

TO: WAIMAKARIRI DISTRICT COUNCIL
Private Bag 1005
Rangiora 7440
Attention: Proposed District Plan Submission
Email: developmentplanning@wmk.govt.nz

NAME OF SUBMITTER: Summerset Retirement Villages (Rangiora) Ltd

SUBMISSION ON PROPOSED WAIMAKARIRI DISTRICT PLAN

1. This is a submission on the proposed Waimakariri District Plan by Summerset Retirement Villages (Rangiora) Ltd (referred to in this submission as 'Summerset').
2. Summerset owns a site of nearly 14ha located at 141 South Belt, Rangiora. This site was the subject of Private Plan Change 29 which recently rezoned the land to Residential 2 under the operative District Plan. A land use consent was granted in May 2021 for the comprehensive development of a retirement village on part of the site. Summerset has an interest in ensuring that the outcome achieved through the Plan Change process is retained within the proposed District Plan.
3. Summerset also has an interest more widely in the District Plan provisions as opportunities for further developments in the District could arise in the future.
4. Summerset could not gain an advantage in trade competition through this submission.
5. The specific provisions that this submission relates to, whether those provisions are supported or opposed and the reasons for that support or opposition, are set out in Appendix 1 to this submission.
6. The decisions which Summerset seeks from the local authority in respect of those provisions are also set out in Appendix 1 to this submission.
7. Summerset wishes to be heard in support of its submission.

8. If others make a similar submission, Summerset will consider presenting a joint case with them at a hearing.

DATED this 22nd day of November 2021



Aaron Smail

General Manager – Development and Director

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Appendix One: Summary of Changes Sought

(Amendments sought to parts of the plan are shown as: ~~strike through~~ for text to be removed and underlined for text to be added.)

Provision/s	Position	Submission	Relief Sought
Planning Maps and Zoning			
Zoning: General Residential Zone	Support	The application of the General Residential zoning to the Summerset land adequately reflects the zoning applied through PC29. However the zoning shown on the planning maps is not well aligned – it does not align with the property boundary, the esplanade reserve area, the stream itself or any obvious geographic location. This needs to be amended to align with the property boundary as this represents the land rezoned under PC29.	Retain the General Residential zone as it applies to the Summerset land on South Belt. Amend the alignment of the zone to match the property boundary.
Part 1 - Introduction and General Provisions			
Definitions			
Health care facility	Support	It is considered appropriate that the definition of health care explicitly excludes health care within retirement villages premises. Such health care is an integrated part of the retirement village and part of that as a defined activity. This exclusion reduces misunderstanding in the application of rules.	Retain as notified.
High Flood Hazard Area	Support in part	Summerset is concerned that the High Flood Hazard Area is not shown on the Planning Maps. This makes it hard for owners of land to know when these rules may apply to their property.	Summerset seeks that the Council show all of the High Hazard Areas on the Planning Maps.
Retirement village	Support	Summerset acknowledges that the definition used adopts the definition from National Planning Standards.	Retain as notified.

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Residential activity	Support	Summerset acknowledges that the definition used adopts the definition from National Planning Standards.	Retain as notified.
Part 2 - District-wide Matters			
Strategic Directions			
UFD - Āhuatanga auaha ā tāone - Urban form and development			
UFD-P1 Density of residential development In relation to the density of residential development: 1. provide for intensification in urban environments through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone; 2. locate any Medium Density Residential Zone so it: a. supports, and has ready access to, existing Commercial and Mixed Use Zones, schools, public transport and open space; b. supports well connected walkable communities; c. avoids or mitigates natural hazard risk in any high hazard area within existing urban areas; and d. located away from any Heavy Industrial Zone.	Support	This policy supports the provision of different housing typologies across the district, including retirement villages and is supported by Summerset.	Retain as notified.
TRAN – Ranga waka – Transport			
TRAN-P4 New activities: 1. locate on or establish primary access to the classification of road within the District Plan road hierarchy best able to accommodate the level and type of traffic generated; 2. 3. where a site has two or more road frontages, provide access from the classification of road within the District Plan road hierarchy best able to accommodate the level and type of traffic generated; 4.	Support	Summerset supports the clarity that access is to be established in the most appropriate location where it is best accommodated.	Retain as notified.

Provision/s	Position	Submission	Relief Sought
5. ...			
<p>TRAN-P5</p> <p>High traffic generating activities</p> <p>Manage the adverse effects of high traffic generating activities on the transport system according to the extent that they:</p> <ol style="list-style-type: none"> 1. generate additional vehicle movements beyond what the existing road design can safely or efficiently accommodate or what the classification of the road within the District Plan road hierarchy intends to accommodate; 2. 3. ... 4. ...; 5. ... 6. 7. 8. provide for the transport needs of people whose mobility is restricted; and 9. integrate and coordinate with the transport system, including proposed land transport infrastructure and service improvements. 	Support in part	<p>Summerset supports the clarity provided in this policy and especially the recognition of the needs of people whose mobility is restricted as is often the case in retirement villages.</p> <p>Clause 9 of the policy is unclear and needs to be clarified to be clear that it is not the responsibility of applicants to take responsibility for all infrastructure and service improvements.</p>	Retain as notified with rewording of clause 9 to be clear what the intent of that clause is.
<p>TRAN R20</p> <p>High traffic generators</p> <p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any activity generates an average daily traffic volume that exceeds the thresholds contained in Table TRAN-1 below; and 2. for the activities in (1) above: <ol style="list-style-type: none"> a. either a Basic ITA or Full ITA shall be required; b. the type of ITA to be provided shall be determined by the circumstances set out in Table TRAN-2 below; and c. the ITA shall be prepared by an independent suitably qualified and experienced transport engineer. 	Support in part	<p>The rule defines high traffic generators through Table TRAN-1 based on the average daily traffic generation and then requires all high traffic generators to obtain consent as a restricted discretionary activity. This approach is supported.</p> <p>However Table TRAN-2 then refers to activities that are permitted, controlled, restricted discretionary, discretionary or non-complying "under all other applicable rules". This is a very confusing approach as it is not clear what other rules may be "applicable" and why if something is a high traffic generator the ITA required would change in relation to other plan provisions</p>	Retain the rule but amend the approach undertaken in Table TRAN-2 and lift the threshold for retirement villages to 250vmpd.

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		<p>that may have nothing to do with traffic matters. This approach should be reconsidered such that the ITA requirement is linked to the traffic generation and not to other matters.</p> <p>Further there is not recognition that a retirement village in a residential zone is going to have a greater scale of traffic generation than other anticipated residential activities. Given the site scale and the nature of these facilities it is requested that the vmpd for retirement villages should be lifted to 250 to align with the recognition of the highest level of permitted traffic generation.</p>	
NH - Matepā māhorahora - Natural Hazards			
<p>NH-O1 Risk from natural hazards New subdivision, land use and development:</p> <ol style="list-style-type: none"> manages natural hazard risk, including coastal hazards, in the existing urban environment to ensure that any increased risk to people and property is low; ... 	Support in part	<p>Summerset supports the intent of this policy but considers the wording to be ambiguous and unclear. The intent for hazard risk management should be targeted to those high hazard areas being avoided and activities in other areas being undertaken in a way that appropriately mitigates risk. The Objective should be amended accordingly.</p>	<p>Amend Objective NH-O1 as follows: New subdivision, land use and development, <u>other than new critical infrastructure</u>:</p> <ol style="list-style-type: none"> manages natural hazard risk, including coastal hazards, in the existing urban environment to ensure that any increased risk to people and property is low <u>is avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and in all other areas, is undertaken in a manner that ensures that the risks of natural hazards to people, property and infrastructure are appropriately mitigated;</u> ...
<p>NH-P1 Identification of natural hazards and a risk-based approach</p>	Support in part	<p>Summerset supports the intent to ensure that life and property is protected from</p>	<p>Retain the intent of NH-P1 to ensure that life and property is protected from natural</p>

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<p>Identify natural hazards, including coastal hazards, through the use of overlays and assess the risk for the management of subdivision, use and development within the overlays based on:</p> <ol style="list-style-type: none"> 1. the sensitivity of the building occupation to loss of life, damage to property from a natural hazard and the ability for communities to recover after a natural hazard event; and 2. the level of hazard presented to people and property from a natural hazard, recognising that climate change will alter the frequency and severity of some natural hazard events. 		<p>natural hazard risks but is concerned that the policy (and associated rule approach) provides no certainty over the level of management that will be applied to any development. The policy refers to “the sensitivity of the building occupation” but does not clearly outline what types of activities this is aimed at and how consistency of approach will be ensured through arbitrary consideration of different activities.</p> <p>The policy implies that all natural hazards will be identified and shown as overlays, but the high hazard areas are not shown on any overlays. These are needed to provide certainty for landowners.</p>	<p>hazard risks but amend it to provide greater clarity of what is intended by the policy and how it will be applied.</p> <p>Amend the Planning Maps to show all high hazard areas.</p>
<p>NH-P2 Activities in high hazard areas for flooding within urban areas</p> <p>Manage subdivision, use and development for natural hazard sensitive activities within high flood hazard and high coastal flood hazard urban environments to ensure that:</p> <ol style="list-style-type: none"> 1. minimum floor levels are incorporated into the design of development to ensure the risk to life and potential for building damage from flooding is mitigated; and 2. the risk to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and 3. the conveyance of flood waters is not impeded; or 4. the nature of the activity means the risk to life and potential for building damage from flooding is low. <p>NH-P4 Activities outside of high hazard areas for flooding</p>	Support in part	<p>Summerset supports the approach within Rules NH-P2 and NH-P4 as applying minimum floor heights is an appropriate management tool to manage flooding risk. However, some aspects of the policies are inconsistent and set a more stringent expectation on areas <u>outside</u> high hazard areas than those <u>within</u> high hazard areas e.g. the requirement under NH-P2 clause 1 is to mitigate risk while the requirement under NH-P4 clause 2 is to avoid.</p>	<p>Retain the intent of Policies NH-P2 and NH-P4 but review the wording and direction to ensure that the higher tests are applied to the high hazard areas. It is suggested that one way of dealing with this is to swap the clauses outlined in the example.</p>

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<p>Provide for subdivision, use and development associated with natural hazard sensitive activities outside of high flood hazard and high coastal flood hazard urban environments where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. the nature of the activity means the risk to life and potential for building damage from flooding is low; or 2. minimum floor levels are incorporated into the design of development to ensure building floor levels are located above the flood level so that the risk to life and potential for building damage from flooding is avoided; and 3. the risk from flooding to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and 4. the ability for the conveyancing of flood waters is not impeded. 			
<p>NH-R3 Natural hazard sensitive addition to existing natural hazard sensitive activities Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the addition to a building does not result in a new or additional natural hazard sensitive activity establishing on the site; and 2. the addition: <ol style="list-style-type: none"> a. is not located within the Ashley Fault Avoidance Overlay; or b. is erected to the level specified in an existing subdivision consent notice or on an approved subdivision consent plan that is less than five years old; or c. if located in the Kaiapoi Fixed Minimum Finished Floor Level Overlay, any building footprint addition has a finished floor level equal to or higher than the minimum finished floor level shown on the planning map; or 	Support in part	<p>Summerset supports the need for rules to ensure that activity in flood hazard areas is carried out appropriately and the use of minimum floor levels to achieve this, however there is a discrepancy between this rule for additions and the base rule for new buildings.</p> <p>Rule NH-R1 permits new buildings in Urban Flood Assessment Overlay areas where the minimum floor level required by the Flood Assessment Certificate is achieved. There is no mention in this rule of high hazard areas. However Rule NH-R3 clause 2. d. i. does not permit additions in high hazard areas.</p> <p>It should also be noted that the Council can utilise the Building Act processes to note the risk on the title by way of certificate where building work has been authorised in such areas.</p>	Retain this rule but remove clause 2.d.i.

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<ul style="list-style-type: none"> d. if located within any Flood Assessment Overlay, the building footprint addition is: <ul style="list-style-type: none"> i. located on a site outside of a high flood hazard area as stated in a Flood Assessment Certificate issued in accordance with <u>NH-S1</u>; and ii. is not located within an overland flow path as stated in a Flood Assessment Certificate issued in accordance with <u>NH-S1</u>; and iii. has a finished floor level equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with <u>NH-S1</u>; or e. if the activity is a residential unit or a minor residential unit and is located outside of the Non-Urban Flood Assessment Overlay and located within Rural Zones, it has a finished floor level that is either: <ul style="list-style-type: none"> i. 400mm above the natural ground level; or ii. is equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with <u>NH-S1</u>. 			
<p>NH-MD1</p> <p>Natural hazards general matters</p> <ol style="list-style-type: none"> 1. The setting of minimum floor levels, minimum land levels and the predicted sea water and other inundation that will occur on the site. 2. The frequency at which any proposed building or addition is predicted to be damaged and the extent of damage likely to occur in such an event, including taking into account the building material and design proposed; the anticipated life of the building, whether the building is relocatable, and for redevelopments, the extent to which overall risk will change as a result of the proposal. 3. ... 	Support in part	<p>Summerset generally supports the intent of these matters of discretion but considers that some of them could be clearer and more direct in their intent.</p> <p>Matter 1 should refer to the extent which the minimum floor level does not comply with that determined by WDC and the effects of that, as the setting of the floor level etc itself is set under a Certificate Process and not through the rule.</p> <p>Matter 2 refers to the “frequency at which any proposed building or addition is predicted to be damaged” but this is not an assessment as frequency will relate to the</p>	<p>Generally retain these matters of discretion but amend some clauses as follows:</p> <p>Natural hazards general matters</p> <ol style="list-style-type: none"> 1. <u>The extent to which the</u> The setting of <u>minimum floor levels are not achieved by the proposal and the effect of the lower levels, and the effects of</u> minimum land levels and the predicted sea water and other inundation that will occur on the site. 2. The frequency at which any proposed building or addition is predicted to be damaged and the <u>frequency at which any proposed building or addition is predicted to be damaged and the</u> extent of damage likely to occur in such an event, including taking

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4. ... 5. ... 6. ... 7. The extent to which there are any positive effects from a reduction in floor levels in relation to neighbouring buildings or the streetscape. 8. ...		AEP used to calculate flood risk. This matter needs to relate to the effects of the damage. Matter 7 refers to positive effects and implies that the risk to life or property from natural hazards may be acceptable if it has a positive effect on neighbours or the streetscape. This does not appear to align well with the objective and policy approach.	into account the building material and design proposed; the anticipated life of the building, whether the building is relocatable, and for redevelopments, the extent to which overall risk will change as a result of the proposal. ... 7. The extent to which there are any positive effects from a reduction in floor levels in relation to neighbouring buildings or the streetscape.
EW - Ketuketu whenua - Earthworks			
EW-O1 Earthworks Earthworks are undertaken in a way that minimises adverse effects on amenity values, cultural values, property, infrastructure and the health and safety of people and the environment.	Support in part	Summerset supports the intent of the Objective but is concerned with use of the term 'property' with no context. If this is intended to refer to adjoining sites, then the objective should use that term.	Retain the objective but clarify the intent of the term 'property' or replace this with 'adjoining sites'.
EW-P1 Enabling earthworks Enable earthworks where they: <ol style="list-style-type: none"> 1. are compatible with the character, values and qualities of the location and surrounding environment; 2. avoid, remedy or mitigate any adverse effects on any sites or areas identified as ONL, ONF, SAL, Coastal Environment Overlay, SNA, sites and areas of significance to Māori, Natural Open Space Zone, surface freshwater bodies and their margins, or any notable tree, historic heritage or heritage setting; 3. minimise erosion and avoid adverse effects from stormwater or sediment discharge from the site; 4. avoid increasing the risk to people or property from natural hazards; 	Support in part	Summerset supports the use of rules to manage the effects of earthworks but considers that clause 6 is unclear. The effect of earthworks on character, values and qualities is covered by clause 1 and this would include visual amenity. It is unclear what additional visual amenity would be considered under clause 6.	Delete clause 6 of Policy EW-P1.

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5. maintain the stability of land including adjoining land, infrastructure, buildings and structures; 6. minimise the modification or disturbance of land, including any associated retaining structures, on the visual amenity values of the surrounding area; and 7. minimise adverse dust, vibration and visual effects beyond the site.			
EW-P5 Rehabilitation Require site rehabilitation during or immediately following the completion of earthworks activity to: 1. minimise adverse effects on amenity values, natural values, cultural values, quality of the surrounding environment and the future use of the site, and 2. encourage rehabilitation that incorporates ecological enhancement and habitat for indigenous fauna and the use of locally sourced indigenous vegetation.	Support in part	Summerset supports the intent of the policy to ensure site rehabilitation but considers that the policy is unclear. On large site developments the earthworks are commonly related to site recontouring rather than rehabilitation and it is unclear if this is intended to be included in such a policy. Further the ability to ensure that rehabilitation of land, if that is intended to address recontouring for development purposes, may not be able to incorporate ecological enhancement and habitat for indigenous fauna or use locally sourced indigenous vegetation. The policy needs to be amended to relate only to rehabilitation following large scale earthworks where this is an end product and not a stage in site development.	Amend the policy as follows: Require site rehabilitation during or immediately following the completion of earthworks activity, <u>where further site development works are not occurring</u> , to: ...
EW-R5 Earthworks within an overland flow path Activity status: PER Where: 1. EW-S1 to EW-S7 are met; and 2. the height of any filling does not exceed 0.25m above the ground level at (18 September 2021); or 3. the filling is for a building platform that is located greater than 2m from any site boundary within the Urban Flood	Oppose	Rule EW-R5 has a heading that shows an intent to address overland flow paths but the text of the rule does not actually relate to overland flow paths. The rule could relate to any earthworks within a generic setback from any site boundary within the Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay.	Rewrite the rule to relate to overland flow paths identified in a Flood Assessment Certificate if that is the intended purpose of the rule, or otherwise delete the rule.

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<p>Assessment Overlay, or greater than 10m from any site boundary within the Non-Urban Flood Assessment Overlay; or</p> <p>4. the flood depth in a 0.5% AEP event is less than 100mm.</p>		<p>The rule needs to be rewritten to specifically apply to overland flow paths identified in a Flood Assessment Certificate, or be deleted.</p>	
<p>EW-R11 Earthworks not subject to Rules EW-R1 to EW-R10</p> <p>All Zones Activity status: PER Where: 1. EW-S1 to S7 are met.</p> <p>Table EW-1: General standards for earthworks Maximum volume or area in any 12 month period (unless otherwise specified) per site: Medium Density Residential Zone, General Residential Zone, Settlement Zone, Open Space Zone, Sport and Active Recreation Zone, Special Purpose Zone (Hospital), Special Purpose Zone (Kāinga Nohoanga) - sites within Tuahiwi Precinct: 200m³ or 30m³ per 100m² of site area, whichever is greater.</p>	Support	<p>Summerset support the permitted activity status for earthworks and the maximum volume of 200m³ or 30m³ per 100m² of site area, whichever is greater.</p>	<p>Retain rule EW-R11 as notified.</p>
<p>EW-S2 General setbacks 1. Earthworks more than 300mm in height or depth shall be set back a minimum of 2m from any boundary of a site in different ownership.</p>	Oppose	<p>This rule is unnecessary as a blunt tool where it is possible to do earthworks at such a shallow level right up to a site boundary without causing any adverse effects.</p>	<p>Delete standard EW-S2 (and make all consequential numbering and reference updates).</p>
<p>EW-S5 Excavation and filling 1. Except for the burial of dead animals, and for offal pits, earthworks shall achieve the following: a. a maximum height of 1.5m above ground level, b. a maximum depth of 2m below ground level; c. material used for filling of land must be cleanfill material.</p>	Oppose	<p>These rules appear to be more stringent than the rules in the Canterbury Land and Water Plan that relate the maximum depth of earthworks to the maximum recorded height of groundwater. Further it is unnecessary for the district plan to control earthworks in relation to groundwater</p>	<p>Delete standard EW-S5 (and make all consequential numbering and reference updates).</p>

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		where this is the function of the regional council.	
Part 3: Area Specific Matters			
RESZ - General Objectives and Policies for all Residential Zones			
<p>RESZ-O1 Residential growth, location and timing Sustainable residential growth that:</p> <ol style="list-style-type: none"> 1. provides more housing in appropriate locations in a timely manner according to growth needs; 2. is responsive to community and district needs; and 3. enables new development, as well as redevelopment of existing Residential Zones. 	Support	<p>Summerset supports these provisions that specifically seek to provide for a wide range of housing typologies and densities (which would include retirement villages as a housing activity) and a choice of housing for the community, in proximity to amenities and facilities.</p>	Retain as notified.
<p>RESZ-O3 Residential form, scale, design and amenity values A form, scale and design of development that:</p> <ol style="list-style-type: none"> 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and 4. manages adverse effects on the surrounding environment. 			
<p>RESZ-O4 Housing choice Residential Zones provide for the needs of the community through:</p> <ol style="list-style-type: none"> 1. a range of residential unit types; and 2. a variety of residential unit densities. 			
<p>RESZ-P1 Design of development New development in residential areas is well designed and laid out, including by:</p> <ol style="list-style-type: none"> 1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped 	Support in part	<p>It is unclear if this Policy is intended to apply to Retirement Villages but as currently worded it would apply as villages are development in residential areas. The policy does not align well with the design or operation of retirement villages as a large scale, integrated and comprehensive development that has a different appearance from typical single dwellings and provides for a different demographic.</p>	<p>Amend this policy to specifically not apply to retirement village developments, either by clarifying what residential development it does apply to or by amending the wording as follows: New development in residential areas, <u>other than for retirement villages under policy P10</u>, is well designed and laid out, including by: ...</p>

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<p>component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation;</p> <p>3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised;</p> <p>4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated;</p> <p>5. minimising the adverse impact of high fences on streetscape character and public safety; and</p> <p>6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).</p>			
<p>RESZ-P4 Sustainable design</p> <p>In relation to design of buildings in Residential Zones, encourage and advocate for:</p> <p>1. minimisation of energy and water use, and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and rainwater collection, detention and use; and</p> <p>2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and minor residential units.</p>	Support in part	<p>Summerset agree with the intent of the Policy but are concerned about how it will be implemented.</p> <p>Further the second clause refers to retirement villages, implying that they should provide for all stages of life when that is not their purpose.</p>	<p>Remove reference to retirement villages in clause 2 as follows:</p> <p>... 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and minor residential units.</p>

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<p>RESZ-P10 Retirement villages</p> <p>Retirement villages</p> <p>Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where:</p> <ol style="list-style-type: none"> consistent with good urban design, including external design; and integration with any adjacent residential activity, the transport system, roads and parking is achieved. 	Support in part	<p>Summerset supports the inclusion of a policy specifically targeted to retirement villages and that provides for retirement villages. However Summerset notes that such developments need to be consistent with good design outcomes and in close proximity to amenities. Summerset oppose reference to "good urban design, including external design" as being an inappropriate test for retirement villages as a private development. Retirement villages are not in same vein as other comprehensive developments for general residential accommodation. Internal design of villages and their layout should not be within council discretion as this is a private space with a specific purpose. Further, it is unclear how the Council would measure whether a development achieves 'good urban design.'</p> <p>Further there is no clear rationale for why retirement villages could not be established in a Large Lot Residential zone where effects are able to be managed.</p>	<p>Amend the policy as follows:</p> <p>Provide for the development of retirement villages in all Residential Zones, other than the Large Lot Residential Zone, where:</p> <ol style="list-style-type: none"> consistent with good urban design <u>outcomes and in close proximity to necessary amenities, including external design</u>; and integration with any adjacent residential activity, the transport system, roads and parking is achieved.
<p>RESZ-P12 Outline development plans</p> <p>Use and development of land subject to an ODP shall:</p> <ol style="list-style-type: none"> be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3); ensure that development: <ol style="list-style-type: none"> contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; 	Support in part	<p>Summerset supports the intent of the policy and appreciates the intent to build in some flexibility for different outcomes. However, this does not seem appropriate as the intent of ODPs is to provide certainty over future development/layout for all parties. It is unclear how an "equivalent or better outcome" would be determined, and by whom.</p> <p>Also it is unclear how interim uses will be provided for and whether these need to</p>	<p>Delete the policy as notified and replace it with a policy that:</p> <ul style="list-style-type: none"> provides guidance as to purpose of ODP's, ensures that development is in accordance with an ODP and avoids development that is not consistent, provides clarity over the provision for interim uses, provides guidance on the position in relation to development that is not in accordance with an ODP.

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<ul style="list-style-type: none"> b. contributes to residential areas that comprise a diversity of housing types; c. retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and d. achieves a high level of visual and landscape amenity; <p>3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.</p>		<p>have a timeframe attached so that the ODP is achieved rather than the interim use becoming permanent.</p> <p>Further this policy provides no guidance on what position the council would take where a development is not in accordance with an ODP – is this to be avoided or managed.</p>	
GRZ, MRZ, SETZ and LLRZ			
No specific provision for retirement villages in the objective and policies for the GRZ, MRZ, SETZ and LLRZ zones.	Support in part	<p>Summerset notes that while there is a policy specific to retirement villages in the general objectives and policies section, there is no recognition of retirement villages in any of the specific residential zones. It is sought that such recognition be provided and that this is necessary to ensure that retirement villages can play a part in providing diversity and opportunities in all residential zones. This approach is consistent with national direction for provision for increased housing density and opportunity.</p> <p>Clarity of intent is also important to ensure that provision for retirement villages as sought in the general policies, is not undermined by the specific zone based policies.</p> <p>For example, Part 1 of MRZ-P1 seeks higher density living in areas with better access for walking to parks, main centres or local commercial centres. While proximity to these aspects of a community may be of</p>	<p>Amend various policies as follows:</p> <p>GRZ-P1 Residential character and amenity values</p> <p>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <ol style="list-style-type: none"> 1. ... 2. ... 3. provides opportunities for multi-unit residential development <u>and retirement villages</u> on larger sites; 4. ... 5. through careful design provides a range of higher density living choices <u>including retirement villages</u> to be developed within the zone; and 6. ... <p>MRZ-P1 Residential character</p> <p>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:</p>

Provision/s	Position	Submission	Relief Sought
		assistance to residents within a retirement village, this fails to recognise the integrated nature of most new villages which provide all essential facilities for their residents and large areas of open space	<p>1. ...</p> <p>9. <u>Retirement villages that are</u></p> <ol style="list-style-type: none"> <u>sited and designed to promote interaction with the surrounding other sections of the community, without compromising privacy and security;</u> <u>of a scale and appearance that reflects and is compatible with the residential style and character of the locality;</u> <u>provided with appropriate outdoor areas living space and landscaping; and</u> <u>designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents.</u>
<p>GRZ-R20 Retirement Villages MRZ-R19 Retirement Villages</p> <p>Activity status: RDIS</p> <p>Where:</p> <p>1. the application is supported by a design statement.</p> <p>Matters of discretion are restricted to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</p>	Oppose	<p>Summerset supports the specific rule provision for retirement villages as a separate activity from all other activities. However, the restricted discretionary activity status is not aligned with the Policy RESZ-P10 which requires retirement villages to be “provided for”. To provide for an activity, or to enable it, states a proactive stance through a permitted or controlled activity status not a restricted discretionary activity status. There is no effects based reason for requiring a retirement village to be assessed on such a different basis to any other residential activity. Further, Plan Change 29 for 141 South Belt Road was accepted by the Council, specifically</p>	<p>Replace Rules GRZ-R20 and MRZ-R19 with:</p> <p>Activity status: CON</p> <p>Where:</p> <ol style="list-style-type: none"> a design statement is provided with the application; and communal rubbish/recycling space/s are provided for use by residents. <p>Matters of control are reserved to: RES-MDX – Retirement Village design principles (and amend associated numbering and formatting as required)</p> <p>Retain Rule SETZ-R22 as notified.</p> <p>Replace Rule LLRZ-R41 with:</p>

Provision/s	Position	Submission	Relief Sought
SETZ-R22 Retirement Villages LLRZ-R41 Retirement Villages		<p>providing for retirement villages in that are as a controlled activity. There is no good reason for retirement villages to be treated differently in any other general residential zones.</p> <p>In giving effect to the national direction for increased residential density and opportunity for housing choice, it would be appropriate to provide for retirement villages in the Medium Density Residential zones.</p> <p>Summerset acknowledges the difference in character of the Settlement Zones and Large Lot Residential Zones and considers that in these areas the restricted discretionary activity status is appropriate.</p> <p>There is no necessity to link these rules to outdoor storage matters of discretion if the expectation of communal spaces is built into the rule. In reality, these comprehensive designs will always deal with outdoor storage, rubbish and recycling, and outdoor living needs in a very different way to individual residential units.</p> <p>[Note: Retirement Village design principles are addressed below]</p>	<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> the application is supported by a design statement. communal rubbish/recycling space/s are provided for use by residents. <p>Matters of discretion are restricted to: RES-MDX – Retirement Village design principles</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified. (and amend associated numbering and formatting as required)</p>
<p>RES-MD2 Residential design principles</p> <p>1. Context and character:</p> <p>a. The extent to which the design of the development is in keeping with, or complements, the scale and character of</p>	Oppose	<p>Summerset is generally supportive of design principles and considers that these are appropriate to apply to developments that are different from single residential units. However, it is important to note that</p>	<p>Insert a new set of design principles, as set out below, to apply to retirement villages in any residential zone, and amend the numbering and formatting as required:</p>

Provision/s	Position	Submission	Relief Sought
<p>development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.</p> <p>b. The relevant considerations are the extent to which the development:</p> <ol style="list-style-type: none"> includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setback and alignments, and secondarily materials, design features and tree plantings; and retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing historic heritage items, Sites of Ngāi Tahu Cultural Significance shown on the planning map, site contours and mature trees. <p>2. Relationship to the street and public open spaces:</p> <ol style="list-style-type: none"> Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive. The relevant considerations are the extent to which the development: <ol style="list-style-type: none"> orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces; designs buildings on corner sites to emphasise the corner; needs to minimise south-facing glazing to minimise heat loss; and avoids street façades that are blank or dominated by garages. <p>3. Built form and appearance:</p> <ol style="list-style-type: none"> The extent to which the development is designed to minimise the visual bulk of the buildings and provide visual interest. 		<p>retirement villages are not by their nature typical residential dwellings but provide an important residential option.</p> <p>The nature and operation of modern comprehensive care retirement villages includes the provision of at least one large scale building which will generally be different in scale than any typical residential unit. Similarly, the density of development of units in a village and the relative self-containment mean that retirement villages by their nature are of a different in scale and appearance to standard residential development. It is inappropriate to seek that retirement villages apply the same character and standards as the wider locality as this cannot be achieved, however, they can be designed to be compatible with surrounding development and this is a more appropriate outcome.</p> <p>Outdoor living areas and outdoor storage are generally provided for holistically within a retirement village, as are functions such as community facilities, waste management and recreational options. Further, in a comprehensive village there are residential units that do not act as separate self-contained units such as the memory care (dementia) units, care/hospital rooms and assisted living suites. Many of these do not need, or would be inappropriate to have, separate outdoor living or outdoor storage spaces.</p>	<p><u>RES-MDX Retirement Village design principles</u></p> <p><u>Whether the development, while bringing change to existing environments, is appropriate to its context, taking into account:</u></p> <ul style="list-style-type: none"> <u>whether the proposal would cause significant loss of sunlight, daylight or privacy on adjoining residential properties.</u> <u>the ability of the proposal to provide engagement with, and contribution to, adjacent streets and public open spaces, with regard to:</u> <ul style="list-style-type: none"> <u>fencing and boundary treatments;</u> <u>connectivity, including the configuration of pedestrian accesses.</u> <u>the mitigation measures proposed, including landscape planting, to mitigate any adverse effects of loss of trees from the site or openness of the site, and to assist the integration of the proposed development within the site and neighbourhood.</u> <u>the location and design of vehicle and pedestrian access and on-site manoeuvring to cater for the safety of elderly, disabled or mobility-impaired persons.</u> <u>integration of internal accessways, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate when viewed from the street or other public spaces.</u>

Provision/s	Position	Submission	Relief Sought
<p>b. The relevant considerations are the extent to which the development:</p> <p>i. divides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;</p> <p>ii. utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony;</p> <p>iii. avoids blank elevations and façades dominated by garage doors; and</p> <p>iv. achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials.</p> <p>4. Residential amenity:</p> <p>a. In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), the extent to which the development provides a high level of internal and external residential amenity for occupants and neighbours.</p> <p>b. The relevant considerations are the extent to which the development:</p> <p>i. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;</p> <p>ii. directly connects private outdoor spaces to the living spaces within the residential units;</p> <p>iii. ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and</p> <p>iv. includes tree and garden planting particularly relating to the street frontage, boundaries, accessways, and parking areas.</p> <p>5. Access, parking and servicing:</p>		<p>The residential design principles as notified are unnecessary and inappropriate to apply to retirement villages. Further the recent decision on Plan Change 29 supported the use of tailored design principles that recognise retirement villages are different from multi-unit residential complexes or other large scale development</p>	<ul style="list-style-type: none"> • <u>the degree to which the village design demonstrates that the design has had particular regard to personal safety of the occupants, both in the sense of injury prevention and crime prevention.</u> • <u>creation of visual quality and variety through the separation of buildings, building orientation, and in the use of architectural design, detailing, glazing, materials, colour and landscaping.</u> • <u>where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.</u> • <u>the proposed stormwater management within the site.</u> • <u>the appropriate provision of esplanade reserve land.</u>

Provision/s	Position	Submission	Relief Sought
<ul style="list-style-type: none"> a. The extent to which the development provides for good access and integration of space for parking and servicing. b. The relevant considerations are the extent to which the development: <ul style="list-style-type: none"> i. integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation. 			
<p>GRZ-R1 Construction or alteration of or addition to any building or other structure</p> <p>GRZ Built Form Standards</p> <p>MRZ-R1 Construction or alteration of or addition to any building or other structure</p> <p>MRZ Built Form Standards</p>	Support in part	<p>Each of the zone rule sections start off with a general rule that applies to the construction (or alteration or addition) of any building or structure. This rule requires the building to comply with all built form standards (as applicable).</p> <p>This means that construction of a retirement village as a set of buildings needs to comply with all the applicable built form standards, regardless of the activity status of the activity itself.</p> <p>The built form standards then go on to exclude retirement villages from some standards e.g. GRZ-BFS1 site density and GRZ-BFS9 outdoor living space.</p> <p>For most of the other standards, the application of the standard is appropriate, however the application a couple of the rules is problematic:</p> <ul style="list-style-type: none"> - GRZ-BFS4 Height does not accord with the specific height allowances provided in the development area provisions for the South Belt site. - GRZ-BFS6 Street interface requires certain configuration of residential 	<p>Retain the exclusions for retirement villages from the site density and outdoor living space standards.</p> <p>Amend the following standards:</p> <p>GRZ-BFS4 Height</p> <ol style="list-style-type: none"> 1. The maximum height of any building shall be: <ul style="list-style-type: none"> a. 8m above ground level; except that where a site is larger than 6,000m², the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m. <p><u>Except where an ODP within a Development Area allows for a different maximum building height.</u></p> <p>GRZ-BFS6 Street interface</p> <ol style="list-style-type: none"> 1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <ul style="list-style-type: none"> a. have at least one habitable room or kitchen located facing the street at ground level; and

Provision/s	Position	Submission	Relief Sought
		units that would not be appropriate or necessary in the design of a comprehensive retirement village.	<ul style="list-style-type: none"> b. include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and c. shall have a door that is directly visible and accessible from the street. <ul style="list-style-type: none"> 2. Garage doors that face the street shall have a combined maximum width of 6.5m. 3. <u>This rule does not apply to a residential unit in a retirement village.</u>
Wāhanga waihanga - Development Areas			
Existing Development Areas			
SBT - South Belt Development Area			
DEV-SBT-R1 Finished ground levels as part of subdivision Activity status: PER Where: 1. As part of any subdivision, any residential allotment shall have a finished ground level that avoids inundation in a 0.5% Annual Exceedance Probability combined rainfall and Ashley River/Rakahuri Breakout event.	Support in part	This rule is different from the rule applied through the decision on Plan Change 29 and subject to technical advice and thorough consideration through the plan change process.	Amend this rule as follows: 1. As part of any subdivision, any residential allotment shall have a finished ground level that avoids inundation in <u>required to achieve 400mm</u> a 0.5% Annual Exceedance Probability combined rainfall and Ashley River/Rakahuri Breakout event.
DEV-SBT-R2 South Belt Development Area Outline Development Plan Activity status: PER Where: 1. development shall be in accordance with DEV-SBT-APP1.	Support	Summerset supports this rule as being consistent with the decision made on Plan Change 29.	Retain this rule as notified.
DEV-SBT-R2 Retirement village Activity status: CON Where: 1. a design statement is provided with the application; and 2. communal rubbish/recycling space/s are provided for use by residents.	Oppose	See comments above on Residential design principles and outdoor storage rules. This rule needs to be amended also to achieve the same outcomes for retirement villages.	Amend the rule as follows: Activity status: CON Where: 1. a design statement is provided with the application; and

Provision/s	Position	Submission	Relief Sought
Matters of control are reserved to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage			2. communal rubbish/recycling space/s are provided for use by residents. Matters of control are reserved to: RES-MDX – Retirement Village design principles
DEV-SBT-BFS1 Structure coverage for retirement villages 1. For the purpose of GRZ-BFS2, building coverage shall be a maximum of 55% in Height Restriction Area B.	Support	Summerset supports this standard as being consistent with the decision made on Plan Change 29.	Retain this standard as notified.
DEV-SBT-BFS2 Height For the purpose of GRZ-BFS4, the maximum height of any building shall be: 1. 14m above ground level in Height Area A; and 2. 10.5m above ground level in Height Area B.	Support	Summerset supports this standard as being consistent with the decision made on Plan Change 29.	Retain this standard as notified.