

# **Proposed District Plan Change 11**

**WESLEYHAVEN RETIREMENT VILLAGE  
RATA STREET, NAENAE**

**Publicly Notified:  
Submissions Close:**

**5 February 2008  
7 March 2008 at 5.00pm**

## Proposed Plan Change 11

### WESLEYHAVEN RETIREMENT VILLAGE, RATA STREET NAENAE

The main features of this proposed plan change, which is limited to 255 Rata Street in the Landscape Protection Activity Area of the District Plan, are as follows:

- (i) The part of the site below the 70m contour within the Landscape Protection Activity Area is identified as 'scheduled';
- (ii) A policy for this area and an explanation is inserted into the Landscape Protection Activity Area chapter of the District Plan that supports the ongoing use and development of Wesleyhaven facilities in the scheduled area;
- (iii) A specific range of activities are provided for as permitted activities, in addition to those that otherwise apply in the activity area;
- (iv) A higher percentage site coverage by buildings than elsewhere in the Landscape Protection Activity Area is provided for, but it is lower than that elsewhere in the immediate area of the General Residential Activity Area;
- (v) A greater height of buildings is allowed in areas away from the Rata Street road frontage and;
- (vi) All new buildings and structures or additions greater than 750m<sup>2</sup> gross floor area are a restricted discretionary activity, subject to specific criteria for consideration of applications.

#### Changes to Chapter 4E - Landscape Protection Activity Area

1. **Add** new policy to 4E 1.2.2 "Building Height, Scale, Intensity and Location" as follows:

“(b) To allow for the ongoing and enhanced use and development of the Wesleyhaven residential facilities on that part of Pt Lot 1 DP 14660 at 255 Rata St, Naenae that is below the 70m contour (as identified in Appendix Landscape Protection Residential 1).”
2. **Add** to 4E 1.2.2 "Explanation and Reasons" the following:

**“(e) Exception - Wesleyhaven, 255 Rata Street Naenae**  
Wesleyhaven is the longest-established residential care facility for the elderly in New Zealand, and occupies a site which is entirely within the

Landscape Protection Residential Activity Area, but which is in part flat. This flatter area (defined as below the 70m contour) can be used and developed more intensely than other parts of the site with little adverse effect on the environment. This defined area, where a greater range of activities and more intensive development is permissible, has been identified as Appendix Landscape Protection Residential 1 and specific rules enable its use and development for community-related purposes.”

3. **Add** new Permitted Activity to 4E 2.1  
“(e) Wesleyhaven Site, 255 Rata Street, for the part of Pt Lot 1 DP 14660 which lies below the 70m contour (identified in Appendix Landscape Protection Residential 1) in addition to the above (a) to (d):
  - (i) Community activities/facilities
  - (ii) Health care services
  - (iii) Housing for the Elderly
  - (iv) Residential facilities.”
4. **Add** to 4E 2.1.1 “(a) **Maximum Site Coverage**” the following:  
“(i) Wesleyhaven Site, 255 Rata Street - Maximum site coverage for 4E 2.1(e): 25%, applied over the area below the 70m contour (identified in Appendix Landscape Protection Residential 1).”
5. **Add** to 4E 2.1.1 “(b) **Net Site Area**” the following:  
“This provision shall not apply to the area included in Appendix Landscape Protection Residential 1, where no minimum net site area shall apply.”
6. **Add** new Permitted Activity Condition to 4E 2.1.1 as follows:  
  
“(d) **Wesleyhaven Site, 255 Rata Street - Maximum height of buildings and structures for the area below the 70m contour (identified in Appendix Landscape Protection Residential 1):**  
8 metres within 20 metres of Rata Street measured from the front boundary of the site, and 12 metres elsewhere within the area. There is no maximum overall height.”
7. **Add** to 4E 2.2 new “Restricted Discretionary Activities” the following:  
  
“(c) Wesleyhaven Site, 255 Rata Street - All new buildings and structures or additions with a gross floor area greater than 750m<sup>2</sup> within the area below the 70m contour (identified in Appendix Landscape Protection Residential 1).”

8. **Add** to 4E 2.2.1 “Matters in which Council has restricted its discretion and standards and terms” the following:

**“(c) Wesleyhaven Site, 255 Rata Street - All new buildings and structures or additions with a gross floor area greater than 750m<sup>2</sup> within the area below the 70m contour (identified in Appendix Landscape Protection Residential 1).**

- (i) Amenity Values:

The extent to which the proposal affects adversely the amenity values of nearby residential properties, including the design, appearance and location of the building or addition.

- (ii) Traffic Effects:

The extent to which the activity in the building will affect adversely the safe and efficient movement of all traffic. 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 traffic hazard.

- (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 additional on site parking areas required.”

# Appendix Landscape Protection Residential 1

