

Rule	Assessment	Activity status
Transport		
<p>TRA- R1 car parking</p> <p>120 off-street car parks are required</p> <p>Care home -based on a worst case scenario with a maximum of 33 staff on site at the peak time, and 86 care home residents = 17 staff carparks and 22 visitor carparks</p> <p>Communal activities – 14 spaces</p> <p>Commercial activities – 17 spaces</p> <p>Total staff/visitor parking requirement – 70 spaces</p> <p>Independent living units and apartments– 41 resident spaces (based on requirements for residences)</p>	<p>131 parking spaces are proposed</p> <p>Including 62 staff and 28 visitor carparks, and 41 resident parking spaces.</p>	<p>Permitted</p>
<p>TRA -R2 car parking design</p> <p>Car park design must comply with the standards in Appendix 11</p> <p>App11.-1 car parking areas</p> <p>Parking circulation roadways</p> <p>Queue space – 15m required</p> <p>App3 – Private ways and right of ways – No requirements for non-residential activities.</p>	<p>Complies</p> <p>Staff/visitor parking complies. The vehicle circulation route in the car park is at least 7m wide.</p> <p>The access from Tay Street provides a 10m queue space.</p>	<p>Discretionary -TRA R4</p>
<p>TRA R3 - Car parks to be screened from adjoining residential zone</p>	<p>Complies. Site is fenced.</p>	<p>Permitted</p>
<p>TRA R6 -Loading</p> <p>Provision is to be made for loading and unloading facilities and manoeuvring spaces on site for vehicles servicing that activity</p>	<p>The site provides a loading bay.</p>	<p>Permitted</p>
<p>TRA-R7 Where any loading facility and/or manoeuvring space is provided:</p> <p>1. It is to be so designed that vehicles using the facility are able</p>	<p>Complies. The site provides a loading bay with sufficient space for vehicles to turn and exit the site in a forward gear.</p>	<p>Permitted</p>

to enter and leave the site in forward gear		
2. The facility and any associated vehicle manoeuvring area, is to be designed to comply with the manoeuvring diagram in APP11 – Appendix 11 Transport Standards		
TRA R11 Access to state highways is Discretionary for Discretionary or Non-complying activities	The activity is non-complying	Discretionary – TRA-R11
Hazardous substances		
To be confirmed later – may require a separate resource consent		N/A
Demolition		
DERE-R2 Demolition and removal of buildings 80m ² or more	The scout hall is over 80m ² and will be demolished	Controlled – DERE-R2
Lightspill		
Light -R1 – LIGHT-R1 All activities are to be designed, constructed and operated to comply with the following maximum levels of lightspill: 1. Lightspill is to be measured and assessed in accordance with the Australian Standard AS 4282 1997: Control of the Obtrusive Effects of Outdoor Lighting LIGHT-R2 The generation of lightspill, measured at the boundary of the site, shall not exceed 5 Lux	The application does not seek approval for any non-compliance with this rule	Permitted
Noise		
Noise – R2 All activities are to be designed and operated so that the following noise limits are not exceeded: Daytime: 55dBL _{Aeq} 80dB L _{Amax} Nighttime 40dB L _{Aeq} 70dB L _{Amax} Noise R3 – Exemptions 3. Noise limits in R2 do not apply to ... vehicles on a public road Noise R4 construction noise is to comply with the following: Mon-Sat 0730-1800:	The Altissimo report confirms that noise may exceed the night time noise limits	Discretionary Noise-R17

70dB L _{Aeq} 85dB L _{Amax} All other times: 45dB L _{Aeq} 75dB L _{Amax}		
Signage		
Sign – R1 Residential 1 zone a. Signage painted on, or attached parallel to, buildings: Maximum area: 0.25m ² ; OR b. Free standing signage and signage attached at an angle to buildings: i. Maximum combined area: 0.25m ² ii. Maximum height: 2 metres.	1x 10m ² sign on building façade A 5m ² free standing sign is proposed at each road frontage. - 15m ² total combined area. Height of freestanding signs – 10m max Signage will relate to activities on site	Non-complying – Sign -R5
Earthworks		
Soil-R2 The maximum permitted volume of earthworks is 50m ³ per site up to 1000m ² plus 50m ³ per 1000m ² after. 1336m ³ permitted	16850m ³ total earthworks are proposed	Discretionary -Soil-R7
Residential 1 zone		
RES1Z-R1 – Permitted activities Residential activities		N/A
RES1Z-R2 Discretionary activities Residential care activity for 9 or more people	The care home is a residential care activity.	Discretionary RES1Z-R2
RES1Z-R3 Non-complying activities Any activity not listed as PER or DIS	The proposal includes restaurants, retail and commercial service activities that would be open to the public	Non-Complying RES1Z-R3
RES1Z-R5 The maximum residential density is: 1. One residence per 400m ² under contiguous ownership 2. One residence per Record of Title existing as at 29 October 2016 where the site is less than 400m ² . RES1Z-R6 Where the residential density is one residence on a site	The independent living units and apartments form part of the care home so have not been assessed as 'residences'	Permitted

<p>equal to or greater than 350m² but less than 400m² and under contiguous ownership then it is a discretionary activity.</p> <p>RES1Z-R7 Where the residential density is one residence on a site less than 350m² under contiguous ownership then it is a non-complying activity.</p>		
RES1Z R9 Outdoor living	Applies to residences only – N/A	Permitted
<p>RES1Z-R10 residences located 1 storey above ground floor:</p> <p>Balconies are to be provided with a minimum 15m² area and dimension of 2.5m</p>	Applies to residences only – N/A	Permitted
<p>RES1Z-R13 Space around buildings</p> <p>Minimum 2m yard around 2 northernmost boundaries</p> <p>RES1Z-R14 -Minimum 4m yard along side and rear boundaries of non-residential activities</p>	<p>Achieved around both northern boundaries</p> <p>Tay Street freestanding sign is less than 2m from the road boundary</p> <p>Care home units are within 4m of the northern and western internal boundary</p>	Discretionary -RES1Z-R15
<p>Site coverage</p> <p>RES1Z-R17 40% maximum</p>	33% proposed	Permitted
<p>Height of structures</p> <p>RES1Z-R21 -Maximum 10m</p> <p>Recession plane infogram 2 applies</p>	<p>Complies</p> <p>The care home building adjacent to the western boundary intrude the recession plane</p>	Restricted discretionary – R22
<p>Permeable surfaces</p> <p>RES1Z-23</p> <p>30% minimum</p>	Condition offered to comply	Permitted