GRZ - General Residential Zone

Precinct 1: The Orchards Retirement Village Character Precinct

These rules only apply within The Orchards Retirement Village Precinct as shown on GRZ Precinct 1 Figure 1: Orchards Retirement Village Indicative Concept Plan. Where there is no applicable rule or standard in PREC1 for an activity, the activity will be assessed against the considerations of the underlying GRZ – General Residential Zone chapter.

PREC1 Rules

All buildings and activities within The Orchards Retirement Village Character Precinct shall comply with all General Residential Zone and District-wide permitted activity standards, except where the following rules apply.

PREC1-R1	**Independent residential units, buildings and land for advanced residential health care, recreational and communal facilities, ground maintenance, and ancillary activities**
	1. Activity status: **Controlled** Where: a. Compliance is achieved with: i. PREC1-S1; ii. PREC1-S2; iii. PREC1-S3; iv. PREC1-S4; v. PREC1-S5; vi. PREC1-S6; vii. PREC1-S7; viii. PREC1-S8; ix. PREC1-S9; x. PREC1-S10; xi. PREC1-S11; xii. PREC1-S12; and xiii. PREC1-S13. Matters of control: 1. The design, scale, and appearance of all buildings. 2. Minimum floor areas for residential units. 3. Building coverage for the site as shown in the Indicative Concept Plan in GRZ Precinct 1 Figure 1. 4. The provision of adequate supply of water for firefighting in accordance with the Code of Practice SNZ PAS 4509:2008. 5. The provision for and method of stormwater collection and disposal.

		6. The provision of wastewater disposal. 7. The location of buildings with respect to site boundaries and each other. 8. The provision of outdoor living courts. 9. The provision of outdoor storage and service areas, including bin storage and collection. 10. Roading and the provision of access and parking spaces. 11. The provision for safe pedestrian and cycle access throughout the site. 12. The provision of landscaping, screening, and open space. 13. Noise and vibration management. 14. Lighting. 15. Signage. 16. Staging of development. 17. Odour. 18. Sediment and dust management. 19. Financial contribution as set out in FC – Financial Contributions. 20. Reverse sensitivity effects.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with one or more of the standards PREC1-S1 to PREC1-S13. Matters of discretion: 1. The effects of non-compliance with the relevant standard, and the matters of discretion of any standard that is not met.
		3. Activity status: **Discretionary** Where: a. The activity is any other activity including any commercial or retail activity that is not a Controlled, Restricted Discretionary, or Non-complying activity in PREC1 Rules (1), (2), or (4).
		4. Activity status: **Non-complying** Where: a. The activity is any residential development within The Orchards Retirement Village Character Precinct that is not provided for as a Controlled activity in the standards PREC-S1 to PREC-S13.

Standards

All buildings and activities within The Orchards Retirement Village Character Precinct shall comply with all General Residential Zone and District-wide permitted activity standards, except where the following rules apply:

PREC1-S1	Number of residential units, beds, and employees
1. The total number of independent residential units (including stand-alone, duplex and terrace dwellings but excluding advanced residential care facilities) shall not exceed 180. 2. Advanced residential care facilities shall not exceed 120 beds. 3. There shall be no limit to the number of persons (full-time equivalents) employed in The Orchards Retirement Village provided that: a. The number of persons employed to deliver the on-site services are necessary to the operation of The Orchards Retirement Village. b. Parking requirements shall be met in accordance the requirements set out in TR – Transport. Matters of discretion: 1. The effects of non-compliance with the standard.	
PREC1-S2	**Minimum setbacks and separation distances**
1. Buildings within The Orchards Retirement Village Character Precinct shall be subject to the following building setbacks, as shown on the Indicative Concept Plan (GRZ Precinct1 Figure 1): a. Boundaries 1, 2, and 7: 5m b. Boundaries 3, 4, 8, and 9: 7.5m c. Boundaries 5 and 6: 10m. 2. Minimum separation distance between independent dwelling units is 4.5m, except in the case of attached duplexes or terraced dwellings where there is no minimum separation distance requirement for their common walls. Matters of discretion: 1. The effects of non-compliance with the standard.	
PREC1-S3	**Maximum height**
1. The maximum height of buildings above ground level is 10m, except within 25m of Boundary 3 as shown on the Indicative Concept Plan (GRZ Precinct 1 Figure 1) where the maximum building height shall be 5m.	

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC1-S4	Building design

1. The advanced residential care facility must include doors, windows, building modulation or other architectural detail for no less than 50% of its total façade.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC1-S5	Noise

1. To minimise the penetration of airborne noise emanating from winery activities on Lot 1 DP 367619 (held in Record of Title 274645), any part of an exterior wall or roof of a bedroom or other room intended to be used for night-time sleeping that:
   a. faces (is parallel to the boundary +/- 60 degrees) Boundary 3 as shown on the Indicative Concept Plan (GRZ Precinct 1 Figure 1); and
   b. is within the Noise Insulation Area as shown on the Indicative Concept Plan (GRZ Precinct 1 Figure 1) shall be designed, constructed, and maintained to meet the following standardised airborne sound level difference (outdoor to indoor) as defined in AS/NZS1276:1999 Acoustics-Rating of sound insulation in buildings and of building elements Part 1: Airborne sound insulation:

      $D_{2\ metres\ nT.w} + C_{tr} > 25$ dB

   c. Compliance shall be demonstrated by providing to the Council an acoustic design certificate from a suitably qualified acoustic engineer prior to the construction of any room subject to this standard, demonstrating that the above noise insulation requirement will be achieved.

Note 1: When assessing compliance with the noise insulation standard, it must be assumed that the noise emitted from Lot 1 DP 367619 (held in Record of Title 274645) meets the permitted activity noise standard in the District Plan or, where a resource consent authorises the noise, the relevant conditions on that resource consent.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC1-S6	Maximum building coverage

1. The overall building coverage of The Orchards Retirement Village Character Precinct shall not exceed 26% as shown on the Indicative Concept Plan (GRZ Precinct 1 Figure 1).

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC1-S7	Outdoor living areas

1. Each independent residential unit shall provide exclusive paved outdoor living court (including any covered outdoor space) as follows:
   a. Villas: at least 15m^2
   b. Terraces: at least 6m^2

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC1-S8	Wastewater disposal

1. Buildings requiring wastewater disposal shall be connected to the reticulated sewerage system in accordance with the standards set out in SUB – Subdivision.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC1-S9	Stormwater disposal

1. Stormwater from buildings and hard surfaces within The Orchards Retirement Village Character Precinct shall be managed and attenuated on-site using water sensitive urban design measures such that pre-development peak flow and total discharge from the site is not exceeded post-development, and all stormwater shall be disposed in accordance with the standards set out in SUB – Subdivision.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC1-S10	Private roads, vehicle crossings, cycle parking, car parking areas,

1. All private roads with The Orchard Retirement Village Character Precinct shall comply with the following standards:
   a. Minimum width formation:
      i. 5.5m with a footpath on one side for primary internal roads
      ii. 3m with pedestrian shared in the movement land for secondary roads
      iii. Passing opportunities every 50m on secondary roads.
   b. Shall be located as generally shown in the Indicative Concept Plan (GRZ Precinct 1 Figure 1).
2. All vehicle crossings to an independent residential unit, accessed from a public road, shall comply with the standards in TR – Transport.
3. Any staff cycle parking areas provided shall be secured and covered and be visible from communal buildings on the site.

4. A contiguous carparking area shall contain no more than 15 parking spaces and associated access and manoeuvring areas.
5. Parking spaces for independent residential units shall be provided within The Orchards Retirement Village Character Precinct as follows:
    a. Villas: at least 1 parking space off-street
    b. Terraces: at least 1 parking space either off-street or on-street.
6. Parking spaces for Advanced Residential Care Facilities shall be provided within The Orchards Retirement Village Character Precinct and meet the parking space requirements set out in TR – Transport.
7. Parking spaces for non-residential activities shall be provided within The Orchards Retirement Village Character Precinct to meet the demands generated by the activity or building. This can be provided either as formed off-street or on-street parking spaces.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC1-S11	**Screening and landscape treatment**

1. All screening and landscape treatment within The Orchards Retirement Village Character Precinct shall comply with the following standards:
    a. Any commercial storage, bin storage or service area shall be screened. The screening shall be no less than 1.5m in height, comprising either a planted buffer, or a fence or wall with 40% visual permeability.
    b. Not less than 10% of the common areas within The Orchards Retirement Village Character Precinct shall be planted with shrubs of a minimum height of 200mm in general accordance with the Indicative Concept Plan in GRZ Schedule 1 Figure 1.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC1-S12	**Signs**

1. Any permanent sign shall be permitted provided it complies with the following standards:
    a. A maximum of three signs per frontage with the public road, with a total face area per sign of no more than $4m^2$.
    b. The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.
    c. Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
    d. All signs must comply with the sight distance requirement in GRZ Precinct 1 Figure 1.

e. No sign shall be located where is conceals the visibility of an existing official sign or traffic-controlling device.

f. No sign shall use reflective materials, or be illuminated, flashing, or moving.

Matters of discretion:

1. The effects of non-compliance with the standard.

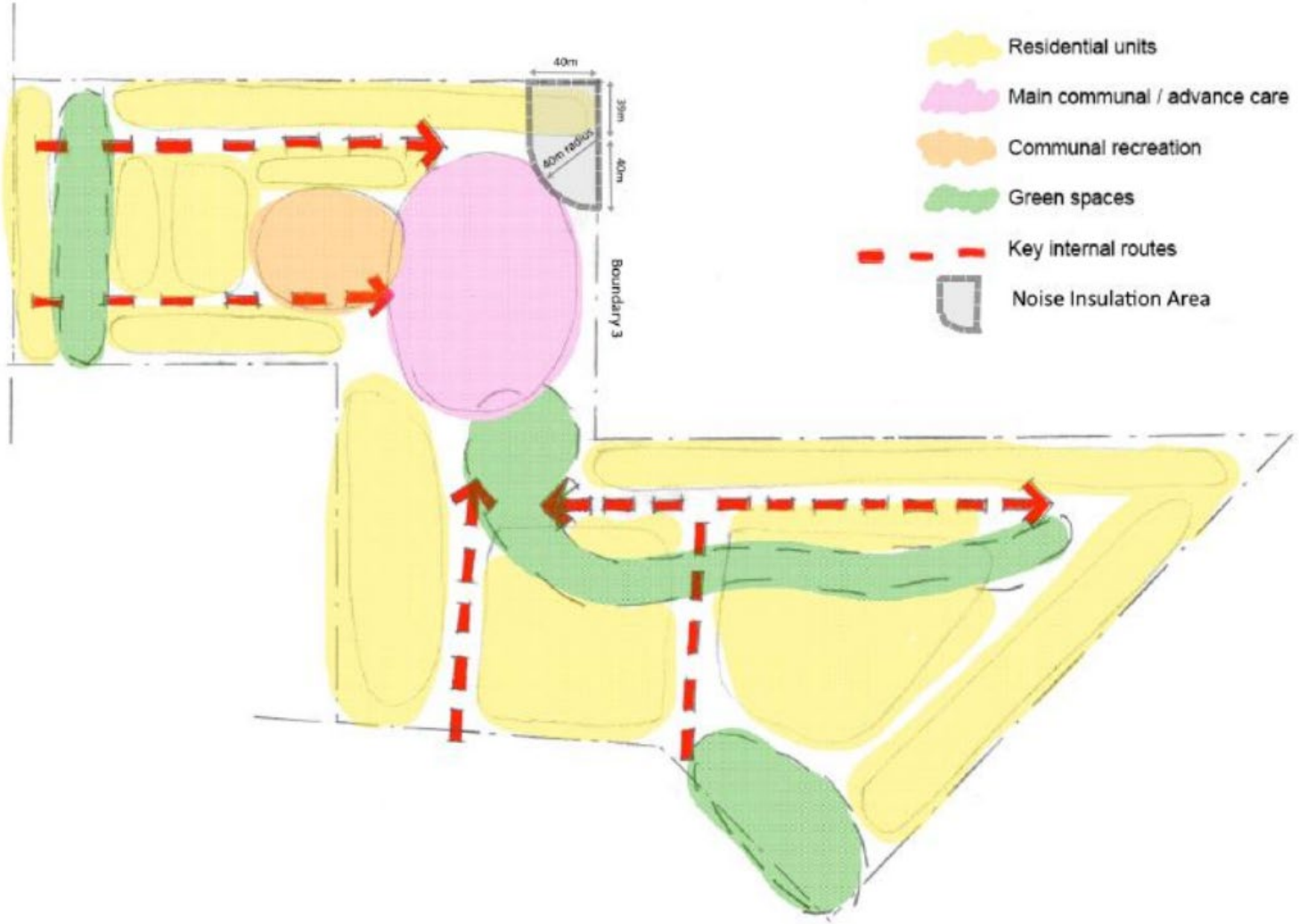
PREC1-S13	**Non-residential activities**

1. All non-residential activities within The Orchards Retirement Village Character Precinct shall be ancillary to the operation of the retirement village.

Matters of discretion:

1. The effects of non-compliance with the standard.

GRZ Precinct 1 Figure 1: Orchards Retirement Village Indicative Concept Plan



GRZ - General Residential Zone

Precinct 2: Greytown Development Precinct

These rules only apply within the Greytown Development Precinct as shown on GRZ Schedule 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan). Where there is no applicable rule or standard in PREC2 for an activity, the activity will be assessed against the considerations of the underlying GRZ – General Residential Zone chapter.

The Greytown Development Precinct Structure Plan provides the framework to facilitate an integrated approach to residential development and subdivision, promotes the efficient use of infrastructure and avoids, remedies, or mitigates potential adverse effects on natural and physical resources in the area now known as the Greytown Development Precinct and identified in the attached GRZ Precinct 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan).

PREC2 Objectives

PREC2-O1	
Derived through both design principles and consultation, the Greytown Development Precinct Structure Plan has the following objectives: a. Integrated resource management across land in different ownership. b. Provision of certainty to landowners and Council. c. The setting of the general layout and form of development recognising owner preferences where possible. d. Achievement of good urban design. e. Coordinated infrastructure provision. f. Setting the level of financial contributions by quantifying the costs of infrastructure, identifying who is responsible for those costs and timeframes. g. Meeting Councils Section 32 of RMA duties by assessing costs, benefits, and alternatives. h. Development that is consistent with the design adopted by the Structure Plan. i. Maintaining Greytown's 'village' and heritage character. j. Maintaining Greytown's landscape character through features including large/mature trees, vegetation, gardens, reserves, and openness. k. Providing for efficient transport connections – enhance how roads, footpaths and walkways and cycling networks work together and link to existing networks including access to buses and trains.	

l. Allowing for diversity within the area.

PREC2 Policies

PREC2-P1	Subdivision and development in the Greytown Development Precinct
To manage the form and pattern of subdivision and development within the Greytown Development Precinct to achieve the objectives of the approved Structure Plan for the area.	

PREC2 Standards

All buildings and activities within the Greytown Development Precinct shall comply with all General Residential Zone and District-wide permitted activity standards, except where the following standards apply:

PREC2-S1	Vehicle, cycle, and pedestrian connectivity

1. A central ‘spine’ (collector) road, providing for vehicular, cycle, and foot traffic shall connect West Street to Mole Street, with connection points across property boundaries in the locations shown on GRZ Precinct 2 Figure 1: Greytown Development Area Structure Plan (Layout Plan)
2. The ‘spine’ road shall be designed to the standards set out in GRZ Precinct 2 Figure 3: Greytown Development Precinct Structure Plan (Cross Section 1 Spine (Collector) Road).
3. The ‘spine’ road is named “Farley Avenue” in recognition of the historic connection to the Farley Family have with the land, as previous owners, and the location of the Farley Oak tree on West Street near the entrance to the ‘spine’ road.
4. The existing access into the Greytown Development Precinct from West Street (connection point of the ‘spine’ road onto West Street) shall have a minimum legal road width of 17 metres as outlined in in GRZ Precinct 2 Figure 2: Greytown Development Precinct Structure Plan (Road Plan Cross Section AA).
5. Vehicle crossings (access points and driveways) off the ‘spine’ road on the side of the lineal reserve and water race shall be minimised to ensure the continuity of the lineal reserve and water race. Crossings of the water race shall be spaced at a minimum distance of 90 metres, this distance is to be measured from the centre point of each proposed access.
6. Access is to be provided from the ‘spine’ road through to the extension of Westwood Avenue.
7. Side roads (local roads) shall form connections from the ‘spine’ road to Wood Street and Kuratawhiti Street, with connection points across property boundaries in locations on the

in GRZ Precinct 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan).

8. Pedestrian links shall be adequately lit with heritage types streetlights (similar to those in Westwood Avenue or the Main Street Heritage Precinct), with all lighting designed to minimize glare and light pollution to adjoining residential properties, roads, and the night sky.
9. The naming of local roads and right-of-ways within the Greytown Development Precinct should consider the list of road names available from Council upon request.
10. All scheme plans lodged for subdivision development proposals within the Greytown Development Precinct shall provide for connections to adjoining land.
11. Where a continuation of a road link across a property boundary is to be provided in the future, a temporary turnaround shall be provided, unless otherwise authorised by Council as part of a resource consent process.
12. Unless otherwise specified in this design guide, all roads, access, footpaths, and parking shall be designed in accordance with the TR – Transport chapter of the District Plan.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC2-S2	**Reserves**

1. A lineal reserve alongside the ‘spine’ road shall incorporate a branch of the Moroa Water Race and shall be provided to cater for the recreational needs of residents.
2. The lineal reserve shall be developed with facilities and amenities including a cycle/walking path, plantings of native and exotic plants and trees, lawns, spaced seating, and lighting. Only a limited number of people/vehicle access points shall be permitted to cross the lineal reserve.
3. In the long-term the bunds along the water race shall be planted and street trees shall be established to enhance of the landscape and maintain Greytown’s character.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC2-S3	**Site development**

1. Landowners and developers shall prepare subdivision development proposals that take account of the diversity of housing styles demanded by the residential housing market, so that a range of lots sizes (e.g. smaller lots to cater for single people or elderly couples, and more spacious lots for families with large areas of open space and vegetation) shall be provided within the Greytown Development Precinct.

2. Subdivisions shall be designed to incorporate the roading network and connectivity points shown on GRZ Precinct 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan).
3. Unless otherwise specified in this design guide, all development within the Greytown Development Precinct shall be in accordance with the residential development standards of the District Plan.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC2-S4	Infrastructure and services

1. All mains and services shall be located underground and within road reserve, except as specified in PREC2-S4(5) below.
2. Water supply systems shall interconnect with the ring main around Wood, Mole, Kuratawhiti and West Streets, and Westwood Avenue.
3. Primary stormwater treatment from roads and sites shall be designed to a 100-year return period and primarily managed via soak pits and/or swales.
4. The water race shall be designed and reformed to provide water retention capacity for stormwater control purposes.
5. A new sewer main through 21 Wood Street or in close proximity to that location shall be provided for and covered by an easement or similar instrument.
6. Unless otherwise specified in this design guide, all services shall be designed in accordance with requirements of the District Plan.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC2-S5	Financial contributions

1. While the existing Financial Contributions framework of the District Plan enables Council to recover funding for the actual costs of providing infrastructure (water supply, wastewater disposal, stormwater disposal), open spaces, and roads/access to the development Council, in line with recent legislative changes, Council proposes to transfer the financial contributions applicable to the Greytown Development Precinct to development levies. This will be done as part of the developing the 2018-2028 Long Term Plan under the Local Government Act. In the interim Council will continue to collect the actual cost of any upgrade to infrastructure, reserves and roads/access necessary to service the development area; and a share of the cost where additional capacity has been created in anticipation of future development through financial contributions.
2. The existing Financial Contributions framework provides the overall context for financial contributions within the Greytown Development Precinct with the actual financial

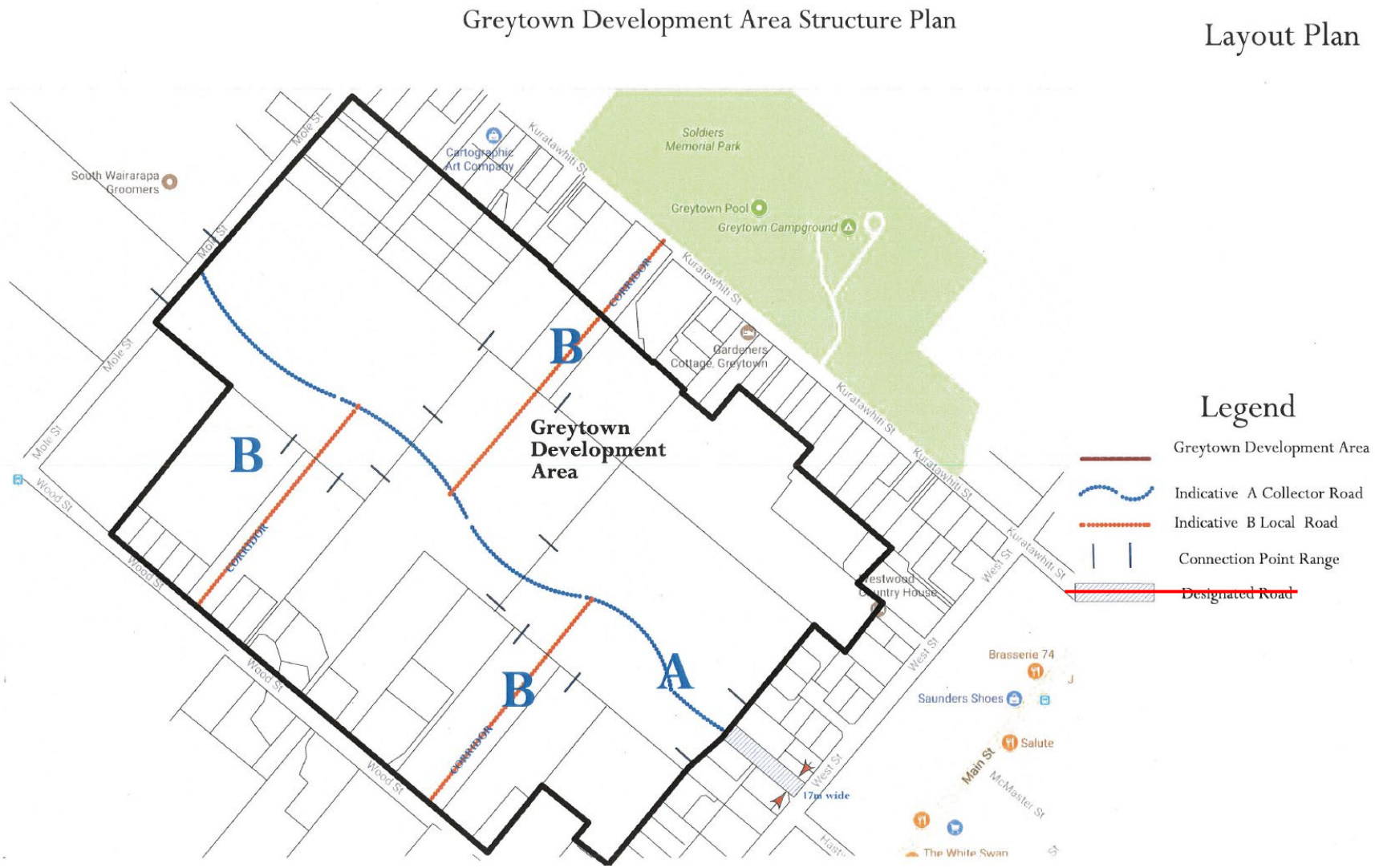
contributions amounts levied (listed below) being based on the actual costs of providing infrastructure, and the works deemed necessary to upgrade Greytown's infrastructure to service the development of the Greytown Development Precinct.

3. The following Financial Contributions will be levied in the Greytown Development Precinct:
    a. Wastewater Disposal: $10,400 (excluding GST) per allotment created [The cost of upgrading the wastewater system in Greytown was calculated at approximately $6 million plus GST. This was then divided by the maximum likely number of new residential lots within Greytown. This results in 80% of the wastewater upgrades being funded through financial contributions and 20% through rates. This funding split included the 400 additional lots in the Greytown Development Precinct.]
    b. Water: $3249 (excluding GST) per allotment created [As little upgrading of the water supply system is required to accommodate development in the Greytown Development Precinct, the existing financial contributions levied for water, as specified here, will apply.]
    c. Reserves: 3% of the land value of each allotment created (plus GST) [The total cost of the land required for the Greytown Development Precinct lineal reserve and the lineal reserve development costs including cycle/pedestrian path, landscaping and tree planting, seating and the water race relocation and formation has been calculated at approximately $710,000 plus GST. The yield of reserve contributions from 3% of the land value of the 400 additional lots in the Greytown Development Precinct is considered sufficient to enable Council to establish the lineal reserve as envisaged.]
    d. Roading: 2% of the land value of each allotment created (plus GST), plus $3260 (excluding GST) per allotment created on properties that are not providing land for either the construction of 'spine' road and/or local roads. [The total cost of upgrading the roading network around the Greytown Development Precinct, including necessary upgrades to Wood Street and Mole Street, the cost of the access off West Street and the construction costs of the increased width of the 'spine' road has been calculated at approximately $1.2 million plus GST. This was then divided by the maximum likely number of new residential lots within the Greytown Development Precinct that would not be providing land for roading (estimated at 320 lots). The roading contribution recognises the "public good" component that the 'spine' road and connecting local roads provide to the efficient functioning of the overall Greytown Development Precinct.
4. Unless otherwise specified in this design guide, Section 23: Financial Contributions of the District Plan applies to the Greytown Development Precinct.

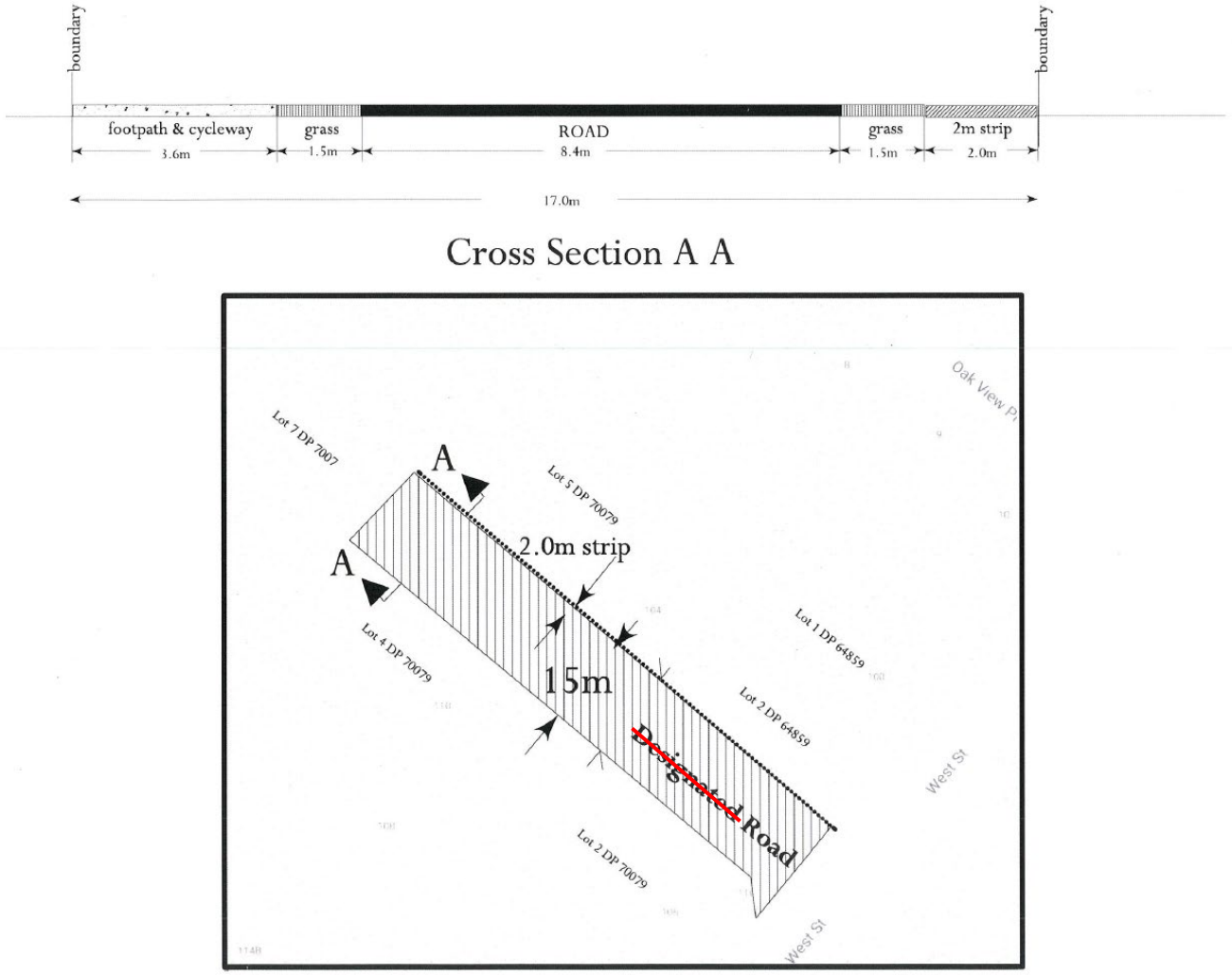
Matters of discretion:

1. The effects of non-compliance with the standard.

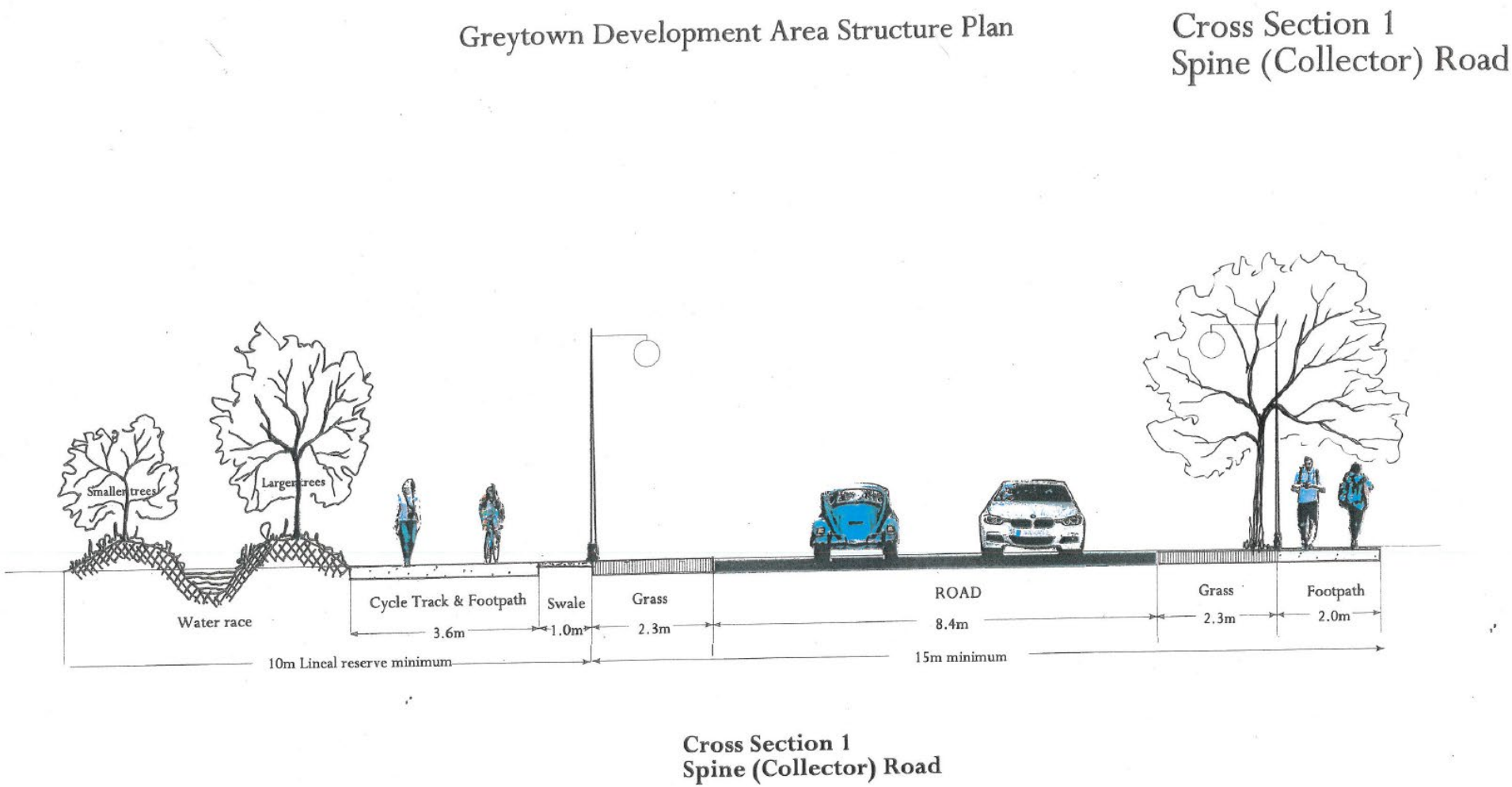
GRZ Precinct 2 Figure 1: Greytown Development Precinct Structure Plan (Layout Plan)



GRZ Precinct 2 Figure 2: Greytown Development Precinct Structure Plan (Road Cross Section AA)

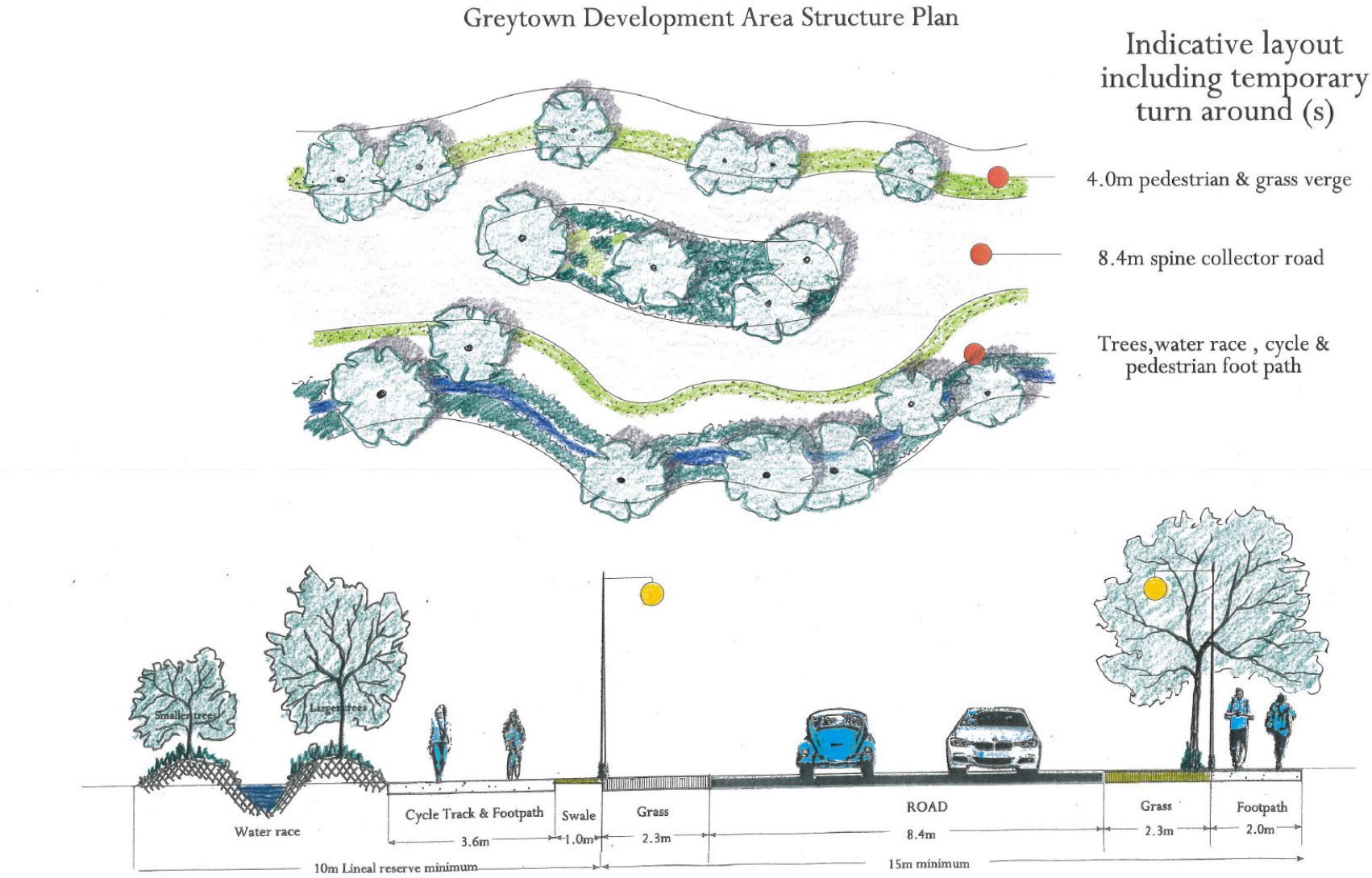


GRZ Precinct 2 Figure 3: Greytown Development Precinct Structure Plan (Cross Section 1)



Cross Section 1
Spine (Collector) Road

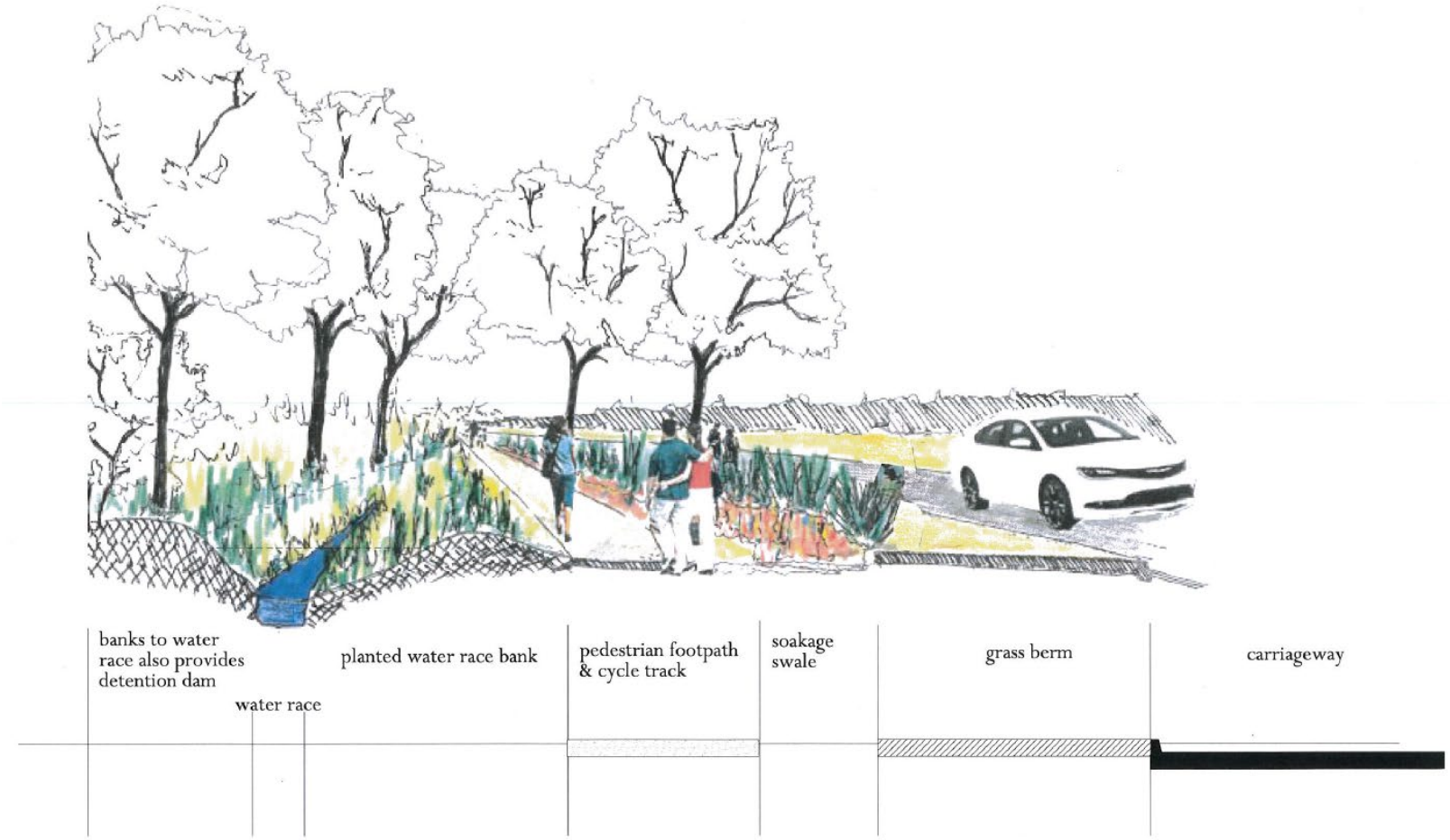
GRZ Precinct 2 Figure 4: Greytown Development Precinct Structure Plan (Indicative Layout)



GRZ Precinct 2 Figure 5: Greytown Development Precinct Structure Plan (Landscape Perspective Plan)

Greytown Development Area Structure Plan

Landscape Perspective Plan



GRZ - General Residential Zone

Precinct 3: Cashmere Oaks Development Precinct

These rules only apply within the Cashmere Oaks Development Precinct as shown on GRZ Precinct 3 Figure 1: Cashmere Oaks Precinct Outline Development Plan. Where there is no applicable rule or standard in PREC3 for an activity, the activity will be assessed against the considerations of the underlying GRZ – General Residential Zone chapter.

PREC3 Policies

PREC3-P1	Development in the Cashmere Oaks Development Precinct
Provide for the development and operation of a retirement village on the land identified as the Cashmere Oaks Development Precinct in GRZ Precinct 3 Figure 1: Cashmere Oaks Outline Plan, subject to such environmental standards as necessary to avoid, remedy, or mitigate any adverse effects.	

PREC3 Rules

PREC3-R1	Construction and operation of a retirement village
	1. Activity status: **Restricted discretionary** Where: a. The activity meets the specifications of GRZ Precinct 3 Figure 1: Cashmere Oaks Outline Development Plan; and b. Compliance is achieved with: i. PREC3-S1; ii. PREC3-S2; iii. PREC3-S3; iv. PREC3-S4; and v. PREC3-S5. Matters of discretion: 1. The design, scale, and appearance of all buildings. 2. The provision of adequate supply of water for firefighting in accordance with the Code of Practice SNZ PAS 4509:2008. 3. The provision of water supply, wastewater disposal, and stormwater collection and disposal, utilities. 4. Roading, traffic, road safety, access, and car parking, specifically including: i. Improvements and alterations to existing roads;

		ii. Safety improvements to the intersection of State Highway 2 and Cashmere Oaks Drive; iii. The provision of public transport facilities and infrastructure; iv. The provision of safe pedestrian and cycling access and connections to existing transport corridors, including State Highway 2, and within the site; v. The management of construction traffic effects 5. Landscaping, screening, and open spaces. 6. Signage. 7. Earthworks, sediment, and dust management. 8. Financial contributions. Notification: An application for resource consent under this rule is precluded from public notification. Limited notification must at least include notice of the application to Waka Kotahi NZ Transport Agency. Assessment criteria: 1. The ability of the proposal to integrate with surrounding land uses, with regard to: i. Fencing and boundary treatments ii. Connectivity, including the configuration and location of pedestrian pathways, cycleways, and vehicle accesses. 2. Creation of visual quality and variety as assessed from the public realm through the separation of buildings, building orientation, and in the use of architectural design, detailing, glazing materials, colour, and landscaping. 3. The extent to which the development is consistent with the indicative GRZ Precinct 3 Figure 1: Cashmere Oaks Precinct Outline Development Plan. 4. The safety, effectiveness, and efficiency of transport infrastructure, utilities, and services. 5. The proposed stormwater management within the site. Information to be supplied with resource consent applications made under this rule: 1. A landscape plan showing the proposed landscaping and screening treatment for the proposal. The landscape plan shall include the following: i. Street tree and amenity planting, including proposed buffer planting along the northern external boundary of the site; ii. Reserves / open space design; iii. Transport network (roads, pedestrian, and cycle links); and iv. Stormwater basin and swale design.

		2. An Integrated Transport Assessment, which shall address but is not limited to: i. Improvements and alterations to existing roads; ii. Safety improvements to the intersection of State Highway 2 and Cashmere Oaks Drive; iii. The provision of public transport facilities and infrastructure; iv. The provision of safe pedestrian and cycle access and connections to existing transport corridors, including State Highway 2, and within the site; v. The management of construction traffic effects; and vi. The outcomes of consultation with Waka Kotahi NZ Transport Agency.
		2. Activity status: **Discretionary** Where: a. Compliance is not achieved with any of the standards PREC3-S1 to PREC3-S5.

Standards

All buildings and activities within the Cashmere Oaks Development Precinct shall comply with all General Residential Zone and District-wide permitted activity standards, except where the following standards apply:

PREC3-S1	**Noise and vibration standards**

Indoor railway noise

1. Within 100m of the legal boundary of a railway network:
   a. Any new building or alteration to an existing building that contains a noise sensitive activity where the building or alteration is designed, constructed, or maintained to achieve indoor design noise levels resulting from the railway not exceeding the maximum values in the following table:

Building type	**Occupation/activity**	**Maximum railway noise level $L_{Aeq(1h)}$**
Residential	Sleeping spaces	35dB
	All other habitable rooms	40dB
Health	Overnight medical care, wards	40dB
	Clinic, consulting rooms, theatres, nurses stations	45dB

; or

b. Is at least 50m from any railway network and is designed so that a noise barrier completely blocks the line of sight from all parts of doors and windows to all points 3.8m above the railway tracks; or

c. Is a single-storey framed residential building with habitable rooms designed, constructed, and maintained in accordance with the construction schedule set out in PREC3 Table 1: Construction schedule for indoor noise control.

Mechanical ventilation

2. If a building is constructed in accordance with PREC3-S1(1)(c) or if windows must be closed to achieve the design noise levels in PREC3-S1(1)(a), the building shall be designed, constructed, and maintained with a mechanical ventilation system that:

   a. For habitable rooms for a residential activity, achieves the following requirements:

      i. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and
      ii. Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
      iii. Provides relief for equivalent volumes of spill air; and
      iv. Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18oC and 25oC; and
      v. Does not generate more than 35dB $L_{Aeq(30sec)}$ when measured 1m away from any grille or diffuser.

   b. For other spaces, as determined by a suitably qualified and experienced person.

Indoor railway vibration

3. Any new buildings or alterations to existing buildings containing a noise sensitive activity closer than 60m to the boundary of a railway network:

   a. Is designed, constructed, and maintained to achieve rail vibration levels not exceeding 0.6mm/s vw,95; or

   b. Is a single-storey framed residential building with:

      i. A constant level floor slab on a full-surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and
      ii. Vibration isolation separating the sides of the floor slab from the ground; and
      iii. No rigid connections between the building and the ground.

4. A report is submitted to Council demonstrating compliance with PREC3-S1(1) to (3) above (as relevant) prior to construction or alteration of any building containing a noise sensitive activity. In the design:

   a. Railway noise is assumed to be 64dB $L_{Aeq(1h)}$ at a distance of 12m from the track, and must be deemed to reduce at a rate of 3dB per doubling of distance up to 40m and 6dB per doubling of distance beyond 40m.

Matters of discretion:

1. The effect of non-compliance with any standard that is not met.

PREC3-S2	Maximum density
2. For dwellings not associated with a retirement village, the total number of dwellings per site is limited to one.	

PREC3-S3	Maximum height

1. The maximum height of the main building used for retirement village or aged care uses shall be 14m above ground level in the area identified as '14m Maximum Height Area' in GRZ Precinct 3 Figure 1: Cashmere Oaks Outline Development Plan.

Note: for the purposes of this standard, only one building within the 14m Maximum Height Area is permitted to have a maximum height of 14m. All other buildings shall comply with the maximum height of the General Residential Zone.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC3-S4	Minimum setbacks

1. Buildings or structures must not be located within 3m of the external boundaries of a site.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC3-S5	Stormwater management

1. Stormwater from buildings and hard surfaces from within the retirement village area identified in GRZ Precinct 3 Figure 1: Cashmere Oaks Outline Development Plan shall be managed and attenuated on-site using low impact urban design measures such that post-development peak flow and total discharge from the site does not exceed a pre-development scenario.
2. All stormwater from the site shall be managed and disposed of in accordance with Council Engineering Development Standard 2023.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC3-S6	Signs

1. Permanent signs must comply with the following:
    a. A maximum of three signs per frontage with the public road, with a total face area per sign of no more than 4m2;
    b. The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates;
    c. Where a sign is affixed to a building the sign shall comply with the maximum height and setback requirements
    d. All signs must comply with the sight distance requirements set out in the TR – Transport chapter;

e. No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device; and

f. No sign shall use reflective materials, be flashing, or moving.

Matters of discretion:

1. The effects of non-compliance with the standard.

PREC3 Table 1: Construction schedule for indoor noise control

Elements	Minimum construction for noise control in addition to the requirements of the New Zealand Building Code	
External walls	Wall cavity infill of fibrous insulation, batts or similar (minimum density of 9 km/m_3)	
	Cladding and internal wall lining complying with either Options A, B, or C below:	
	Option A – Light cladding: timber weatherboard or sheet materials with surface mass between 8kg/m_2 and 30kg/m_2 of wall cladding	Internal lining of minimum 17kg/m_2 plasterboard, such as two layers of 10mm thick high density plasterboard, on resilient/isolating mountings
	Option B – Medium cladding: surface mass between 30kg/m_2 and 80kg/m_2 of wall cladding	Internal lining of minimum 17kg/m_2 plasterboard, such as two layers of 10mm thick high density plasterboard
	Option C – Heavy cladding: surface mass between 80kg/m_2 and 220kg/m_2 of wall cladding	No requirements additional to New Zealand Building Code
Roof / ceiling	Ceiling cavity infill of fibrous insulation, batts or similar (minimum density of 7kg/m_3)	
	Ceiling penetrations, such as for recessed lighting or ventilation, shall not allow additional noise break-in	
	Roof type and internal ceiling lining complying with either Options A, B, or C below:	

	Option A - Skillion roof with light cladding: surface mass up to 20kg/m^2 of roof cladding	Internal lining of minimum 25kg/m^2 plasterboard, such as two layers of 13mm thick high density plasterboard
	Option B - Pitched roof with light cladding: surface mass up to 20kg/m^2 of roof cladding	Internal lining of minimum 17kg/m^2 plasterboard, such as two layers of 10mm thick high density plasterboard
	Option C - Roof with heavy cladding: surface mass between 20kg/m^2 and 60kg/m^2 of roof cladding	No requirements additional to New Zealand Building Code
Glazed areas	Aluminium frames with full compression seals on opening panes	
	Glazed areas shall be less than 35% of each room floor area	
	Either double-glazing with: • a laminated pane of glass at least 6mm thick; and • a cavity between the two panes of glass at least 12mm deep; and • a second pane of glass at least 4mm thick, or • any other glazing with a minimum performance of Rw 33dB.	
Exterior doors	Exterior door with line-of-sight, to any part of the state highway road surface or to any point 3.8m above railway tracks	Solid core exterior door, minimum surface mass 24kg/m^2, with edge and threshold compression seals; or other doorset with minimum performance of Rw 30dB
	Exterior door shielded by the building so there is no line-of-sight to any parts of the state highway road surface or any points 3.8m above railway tracks	Exterior door with edge and threshold compression seals

GRZ Precinct 3 Figure 1: Cashmere Oaks Outline Development Plan