

**G08-14 CONCEPT PLAN –  
SELWYN HEIGHTS RETIREMENT VILLAGE,  
42 HERD ROAD, HILLSBOROUGH**

**DOMINANT ACTIVITY: RETIREMENT VILLAGE**

**ZONE: SPECIAL PURPOSE 1**

Explanation

The 5.53 hectare site is situated within a residential neighbourhood, bordering Monte Cecilia Park (while across Herd Road is an open space area designated as a future transport corridor). The dominant activity is an integrated retirement village, with associated hospital and healthcare services.

The site has a southern aspect overlooking the Manukau Harbour.

A retirement village such as this is intended to provide for a range of accommodation types for the elderly such as self-contained individual/independent units apartments, serviced apartments, and rest home/hospital beds.

Communal facilities such as the chapel, dining facilities, recreation and social/community facilities, outdoor spaces, and ancillary retail and administration services are considered suitable as integral elements of the dominant activity, as is the provision of care facilities.

There is a single Concept Plan Diagram G08-14 for the site. This plan identifies the development controls for the site, relating to building platforms, height, landscaping, yards, parking standards, tree protection, access and heritage.

This Concept Plan acknowledges the significance of the amenity and outlook from the adjacent Monte Cecilia Park, through suitable building setbacks, controls on height, and the provision of view shafts across the site. Although it is also noted that the Pah Homestead (located in Monte Cecilia Park) and Monte Cecilia Park are well screened from the subject site by the natural topography, orientation of that property and the significant protected trees within both sites along the ridge to the north of the Selwyn Heights site.

*Given the site's proximity to the historic Pah Homestead (located in Monte Cecilia Park), and its associated historic access, which has been identified as bisecting the northeastern portion of the site, a heritage assessment was undertaken. This assessment specifically identified the historic stone gate pillars on the site's Pah Road frontage and four areas where physical remnants of the access exist. The assessment also identified that remnants of the access may exist beneath currently formed/paved surfaces on the site.*

*The former carriageway alignment and associated vegetation is also of significance with or without physical remnants being in existence. Correspondingly, the physical/archaeological remains of this access, the former alignment and the gate posts at the Pah Road frontage is specifically protected by the Concept Plan through the identification of areas of archaeological significance and limitations on the development of new buildings.*

**PERMITTED ACTIVITIES**

- Retirement Village
- Rest Home
- Hospital and Healthcare Services
- Care centre (including outpatient care)
- Chapel
- Ancillary Activities to Permitted Activities, including but not limited to: Administration Offices; (Car) Parking Areas; and Retail
- Additions and alterations to existing buildings, which comply with the development controls for the Concept Plan, provided that the gross floor area of the existing building does not increase by more than 10%, and the building height does not exceed 10m
- The removal of those trees identified on Schedule A to Concept Plan G08-14, subject to Rule 9

**RESTRICTED DISCRETIONARY ACTIVITIES**

- The construction of any new building for a permitted activity in the identified building location areas on the Concept Plan
- Additions and alterations to existing buildings in the identified building location areas not otherwise a permitted activity

- Works within areas identified as being areas of archaeological significance, except that a consent will not be required for the maintenance of existing paved surfaces.

Consistent with Clause 4.3.2.6 of the District Plan, except as provided for by Section 94C (2) of the Act, the above restricted discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

## **DEVELOPMENT CONTROLS**

All development is subject to the development controls contained in Clause 10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES of the Plan, except where otherwise specified below.

### 1. Building Location

Building development is limited to those areas illustrated on Concept Plan Diagram G08-14.

#### Explanation

*Building platforms are identified on the Concept Plan as being areas suitable for further building development. Those parts of the site where buildings platforms are not identified relate to: the maintenance of access and circulation; activity buffers (yards); and the possible former alignment of the historic access to the Pah Homestead.*

### 2. Maximum Height

The maximum heights are shown on the Concept Plan Diagram G08-14

With the exception of that part of the site identified as having an 8m height limit, the heights identified relate to the height to the underside of eaves of prospective buildings, above which a further 3m height is provided for to accommodate roofs, machinery rooms/plant, lift and stair overruns.

#### Explanation

*The use of a control that relates to the underside of eaves as a maximum height in conjunction with an allowance to the top of a building's roof is designed to reflect the potential floors/storeys that are attainable for the Dominant Activity, as well*

*as to allow for the varied development of roof form throughout the site.*

*The identification of height controls in the Concept Plan has been developed in response to the existing and prospective site contours, so that proposed taller development is embedded within the site and set against the taller presence of the crater rim/ridge and its associated protected vegetation cover to the north, and northwest.*

*A four storey maximum height at the corner, stepping down to three storeys is proposed for future buildings towards the south, and east of the site, to define the street / corner and create a unity of development along the site's street frontages along Queenstown and Herd Roads in conjunction with vegetated frontages.*

*The Concept Plan retains an 8m maximum height (as per the existing Residential 6a provisions) where the site has its common boundaries with residentially zoned land.*

### 3. Maximum Building Coverage and Maximum Paved Impermeable Surfaces

Maximum Building Coverage	36%
Maximum Paved Impermeable	32%

#### Explanation

*The building coverage control in conjunction with the paved impermeable surface control provides for the spacious layout of the site, while enabling the provision of sufficient pathways within the site for ease of movement (pedestrian, mobility vehicle, and vehicular movement).*

*The extent of paved impermeable surfaces provided for also reflects the site contour and the likelihood of basements extending beyond the footprints of buildings.*

*Where portions of the basement parking structures are located outside a building platform, either above or below ground, it is intended that hard and soft landscaping occur above these structures. In addition where basements extend above adjacent natural ground it is proposed that planting will soften the interface between the exposed basement and the pedestrian. This measure will also enhance the planted residential character of the site.*

*Correspondingly, the extent of paved impermeable surface provided for takes into account that although some basement parking areas are located below ground and landscaped above, they will technically be considered as paved impermeable surfaces.*

#### 4. Landscaping & Minimum Landscaped Permeable Surface

Minimum Landscaped Permeable Surface 32%

Any land not covered by buildings, at grade car parking, and pedestrian or vehicle access shall be landscaped and maintained to create and preserve a good standard of visual and passive recreational amenity for the residents of the retirement village, surrounding residents, and users of the adjacent Monte Cecilia Park.

##### Explanation

*A range of external spaces is provided for residents (reference to Concept Master Plan/Landscape Plan) to complement their internal and balcony / terrace living environment. These spaces include three large open spaces related to: the bowling green /chapel; western courtyard (above basement); and eastern courtyard as well as smaller garden and courtyard areas located about the site providing residents with accessible open space in proximity to their unit. Seating providing a variety of congregational as well as more secluded opportunities for residents shall be incorporated within the landscape design.*

#### 5. Activity Buffers

Yards shall be in accordance with the minimum dimensions shown on the Concept Plan Diagram G08-14 and shall be landscaped in accordance with Rule 4 above.

In addition, except where required for pedestrian or vehicle access, planting to a minimum depth of 2m, designed to provide an appropriate level of visual privacy and screening, shall be provided where the site boundary is adjacent to the road, or abutting residential or open space zoned land.

##### Explanation

*Imposing a separation of activities by distance is designed to avoid, remedy or mitigate any*

*perceived adverse effects that a facility operating in a special purpose zone may have on residential and open space zoned land. Physical separation is the easiest method to ensure the distancing of residences and public places from potential and actual impacts associated with such activities. Such effects may include dust, dirt, litter, lights, signs, buildings or activities, service areas, etc.*

*Planting within separation distances assists in reducing the hard-edged impact of paved surfaces, used for parking or storage. It is also important to maintain visual amenity in a residential neighbourhood, not only when viewed from adjacent sites but when viewed from the road.*

*The yards developed in the Concept Plan Diagram have considered the nature of the proposed activity within the retirement village, and the corresponding nature of the surrounding residential, place of worship, or open space activities undertaken on the site's common boundaries in conjunction with the screening provided through required and retained planting, and fencing within the Retirement Village.*

#### 6. Private Open Space

In situations where there are self contained residential units within the retirement village, each residential unit shall comply with either (i) or (ii) below:

- (i) have an outdoor living area complying with the following:
  - An exclusive minimum area of 25m<sup>2</sup> at ground level with a minimum dimension of 3 metres, being accessible from the unit to which it relates; or
  - A balcony with an area of not less than 8m<sup>2</sup> and a minimum width of 1.6 metres which has convenient access from a habitable room; or
  - A roof-top space with a minimum area of 10m<sup>2</sup> and a minimum width of 2 metres which has convenient access from a habitable room;
- (ii) have an outlook area complying with the following:
  - 80m<sup>2</sup> with a minimum dimension of 6 metres, where 50% of the outlook area must be contained within the site to which it

relates and 50% may be over a road, public open space or harbour.

Buildings, parking spaces, vehicle access or manoeuvring areas shall not obstruct private open space and outlook areas.

#### Explanation

*It is acknowledged that residents of such developments do not require large private open space areas for recreation purposes, however, a level of on-site amenity must still be provided by way of small garden spaces, balconies, or outlook areas where there is no access to such spaces at ground level. In some situations, appropriate communal spaces will assist in providing on-site amenity for residents. It is noted that an area is still required for clothes drying, storage, and rubbish facilities.*

*These standards reflect the Private Open Space requirements for Retirement Villages in Residential Zones, in the District Plan.*

#### 7. Parking

Parking for new development shall be required at the following standards. Where not otherwise listed below the provisions of Part 12 shall apply.

##### Retirement Village

- 1 space per five rest home/hospital beds, plus
- 1 space per three serviced studio/one-bedroom independent units/apartments, plus
- 2 spaces per three two-bedroom independent units/apartments, plus
- 1 space per five independent units/apartments for visitors, plus
- 1 space per two employees (maximum on site at any given time, and includes staff for all ancillary activities: such as retail, chapel or healthcare).

The layout of parking spaces and manoeuvring areas shall comply with the provisions of the District Plan as specified by Rule 12.8.1.

Stacked parking shall be permitted.

#### Explanation

*Research undertaken within New Zealand by The Institution of Transportation Engineers and Transfund New Zealand, in conjunction with The*

*Road and Traffic Authority of New South Wales in Australia, has identified that the parking demands associated with retirement villages of a similar nature as Selwyn Heights is less than that required by the provisions of Part 12 for such activities. Accordingly, this parking standard has been adopted for this Concept Plan.*

*The parking standards for ancillary and associated activities correspond to the staffing of these facilities, as such facilities are provided for residents of the Retirement Village only.*

#### 8. Access

The location of the major and minor access/egress points are shown on Concept Plan Diagram G08-14.

More specifically the eastern and western vehicle crossings located on Korma Road are a maximum of 3m wide respectively.

The vehicle crossing to Herd Road is 12m wide: providing for a two lane (6m wide) egress; a single lane (4.5m wide) ingress; and a mid (pedestrian) refuge of 1.5m.

#### Explanation

*The respective vehicle crossings will service the respective facilities to be developed on the site, with the Korma Road crossings enabling efficiencies relating to the layout of parking and maintaining a more residential scale to the streetscape. The Herd Road vehicle crossing is of a scale consistent with the existing access arrangement to service the balance of the site in a safe and efficient manner.*

#### 9. Tree Protection

Trees specifically identified on the schedule to Concept Plan Diagram G08-14 (A) are exempt from the tree protection provisions of Clause 5C.7.3.3C, and may be removed within one year of building consent approval associated with the development of that part of the site adjacent.

Those remaining trees that qualify for general protection (pursuant to Clause 5C.7.3.3C) will require consent as a Restricted Discretionary Activity for any works within their dripline, or for their removal, pursuant to Clause 5C.7.3.3C, and in addition to the criteria set out in this rule, will

also be subject to those specific criteria set out in this Concept Plan.

#### Explanation

*Each tree on the property has been surveyed and assessed with regard to its arboricultural merit and contribution (individually or as a grouping) to the character and amenity of the property and the surrounding environment. Further to this, those trees identified for 'exemption' either fall within a likely building or basement platform, or are of a nature/species that does not contribute to or complement the landscape aesthetic and more intensive residential activity anticipated for the site.*

*At the time of the removal of the 'exempt' trees (relative to the redevelopment of the respective part of the site) further planting will be required to be implemented.*

*The further assessment criteria required to be considered for the removal and works within the dripline of any remaining generally protected trees recognises their particular amenity value, in respect of scale, as well as heritage attributes relative to the particulars of the site, and their contribution to the mitigation of the built form enabled by the Concept Plan.*

### **CRITERIA FOR ASSESSING APPLICATIONS FOR RESOURCE CONSENT**

Any activity nominated as a restricted discretionary activity on the Concept Plan will be assessed against the following criteria:

#### **Landscaping**

A detailed landscape plan (including hard and soft landscape design) is required to be submitted in conjunction with any application for any new building. This plan shall show how the proposals for the particular building integrate with the overall site development as well as providing detail as to the landscape works associated with that individual stage of development. This shall include information and assessment in respect of:

- Hard and soft landscape treatment of developments shall be provided in a manner that will enhance the visual appearance of the

development, including around parking areas, basements, service areas, and at the site boundaries as well as create amenity and useable space for residents;

- Paved surfaces shall be differentiated in respect to paving materials relative to their function;
- On-site tree planting adjoining public roads shall enhance the character of the streetscape;
- Appropriately scaled planting shall be used to soften the scale of facades, where relevant, and visually integrate the development with surrounding residential or open space zoned sites so as to not detract from the amenities of such sites; and
- Wherever possible, and appropriate, any existing trees and mature planting shall be retained.

#### **Building scale and form**

- New developments shall be consistent with the Concept Plan heights and cognisant of the scale of other buildings in the immediate streetscape and adjoining buildings on neighbouring properties. Particular attention shall be paid to the interface of buildings at the perimeter of the site with immediately adjoining residential sites. Where larger buildings are inserted in areas with smaller buildings, the publicly visible facades of the new buildings shall be articulated and detailed to mitigate the possible perception of unsympathetic bulk, and the landscape yards used to create an interface between the new building and existing neighbours;
- Individual buildings are to be articulated to avoid overly long continuous facades without vertical or horizontal relief. This may include the stepping of individual buildings vertically and in profile, and include connections via glazed elements an/or alignment forward or back of the line of the façade to break up scale and potential dominance/solidity.
- The scale of the development shall be consistent with the development controls for the Concept Plan;
- Where buildings abut public open space, including road corridors, they shall not dominate such spaces but address them;
- The site layout and access to the on-site communal facilities/services shall be designed having regard to the particular mobility restrictions and needs of the elderly or disabled;
- The extent to which new development complements other buildings on the site, and

forms a transition in scale to larger buildings in the centre of the site;

- The extent to which the design of the pedestrian interface of new buildings - both architecturally and in terms of landscape - within the site provide human scale and maintain a high level of internal amenity;
- The extent to which strong expression of pedestrian entries to buildings enhances the feeling of an individual address and residential amenity;
- The appropriate use of materials, colour and planting to complement the surrounding residential environment; and
- Whether the use of architectural form, layout, design and detailing maintains the privacy of adjacent residential buildings and their outdoor living spaces.

#### **Site facilities**

- Solid waste storage facilities (including adequate space for both recycling, general waste bins and on-site collection) shall be provided on-site and appropriately located and/or screened /planted to avoid any adverse visual impact from the road and from within the development. Refer to Clause 7.8.1.11.

#### **Site layout**

- The layout of buildings, parking and vehicle circulation areas shall ensure that the effects of the proposal are internalised on the site, and do not impact on the adjoining roads or adjacent sites.

#### **Stormwater**

- On-site stormwater conservation measures should be incorporated where appropriate, including rainwater harvesting devices, site landscaping, and rain gardens.

#### **Master Plan**

- To assist in the application of the preceding criteria, a Concept Master Plan /Landscape Plan shall be provided as part of a resource consent application for individual buildings (or groups of buildings) in order to provide the context within which these applications should be considered.

#### **Additional criteria for consideration of applications for works within areas identified as being areas of archaeological significance**

- The extent to which alignment of the historic Pah Homestead carriageway access is affected; and
- The extent to which elements of heritage/ archaeological significance located along the alignment of the access route can be retained.

#### **Additional criteria for consideration of applications for the removal of trees not otherwise exempt by Rule 9 above**

- The extent to which the tree contributes towards significant historic and landmark value of the site and neighbourhood due to their species, location and form;
- The extent to which the tree contributes to the visual amenity of the site and immediate neighbourhood characteristics; and
- The extent to which the tree contributes to the amenity value of the site relative to screening or beautification functions.