

RESOURCE CONSENT DECISION: 155317



Applicant:	CDL Land New Zealand Ltd
Proposal:	To erect a dwelling on each of Lots 187 – 194 (Stage 9) and 195 – 203 (Stage 10) of Stonebrook within the 40m State Highway 1 setback
Location:	1 & 3 Breccia Street and 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68 & 70 Lignite Drive, Rolleston
Legal Description:	Lots 187 – 194 DP 481923, as contained in Certificates of Title 677213 – 677220 Lots 195 – 203 DP 481924, as contained in Certificates of Title 683439 – 683447
Zoning:	The property is zoned Living Z under the provisions of the Partially Operative District Plan (Townships) Volume
Status:	This application has been assessed as a landuse consent for a discretionary activity under the Partially Operative District Plan. As such the relevant provisions of the Partially Operative District Plan (Townships) Volume and the Resource Management Act 1991, have been taken into account

This application was formally received by the Selwyn District Council on 10 June 2015. Assessment and approval took place on 30 July 2015 under a delegation given by the Council.

DECISION

“Resource consent 155317 is granted pursuant to sections 104 and 104B of the Resource Management Act 1991 subject to the following conditions imposed under section 108 of the Act.

1. That a dwelling may be erected on each of Lots 187 – 194 DP 481923 (Stonebrook Stage 9) and Lots 195 – 203 DP 481924 (Stonebrook Stage 10) within the 40m State Highway 1 setback, in general accordance with the details included with the application, except where varied by the following conditions of consent:

Acoustic barrier

2. There shall be no access to State Highway 1 from these properties.
3. The 3m high acoustic barrier shall be maintained in any combination of wall/fence and earth bund desired so long as the minimum height specified at

a given point is achieved. Penetrations through the barrier (eg gates) are not permitted.

4. Any wall/fence must be solid and airtight with no gaps, cracks or spaces through or beneath the structure.
5. Any wall/fence must be constructed from a material with a surface mass of not less than 8kg/m², such as 20mm thick pine palings or some suitable alternative (see attached drawing MD0031c for typical fence detail).
6. Any earth bund shall be consistently maintained to fill gaps as they develop.

Acoustic insulation

7. Each dwelling shall comply with one of the following 2 options:

EITHER

- a. Any dwelling (excluding an attached garage) shall be located at least 30 metres from the edge of the State Highway 1 carriageway and shall be constructed in accordance with Tables B1 and B2 of Appendix B of the Marshall Day Acoustics report included with the subdivision application 075429 (attached);

OR

- b. If the dwelling is located closer than 30 metres to the edge of the State Highway 1 carriageway, or is not constructed in accordance with the Marshall Day Acoustics report included with the subdivision application 075429 (attached), then a report from a recognised acoustic engineer shall be provided to show the construction of the building will comply with the following:

The dwelling, family flat and any rooms within accessory buildings used for sleeping or living purposes has been acoustically insulated so that traffic noise from State Highway 1 is limited to levels set out below, with all external doors and windows closed:

	Daytime (0700-2200 hours)	Night-time (2200-0700)
Within Bedrooms	35 dBA (Leq 1 hour)	30 dBA (Leq 1 hour)
Within Living Area rooms	40 dBA (Leq 1 hour)	35 dBA (Leq 1 hour)
Living Area rooms means any room in a residential unit other than a room used principally as a bedroom, laundry, bathroom or toilet.		

8. 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."

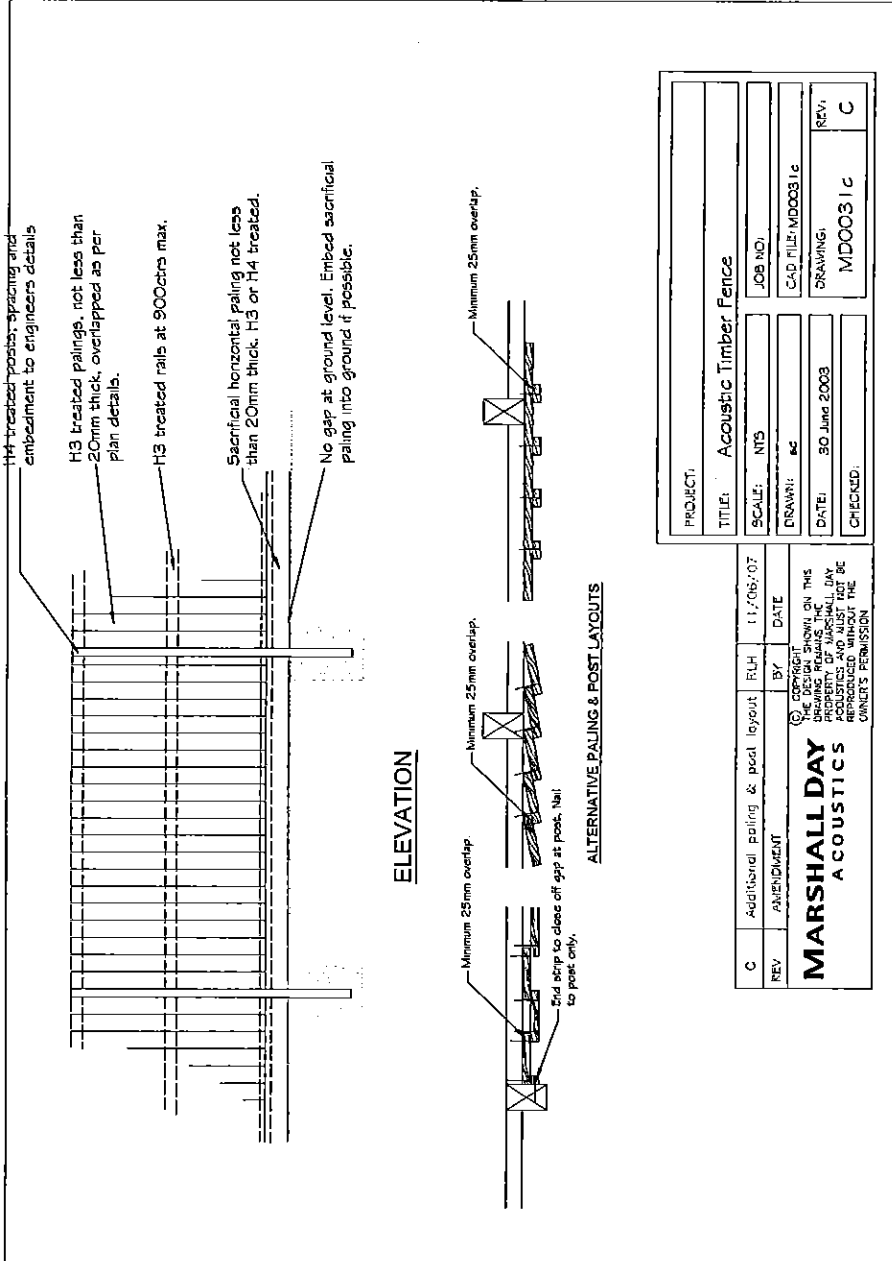
NOTES TO THE CONSENT HOLDER

- a. Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.
- b. In accordance with section 36 of the Resource Management Act 1991, the Council's standard monitoring fee has been charged.
- c. This consent is not an authority to build. Building consent is also required before construction begins.
- d. This consent does not authorize any other non-compliance with District Plan standards. If any dwelling does not comply with another standard of the Plan (for example, setbacks or site coverage), then an additional resource consent will be required.

Yours faithfully
Selwyn District Council



Rachael Carruthers
Resource Management Planner



8.0 APPENDIX B – DWELLING CONSTRUCTION FOR 3.0 M NOISE BARRIER

Table B1. Construction Elements – Non-Glazing.

Area	Materials / Construction
Roof –Single Storey	0.6 mm Coloursteel or Concrete Tiles
Roof – Multi Storey	0.6mm Coloursteel or Concrete Tiles with 18mm plywood sarking beneath
Ceilings in any habitable space with the roof directly above.	Minimum R1.8 thermal grade insulation (e.g. R1.8 Pink Batts, Autex Greenstuff, or approved equivalent) or such greater amount as required to meet Building Code. Ceiling to be lined with 2 layers of high-density plasterboard such as Gib 13mm Noiseline installed as per manufacturers requirements.
Walls facing West, North or East on single story dwellings; or ground floor of multi storey dwellings	<u>Either:</u> Heavyweight Construction consisting of: Exterior cladding to be <i>either</i> minimum 70 mm brick; <i>or</i> 150 mm concrete wall; <i>or</i> 190 mm poured concrete block. "North" refers to elements directly facing State Highway 1. Wall cavity to be a minimum of 100 mm which is to be filled with minimum R1.8 thermal grade insulation (e.g. R1.8 Pink Batts, Autex Greenstuff, or approved equivalent) or such greater amount as required to meet Building Code. 10mm standard plasterboard such as Gib Lining. <u>Or:</u> Lightweight Construction consisting of: Weatherboard external cladding Wall cavity to be a minimum of 100 mm which is to be filled with minimum R1.8 thermal grade insulation (e.g. R1.8 Pink Batts, Autex Greenstuff, or approved equivalent) or such greater amount as required to meet Building Code. Two layers of 10mm high-density plasterboard such as Gib Noiseline Lining
Walls facing West, North or East on 2 nd level of dwellings.	Heavyweight Construction consisting of: Exterior cladding to be <i>either</i> minimum 70 mm brick, <i>or</i> 150 mm concrete wall, <i>or</i> 190 mm poured concrete block. "North" refers to elements directly facing State Highway 1. Wall cavity to be a minimum of 100 mm which is to be filled with minimum R1.8 thermal grade insulation (e.g. R1.8 Pink Batts, Autex Greenstuff, or approved equivalent) or such greater amount as required to meet Building Code. 10mm standard plasterboard such as Gib Lining.
South facing rooms and non-habitable spaces	Any standard construction techniques and elements complying with the Building Code.
External Doors (non-glazed)	Must be free of gaps, well sealed and of solid core construction. No external doors may be located on the northern face of buildings unless specific acoustic design is performed.

Table B2. Construction Elements – Glazing

Area (see notes)	Materials / Construction
North, west and east facing living room windows. "North" refers to elements directly facing State Highway 1.	<p>Either: Double glazing units covering not more than 30% of the external wall area comprising 8 mm glass with a 12 mm cavity and 6 mm glass;</p> <p>Or: Double glazing units covering not more than 30% of the external wall area comprising 10 mm glass with a 12 mm cavity and 4 mm glass</p> <p>Or: Single glazing covering not more than 30% of the external wall area comprising 9mm PMMA Laminate Glass (HUSH, Audioscreen, Soundstop or equivalent).</p>
North, west and east facing bedroom windows on ground floor. "North" refers to elements directly facing State Highway 1.	<p>With Lightweight Wall Construction: Double glazing units covering not more than 30% of the external wall area comprising 10 mm glass with a 12 mm cavity and 6 mm glass;</p> <p>Or: Single glazing covering not more than 30% of the external wall area comprising 11mm PMMA Laminate Glass (HUSH, Audioscreen, Soundstop or equivalent).</p> <p>With Heavyweight Wall Construction: Double glazing units covering not more than 30% of the external wall area comprising 8 mm glass with a 12 mm cavity and 6 mm glass;</p> <p>Or: Double glazing units covering not more than 30% of the external wall area comprising 10 mm glass with a 12 mm cavity and 4 mm glass</p> <p>Or: Single glazing covering not more than 30% of the external wall area comprising 9mm PMMA Laminate Glass (HUSH, Audioscreen, Soundstop or equivalent).</p>
North west and east facing bedroom windows on 2 nd level. "North" refers to elements directly facing State Highway 1.	<p>Either: Double glazing units covering not more than 30% of the external wall area comprising 10 mm glass with a 12 mm cavity and 6mm laminated glass;</p> <p>Or: single glazing single glazing covering not more than 30% of the external wall area comprising 11mm PMMA Laminate Glass (HUSH, Audioscreen, Soundstop or equivalent);</p>

Note1: Sliding and Bi-fold doors are not permitted on upper floors except the south facade.

Note 2: The highest point of any upper floor window is not to exceed five metres above ground level.