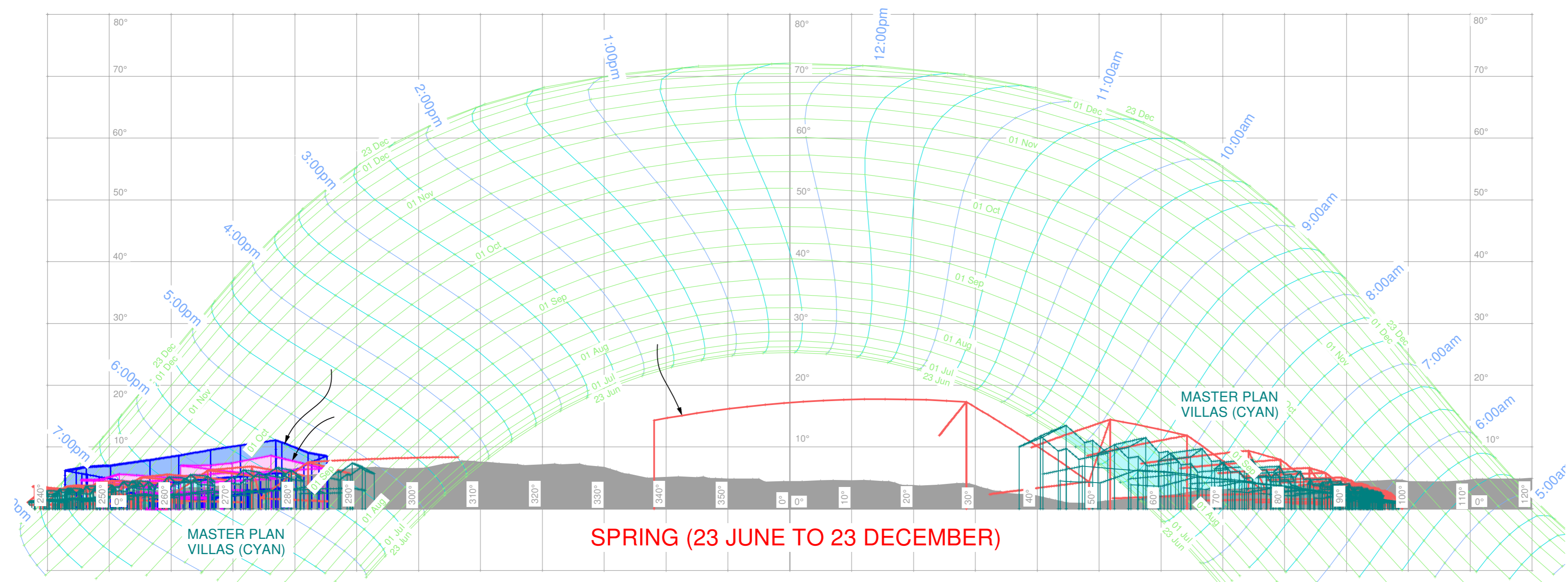
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CLIENT
SUMMERSET VILLAGES

PROJECT
BOULCOTT FARM HERITAGE GOLF CLUB

DRAWING TITLE
SUN TRANSIT DIAGRAMS FOR VIEWPOINT 05

DESIGN CONSULTANT

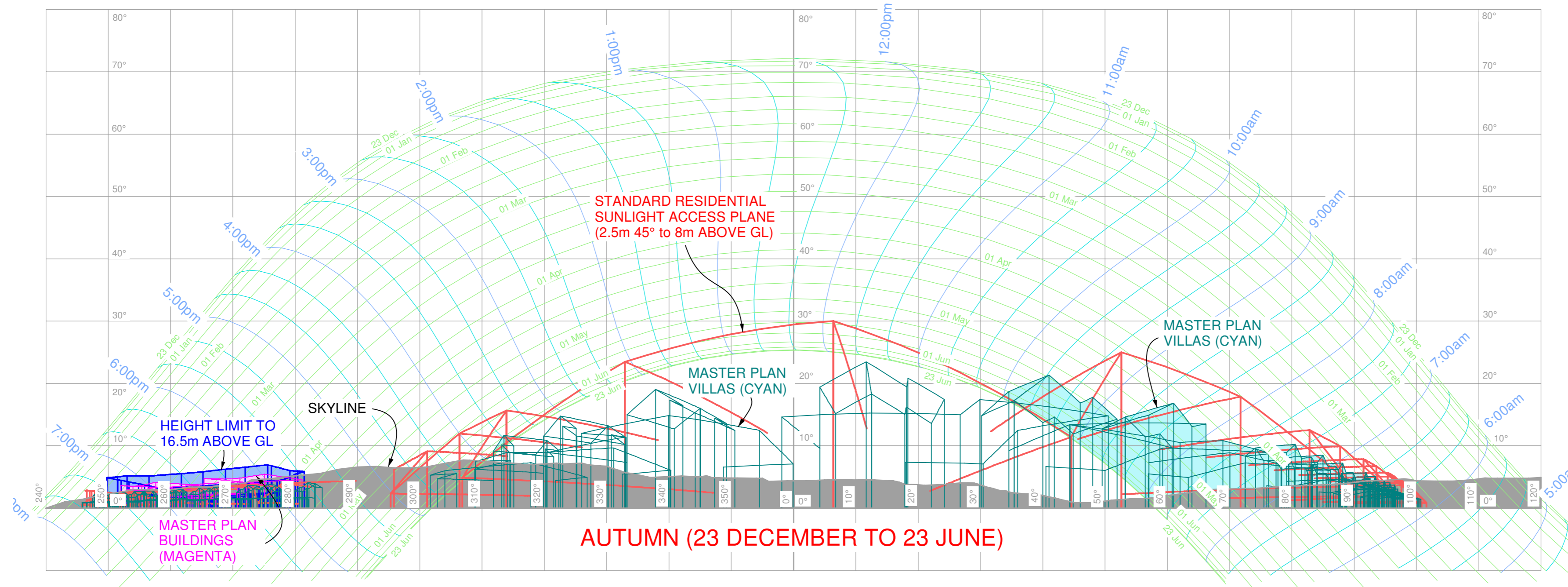
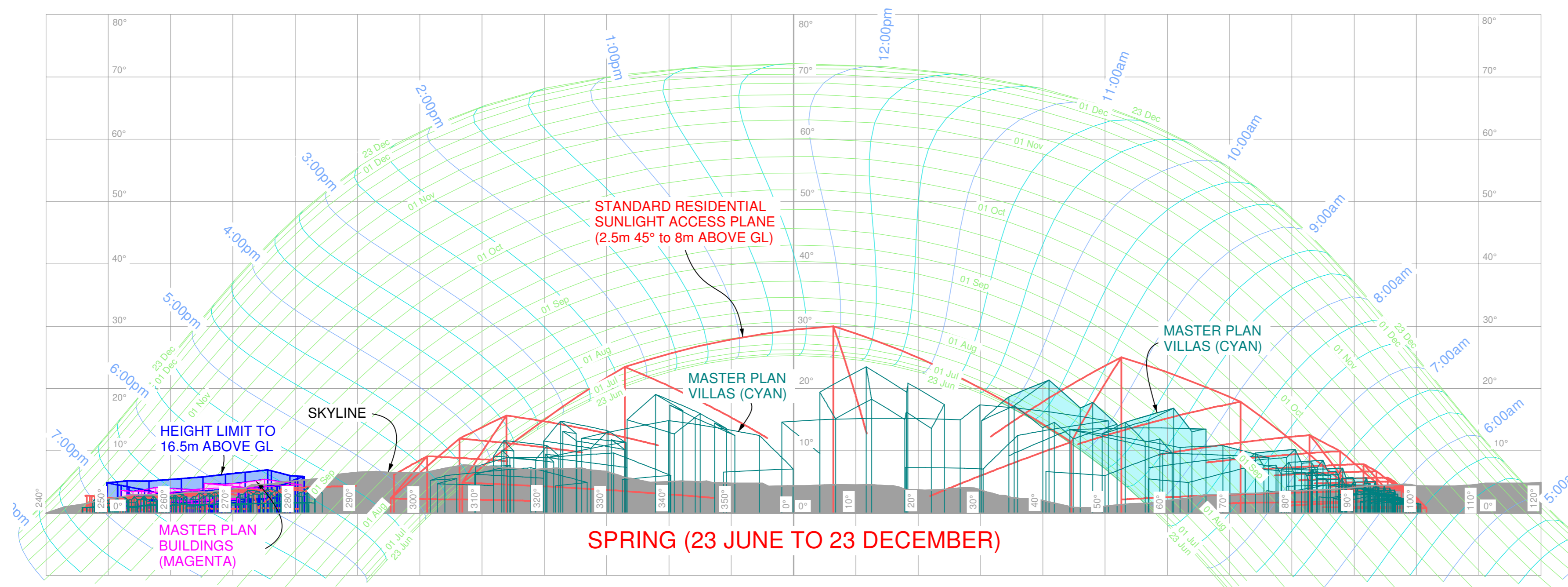
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<input type="checkbox"/> A2 STDs - VP5 - S14-0618-VP5	<input type="checkbox"/> FB
<input type="checkbox"/> DESIGNED	<input type="checkbox"/> DATE 16-09-2014
<input type="checkbox"/> DRAWN H MOODY	
SCALE	AT
ANGULAR	A2
DRAWING NUMBER	REV
S14-0618-VP5	A

RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FIRE

NO	REVISION	BY	DATE
A	FIRST ISSUE		



SpencerHolmes
engineers - surveyors - planners

Level 6 - 8 Willis Street
PO Box 588 Wellington New Zealand
Phone (04) 472-2261 Fax (04) 471-2372
Email admin@spencerholmes.co.nz

CLIENT
SUMMERSET VILLAGES

PROJECT
BOULCOTT FARM HERITAGE GOLF CLUB

DRAWING TITLE
SUN TRANSIT DIAGRAMS FOR VIEWPOINT 06

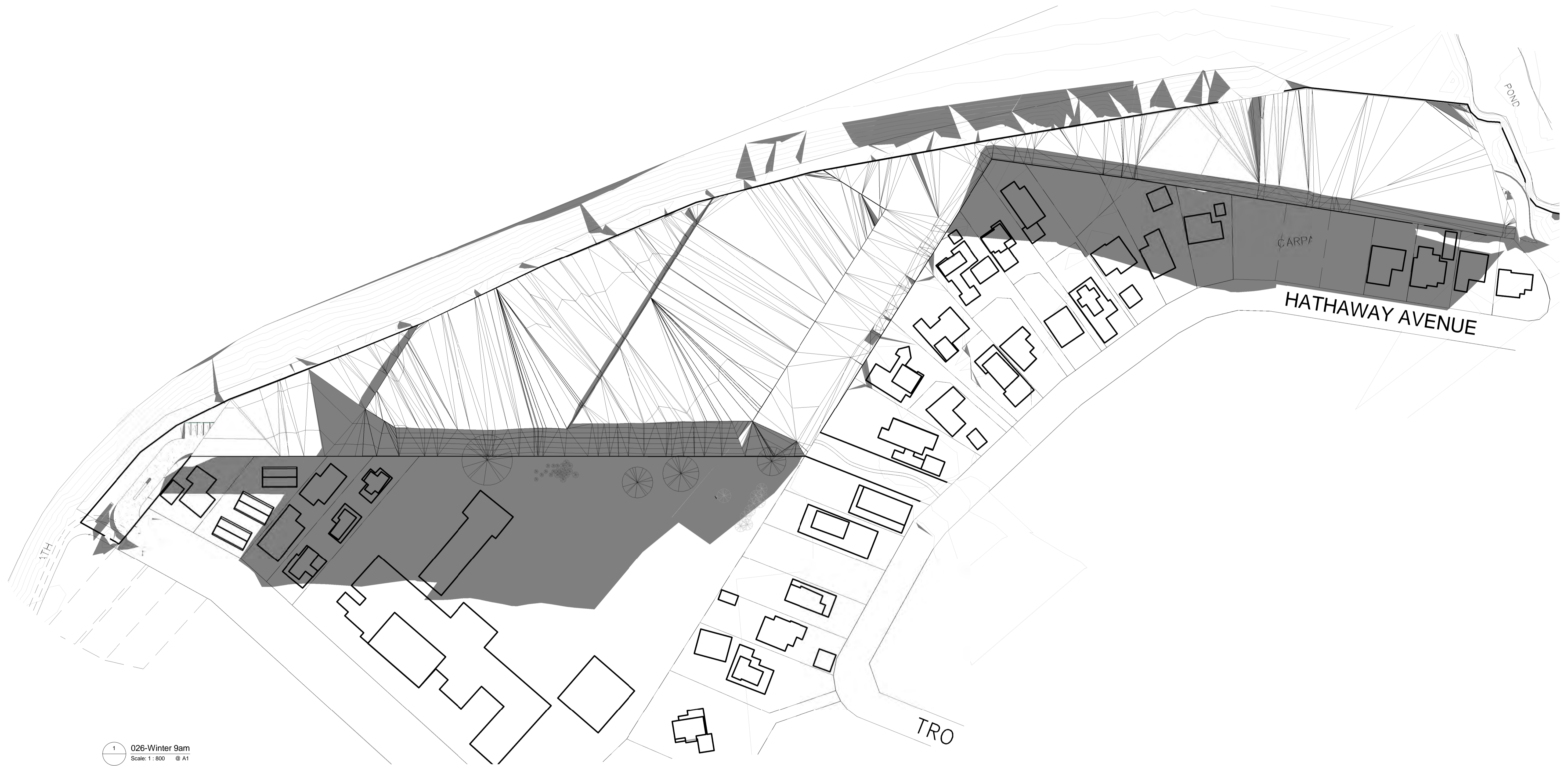
DESIGN CONSULTANT

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<input type="checkbox"/> A2 STDs - VP6 - S14-0618-VP6	<input type="checkbox"/> FB
<input type="checkbox"/> DESIGNED	<input type="checkbox"/> DATE 16-09-2014
<input type="checkbox"/> DRAWN H MOODY	
SCALE	AT
ANGULAR	A2
DRAWING NUMBER	REV
S14-0618-VP6	A

RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FIRE



1 026-Winter 9am
Scale: 1:800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



Summerst Head Office
headoffice@summerst.co.nz Ph: 04 894 7320 Fax: 04 894 7319
www.summerst.co.nz

Project Name:

Hutt Golf Club

Project Stage: Block Number:

Drawing Title:

Winter Shading 9am

Working Drawings

DO NOT SCALE DRAWINGS.

Project Number. Drawing Number. Rev.

004 RC026 1



1 027-Winter 12pm
Scale: 1 : 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



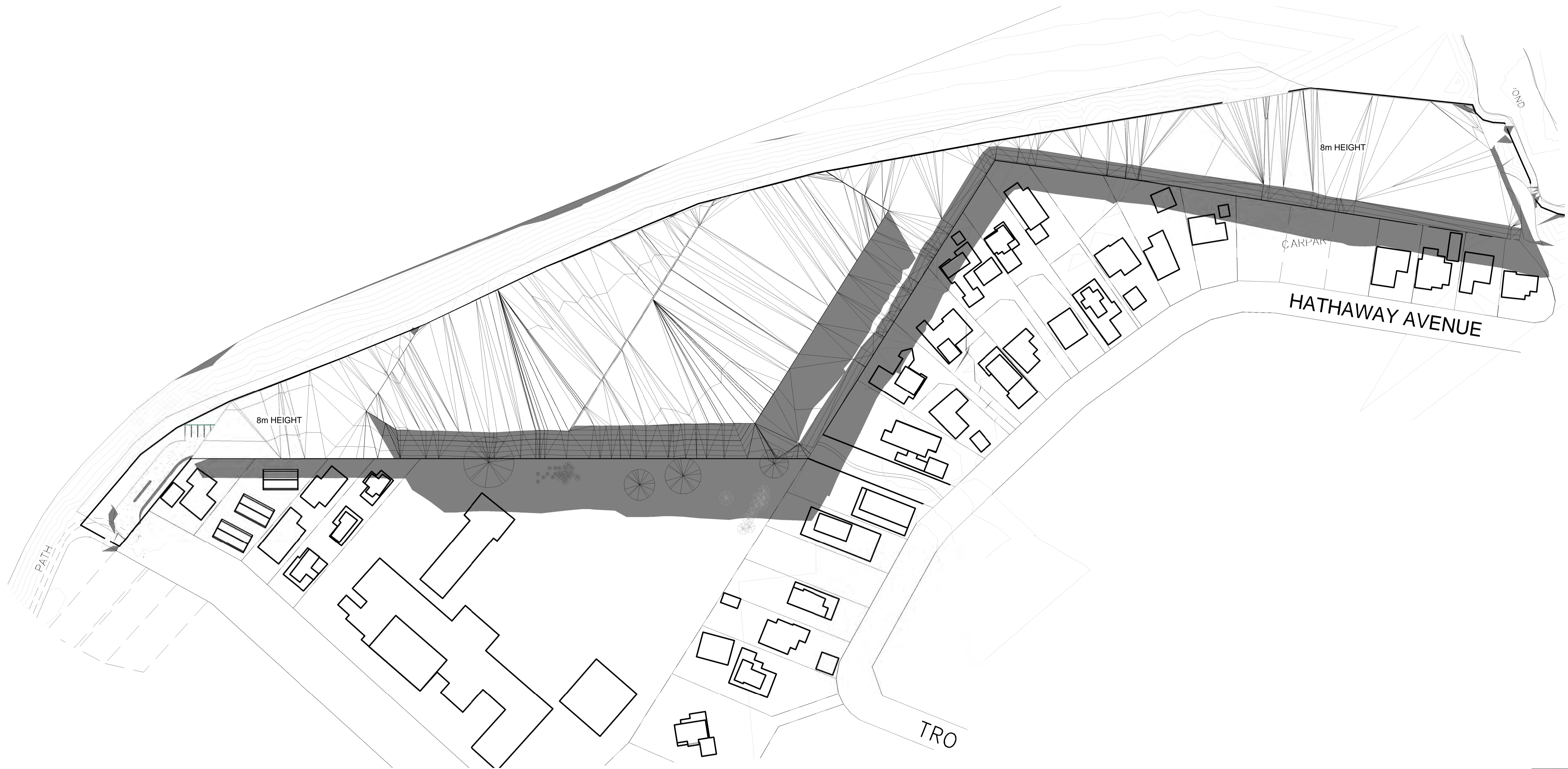
Project Name:
Hutt Golf Club

Project Stage: _____ Block Number: _____

Drawing Title:
Winter Shading 12pm

Working Drawings
DO NOT SCALE DRAWINGS.

Project Number: 004 Drawing Number: RC027 Rev: 1



1 028-Winter 2pm
Scale: 1:800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



Project Name:

Hutt Golf Club

Project Stage: Block Number:

Drawing Title:

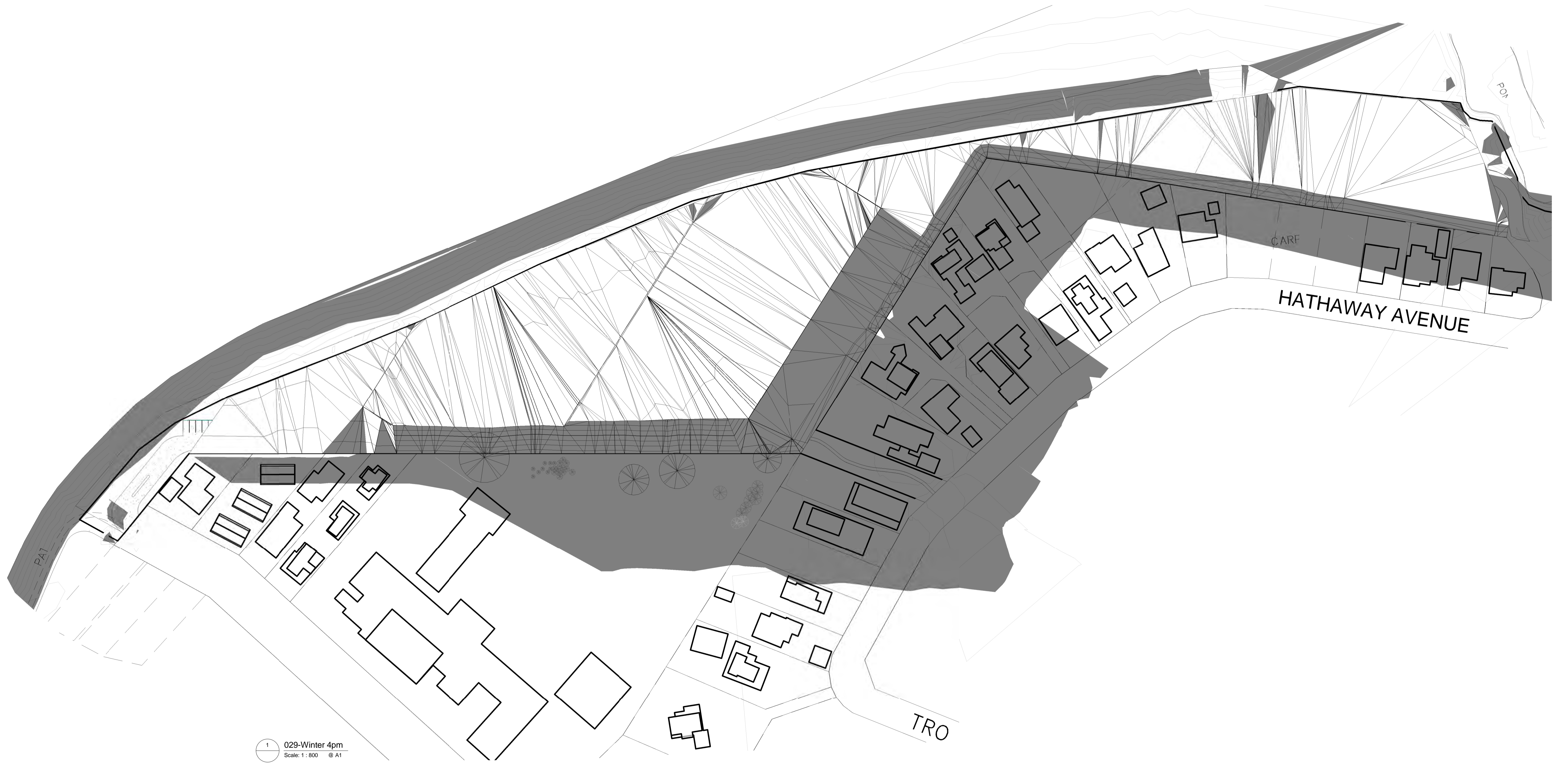
Winter Shading 2pm

Working Drawings

DO NOT SCALE DRAWINGS.

Project Number. Drawing Number. Rev.

004 RC028 1



1 029-Winter 4pm
Scale: 1 : 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



Summerst Head Office
headoffice@summerst.co.nz Ph: 04 894 7320 Fax: 04 894 7319
www.summerst.co.nz

Project Name:

Hutt Golf Club

Project Stage: Block Number:

Drawing Title:

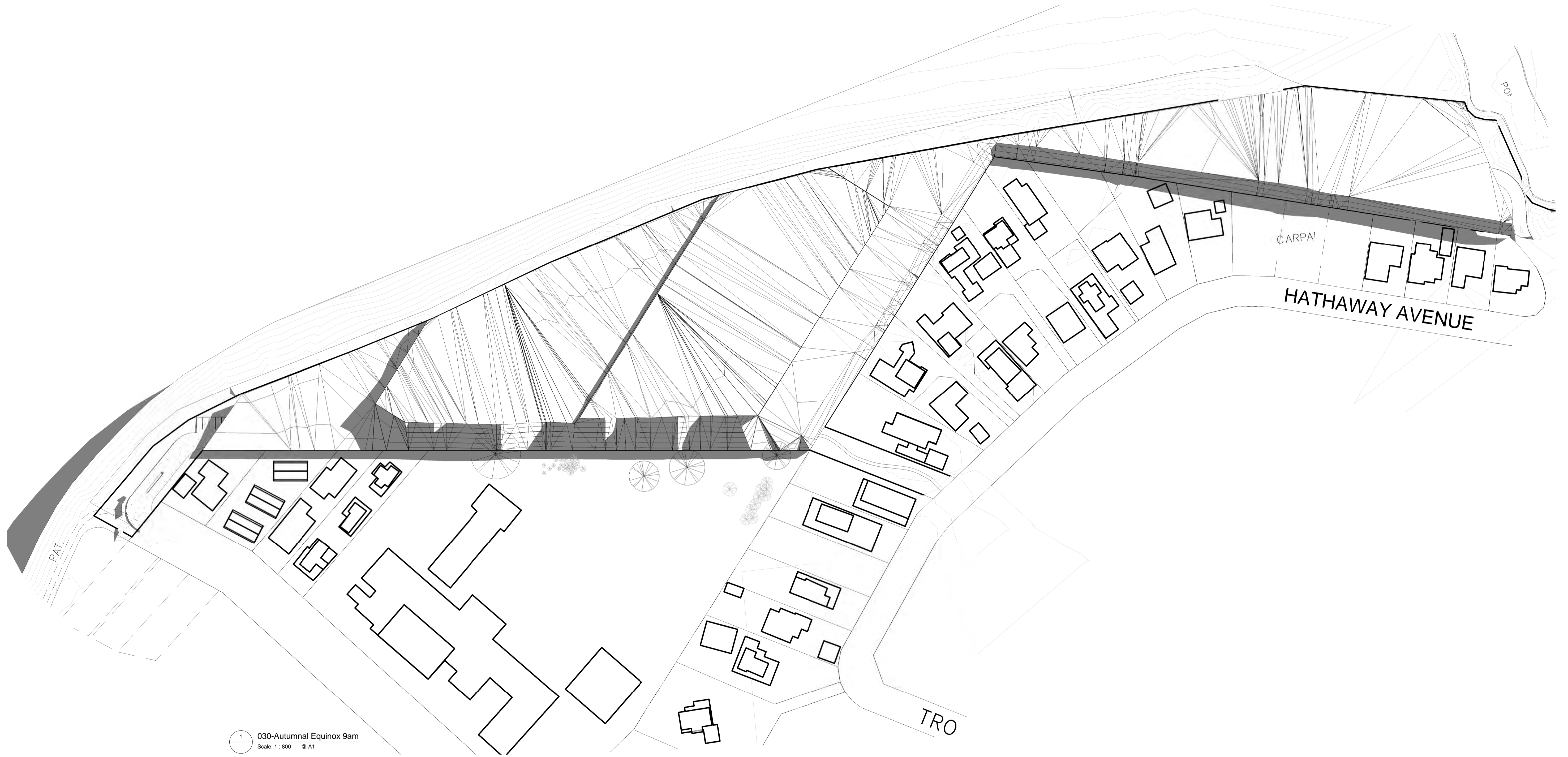
Winter Shading 4pm

Working Drawings

DO NOT SCALE DRAWINGS.

Project Number: Drawing Number: Rev:

004 RC029 1



1 030-Autumnal Equinox 9am
 Scale: 1 : 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



Project Name:

Hutt Golf Club

Project Stage: Block Number:

Drawing Title:

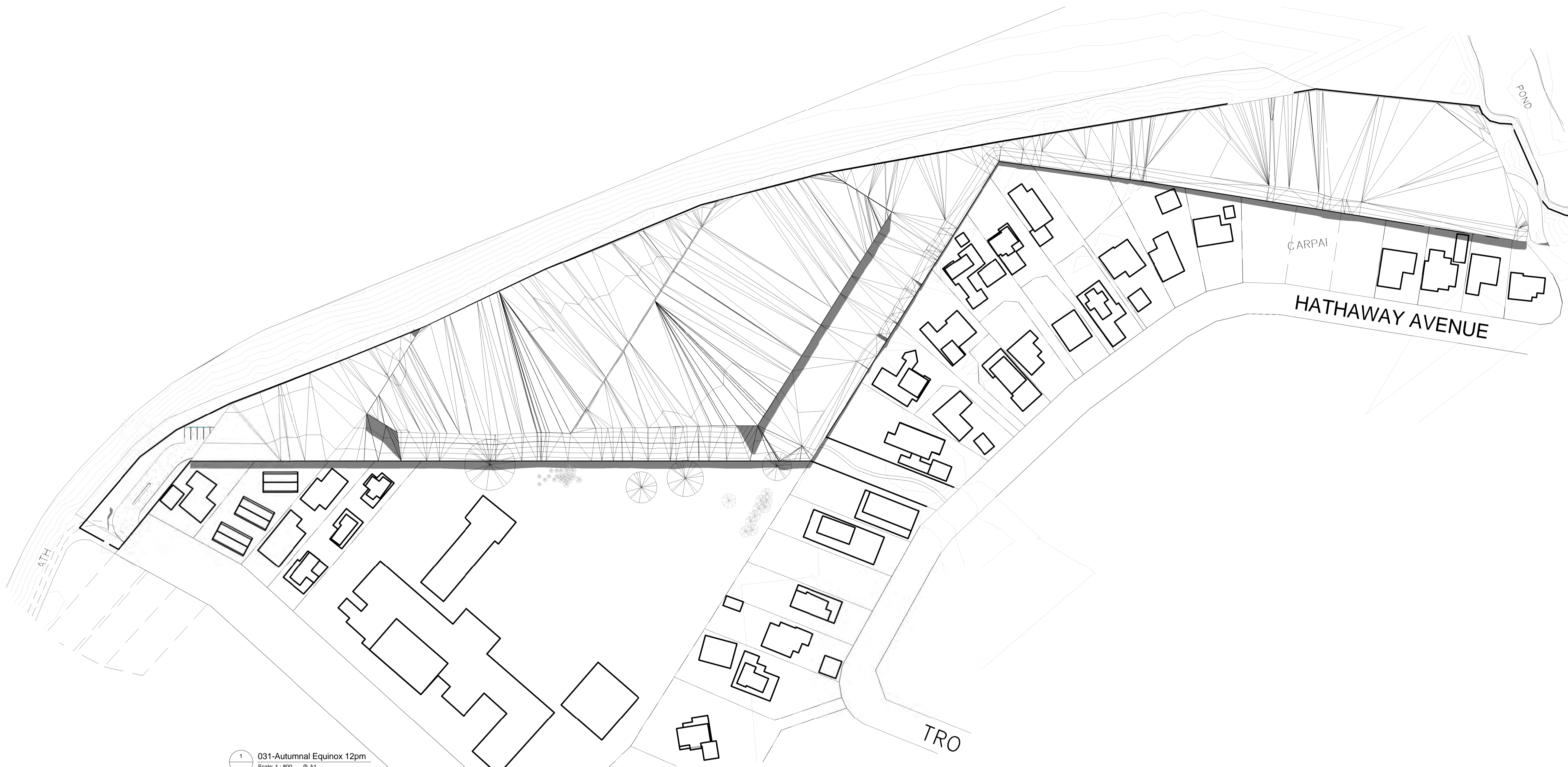
Autumnal Equinox Shading 9am

Working Drawings

DO NOT SCALE DRAWINGS.

Project Number: Drawing Number: Rev:

004 RC030 1



1 031-Autumnal Equinox 12pm
 Scale: 1 : 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



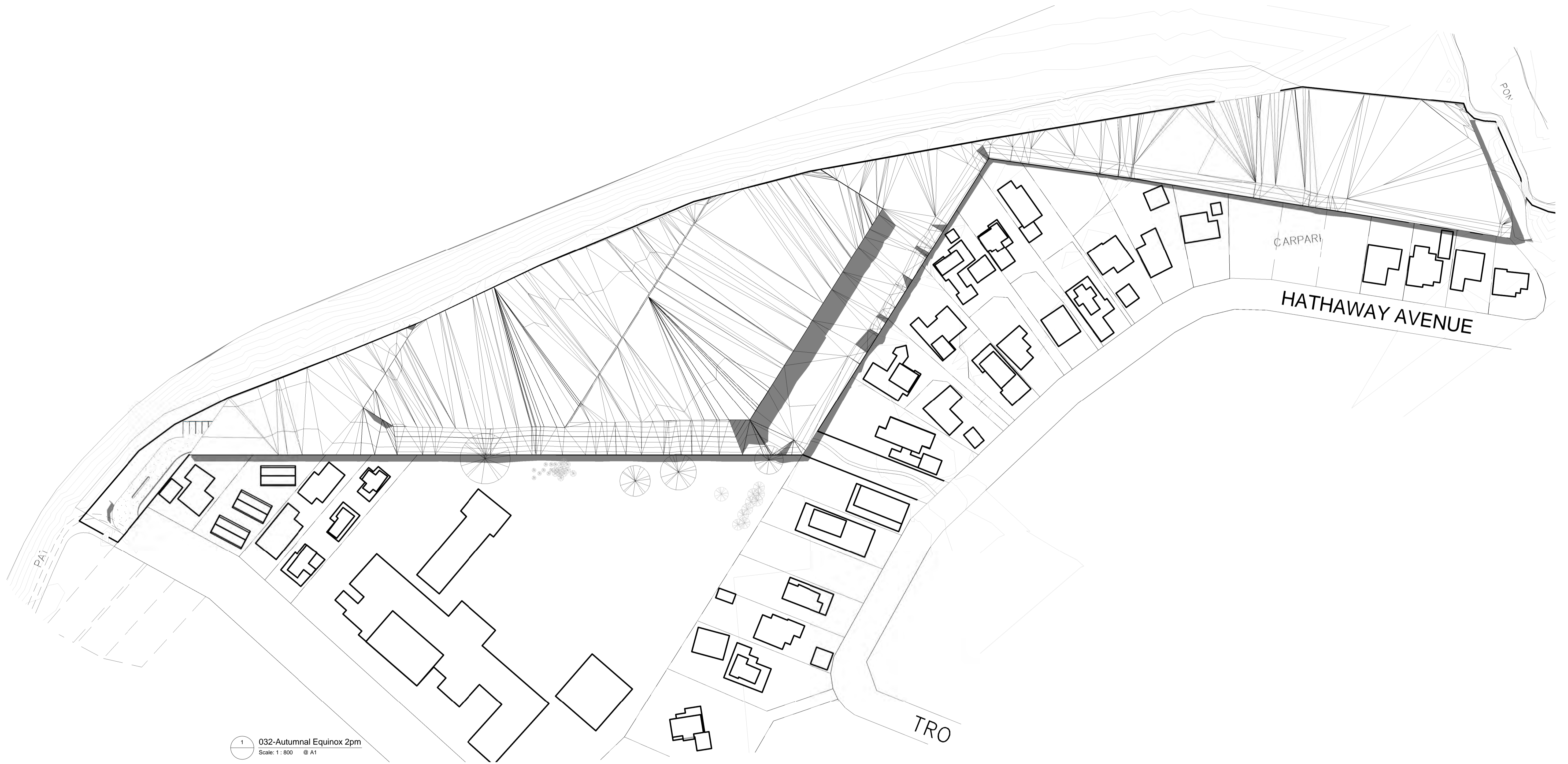
Project Name:
 Hutt Golf Club

Project Stage: _____ Block Number: _____

Drawing Title:
 Autumnal Equinox Shading 12pm

Working Drawings
 DO NOT SCALE DRAWINGS.

Project Number	Drawing Number	Rev
004	RC031	1



1 032-Autumnal Equinox 2pm
 Scale: 1: 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



Summerst Head Office
 headoffice@summerst.co.nz Ph: 04 894 7320 Fax: 04 894 7319
 www.summerst.co.nz

Project Name:

Hutt Golf Club

Project Stage: Block Number:

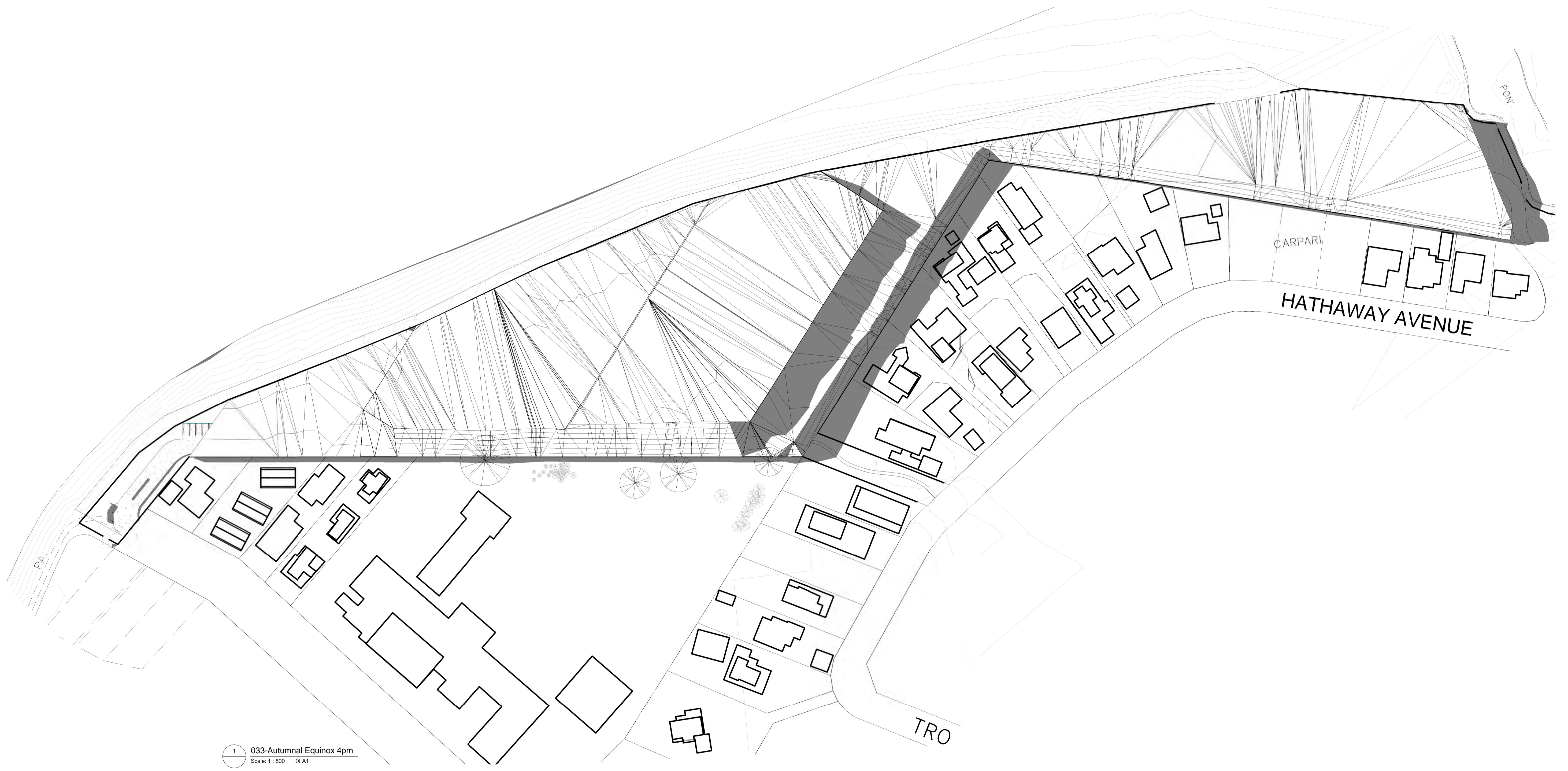
Drawing Title:

Autumnal Equinox Shading 2pm

Working Drawings

DO NOT SCALE DRAWINGS.

Project Number: Drawing Number: Rev.
 004 RC032 1



1 033-Autumnal Equinox 4pm
 Scale: 1: 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



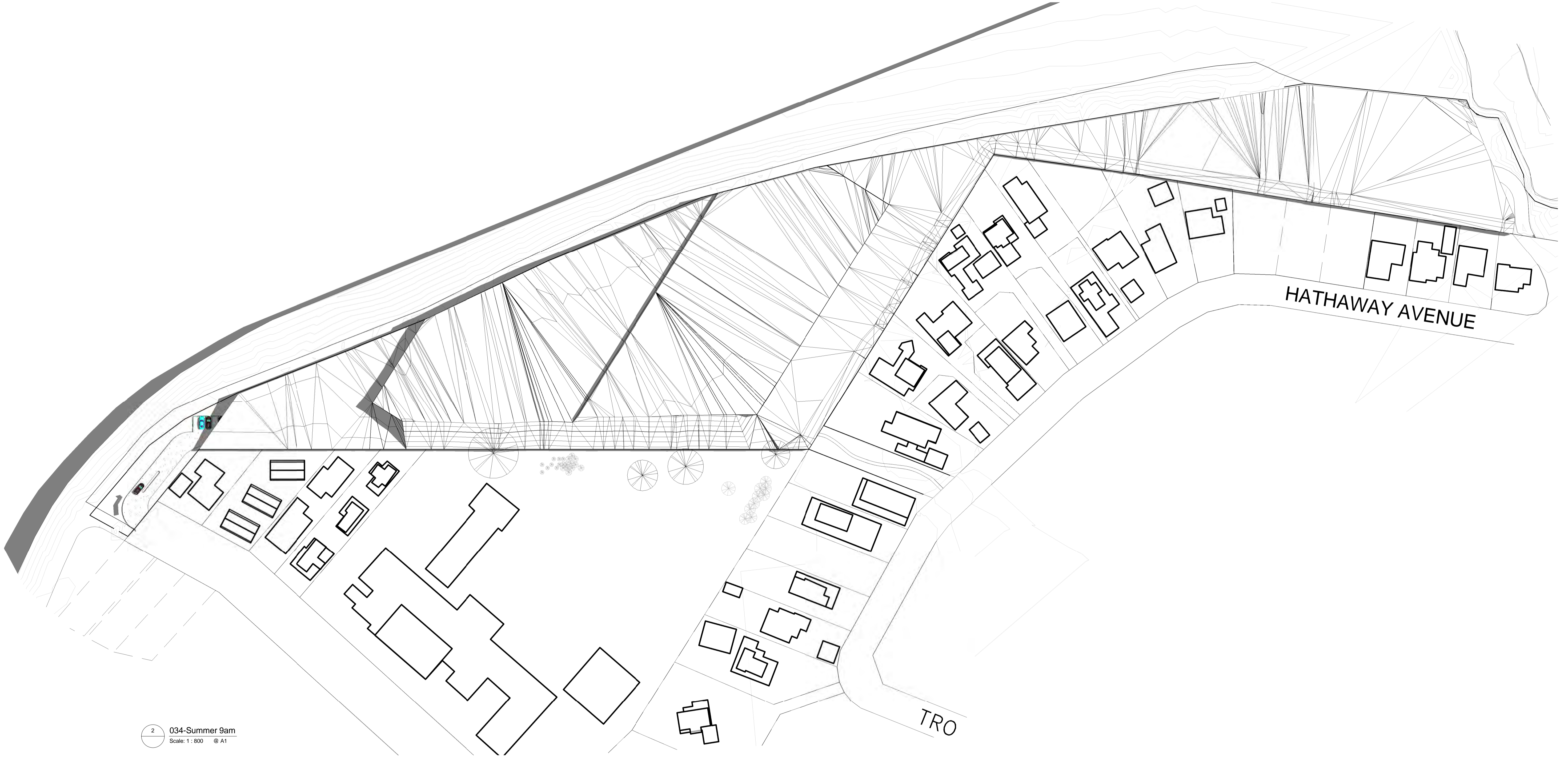
Project Name:
 Hutt Golf Club

Project Stage: _____ Block Number: _____

Drawing Title:
 Autumnal Equinox Shading 4pm

Working Drawings
 DO NOT SCALE DRAWINGS.

Project Number: 004 Drawing Number: RC033 Rev: 1



2 034-Summer 9am
 Scale: 1:800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



Project Name:

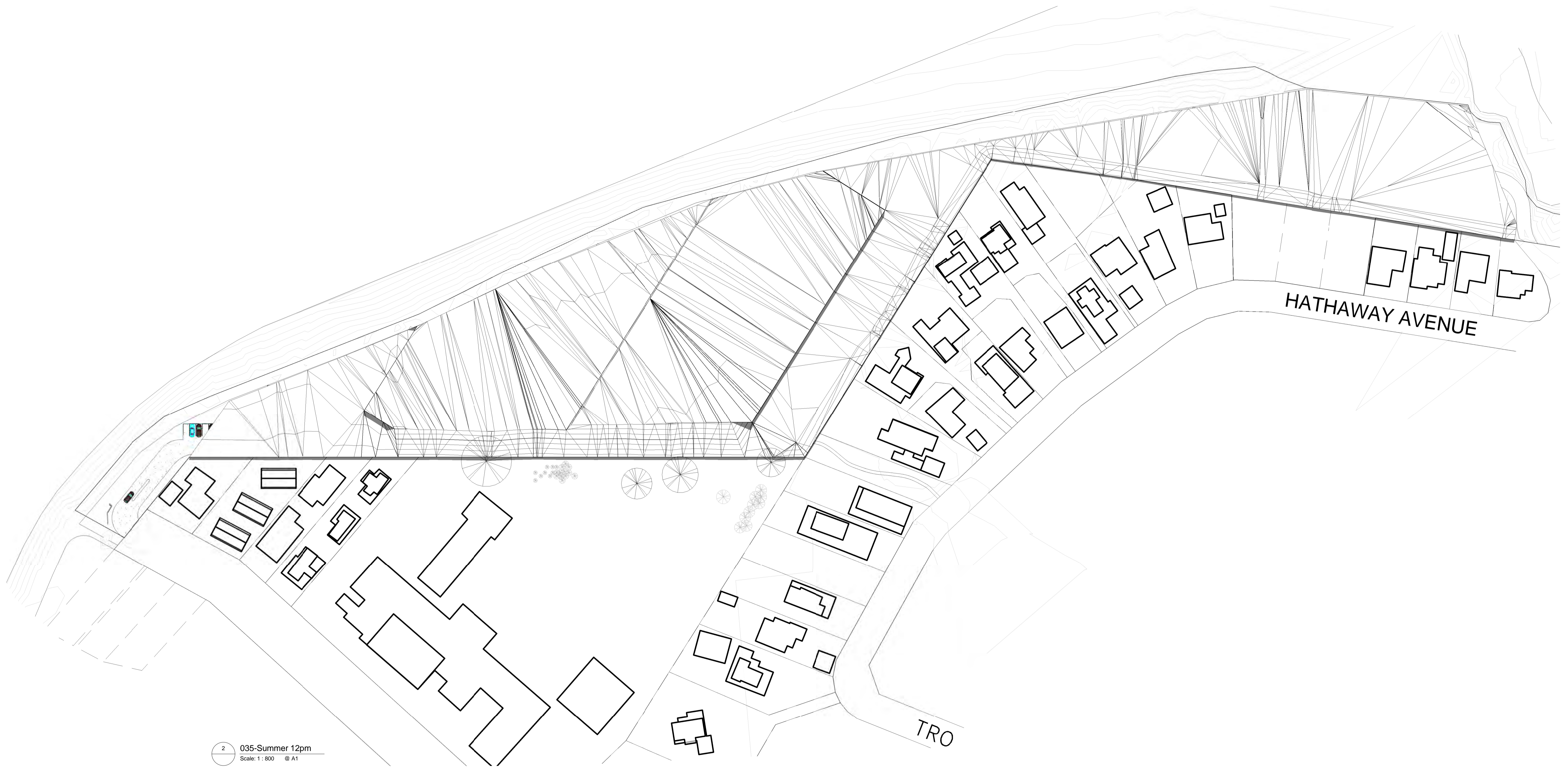
Hutt Golf Club

Project Stage: _____ Block Number: _____

Drawing Title:
 Summer Shading 9am

Working Drawings
 DO NOT SCALE DRAWINGS.

Project Number: 004 Drawing Number: RC034 Rev: 1



2 035-Summer 12pm
 Scale: 1 : 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



Summerset Head Office
 headoffice@summerset.co.nz Ph: 04 894 7320 Fax: 04 894 7319
 www.summerset.co.nz

Project Name:

Hutt Golf Club

Project Stage: Block Number:

Drawing Title:

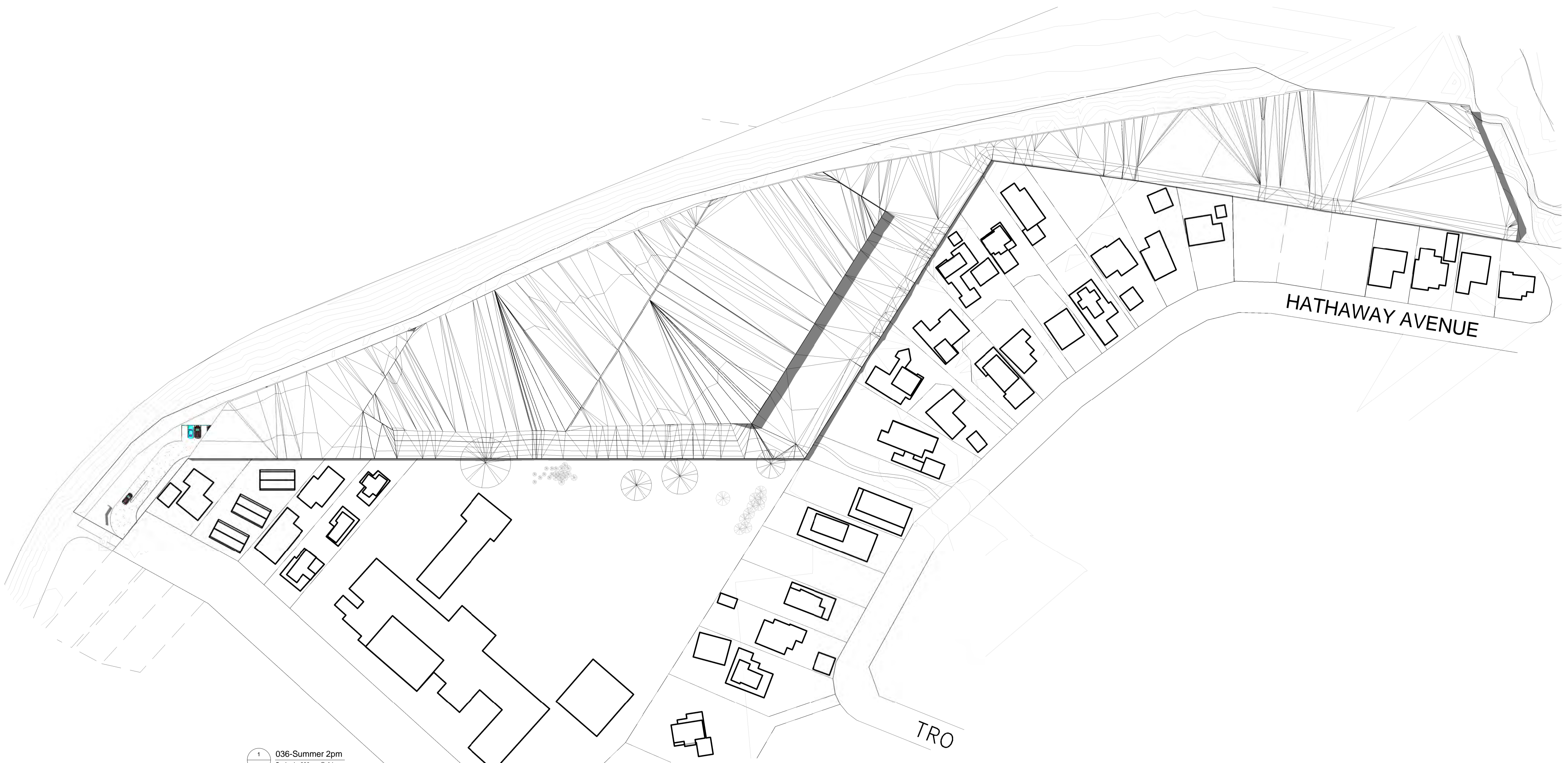
Summer Shading 12pm

Working Drawings

DO NOT SCALE DRAWINGS.

Project Number: Drawing Number: Rev:

004 RC035 1



1 036-Summer 2pm
 Scale: 1 : 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client:



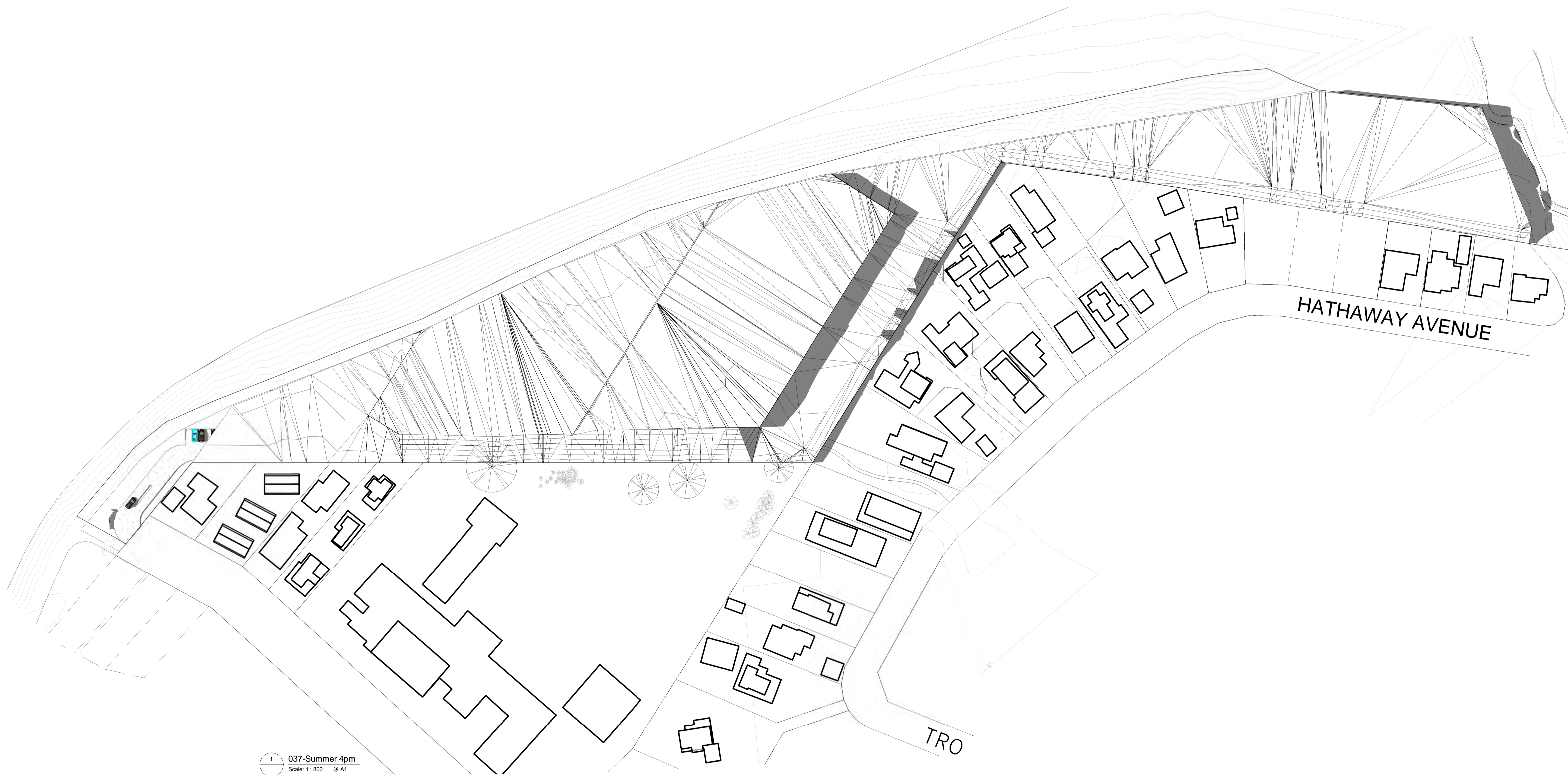
Project Name:
 Hutt Golf Club

Project Stage: _____ Block Number: _____

Drawing Title:
 Summer Shading 2pm

Working Drawings
 DO NOT SCALE DRAWINGS.

Project Number	Drawing Number	Rev
004	RC036	1



1 037-Summer 4pm
 Scale: 1: 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client.



Summerst Head Office Ph: 04 894 7320 Fax: 04 894 7319
 headoffice@summerst.co.nz www.summerst.co.nz

Project Name.

Hutt Golf Club

Project Stage. Block Number.

Drawing Title.

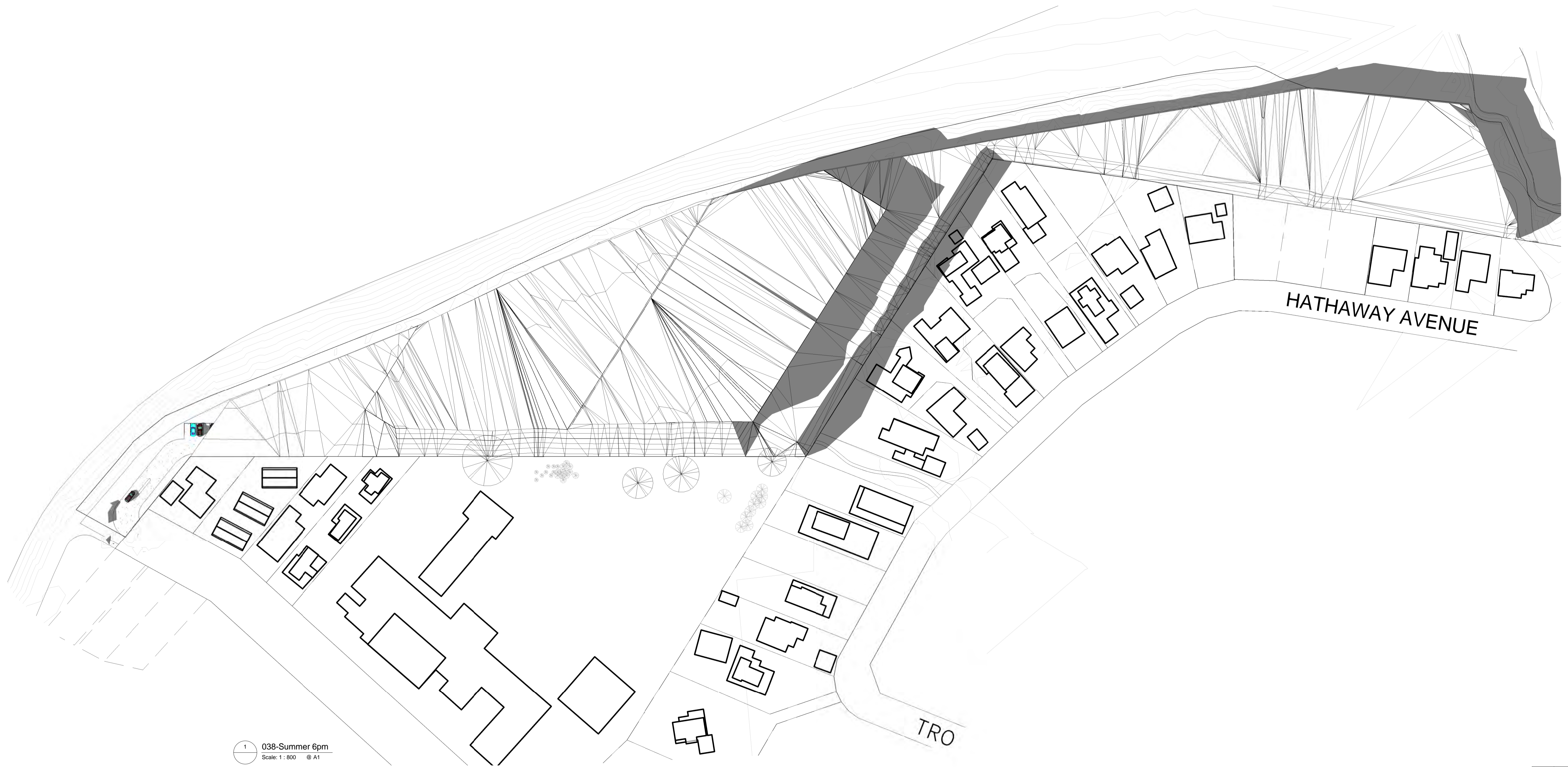
Summer Shading 4pm

Working Drawings

DO NOT SCALE DRAWINGS.

Project Number. Drawing Number. Rev.

004 RC037 1



1 038-Summer 6pm
 Scale: 1 : 800 @ A1

Rev	Date	Description
1	17/10/14	Preliminary Resource Consent

Client.



Project Name:
 Hutt Golf Club

Project Stage. Block Number.

Drawing Title:
 Summer Shading 6pm

Working Drawings
 DO NOT SCALE DRAWINGS.

Project Number. Drawing Number. Rev.
 004 RC038 1

Part 4: Submission Form (Form 5)

Submission on publicly notified Proposed District Plan Change



Clause 6 of the First Schedule, Resource Management Act 1991

To: Chief Executive, Hutt City Council

1. **This is a submission from:**

Full name	<i>Last</i>		<i>First</i>	
Company/organisation				
Contact <i>if different</i>				
Address	<i>Number</i>	<i>Street</i>		
	<i>Suburb</i>			
	<i>City</i>		<i>Postcode</i>	
Address for Service <i>if different</i>	<i>Postal Address</i>		<i>Courier Address</i>	
Phone	<i>Day</i>		<i>Evening</i>	
Fax			<i>Mobile</i>	
Email				

2. This is a **submission** on the following proposed change to the City of Lower Hutt District Plan:

Proposed District Plan Change No:

Title of Proposed District Plan Change:

3. The specific provisions of the proposal that my submission relates to are:

Please give details:

(Please use additional pages if you wish)

4. My submission is:

Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:

(Please use additional pages if you wish)

5. I seek the following decision from Hutt City Council:

Give precise details:

(Please use additional pages if you wish)

6. I **wish** **do not wish** to be heard in support of my submission.
(please tick one)

7. If others make a similar submission,
I **will** **will not** consider presenting a joint case with them at the hearing.
(please tick one)

Signature of submitter:
(or person authorised to sign on behalf of submitter)

	<i>Date</i>
--	-------------

Personal information provided by you in your submission will be used to enable Hutt City Council to administer the submission process and will be made public. You have the right under the Privacy Act 1993 to obtain access to and to request correction of any personal information held by the Council concerning you.

Submission number
OFFICE USE ONLY