

APPENDIX 4

COMPLIANCE AUDIT

PROPOSED RETIREMENT VILLAGE 32A HATHAWAY AVENUE BOULCOTT

Rule 4A 2.3(m) provides as follows:

(m) Housing for the elderly within the area identified in Appendix General Residential 21, including buildings and structures which:

- (i) provide a building setback of no less than 5m from all Residential Activity Area boundaries including that of Boulcott School; and*
- (ii) otherwise comply with the permitted activity conditions relating to site coverage, maximum length of buildings, recession planes, yard requirements, required permeable surface and not those permitted activity conditions relating to height provided that:*
 - (a) the length of the northern boundary identified in Appendix General Residential 21 shall be exempt from the maximum length of building and recession plane activity conditions; and*
 - (b) for conditions that refer to 'net site area' this term shall be replaced with 'site area'.¹*

TABLE 1: COMPLIANCE AUDIT: GENERAL RESIDENTIAL ACTIVITY AREA CONDITIONS

Permitted Activity Condition	Requirement	Comment
4A 2.1.1(a) Net Site Area	Minimum net site area per permitted activity shall be 400m ²	Condition not applicable to land within area identified in Appendix General Residential 21.
4A 2.1.1(b) Minimum Yard Requirements	Front yard 3m All other yards 1m	Complies
4A 2.3(m)(i)	5m yard setback from Residential Activity Area boundary (southern boundary of site).	Complies
4A 2.1.1(c) Recession Planes	For all buildings and structures from all site boundaries 2.5m + 45°.	Under Rule 4A 2.3(m)(ii)(c) the recession plane condition does not apply to northern boundary. Full compliance with building recession plane achieved on all other site boundaries - refer Drawings A250 and A 251 - Application Drawings (Annexure F to AEE).

¹ City of Lower Hutt District Plan - updated 27 March 2018

4A 2.1.1(d) Maximum Height of Buildings and Structures	8m	Under Rule 4A 2.3(m)(ii) the permitted activity conditions relating to building height do not apply to the area identified in Appendix General Residential Area 21.
4A 2.1.1(e) Maximum Site Coverage	35%	Complies Site coverage is 34.28% - refer Drawing A006 - Application Drawings (Annexure F to AEE)
4A 2.1.1(f) Maximum Length of all Buildings and Structures	Condition applies to buildings exceeding 20m in length.	Not applicable to land within area identified in Appendix General Residential 21 - on the northern boundary. Compliance achieved on the southern boundary.
4A 2.1.1(g) Permeable Surface	30%	Complies Permeable area is 37% - refer Drawing A006 - Application Drawings (Annexure F to AEE).
4A 2.1.1(j) Dust	All outside areas shall be sealed or managed appropriately so that there is no dust nuisance at or beyond the boundary of the site.	Once the retirement village is completed and occupied there will be no dust nuisance at or beyond the boundary of the site. Management of dust nuisance during earthworks and building construction will be subject to appropriate consent conditions.
4A 2.1.1(k) Odour	All activities shall be carried out on site in such a manner so as to ensure that there is not an offensive odour at or beyond the site.	The occupation of the site as housing for the elderly will not give rise to any offensive odour at or beyond the site.
4A 2.1.1(l) Light Spill and Glare	All activities shall be undertaken to avoid glare (light reflection) and light spill beyond the boundary of the site.	Site lighting will be designed and installed to ensure that there is no glare or lightspill beyond the boundary of the site. Lighting will be consistent with that in established residential areas occupied by residential activities, including retirement villages.
4A 2.1.1(m) Vibration	Any activity that would cause vibration shall be managed and controlled in such a way that no vibration is discernible beyond the boundaries of the site.	Once the retirement village is completed and occupied there will be no vibration at or beyond the boundary of the site. Management of any vibration effects during earthworks and building construction will be subject to appropriate consent conditions.
4A 2.1.1(n) General Rules	Compliance with all matters in the general Rules - see Chapter 14	Refer Table 2 below.

TABLE 2: COMPLIANCE AUDIT – GENERAL RULES

Permitted Activity Condition	Requirement	Comment
14A Transport	Conditions relating to vehicle access, crossing separation distances, access design, separation from intersections, manoeuvring space, car parking, cycle parking and rubbish collection.	For detailed assessment refer to the Transportation Assessment Report - Appendix 5 to the AEE - Section 5 “District Plan Provisions”. Compliance is confirmed with all the applicable conditions.
14B Signs	Maximum face area 1m ² .	There will be signs at each entry displaying the name “Summerset”. These will have a face area of about 2.5m ² and therefore exceed the 1m ² permitted activity condition. For an image of the proposed sign refer Visual Location 9 in the “Visual Impact Assessment” (Appendix B to the Landscape Report) - which is attached as Appendix 9 to the AEE. The image is of the proposed Military Road entrance. Consent will be required under Rule 14B 2.4
14I Earthworks	Natural ground level not to be altered by more than 1.2m and maximum volume of 50m ³ per site.	Consent is required under Rule 14I 2.2.1
14C 2.1(e) Noise	The maximum sound level shall not exceed L _{max} 75dba during the hours 10.00pm-7.00am measured anywhere within a residential activity area.	Will comply.
14C2.1(f) Noise	All construction, demolition and maintenance shall comply with NZS 6803P “Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work”	Will comply. To be addressed in Construction Noise Management Plan to be secured by consent condition,