

RESOURCE CONSENT DECISION: 155097



- Applicant:** GW Wilfield Ltd
- Proposal:** To erect a dwelling on each of:
- Lots 12, 24, 25, 33 – 35, 39, 40, 43 – 48, 50, 51, 53, 54, 67, 71, 73, 74, 82, 83, 92, 94 – 97, 110 and 117 of 145470 with a maximum site coverage exceeding the permitted maximum; and
 - Lots 5 – 10 and 118 – 122 of 145470 with non-complying setbacks from Stage Highway 73
- Location:** West Coast and Weedons Ross Roads, West Melton
- Legal Description:** Rural Section 37879 being 25.1462ha in area more or less, as contained in Certificate of Title CB549/209
Rural Section 37783 being 64.2186ha in area more or less, as contained in Certificate of Title CB11A/748
Lot 2 DP 391578 being 2.8549ha in area more or less, as contained in Certificate of Title 367736
- Zoning:** The property is zoned Living 2 and Living 2A under the provisions of the Partially Operative District Plan (Townships) Volume and Rural (Inner Plains) under the provisions of the Partially Operative District Plan (Rural) Volume
- Status:** Application 155097 has been assessed as a landuse consent for a non complying 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 25 February 2015. Assessment and approval took place on 23 June 2015 under a delegation given by the Council.

DECISION

Resource consent 155097 is granted pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 subject to the following conditions imposed under section 108 of the Act.

1. That buildings erected on each of the following lots shall not exceed the following site coverage allowances:

Lots	Maximum site coverage	
12, 24, 25, 36 – 40, 43, 50, 51, 67, 71, 73, 74, 84, 92, 94 – 97, 110 and 117	Including garage	25%
	Excluding garage	25% minus 36m ²
33 – 35, 44 – 48, 53, 54, 82 and 83	Including garage	30%
	Excluding garage	30% minus 36m ²

Site coverage shall be calculated on the net area of each lot and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.

2. Lots 5 – 10 and Lots 118 – 120 and 122: That any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes shall be located no closer than 20m from the edge of the sealed carriageway of State Highway 73.
3. Lots 5 – 10 and 118 – 120 and 122: That any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes:
- at ground floor level, within 35m from the edge of the sealed carriageway of State Highway 73 for as indicated on the attached approved plan (Davie, Lovell-Smith, Drawing C.18130 Revision R11, now marked SDC 155097); and
 - at first floor level or above, within 80m of the edge of the sealed carriageway of Stage Highway 73

shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.

24 hours

Within Bedrooms	35 dBA (L _{eq} 24 hour)
Within Living Area Rooms	40 dBA (L _{eq} 24 hour)

4. Lots 5 and 122: That any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes:
- at ground floor level, within 60m from the edge of the sealed carriageway of State Highway 73 as indicated on the attached approved plan (Davie, Lovell-Smith, Drawing C.18130 Revision R11, now marked SDC 155097); and
 - at first floor level or above, within 80m of the edge of the sealed carriageway of Stage Highway 73,

shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.

	24 hours
Within Bedrooms	35 dBA (L _{eq} 24 hour)
Within Living Area Rooms	40 dBA (L _{eq} 24 hour)

5. 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. *Living Area Rooms* means any room in a dwelling other than a room used principally as a bedroom, laundry, bathroom, or toilet.
- d. Except as authorised by this resource consent, all buildings must comply with the requirements of the District Plan. Any non-compliance not authorised by this consent will require the granting of an additional resource consent before construction begins.
- e. This resource consent is not an authority to build. Building consent is also required before construction begins.

Yours faithfully
Selwyn District Council



Rachael Carruthers
Resource Management Planner

AMENDMENT	DATE	DESCRIPTION
RB	24/10/2014	EASEMENTS AMENDED
RB	14/01/2015	EASEMENTS AMENDED
RB	09/02/2015	LOTS 118 - 159 AMENDED, TRAFFIC NOISE ASSESSMENT ADDED.
RB	12/02/2015	LOTS 154 & 155 AMENDED, ZONE AREAS ADDED.
RB	24/02/2015	KICKS LOTS 502-504 ADDED.
RB	11/03/2015	LOT 303 ROAD WIDTH AMENDED.
RB	18/03/2015	LOTS 251 AND 502 AMENDED.
RB	17/03/2015	LOTS 400 AND 401 AMENDED.
RB	21/04/2015	SWF3 SETBACK INCREASED TO 35m

- NOTES:
- Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
 - Service easements to be created as required.
 - This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.
 - Roading details are indicative only.
 - Consent Notice area, subject to restriction on odour sensitive activities
 - Consent notice area subject to traffic noise.

PROPOSED MEMORANDUM OF EASEMENTS		
Nature	Servient Tenement Lot No. Shown	Dominant Tenement
Right of way, right to drain water & sewage & to convey water, electric power, telecommunications & computer media	149 A 150 B 101 C 100 D 101 AD 157 AE	Lot 150 Lot 149 Lot 100 Lot 101 Lot 158 Lot 157
Right to drain sewage in grass	154 I/O 130 J/AB	Grantee Selwyn District Council
Right to convey water and electricity in grass	401 S	Grantee
Right to convey electricity in grass	62 K 64 X 130 Z,AA,AB 131 T 134 L 135 M 149 N 150 O 154 I,O,R,T,U	Grantee Transpower
Pedestrian easement in grass	4 W 5 V	Grantee Selwyn District Council

PROPOSED SCHEDULE OF EASEMENTS		
Nature	Servient Tenement Lot No. Shown	Grantee
Right to convey water and electricity in grass	303 AC	Selwyn District Council

SCHEDULE OF AREAS	
Description	Area
Residential Lots - (Lots 1-158) Road to Vest in Selwyn District Council (Lots 301-303) Reserves to Vest in Selwyn District Council (Lots 251-255) Right of Ways & Access Utility Lot 400 Kick Lot (501-504) Balance Lot 401	58,5446 ha 8,7497 ha 2,0794 ha 4038m ² 130m ² 20m ² 22,4468ha

DAVE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

118 Wrights Road P O Box 679 Christchurch 8140, New Zealand
Telephone: 03 379 0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

GW Wilfield Ltd

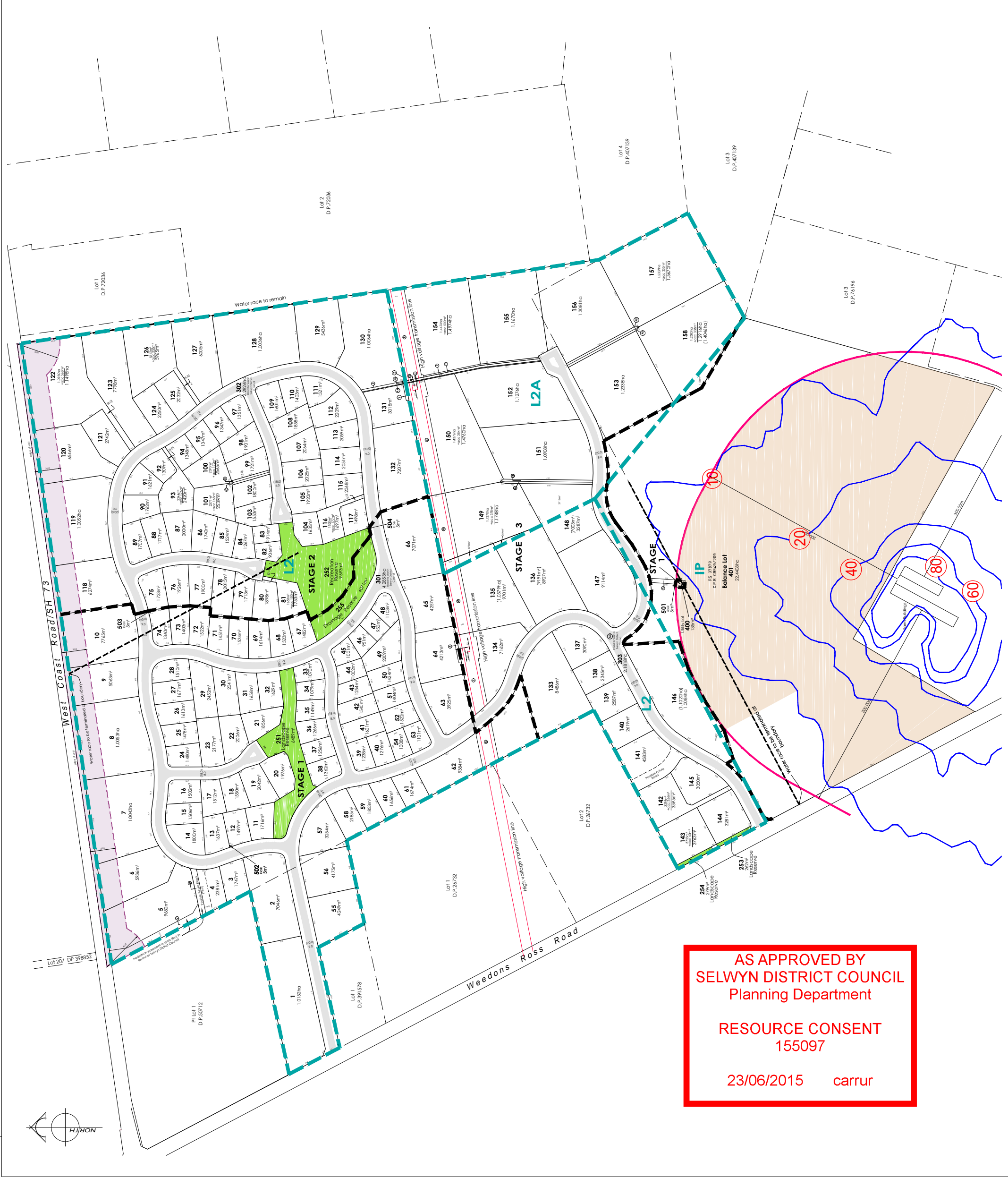
Proposed Subdivision of Lot 2 D.P. 391578, RS.37783 (S.O.8333) & RS.37879 (S.O.8404)

Proposed Subdivision

SCALE: 1:2500@A1
1:5000@A3 DATE: APRIL 2015

CAD FILE: J:\1518\CONSENT OVERALL R11.dwg SHEET No: **R11**

C.18130



**AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department**

**RESOURCE CONSENT
155097**

23/06/2015 carrur