

# Resource Consent Decision

## RC235284



|                                                                                                                                                                                  |                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICANT:</b>                                                                                                                                                                | Homes by Parklane                                                                                                                                                                    |
| <b>PROPOSAL:</b>                                                                                                                                                                 | To construct two dwellings with non-complying site coverage and site density.                                                                                                        |
| <b>LOCATION:</b>                                                                                                                                                                 | 24 Westmoor Boulevard, Rolleston                                                                                                                                                     |
| <b>LEGAL DESCRIPTION:</b>                                                                                                                                                        | Lot 128 DP 573266 being 479m <sup>2</sup> in area more or less, as contained in Record of Title 1046093.                                                                             |
| <b>ZONING:</b>                                                                                                                                                                   | <b>Operative Selwyn District Plan (2016)</b><br>The property is zoned Inner Plains and is within the Inner Plains under the provisions of the Operative District Plan (Rural) Volume |
| <b>STATUS:</b>                                                                                                                                                                   | <b>Operative Selwyn District Plan (2016)</b><br>This application has been assessed as a land use consent for a Non-Complying activity under the Operative District Plan.             |
| This application was formally received by the Selwyn District Council on 26 May 2023. Assessment and approval took place on 7 June 2023 under a delegation given by the Council. |                                                                                                                                                                                      |

## Decision

### RC 235284 - Land Use Consent

- A. Resource consent **235284** be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent **235284** be **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. The development shall proceed in accordance with the information submitted with the application on 26 May 2023, the further information dated 11 July 2023, and the plans entitled "Homes by Parklane, 24 Westmoor Blvd", dated 26 June 2023.

*Advice Note: if the applicant wishes to subdivide in site in the future, a separate resource consent would be required and each lot would require separate services would need to be provided if the subdivision was granted.*

### Attachments

1. Application and AEE, Site Plans and Drawings, Planning Checklist

## Notes to the Consent Holder

### *Lapse Period (Land Use Consents)*

- 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.

### *Monitoring*

- b) In accordance with section 36 of the Resource Management Act 1991, no monitoring fee has been charged.
- c) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.
- d) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, [compliance@selwyn.govt.nz](mailto:compliance@selwyn.govt.nz)
- e) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

### *Vehicle Crossings*

- f) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Assets Department prior to installation. For any questions regarding this process please contact [transportation@selwyn.govt.nz](mailto:transportation@selwyn.govt.nz). You can use the following link for a vehicle crossing information pack and to apply online: <https://www.selwyn.govt.nz/services/roads-And-transport/application-to-form-a-vehicle-crossing-entranceway>

### *Building Act*

- g) This consent is not an authority to build or to change the use of a building under the Building Act. Building consent will be required before construction begins or the use of the building changes.

### *Accessible Carparking Spaces*

- h) The District Plan and the Building Code have different requirements for accessible carparking. Therefore, the carparking plan approved as part of this resource consent may not comply with the Building Code. Early engagement with the building consent team is recommended to ensure all requirements can be met.

### *Regional Consents*

- i) This activity may require resource consent from Environment Canterbury. It is the consent holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity.

### *Impact on Council Assets*

- j) Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated and the expense of the consent holder.

### *Vehicle Parking During the Construction Phase*

- k) Selwyn District Council is working to keep our footpaths safe and accessible for pedestrians. During the construction phase (and at all other times):
  - Please park on the road or fully within your property.
  - It is illegal to park on or obstruct a footpath.
  - Arrange large deliveries when school children are not around

- Blocking the footpath can cause a school child to have to move out onto the road or cross the road at a location they are not familiar with.
- Parking on the footpath also damages the utility services like internet fibre underneath

### Development Contributions

| Activity                  | Demand Post Development (HUE) | Credits for Existing Demand (HUE) | Additional Demand (HUE) | Development Contribution per HUE (\$) | Development Contribution (\$ Excl. GST) | GST (\$)        | Development Contribution (\$ Incl. GST) |
|---------------------------|-------------------------------|-----------------------------------|-------------------------|---------------------------------------|-----------------------------------------|-----------------|-----------------------------------------|
| Water Supply              | 1.53                          | 1.00                              | 0.53                    | 2,192.00                              | 1,168.34                                | 175.25          | 1,343.59                                |
| Wastewater                | 1.53                          | 1.00                              | 0.53                    | 5,138.00                              | 2,738.55                                | 410.78          | 3,149.34                                |
| Stormwater                | 0.00                          | 0.00                              | 0.00                    | 0.00                                  | 0.00                                    | 0.00            | 0.00                                    |
| Reserves                  | 1.53                          | 1.00                              | 0.53                    | 10,352.00                             | 5,517.62                                | 827.64          | 6,345.26                                |
| Roading                   | 1.53                          | 1.00                              | 0.53                    | 1,310.00                              | 698.23                                  | 104.73          | 802.96                                  |
| Lowes Road ODP            | 0.00                          | 0.00                              | 0.00                    | 0.00                                  | 0.00                                    | 0.00            | 0.00                                    |
| <b>Total Contribution</b> |                               |                                   |                         |                                       | <b>10,122.74</b>                        | <b>1,518.41</b> | <b>11,641.15</b>                        |

Yours faithfully

**Selwyn District Council**

Anna Joughin

**Consultant Planner**



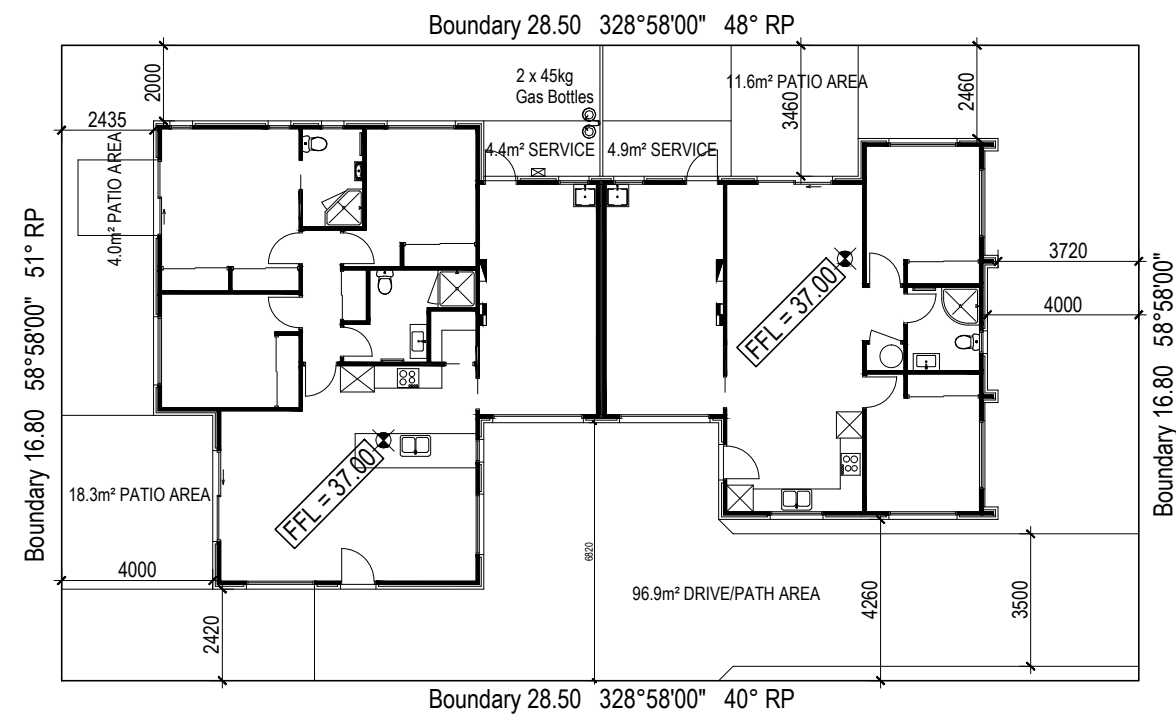
Jack Davis

**Student Resource Management Planner**

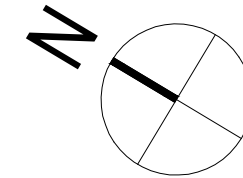
AS APPROVED BY  
SELWYN DISTRICT COUNCIL  
Planning Department

RESOURCE CONSENT  
235284

24/07/2023 jack.davis



WESTMOOR BOULEVARD



Lot 128  
DP 573266

24 Westmoor Boulevard  
ROLLESTON

Site Coverage:

Cladding -  $209.5\text{m}^2 / 479.0\text{m}^2 = 43.7\%$   
Roof -  $235.0\text{m}^2 / 479.0\text{m}^2 = 49.0\%$

EQ Zone = 2  
Wind Zone = A (High)  
Exposure = B

NZBC F5: All Construction work on the building shall be performed in a manner that avoids the likelihood of:

- (a) Objects falling onto people on or off the site,
- (b) Objects falling on property off the site,
- (c) Other hazards arising on the site affecting people off the site and other property, and
- (d) Unauthorised entry of children to hazards on the site

ALLOW FOR STEPS OR LANDSCAPING TO  
ALL EXTERNAL DOORS SO STEP FROM FFL  
NO GREATER THAN 190mm (100mm min)

Anti-slip: on all access routes both internal & external, provide Anti-slip surface complying with NZBC D1/AS Table 2 (except surfaces in side Entry Doors of housing maybe considered dry areas)

#### SITE SAFETY

Allow for and maintain

- 2m high galv chainlink netting fencing to street front
- where side fencing not in place use same 2m high fencing
- where water hazards are present use same 2m high fencing

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job title:

BHUTANI & PURI HOUSE

drawing title:

SITE PLAN

legal description:

Lot 128 DP 573266  
24 Westmoor Boulevard  
ROLLESTON

WORKING DRAWINGS

SUBJECT TO COUNCIL APPROVAL

ALL MEASUREMENTS TO BE CONFIRMED  
ON SITE BY CONTRACTOR PRIOR TO  
THE COMMENCEMENT OF WORK

DO NOT SCALE FROM DRAWINGS UNDER ANY  
CIRCUMSTANCES

scale:

1:200

Job No.:  
AS034

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of: 25

DATE: 26/04/2023