

Resource Consent Decision

RC 205011



APPLICANT:	Summit Developments Limited
PROPOSAL:	To erect a dwelling with the garage forward of the front façade as a variation of Condition 2 of 165486
LOCATION:	48 Kemble Drive, Rolleston
LEGAL DESCRIPTION:	Lot 452 DP 524388 being 502 metres in area more or less, as contained in Record of Title 836720.
ZONING:	The property is zoned Inner Plains under the provisions of the Operative District Plan (Townships) Volume
STATUS:	This application has been assessed as a variation of condition 2 land use consent in respect to RC 165486 granted on 31 st October 2017 to establish dwellings on lots approved by subdivision consent 165485.
This application was formally received by the Selwyn District Council on 15 January 2020. Assessment and approval took place on 10 February 2020 under a delegation given by the Council.	

Decision

- A. Resource consent 205011 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. That the application to change condition 2 of Resource Consent RC 205011 granted on 31st October 2017 be granted pursuant to section 127 of the Resource Management Act 1991.

Condition 2 shall now read:

That any dwelling established on Lots 298 to 309, 314 to 318, 334, 342 to 353, 365, 370 to 373, 375 to 383, 385 to 395, 397, 400, 402 to 422, 428 to 439, 451 to 459, 461 to 470, 519 and 527 created by the subdivision approved by 165485 shall comply with the Living Z Small Lot Medium Density rules and standards contained within Appendix E13 of the Township Section of the Selwyn District Plan, except where modified by the following additional condition:

- a) Allotments less than 430m² that have road frontage of 15m or more in length, are not required to comply with Rule 4.29.26(b) relating to double garages.
- b) That the proposed dwelling and attached garage for Lot 452 DP 524388 be erected in accordance with the approved plan of RC 205011.

Attachments

1. Approved plan RC 205011

Notes to the Consent Holder

All other conditions of Resource Consent remain unchanged and in effect.

RC 165486 (AS AMENDED BY RC 205011)

RC165486 – Faringdon South SHA Stages 5 to 7

Land Use (Dwelling) Conditions

Pursuant to section 36 of the Housing Accords and Special Housing Areas Act 2013, the Selwyn District Council grants land use consent RC165486 for the establishment of dwellings within Stages 5 to 7 of the residential subdivision approved by RC165485.

Pursuant to section 51 of the Housing Accords and Special Housing Areas Act 2013 and section 125 of the Resource Management Act 1991, this consent shall lapse 3 years following the date of commencement, being that date on which the survey plan is sealed by Council pursuant to section 223 of the Resource Management Act 1991 for any stage.

Pursuant to section 37 of the Housing Accords and Special Housing Areas Act 2013, the following conditions are imposed:

1. That any dwelling established on Lots 285 to 297, 339, 374, 384, 440, 450, 460, 471 to 517, 520, 529 and 536 created by the subdivision approved by RC165485 shall comply with the Living Z rules and standards within Part C4 Living Zone Rules – Buildings of the Township Section and the Living Z standards contained within Appendix E13 of the Selwyn District Plan.
2. That any dwelling established on Lots 298 to 309, 314 to 318, 334, 342 to 353, 365, 370 to 373, 375 to 383, 385 to 395, 397, 400, 402 to 422, 428 to 439, 451 to 459, 461 to 470, 519 and 527 created by the subdivision approved by RC165485 shall comply with the Living Z Small-Lot Medium Density rules and standards within Part C4 Living Zone Rules – Buildings and the Living Z standards contained within Appendix E13 of the Township Section of the Selwyn District Plan, except where modified by the following additional condition:
 - a) Allotments less than 430m² that have a road frontage of 15m or more in length, are not required to comply with Rule 4.29.26(b) relating to double garages.
 - b) That the proposed dwelling and attached garage for Lot 452 DP 524388 be erected in accordance with the approved plan of RC 205011.
3. That all development of Lots 1011, 1014, 1015, 1016 and 1025 created by the subdivision approved by RC165485 identified as being for Comprehensive Development shall comply with the standards for vehicle accessway and crossings set out in Appendix E13.2 of the Township Section of the Selwyn District Plan, as well as the following conditions:
 - a) The maximum average allotment size across all comprehensive development lots shall be 350m². There is no minimum site size. The internal boundaries of individual residential units are to be shown on the development plans submitted for certification in accordance with condition (bb). For the interpretation of the conditions set out below an internal boundary includes the boundary of the net site area with a rear lane/right of way.

- b) A maximum of 50% of a comprehensive development lot may be covered by buildings and shall be calculated across the net area of the entire comprehensive residential development, excluding any undeveloped balance lot.
- c) Within any individual comprehensive development lot, any single building design shall only be used for:
 - i) a maximum of 6 adjacent dwellings where they are an attached terrace;
 - ii) a maximum of 4 dwellings where they are semi-detached; or
 - iii) a maximum of 4 stand-alone dwellings.

Note: For interpretation, changes in materials and/or colour do not constitute a change in building design. Variation in colour and materials is encouraged for stand-alone units.

- d) The maximum number of storeys that buildings may have is 2. The maximum height of any building shall be 8.0m.
- e) Buildings shall not intrude through a 45-degree recession plane measured from a point 4.0m above the external boundary of the comprehensive development lot. Recession planes do not apply to the internal boundary between residential units within an individual comprehensive development. Where a comprehensive development contains a rear lane, recession planes shall be measured from the far side of the rear lane.
- f) Where a comprehensive development lot provides seven units or less, and adjoins another comprehensive development lot, then a minimum 3.0m building setback is required on each side of the shared boundary.
- g) Where a comprehensive development lot provides eight or more residential units, at least one building separation of a minimum 6.0m in width shall be provided between units, for every eight units.

Note: Please refer to the Council's Medium Density guide for examples of the use of this gap and the design of short terraces.

- h) Within a comprehensive development lot, the minimum setback for a dwelling from internal boundaries shall be as follows:
 - i) 2.0m on a northern or western boundary; and
 - ii) 1.0m on a southern or eastern boundary, or
 - iii) 1.0m where an attached garage is located on an internal boundary; or
 - iv) where a building shares a common wall with another building within the comprehensive development lot, there shall be no minimum setback requirement along that portion of the boundary.
- i) Where a comprehensive development lot adjoins a Low Density or Small-Lot Medium Density residential lot identified in Conditions 1 or 2, the dwellings shall be setback 2.0m from the shared boundary.
- j) No set back is required for any garage from an internal boundary, provided that the garage complies with a 45-degree recession plane measured from 2.5m above ground level at the boundary, except that:
 - (i) Where the total length of the garage adjacent to the internal boundary exceeds 7.0m in length, the minimum setback shall be as set out for a dwelling in condition i) above.

- (ii) Where a garage door faces a rear lane/right of way, the minimum setback shall be as set out for a dwelling in condition i) above.
 - (iii) Where the site adjoins a Low Density or Small-Lot Medium Density residential lot identified in Conditions 1 or 2, the garage shall be setback a minimum of 1.0m from the shared boundary if less than 7.0m in wall length or otherwise be set back a minimum of 2.0m.
- k) All balconies at first floor level and above may only be located in a façade that faces a road boundary, or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/strip purposes.
- l) Within a comprehensive development lot the road setback for stand-alone dwellings shall be a minimum of 3.0m, except:
 - (i) That to avoid a continuous building frontage one in every four dwellings shall be offset a minimum of 1.0m from the front façade of the immediately adjoining dwellings. This offset may be either towards the road or away from the road. No dwelling shall be closer than 2.0m to the road boundary.
 - (ii) The road setback shall be a minimum of 2.0m for a secondary road boundary. For interpretation purposes, the secondary road boundary does not provide vehicular access to the site and does not contain access to the front door.
- m) Within a comprehensive development lot the road setback for duplex units shall be a minimum of 3.0m, except:
 - (i) That to avoid a continuous building frontage one in every three duplex units shall be offset a minimum of 1.0m from the front façade of the immediately adjoining duplex. This offset may be either towards the road or away from the road. No duplex unit shall be closer than 2.0m to the road boundary.
 - (ii) The road setback shall be a minimum of 2.0m for a secondary road boundary. For interpretation purposes, the secondary road boundary does not provide vehicular access to the site and does not contain access to the front door.
- n) Within a comprehensive development lot the road setback for terraced units shall be a minimum of 3.0m, except the road setback shall be a minimum of 2.0m for a secondary road boundary. For interpretation purposes, the secondary road boundary does not provide vehicular access to the site and does not contain access to the front door.
- o) No garage shall be located between the front façade of a residential unit and the road boundary.
- p) Where a garage door faces to a road, the garage shall be set back a minimum of 5.0m from the road boundary.
- q) Garaging shall not comprise more than 50% of the ground floor front façade of any individual residential unit within a comprehensive development.
- r) The full length of the front yard of a comprehensive development shall be landscaped for the depth of the building setback. The landscaping shall consist of a mix of lawn, garden beds, shrubs, and at least 1 specimen tree for each dwelling established within the comprehensive development. This does not apply to those parts of the road frontage used for either vehicle or pedestrian access to the individual dwellings.
- s) Each specimen tree required in (r) is to be a minimum of 1.8m high at time of planting and shall be capable of achieving a height at maturity of 8m.

- t) All landscaping required by conditions (r) and (s) shall be established prior to the occupancy of any of the residential units within a comprehensive development. All landscaping required shall be maintained and any dead, diseased or damaged plants shall be replaced with the same or similar species.
- u) Any fence located between the front façade of the dwelling and the road boundary shall have a maximum height of 1.0m and shall provide pedestrian access to the dwelling. Where a unit within a comprehensive development lot has frontage to more than one road, any fencing on the secondary road boundary shall be no higher than 1.8m. Where a fence of between 1.2m and 1.8m in height is proposed on the secondary road boundary, the total length of the fence shall not exceed two thirds the length of the secondary road boundary. For interpretation purposes, the secondary road boundary does not provide vehicular access to the site and does not contain access to the front door.
Note: For interpretation, the measurement between the façade and the road boundary shall be taken from that part of the façade closest to the road.
- v) Each dwelling within a comprehensive development shall have a minimum 40m² outdoor living space, with at least one outdoor living space consisting of a contiguous area of no less than 20m², with a minimum dimension of 4.0m. The total minimum area may include any balconies provided they have a minimum dimension of 1.5m. In addition,
 - (i) the primary outdoor living space shall be directly accessible from an internal living room; and
 - (ii) any secondary outdoor living spaces such as balconies shall be directly accessible from living rooms or bedrooms.
- w) Where any outdoor living space is provided between the front façade of the dwelling and the road boundary, any screening of this area shall be consistent with the landscaping required by conditions (r), (s) and (t); and the fencing requirements of condition (u).
- x) The primary pedestrian entrance for an individual dwelling is to be legible from the road boundary.
- y) Any windows at first floor level or above must:
 - (i) face a road boundary, or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/ strip purposes; or
 - (ii) be set back a minimum of 10m from an internal boundary; or
 - (iii) have a sill height of at least 1.6m above internal floor level; or
 - (iv) be obscure glazed, and either non-opening or top- hinged, and be associated with a bathroom, toilet, or hallway.
- z) Prior to the lodgement of any building consent for a comprehensive development, the building design and landscape plans shall be submitted to Council for certification that the above conditions are met.

Review

4. That pursuant to section 128 of the Resource Management Act 1991, the Council may review all conditions by serving notice on the consent holder within 1 month of any 12-month period following the date of this decision, in order to deal with any adverse effects on the environment that may arise from the exercise of this consent.

Notes to the Consent Holder:

- a) In accordance with section 36 of the Resource Management Act 1991, the Council's standard monitoring fee has been charged.

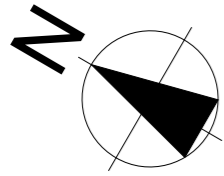
Yours faithfully

Selwyn District Council



Wendy Gallagher

Resource Management Planner



LOT 452 DP 524388
FARINGDON SOUTH

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
205011

10/02/2020 gallaw

SITE LEVELS

ground levels are provisional to be confirmed prior to building commencement.

UNDERGROUND SERVICE NOTES

foulwater drains shall be 100mm dia uPVC laid to fall to reticulated network utility service laterals.

position of laterals shown are provisional and shall be confirmed by drainage contractor.

co-ordinate for multiple underground services installation where practical.

drainage laterals shown are post EQ events and are expected to be in operational condition.

water supply shall be 25mm main, plumber to arrange trenching and connections to network mains

dwelling power supply shall be single phase underground. electrical contractor to arrange trenching and connections to network mains.

all trenches shall be open a maximum of 48hrs and be clear of engineered raft. main contractor shall confirm with the foundation engineer prior to any trenches being opened.

it is the main contractors responsibility to maintain silt control during any excavations including trenching.

SILT CONTROL GENERALLY
the main contractor is responsible for installing and maintaining silt control systems at all times.

protect any existing driveway surfaces until ready to reform.

create stabilized access pad with AP65 basecourse and restrict site access to this area.

cover any stockpile of soil with weather protection when not immediately removed from site.

take care not to disturb existing ground and vegetation unless specifically necessary.

DRAINAGE LEGEND

- 100mm uPVC sewer at 1:60 grade.
- - - 100mm uPVC stormwater at 1:100 grade.
- IP access/inspection point
- gully trap



Site Layout

RMA

1:100

Issue Name	Issue Date	Revision ID
DEVELOPED DRAWINGS	04.10.19	
CONSENT	20.11.19	