

27 Subdivision and Development

27.3 Location-specific objectives and policies

In addition to the district wide objectives and policies in Part 27.2, the following objectives and policies relate to subdivision in specific locations.

Orchard Road and Riverbank Road Wanaka Lower Density Suburban Residential Zone

27.3.X Objective – Subdivision of the Lower Density Suburban Residential Zone on the north west side of Riverbank Road has integrated internal roading connections and pedestrian and cycle access along and adjacent to Orchard Road and Riverbank Road.

Policies

27.3.x.1 Ensure subdivision and development is undertaken in accordance with the Riverbank Road Structure Plan (Schedule 27.13.x) to provide integration and connection of internal roading connections between those properties identified on the Riverbank Road Structure Plan, and provision of access onto Orchard Road and Riverbank Road.

27.3.x.2 Ensure subdivision and development provides for a safe walking and cycle environment adjacent to and within Orchard Road and Riverbank Road.

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	Zone and Location Specific Rules	Activity Status
<u>27.7.X</u>	<u>Orchard Road and Riverbank Road</u> <u>Any subdivision, use or development that is inconsistent with the Riverbank Road Structure Plan contained in Section 27.13.x.</u>	<u>D</u>

7 Lower Density Suburban Residential

Insert new policy under Objective 7.2.1

Policies

7.2.1.x Require all bedrooms within new or relocated buildings located within 250m of the Riverbank Road frost fan (as identified on the Riverbank Road Structure Plan contained in Section 27.13.x) to be designed to maintain internal residential amenity values and protection to sleeping occupants from frost fan noise

7.5 Rules -Standards

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance Status
<u>7.5.x</u>	<p><u>Frost Fan Noise - Riverbank Road</u></p> <p><u>7.5.x.x Any new residential or relocated building located within 250m of the frost fan as identified on the Riverbank Road Structure Plan in Section 27.13.x shall be designed, constructed and maintained to ensure that, within the external building envelope surrounding any bedroom (when windows are closed), the internal level does not exceed 30dBLAeq(15min), however this rule shall not apply if the frost fan is decommissioned.</u></p> <p><u>7.5.x.x Compliance within 250m of the Frost Fan</u></p> <p><u>Compliance shall be demonstrated by either adhering to the sound insulation requirements in Rule 36.8.1, or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the 30dBLAeq(15min) with the windows closed</u></p> <p><u><i>For the purposes of this rule, "external building envelope" means an envelope defined by the outermost physical parts of the building, normally the cladding and roof;</i></u></p> <p><u><i>For the purposes of this rule "decommissioned" means that the frost fan is dismantled and/or removed from the site and/or permanently taken out of operation.</i></u></p>	<u>NC</u>

36 Noise

36.8 Riverbank Road Structure Plan Area

36.8.1 Sound Insulation Requirements for compliance with Rule 7.5.x - Acceptable Construction Materials (Table 1).

The following table sets out the construction materials required to achieve appropriate sound insulation in accordance with Rule 7.5.x.

Table 1: Example bedroom constructions

<i>Building element</i>	<i>Minimum bedroom construction requirement</i>
30dB $L_{Aeq(15)}$ reduction	
<i>External walls</i>	
<i>Cladding</i>	<i>Minimum 70mm thick brick (or equivalent mass)</i>
<i>Insulation</i>	<i>Minimum 75mm thick fibrous insulation</i>
<i>Internal lining</i>	<i>Single layer of minimum 10mm thick plasterboard</i>
<i>Windows/glazed doors</i>	<i>Double glazed aluminium joinery consisting of one minimum 6mm thick glass pane and one minimum 6.38mm thick laminated glass pane separated by a 12mm air gap, e.g. 6/12/6.38L. No more than 40% of external wall area</i>
<i>Roof/ceiling</i>	
<i>Cladding</i>	<i>Minimum 0.55mm thick profiled steel</i>
<i>Insulation</i>	<i>Minimum 75mm thick fibrous insulation</i>
<i>Ceiling</i>	<i>Two layers of minimum 13mm thick high-density plasterboard ($\geq 12 \text{ kg/m}^2$) linings (e.g. 2x13mm GIB Noiseline)</i>
<i>External doors</i>	<i>Solid core door (minimum 24 kg/m^2) with full perimeter seals</i>
35dB $L_{Aeq(15)}$ reduction	
<i>External walls</i>	
<i>Cladding</i>	<i>Minimum 70mm thick brick (or equivalent mass)</i>
<i>Insulation</i>	<i>Minimum 75mm thick fibrous insulation</i>
<i>Internal lining</i>	<i>Single layer of minimum 10mm thick plasterboard</i>
<i>Windows</i>	<i>Double glazed aluminium joinery consisting of one minimum 6mm thick glass pane and one minimum 10.76mm thick laminated glass pane separated by a 12mm air gap, e.g. 6/12/10.76L. No more than 20% of external wall area. No doors permitted</i>
<i>Roof/ceiling</i>	
<i>Cladding</i>	<i>Minimum 0.55mm thick profiled steel</i>
<i>Sarking</i>	<i>Minimum 9mm thick fibre cement board sarking ($\geq 12 \text{ kg/m}^2$) to entire dwelling roof, e.g. 9mm RAB board sarking</i>
<i>Insulation</i>	<i>Minimum 75mm thick fibrous insulation</i>
<i>Ceiling</i>	<i>Two layers of minimum 13mm thick high-density plasterboard ($\geq 12 \text{ kg/m}^2$) linings (e.g. 2x13mm GIB Noiseline)</i>
<i>External doors</i>	<i>Not permitted</i>

Note: For the avoidance of doubt, where the windows need to be closed to achieve the internal design level it is not necessary to provide alternate ventilation.