

WANGANUI CITY COUNCIL

PLANNING DEPARTMENT

File No. 4/101/290

APPLICATION FOR CONSENT TO:

790

Conditional Use:

Specified Departure:

Application With Notice:

APPLICANT: Shane Ceard

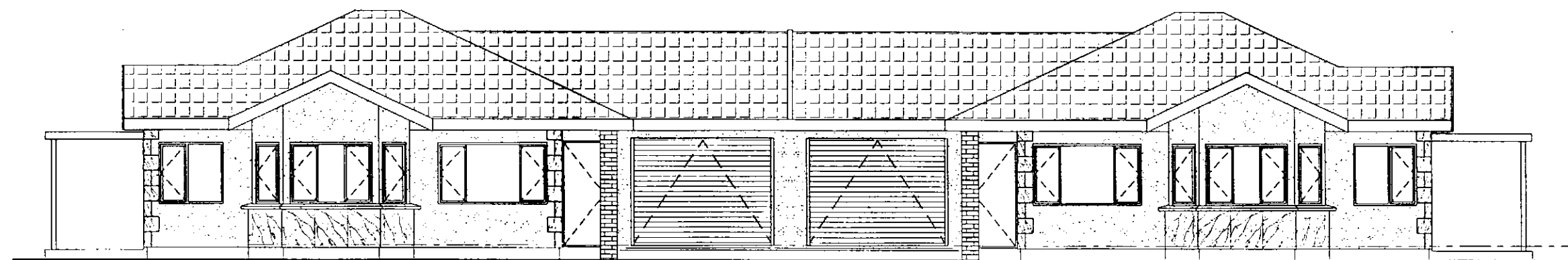
SOLICITOR:

PROPERTY SITUATED: 32 Parnell Street

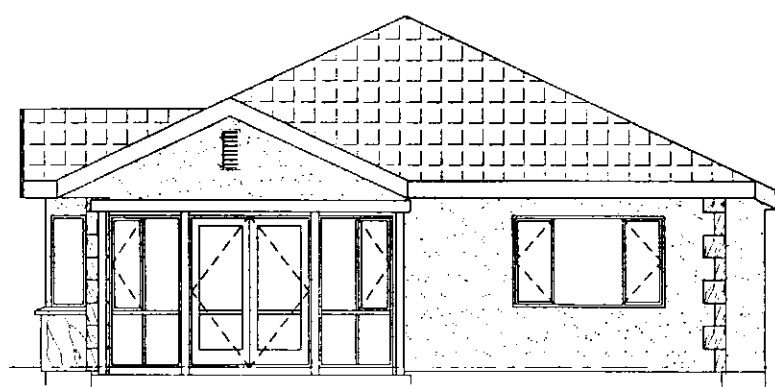
DESCRIBED AS: Pt Lot 39 DP 31919

PROPOSED USE: Blue Cross Eldercare

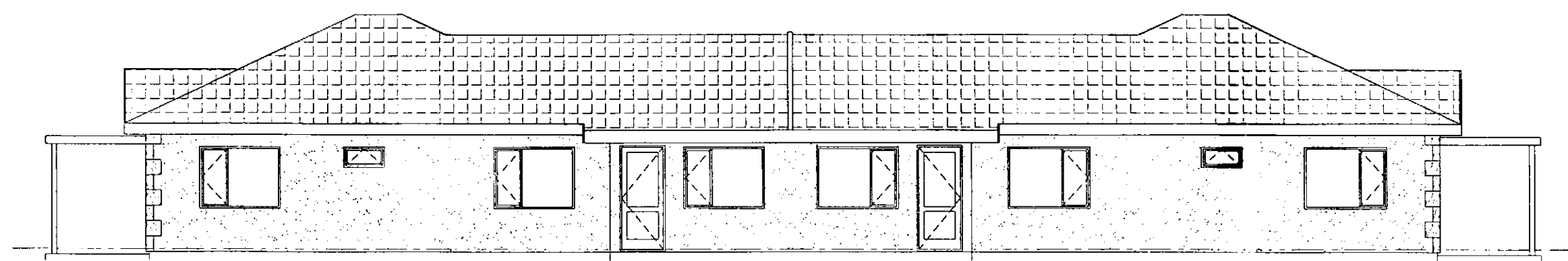
Application received	10.11.93
Affected persons notified	
Publicly advertised	
Advice to applicant of persons notified	
Fee paid	
Last day for objections	
Date of hearing	
Applicants/Solicitors advised of hearing	
Objectors advised of hearing	
Council resolution	
Decision posted	
Notice of appeal lodged	
Hearing appeal date	
Appeal decision	
Decision distributed	



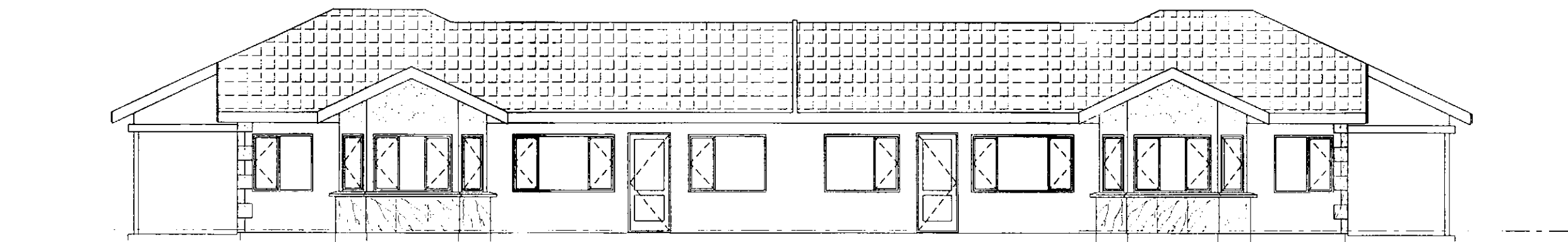
ELEVATION A NORTH FACING
SCALE 1:100



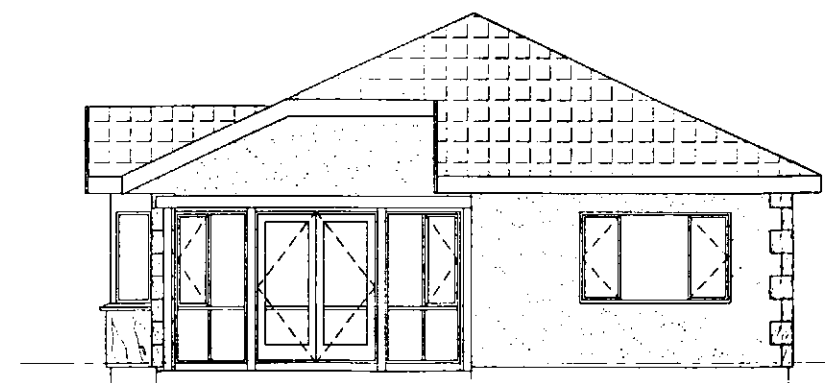
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SCALE 1:100



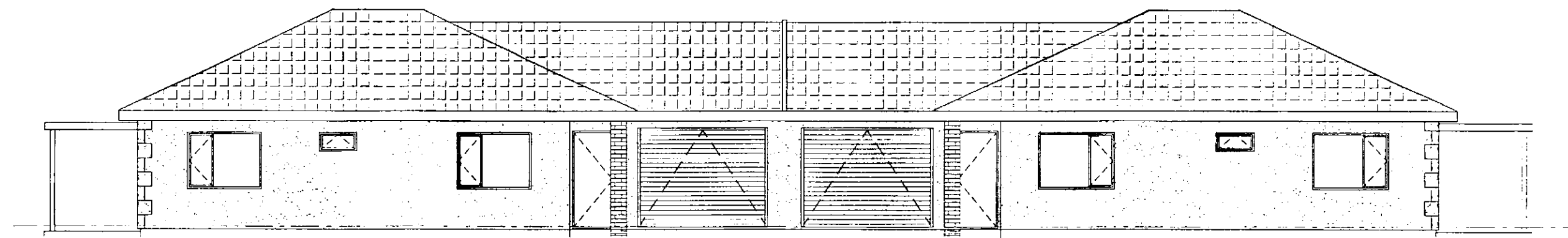
ELEVATION C NORTH FACING
SCALE 1:100



ELEVATION A SOUTH FACING
SCALE 1:100



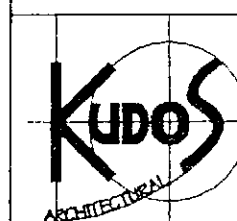
ELEVATION B SOUTH FACING
SCALE 1:100

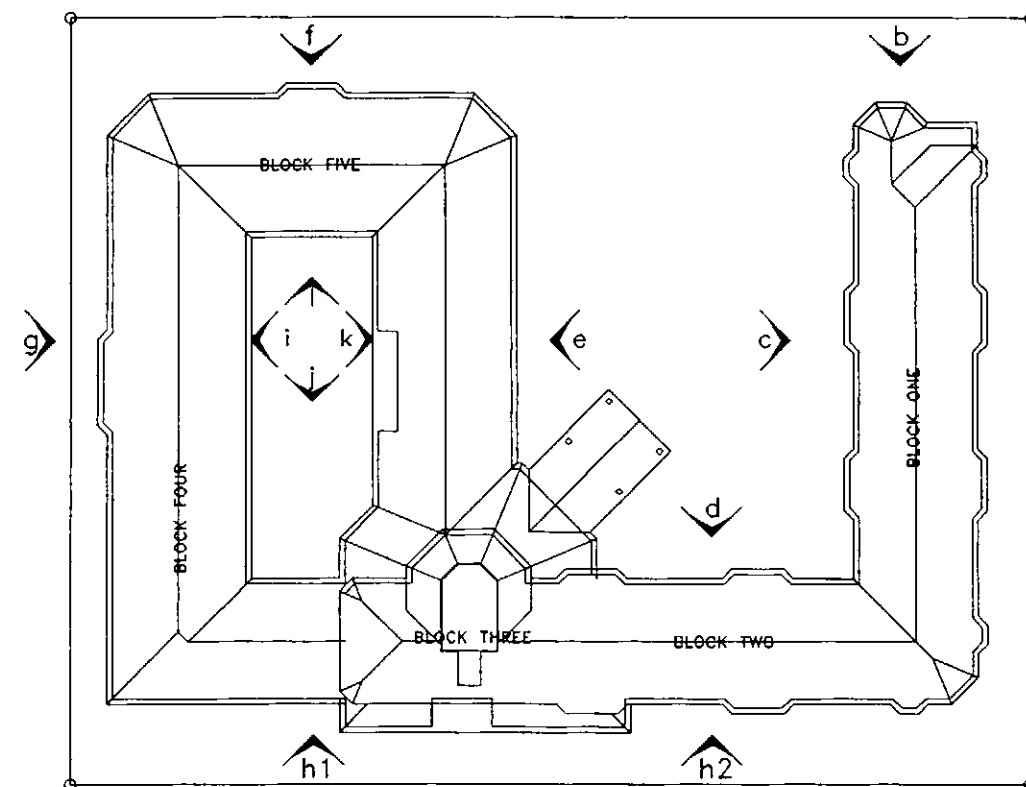


ELEVATION C SOUTH FACING
SCALE 1:100

NOT FOR CONSTRUCTION
PRELIMINARY ONLY

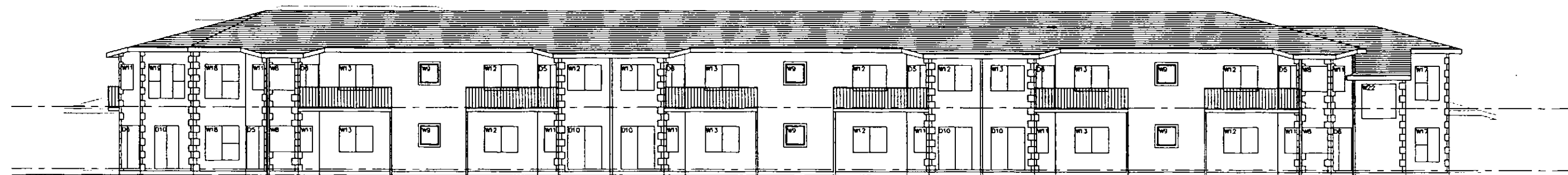
AMENDED:
THIS DRAWING IS COPYRIGHT OF KUDOS ARCHITECTURAL Ltd.

	KUDOS ARCHITECTURAL Ltd. 727 Heretaunga St. West, P.O. Box 2347 Hastings Ph: (06) 870 8717 Fax: (06) 870 8718			WANGANUI AGE CARE DEVELOPMENT	PLAN HOUSE ELEVATIONS	REV. No. 0	SHEET No. E1
	DRAWN S GEARD	DATE 2/9/98	SCALE 1:100	JOB No. Q124			



ELEVATION KEY

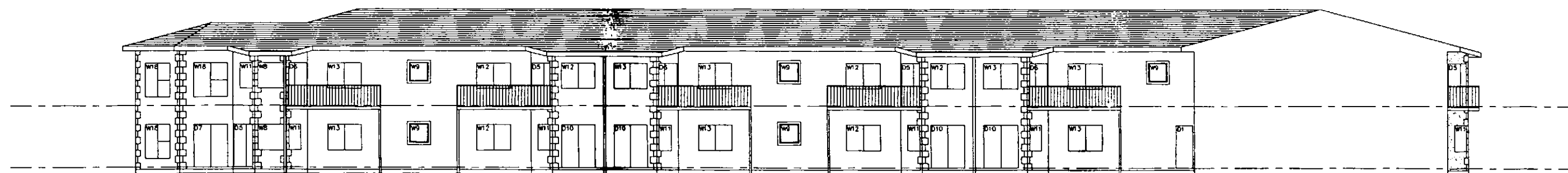
TAMAMUTU STREET



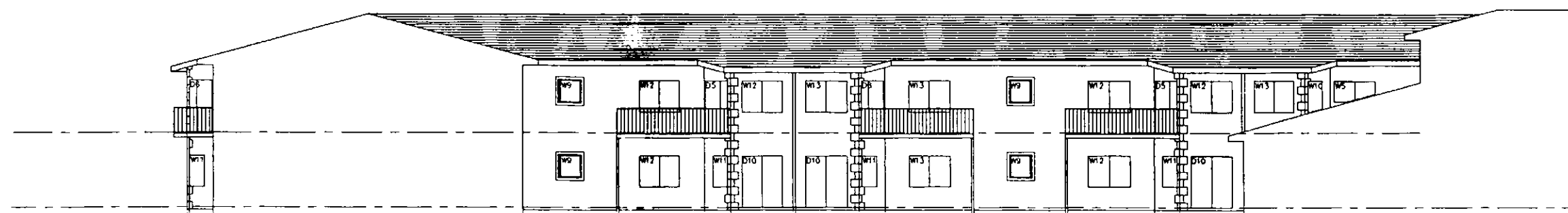
ELEVATION a



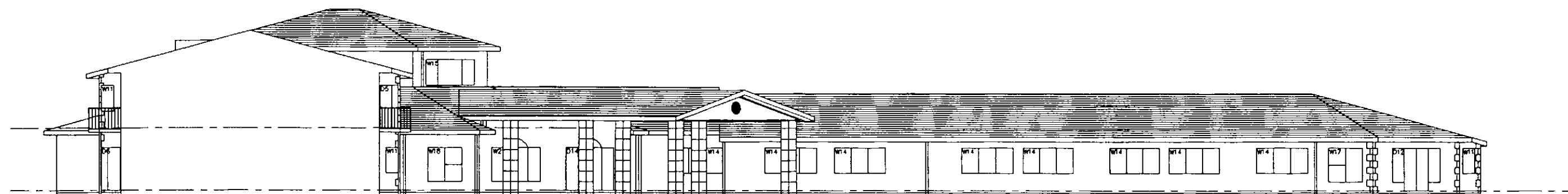
ELEVATION b



ELEVATION c



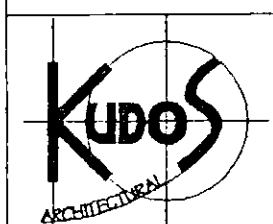
ELEVATION d



ELEVATION e

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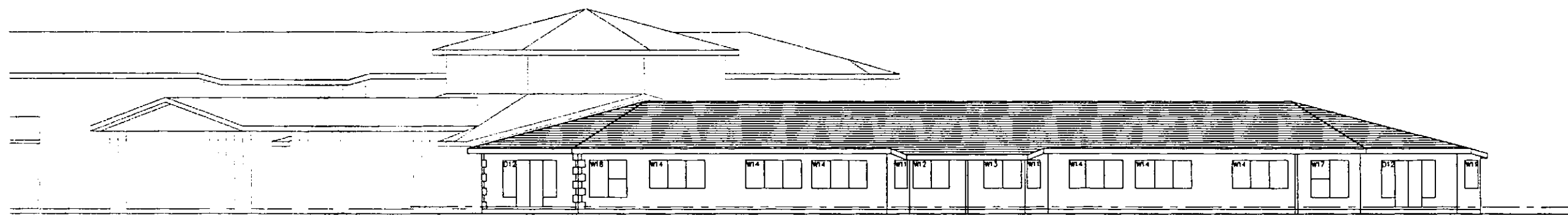


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P.O. Box 2347 Hastings
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Fax: (06) 870 8718

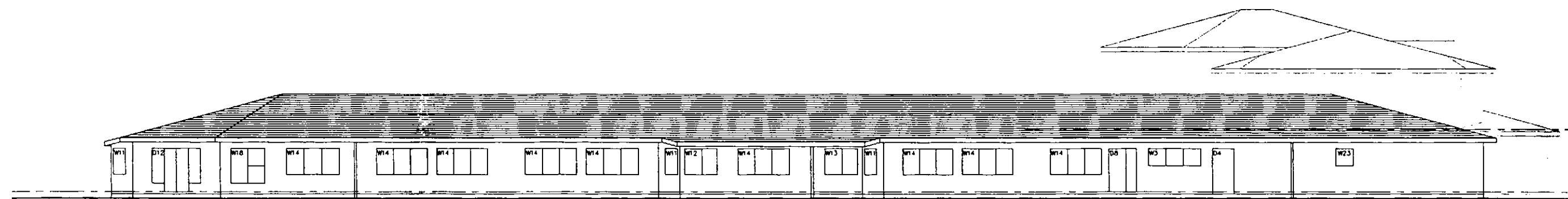


WANGANUI AGE CARE DEVELOPMENT

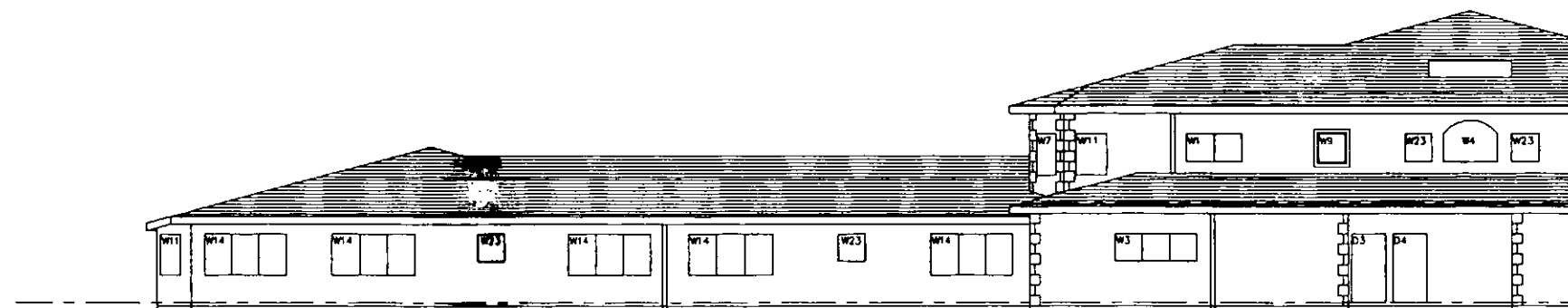
PLAN MAIN BUILDING ELEVATIONS			REV. No. 0	SHEET No. E2
DRAWN S GEARD	DATE 2/9/98	SCALE 1:200	JOB No. Q124	



ELEVATION f



ELEVATION g



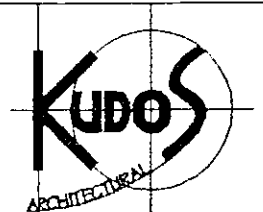
ELEVATION h1



ELEVATION h2

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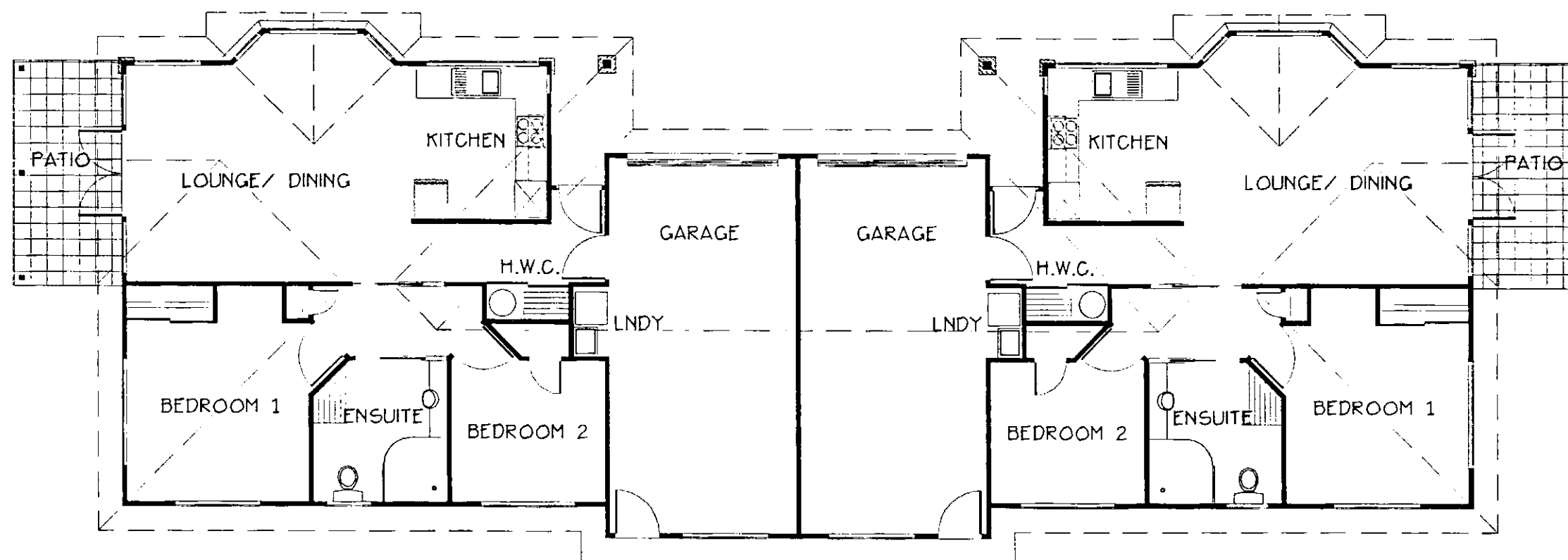


KUDOS ARCHITECTURAL Ltd.
727 Heretaunga St. West,
P.O. Box 2347 Hastings
Ph: (06) 870 8717
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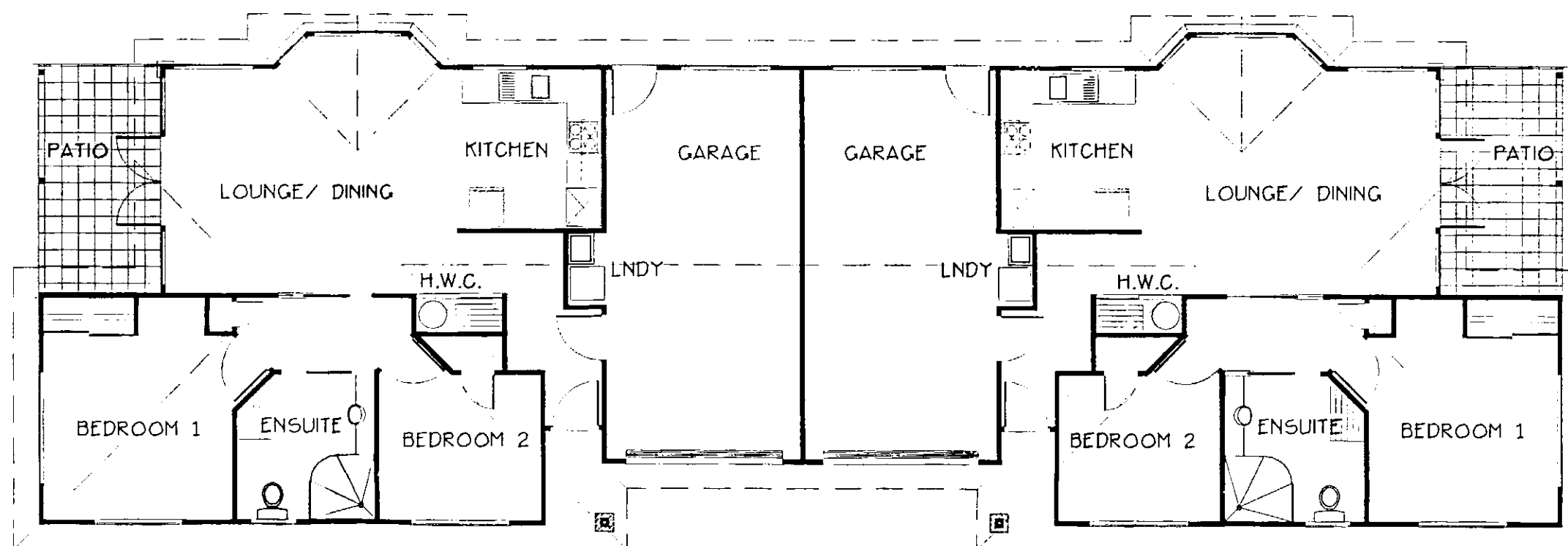


WANGANUI AGE CARE DEVELOPMENT

PLAN MAIN BUILDING ELEVATIONS			REV. No. 0	SHEET No. E3
DRAWN S GEARD	DATE 2/9/98	SCALE 1:200	JOB No. Q124	



HOUSE - NORTH FACING GARAGE
SCALE 1:100



HOUSE - SOUTH FACING GARAGE
SCALE 1:100

1m 0 1 2 3 4 5m
SCALE

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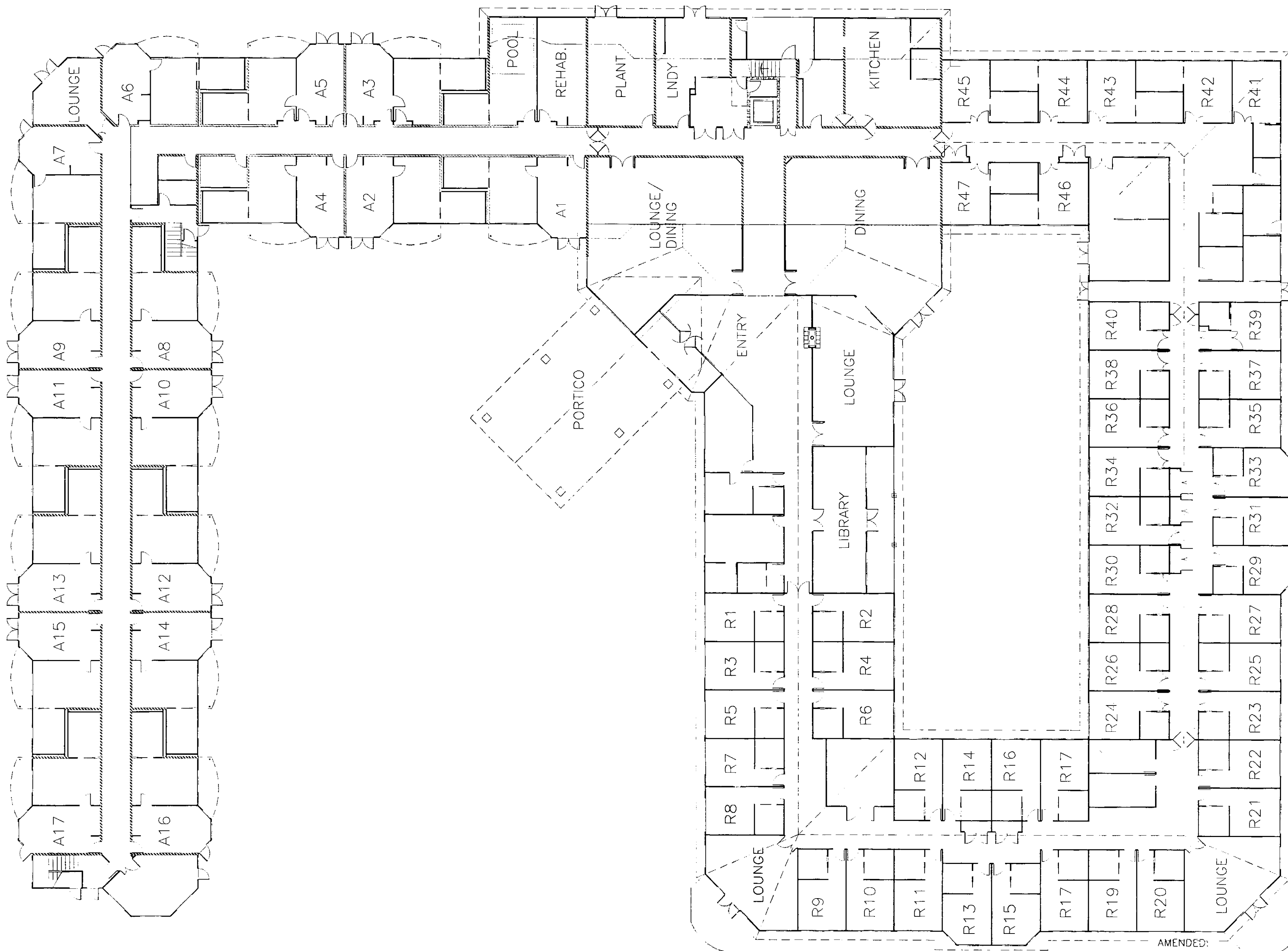


KUDOS ARCHITECTURAL Ltd.
727 Heretaunga St. West,
P.O. Box 2347 Hastings
Ph: (06) 870 8717
Fax: (06) 870 8718

HORIZON
RESIDENTIAL • COMMERCIAL

WANGANUI AGE CARE DEVELOPMENT

PLAN HOUSE PLANS			REV. No. 0	SHEET No. P1
DRAWN S GEARD	DATE 2/9/98	SCALE 1:100	JOB No. Q124	



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HORIZON
RESIDENTIAL • COMMERCIAL

WANGANUI AGE CARE DEVELOPMENT

PLAN
MAIN BUILDING GROUND FLOOR PLANS

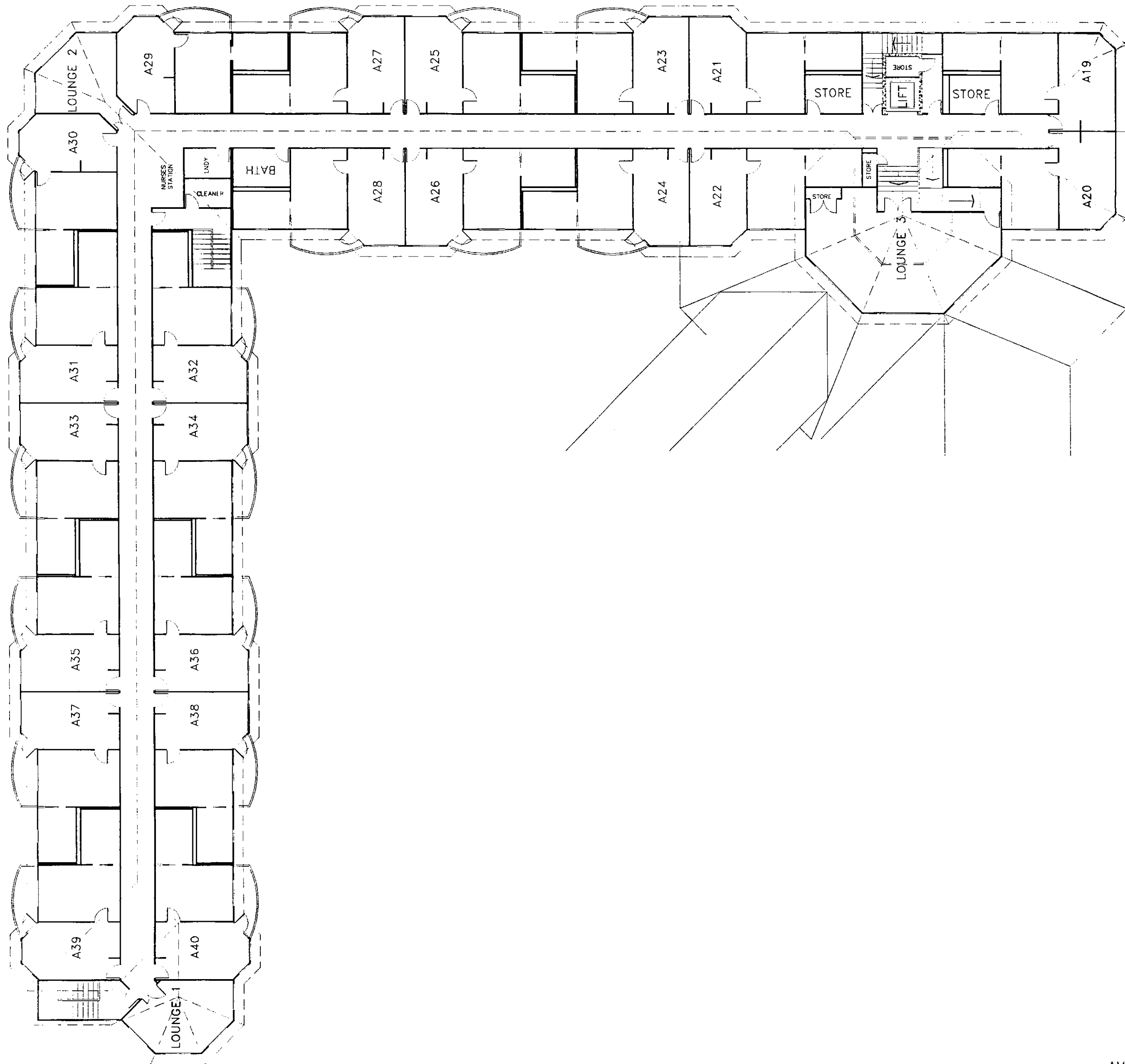
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DATE
2/9/98

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1:200

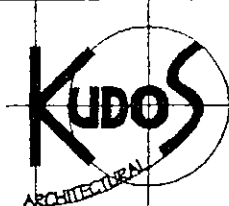
REV. No.
0
JOB No.
Q124

SHEET No.
P2



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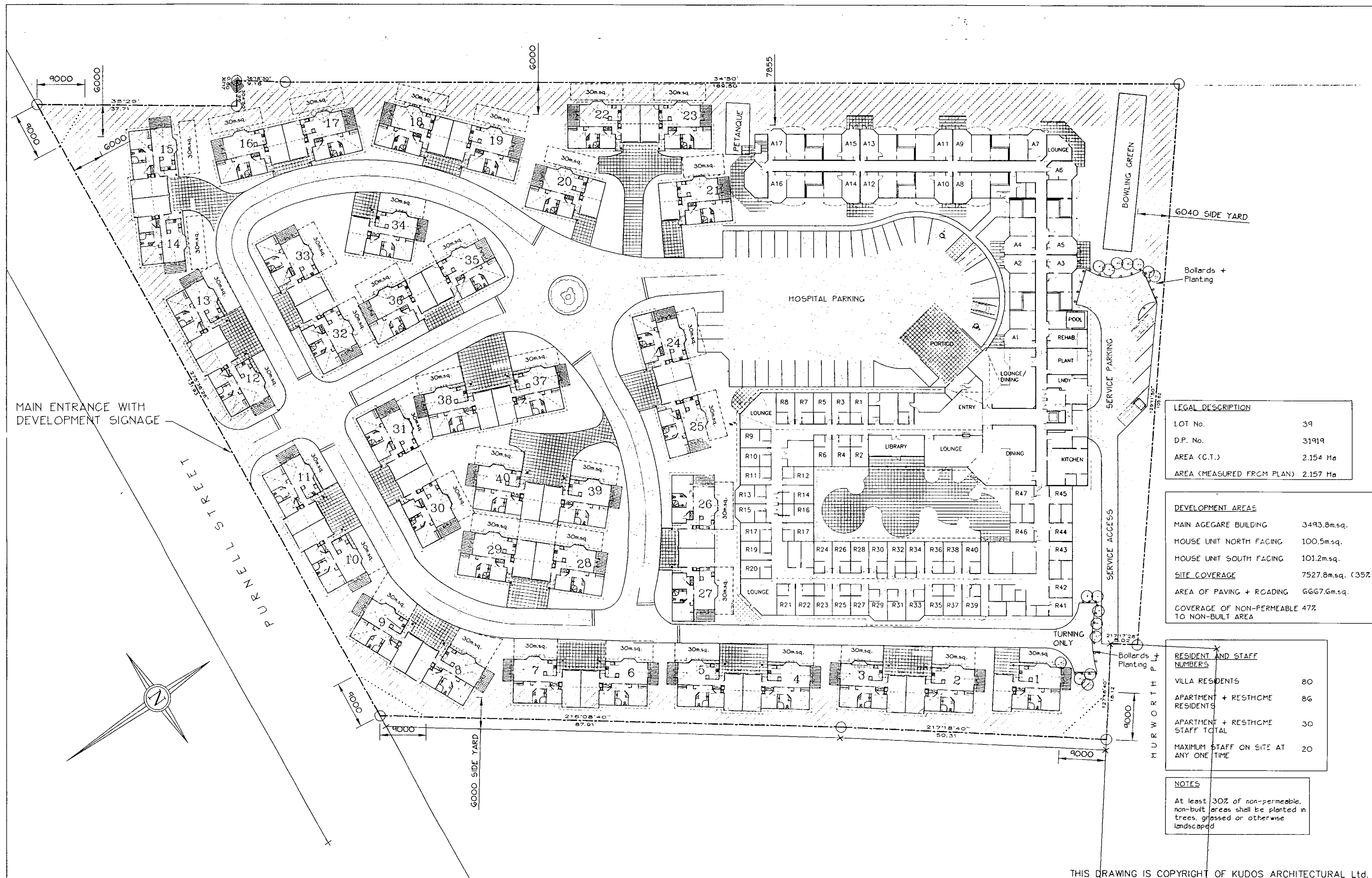


KUDOS ARCHITECTURAL Ltd.
727 Heretaunga St. West,
P.O. Box 2347 Hastings
Ph: (06) 870 8717
Fax: (06) 870 8718



WANGANUI AGE CARE DEVELOPMENT

PLAN MAIN BUILDING FIRST FLOOR PLANS			REV. No. 0	SHEET No. P3
DRAWN S GEARD	DATE 2/9/98	SCALE 1:200	JOB No. Q124	



LEGAL DESCRIPTION	
LOT No.	39
D.P. No.	31919
AREA (C.T.)	2.154 Ha
AREA (MEASURED FROM PLAN)	2.157 Ha

DEVELOPMENT AREAS	
MAIN AGEARE BUILDING	3493.8m.sq.
HOUSE UNIT NORTH FACING	100.5m.sq.
HOUSE UNIT SOUTH FACING	101.2m.sq.
<u>SITE COVERAGE</u>	7527.8m.sq. (35%)
AREA OF PAVING + ROADING	6667.6m.sq.
COVERAGE OF NON-PERMEABLE 47% TO NON-BUILT AREA	

RESIDENT AND STAFF NUMBERS	
VILLA RESIDENTS	80
APARTMENT + RESTHME RESIDENTS	86
APARTMENT + RESTHME STAFF TOTAL	30
MAXIMUM STAFF ON SITE AT ANY ONE TIME	20

NOTES

At least 30% of non-permeable, non-built areas shall be planted in trees, grassed or otherwise landscaped

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Enquiry/Memo



**ENVIRONMENTAL
SERVICES**
WANGANUI DISTRICT COUNCIL

To Shane

Health ☒

Building ☒

Non-Environmental ☒

Planning ☒

Animal ☒

Parking ☒

Date 25/11/98

Time: 10:50

Message taken by: Shane

Name of Enquirer: Shane Gard

Address: _____

Phone: (06) 870 8714

☐ Counter

☒ Phoned

☐ Please phone

Nature of Enquiry (incl. address & locality of enquiry):

Blue Cross Dept - Purnel Street.
Research implications of Status of appeal.

Palmer - Appeal to formula.
So must use both plans for
Distance to Boundary.

Rule 3.2.2 (A) (b)
or Rule 3.2.2 (E) 3.

Action taken: 2:00

Also ask which plan to use for
applications already received
re Riverboat Centre.

Date action completed: ____ / ____ / ____

Enquirer advised?

Signed:

Yes No

Fax



ENVIRONMENTAL
SERVICES
WANGANUI DISTRICT COUNCIL

Date: 1 December 98

FAXED
1/12/98

No. of pages: 2
(incl. cover sheet)

To: Shane Geard
KUDOS

From: Shane McGhie
Regulatory Planner

Fax: (06) 870 8718

Phone: (06) 345 8529

Fax: (06) 349 0536

☐ Urgent ☐ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

WANGANUI AGE-CARE DEVELOPMENT

I have attached the list of the persons who own the properties considered to be affected by the encroachment into the 6m yard requirement.

The Assessment of Environmental Effects you sent looks OK.

Please give me a call if you need further info.

Regards

Shane McGhie

The information contained in this facsimile message (and any accompanying documents) may be legally privileged and confidential. The information is intended only for the recipient named in this message. If the reader of this message is not the intended recipient, you are notified that any use disclosure, copying or distribution of the information is prohibited. If you have received this message in error please notify us immediately and destroy the document.

101 Guyton Street, PO Box 637, Wanganui, New Zealand

Affected Parties – Agecare Development – 32 Purnell Street

<u>Parcel Number</u>	<u>Address</u>	<u>Owner</u>
9436	- 26 Purnell Street, Wanganui Jockey Club – P O Box 15, Wanganui	
9425	- 52 Purnell Street, W & V Couper	
9248	- 1 Goodwin Crescent, Mrs J C Reid	
9404	- 3 Goodwin Crescent, Mr C Broadhead	
8825	- 5 Goodwin Crescent, P & C Smith	
7195	- 7 Goodwin Crescent, G Wait	
9407	- 9 Goodwin Crescent, R & M Clarke	
9413	- 11 Goodwin Crescent, J & S Cowan	
8576	- 13 Goodwin Crescent, K & D Buchanan – RD2, Wanganui	
9414	- 15 Goodwin Crescent, B & R McGuinness	
9415	- 17 Goodwin Crescent, D & J Walton	
9421	- 19 Goodwin Crescent, Mrs J Weston	
4019	- 21 Goodwin Crescent, K & F Wilson	
4025	- 23 Goodwin Crescent, Mr L Campbell & Mrs S Campbell	
8169	- 15 Hurworth Place, V & A Johnson	

FAX DATA SHEET

TRANSMITTED BY:
FAX No. (06) 870 - 8718

TO FAX No. 06 349 . 0536

DATE:

30 / 11 / 98

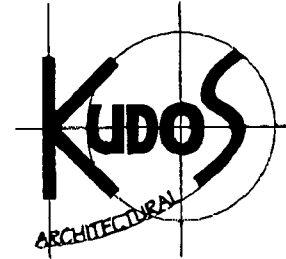
ATTENTION: SHANE MCGHIE

PAGES:

(including cover sheet)

9

SENT BY: SHANE GEARD



727 Heretaunga Street West
P. O. Box 2347
Stortford Lodge
HASTINGS
Telephone: (06) 870 8717
Fax: (06) 870 8718

SUBJECT: WANGANUI AGED-CARE DEVELOPMENT

DEAR SHANE —

I WOULD BE GRATEFUL IF YOU COULD CHECK OVER
THIS ASSESSMENT OF EFFECTS BEFORE I SUBMIT IT
FORMALLY.

KIND REGARDS,

SHANE

APPLICATION FOR RESOURCE CONSENT

UNDER SECTION 88 OF THE

RESOURCE MANAGEMENT ACT 1991

FOR

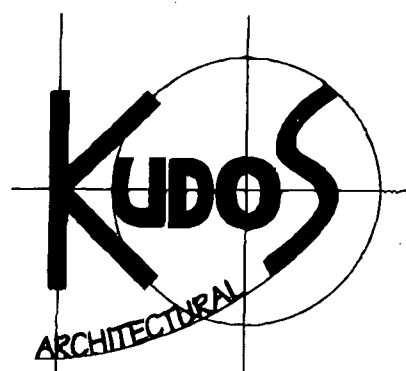
**ELDERCARE NEW ZEALAND
WANGANUI AGED-CARE DEVELOPMENT**

**A NEW DEVELOPMENT OF
22 RETIREMENT VILLAS INCORPORATING 40 UNITS**

AND

**AGED-CARE BUILDING CONTAINING 40 APARTMENT
ROOMS, 47 RESTHOME ROOMS AND REHABILITATION
FACILITIES**

**AT 32 PURNELL ST.
WANGANUI**



**APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE
RESOURCE MANAGEMENT ACT 1991 (LAND USE CONSENT/ COASTAL
PERMIT)**

To: Wanganui District Council

I, Shane Geard, Project Draughtsman for Kudos Architectural Ltd. of 727 Heretaunga St. West, Hastings, hereby make application on behalf of Eldercare New Zealand for the resource consent described below:

1. The names and addressees of the owner and occupier of the land to which the application relates is:

David Lowry
Chief Executive Officer
Eldercare New Zealand
P.O. Box 9507
Newmarket
Auckland
2. The location to which this application relates is:

Lot No. 39, DP 31919 – 32 Purnell St., Wanganui
3. The type of resource consent sought is:

Land Use Consent
4. A description of the activity to which the application relates is:

A new development of 22 retirement villas incorporating 40 units and an Aged-care building incorporating 40 apartment rooms, 47 rest-home rooms and rehabilitation facilities.
5. No additional resource consents have been applied for in relation to this proposal.
6. Attached is an assessment of any affects that the proposed activity may have on the environment in accordance with the Fourth Schedule of the Act.
7. Attached is other information required to be included in the Application by the district or regional plan or regulations.
8. Section 7 of the Application Pro Forma does not apply to this application (reclamation)

Address for service of applicant:

Shane Geard
Kudos Architectural Ltd.
P.O. Box 2347

Hastings

Telephone No. (06) 870 8714

Fax No. (06) 870 8708

Signed:

**Shane Geard, Project Draughtsman
(Authorised Applicant)**

Date: 30 November, 1998

ANNEXURES

- (a) An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
- (b) Other information required by the district plan or regional plan or Act or regulations to be included: Nil
- (c) Indicative plans and information:
 - 1. Detailed description of the proposed activity
 - 2. Site Plan
 - 3. Villa Plans
 - 4. Aged-care Buildings Ground Floor Plan
 - 5. Aged-care Buildings First Floor Plan
 - 6. Villa Elevations
 - 7. Aged-care Building Elevations (2 sheets)

DESCRIPTION OF THE PROPOSED AGED-CARE DEVELOPMENT

The development is being undertaken by Eldercare New Zealand, which has substantial Aged-care experience throughout New Zealand. Eldercare New Zealand pride themselves in providing high quality elderly care and facilities while still striving to maintain a familiar, residential feel. The proposal for the development at 32 Purnell St. Wanganui includes 22 villas which incorporates 40 self-contained dwellings and an Aged-care Building which includes 40 apartment rooms and 47 rest-home rooms, totaling 87 Aged-care beds.

The villas will house retired people who will benefit from the security and facilities provided by the development while still maintaining their independence from the rest-home environment. Each villa has single garaging, off-street parking, a double and single bedroom, kitchen and living room. Living areas open onto an outdoor patio and pergola, with generous outdoor landscaping surrounding the villas. The villas have been oriented to make maximum use of the sun for living areas, with different layouts provided for northern and southern access.

The Aged-care Building will provide secure accommodation for the elderly in the form of assisted living apartments and full care and limited assistance rest-home rooms. Facilities include a library, lounges, dining rooms, professionally staffed kitchen and laundry, indoor swimming pool, outdoor bowling green and petanque area. Easy access is provided to all facilities and to generous outdoor patios and living courts. Ample parking is provided for staff and visitors in the form of 42 car-parks located around the building, including 2 disabled parks and five service parks to the rear of the building. Internal access lighting and fencing will make the development a secure environment for the elderly.

A maximum of 20 staff will be on duty at any one time, with a total of 30 staff on the payroll. Care to the Aged-care Building residents will be provided 24 hours per day, with the staff working shifts.



ENVIRONMENTAL
SERVICES
WANGANUI DISTRICT COUNCIL

File: 4/101/290
Contact: Shane McGhie

17 November 1998

KUDOS Architectural Ltd
PO Box 2347
HASTINGS

Attention: Shane Geard

Dear Shane

**Resource Consent Application: Blue Cross Eldercare, 32 Purnell Street
Wanganui**

Your application for resource consent to construct an Agecare Complex, at 32 Purnell Street Wanganui, has been perused and the following comments are made.

Your application is deficient in a number of ways. It does not include a detailed description of the proposed activity or an assessment of environmental effects. Without these we are unable to make any assessment of who the affected parties may be, and what level of effect the non-compliance may cause. There is also no reference to any consultation you may have undertaken, and the results of that consultation.

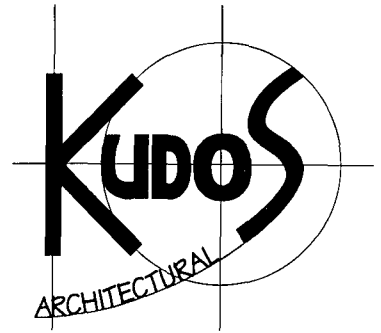
If the consents of those that may be adversely affected by the non-compliance with the 6m yard requirement are not obtained, we will have no option but to notify the resource consent. At this stage there is insufficient information to notify the application. The level of information required is a level that will allow a member of the public to make an informed decision on whether the activity will adversely affect them.

This letter is therefore a request, under Section 92 of the Resource Management Act 1991, for further information. It has the effect of placing your application on hold until the further information requested has been received by the office.

Please contact me if you wish to discuss this matter.

Yours faithfully

S I McGhie
Regulatory Planner



KUDOS ARCHITECTURAL
LIMITED

727 Heretaunga St, West
P.O. Box 2347, Hastings
New Zealand

Ph (06) 870-8717
Fax (06) 870-8718

6 November, 1998

ASSESSMENT OF ENVIRONMENT EFFECTS

RESOURCE CONSENT APPLICATION FOR WANGANUI AGE CARE DEVELOPMENT AT 32 PURNELL ST. LOT 39, DPS 31919

Upon advice from the Project Information Memorandum, (P.I.M.), we wish to apply for dispensation on the six metre building to boundary requirement of the current District Plan. We believe that the main building consisting of the Apartments and Rest-home facilities complies with all of the District Plan requirements. It is only the individual retirement villas that infringe on the six metre distance to boundary.

It is the intention of the developers make all of the retirement facilities as residential as possible in order to avoid the feeling of being an institution. This has been the philosophy of all of their developments to date. In order to achieve the required number of Villa units while still keeping them to a maximum of two Villas joined together, it has been necessary to infringe on the six metre boundary distance. The closest points come within 1.7m of the boundary (to the eaves). This enables adequate room in the development for generous access roading, landscaped areas and parking.

It is our belief that the development will be in keeping with the intentions of the District Plan, and satisfy the developers' wish for a residential feel.

Shane Geard, Project Draughtsman

RESOURCE MANAGEMENT ACT 1991
APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
(LAND USE CONSENT/COASTAL PERMIT)

Form 5
Reg 8
RECEIVED
WANGANUI DISTRICT COUNCIL
10 NOV 1998

To: Wanganui District Council.

I, SHANE GEARD
apply for the resource consent(s) described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:
BLUE CROSS ~~ELDER CARE~~ ELDERCARE, LEVEL 1, 5 WILKINS ST.
FREE MANS BAY, AUCILLAND
2. The location to which this application relates is:
32 PURNELL ST., WANGANUI 5001
LOT 39, DP31919
3. The type of resource consent(s) sought is/are:
LAND USE CONSENT
4. A description of the activity to which the application relates is:
TO BUILD THE VILLAS CLOSER THAN 6M TO THE
BOUNDARY
5. The following additional resource consents are required in relation to this proposal and have or have not been applied for:
THE PIM NOTES THAT BUILDING RESTRICTIONS WILL APPLY TO
A STORM WATER PIPE THAT RUNS ALONG EAST BDM.
6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule of the Act.
7. I attach other information (if any) required to be included in the application by the district or regional plan or regulations.
8. I attach information in accordance with Section 88(7) of the Act to show the area proposed to be reclaimed, including its size and location, and the proportion of the area (if any) to be set apart as an esplanade reserve.

Address for service of applicant:

KUDOS ARCHITECTURAL LTD
P.O. BOX 2347, HASTINGS
Telephone No. 06 870 8714
Facsimile No. 06 870 8718

20 / 10 / 98
Date

Shane Geard
Signature
(of applicant or person authorised to sign
on behalf of applicant).

Annexures

- a. An assessment of the effects on the environment in accordance with the Fourth Schedule to the Act.
- b. Any other information required by the district plan or regional plan or Act or regulations to be included.
- c. Other information in accordance with Section 88(7) of the Act.

ANNEX (a)

To: Application for resource consent
By Shane Geard
Project Draughtsman for Kudos Architectural Ltd.

ASSESSMENT OF EFFECTS

OF: Proposed Development at 32 Purnell St. Wanganui.

COVERAGE

Total Site area is 2.157 Ha (measured from D.P.) or 2.154 Ha (Taken from C.T.)

C.T. area in metres: **21570m.sq.**

Area of New Buildings:

Villas:	4034m.sq.	
Aged-care Building:	3493.8m.sq.	
TOTAL		7527.8m.sq.

Percentage Site Coverage: **35%**

The permitted site coverage is 45% in the Transitional Plan and 40% in the Proposed Plan; thus the proposed site coverage is less.

Total permeable surface for the proposed development is 53%. At least 30% of the permeable surface area of the site shall be grassed, planted in trees or shrubs or otherwise landscaped to the satisfaction of the Council.

MAXIMUM BUILDING HEIGHT

The maximum building height will be an area of the Aged-care Building that will be approx. 8.5m high. The permitted height is 10m; thus the proposed building height is less.

MINIMUM DISTANCE OF A BUILDING FROM ANY BOUNDARY

The Aged-care Building has a minimum distance of 6.040m from the northern boundary and 7.855m from the western boundary. The Villas have a minimum distance from the boundary of 1.7m. These distances are taken from the boundary to the eaves of the proposed buildings.

A PIM has noted that in order to comply with both plans the Aged-care building must be located 6.040m from the northern boundary and 7.855m from the western boundary. Therefore, the Aged-care building complies with this requirement.

The permitted distance from the boundary is 6m under the Transitional Plan; thus the minimum distance of the Villas to the boundary is less than that permitted. However, the following is our reason for requesting dispensation from this condition:

The Villas are intended to be residential dwellings and have therefore been treated by the developer as dwellings. The developer considers the distance allowed for the villas to be more than that usually allowed for dwellings, and therefore to be of no undue impact to the neighbours.

If a recession plane applies to the buildings under the Proposed Plan, derived from a 45° plane taken from a point 2.5m above the boundary, then the buildings will easily comply with this.

PARKING

The Villas allow for single garaging per unit plus stacked off-street parking space for one car per unit. The Aged-care Building allows for 37 parks in the main car parking including two disabled parks. There are also five parks to the rear of the building.

At any one time there will be a maximum of 20 staff on duty, with a total of 30 staff on the payroll. The total number of beds is 87. The total number of parks available to the Aged-care building is 42.

Under the Proposed Plan the requirement is for one parking space per two staff plus one park per 5 patient beds, which totals to 27; thus the Aged-care building exceeds this requirement.

LOADING AND ACCESS

Ingress and egress and provisions for loading have been provided for the perusal of the council as per the attached plans. The main internal carriage way is 6m in width, the access drives to the units are no less than 3m, or 4.2m where providing access for 5 or 6 units in accordance with the proposed district plan.

DESIGN AND LAYOUT

Design and layout for the development have been provided as per the attached plans for the perusal of the council.

EARTHWORKS

Because the site is reasonably flat, it is the opinion of the designers that only limited earthworks will be required for the development.

EFFLUENT DISPOSAL

All effluent will be discharged into the existing sewer mains on Purnell St. using manholes for connections.

STORMWATER DISPOSAL

All storm-water will be discharged into the existing 300mm (into 450mm) dia. storm-water pipe that runs along the eastern boundary of the site (approx. 1.2m from the boundary).

Wanganui Water services will be consulted for details of building restriction relating to this storm-water pipe.

WATER SUPPLY

Water will be sourced from the 150mm water main available in Purnell St.

FENCING

Because of the elderly residents that will be using the development, their security and the security of the surrounding neighbours will be given careful consideration. All fencing will comply with Wanganui Council requirements and will make due allowance for the needs of the local residents and the occupiers.

MANOEUVRABILITY

The internal access roads and car-parks provide generous space for all vehicles to access car-parks and turn without the need to reverse onto the road. Access to the Aged-care Building and villas is from Purnell Street, signage at the entrance will mark it clearly as the main entrance. Vehicle crossings will be constructed for entrances into the property in accordance with the street opening permit, when issued. According to the Project Information Memorandum the entrance is in a good location, well clear of intersections. There may be some conflict with traffic associated with racecourse operations from time to time. In accordance with PIM recommendations, Hurworth Place provides service access to the rear of the building only, with no access through the development to Purnell Street. PIM recommendations of traffic control measures to avoid conflict at the intersections will be adopted in the form of road markings.

In accordance with the Building Code, two disabled car parks have been provided to serve the Aged-care Building.

NOISE

This is an Aged-care development; noise will not be an issue with this development. All rooms and plant in the development will be constructed to comply with the Building Code and the Air Noise Compliance requirements of the Wanganui Council District Plan.

OUTDOOR LIVING COURT

The development is well conceived and designates outdoor courts for the use of residents, staff and visitors. This has been a consideration with all of Eldercare New Zealand developments – the enjoyment of those associated with the building is of prime concern. 30m.sq. per villa has been designated adjacent to the main glazing of the main living area, as per clause (g.) of the Proposed District Plan.

TRAFFIC GENERATION

Because this is an Aged-care development, the villas will be occupied by retired singles or couples who will benefit from the security that the development provides. It is usual for such accommodation to house only one or two occupants per unit, with typically one car per unit, i.e.: 40 cars maximum associated with the villas. Both the villas and the Aged-care Building

will attract visitors; history of operating other facilities similar to this one would indicate that we might expect up to 10 visitor trips per 24-hour period associated with the Aged-care Building. Staff return trips would be expected to be a maximum of 20 return trips per 24-hour period. In mitigation to the traffic generated by the development, the road access to the development is very good, with wide carriageways, good lighting and a sealed road. Also, a substantial part of the traffic generation would be outside the normal traffic hours as there would be shift workers. The staff would be encouraged to use car pooling to reduce traffic.