IN THE MATTER of the Housing Accords and Special Housing Areas Act 2013

AND

IN THE MATTER of Applications under Section 25 by B.M. Geddes, J.G.I. Cooke and D.L. Geddes – RC165454, RC165455, RC165508, RC165509.

DECISION

Commissioners

David Mead (Chair)

Janette Dovey

Hearing and Appearances

Heard in Rolleston on 15th and 16th November 2016

Hearing closed 2 December 2016

Appearances

For the Applicant

Ms J Crawford – Legal Counsel
Mr J McFarlane – Urban Design
Mr M Thomson – Infrastructure
Mr A Metherell – Transportation
Ms C McKeever – Planning

Submitters

Mr and Mrs Washbourne
Mr and Mrs Bruce-Jones
Mr M Brown for Hughes Developments Ltd
Mr Perry
Mr Main
Ms Jelli for K.B. Goh and F.D. Lowe
Mr Boyce

Council Officers and Advisers

Mr N Boyes, Consultant Planner

Mr A Mazey, Asset Manager Transportation
Ms G Wolfer, Urban Designer

Introduction

1. This is an application under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA" or "the Act") to subdivide a 72.1973ha site into 743 residential lots and construct up to 888 dwellings on those lots; develop a small neighbourhood centre and create associated open space areas. The proposed development is to be known as Chelsea Green.

2. HASHAA has as its purpose the facilitation of an increase in land and housing supply in certain regions or districts, including Selwyn District. In addition to housing, section 14(2)(b) of HASHAA provides for non-residential components that are ancillary to quality residential development (such as recreational, mixed use, retail, or town centre land uses).

3. The proposal meets the requirements for a Qualifying Development under section 14 of the Act and the applicant requested under section 20 of the Act that the application for resource consent be considered under HASHAA.

4. The applicant consulted with adjacent landowners and obtained written approval from 9 of the 18 adjacent properties identified by Council. However, two of those approvals were conditional and the Council notified those two landowners and the remaining landowners who had not provided a written approval in accordance with its discretion under section 29 of HASHAA. Nine submissions were received (in opposition and in support).

5. A hearing was held on the 15th and 16th November 2016 in Rolleston. The Commissioners visited the site and surrounds on the 14th November. The Hearing was adjourned on the 16th and a Minute was issued recording details of further information to be prepared and circulated, as discussed with the parties. After receipt of that information, the applicant provided a written right of reply.

6. The hearing was closed on Friday 2 December 2016. In accordance with Section 41 of HASHAA, a decision is to have been released by Thursday 15 December 2016, 60 working days after notification, but that date was only 10 working days after the close of the hearing. We have extended this timeframe under Section 37 of the RMA to ensure that we had adequate time after the close of the hearing to fully consider the material provided during and post the hearing.

Relevant Statutory Provisions

Section 34 of HASHAA

7. Our consideration of this application is to be in terms of section 34 HASHAA. The relevant portions read:

> *(1) An authorised agency, when considering an application for a resource consent under this Act and any submissions received on that application, must have regard to the following matters, giving weight to them (greater to lesser) in the order listed:*
>
> *(a) the purpose of this Act:*
>
> *(b) the matters in Part 2 of the Resource Management Act 1991:*
>
> *(c) any relevant proposed plan:*
>
> *(d) the other matters that would arise for consideration under—*
>
> *(i) sections 104 to 104F of the Resource Management Act 1991, were the application being assessed under that Act:*
>
> *(ii) any other relevant enactment (such as the Waitakere Ranges Heritage Area Act 2008):*
>
> *(e) the key urban design qualities expressed in the Ministry for the Environment's New Zealand Urban Design Protocol (2005) and any subsequent editions of that document.*
>
> *(2) An authorised agency must not grant a resource consent that relates to a qualifying development unless it is satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development.*
>
> *(3) For the purposes of subsection (2), in order to be satisfied that sufficient and appropriate infrastructure will be provided to support the qualifying development, the matters that the authorised agency must take into account, without limitation, are—*
>
> *(a) compatibility of infrastructure proposed as part of the qualifying development with existing infrastructure; and*
>
> *(b) compliance of the proposed infrastructure with relevant standards for infrastructure published by relevant local authorities and infrastructure companies; and*
>
> *(c) the capacity for the infrastructure proposed as part of the qualifying development and any existing infrastructure to support that development.*
>
> *(4) In considering an application for a resource consent under this section, the authorised agency—*

> *(a) may direct an affected infrastructure provider to provide any information that the authorised agency considers to be relevant in the circumstances to its consideration of the application; and*
>
> *(b) if the authorised agency is the chief executive, may also direct any local authority to provide any information that the authorised agency considers to be relevant in the circumstances to its consideration of the application.*
>
> *(5) If an authorised agency makes a direction under subsection (4), the infrastructure provider or local authority must provide the information requested as soon as is reasonably practicable.*
>
> *(6) The Ministry must ensure that a copy of the document referred to in subsection (1)(e), or a link to that document, is on the Ministry's Internet site and that members of the public can easily access the document via that site, free of charge, at all reasonable times.*

8. We note at this point the we did not need to make any directions in terms of section 34(2) to (5) as the (un) availability of infrastructure is not an issue for this development.

9. In terms of the matters set out in section 34(1); the purpose of the Act is set out in section 4. It reads:

> *The purpose of this Act is to enhance housing affordability by facilitating an increase in land and housing supply in certain regions or districts, listed in Schedule 1, identified as having housing supply and affordability issues.*

10. Selwyn District Council is listed in Schedule 1. We note the emphasis of the section on increasing the supply of housing.

11. Section 34(1)(b) addresses Part 2 of the Resource Management Act (RMA). Part 2 covers sections 5 to 8. Section 5 of the RMA sets out the purpose of that Act as being to promote the sustainable management of natural and physical resources.

12. Section 6 of the RMA lists matters which are to recognised and provided for as matters of national importance in achieving the purpose of RMA. None of these matters were identified as being relevant to this proposal.

13. Section 7 of the RMA lists other matters that particular regard is to be had to in achieving the purpose of the RMA. Relevant to this proposal are:

> *(b) The efficient use and development of natural and physical resources*
>
> *(c) The maintenance and enhancement of amenity values*

> *(f) Maintenance and enhancement of the quality of the environment*
>
> *(g) Any finite characteristics of natural and physical resources.*

14. Section 8 of the RMA requires decision-makers to take into account the principles of the Treaty of Waitangi. That was not raised as an issue in this proposal.

15. Section 34(1)(c) of HASHAA refers to proposed plans. As there is no proposed district plan, this matter is not relevant.

16. Section 34(1)(d) refers to section 104 of the RMA. Other matters that would arise for consideration under section 104 to 104F of the RMA cover a number of points of relevance.

17. Section 104 (1) RMA sets out the matters a consent authority is to have regard to in making a decision on a resource consent application under that Act. Relevant to this proposal, it requires consideration of:

> - *Any actual and potential effects on the environment of allowing the activity;*
> - *Relevant provisions of*
> - *A national environmental standard;*
> - *A national policy statement;*
> - *The Canterbury Regional Policy Statement;*
> - *The Operative Selwyn District Plan;*
> - *Any other matter we consider relevant and reasonably necessary to determine the application.*

18. Sections 104(2) to (7) RMA are not relevant to this decision. Neither are Sections 104A and 104C. Section 104D RMA is relevant as we are considering a non-complying activity. Section 104D provides two gateway tests, one of which must normally be met for consent to be granted to a non-complying activity. In this case, whether an application meets or does not meet the "gateway test" is a relevant matter to be had regard to as part of consideration of section 34(1)(d), but is not determinative of whether consent may be granted under section 34 of HASHAA.

19. Sections 104E and 104F RMA are not relevant to this application.

20. Key urban design qualities are required to be addressed by section 34(1)(e). These qualities are detailed in the New Zealand Urban Design Protocol.

Reasons Consent Required

21. Under the Operative District Plan the site is zoned Rural Inner Plains.

22. The applicant's Assessment of Environmental Effects ("AEE") and Council's section 42A report identified the provisions in the plan for which consent is required. These cover the following consents, with their activity status noted:

    i. subdivision (non-complying),

    ii. construction of dwellings and business premises (non-complying),

    iii. earthworks (discretionary) and

    iv. subdivision of multi-unit developments (non-complying).

23. Consent is also required for remediation of soil contamination under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("the NES") and the cancellations of an existing consent notice and easement.

24. Overall, consent is required under the Operative District Plan as a non-complying activity.

<u>The Site and Surrounds</u>

25. The application site and its surrounds are well described in the applicant's AEE and Council's section 42A report. No party took issue with these descriptions. Features that are salient to this decision are as follows.

26. The site borders two roads: Springston Rolleston Road to the west and Selwyn Road to the south. These roads are in a rural configuration (no kerb and channel or footpaths, wide grass berms and open water tables).

27. To the east and north are rural-residential and rural activities. Along the eastern boundary of the site is a shelter belt.

28. The site lies approximately 1.5km south of the main part of Rolleston township. In between is an area of open pasture and rural residential lots. Approximately 400m to the west, on the western side of Springston Rolleston Road is the developing Faringdon subdivision. There is one row of properties between the application site and the Faringdon development, which are still in use as rural properties.

<u>The Application</u>

29. Consent is sought for an 888 dwelling development and a neighbourhood centre. A number of open space areas will be created to accommodate existing water

races and new stormwater treatment areas, recreation areas and walking and cycling links.

30. The 888 dwelling units will be in a variety of forms. Subdivision of the land will be undertaken in 15 stages creating 743 residential lots. 15 of these will be larger, low density lots of around 1,500m^2 in area. 187 will be low density lots and 485 will be medium density lots. 56 comprehensive lots will accommodate 201 residential units in duplex or town house form, with four or five dwellings per comprehensive lot. Once these dwellings are constructed, then the comprehensive lots will be further subdivided into smaller lots.

31. In accordance with the Order In Council that identified the site as a Special Housing Area, 92 affordable dwellings will be provided, spread over the stages. The affordable housing will be part of the comprehensive housing developments.

32. A small neighbourhood centre is to be built. As originally sought, the application was to authorise a centre of unknown size on a 3,334 m^2 site. At the conclusion of the hearing, the applicant had modified their position such that consent was still sought for the use of the relevant lot as a neighbourhood centre in accordance with the Business 1 Zone rules, except that total site floorspace of no more than 450m^2 is proposed to be consented as part of this application, subject to standards. Any further development over 450m^2 in total site area is to comply with the Business 1 Zone rules and be subject to a future resource consent process.

33. An important aspect of this application (and our Decision) is the alignment of an east-west collector-type road through the northern part of the site. The concept of an east-west link through the southern part of Rolleston has been in play for some time. Outline Development Plan ("ODP") Area 11 incorporated into the Operative District Plan shows this road immediately to the north of the application site, and crossing Springston Rolleston Road into ODP Area 13 to the west. The application proposes re aligning the road into the site. This was seen by the applicant, Council and some submitters to be of general benefit to the attainment of the link, but raises issues as to how the road is to proceed to the east and west of the site.

Evidence

34. The Council's section 42A report was pre-circulated. As no Directions were given by the Commissioners in relation to the pre-circulation of expert evidence, evidence was read at the Hearing. The submitters spoke to their submissions.

35. The following is a summary of the main points of evidence. Not all points are covered.

Applicant's Legal Submissions and Evidence

36. Ms Crawford presented written submissions for the applicant. She outlined section 34 of the HASHAA legislation. This section sets out a different hierarchy to decision making to the RMA. The most weight has to be given to the purpose of HASHAA (land and housing supply), with lesser weight given to RMA matters.

37. She then addressed a number of matters identified in the Council's section 42A report and submissions, in the context of section 34 of HASHAA. The most significant of these being a suggested adjustment to the east-west road link (so called CRETS[1] link) in the north-eastern corner of the site; further subdivision of the 56 comprehensive lots and consenting development of the business centre.

38. By way of background, the Council's section 42A report recommended that the proposed alignment of the east-west CRETS road link be modified in the north-western corner of the application site so that the road traversed north into neighbouring land before it reached Springston Rolleston Road. This realignment presented significant difficulties to the applicant, as we discuss more fully below. In Ms Crawford's opinion, HASHAA places some importance on the efficient development of land and if the adjusted alignment creates problems in relation to the early and timely development of the land, then that is a factor we should take into account.

39. The section 42A report also recommended consent not be granted to the further subdivision of the 56 comprehensive 'super lots'. This was on the basis that, elsewhere in the district, it was normal practice for subdivision of the super lots to occur once the dwelling units on the comprehensive lots had been constructed. At that point, lot boundaries could follow the footprints of the constructed dwellings. Ms Crawford's submission was that deferring the consenting of the re-subdivision of the comprehensive lots would undermine the purpose of the application in terms of accelerated housing supply and may cause delays further down the track. She considered that any risks associated with granting consent to re-subdivision in advance of the units being built could be addressed through conditions.

40. In a similar vein, she contended that the initial development of the local neighbourhood centre could be consented in the absence of detailed plans of

[1] Christchurch Rolleston and Environs Transportation Study ("CRETS")

layout and design, and a supportive non-residential element to the development was clearly anticipated by HASHAA.

41. Mr McFarlane, an urban designer, presented evidence on urban design issues. He outlined the key features of the development, including the centralised blue green network formed by reserves and stormwater management areas; the roading hierarchy of the east-west CRETS road and the north-south central Boulevard; the interconnected secondary road network and the dispersed pattern of smaller lots / comprehensive housing lots.

42. He then addressed the issues raised by the section 42A report and submissions. In his view, the alignment of the CRETS road shown in the application provided a number of urban design benefits, compared to other alignments. These include a legible entrance to the development and efficient layout of lots. He presented a number of hand drawn diagrams which considered the implications of the adjustment proposed by the section 42A report.

43. Mr McFarlane then referred to the interface of the development with adjacent land to the south and east. Along the southern boundary of the site (Selwyn Road frontage) larger lots are proposed, while a 10m building set back and consistent landscaping and fencing requirements will apply. On the eastern boundary, specific rural-type post and rail fencing and landscaping requirements will also apply. He noted that the land to the east may be subdivided for urban purposes in the future, given its proximity to the township, while there was some uncertainty as whether the existing shelter belt was within the application site.

44. Mr McFarlane went on to question a number of conditions proposed by the Council, particularly those applying to development in the comprehensive lots.

45. Mr Thomson addressed infrastructure issues. He stated that there are no infrastructure constraints present. Water and wastewater services are available along Springston Rolleston Road. Stormwater management can be accommodated on-site.

46. He noted that an adjustment to the alignment of the CRETS road in the north-western corner may present some difficulties in servicing that part of the site. In response to questions from us, he provided comment on the issues involved in moving the intersection of the proposed north-south Boulevard with Selwyn Road to the east to lessen potential conflicts with driveways on the southern side of the Road. He advised that a shift in the road is likely to require approximately double the amount of earthworks over the two affected stages and a longer construction process.

47. Mr Metherell covered transport and traffic issues. He spent some time discussing the background to the CRETS alignment and the issues involved in modifying the alignment of the road in the north-western corner. He noted a number of options as to how the route could continue to the west, including two off-set "T"s whereby the CRETS road headed west on the current ODP 13 alignment, to the north of the new intersection of CRETS with Springston Rolleston Road, as per the application. He agreed that a footpath connection between the development and the existing built up part of Rolleston was important. In his view, the site's Selwyn Road frontage need only be upgraded to a rural standard, rather than an urban standard as sought by the Council. He presented diagrams which provided more detail of the intersection of the north-south Boulevard with Selwyn Road and the relationship of that intersection with existing driveways.

48. After a break to allow time for submitters to present their points of view, Ms McKeever presented evidence on planning issues. She covered the planning framework for the site, noting various plans and strategies that identified the land as being appropriate for urban development. Her view was that consent could be granted to the re-subdivision of the comprehensive lots in advance of the units on these lots being built. Sufficient safeguards could be built into the conditions to avoid risks. With regard to the neighbourhood centre, she proposed that consent be granted to an initial stage (450m^2 of floorspace) without the need for additional urban design consent. This was consistent with the permitted activity envelope contained in the relevant Business Zone.

49. In her view, the realignment of the CRETS road into the site did not present any issues with regard to consistency with the existing ODPs contained in the Operative District Plan, and the new alignment was possibly more consistent with objectives and policies in the plan relating to bus services and provision of roading infrastructure in time with development.

50. She made comments on a number of the Council's recommended conditions. In particular, her opinion was that the upper storey window 'set back' rule for the comprehensive lots need only require a 4m, rather than 10m, set back.

Submitters

51. Mr Main's property is to the north of the development site. He supports the application. The CRETS road has been shown in various planning documents as passing through his land, with the current Area 11 ODP showing it on his southern boundary. The applicant has proposed shifting the road into their site. Mr Main supports this realignment. Apart from relieving his property of having to

provide the alignment, he considered that the road was more likely to built if it was incorporated into the applicant's land, as otherwise it would need to cross three properties, rather than one, to span the same length.

52. Mr Perry owns a property to the east of Mr Main. He also supports the proposal, including a Right Of Way to be provided by the application into his property. With the realignment proposed, the CRETS road will still have to traverse his property and he accepts that this will be necessary. The development of Chelsea Green and the provision of the CRETS road east from Springston Rolleston Road to his property boundary will help to open his land to development. He informed us that it was likely that land to the north east of his property may be developed in the near future. This would allow for the CRETS road to extend to Branthwaite Lane, creating a continuous linkage from Springston Rolleston to Lincoln Rolleston Roads.

53. Mr and Mrs Bruce-Jones own a property on the western side of Springston Rolleston Road. They are very concerned that the realignment of the CRETS road into the application site has the implication that to connect to the Faringdon development to the west, the CRETS road will need to go through their property. This alignment is not shown on any planning documents. They have no intention to develop and sell. They considered that the need to extend the CRETS road through their property would lower the value of their site and / or make development of it more complex. They also noted their location opposite the access to Chelsea Green, and considered there would be adverse effects in relation to traffic safety. They acknowledge that should their property develop, then some form of local road may need to go through the property, but not a wider collector type road.

54. Ms Jelli spoke on behalf of K.B. Goh and F.D. Lowe, who own the property to the north of Mr and Mrs Bruce-Jones. ODP Area 13 currently shows the CRETS road running through the middle of their property from Springston Rolleston Road through to the Faringdon development. Ms Jelli presented the original submission from the submitters. They advised that they were not consulted when the CRETS road was proposed to go through their property, and sought assurance that they would not be forced or pressured into developing or selling their property.

55. Mr and Mrs Washbourne live on Selwyn Road. They have two vehicle entrances into their property (a walnut orchard) which will be close to the new southern road entrance into the Chelsea Green development. They are worried about traffic safety along Selwyn Road, the safety of cars and trucks entering their property

including conflicts with a right hand turning lane to be provided for Chelsea Green, noise and headlights from cars exiting the development and construction effects, as well as pedestrian safety in the future.

56. Mr Boyce spoke briefly in relation to the shelter belt along the eastern boundary of the site. His understanding is the shelter belt straddled the property boundary, and advised that he had located an existing boundary peg. He was unsure of the situation with regard to whether the applicant had the right to remove the shelter belt. He would like the shelter belt to remain, if possible.

57. Mr M Brown is a consultant planner representing Hughes Developments Ltd. They own a block of land to the north of the site. Currently, the Operative District Plan shows the CRETS road passing through their site. He stated that Hughes Developments were neutral as whether the road was realigned entirely to the south, or remained partly within their land, as per the recommendations of the section 42A report.

58. He questioned whether the purpose of the various reserve areas shown on the subdivision plans should be identified, while he noted a number of risks associated with consenting the re-subdivision of the comprehensive lots ahead of the dwellings being built. He also questioned the content of the ODP provided with the application; the apparent 'easing' of the requirement for comprehensive lots to obtain a minimum average density of 350m^2 and the rules to apply to the large lots (using site coverage as an example).

Council Staff

59. Council staff made a number of comments in response to having heard the applicant and submitters.

60. Ms Wolfer (urban designer) supported an alignment of the CRETS road that enabled its early completion. She was concerned about the rules relating to privacy and overlooking of housing in the comprehensive lots and supported the conditions proposed by Mr Boyes. She considered that the conditions applying to the proposed neighbourhood centre were generally adequate. She also considered pedestrian connectivity to Rolleston Town Centre to be important and a matter not fully resolved.

61. Mr Mazey is the Council's Asset Manager Transportation. He spoke to the traffic issues present. He considered that the Springston Rolleston and Selwyn Road frontages of the site should be constructed to an urban standard, and that the Lincoln Rolleston/Selwyn Road intersection should be upgraded. He considered

that the Washbourne's crossing should be formed in accordance with standard E10.C2 of the district plan. A footpath connection to the existing urban area was also a necessity, but he noted that there were a number of options over possible routes. He identified a number of advantages and disadvantages of the various CRETS alignment options. In relation to a future western extension beyond the site, he considered that cognizance should be given to the alignment shown in the ODPs incorporated into the district plan. This would lend weight to the adjusted alignment proposed in the section 42A report. Following the hearing, in response to a Minute from us, Mr Mazey summarised his views on the CRETS alignment in a memo that was circulated to all parties. In that memo he elaborated upon the advantages and disadvantages of the different options, noting that he strongly opposed a disjointed alignment, as illustrated in his Option 3 diagram, which relied on retaining the ODP Area 13 alignment to the west of Springston Rolleston Road. He concluded by saying that, in the absence of detail with respect to the development of the Hughes Developments land to the north, he preferred the alignment as put forward by the applicant, acknowledging that this implies a link through the Bruce-Jones and Goh/Lowe properties to enable completion of the CRETS road at some point in the future.

62. Mr Boyes covered a number of planning issues. He considered that the adjustment to the CRETS alignment set out in his section 42A report was still appropriate, as this alignment partly mirrors the alignment shown in the relevant ODP. He agreed that Selwyn Road should be formed to an urban standard at this point, and sought to ensure that a condition permitted only four private accesses along this road. He also supported pedestrian connectivity to the township and advised of relevant objectives and policies supporting this. He remained concerned as to whether the proposed conditions in relation to the neighbourhood centre were sufficient to deal with all effects. The conditions proposed by the applicant in relation to the re-subdivision of the comprehensive lots had helped to allay his concerns to a degree over the risks involved in this approach. He also noted the need for the conditions to reflect the development contributions required should this be accepted.

Applicant's reply

63. After reviewing and circulating an updated set of conditions for Council comment, Ms Crawford provided a written right of reply. In this statement she outlined how the applicant and Council had worked on a revised set of conditions, agreeing most matters. They had also agreed a process to address contributions to 'off-site' infrastructure, with a Developers Agreement to be prepared. This would address matters such as roading, water and wastewater infrastructure, footpath

connections to the north or west, and the Lincoln Rolleston Road/Selwyn Road intersection upgrades. With respect to the CRETS road, she noted the preference of Mr Mazey for the alignment shown on the application and considered that there was no basis for requiring an adjustment to the alignment in the north-eastern corner. She stated that it was not necessarily a foregone conclusion that the CRETS road would have to pass through the Bruce-Jones property to the west. Furthermore, there were currently no planning documents that stated that this had to occur. Finally, she noted that the applicant had been in discussions with the Washbournes as to possible works to improve the safety of their secondary vehicle entrance.

Evaluation Approach

64. Section 34(1) of HASHAA requires us to evaluate the proposal by undertaking four weighted considerations, namely the purpose of HASHAA; Part 2 of the RMA; section 104 and 104D of the RMA and urban design principles. To undertake this task we first identify the significant matters in contention; then consider these matters in terms of the actual and potential effects they might have on the environment and how they might be mitigated. Following that we then consider these effects and their possible mitigation in relation to the matters set out in section 34(1), taking into account their relative importance.

Significant Matters in Contention

65. Having read the application, Council's reports, the evidence presented by experts and submitters, and heard responses to the questions we posed; it is evident that the majority of the application is not in contention. We accept the information, evidence and recommendations provided to us in relation to these matters. We consider that there are six principal issues remaining in contention. They are (in loose order of importance):

    1. Alignment of CRETS road
    2. Upgrade of transport infrastructure in the vicinity, including Washbourne entrance
    3. Resubdivision of comprehensive lots
    4. Conditions applying to development
    5. Eastern boundary - fencing and landscaping
    6. Neighbourhood centre.

Alignment of CRETS road

66. An important issue for us to determine is the alignment of the CRETS road. As outlined above, this road is identified in two ODPs (ODPs 11 and 13) that are part of the Operative District Plan. The CRETS road is an east-west collector link that will play an important role in the distribution of traffic within the expanded settlement. Part of this route is already formed in the Faringdon development to the west.

67. As set out in the ODPs, the CRETS alignment lies to the north of the application site, traversing numerous properties to the east of Springston Rolleston Road before it joins the Lincoln Rolleston Road; and one property to the west of Springston Rolleston Road where it would then connect to the Faringdon development.

68. The application seeks to locate part of the CRETS alignment within its site. This is of benefit to the development, as well as providing an important step towards the attainment of the full route. By bringing the road into the site, the need for the CRETS road to traverse through three properties to the north is reduced to one.

69. The applicant proposes to start the western end of the section of CRETS road that will be in its site, at Springston Rolleston Road, on an alignment to the south of that shown on ODP 11. This alignment is shown on the indicative ODP prepared for the application in consultation with the Council as part of the Special Housing Area ("SHA") process and has Council's support. While the relocation of the CRETS road to the south into the SHA land is seen as positive by the Council, the point at which the road intersects with Springston Rolleston Road is at issue.

70. The implication of this realignment is that to the west of Springston Rolleston Road, the CRETS road will likely need to pass through two properties before it could join with the already formed part in the Faringdon development. One of these properties has not previously been identified as having a collector type road pass through it. Neither of these two properties are large properties and we heard from both property owners who were individually concerned that they had not been previously consulted over the route and/or that the road may devalue their property.

71. The applicant maintained it is not certain that the road will have to pass through both properties to join with the Faringdon development. Two off-set "Ts" are possible, meaning only one property is affected; while other arrangements that

minimise land take across the two properties could be construed. The applicant's position is that:

- by providing the CRETS road, they are contributing a significant portion of the early attainment of the route, ahead of what may otherwise happen;
- the route of the CRETS road west of their site is not their responsibility;
- the Council has options as to how the route west may be achieved.

72. Hughes Developments initially submitted in opposition to the southern relocation of the CRETS road off their land, but at the hearing stated that they were neutral.

73. As noted, Council's section 42A report recommended an adjustment of the CRETS alignment shown in the application at the north-western corner of the application site so that the road would intersect with Springston Rolleston Road in the alignment shown in ODP 11. That is, the road would pass through the neighbouring block to the north (Hughes Developments) before it reached Springston Rolleston Road. This would mean that the road could maintain its alignment to the west as per ODP 13 and not need to also traverse the property to the south (Bruce-Jones property).

74. Mr Mazey initially supported this adjustment from a transport planning perspective. He is concerned that a disjointed route would not support the collector type role of the road, while requiring the road to traverse two properties to the west would slow down the implementation of the road. In his memo post-Hearing, he agreed that the applicant's alignment was the more preferable alignment, as it ensured at least part of the CRETS road would be developed.

75. However, submitters have expressed concern at any realignment, and as such we need to address the benefits or otherwise of the realignment proposed.

76. Ms Crawford was of the view that as the option put forward in the section 42A report had the potential to undermine (or at least delay) the Chelsea Green development, it was potentially at odds with the purpose of HASHAA. As such we should only consider the application as presented.

77. In terms of effects, the applicant contended that the adjusted alignment would involve:

- a reduction in the number of lots in their development;

- a more difficult road alignment (two back-to-back curves);
- loss of a direct route into the development;
- complications around short term bus access;
- complications around wastewater services;
- uncertainty over implementation of the link to Springston Rolleston Road.

78. There are urban design benefits from the realignment, in that the alignment in ODP 11 hard against their northern boundary presented a quandary for the applicant as to how lots would front a road that is not in their control. By bringing the road into their site, the northern side of the street could be fronted by dwellings, adding to amenity, safety and similar outcomes (compared to a situation where the lots on their northern boundary may 'back onto' the CRETS road).

79. Mr Metherell stated that in his opinion, the northern adjustment of CRETS into the Hughes land is feasible from a transport planning perspective, but there would be implementation issues. Ms McKeever drew our attention to the number of objectives and policies of the plan that refer to transport and roading connectivity. In her view these policies supported the alignment shown in the application as it enabled early connectivity and a bus route into the site.

80. The submitters pointed to potential adverse effects on their properties from the extra land required to accommodate a wider road.

81. In addressing this issue, we begin by noting that we are not so sure, as contended by Ms Crawford, that the overriding purpose of HASHAA can be used to resolve all debates over layout. A northward adjustment of the intersection of the CRETS road with Springston Rolleston Road out of the application site does not render the Chelsea Green development infeasible. Access to the bulk of the site is still possible, although staging may need to be amended and other adjustments made to road layouts. As such, we consider that there is a need to review whether an amendment to the proposed alignment is reasonable in the circumstances.

82. To accommodate the route shown in the section 42A report, and as supported by the Bruce-Jones, we would need to impose a condition to this effect. Section 37 of HASHAA (conditions of resource consents) cross refers to Section 108 and 220 of the Resource Management Act 1991. Section 37 goes on to state that a

resource consent may include any condition that is consistent with, and gives effect to, the purpose of this Act.

83. Under section 108 of the RMA there is wide scope in relation to the nature of conditions that may be imposed on a resource consent but, to be valid, a condition on a resource consent must be reasonable. The Newbury tests set out criteria as to whether a condition is reasonable. These tests are still relevant to proceedings under HASHAA.

84. These tests are that conditions must:

(a) Be for a resource management purpose and not for any ulterior purpose;

(b) Fairly and reasonably relate to the proposal which is the subject of consent;

(c) Not be so unreasonable that no reasonable authority could have approved it; and

(d) Not involve an unlawful delegation of the consent authority's duties.

85. In short we have two options to consider in terms of these tests:

i. As per application (with the CRETS road possibly continuing west through Bruce-Jones property)

ii. As per section 42A report.

86. In terms of the tests, we identify the following points:

(a) Be for a resource management purpose and not for any ulterior purpose

87. The issue of connectivity is identified in a number of policies of the Operative District Plan and is clearly part of the ODPs that are incorporated into the plan. At the district-plan level, policies that support integration of transport networks at the time of subdivision include:

Policy B2.1.5

Ensure the development of new roads is:

i) integrated with existing and future transport networks and landuses; and

ii) is designed and located to maximise permeability and accessibility;

through achieving a high level of connectivity within and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy.

Policy B2.1.12

Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.

88. The explanation to policy B2.1.12 refers to CRETS. The method listed is: district plan policies. The text refers to assessing plan change requests to rezone land for the expansion of townships.

89. The Regional Policy Statement places some emphasis on compliance with ODPs. Policy 6.3.3 – Development in accordance with outline development plans - refers to ODPs, as follows:

Development in greenfield priority areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan.

90. In this case, the ODP for the application site is not part of the plan. ODPs 11 and 13 are. Furthermore, strictly speaking, the Chelsea Green development is not within a priority development area as identified by the RPS, but through the SHA process has obtained a similar status. We accept the general point of the RPS policy that ODPs are a tool to help ensure integrated outcomes and they are an important point of reference, but that it is also reasonable to expect changes to these ODPs as circumstances alter.

91. Given this framework, we find that a condition requiring an adjustment to the CRETS road in the north eastern corner of the site to ensure continuity of linkage to the west along the alignment shown in ODP 13 (i.e. as per the section 42A report) would be for a resource management purpose. However that does not mean a condition is automatically needed or appropriate.

(b) Fairly and reasonably relate to the proposal

92. The application is for a large block of land generating over 880 residential units. Connectivity through, into and out of this sized development is clearly a relevant issue to be addressed. We accept that consideration of connectivity from the development to the west must extend beyond just accessing Springston

Rolleston Road. We were told that people from the new housing to be developed will wish to access a school proposed further to the west (in the Faringdon development), and there will be other movements to the west.

93. However we also accept that requiring connectivity to the main road frontage of the site to be by way of an adjoining site because of connectivity issues further to the west creates a number of difficulties for the proposal. It is not the proposal which is generating the western connectivity issues. The development is providing east-west connectivity within its site, consistent with various objectives and policies of the Operative District Plan.

94. How the route connects to the west is a matter for subsequent processes, while there appear to be options as to how this connectivity is to be achieved. A requirement to adjust the route within the site so as to connect to a proposed alignment to the north-west, across a road, seems a step too far.

(c) Not be so unreasonable that no reasonable authority could have approved it

95. A condition requiring an alternative alignment may be unreasonable if it would have the effect of making the application (if consented) unable to be implemented; creates additional effects to that sought by the original application; and or creates adverse effects on other parties who may not have the opportunity to comment on the proposal. The most directly affected landowner (Hughes Developments) did not express opposition to the adjusted alignment, while the Bruce-Jones are party to these proceedings. There may be effects on the Bruce-Jones property (in terms of future layout options should the land be urbanised) from the alignment proposed, but these effects do not appear out of the ordinary to those that often occur when land is subdivided for housing.

(d) Not involve an unlawful delegation of the consent authority's duties

96. Our responsibilities under section 34 of HASHAA is to enhance housing affordability by facilitating an increase in land and housing supply in districts identified as having housing supply and affordability issues.

97. In discharging this duty we need to consider the matters listed in section 34 of HASHAA, which includes Part 2 of the RMA. As covered above, roading connections are an important and relevant RMA matter. A condition requiring a realignment to the north would not represent an unlawful delegation of duties, but does mean that some parts of the application may not proceed as quickly as hoped, which may be seen to contrary to the purpose of HASHAA.

98. Overall, our finding on the matter is that the alignment shown in the application is appropriate. The alignment does not automatically mean that the CRETS road must extend into the Bruce-Jones property, although this is likely to be an important matter to be determined when this site is developed. Neither does the realignment place extra pressure on either of the two properties to the west to be developed. The question of timing is still in their hands. An adjustment of the alignment in the north-west into the property to the north would not appear to bring forward any benefits in comparison with the application presented. The alignment as proposed in the application will assist with the early development of the applicant's land, as well as possibly land to the north.

Upgrade of transport infrastructure in the vicinity, including Washbourne entrance

99. At the conclusion of the hearing, the applicant and Council were proposing a Development Agreement to address what can be called 'off-site' infrastructure.

100. Footpath and cycleway connections to the existing urban area were identified by a number of experts and submitters as being important and we (strongly) agree with them. The Council had proposed a condition that referred to a footpath connection being provided in general terms, but did not identify a particular route. Subsequently the Council agreed to its removal and reliance placed upon the Development Agreement.

101. We are satisfied on the basis of the evidence before us that the Development Agreement is a satisfactory means by which footpath connections can be made. Any works required to form a footpath / cycleway connection are likely to involve other private land outside of the application site (as well as road reserves), and therefore outside our jurisdiction. Mr Mazey identified a number of possible routes. It is appropriate that Council co-ordinate this work, with funding assistance from the applicant.

102. In relation to the Washbourne's property accesses, we were provided with vehicle tracking diagrams at the hearing, all of which showed various truck sizes entering the Washbourne's main residential access. We note the applicant's offer at the hearing to complete Tracking Plan A works to the main entrance of the Washbourne's property in order to mitigate any potential traffic/access impacts when entering/exiting their property in close proximity to the Chelsea Green entrance. We also note Mr Mazey's recommendation at the hearing that this entrance be formed to meet District Plan rural vehicle crossing standard E10.C2 (i.e. the residential access standard). We agree that these works would be beneficial to address safety concerns, and propose a specific condition of

consent to this end. We have provided some flexibility within the condition, recognising the discussion at the hearing in relation to the resultant works that might consequently be required to the shelterbelt either side of the entrance.

103. We note that the secondary vehicle access was also discussed at the hearing, predominantly in relation to B-train truck access. At the time, Mr Metherell considered that large trucks would need to swing across to the other side of the road in order to enter, but noted that on rural roads it was not uncommon for truck drivers to have to plan their time of entry to a rural property in order to avoid oncoming vehicles. In the right of reply, the applicant noted that it was prepared to look at upgrade works at the secondary road service entrance to the Washbourne's property, and has advised that it will separately engage with the Washbourne's in relation to this. We have only required works to the main residential entrance at this point, and accept in good faith that this additional engagement in relation to the secondary access will be done.

104. The Selwyn Road frontage of the site remains an area in dispute. The applicant maintains that an upgrade to a rural standard is appropriate, while the Council seeks an urban treatment on the northern (development) side of the road. The road marks what is anticipated to be the urban/rural boundary. Large lots, rural-type fencing and landscape treatment fronting this road are proposed in the application site.

105. Mr Metherell's opinion was that so long as the posted speed limit remained above 50kms an hour, then a rural-type arrangement was appropriate.

106. The applicant's transport assessment notes that Selwyn Road will become an important link road to the east and that it is expected that as the town develops, traffic volumes will be consistent with a collector type road.

107. The Council's approach is that Selwyn Road will take on more of an urban function over time as the area develops. There will likely be pedestrians to cater for and safety features such as lighting will be called for. An urban type configuration to the road will help to moderate driver behaviour, while the Council can amend the speed limit along the relevant stretch of road.

108. Our conclusion is that an urban-type frontage should be provided, consistent with the use of the land to the north for housing. We understand that this will involve kerb and channel, footpath, lighting and similar features. This type of road configuration will help to signal to drivers that they are in an urban environment and the commensurate need to moderate their speed and behaviour appropriately so as to provide a safe environment for all road users.

Re-subdivision of comprehensive lots

109. This issue concerns the subdivision of the 56 comprehensive housing lots into smaller sites and whether subdivision consent can be granted before the houses on these lots have been constructed. By the end of the hearing it appeared that this issue had been resolved, but out of caution we record our findings on the matter.

110. The applicant had sought, as part of this application, subdivision consent to create individual lots around the 201 residential units to be built on the 56 comprehensive 'super' lots. This consent would be issued in advance of the houses being constructed. The application documents show proposed boundaries for the smaller lots to be created out of the 56 comprehensive lots. The applicant did not wish to be subject to the time and cost of obtaining the subdivision consents after the houses had been constructed when it considered it had provided sufficient information with this consent application.

111. Council's initial approach as set out in the section 42A report was to recommend that consent not be granted to the (re) subdivision of the comprehensive lots into smaller lots, on the basis that the smaller lots could be sold ahead of building, frustrating a comprehensive approach to their development. Moreover, the final lot boundaries may be somewhat different to those shown on the application plans. This may be because the units built on the comprehensive lots are in slightly different positions to that currently anticipated. For example a party wall between two units may not be in the same alignment as that shown on the application plans, and hence not on the boundary line shown in the subdivision plans.

112. The Council did not wish to be in a position where it was asked to approve subdivision plans that contained 'variations' from those applied for. Council's general practice is to issue consent only after the units have been built. It is the approach used in the Faringdon development, for example.

113. Ms Crawford for the applicant explained that the applicant understood the risks associated with issuing consent ahead of the dwellings being built. The applicant accepts that section 127 processes may need to be followed, but they did not anticipate that to be likely. They further offered a condition that requires the dwellings to be built before the s223 or s224 certificates are issued for the smaller lots.

114. In relation to the need to address 'minor variations', Ms McKeever in her evidence referred to Council having some discretion to accommodate changes under the

standard subdivision condition that development proceed 'in general accordance' with the plans submitted. However, we can understand the Council having some qualms about the extent to which it might be asked to exercise the discretion inherent in this condition where it relates to title boundaries. The applicant's closing submissions state that they are content to rely upon the section 127 process, and we agree that this is a better process to follow.

115. At the close of the hearing, Mr Boyes for the Council accepted that the condition proposed by the applicant relating to the buildings being built before s224 certificates are issued helped to allay fears about the housing development and subdivision not being integrated.

116. In our view, the conditions should refer to subdivision occurring 'in substantial accordance' with the attached subdivision consent plans to limit the extent of any discretion that can be exercised by the Council and to ensure that variations (where needed) are documented and appropriately consented.

Conditions applying to development

117. Two matters remain outstanding in relation to the proposed conditions that set development standards.

118. The first relates to the building coverage control to apply to the large lots located along Selwyn Road. The applicant seeks that the conditions allow for 40% coverage, consistent with the Living Z controls. The Council wishes to limit coverage to 500m^2. Mr Brown noted the apparent inconsistency of applying a small lot coverage control to a large lot.

119. The sites in question range up to 1,500m^2 in area. A 40% coverage allowance could see 600m^2 buildings.

120. Given the role of the sites as being a transition into a rural environment, we see a need to restrain building coverage. To this end, we find that the maximum building site coverage shall be 500m^2. We note that this still allows significant building floor area to be constructed.

121. The second matter relates to the design of two storey buildings in the comprehensive lots. The Council has proposed the following rule:

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.

122. The applicant sought that the 10m setback be brought down to 4m and apply to principal living room windows only. They are concerned that the control is aimed at terrace type configurations with units orientated towards the street and backyards, and consider the rule is not suited for duplex type units that may share a common wall, but have individual side yards. They further point out that in the 'standard' residential zone, a 2m side yard applies. Thus two storey units may be only 2m off a side boundary, with a living room window or similar on that face of the building. Our impression from our site visits around the Rolleston area is that two storey development is likely on the smaller lots enabled in the comprehensive developments, but much less likely on the larger sized lots.

123. In his comments during the hearing, Mr Boyes for the Council remained of the view that this condition should be imposed. It is sourced from the District Plan controls for medium density lots. In Mr Boyes and Ms Wolfer's view, the amendment proposed by the applicant does not maintain adequate protection of privacy of adjacent residential development.

124. Our finding is that the matters of privacy and overlooking of adjacent sites are important issues in any more intensive environments. As we understand it, in the normal course of events where operative residential zones apply, more intensive housing developments would be subject to consent and an assessment made as to privacy and overlooking effects. In this case, consent is sought for the erection of units on the comprehensive lots, before designs are prepared, but subject to conditions. Hence a standard needs to be imposed, rather than reliance placed on assessment. The standard applies to second storey developments and in our view appropriately sets in place a reasonable standard for intensive housing to be designed to. While different set back distances such as 6m or 4m could be considered, given that the Selwyn District Plan already refers to 10m, we see no benefit in a greenfields situation from stepping away from this standard.

Eastern boundary - fencing and landscaping

125. We record this as a matter in contention since we did not hear from two submitters to the east of the site. Their submissions sought retention of the existing shelter belt.

126. During the hearing the applicant informed us that the shelter belt was within their land and hence it was open to them to remove it as part of the development. However, at least as it pertains to the Boyce land to the north, the shelter belt may be located on the boundary. To address the resulting interface with the rural residential land to the east, the applicant proposed a 2m wide landscape strip and a rural style post-and-rail fence. The relevant fencing condition proposed reads as follows:

> *The consent holder shall establish rural style post and rail fencing along the north eastern and southern boundary of the application site at the completion of each adjacent stage of subdivision. This fencing shall be stained a dark or recessive colour. Pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 a Consent Notice shall be registered on the Computer Register of Lots 377-385, 507-514, 583-586, 657-660, 671-675, 677-679, 781-784, 796-797, 814-819 and 820-827 to ensure the maintenance of this fencing on a continuing basis whilst the adjoining land retains a rural zoning.*

127. We see no issue with the landscape strip condition. In relation to rural post-and-rail type fence, two issues arise. One is whether landowners on either side wish to have a more secure and/or solid boundary. This may be to contain children, pets or stock, or to afford their properties increased privacy. The other is where the shelter belt is actually located on the boundary and the neighbours need to agree to its removal.

128. We agree that a consistent fence design is an appropriate starting point and understand that a post-and-rail fence fits with this rural landscape context to some degree, but see the need for some flexibility where agreements are in place between neighbours as to different fencing designs/boundary treatments. The relevant boundary is a private boundary, barely visible from the road, and as a result a variety of fence styles or boundary treatment should not generate any public amenity related issue. We have reworded the conditions so that alternative styles of fence or treatment are possible (e.g. close boarded 1.8m/2m high fence or hedging) where neighbours agree. This will remove the need for a consent

holder to seek a variation to the conditions of consent, should alternative arrangements be agreed.

129. The following is to apply:

> *The consent holder shall establish rural style post and rail fencing along the north eastern and southern boundary of the application site at the completion of each adjacent stage of subdivision.*
>
> *This fencing shall be stained a dark or recessive colour. Pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 a Consent Notice shall be registered on the Computer Register of Lots 377-385, 507-514, 583-586, 657-660, 671-675, 677-679, 781-784, 796-797, 814-819 and 820-827 to ensure the maintenance of this fencing on a continuing basis whilst the adjoining land retains a rural zoning, unless a different fencing/boundary treatment arrangement is agreed between the relevant lot owner and the adjoining rurally zoned property.*

Neighbourhood centre

130. A neighbourhood centre is proposed, but no firm plans had been prepared by the applicant as to the activities to be provided for, or the design and layout of buildings and car parking. The section 42A report had raised concerns over consenting a large development in advance of such detail.

131. At the hearing the applicant clarified that it essentially sought consent to the Business 1 Zone use of the subject lot, with the first stage of the development being consented subject to standards, and the following stage/s being subject to compliance with the Business 1 Zone standards, including the requirement for a separate resource consent in terms of urban design.

132. We agree that conditioning the permitted scale of commercial development in the equivalent Business Zone into the land use consent for this site is appropriate. However, we note at this point that the conditions proposed to apply to the first stage (less than 450m^2) include all of the permitted activity standards of the district plan for developments of this size, except one – clause 16.9.1.1, which requires car parking and accessways to be at the rear of buildings. We assume this was an oversight, as we understood that the intent was to fully reflect the permitted activity envelope. Therefore, we have added an additional condition (3(i)) to the land use consent relating to the neighbourhood centre.

133. We have also made additional, minor amendments to these conditions, for example amendments to the floorspace thresholds listed to reflect the permitted activity status through use of the terminology "*less than 450m^2*" and "*450m^2 or more*"; amendments to the format of the proposed conditions to clearly reflect the intent for the larger scale developments to gain separate consent; and refining of the condition relating to permeability and connectivity between the neighbourhood centre and the adjacent reserve.

Evaluation

134. Having considered the main effects in contention and made findings on them in terms of their nature and scale and possible mitigation, we now turn to consider these effects in the light of the cascading priorities set out in HASHAA. In doing so, we look at the combined picture of the above effects, rather than them individually.

Purpose of HASHAA

135. Granting consent to this application will clearly facilitate an increase in the supply of land and housing in a way that does not generate significant adverse effects. While development of the site is out-of-step with the orderly expansion of the town southwards and ahead of normal structure planning and plan change processes, due consideration has been given to layout and wider connections, eliminating concerns over an ad hoc approach to development stymieing development of the wider area.

136. Core network infrastructure (water, wastewater, roading) is present. The layout does not appear to preclude or foreclose on the logical and appropriate development of other land to the north, east or west for urban uses in the future, and, if anything, is likely to facilitate development of the land to the north through the roading connections provided. This means that no significant adverse urban form effects are generated. As such we do not need to undertake a weighting exercise where the benefits of the development to housing and land supply are considered alongside the costs of the adverse effects to the environment or the on-going development of the town.

Part 2 RMA

137. The proposal will enable the community of Rolleston to provide for their social, economic and cultural well-being by providing additional housing. There is a reasonably foreseeable need for future generations to require housing and open space in the way envisaged by this proposal. There is nothing to suggest the life-

supporting capacity of air, water, soil or ecosystems will not be safeguarded, and the adverse effects of the proposal are effectively avoided, remedied and mitigated with the conditions we are imposing. We are satisfied that the proposal represents sustainable management of natural and physical resources.

138. Here we note that the development of the site will not transgress any matters of national importance in terms of section 6 of the RMA. This is an important caveat to the decision. In terms of section 7, there may be some adverse effects in terms of amenity (outlook) enjoyed by neighbouring properties to the west, south and east. However these effects need to be seen in the context of the anticipated expansion of the town. These effects will be experienced earlier than anticipated, but equally there will be earlier benefits in terms of access to new open spaces, the neighbourhood centre and upgraded roading infrastructure. The realignment of the CRETS road also raises some amenity and development issues, but these are not of a nature that they would overturn this broad judgement.

Sections 104-104F

139. The application does require consideration under section 104D of the RMA. In the context of the existing zoning of the site - Rural Inner Plains - the development does create adverse effects in terms of rural amenity and resources. The development is also contrary to the objectives and policies of the plan in relation to the sustainable management of rural resources. In the normal course of events, section 104D would place a high hurdle in front of an application of this type. However in the context of the identification of the area as an SHA, the on-going urban expansion of Rolleston and the various planning documents that have indicated future urbanisation, these adverse effects take on lesser relevance.

140. Turning to the effects generated by the proposed subdivision layout, the most significant potential off-site effect flows from the re alignment of the CRETS road and its future extension over time to the west. We have spent some time on this matter, noting that the alignment proposed is not what is set out in relevant ODPs. We accept that shifting the alignment into the site brings forward benefits from implementation of the CRETS route, and in that context is consistent with the objectives and policies of the plan that refer to interconnectivity as the township develops. The realignment does however create some uncertainty as to connectivity to the west, including some uncertainty for the two properties to the west in terms of how and when the road may traverse this area. However these sites are already earmarked for urban development and in our view, the issues arising from the realignment of the CRETS road are not of an order or type that

uncommonly arise during urbanisation of a greenfields area. It is likely that the Council will need to adjust the ODP for this area to take into account the revised approach to the CRETS, while the realignment does not require that the road extend to the west in the short term.

141. In this context, and taking into account the conditions offered by the applicant and the adjustments identified in this decision, we have concluded the effects on the environment of allowing the proposal are appropriate, taking into account the objectives and policies and the relevant ODPs contained in the district plan.

142. We also accept Mr Boyes' analysis of the NES, the NPS-UDC, the RPS, the Maahanui Iwi Management Plan and the relevant earthquake recovery documents, including the LURP.

Urban Design Protocol

143. Section 34(1)(e) of HASHAA requires an assessment of the proposal against the key urban design qualities expressed in the NZ Urban Design Protocol.

144. We have taken the key urban design qualities to mean the seven "Cs" that are set out in the Protocol.

145. We note that the application included an urban design assessment at Appendix E, and, generally, the approach taken by the applicant to the layout of the majority of the site was supported by the experts we heard from, or at least not strongly challenged.

146. Our finding is that in relation to the key qualities of the Urban Design Protocol, the application performs appropriately, subject to appropriate conditions as identified during the hearing and in this decision.

Decision

147. Consent is granted, with conditions (included as **Attachments 1-4**).

148. The relevant existing consent notice and easement are cancelled as per the resolutions at **Attachment 5**.

149. The reasons for the decision are as set out above. In summary, the development will provide for housing supply and choice in a well designed layout. The housing can be provided with adequate and appropriate infrastructure, while the development will contribute to the extension and upgrade of roading and open

space infrastructure that will benefit the wider area. The design and layout takes into account the context of the site and its relationship with properties to the north and east.

Commissioners Mead and Dovey

22 December 2016

Attachment 1

Subdivision Conditions – RC165454

Pursuant to section 36 of the Housing Accords and Special Housing Areas Act 2013, the Selwyn District Council grants the following subdivision of the Dryden Trust and Dean Geddes SHA.

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 2 years from the date of issue.

Pursuant to sections 37 and 38 of the Housing Accords and Special Housing Areas Act 2013, the following conditions are imposed:

General

1. The following conditions of consent shall be met prior to the issue of the section 224(c) Completion Certificate, at the expense of the Consent Holder.

2. The subdivision shall proceed in general accordance with the attached approved subdivision plans (Eliot Sinclair Ltd Project No. 411183 C1 Sheets 01-36) and the details included with the application, including the creation of any additional utility lots, except where varied by the following conditions of consent.

3. The consent may be staged as per the approved subdivision plan.

4. The Consent Holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.

5. Lot 1199 is to be amalgamated with Lot 1 DP 65587 (CFR CB38C/851) and one Computer Freehold Register shall be issued for both parcels.

6. A Consent Notice pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 shall be registered on the relevant Computer Register to record the following conditions are complied with on a continuing basis:

    a) Lots 583 – 586, 657 – 660, 671 – 675, and 677 – 679 are Low Density (Large) lots, and any future development is to be in accordance with condition 1 of RC165508. There shall be no further subdivision of these lots until such time as the adjacent land on the south side of Selwyn Road is zoned for residential purposes.

    b) Lots 1 – 5, 11-12, 66, 68, 87, 97, 110-112, 149-150, 183, 189, 200, 206, 208, 216-217, 229, 235-242, 244, 250, 255, 257-259, 266, 294, 332-333, 341-342, 358-361, 377-387, 401-405, 414, 425, 442-444, 451-453, 460-461, 498, 499-514, 518-521, 526, 530, 541-543, 557, 566, 569, 572, 576-582, 597, 602-603, 606, 612, 619, 625-632, 668-669, 673, 676, 680-691, 701, 711-713, 715-718, 721, 724-725, 751, 762-763, 775, 777, 782-784, 796-797, 803, 806, 809-810, 813-829, 834, 856, 878 are Low Density lots, and any future development is to be in accordance with condition 2 of RC165508.

c) Lots 6-10, 13-30, 37-45, 50, 53, 55-60, 65, 67, 69-83, 86, 92, 98-109, 113-118, 119-122, 125, 130-133, 136-148, 151-177, 182, 184-188, 190-199, 205, 207, 218-228, 230-234, 243, 245, 247-249, 251-254, 256, 260-261, 267-269, 274-279, 285-288, 293, 295-297, 302-315, 318-319, 324-326, 331, 334-340, 343-346, 351-352, 357, 362-369, 370-376, 392, 410-413, 415-424, 426-441, 445-450, 454-459, 462-467, 469, 474-476, 480-484, 489-495, 527-529,531-540, 544-550, 558, 560, 564-565, 567-568, 570-571, 573-575, 587, 591, 595-596, 598-601, 604-605, 611, 613-614, 620-624, 633-636, 641-656, 661-667, 692, 698, 702-710, 714, 719-720, 722-723, 726-735, 741-746, 761, 764-771, 774, 776, 778-781, 785-795, 798-802, 804-805, 807-808, 811-812, 830-833, 835-836, 839-845, 848-855, 860, 865-877, 879-884 are Small-lot Medium Density lots, and any future development is to be in accordance with condition 3 of RC165508.

d) Lots 1201 to 1205 and 1207 to 1257 are Comprehensive Medium Density Development lots, and any future development is to be in accordance with condition 4 of RC165508.

7. A Consent Notice pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 shall be registered on the Computer Register for Lot 1100 to record the following conditions are complied with on a continuing basis:

a) This lot is to be developed for commercial purposes in accordance with the Business 1 zone rules and standards included in the Selwyn District Plan, therefore no development contributions have been paid in relation to this lot. Development contributions for services will be payable at the time commercial development occurs.

b) The establishment of the first commercial building on the site shall have a maximum gross floor area of less than 450m² and shall comply with the conditions of RC165508. Where additions or new buildings result in a site total gross floor area of 450m² or more, development shall proceed in accordance with the Business 1 zone rules of the Selwyn District Plan and a separate resource consent application in relation to Rule C16.10 will be required.

<u>Easements</u>

8. All required easements shall be duly created and granted or reserved.

9. A Consent Notice pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 shall be registered on each Computer Register for Comprehensive Lot 1219 to ensure that the following conditions are complied with on a continuing basis:

a. Future Lot 284 (Stage 4D) is to have direct access to the road and will require the cancellation of the right of way shown as easement F over Lot 293 (stage 4) to prevent this easement right coming down onto the subsequent title. The easement surrender application will be applied for and completed prior to the certification of section 223 of the comprehensive allotment subdivision under RC165445.

10. A Consent Notice pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 shall be registered on each Computer Register for Comprehensive Lot 1238 to ensure that the following conditions are complied with on a continuing basis:

    a. Future Lot 556 (Stage 10A) is to have direct access to the road and will require the cancellation of the right of way shown as easement M over Lot 550 (stage 10) to prevent this easement right coming down onto the subsequent title. The easement surrender application will be applied for and completed prior to the certification of section 223 of the comprehensive allotment subdivision under RC165445.

<u>Affordable Housing Provision</u>

11. A Consent Notice pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 shall be registered on each Computer Register for the following identified Comprehensive Lots to ensure that the following conditions are complied with on a continuing basis:

    a) The Comprehensive Lots listed in the table below shall contain at least the following number of affordable dwellings as defined by Clause 5(3) of the Housing Accords and Special Housing Areas (Selwyn District) Order 2016 ("Order").

Stage	**Dwellings in Stage**	**Comprehensive Medium Density Lots**	**Affordable Dwellings**
Stage 1	116	1201, 1202, 1203, 1205, 1208	12
Stage 2	46	1210, 1211	5
Stage 3	52	1213, 1215	6
Stage 4	80	1217, 1218	8
Stage 5	59	1221, 1222	6
Stage 6	20	1225	2
Stage 7	70	1228, 1230	7
Stage 8	54	1234, 1235	6
Stage 9	49	1236, 1237	5
Stage 10	60	1240, 1242	6
Stage 11	55	1243, 1244	6

Stage 12	48	1246	5
Stage 13	40	1249	4
Stage 14	70	1251, 1252	7
Stage 15	69	1253, 1254, 1257	7
TOTAL:	**888**		**92**

b) Any future subdivision of the Comprehensive Lots into individual Computer Registers shall comply with the minimum requirements for affordable dwellings described in a), with the Consent Notice being registered onto the Computer Registers for those individual Lots that are identified as affordable dwellings as defined by the Order.

c) Before Computer Registers for individual Lots (as a result of further subdivision of the Comprehensive Lots) that are deemed to be for affordable dwellings as defined by the Order, are transferred, the consent holder must provide the Planning Manager, Selwyn District Council, with the following statutory declarations:

i. A statutory declaration from the consent holder that the total purchase price of the finished dwelling and land is not more than as defined by Clause 5(3)(a) of the Housing Accords and Special Housing Areas (Selwyn District) Order 2016 ("Affordable Price").

ii. A statutory declaration from the purchaser of the individual affordable housing allotment confirming:

1. The total purchase price that will be paid by the purchaser for the finished dwelling and land;

2. The purchaser intends to own and occupy the affordable dwelling as their own residence;

3. The purchaser is a natural person or a Family Trust and is purchasing the Lot in their own name and not in the name of or on behalf of any other person, other than by virtue of holding the Lot in a Family Trust.

d) Once a statutory declaration is received for an individual Lot that complies with the requirements of condition c), all of the above conditions shall expire in so far as they relate to that individual Lot.

<u>Engineering Approval</u>

12. All work shall adhere to the conditions set out in the engineering approval letter as agreed between the Consent Holder and Selwyn District Council at the time of approval and be constructed to the approved engineering plans.

13. All work shall comply with Council's Engineering Code of Practice unless agreed otherwise.

14. The plans and specifications of all works, including water, irrigation, sewer, roading, street lighting, stormwater and landscaping, shall be submitted to the Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from the Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.

15. The Consent Holder shall forward with the engineering plans and specifications, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.

16. Unless specific provision is made otherwise the services to all lots shall extend from the road boundary to a point one metre inside the net area of the lot. Please note that the net area is the area excluding any right of way or accessway.

17. Accurate 'as built' plans of all services be provided to the satisfaction of the Asset Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Actual costs involved in provision and transfer of this data to Council's systems shall be borne by the consent holder.

18. Where the subdivision results in any assets being vested in Council, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to installed material unit costs, type, diameter, class, quantity etc. and include summary details.

19. Where the subdivision results in any Council assets being decommissioned, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to material type, diameter, class, length and position (x, y, z co-ordinates), and shall be identified against the asset ID already provided in Council's Asset Register.

<u>Roading</u>

20. All roads be constructed in accordance with the approved engineering plans.

21. All roads shown on the approved subdivision plan shall be vested in the Selwyn District Council as road.

22. The full length of the application site's Selwyn Road and Springston Rolleston Road frontages shall be upgraded to township/urban standards in accordance with approved engineering plans.

23. The vehicle crossing and accessway to service all rear lots shall be formed in accordance with Appendix 13 of the Selwyn District Plan (Townships Volume). The vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.

24. A shared vehicle crossing onto Selwyn Road shall be constructed at the common boundary of each of lots 585 & 586, 657 & 658, 659 & 660 and 671 & 672, i.e., no more than 4 vehicle crossings are to be constructed along Selwyn Road to access these allotments.

25. Footpaths shall be provided within and adjacent to the application site in accordance with the attached Pedestrian Network Plan prepared by Eliot Sinclair (plan reference 411183-P4-01).

26. A Traffic Management Plan shall be submitted to and approved by Council prior to any works in public roads commencing.

27. The main residential vehicle crossing of 623 Selwyn Road (the Washbourne/McLachlan property) shall be formed to the District Plan rural vehicle crossing standard E10.C2 by the Consent Holder, entirely at the expense of the Consent Holder before the subject Chelsea Green entrance point on Selwyn Road is used for entrance and/or exit purposes in association with the subdivision (including construction traffic), unless a differing crossing arrangement is agreed to between the Consent Holder and the owners of 623 Selwyn Road.

<u>Street lighting</u>

28. Street lighting shall be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications.

<u>Water</u>

29. Each lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved engineering plans.

30. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).

31. Each lot of the subdivision shall be provided with an individual potable high pressure water supply in accordance with New Zealand Fire Service Code of Practice, SNZPAS 4509:2008 and subsequent amendments, and Council Policy W211.

32. Connection to Council's reticulated water supply must either be carried out or supervised by Council's contractor SICON Ferguson Ltd.

<u>Sewer</u>

33. Each lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved engineering plans. All sewer reticulation to be vested shall meet Council CCTV standards.

34. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council engineering standards, giving regard to maximum upstream development density.

35. Connections to the Council sewer shall be arranged by the Consent Holder, with work to be done by a registered drainlayer.

<u>Stormwater</u>

36. The Consent Holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the Consent Holder's cost. It shall include, but not be limited to:

a) A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land.

b) Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.

c) Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.

d) Ongoing operation and maintenance requirements.

37. Where stormwater discharges are to be undertaken as a permitted activity, confirmation in writing of permitted status shall be provided from Canterbury Regional Council in the form of a certificate of compliance.

38. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet with Council's approval. Also, if an adjacent neighbour's historical stormwater drainage was onto the proposed development, the proposed development must maintain or mitigate the historical discharge.

39. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions imposed by them will be subject to Council acceptance where these obligations will be transferred to Selwyn District Council. The Consent Holder will hold, operate and maintain the stormwater consent for a minimum of two years after the section 224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.

<u>Reserves/Open space</u>

40. Pursuant to the relevant legislation the Consent Holder shall vest all reserve lots in the Council as Local Purpose (Landscape) Reserve, Local Purpose (Utility) Reserve and Recreation Reserves.

41. The Consent Holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.

<u>Landscaping</u>

42. The Consent Holder shall landscape the street frontages and reserve to be vested in Council. The minimum standard (unless otherwise agreed through the engineering plan approval process) will include grass berms and street trees. A landscaping proposal shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications, and the landscaping shall be undertaken in accordance with the approved plans.

43. Entrance structures shall not be placed on Council road reserve.

44. The Consent Holder shall establish a 3.0m wide landscaping strip adjoining the Selwyn Road boundary of the application site at the completion of each adjacent stage of subdivision. The landscaping shall include a combination of trees and shrubs. As a minimum, this landscaping strip shall consist of:

a. Planting of one row of Quercus Palustris at approximately 10m intervals;

b. Planting of 'screening' shrub species making up at least 50% of the frontage width of each lot. Species shall at least include: Coprosma repens, Pittosporum 'Sumo', Pseudopanax lessionii, Pittosporum 'Limelight'; and

c. Planting of 'specimen' shrub species for the remainder of the landscape strip. Species shall at least include: Brachyglottis 'sunshine', Chionochloa flavicans, Spophora molloyi 'Dragons Gold, Magnolia 'Little Gem' and Convolvulus cneorum.

Pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 a Consent Notice shall be registered on the Computer Register for Lots 583-586, 657-660, 671-675, and 677-679 to ensure the maintenance of this landscaping on a continuing basis.

45. The Consent Holder shall establish a 2.0m wide landscaping strip along the eastern boundary of the application site with those properties having a rural zoning. This landscaping strip is to be established at the completion of each adjacent stage of subdivision. The landscaping shall include a combination of trees and shrubs. As a minimum, this landscaping strip shall consist of:

a. Planting of one row of Carpinus betulus 'Fastigiata' at approximately 20m intervals;

b. Planting of 'screening' shrub species at 50% of each lot frontage width. Species shall include: Pittosporum 'Sumo', Pittosporum 'Limelight', Grisilinea 'Broadway Mint'; and

c. Planting of 'specimen' shrub species for the remainder of the landscape strip. Species shall include: Choisya ternata, Magnolia stellata, Magnolia 'Little Gem' Chionochloa flavicans; and Convolvulus cneorum.

Pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 a Consent Notice shall be registered on the Computer Register for Lots 377-385, 507-514, 781-784, 796-797, 814-819 and 820-827 to ensure the maintenance of this landscaping on a continuing basis whilst the adjoining land retains a rural zoning.

46. Unless advised otherwise, the Consent Holder shall install an irrigation system; this shall comply with the approved engineering plans. A full design showing all engineering details shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications.

47. Any irrigation system shall be maintained by the Consent Holder to the completion of the defects liability period. The Consent Holder shall demonstrate that this system performs as designed and installed by them, making good all defects to the Asset Manager's requirements.

<u>Telecommunications and Power</u>

48. Electricity supply and telecommunications shall be supplied to the net area of each lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.

49. The Consent Holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each residential lot.

Fencing

50. The Consent Holder shall establish rural style post and rail fencing along the north eastern and southern boundary of the application site at the completion of each adjacent stage of subdivision. This fencing shall be stained a dark or recessive colour. Pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 a Consent Notice shall be registered on the Computer Register of Lots 377-385, 507-514, 583-586, 657-660, 671-675, 677-679, 781-784, 796-797, 814-819 and 820-827 to ensure the maintenance of this fencing on a continuing basis whilst the adjoining land retains a rural zoning, unless a different fencing/boundary treatment arrangement is agreed between the relevant lot owner and the adjoining rurally zoned property.

51. The Consent Holder shall ensure that Council is indemnified from liability to contribute to the cost of the erection or maintenance of boundary fences between reserves and adjoining lots. The Consent Holder shall submit to the Council:

    a. A fencing covenant, in the form certified by Council, duly executed by the Consent Holder (or other adjoining lot holder) for execution by the Council; and

    b. A written undertaking from the Consent Holder's solicitor that the fencing covenant will be registered on the Certificate of Title of each residential allotment adjoining a reserve.

52. The Consent Holder shall ensure that the adjoining rural zoned properties to the northeast with a shared boundary to the consented development are indemnified from liability to contribute to the cost of the erection and maintenance of any non-rural boundary fences between their property and lots 507-514, 377-385, 820-827, 781-784, 796-797, 814-819 whilst the adjoining land retains a rural zoning. The Consent Holder shall submit to Council a written undertaking from their solicitor that such a fencing covenant will be registered on the Certificate of Title of the residential lots that adjoin that boundary.

    Advice Note: Lots 503, 505 and 506 are not required to be included in the fencing covenant because they adjoin residentially zoned land.

53. A consent notice shall be registered against all residential allotments adjoining a reserve stating the following:

    a) Only one fence shall be erected within 5.0 metres of a reserve and shall be parallel or generally parallel to that boundary. This fence shall not exceed 1.2 metres in height except that where a fence or other screening structure is over 1.2 metres in height, then the whole of that structure shall be at least 50% visually transparent. No fence or screening structure shall exceed a height of 1.8 metres. Note that for the purposes of this condition a fence or other screening structure is not the exterior wall of a building or accessory building.

54. A consent notice shall be registered against all Low Density (Large) lot, Low Density and Medium Density (Small lot) residential allotments as described in conditions 7 a), b) and c) stating the following:

    a) Unless a resource consent has been granted otherwise, the maximum height of any fence between the front building façade of any residential development and the street, or a private Right of Way or shared access over which the allotment has legal access, shall be 1.0m. For allotments with frontage to more than one road or a private Right of Way or shared access, any fencing on the secondary road boundary is to be no higher than 1.8m. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for all residential lots.

<u>Utility Allotments</u>

55. A consent notice shall be registered on all utility lots stating that these are utility lots only and may not be used for any residential purpose or creating boundary adjustment or further subdivision/s.

<u>Easements</u>

56. Where sewer and water mains in private property are to be vested, a written request shall be submitted for Council approval. Easements in gross in favour of Council shall be provided.

<u>Site Remediation</u>

57. Any areas of soil contamination shall be remediated in accordance with MfE Contaminated Land Management Guidelines, including but not limited to.

    a) The consent holder shall engage an asbestos certified contractor to remove internal and external cladding from the piggery. The contractor shall certify that all ACM has been removed and disposed of at Kate Valley (or another facility authorised to accept the material). The area of the piggery including the cess pit shall be inspected by a SQEP after the demolition of the building.

    b) The consent holder shall engage a licensed earthworks contractor to remove ash and contaminated soil from burn pad for disposal at Kate Valley landfill.

58. A Site Validation Report shall be provided to Council comprising: (i) a certificate from the asbestos removal contractor stating that all ACM has been removed from the piggery, (ii) the area of the piggery (including cess pit) has been inspected by a SQEP, (iii) site validation test results from the burn pad, and (iv) the waste stream documents. If remediation works are undertaken separately, then separate Site Validation Reports shall be provided prior to completion of the relevant stage of subdivision.

59. Where evidence of a contaminated site not identified in the application is found at any stage of the subdivision development works, then work shall cease at that site until the risk has been assessed by an Appropriately Qualified Environmental Practitioner in accordance with current Ministry for the Environment Guidelines and, if required, a resource consent obtained under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (or most recent subsequent amendment). Once the risk has been assessed and any

required resource consent obtained, the consent holder shall undertake all necessary work to rehabilitate the site in accordance with either the standards for permitted activities or the conditions of the resource consent (as appropriate). All works shall be undertaken at the consent holders expense.

Geotechnical

60. Any machine excavated test pits located in road reserves, or residential or commercial Lots should be remediated to avoid the risk of ground subsidence / settlement. This shall be achieved by excavating all loose material and backfilling in accordance with the requirements of New Zealand Standard NZS 4431:1989 'Code of Practice for Earthfill for Residential Development'.

61. The risk of any surface flows of stormwater from any water races and the land to the northwest shall be taken into account by the stormwater design engineer.

Water Races

62. A Consent Notice pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 shall be registered on the relevant Computer Register for Lots 452-453, 1199, 499-503 and 505-514 to record the following conditions are complied with on a continuing basis:

    a) All buildings shall be setback a minimum of 5m from the water race.

    b) If the water race is removed or relocated following any future bylaw approval, the above condition shall expire in so far as it relates to that individual lot and this consent notice can be cancelled or amended accordingly.

63. A building restriction covenant shall be placed on the title of lots 452-453, 1199, 499-503 and 505-514. The covenant is to detail the setback, describe the purpose for the setback, and explain the responsibilities of the lot owners to maintain the race where it crosses their lot. The wording of the covenant shall be proposed by the consent holder and agreed to by Council.

64. A Consent Notice pursuant to section 44 of the Housing Accords and Special Housing Areas Act 2013 and section 221 of the Resource Management Act 1991 shall be registered on the relevant Computer Register for lots 1-2, 111, 1207, 119-122, 369, 1209, 160-161, 150, 149, 166-172, 1212, 1216, 216-221, 236-237, 715-716, 689-690, 685-686, 681-682 and 677-379 to record the following conditions are complied with on a continuing basis:

    a) All buildings shall be setback a minimum of 10m from the adjacent water race.

    b) If the water race is removed or relocated following any future bylaw approval, the above condition shall expire in so far as it relates to that individual lot and this consent notice can be cancelled or amended accordingly.

65. All vehicle access crossings over a water race shall have precast concrete headwalls with RCRRJ Class 4 piping and be constructed in accordance with the approved engineering plans. The diameter of the pipe shall be agreed at engineering approval.

Development Contributions:

Development contributions are not conditions of this resource consent and there is no right of objection or appeal.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy contained in the Selwyn Community Plan (LTCCP) the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Note: The amounts set out below are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed at the time an application is made for the issue of Council's section 224(c) certificate for the subdivision. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

Reserve Contribution:

i) Pursuant to the Selwyn Long Term Plan (LTP), and subject to being within the applicable contribution area, a $14,684.35 (including GST) reserves contribution is payable on the creation of 740 new residential allotments, being a total of $10,866,419 (including GST).

Note: 3 credits given for underlying titles.

Water Contribution:

ii) Pursuant to the Selwyn Long Term Plan (LTP), and subject to being within the applicable contribution area, a $3,864 (including GST) water contribution is payable on the creation of 743 new residential allotments, being a total of $2,870,952 (including GST).

Note: As there are no existing connections to the Rolleston water supply no credits have been given.

Sewer Contribution:

iii) Pursuant to the Selwyn Long Term Plan (LTP), a wastewater contribution is payable on the creation of 743 new residential allotments within the Eastern Selwyn Sewer Scheme, at $10,148.75 (including GST) per allotment, being a total of $7,540,521.20 (including GST).

Note: As there are no existing connections to the Rolleston Scheme no credits have been given.

Roading Contribution:

iv) Pursuant to the Selwyn Long Term Plan (LTP), a roading contribution toward the Eastern Selwyn Development Area is payable on the creation of 740 new residential allotments, at $2,449.50 (including GST) per allotment, being a total of $1,812,630 (including GST).

Note: 3 credits given for underlying titles.

Notes to the Consent Holder:

Amalgamation

a. Regarding Condition 5 above, the amalgamation is pursuant to section 220(1)(b)(iii) of the Resource Management Act 1991.

b. Please note that all of Land Information New Zealand's normal requirements apply to the issuing of amalgamated titles. These include requirements that the land is in the same ownership and that any existing joint family home settlements are cancelled or extended to include all the land being amalgamated.

Affordable Housing

c. Clause 5(3) of the Housing Accords and Special Housing Areas (Selwyn District) Order 2016 provides that 10% of proposed dwellings in each stage of the Dryden Trust and Dean Geddes Blocks Special Housing Area must be affordable, being dwellings sold at a price not exceeding 75% of the Rolleston Township of Selwyn District median house price for the period comprising July to September immediately prior to lodgement of the consent application (as compiled by REINZ and published on an internet site maintained by the Selwyn District Council).

d. This application has been granted for the creation of 743 vacant residential lots, and 56 vacant comprehensive residential development lots. As part of the application, the Consent Holder has advised that 92 "affordable dwellings" are to be provided as part of the development of the 56 comprehensive allotments.

e. In accordance with section 221(5) of the Resource Management Act 1991, once the conditions have been satisfied for an individual Lot and expire under condition 10 d), the Registrar General of Land shall make an entry in the registrar and on the relevant Computer Register for that individual Lot noting that the Consent Notice has expired and the conditions in the Consent Notice shall cease to have any effect for that individual Lot.

Engineering Approval

f. All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at the following address: www.selwyn.govt.nz/services/subdivisions/engineering-approval/

   All applications should include:

   i) Design specifications.

   ii) Design drawings.

   iii) Design calculations.

   iv) Relevant Resource Consents or Certificates of Compliance.

g. All correspondence regarding engineering approvals is to be directed to: Development.Engineer@selwyn.govt.nz.

h. Sewerage pipe sizing to be confirmed as part of the engineering approval process upon receipt of information requested from OPUS by SDC.

Roading

i. Road and street names and individual property address numbers shall be adopted only upon Council approval. The Consent Holder shall supply to Council for consideration a minimum of 3 names, listed in preference, for those roads or streets that are to be vested in Council.

j. Council shall arrange for the installation of the street name signs and poles at each intersection to the Council standard, at the Consent Holders cost.

k. All new property numbers identifying new dwelling lots as a result of subdivision adjoining legal roads and/or private roads/rights of way will be issued property numbers by Council in accordance with Council Policy. The Consent Holder shall supply Council with a finalised Deposited Plan to enable numbers to be generated for issue and adoption.

l. For supervision purposes a minimum of 2 working days' notice is required. Please note a connection fee being the actual cost quoted by SICON Ferguson Ltd will apply.

Stormwater

m. The Stormwater Design Report and Management Plan shall include but not be limited to:

- As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results.
- Contact details for maintenance personnel engaged by the developer over the maintenance period.
- As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data, i.e., heavy metal levels in receiving environment.
- Maintenance procedures and how compliance with the consent conditions shall be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s).
- What actions will be undertaken when non-compliance is detected and recorded.
- Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.
- Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.
- What actions will be undertaken before handover to Selwyn District Council is proposed, i.e., notification procedure at least two months prior to requesting handover.

n. Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties, shall be determined by a suitably qualified person/engineer and evidence of results is to be provided at engineering approval.

Water Races

o. The consent holder may apply for Council approval for any relocation of a water race. Water race relocation forms can be found on the Council website.

Administration

p. In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.

Private Developer Agreement

q. A Private Developer Agreement (PDA) will be entered into between the Applicant and Council for works that have been agreed beyond the site frontage and for the upgrade of infrastructure within the site that is to service adjacent residential land. The PDA will address relevant matters such as the works agreed between parties, the cost share apportionment, development contributions and timing of works.

Application for Subdivision Consent

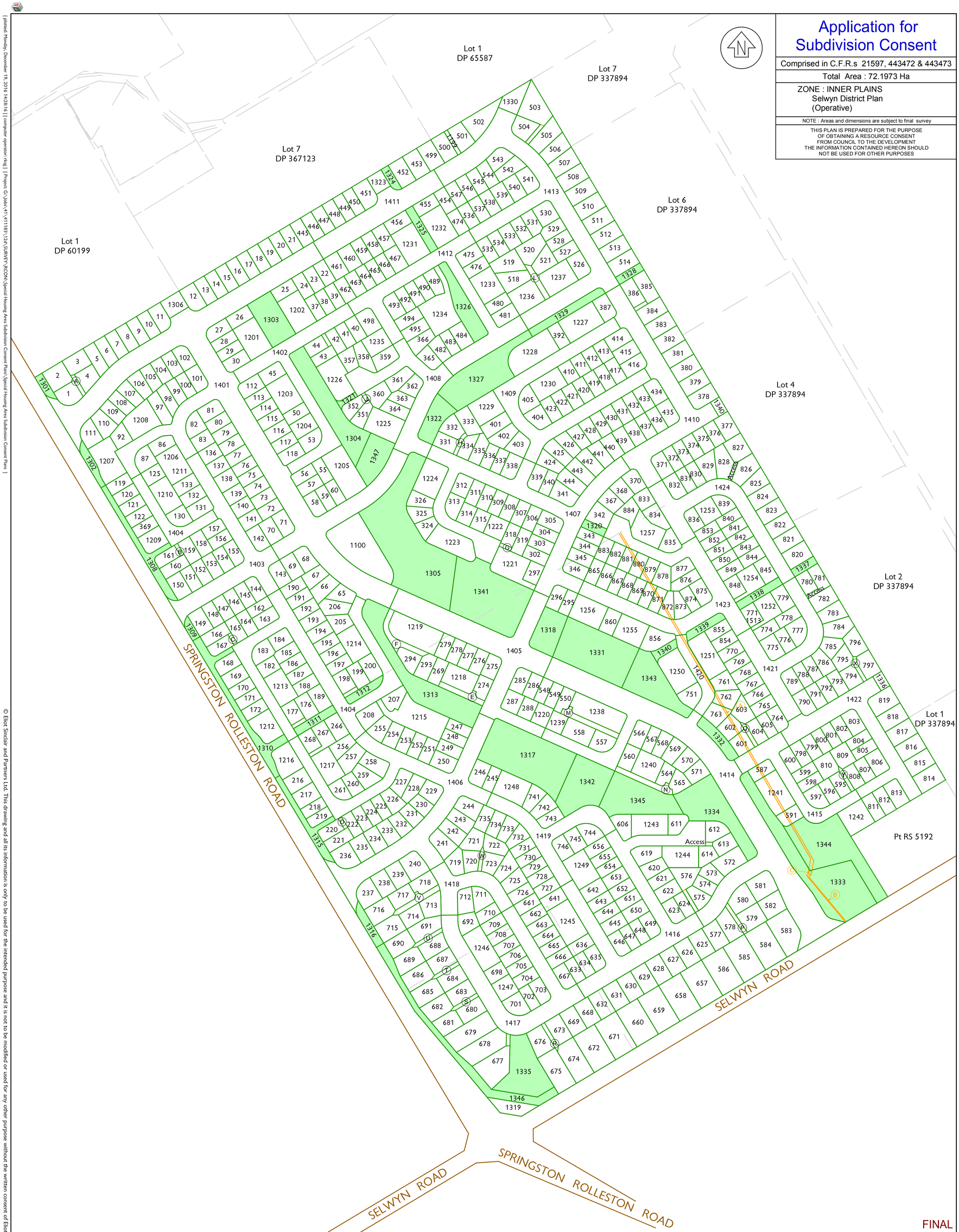
Comprised in C.F.R.s 21597, 443472 & 443473

Total Area : 72.1973 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934 (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 01

PLOT 411183 C1 Overall 160731 sht 01.PDF

Chelsea Green Special Housing Area
Overall Plan of Subdivision of Lot 1 DP 305373 and Lots 1 and 2 DP 411402
Springston Rolleston Road and Selwyn Road, Rolleston
for D.L.Geddes and B.M.Geddes and J.G.I.Cooke

Eliot Sinclair
surveyors | engineers | planners

20 Troup Drive, PO Box 9339, Tower Junction, Christchurch 8149, Phone: 03 379-4014, Fax: 03 365-2449, info@eliotsinclair.co.nz www.eliotsinclair.co.nz

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[plotted: Monday, December 19, 2016 1:42:16] [computer operator: rkg] [Project: G:\jobs\411\411183\126\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

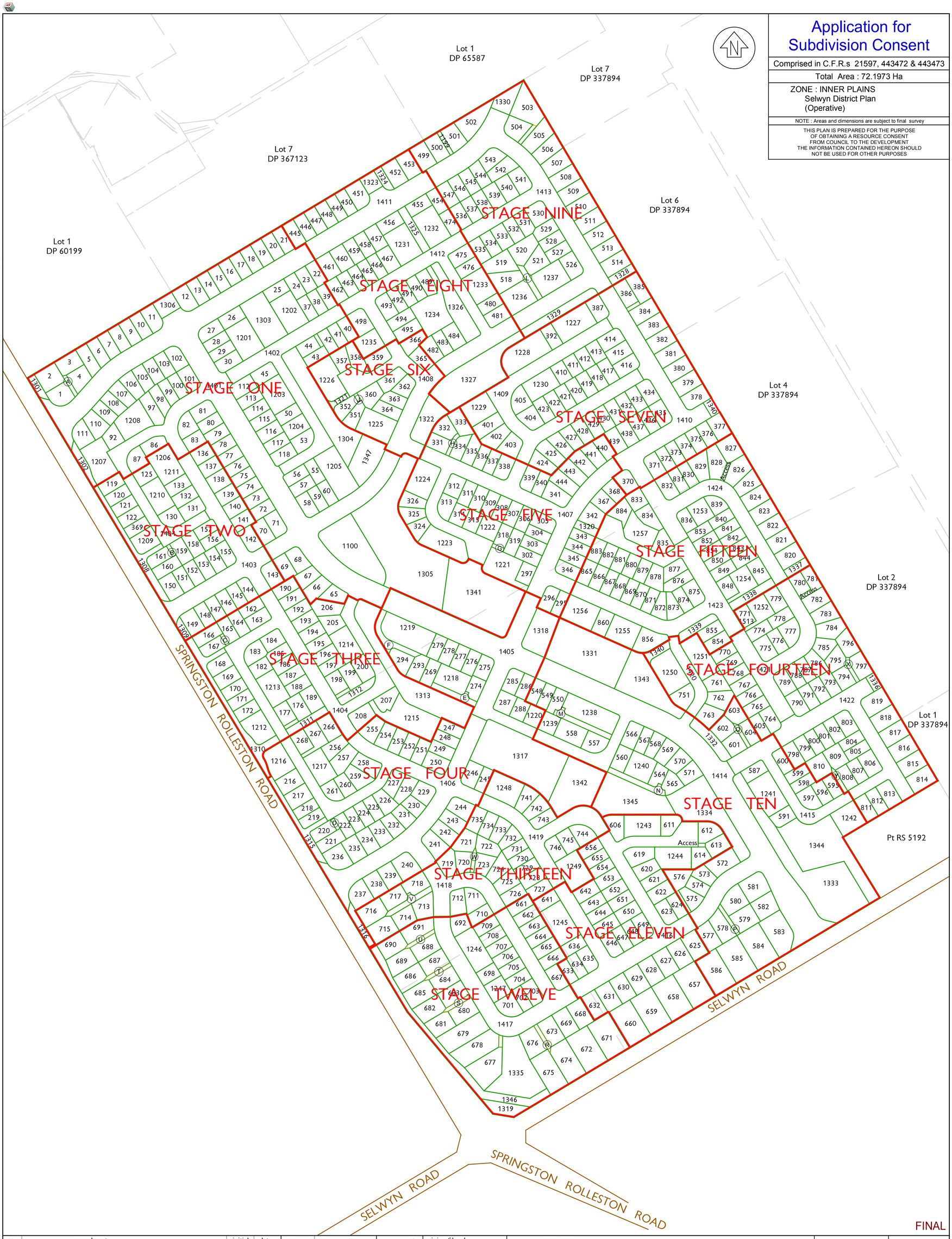
Comprised in C.F.R.s 21597, 443472 & 443473

Total Area : 72.1973 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934 (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 02

PLOT 411183 C1 Overall Staging 160731 sht 02.PDF

Chelsea Green Special Housing Area
Overall Staging Plan of Subdivision of Lot 1 DP 305373 and Lots 1 and 2 DP 411402
Springston Rolleston Road and Selwyn Road, Rolleston
for D.L.Geddes and B.M.Geddes and J.G.I.Cooke

Eliot Sinclair
surveyors | engineers | planners

20 Troup Drive, PO Box 9339, Tower Junction, Christchurch 8149, Phone: 03 379-4014, Fax: 03 365-2449, info@eliotsinclair.co.nz www.eliotsinclair.co.nz

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[plotted: Monday, December 19, 2016 14:30:01] [computer operator: rkg] [Project: G:\jobs\411\411183\126\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in C.F.R.s 21597, 443472 & 443473

Total Area : 72.1973 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

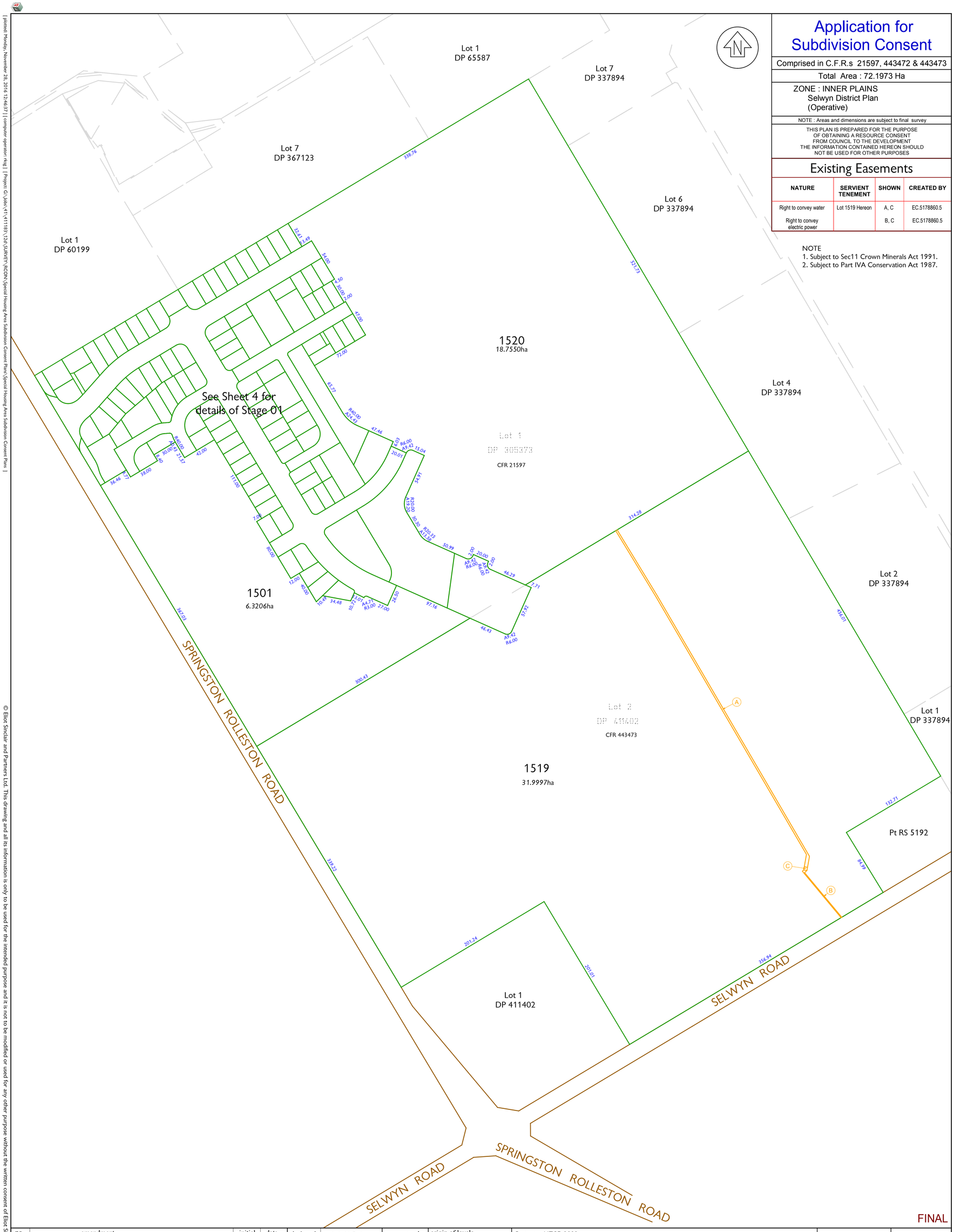
NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Existing Easements

NATURE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to convey water	Lot 1519 Hereon	A, C	EC.5178860.5
Right to convey electric power		B, C	EC.5178860.5

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 01 160731 sht 3.PDF

Sheet
03

Chelsea Green Special Housing Area
STAGE 01 being subdivision of Lot 1 DP 305373 and Lot 2 DP 411402
Springston Rolleston Road and Selwyn Road
for D.L.Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:46:37 | computer operator: rkag | Project: G:\jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Original size mm

Application for Subdivision Consent

Comprised in C.F.R.s 21597 & 443473

Total Area : 68.4100 Ha

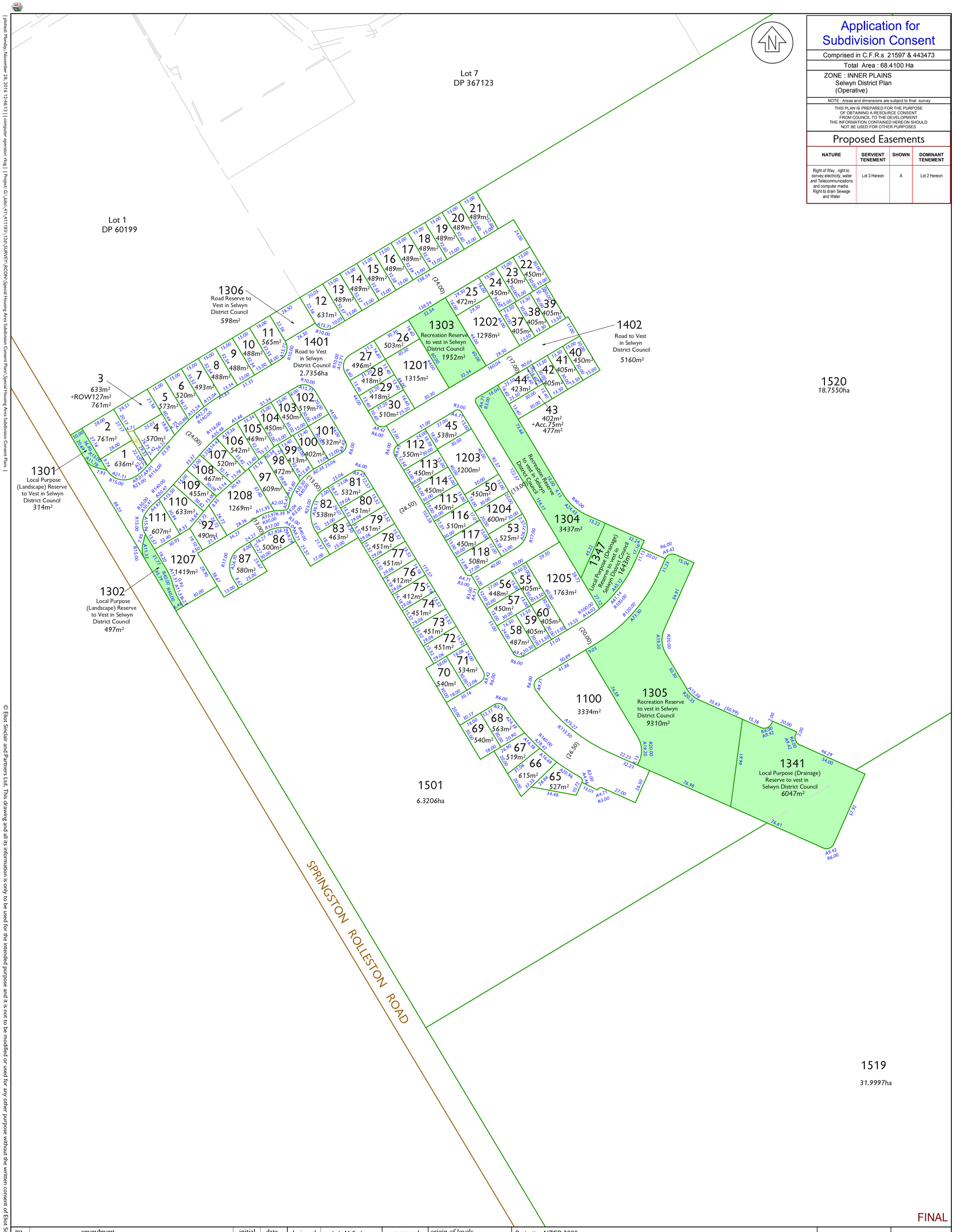
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 3 Hereon	A	Lot 2 Hereon



FINAL

no.	amendment	initial	date
B	Amend Lots 26 - 30 and 1201, re SDC Report	rksg	10.11.16
B	Add Lots 1341 1347, amend Lots 1304-5, add Purposes to Reserves	rksg	25.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels

datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:1250 (A1) 1:2500(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 01 160731 sht 4.PDF

Sheet
04
rev A

Chelsea Green Special Housing Area
Enlargement of STAGE 01 being subdivision of Lot 1 DP 305373
Springston Rolleston Road and Selwyn Road
for D.L.Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:46:13] [computer operator: rksg] [Project: G:\Jobs\41\411183\124\SURVEY\RCON Special Housing Area Subdivision Consent Plans\ Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R 21597

Total Area : 6.3206 Ha

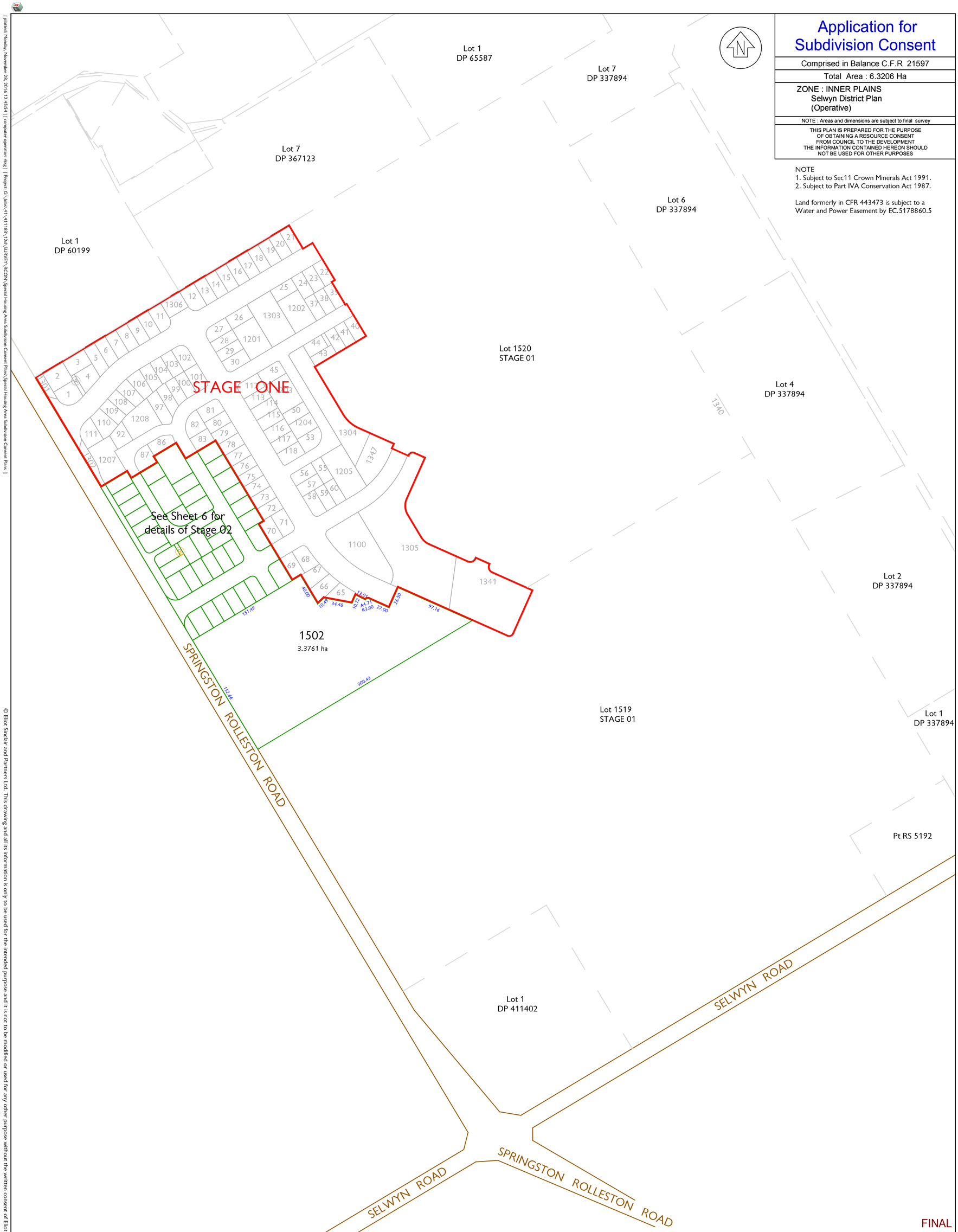
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.

Land formerly in CFR 443473 is subject to a Water and Power Easement by EC.5178860.5



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 02 160731 sht 5.PDF

Sheet
05

Chelsea Green Special Housing Area
STAGE 02 being subdivision of Lot 1501 Stage 01
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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surveyors | engineers | planners

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[plotted: Monday, November 28, 2016 12:45:41 | computer operator: rhag | Project: G:\Jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R 21597

Total Area : 6.3206 Ha

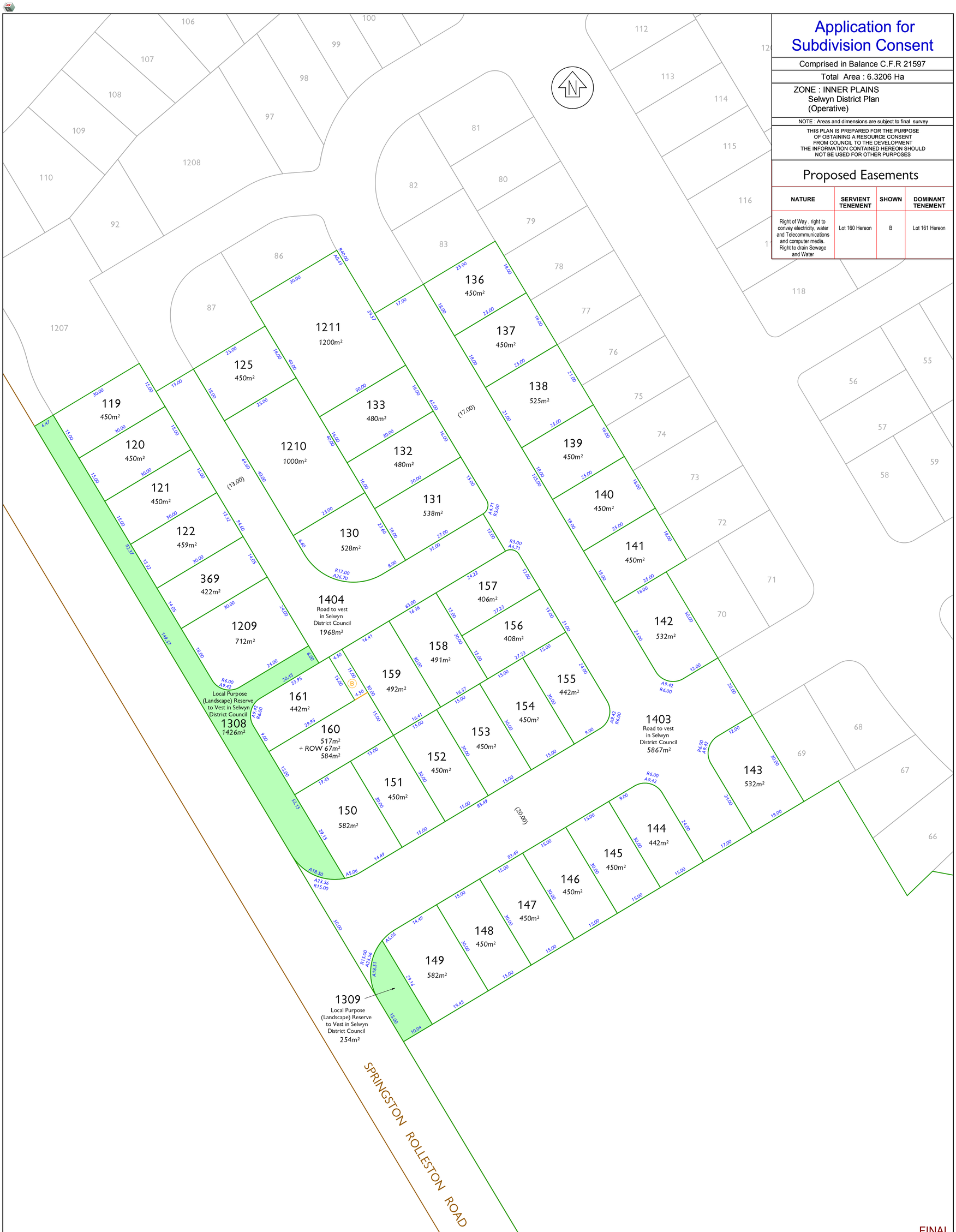
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 160 Hereon	B	Lot 161 Hereon



no.	amendment	initial	date
A	Add Purposes to Reserves	rksg	25.11.16

designed: Jade McFarlane
manager: Mark Allan
drawn: Bob Greening
checked:
surveyed
surv.date

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:500 (A1) 1:1000(A3)
Date: 31/7/2016

Drawing Set: 411183 C1
PLOT 411183 02 160731 sht 6.PDF

Sheet: 06
rev.A

Chelsea Green Special Housing Area
Enlargement of STAGE 02 being subdivision of Lot 1501 Stage 01
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 1:43:01 | computer operator: rksg | Project: G:\jobs\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 35.3758 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

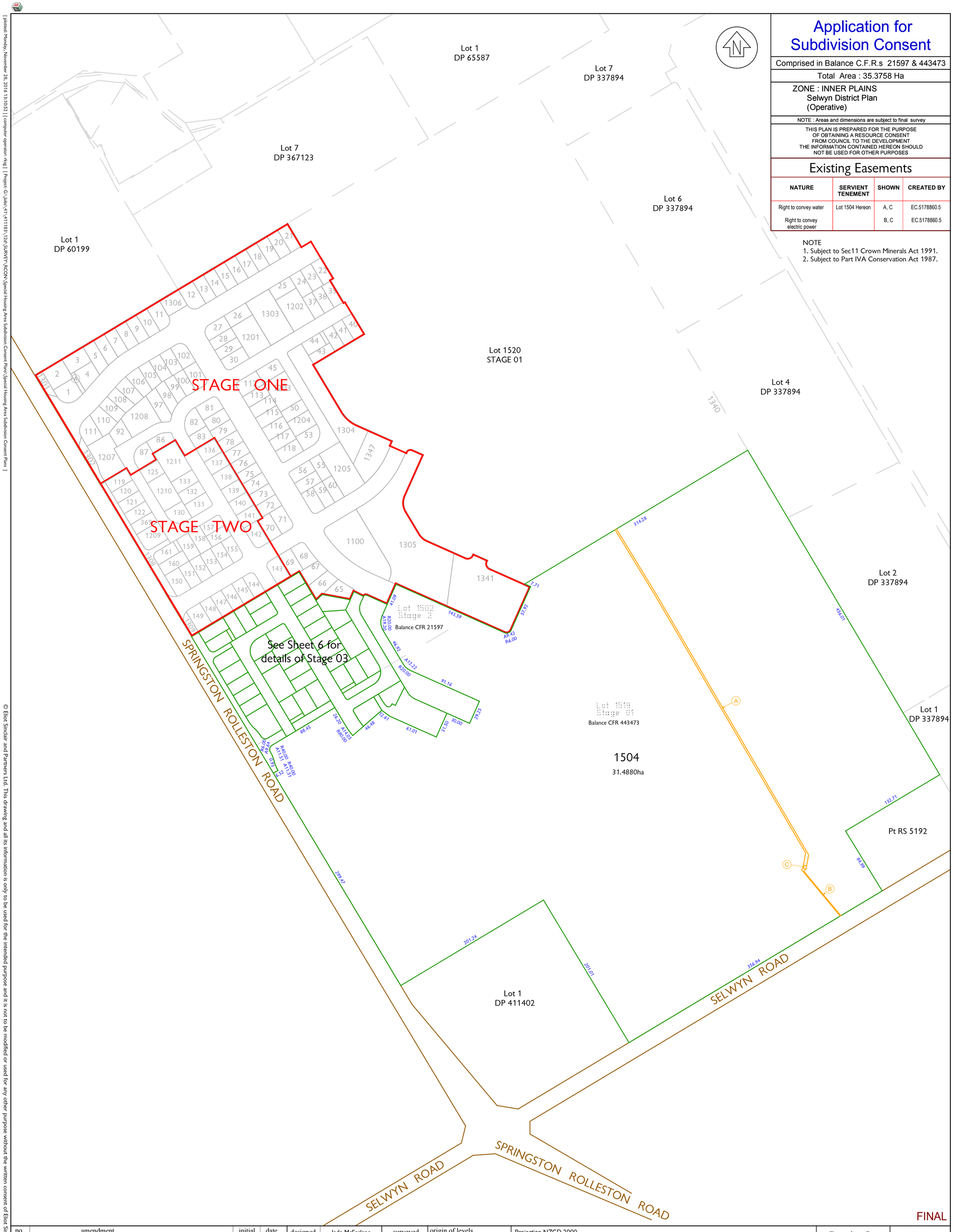
NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Existing Easements

NATURE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to convey water	Lot 1504 Hereon	A, C	EC.5178860.5
Right to convey electric power		B, C	EC.5178860.5

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 03 160731 sht 7.PDF

Sheet
07

Chelsea Green Special Housing Area
STAGE 03 being subdivision of Lot 1502 Stage 2 and Lot 1519 Stage 1
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 13:10:52 | computer operator: rkag | Project: G:\jobs\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 35.3758 Ha

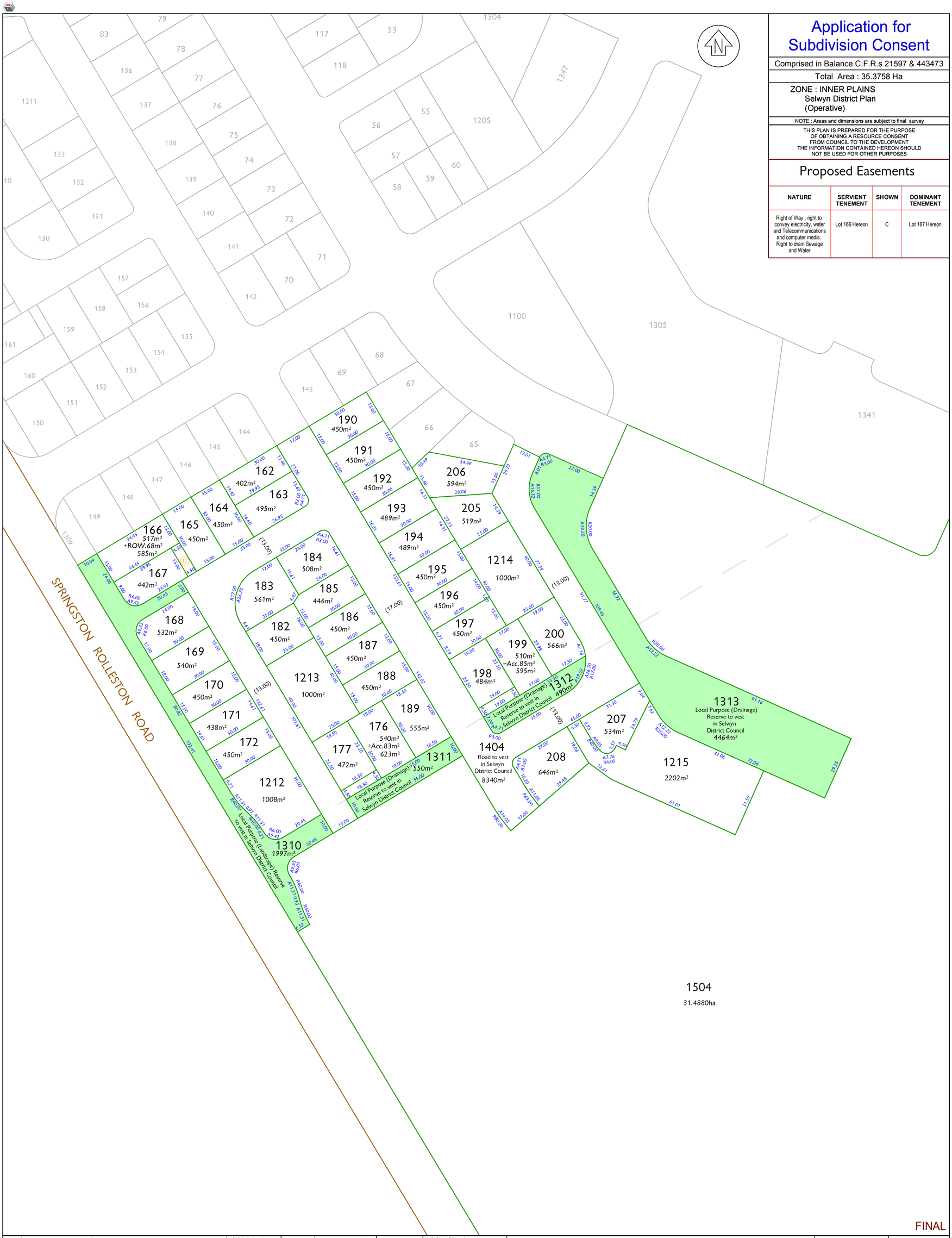
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 166 Hereon	C	Lot 167 Hereon



FINAL

no.	amendment	initial	date
A	Amend Lots 456, 457, 467 & 1231 re SDC Report	rksg	10.11.16
B	Add Purposes to Reserves	rksg	25.11.16

designed	Jade McFarlane	surveyed
manager	Mark Allan	
drawn	Bob Greening	surv.date
checked		

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set 411183 C1
PLOT 411183 03 160731 sht 8.PDF

Sheet 08
rev B

Chelsea Green Special Housing Area
STAGE 03 being subdivision of Lot 1502 Stage 02 and Lot 2 DP 411402
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:44:51 | computer operator: rksg | Project: G:\jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 443473 & 21597

Total Area : 31.4880 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

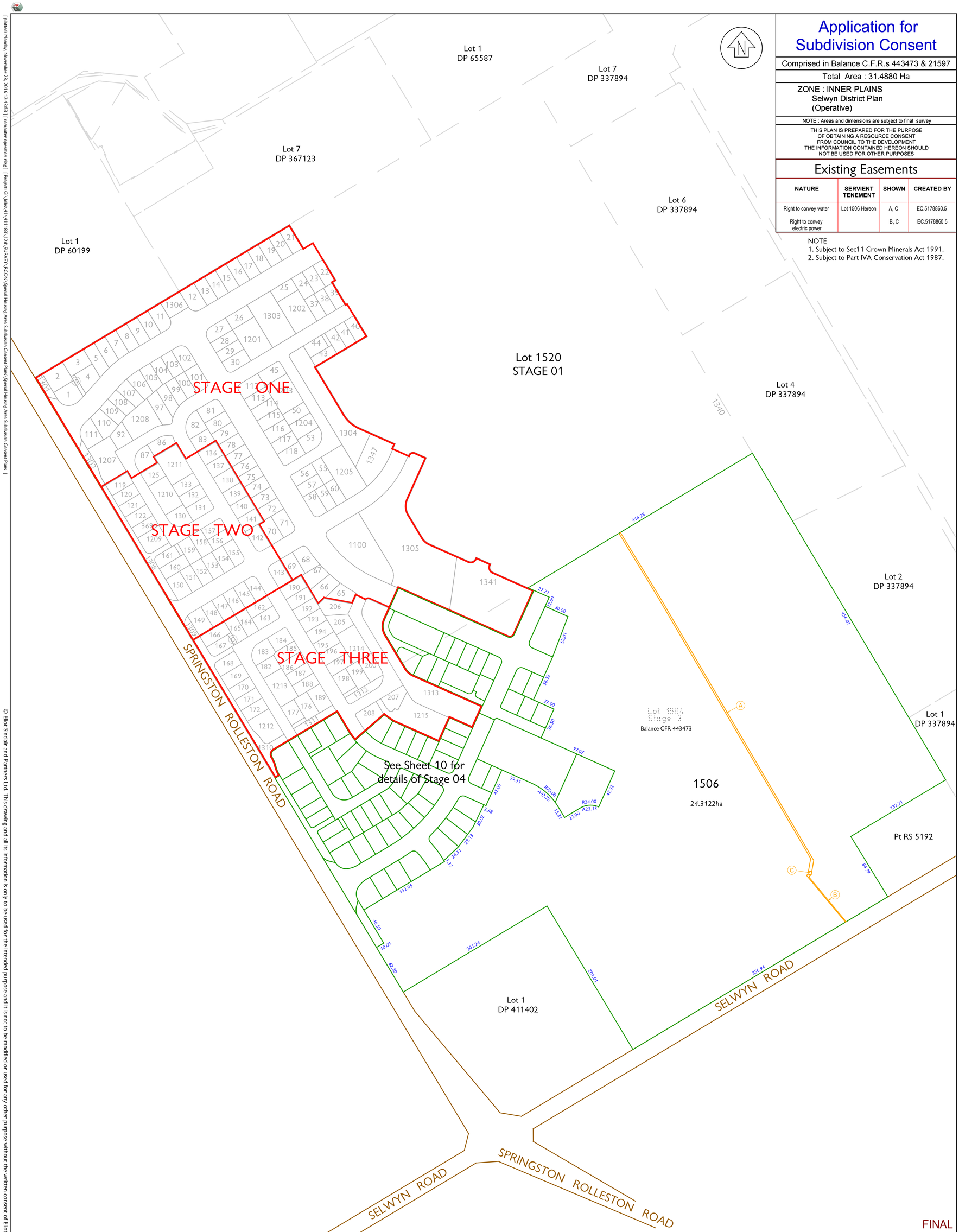
NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Existing Easements

NATURE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to convey water	Lot 1506 Hereon	A, C	EC.5178860.5
Right to convey electric power		B, C	EC.5178860.5

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 04 160731 sht 9.PDF

Sheet
09

Chelsea Green Special Housing Area
STAGE 04 being subdivision of Lot 1504 Stage 3
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:43:53] [computer operator: rhag] [Project: G:\jobs\411183\24\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

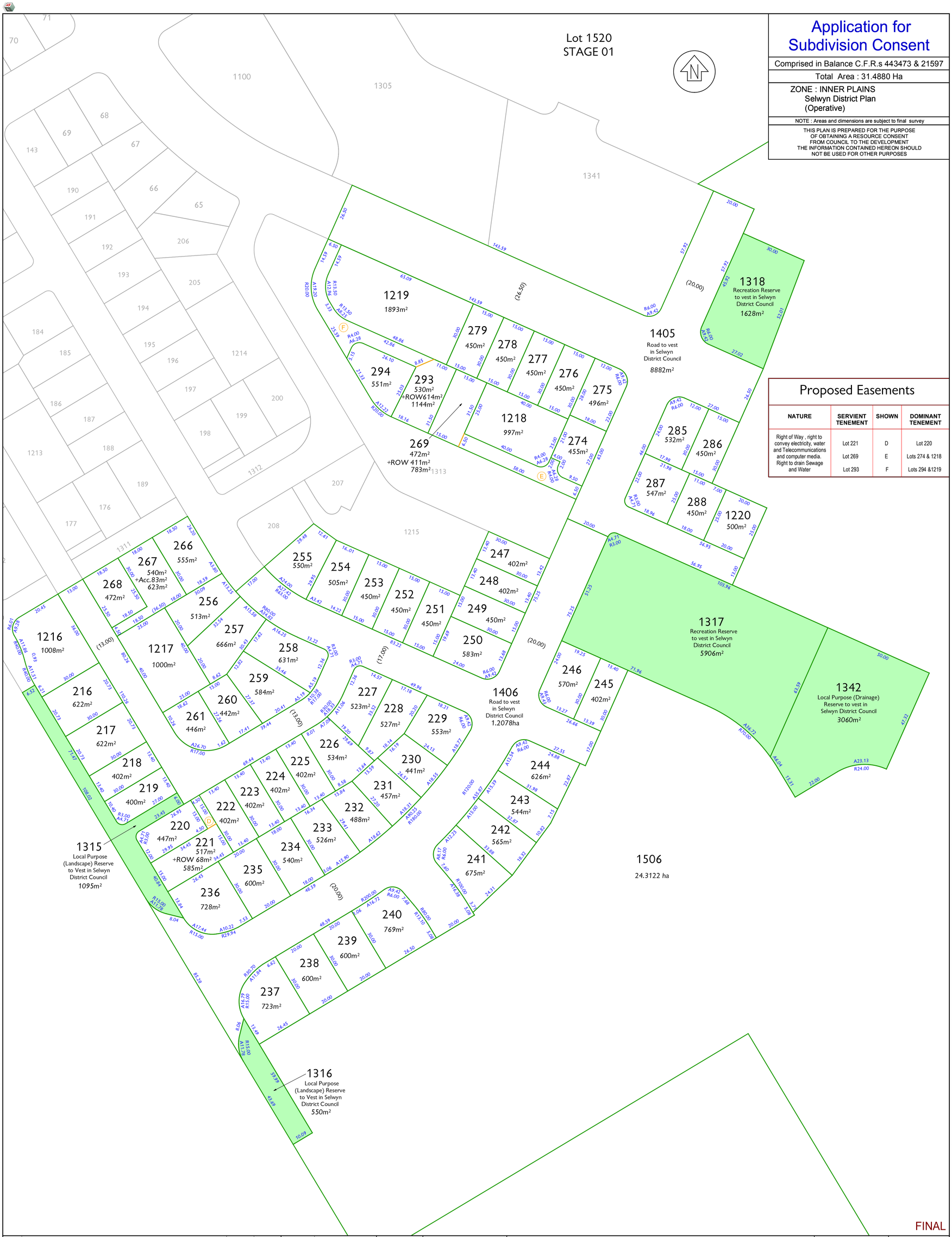
Comprised in Balance C.F.R.s 443473 & 21597

Total Area : 31.4880 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES



Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 221	D	Lot 220
	Lot 269	E	Lots 274 & 1218
	Lot 293	F	Lots 294 &1219

no.	amendment	initial	date
A	Create Lot 1342, Amend Lot 1317, add Purposes to Reserves	rksg	25.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 04 160731 sht 10.PDF

Sheet
10
rev. A

Chelsea Green Special Housing Area
Enlargement of STAGE 04 being subdivision of Lot 1504 Stage 03
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:43:04 | computer operator: rksg | Project: G:\jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Original size mm

Application for Subdivision Consent

Comprised in Balance C.F.R.s 443473 & 21597

Total Area : 43.0672 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

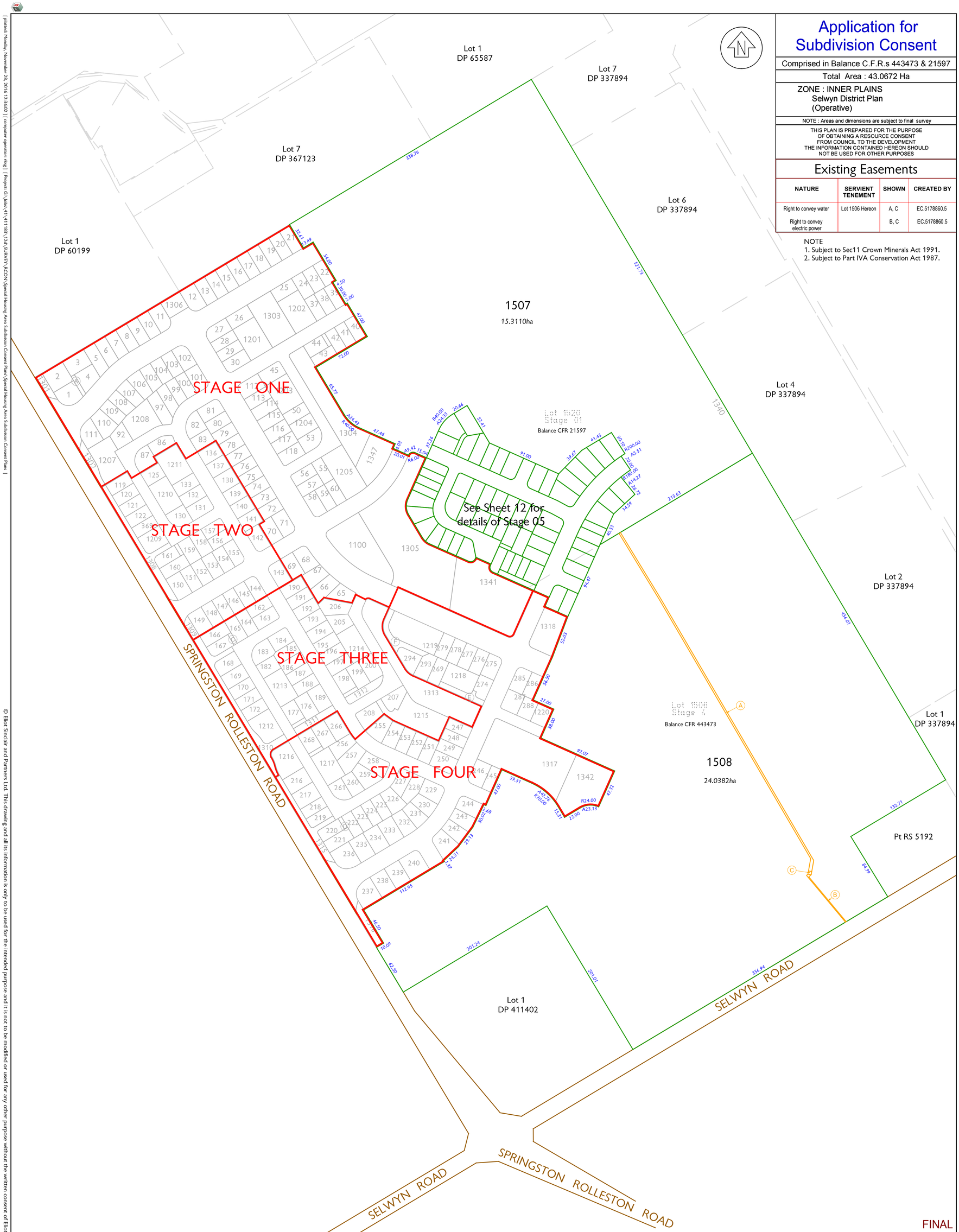
NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Existing Easements

NATURE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to convey water	Lot 1506 Hereon	A, C	EC.5178860.5
Right to convey electric power		B, C	EC.5178860.5

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 05 160731 sht 11.PDF

Sheet
11

Chelsea Green Special Housing Area
STAGE 05 being subdivision of Lots 1506 Stage 04 and 1520 Stage 01
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:26:02 | computer operator: rkag | Project: G:\jobs\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 443473 & 21597

Total Area : 43.0672 Ha

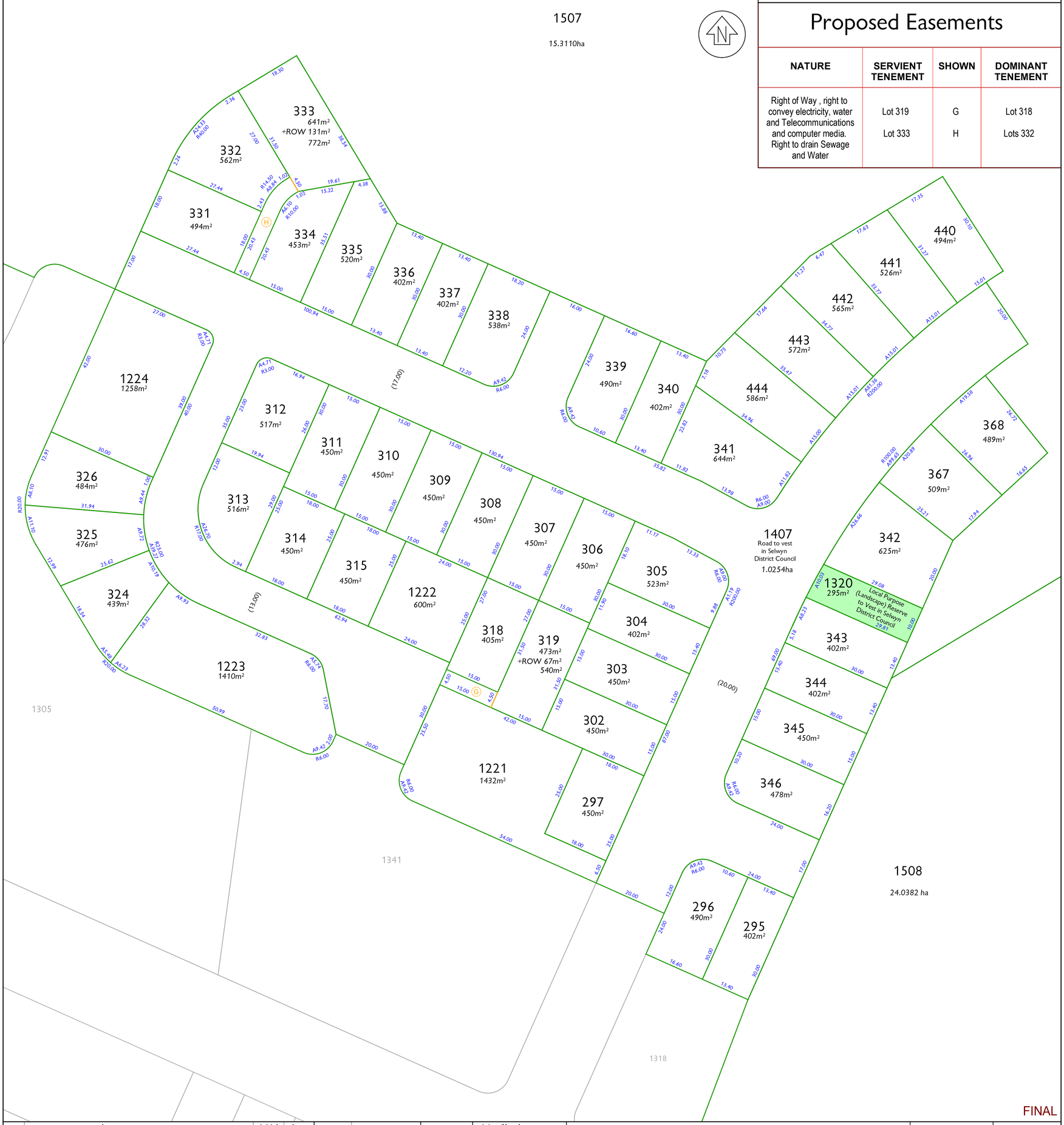
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 319 Lot 333	G H	Lot 318 Lots 332



FINAL

no.	amendment	initial	date
A	Add Purpose to Lot 1320	rksg	25.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:500 (A1) 1:1000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 05 160731 sht 12.PDF

Sheet
12
rev. A

Chelsea Green Special Housing Area
Enlargement of STAGE 05 being subdivision of Lots 1505 and 1506 Stage 04
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

Eliot Sinclair
surveyors | engineers | planners

20 Troup Drive, PO Box 9339, Tower Junction, Christchurch 8149, Phone: 03 379-4014, Fax: 03 365-2449, info@eliotsinclair.co.nz www.eliotsinclair.co.nz

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[plotted: Monday, November 28, 2016 12:35:07] [computer operator: rksg] [Project: G:\Jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R. 21597

Total Area : 15.3110 Ha

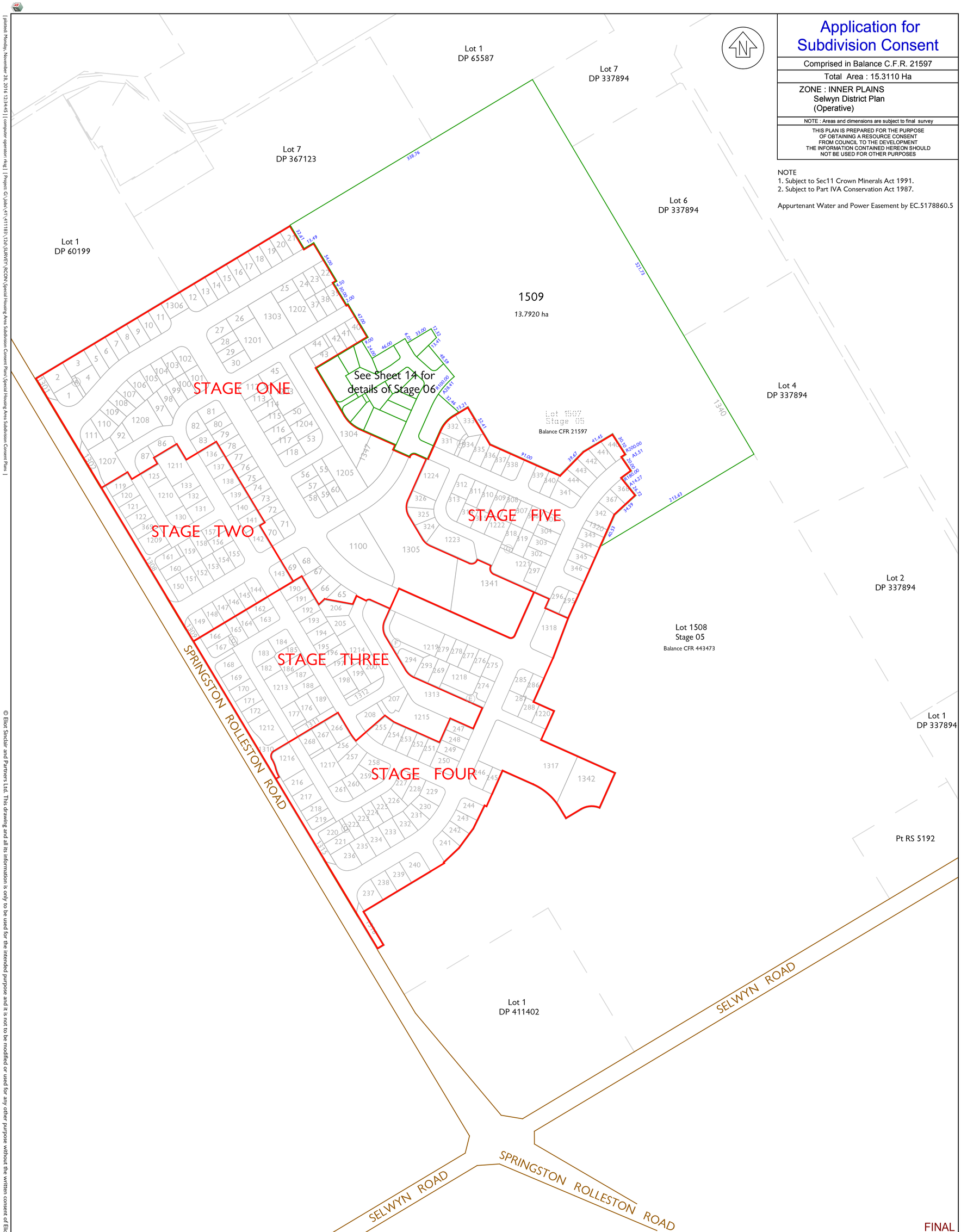
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.

Appurtenant Water and Power Easement by EC.5178860.5



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 06 160731 sht 13.PDF

Sheet
13

Chelsea Green Special Housing Area
STAGE 06 being subdivision of Lots 1507 Stage 05
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

Comprised in Balance C.F.R. 21597

Total Area : 15.3110 Ha

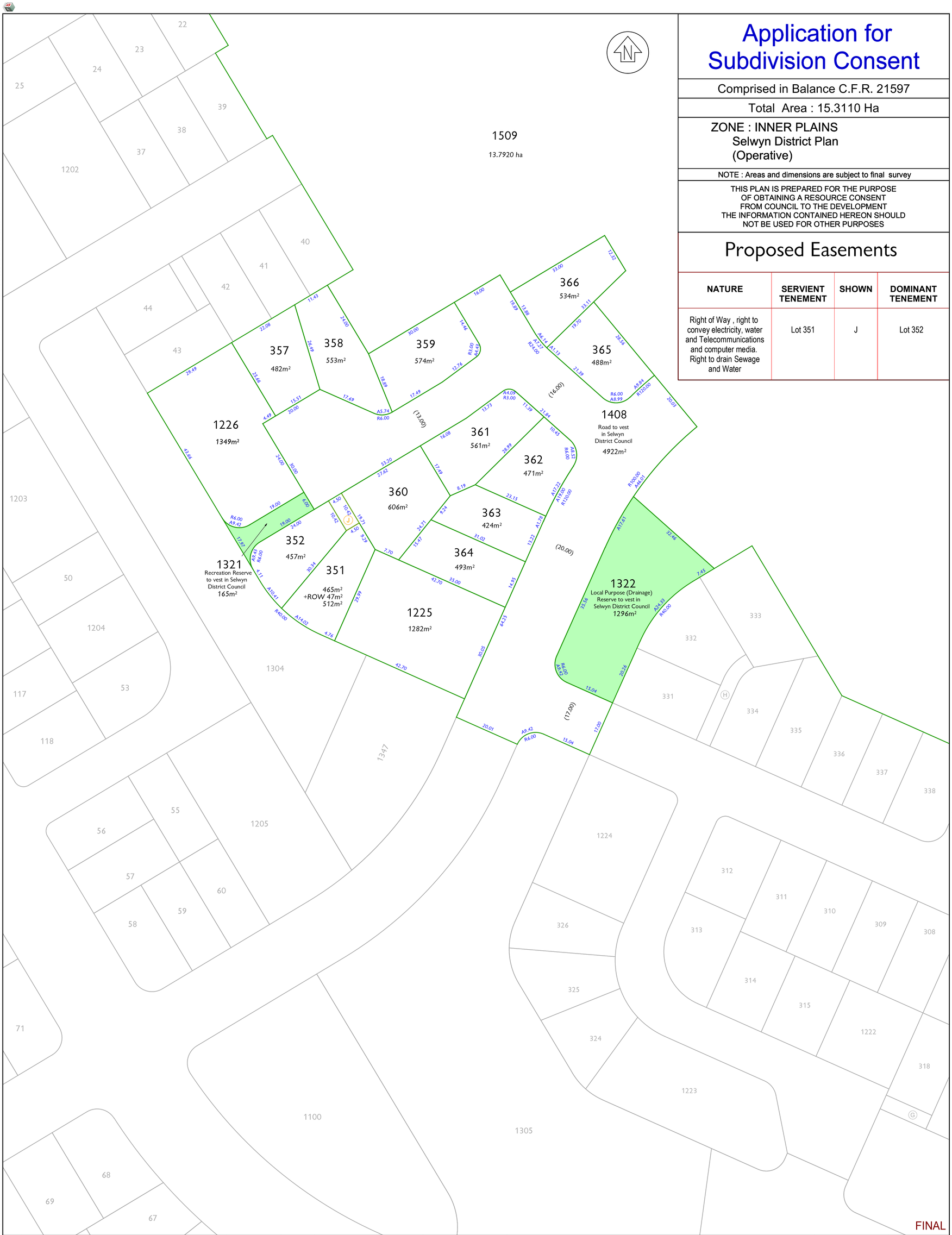
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 351	J	Lot 352



no.	amendment	initial	date
A	Add Purposes to Reserves	rksg	25.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:500 (A1) 1:1000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 06 160731 sht 14.PDF

Sheet
14
rev A

Chelsea Green Special Housing Area
Enlargement of STAGE 06 being subdivision of Lots 1507 Stage 05
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 14:11:15] [computer operator: rksg] [Project: G:\jobs\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 37.8752 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

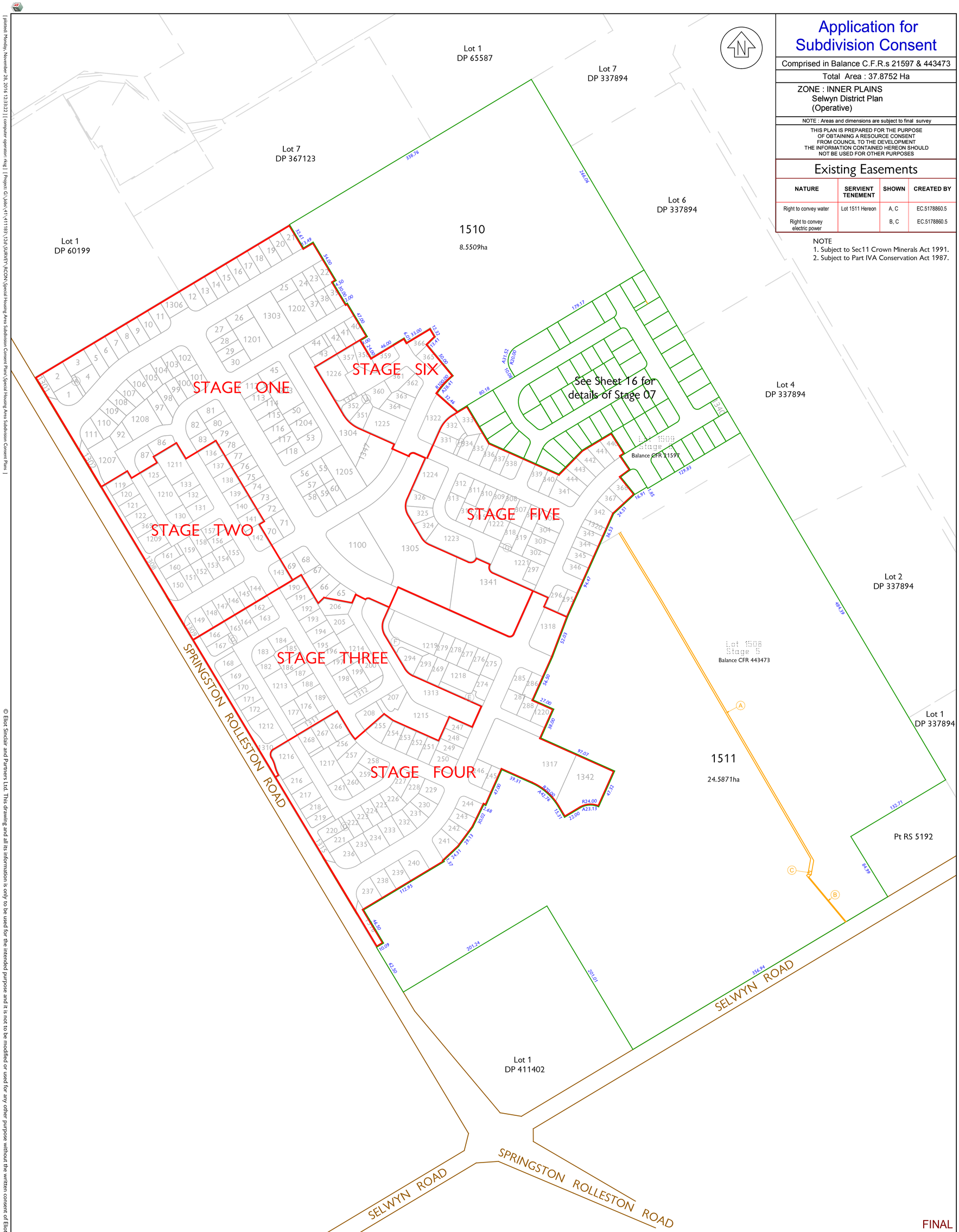
NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Existing Easements

NATURE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right to convey water	Lot 1511 Hereon	A, C	EC.5178860.5
Right to convey electric power		B, C	EC.5178860.5

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 07 160731 sht 15.PDF

Sheet
15

Chelsea Green Special Housing Area
STAGE 07 being subdivision of Lot 1508 Stage 05 and 1509 Stage 06
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

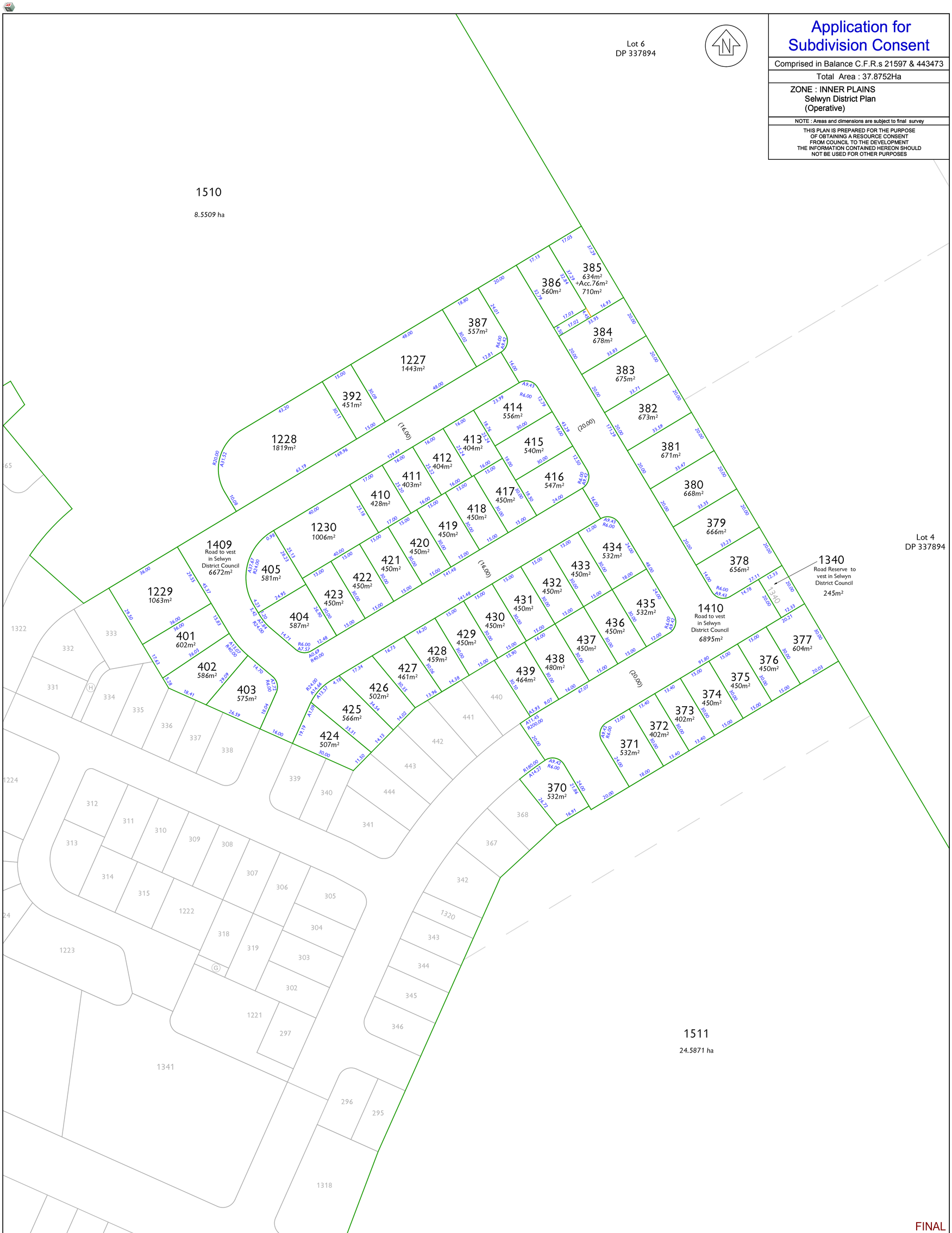
Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 37.8752Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 0 160731 sht 16.PDF

Sheet
16

Chelsea Green Special Housing Area
Enlargement of STAGE 07 being subdivision of Lots 1508 Stage 05 and 1509 Stage 06
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 14:12:19] [computer operator: rbag] [Project: G:\jobs\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

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Original size mm

Application for Subdivision Consent

Comprised in Balance C.F.R. 21597

Total Area : 8.5509 Ha

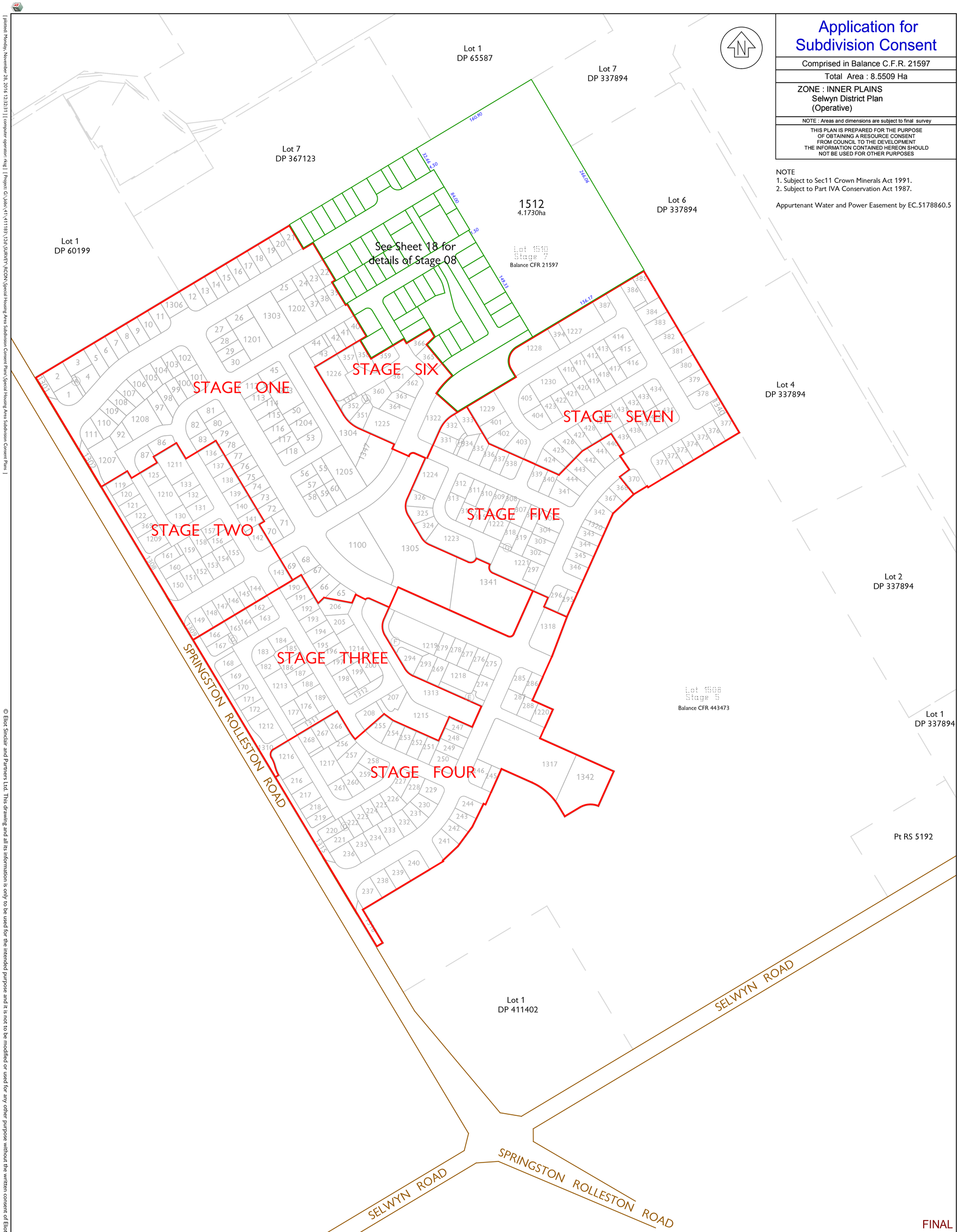
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.

Appurtenant Water and Power Easement by EC.5178860.5



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 08 160731 sht 17.PDF

Sheet
17

Chelsea Green Special Housing Area
STAGE 08 being subdivision of Lot 1510 Stage 07
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

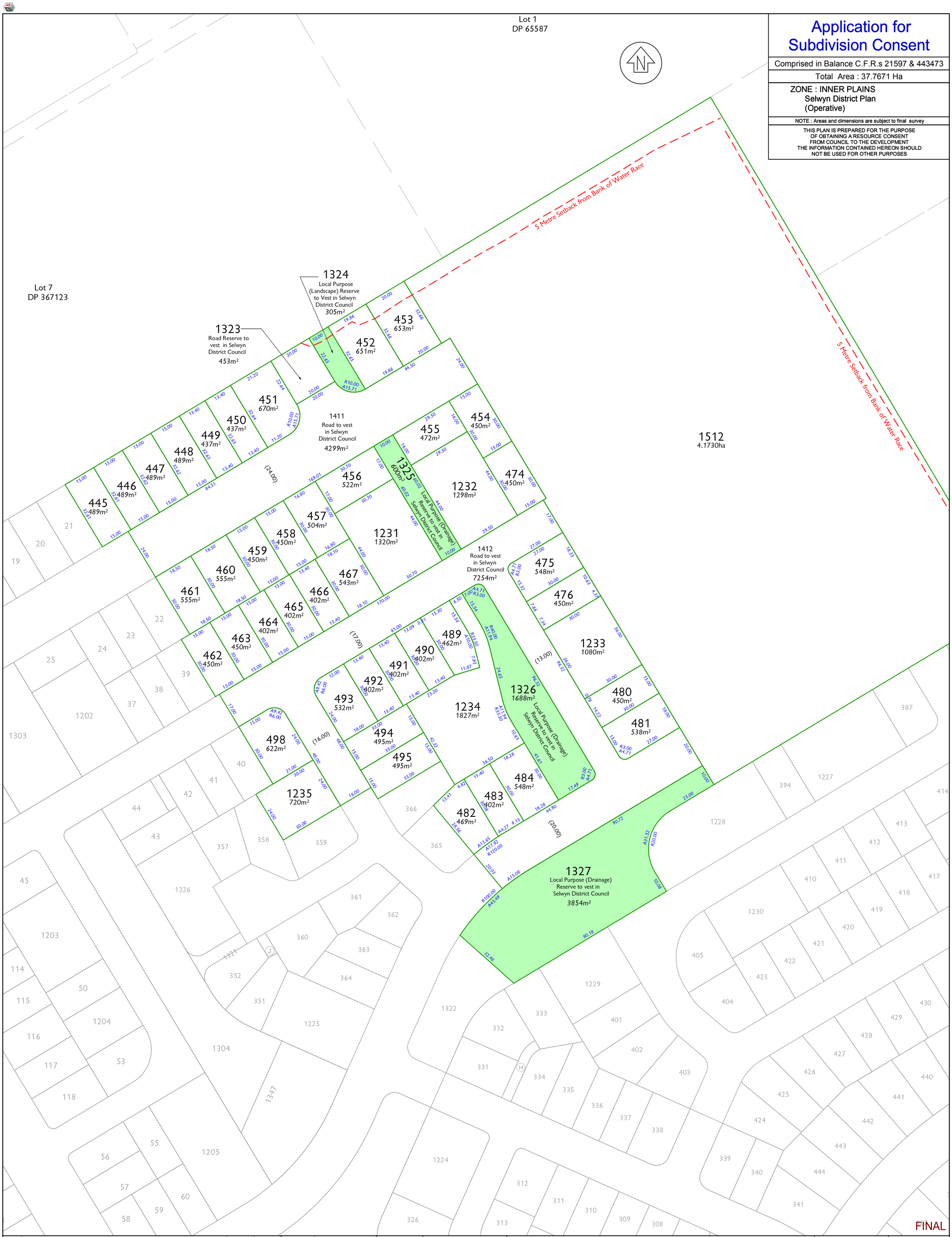
Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 37.7671 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES



no.	amendment	initial	date
A	Amend Lots 456, 457, 467 & 1231 re SDC Report	rksg	10.11.16
B	Add Purposes to Reserves	rksg	25.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 08 160731 sht 18.PDF

Sheet
18
rev B

FINAL

Chelsea Green Special Housing Area
Enlargement of STAGE 08 being subdivision of Lot 1510 Stage 07
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

Comprised in Balance C.F.R. 21597

Total Area : 4.1730 Ha

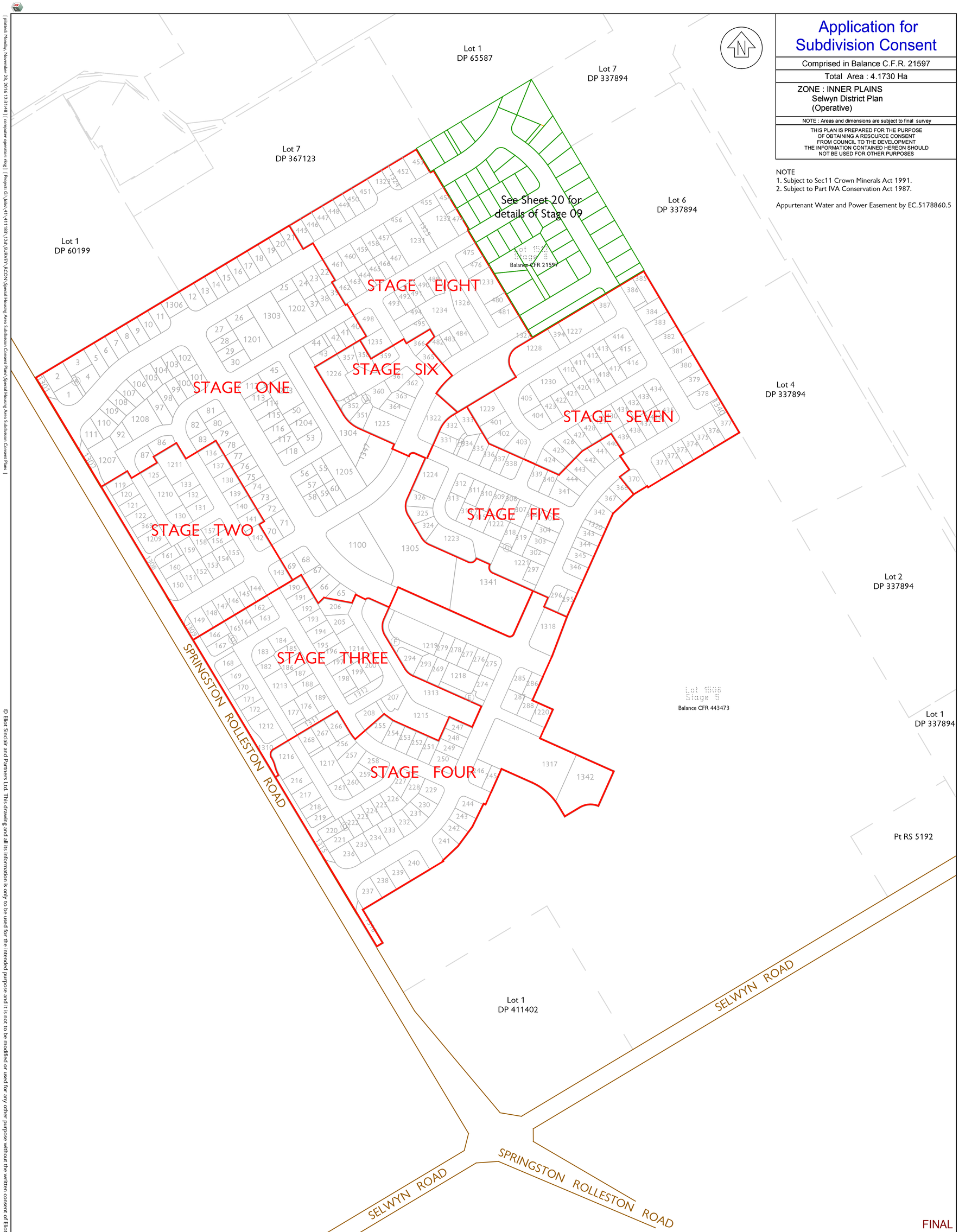
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.

Appurtenant Water and Power Easement by EC.5178860.5



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 09 160731 sht 19.PDF

Sheet
19

Chelsea Green Special Housing Area
STAGE 09 being subdivision of Lot 1512 Stage 08
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:31:48 | computer operator: rkag | Project: G:\jobs\41\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 4.1730 Ha

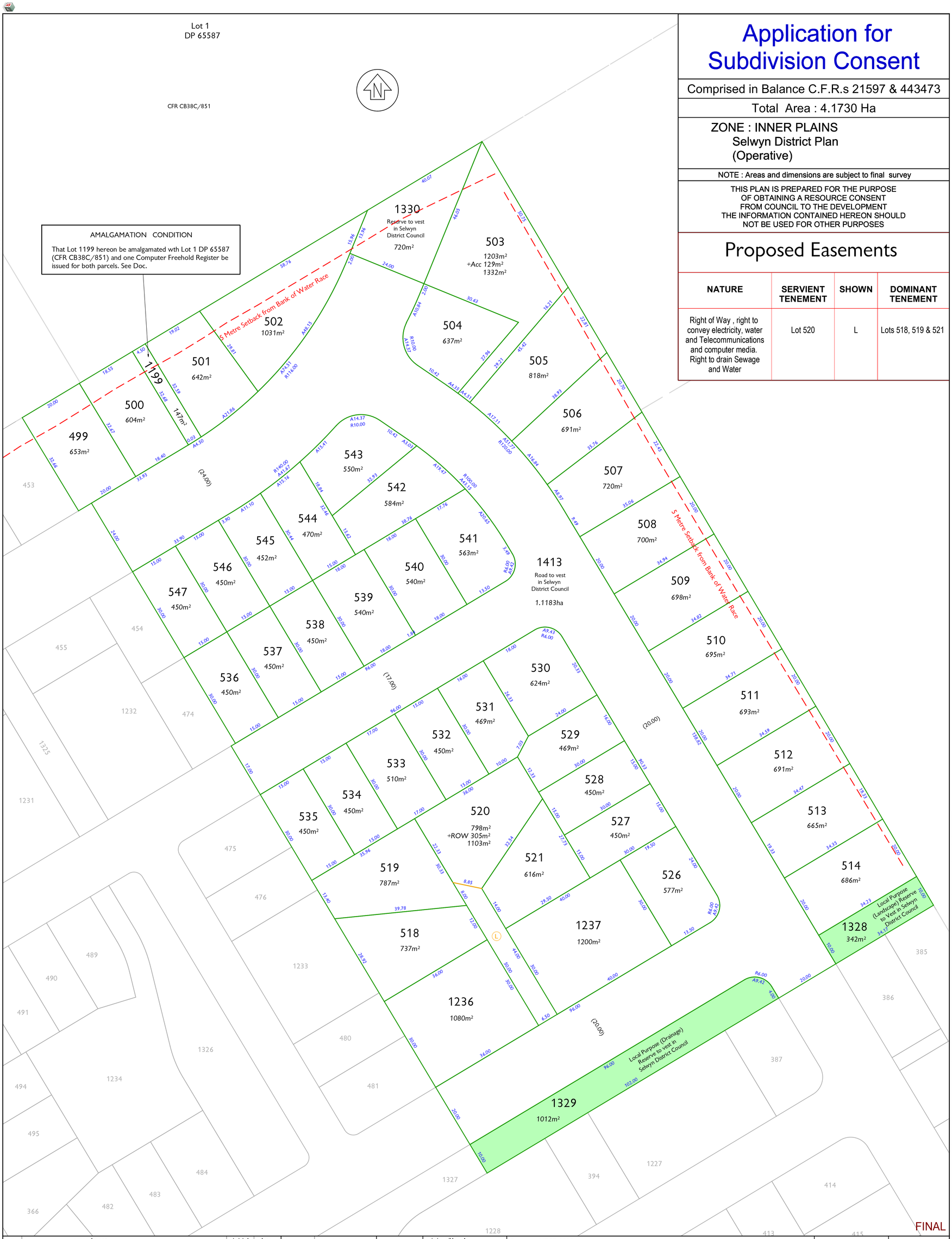
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 520	L	Lots 518, 519 & 521



FINAL

no.	amendment	initial	date
A	Add Purposes to Reserves	rksg	25.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:500 (A1) 1:1000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 09 160731 sht 20.PDF

Sheet
20
rev A

Chelsea Green Special Housing Area
Enlargement of STAGE 09 being subdivision of Lot 1512 Stage 08
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:31:09 | computer operator: rksg | Project: G:\Jobs\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 24.5871 Ha

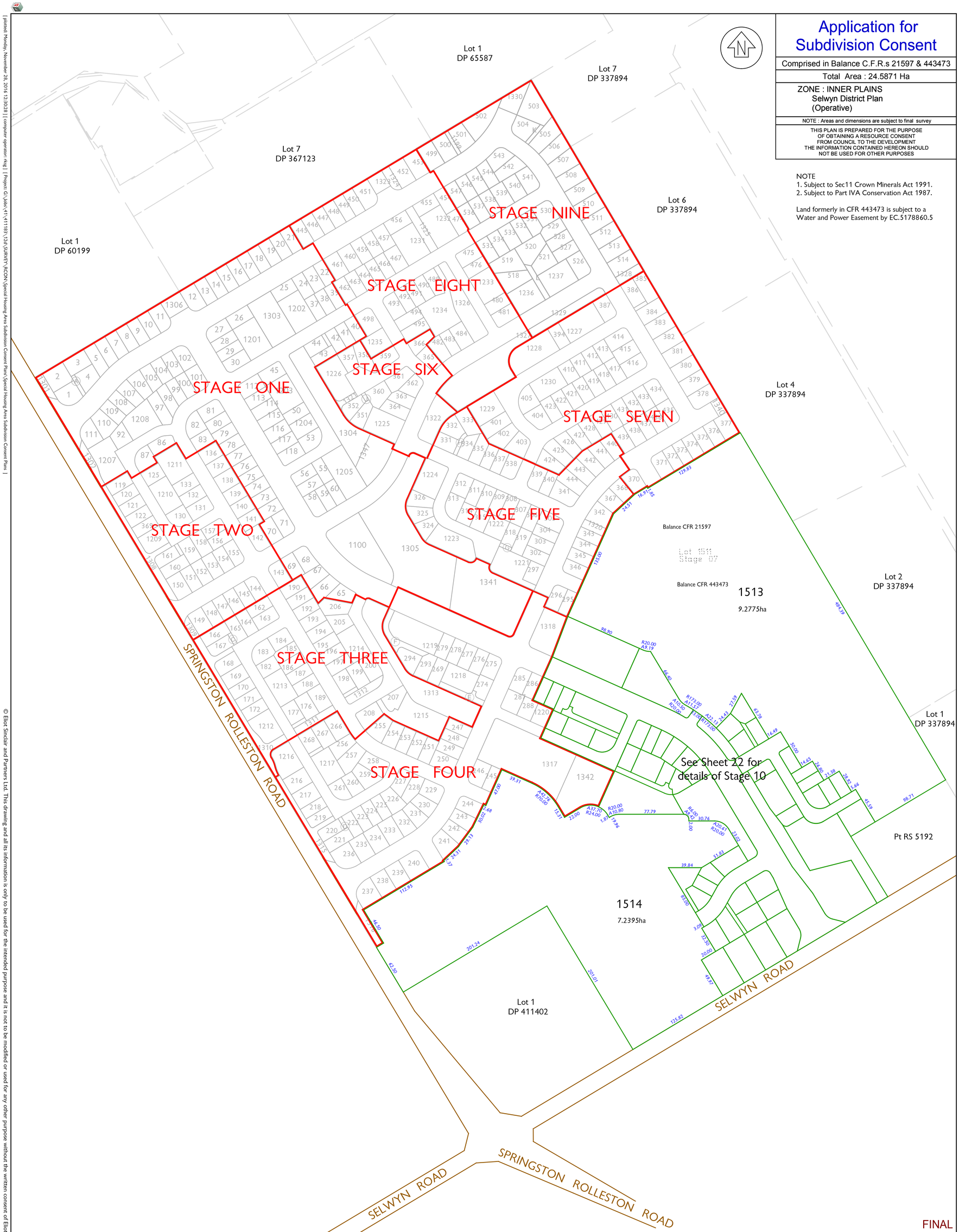
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.

Land formerly in CFR 443473 is subject to a Water and Power Easement by EC.5178860.5



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 10 160731 sht 21.PDF

Sheet
21

Chelsea Green Special Housing Area
STAGE 10 being subdivision of Lot 1511 Stage 07
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 24.5829 Ha

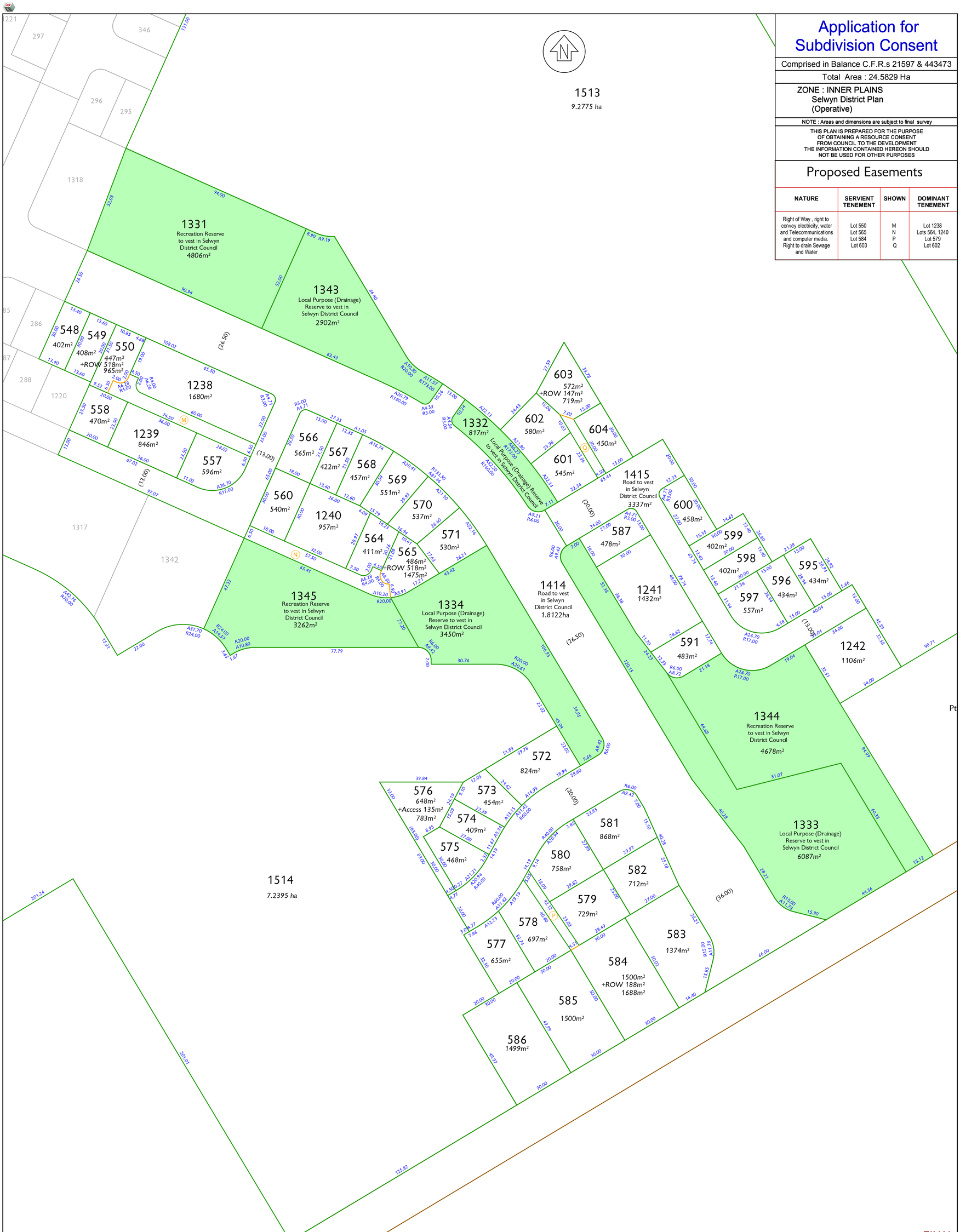
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 550 Lot 565 Lot 584 Lot 603	M N P Q	Lot 1238 Lots 564, 1240 Lot 579 Lot 602



FINAL

no.	amendment	initial	date
A	Create Lots 1343-5; amend Lots 1331, 1334-5, Add Reserve Purposes	rksg	25.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:800 (A1) 1:1600(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 10 160731 sht 22.PDF

Sheet
22
rev.A

Chelsea Green Special Housing Area
Enlargement of STAGE 10 being subdivision of Lot 1511 Stage 07
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

Eliot Sinclair
surveyors | engineers | planners

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[plotted: Monday, November 28, 2016 12:20:02] [computer operator: rksg] [Project: G:\Jobs\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in C.F.R.s 443472 & Balance 443473

Total Area : 11.0268 Ha

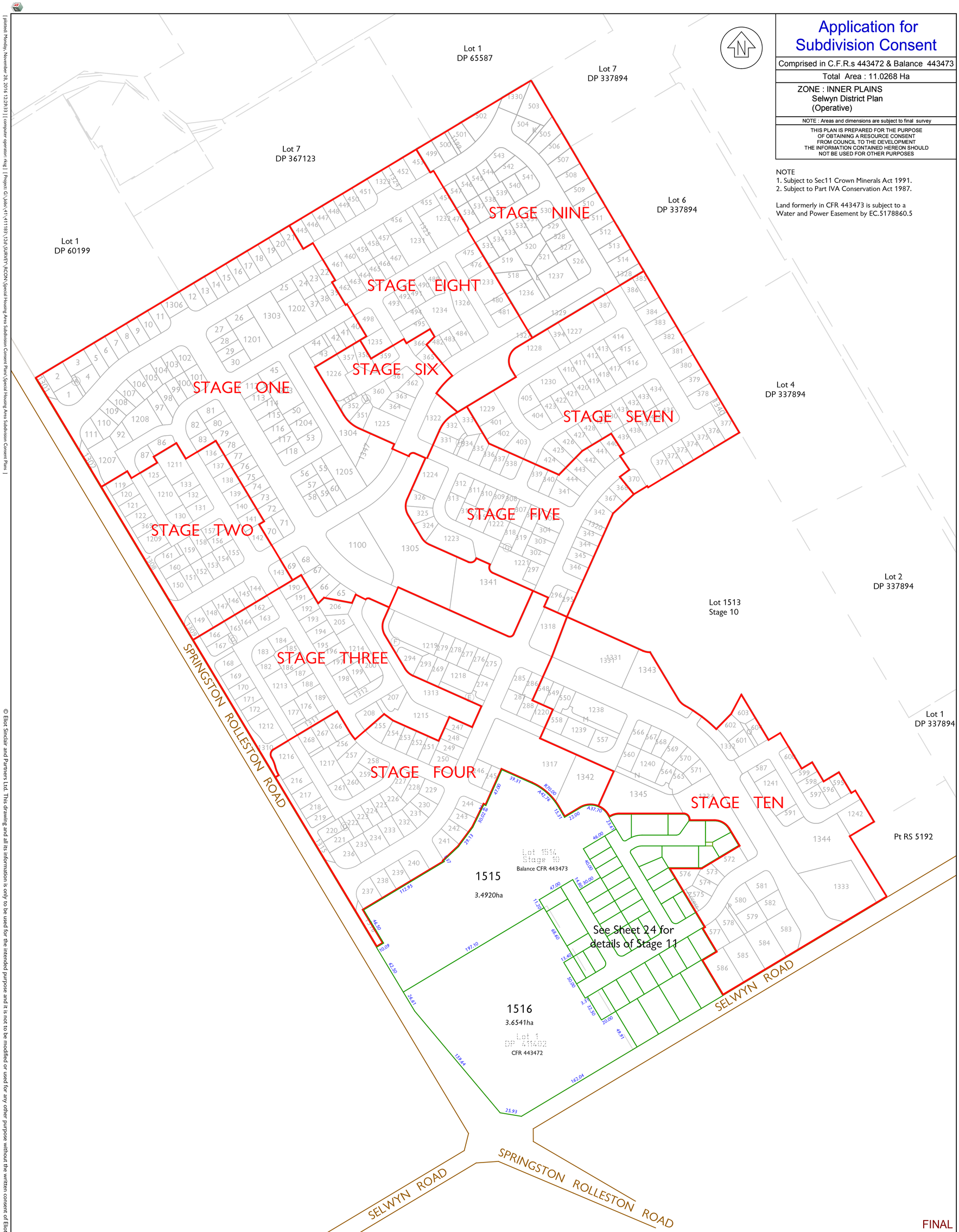
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.

Land formerly in CFR 443473 is subject to a Water and Power Easement by EC.5178860.5



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 11 160731 sht 23.PDF

Sheet
23

Chelsea Green Special Housing Area
STAGE 11 being subdivision of Lot 1514 Stage 10 and Lot 1 DP 411402
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

Eliot Sinclair
surveyors | engineers | planners

20 Troup Drive, PO Box 9339, Tower Junction, Christchurch 8149, Phone: 03 379-4014, Fax: 03 365-2449, info@eliotsinclair.co.nz www.eliotsinclair.co.nz

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[plotted: Monday, November 28, 2016 12:28:33 | computer operator: rkag | Project: G:\Jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

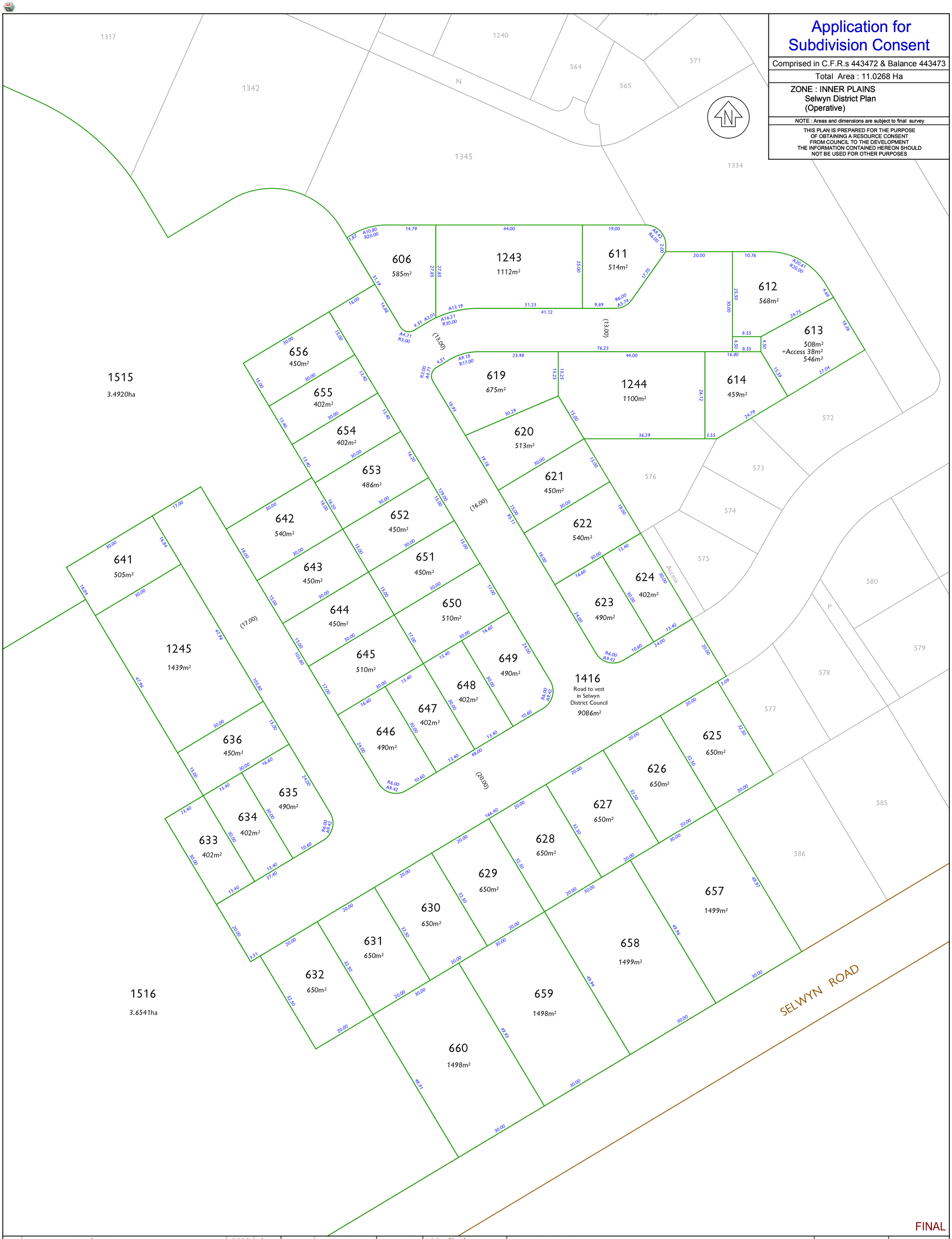
Comprised in C.F.R.s 443472 & Balance 443473

Total Area : 11.0268 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES



no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:500 (A1) 1:1000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 11 160731 sht 24.PDF

Sheet
24

Chelsea Green Special Housing Area
Enlargement of STAGE 11 being subdivision of Lot 1514 Stage 10
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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surveyors | engineers | planners

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[plotted: Monday, November 28, 2016 12:29:03] [computer operator: rkag] [Project: G:\jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 443472 & 443473

Total Area : 7.1461 Ha

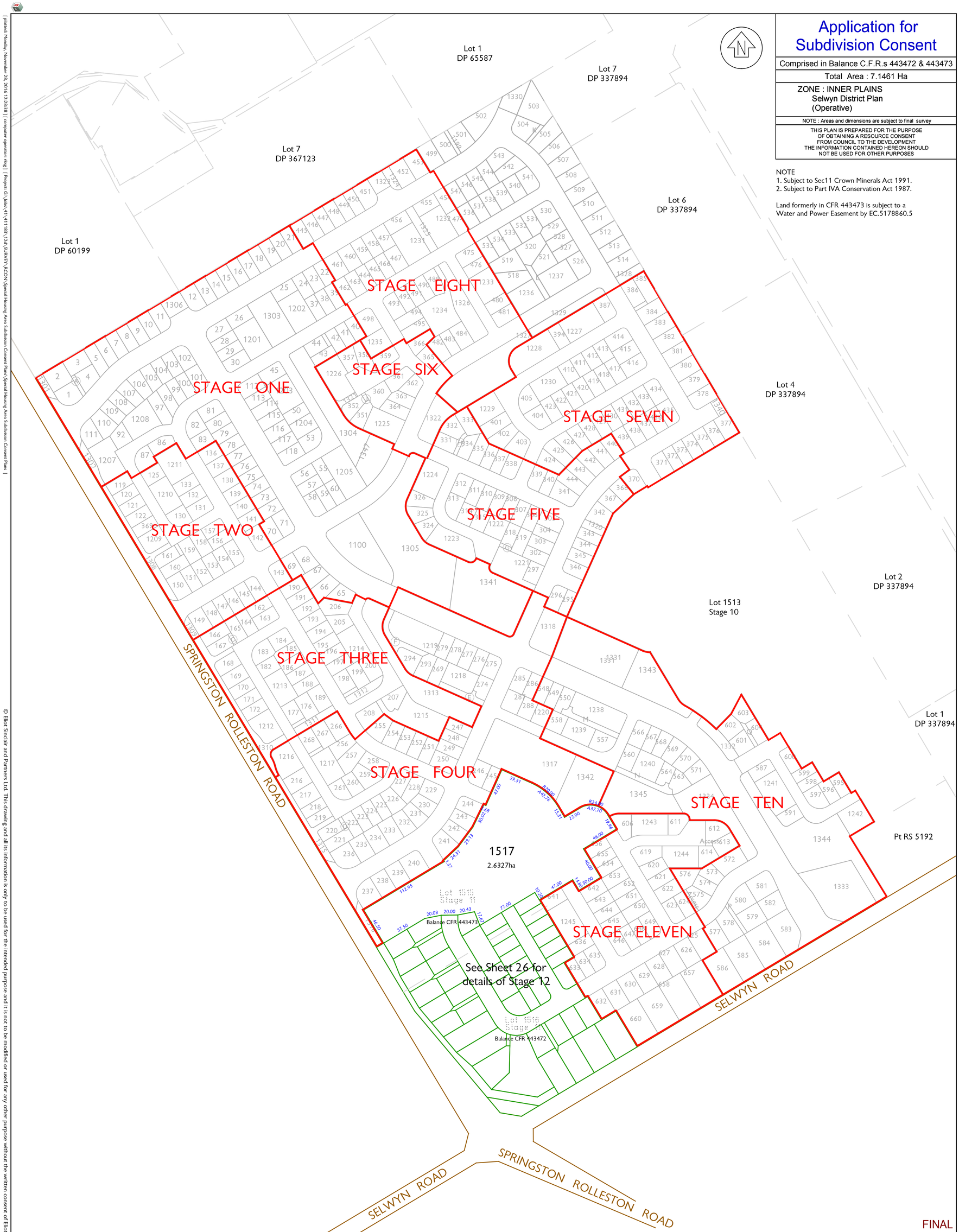
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.

Land formerly in CFR 443473 is subject to a Water and Power Easement by EC.5178860.5



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 12 160731 sht 25.PDF

Sheet
25

Chelsea Green Special Housing Area
STAGE 12 being subdivision of Lots 1516 and 1516 Stage 11
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:28:38] [computer operator: rbag] [Project: G:\Jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 443472 & 443473

Total Area : 7.1461 Ha

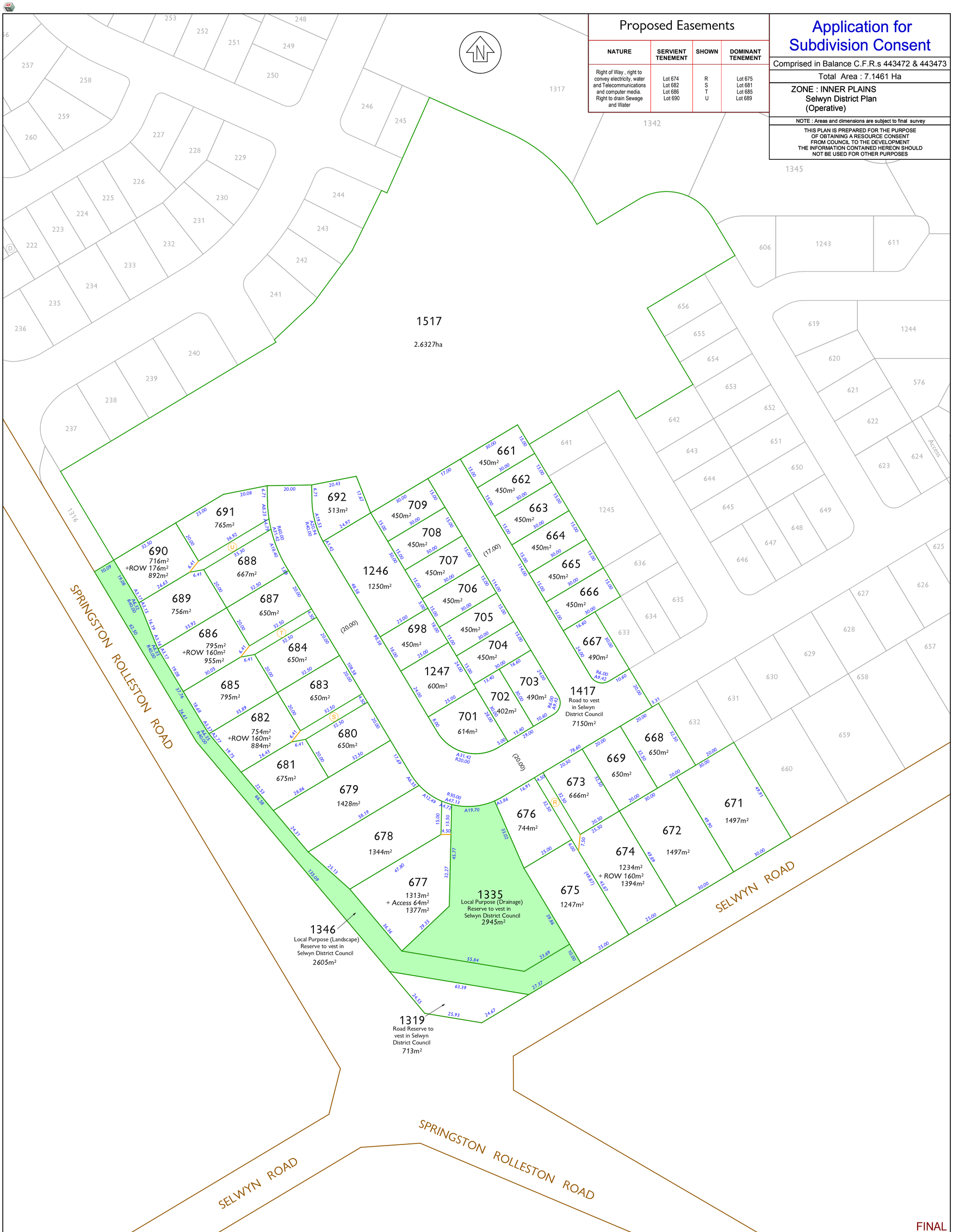
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 674 Lot 682 Lot 686 Lot 690	R S T U	Lot 675 Lot 681 Lot 685 Lot 689



FINAL

no.	amendment	initial	date
A	Create Lot 1346, Amend Lot 1335, add Reserve Purpose	rksg	25.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 12 160731 sht 26.PDF

Sheet
26
A

Chelsea Green Special Housing Area
Enlargement of STAGE 12 being subdivision of Lot 1515 and 1516 Stage 11
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:28:06] [computer operator: rksg] [Project: G:\jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R. 443473

Total Area : 2.6327 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.

Land formerly in CFR 443473 is subject to a Water and Power Easement by EC.5178860.5

FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 13 160731 sht 27.PDF

Sheet
27

Chelsea Green Special Housing Area
STAGE 13 being subdivision of Lot 1517 Stage 12
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

Comprised in Balance C.F.R. 443473

Total Area : 2.6327 Ha

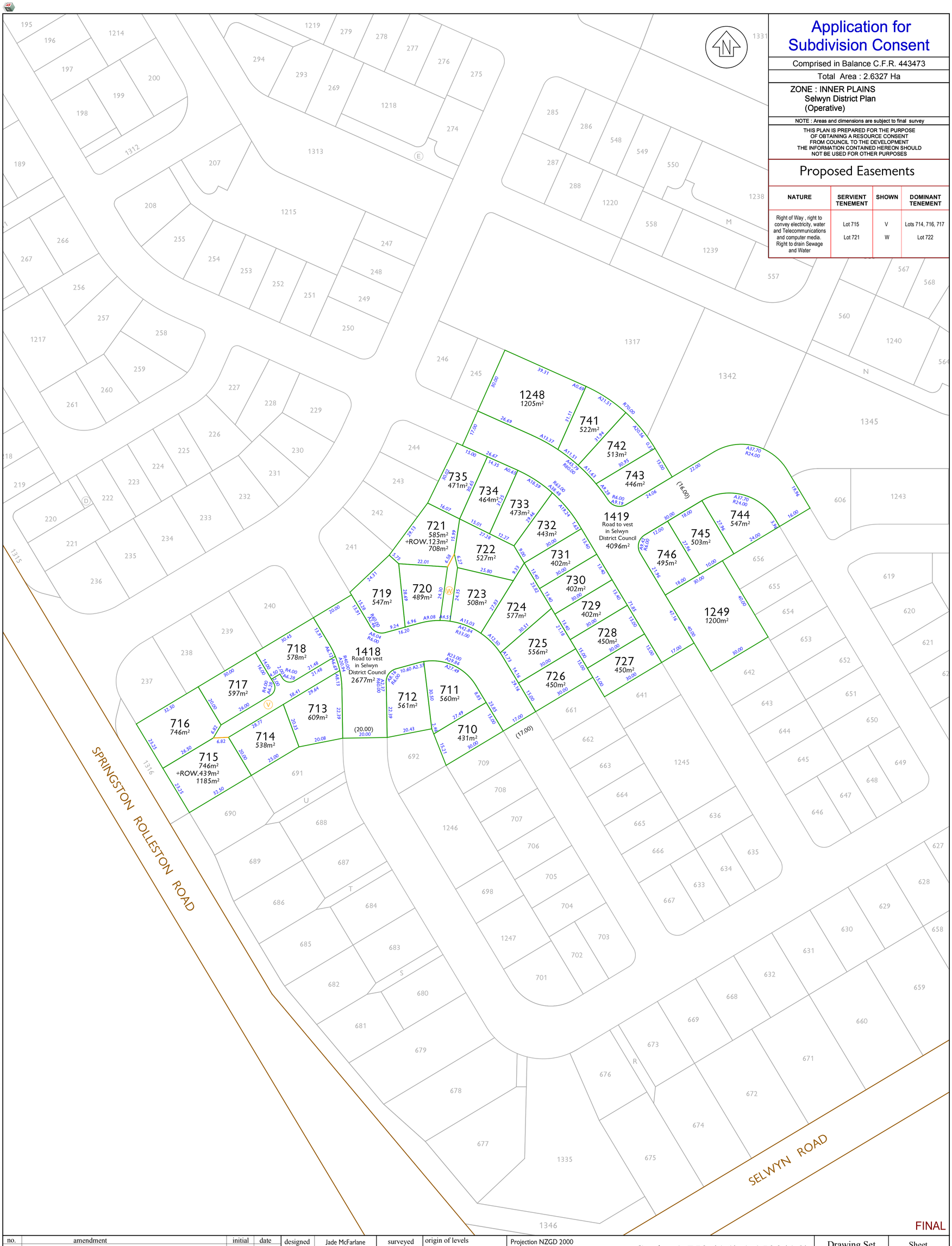
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 715 Lot 721	V W	Lots 714, 716, 717 Lot 722



no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 13 160731 sht 28.PDF

Sheet
28

Chelsea Green Special Housing Area
Enlargement of STAGE 13 being subdivision of Lot 1517 Stage 12
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:27:11] [computer operator: rkag] [Project: G:\jobs\411\411183\124\SURVEY\RCON Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R. 21597

Total Area : 9.2775 Ha

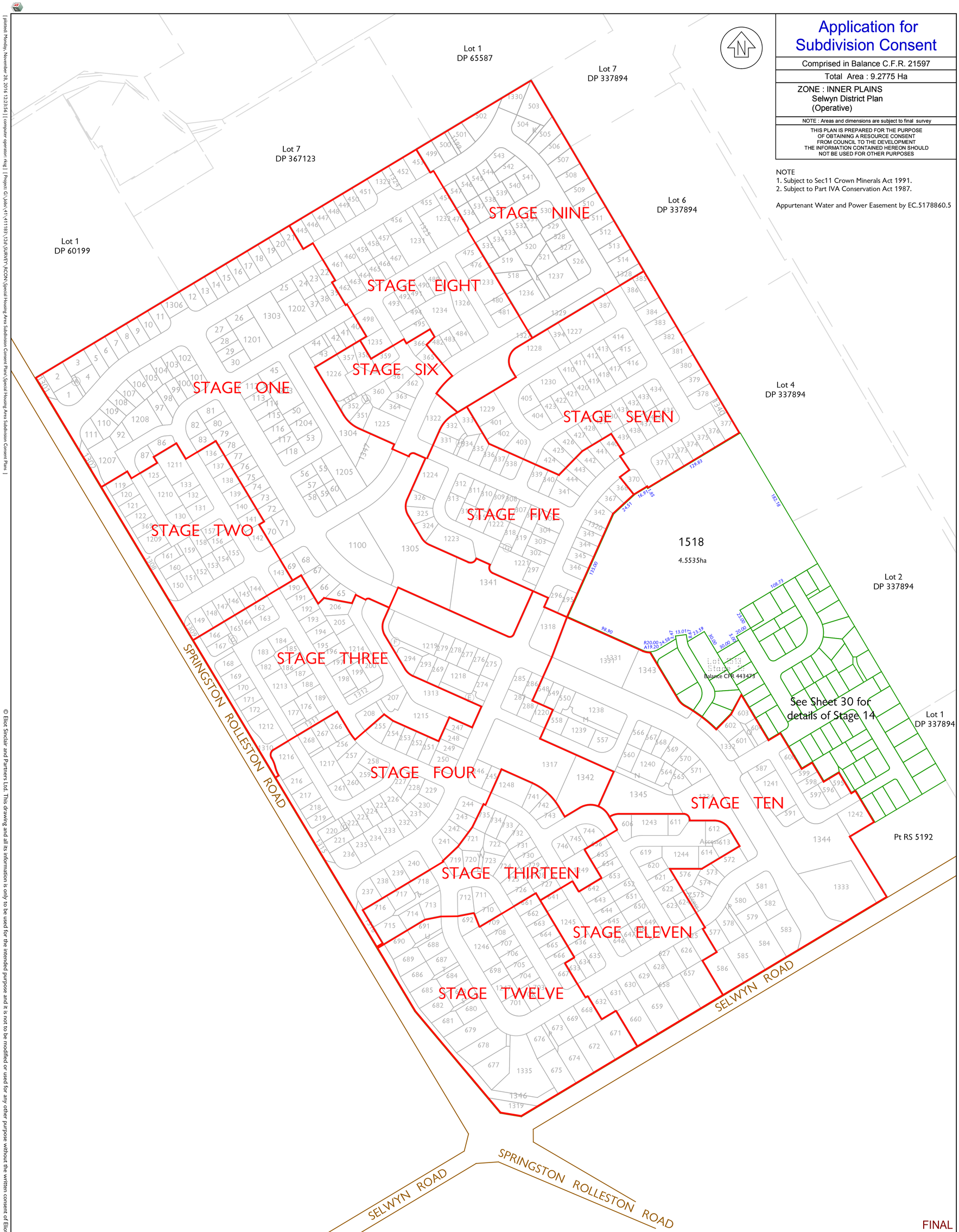
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.

Appurtenant Water and Power Easement by EC.5178860.5



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 14 160731 sht 29.PDF

Sheet
29

Chelsea Green Special Housing Area
STAGE 14 being subdivision of Lot 1513 Stage 10
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:23:56 | computer operator: rkag | Project: G:\Jobs\41\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R. 443473

Total Area : 9.2775 Ha

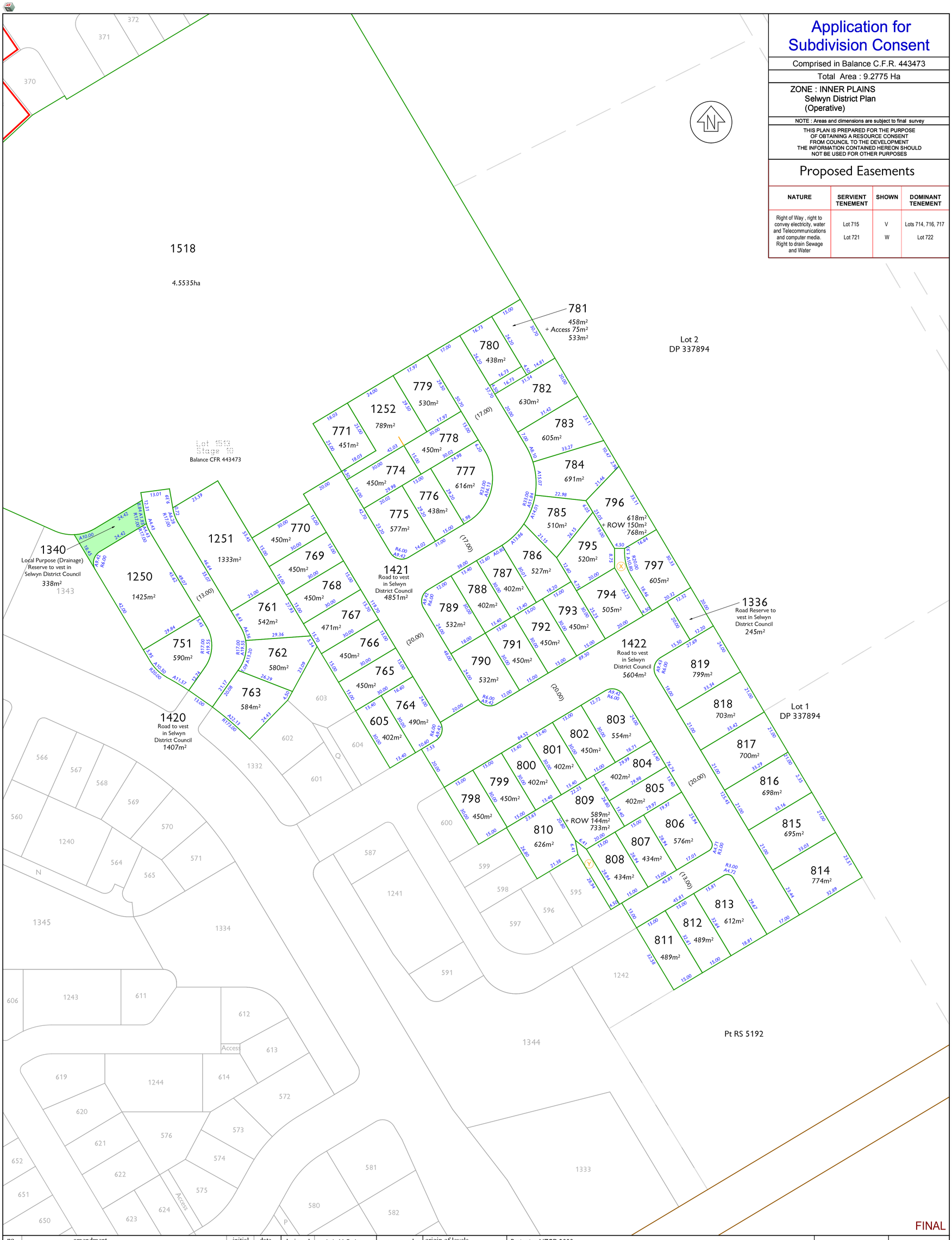
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 715 Lot 721	V W	Lots 714, 716, 717 Lot 722



no.	amendment	initial	date
A	Add Purpose to Lot 1340	rksg	25.11.16

designed: Jade McFarlane
manager: Mark Allan
drawn: Bob Greening
checked:
surveyed
surv.date

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set: 411183 C1
PLOT 411183 14 160731 sht 30.PDF

Sheet: 30
rev.A

Chelsea Green Special Housing Area
Enlargement of STAGE 14 being subdivision of Lot 1513 Stage 10
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

Comprised in Balance C.F.R. 21597 & 443473

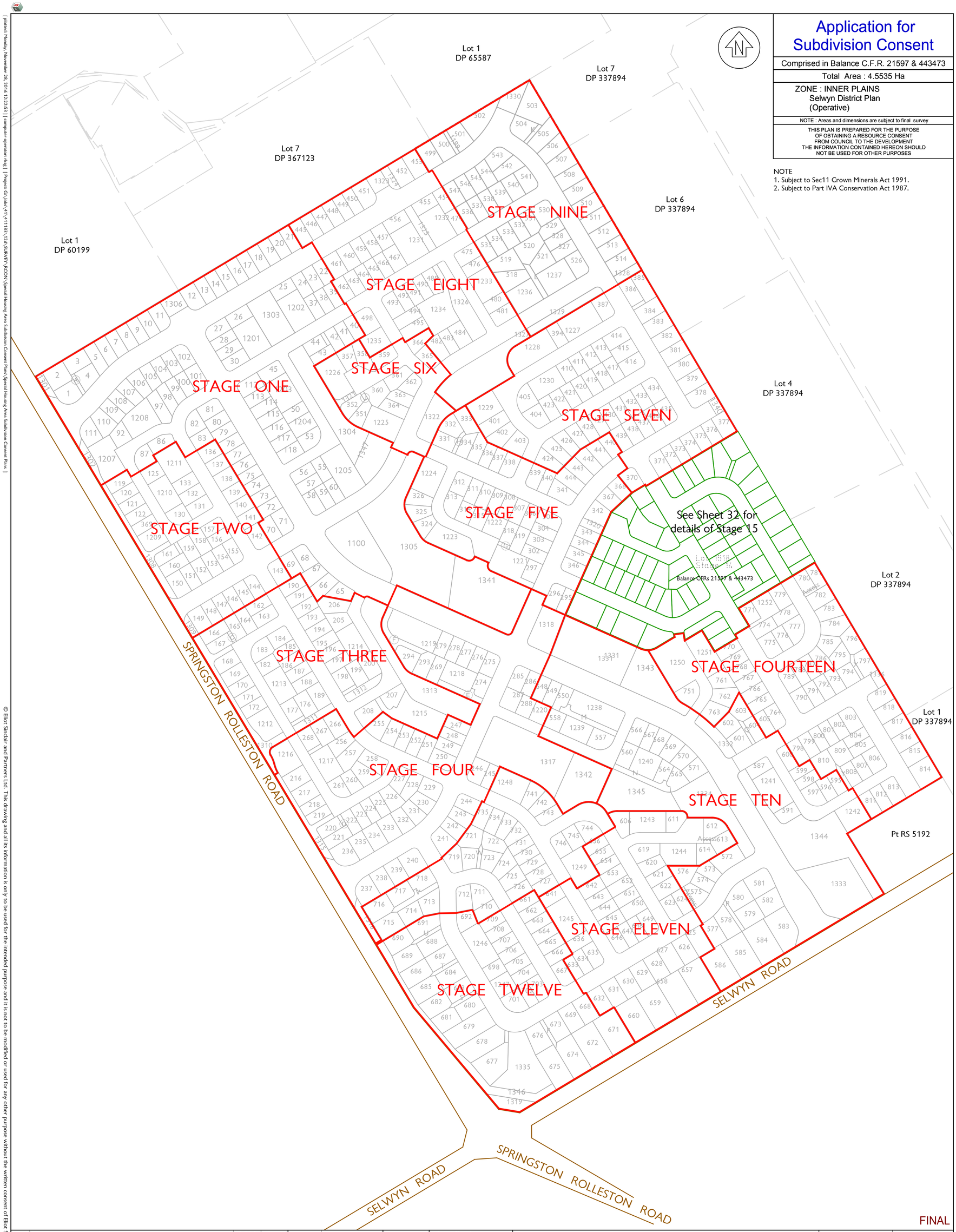
Total Area : 4.5535 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

NOTE
1. Subject to Sec11 Crown Minerals Act 1991.
2. Subject to Part IVA Conservation Act 1987.



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 15 160731 sht 31.PDF

Sheet
31

Chelsea Green Special Housing Area
STAGE 15 being subdivision of Lot 1518 Stage 14
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:23:53 | computer operator: rkag | Project: G:\jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R. 443473

Total Area : 4.5535 Ha

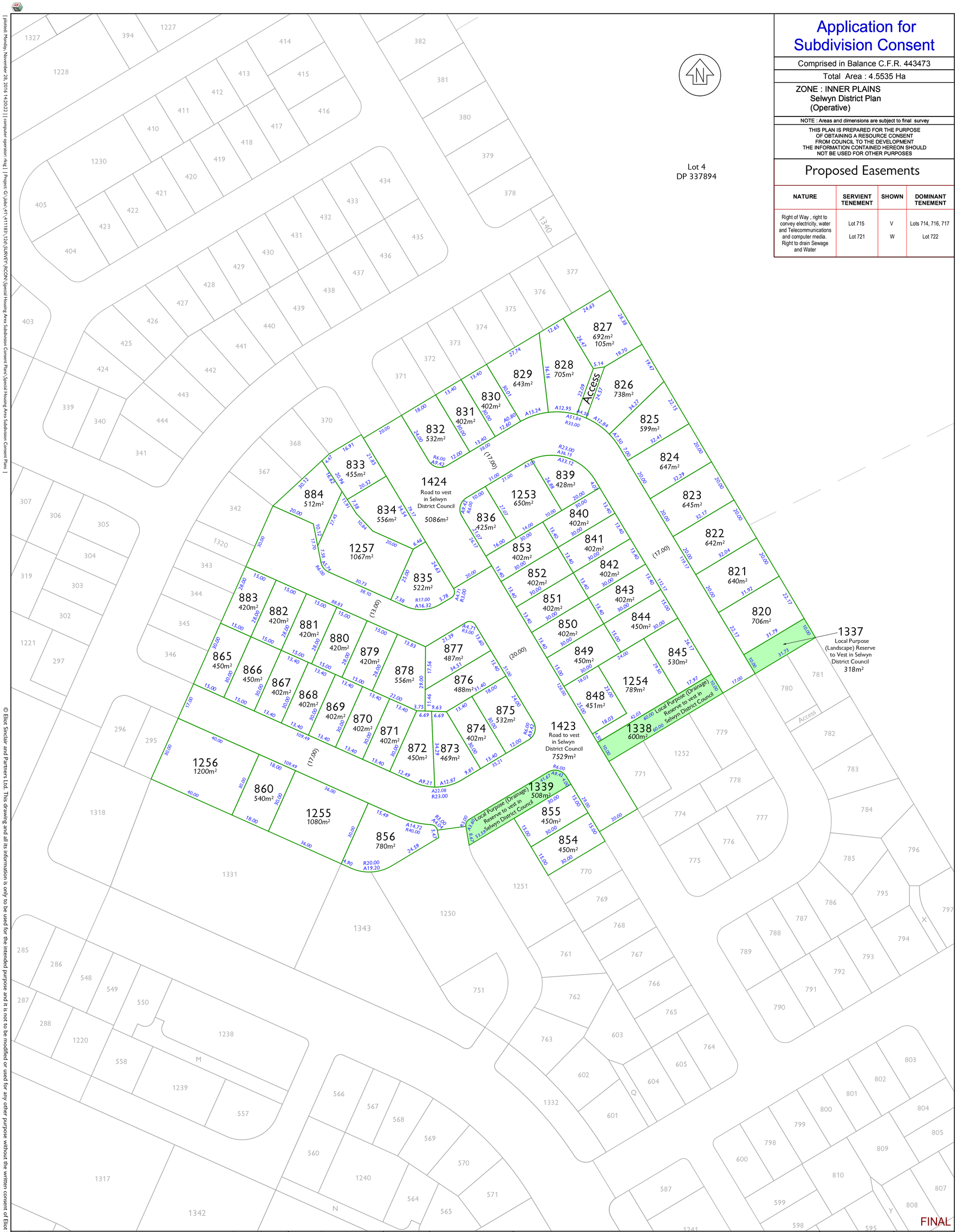
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 715 Lot 721	V W	Lots 714, 716, 717 Lot 722



no.	amendment	initial	date
A	Add Purpose to Reserves	rksg	25.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 15 160731 sht 32.PDF

Sheet
32
rev A

Chelsea Green Special Housing Area
Enlargement of STAGE 15 being subdivision of Lot 1518 Stage 14
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 14:20:22] [computer operator: rksg] [Project: G:\jobs\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Land Use Consent

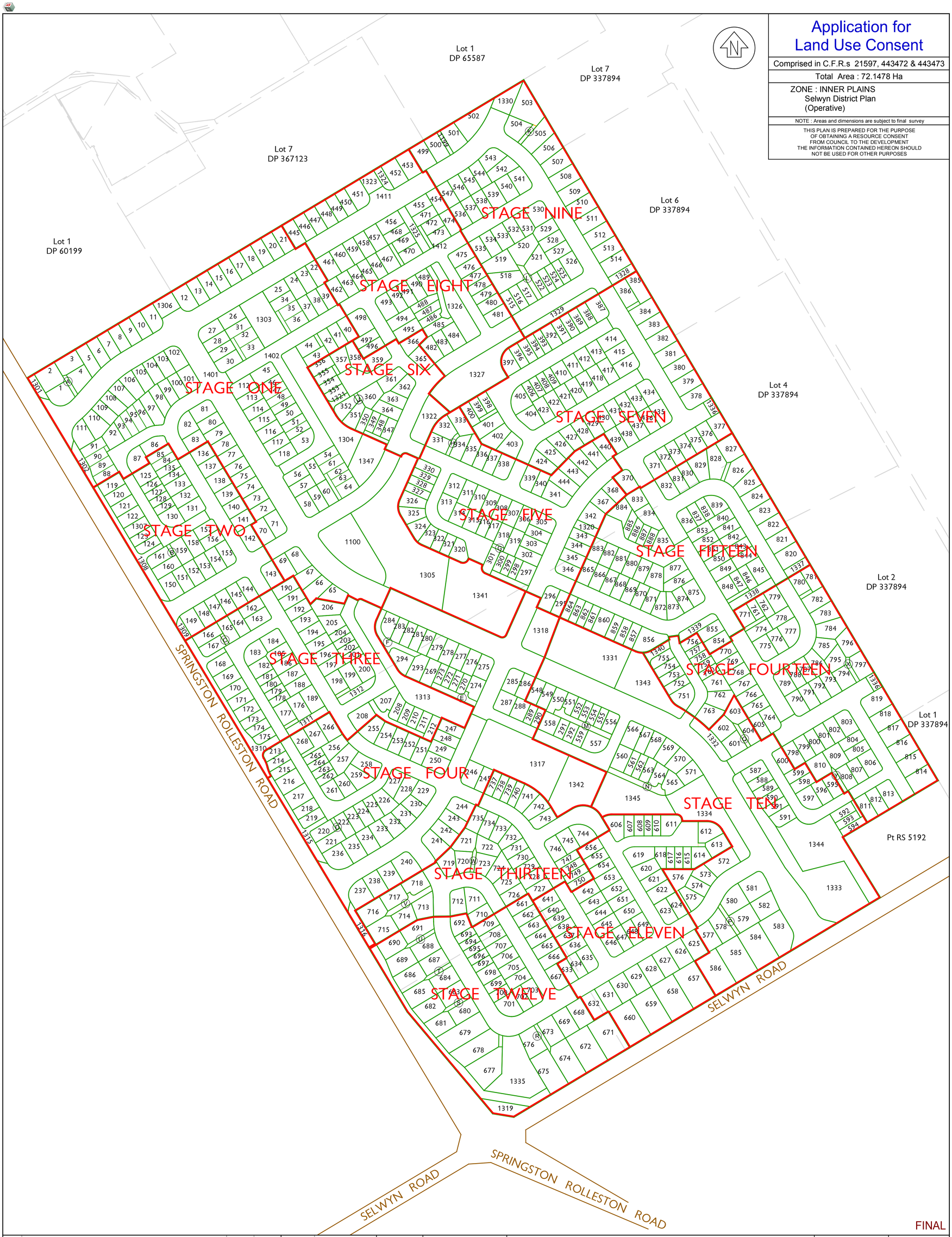
Comprised in C.F.R.s 21597, 443472 & 443473

Total Area : 72.1478 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934 (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 C1 160731 sht 33.PDF

Sheet
33

Chelsea Green Special Housing Area
Proposed Land Use Application over Lot 1 DP 305373 and Lots 1 and 2 DP 411402
Springston Rolleston Road and Selwyn Road, Rolleston
for D.L.Geddes and B.M.Geddes and J.G.I.Cooke

Eliot Sinclair
surveyors | engineers | planners

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[plotted: Monday, November 28, 2016 12:21:21 | computer operator: rkag | Project: G:\jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Original size mm

Application for Subdivision Consent

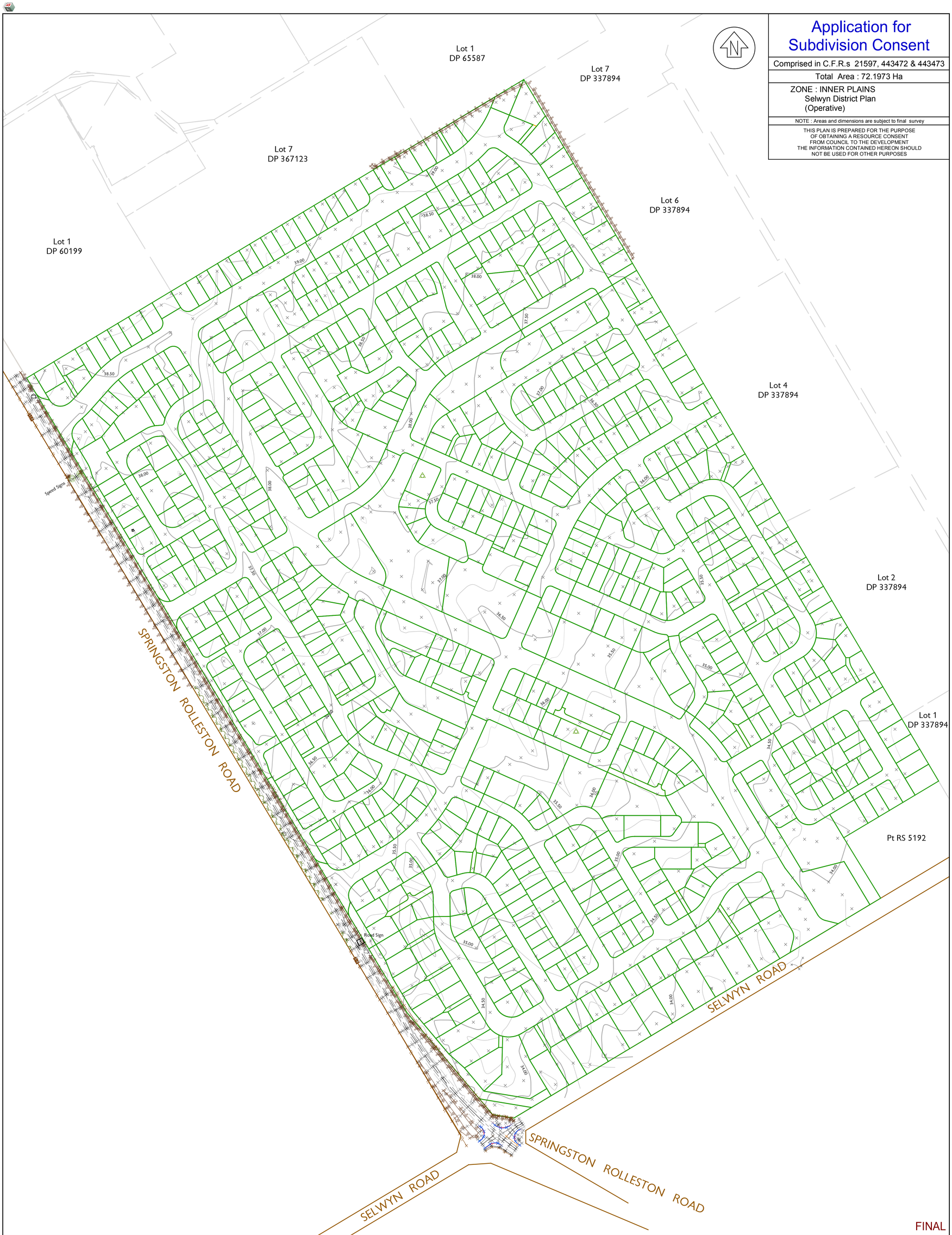
Comprised in C.F.R.s 21597, 443472 & 443473

Total Area : 72.1973 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934 (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 34

PLOT 411183 C1 Overall Topo 160731 sht 34.PDF

Chelsea Green Special Housing Area
Topographic Details of Subdivision of Lot 1 DP 305373 and Lots 1 and 2 DP 411402
Springston Rolleston Road and Selwyn Road, Rolleston
for D.L.Geddes and B.M.Geddes and J.G.I.Cooke

Eliot Sinclair
surveyors | engineers | planners

20 Troup Drive, PO Box 9339, Tower Junction, Christchurch 8149, Phone: 03 379-4014, Fax: 03 365-2449, info@eliotsinclair.co.nz www.eliotsinclair.co.nz

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[plotted: Monday, November 28, 2016 12:20:57 | computer operator: rkgi | Project: G:\jobs\411\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

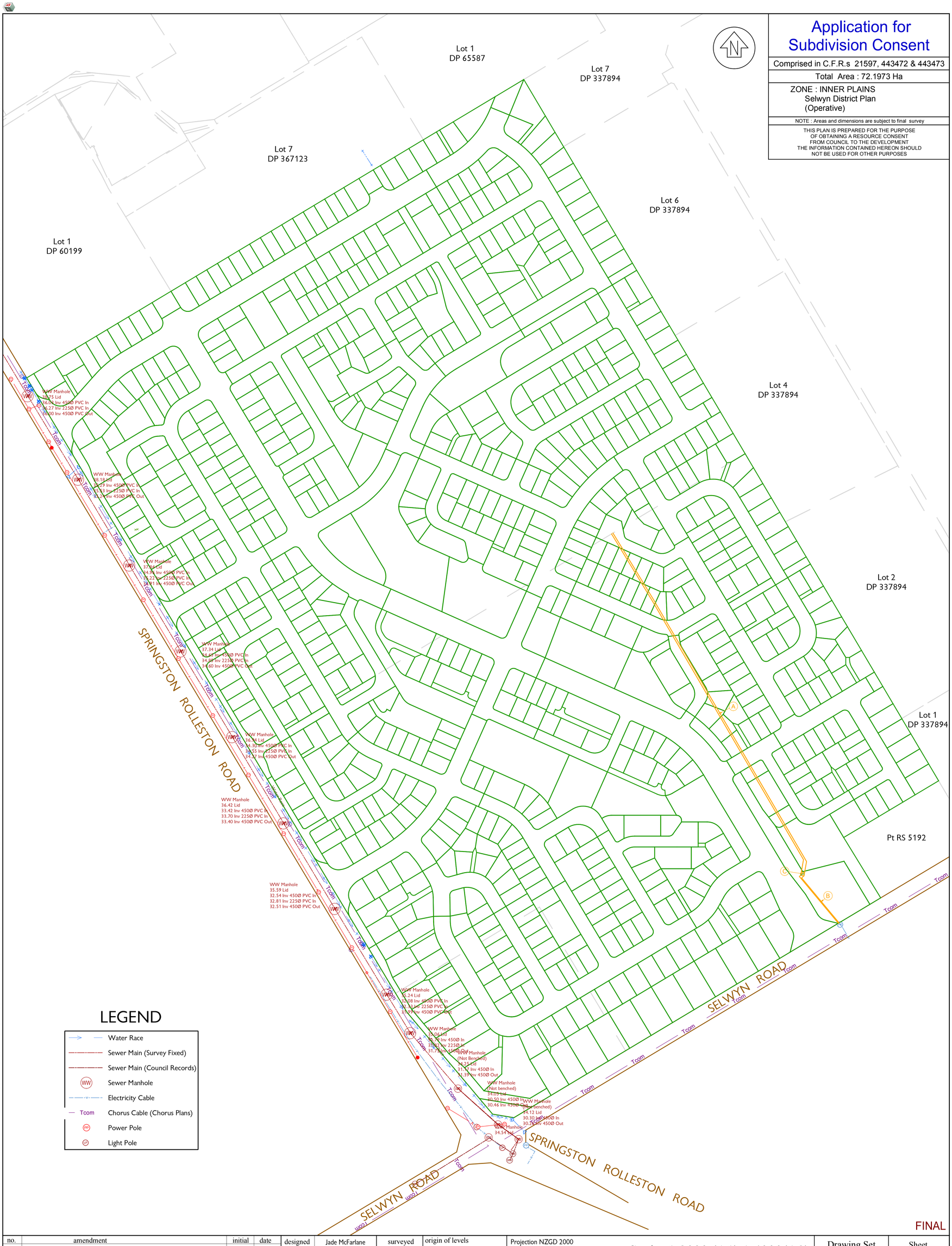
Comprised in C.F.R.s 21597, 443472 & 443473

Total Area : 72.1973 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934 (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set
411183 C1

Sheet
35

PLOT 411183 C1 Overall Ex Serv 160731 sht 35.PDF

Chelsea Green Special Housing Area
Existing Services Details of Subdivision of Lot 1 DP 305373 and Lots 1 and 2 DP 411402
Springston Rolleston Road and Selwyn Road, Rolleston
for D.L.Geddes and B.M.Geddes and J.G.I.Cooke

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[plotted: Monday, November 28, 2016 12:20:22 | computer operator: rkag | Project: G:\jobs\411\411183\124\SURVEY\RCON Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

no.	amendment	initial	date

designed	Jade McFarlane	surveyed
manager	Mark Allan	
drawn	Bob Greening	surv.date
checked		

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934 (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:2000 (A1) 1:4000(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 36

PLOT 411183 C1 Overall Aerial Photo 160731 sht 35.PDF

Chelsea Green Special Housing Area
Aerial Photo of Subdivision of Lot 1 DP 305373 and Lots 1 and 2 DP 411402
Springston Rolleston Road and Selwyn Road, Rolleston
for D.L.Geddes and B.M.Geddes and J.G.I.Cooke

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[plotted: Monday, December 19, 2016 9:42:02] [computer operator: rkag] [Project: G:\jobs\41\411183\126\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Original size mm

Original A1 size mm 0 10 30 50 100 150 200 300

1. Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
2. This plan has been prepared for subdivision consent and resource consent purposes only. No liability is accepted if the plan is used for any other purposes.
3. This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.

NORTH

KEY | PEDESTRIAN NETWORK

- 2 footpaths @1.5m
- 1 footpath @2m (Some D & All E) or 1.5m (Local intermediate)
- Pedestrian off road footpath @1.5m
- Pedestrian cycle shared off road & Selwyn @2.5m

No.	Amendment	Drawn	Date
A	PRELIMINARY	JM	28.11.16

	Name	Date
Designed	J. MCFARLANE	28.11.16
Drawn	J. MCFARLANE	28.11.16
Drg. Chk	B. SINCLAIR	28.11.16
Proj. Mgr	M. ALLAN	28.11.16
Design Review		Date
B.SINCLAIR		28.11.16
Approved		Date
M. ALLAN		28.11.16

Surveyed: Survey Date:

Coord System:

Calibration: -

Origin of Levels:

Datum:

Client

D.L. GEDDES & B.M. GEDDES & J.G.I. COOKE

Project Title

CHELSEA GREEN
CNR SPRINGSTON ROLLESTON RD & SELWYN RD

Drawing Title

PEDESTRIAN NETWORK PLAN

Scales

Not to Scale

Project No.	Set No.	Sht No.	Rev
411183	P1	04	A

PRELIMINARY

Eliot Sinclair
surveyors | engineers | planners

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Attachment 2

Subdivision of Comprehensive Medium Density Conditions – RC165455

Pursuant to section 36 of the Housing Accords and Special Housing Areas Act 2013, the Selwyn District Council grants the following subdivision of the Dryden Trust and Dean Geddes SHA.

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 2 years from the date of issue.

Pursuant to sections 37 and 38 of the Housing Accords and Special Housing Areas Act 2013, the following conditions are imposed:

General

1. The following conditions of consent shall be met prior to the issue of the section 224(c) Completion Certificate, at the expense of the Consent Holder.
2. The subdivision of Comprehensive Development Lots 1201-1205 & 1207-1257 shall be undertaken in substantial accordance with the attached subdivision consent plans (Eliot Sinclair Ltd, Project No. 411183, Sheets 37-51), and the details included with the application, except where varied by the following conditions of consent.
3. Certification under section 224(c) of the Resource Management Act 1991 shall only be applied for after the comprehensive housing on the allotment has been constructed in accordance with land use consent RC165508 to the extent that building exterior walls are fully closed in.
4. The consent may be staged as per the approved subdivision plans.

Easements

5. All necessary easements shall be duly granted or reserved and shall be shown on the title plans at the time of certification under section 223 of the Resource Management Act 1991.
6. Where sewer and water mains in private property are to be vested, a written request shall be submitted for Council approval. Easements in gross in favour of Council shall be provided.

Engineering Approval

7. All work shall adhere to the conditions set out in the engineering approval letter as agreed between the Consent Holder and Selwyn District Council at the time of approval and be constructed to the approved engineering plans.
8. All work shall comply with Council's Engineering Code of Practice unless agreed otherwise.
9. The plans and specifications of all works, including water and sewer, shall be submitted to the Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from the Council. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.

10. The Consent Holder shall forward with the engineering plans and specifications, copies of any other consents required and granted in respect of this subdivision, including any certificate of compliance or consent required by Canterbury Regional Council.

11. Unless specific provision is made otherwise the services to all lots shall extend from the road boundary to a point one metre inside the net area of the lot. Please note that the net area is the area excluding any right of way or accessway.

12. Accurate 'as built' plans of all services shall be provided to the satisfaction of the Asset Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Actual costs involved in provision and transfer of this data to Council's systems shall be borne by the consent holder.

13. Where the subdivision results in any assets being vested in Council, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to installed material unit costs, type, diameter, class, quantity etc. and include summary details.

14. Where the subdivision results in any Council assets being decommissioned, then a comprehensive electronic schedule of these shall be provided to Council's Asset Manager. The schedule will include but not be limited to material type, diameter, class, length and position (x, y, z co-ordinates), and shall be identified against the asset ID already provided in Council's Asset Register.

<u>Water</u>

15. Each lot be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved engineering plans.

16. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).

17. Each lot of the subdivision shall be provided with an individual potable high pressure water supply in accordance with New Zealand Fire Service Code of Practice, SNZPAS 4509:2008 and subsequent amendments, and Council Policy W211.

18. Connection to Council's reticulated water supply must either be carried out or supervised by Council's contractor SICON Ferguson Ltd.

<u>Sewer</u>

19. Each lot shall be provided with a sewer lateral laid to the boundary of the net area of that lot in accordance with the approved engineering plans. All sewer reticulation to be vested shall meet Council CCTV standards.

20. All laterals shall be installed ensuring grade and capacity are provided for and in accordance with Council engineering standards, giving regard to maximum upstream development density.

21. Connections to the Council sewer shall be arranged by the Consent Holder, with work to be done by a registered drainlayer.

Stormwater

22. The Consent Holder shall prepare and submit a Stormwater Design Report and Management Plan in accordance with the requirements of Selwyn District Council and Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the Consent Holder's cost. It shall include, but not be limited to:

    a) A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land.

    b) Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.

    c) Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.

    d) Ongoing operation and maintenance requirements.

23. Where stormwater discharges are to be undertaken as a permitted activity, confirmation in writing of permitted status shall be provided from Canterbury Regional Council in the form of a certificate of compliance.

24. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet with Council's approval. Also, if an adjacent neighbour's historical stormwater drainage was onto the proposed development, the proposed development must maintain or mitigate the historical discharge.

25. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions imposed by them will be subject to Council acceptance where these obligations will be transferred to Selwyn District Council. The Consent Holder will hold, operate and maintain the stormwater consent for a minimum of two years after the section 224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.

Access

26. Any vehicle crossing and accessway to service all rear lots shall be formed in accordance with Appendix 13 of the Selwyn District Plan (Townships Volume). The vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing between the site and sealed carriageway.

Telecommunications and Power

27. Electricity supply and telecommunications shall be supplied to the net area of each lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.

28. The Consent Holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each residential lot.

Fencing

29. The Consent Holder shall ensure that Council is indemnified from liability to contribute to the cost of the erection or maintenance of boundary fences between reserves and adjoining lots. The Consent Holder shall submit to the Council:

    a) A fencing covenant, in the form certified by Council, duly executed by the Consent Holder (or other adjoining lot holder) for execution by the Council; and

    b) A written undertaking from the Consent Holder's solicitor that the fencing covenant will be registered on the Certificate of Title of each residential allotment adjoining a reserve.

30. A consent notice shall be registered against all residential allotments adjoining a reserve stating the following:

    a) Only one fence shall be erected within 5.0 metres of a reserve and shall be parallel or generally parallel to that boundary. This fence shall not exceed 1.2 metres in height except that where a fence or other screening structure is over 1.2 metres in height, then the whole of that structure shall be at least 50% visually transparent. No fence or screening structure shall exceed a height of 1.8 metres. Note that for the purposes of this condition a fence or other screening structure is not the exterior wall of a building or accessory building.

Development Contributions:

Development contributions are not conditions of this resource consent and there is no right of objection or appeal.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy contained in the Selwyn Community Plan (LTCCP) the following contributions are to be paid in respect of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

Note: The amounts set out below are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed at the time an application is made for the issue of Council's section 224(c) certificate for the subdivision. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate.

Reserve Contribution:

i) Pursuant to the Selwyn Long Term Plan (LTP), and subject to being within the applicable contribution area, a $14,684.35 (including GST) reserves contribution is payable on the creation of 145 new residential allotments, being a total of $2,129,230.70 (including GST).

   Note: 56 credits given for underlying titles.

Water Contribution:

ii) Pursuant to the Selwyn Long Term Plan (LTP), and subject to being within the applicable contribution area, a $3,864 (including GST) water contribution is payable on the creation of 145 new residential allotments, being a total of $560,280 (including GST).

Note: 56 credits given for underlying titles.

Sewer Contribution:

iii) Pursuant to the Selwyn Long Term Plan (LTP), a wastewater contribution is payable on the creation of 145 new residential allotments within the Eastern Selwyn Sewer Scheme, at $10,148.75 (including GST) per allotment, being a total of $1,471,568.70 (including GST).

Note: 56 credits given for underlying titles.

Roading Contribution:

iv) Pursuant to the Selwyn Long Term Plan (LTP), a roading contribution toward the Eastern Selwyn Development Area is payable on the creation of 145 new residential allotments, at $2,449.50 (including GST) per allotment, being a total of $1355,177.50 (including GST).

Note: 56 credits given for underlying titles.

Notes to the Consent Holder:

Affordable Housing Provision

Any subdivision is required to meet the minimum requirements for affordable dwellings (as per Condition 11 of RC165454).

Engineering Approval

a. All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at the following address: www.selwyn.govt.nz/services/subdivisions/engineering-approval/

All applications should include:

i) Design specifications.

ii) Design drawings.

iii) Design calculations.

iv) Relevant Resource Consents or Certificates of Compliance.

b. All correspondence regarding engineering approvals is to be directed to: Development.Engineer@selwyn.govt.nz.

c. Sewerage pipe sizing to be confirmed as part of the engineering approval process upon receipt of information requested from OPUS by SDC.

Stormwater

d. Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties, shall be determined by a suitably qualified person/engineer and evidence of results is to be provided at engineering approval.

Administration

e. In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.

Application for Subdivision Consent

Comprised in C.F.R.s 21597 & 443473

Total Area : 8864m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

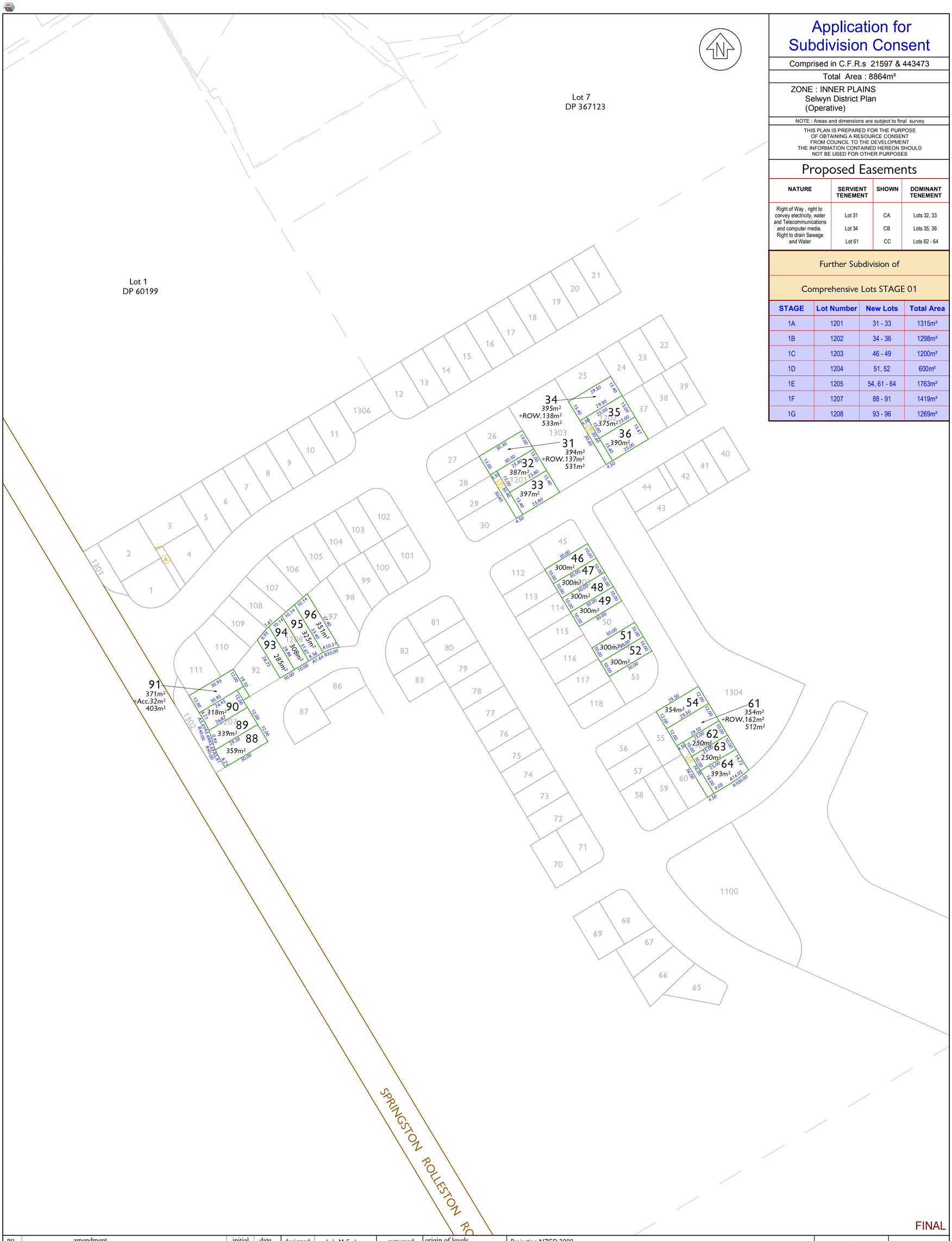
Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 31	CA	Lots 32, 33
	Lot 34	CB	Lots 35, 36
	Lot 61	CC	Lots 62 - 64

Further Subdivision of

Comprehensive Lots STAGE 01

STAGE	Lot Number	New Lots	Total Area
1A	1201	31 - 33	1315m²
1B	1202	34 - 36	1298m²
1C	1203	46 - 49	1200m²
1D	1204	51, 52	600m²
1E	1205	54, 61 - 64	1763m²
1F	1207	88 - 91	1419m²
1G	1208	93 - 96	1269m²



FINAL

no.	amendment	initial	date
A	Amend Lots 31 - 36 re SDC Report	rksg	10.11.16

designed: Jade McFarlane
manager: Mark Allan
drawn: Bob Greening
checked:
surveyed
surv.date

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:1000 (A1) 1:2000(A3)
Date: 31/7/2016

Drawing Set: 411183 C1
PLOT 411183 01 Comp 160731 sht 37.PDF

Sheet: 37
rev A

Chelsea Green Special Housing Area
STAGE 01 Comprehensive Lots being further subdivision of Lots 1201 to 1205, 1207 & 1208 Stage 01
Springston Rolleston Road
for D.L.Geddes and B.M. Geddes and J.G.I.Cooke

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[jkotteck: Thursday, November 10, 2016 14:56:38] [computer operator: rksg] [Project: C:\Jobs\411\411183\12d\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R 21597

Total Area : 2912m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

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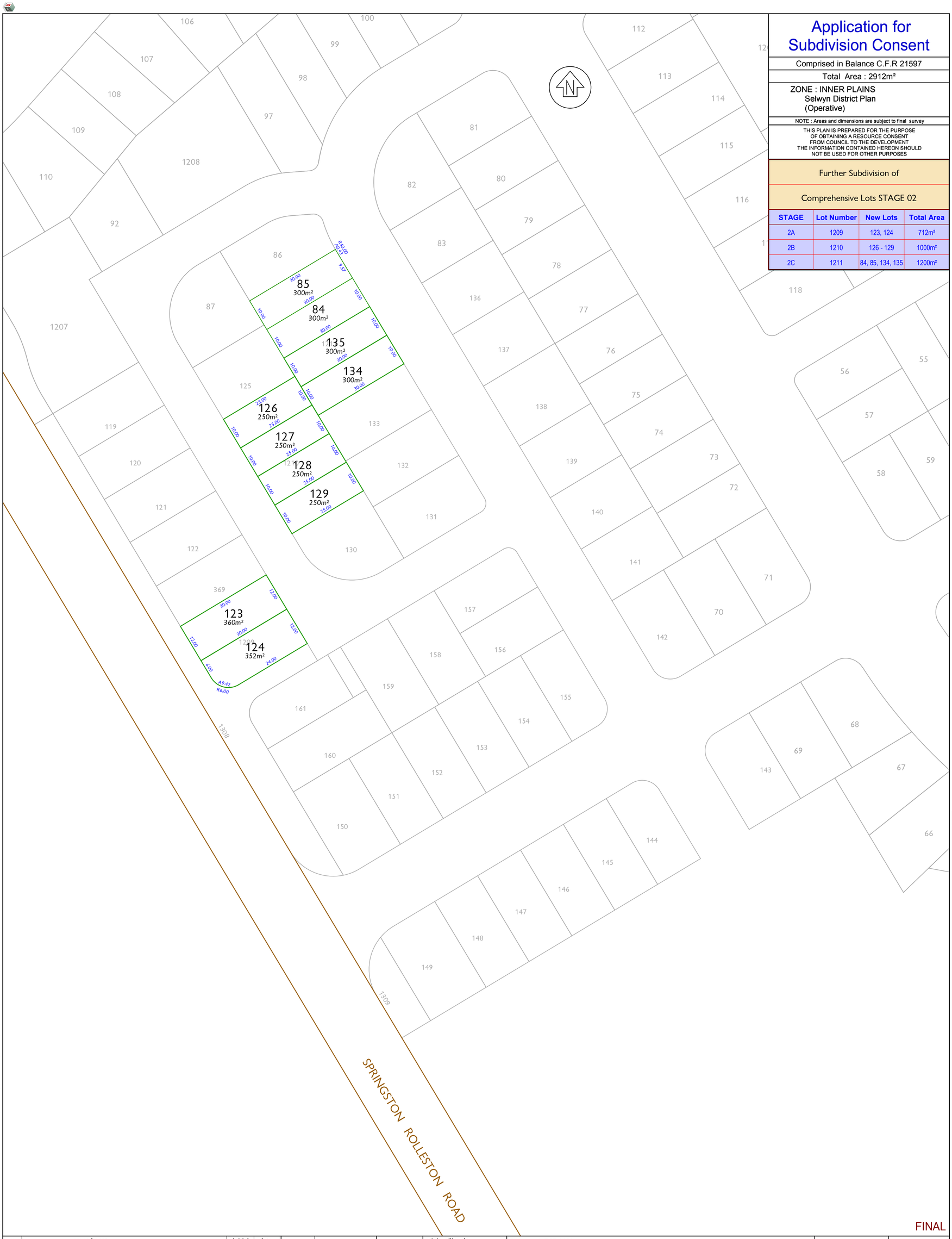
Further Subdivision of

Comprehensive Lots STAGE 02

STAGE	Lot Number	New Lots	Total Area
2A	1209	123, 124	712m²
2B	1210	126 - 129	1000m²
2C	1211	84, 85, 134, 135	1200m²



FINAL

no.	amendment	initial	date

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manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
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Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:500 (A1) 1:1000(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 38

PLOT 411183 02 Comp 160731 sht 38.PDF

Chelsea Green Special Housing Area
STAGE 02 Comprehensive Lots being further subdivision of Lot 1209 - 1211 Stage 02
Springston Rolleston Road
for B.M. Geddes and J.G.I.Cooke

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[jkstrac; Monday, August 15, 2016 13:41:26] [computer operator: rkag] [Project: G:\jobs\411183\124\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 5210m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

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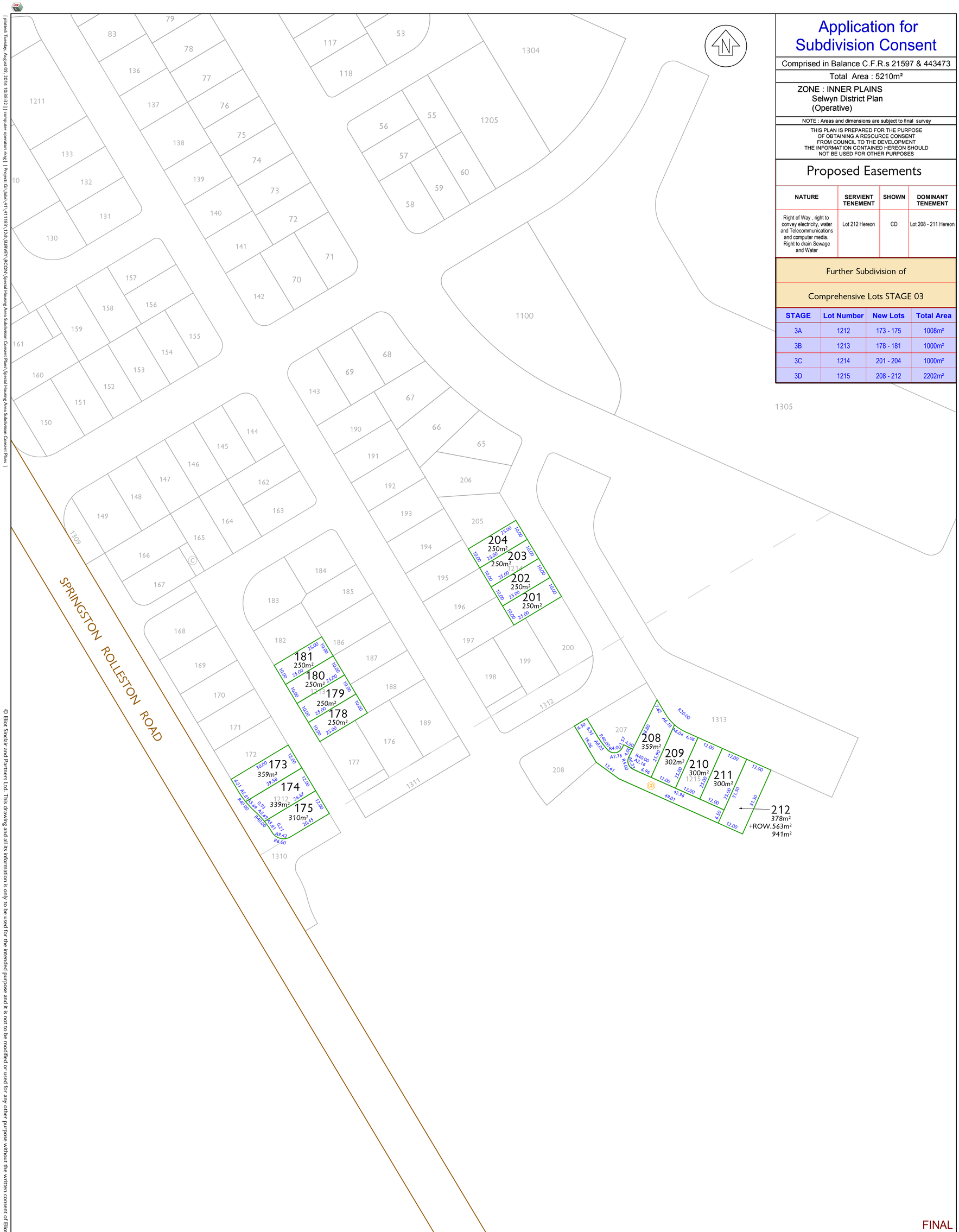
Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 212 Hereon	CD	Lot 208 - 211 Hereon

Further Subdivision of

Comprehensive Lots STAGE 03

STAGE	Lot Number	New Lots	Total Area
3A	1212	173 - 175	1008m²
3B	1213	178 - 181	1000m²
3C	1214	201 - 204	1000m²
3D	1215	208 - 212	2202m²



FINAL

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designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

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datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 39

PLOT 411183 03 Comprehensive 160731 sht 39.PDF

Chelsea Green Special Housing Area
STAGE 03 Comprehensive Lots being further subdivision of Lots 1212 - 1215 Stage 03
Springston Rolleston Road and Selwyn Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Tuesday, August 09, 2016 16:38:32] [computer operator: rkgi] [Project: G:\jobs\411183\120\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Original size mm

Application for Subdivision Consent

Comprised in Balance C.F.R.s 443473 & 21597

Total Area : 5398m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

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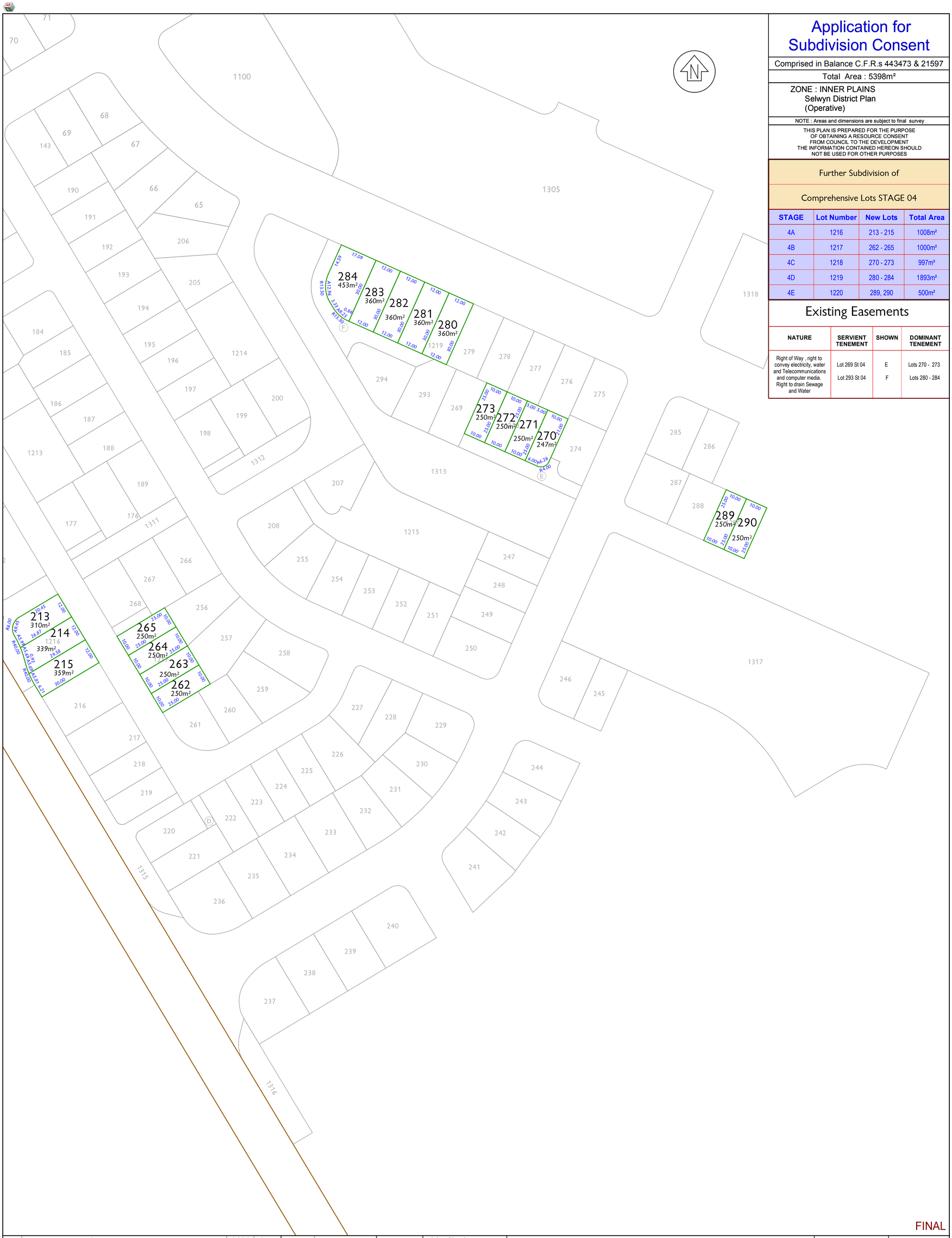
Further Subdivision of

Comprehensive Lots STAGE 04

STAGE	Lot Number	New Lots	Total Area
4A	1216	213 - 215	1008m²
4B	1217	262 - 265	1000m²
4C	1218	270 - 273	997m²
4D	1219	280 - 284	1893m²
4E	1220	289, 290	500m²

Existing Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 269 St 04 Lot 293 St 04	E F	Lots 270 - 273 Lots 280 - 284



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 40

PLOT 411183 04 Comprehensive 160731 sht 40.PDF

Chelsea Green Special Housing Area
STAGE 04 Comprehensive Lots being further subdivision of Lots 1216 - 1220 Stage 04
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[jkotsch: Friday, August 12, 2016 11:34:58] [computer operator: dwg] [Project: G:\Jobs\411183\126 SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Original size mm

Further Subdivision of			
Comprehensive Lots STAGE 05			
STAGE	**Lot Number**	**New Lots**	**Total Area**
5A	1221	298 - 301	1432m²
5B	1222	316, 317	600m²
5C	1223	320 - 323	1410m²
5D	1224	327 - 330	1258m²

Application for Subdivision Consent

Comprised in Balance C.F.R.s 443473 & 21597

Total Area : 4700m²

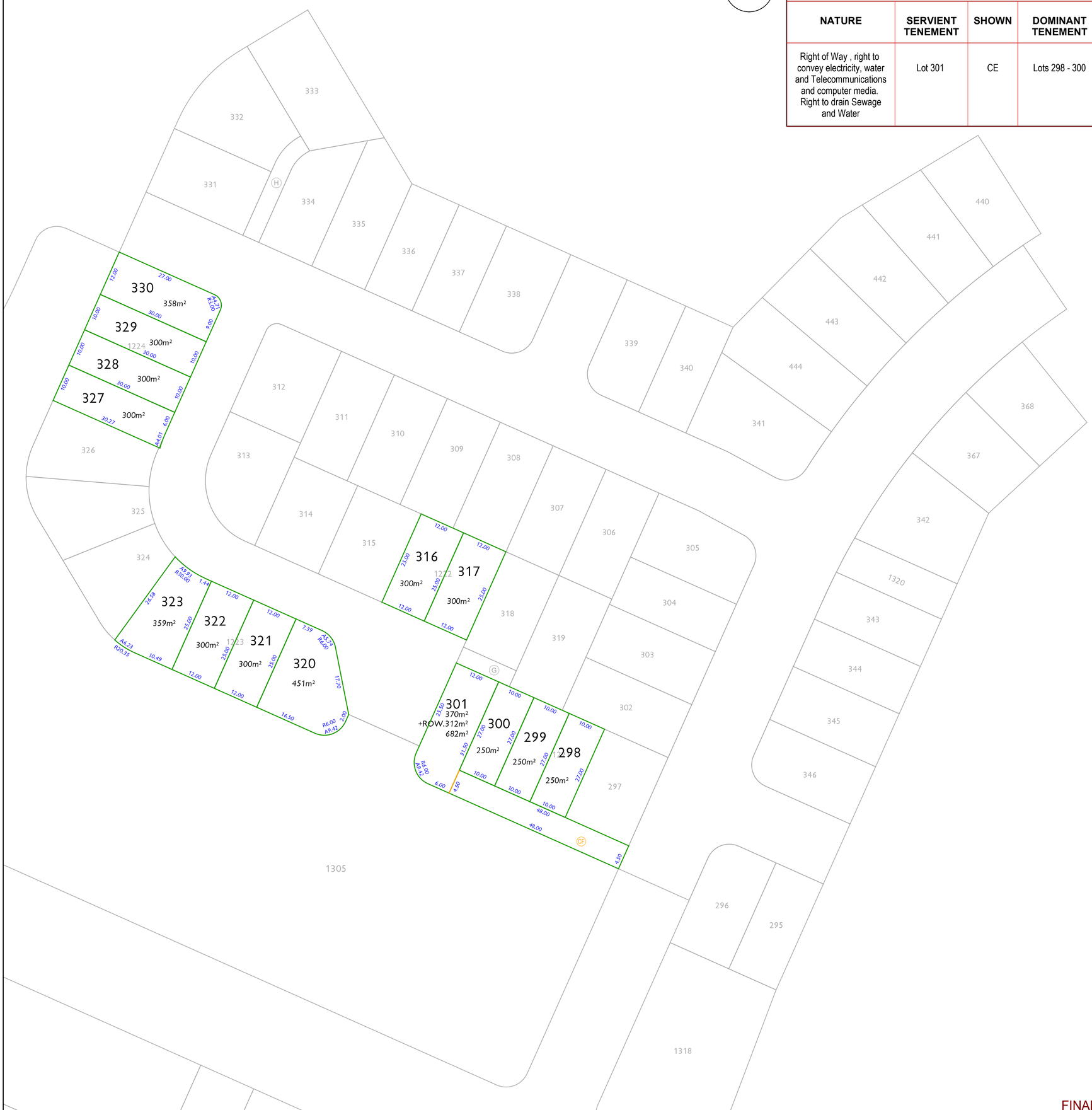
ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 301	CE	Lots 298 - 300



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	origin of levels B882 Stainless Steel Pin in Conc Jones Road, Rolleston RL 55.934m (LINZ Dec 2013) datum Lyttelton 1937	Projection NZGD 2000 Circuit Mt Pleasant 2000	Scale: 1:500 (A1) 1:1000(A3)	Drawing Set 411183 C1	Sheet 41
manager	Mark Allan				Date: 31/7/2016		
drawn	Bob Greening	surv.date					
checked							

PLOT 411183 05 Comprehensive 160731 sht 41.PDF

Chelsea Green Special Housing Area
STAGE 05 Comprehensive Lots being further subdivision of Lots 1221 - 1224 Stage 05
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Original size mm

Application for Subdivision Consent

Comprised in Balance C.F.R. 21597

Total Area : 2631m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

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FROM COUNCIL TO THE DEVELOPMENT
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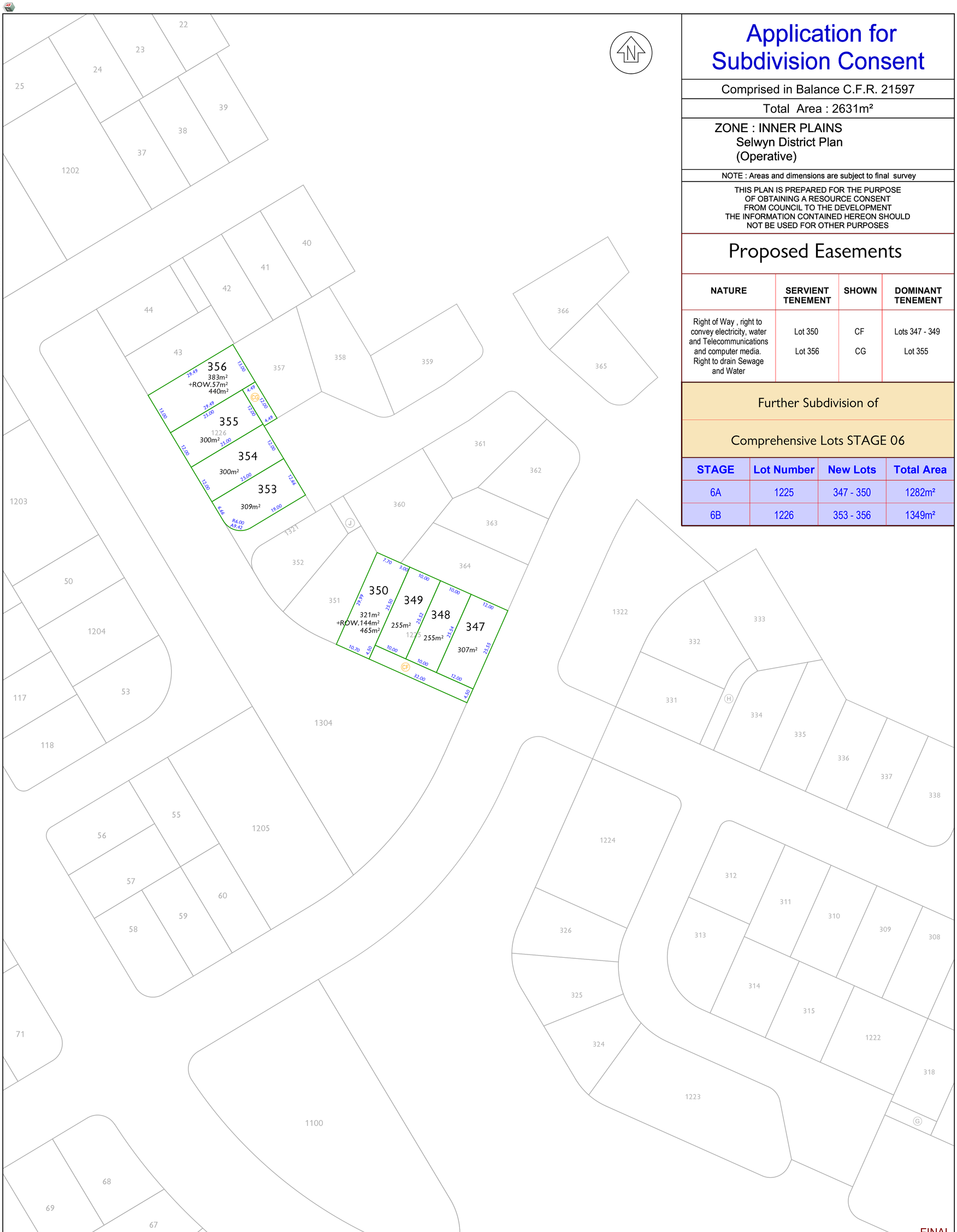
Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 350 Lot 356	CF CG	Lots 347 - 349 Lot 355

Further Subdivision of

Comprehensive Lots STAGE 06

STAGE	Lot Number	New Lots	Total Area
6A	1225	347 - 350	1282m²
6B	1226	353 - 356	1349m²



no.	amendment	initial	date
A	Amend Lots 353 - 356 re SDC Report	rksg	10.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:500 (A1) 1:1000(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 06 Comp 160731 sht 42.PDF

Sheet
42
rev A

Chelsea Green Special Housing Area
STAGE 06 Comprehensive Lots being further subdivision of Lots 1225 and 1226 Stage 06
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 5331m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

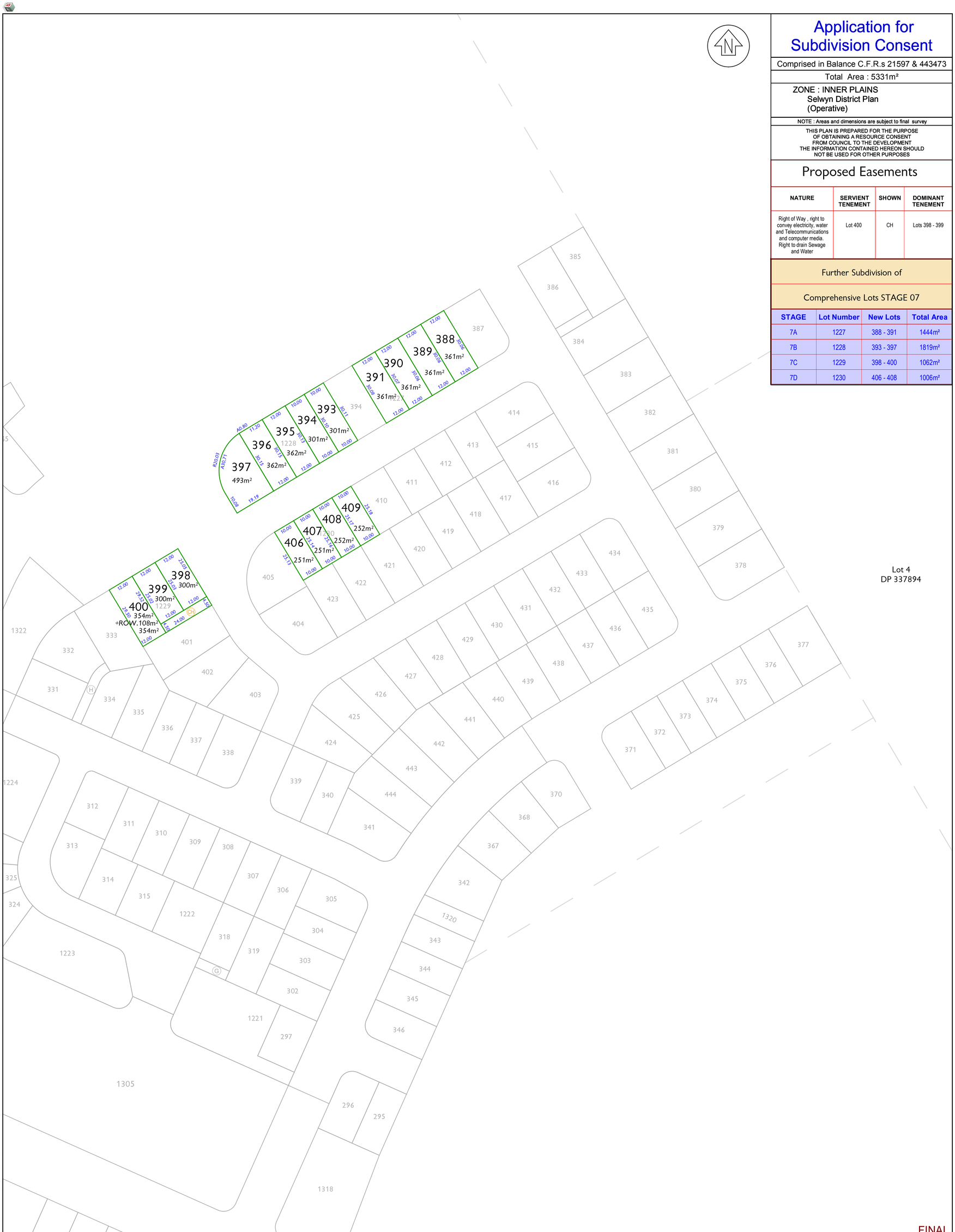
Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 400	CH	Lots 398 - 399

Further Subdivision of

Comprehensive Lots STAGE 07

STAGE	Lot Number	New Lots	Total Area
7A	1227	388 - 391	1444m²
7B	1228	393 - 397	1819m²
7C	1229	398 - 400	1062m²
7D	1230	406 - 408	1006m²



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set: 411183 C1
PLOT 411183 07 Comp 160731 sht 43.PDF

Sheet: 43

Chelsea Green Special Housing Area
STAGE 07 Comprehensive Lots being further subdivision of Lots 1227 - 1230 Stage 07
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

Comprised in Balance C.F.R. 21597

Total Area : 6245m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

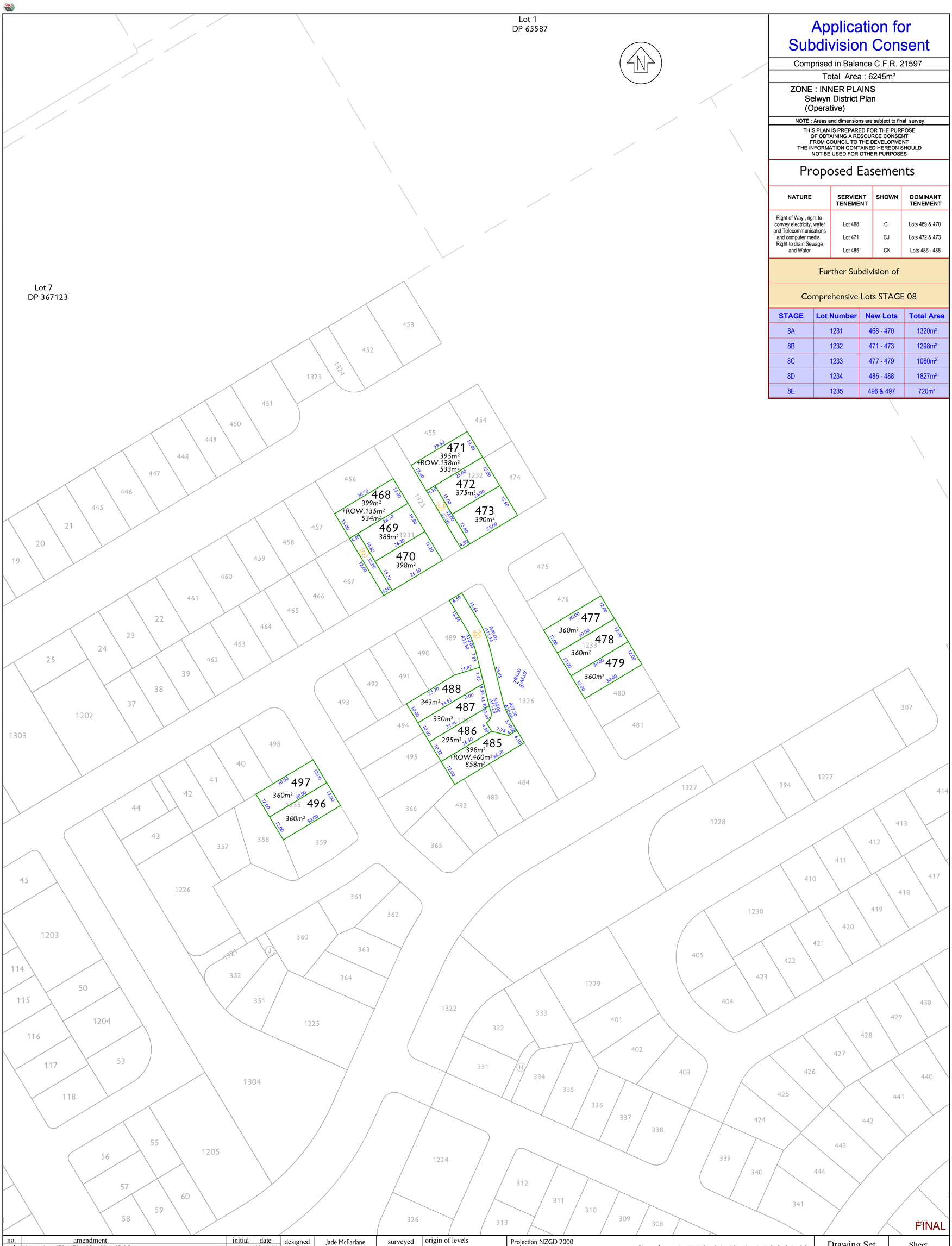
Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 468	CI	Lots 469 & 470
	Lot 471	CJ	Lots 472 & 473
	Lot 485	CK	Lots 486 - 488

Further Subdivision of

Comprehensive Lots STAGE 08

STAGE	Lot Number	New Lots	Total Area
8A	1231	468 - 470	1320m²
8B	1232	471 - 473	1298m²
8C	1233	477 - 479	1080m²
8D	1234	485 - 488	1827m²
8E	1235	496 & 497	720m²



no.	amendment	initial	date
A	Amend Lots 470 - 473, 485 - 488 re SDC Report	rksg	10.11.16

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set
411183 C1
PLOT 411183 08 Comp 160731 sht 44.PDF

Sheet
44
rev A

Chelsea Green Special Housing Area
STAGE 08 Comprehensive Lots being further subdivision of Lots 1231 - 1235 Stage 08
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Original size mm

Application for Subdivision Consent

Comprised in Balance C.F.R. 21597

Total Area : 2280m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

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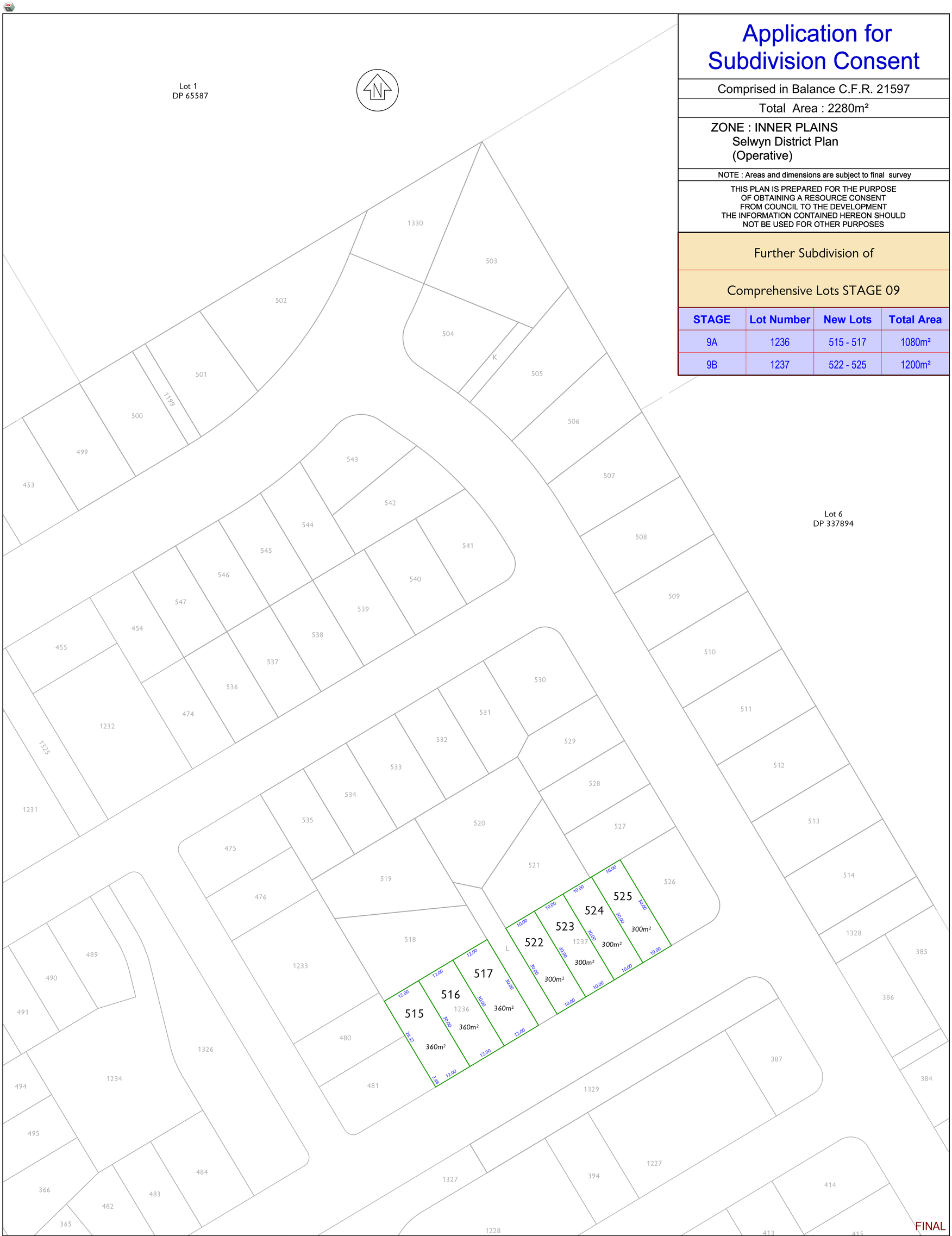
Further Subdivision of

Comprehensive Lots STAGE 09

STAGE	Lot Number	New Lots	Total Area
9A	1236	515 - 517	1080m²
9B	1237	522 - 525	1200m²



no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:500 (A1) 1:1000(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 45

PLOT 411183 09 Comprehensive 160731 sht 45.PDF

Chelsea Green Special Housing Area
STAGE 09 Comprehensive Lots being further subdivision of Lot 1512 Stage 08
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[jkintsch: Thursday, August 11, 2016 12:03:33] [computer operator: Kelg] [Project: C:\Jobs\411\411183\12d\SURVEY\RECON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Original size mm

Further Subdivision of			
Comprehensive Lots STAGE 10			
STAGE	**Lot Number**	**New Lots**	**Total Area**
10A	1238	551 - 556	1680m²
10B	1239	291, 292, 559	846m²
10C	1240	561 - 563	957m²
10D	1241	588 - 591	1432m²
10E	1242	592 - 594	1107m²

Application for Subdivision Consent

Comprised in Balance C.F.R.s 21597 & 443473

Total Area : 6022m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

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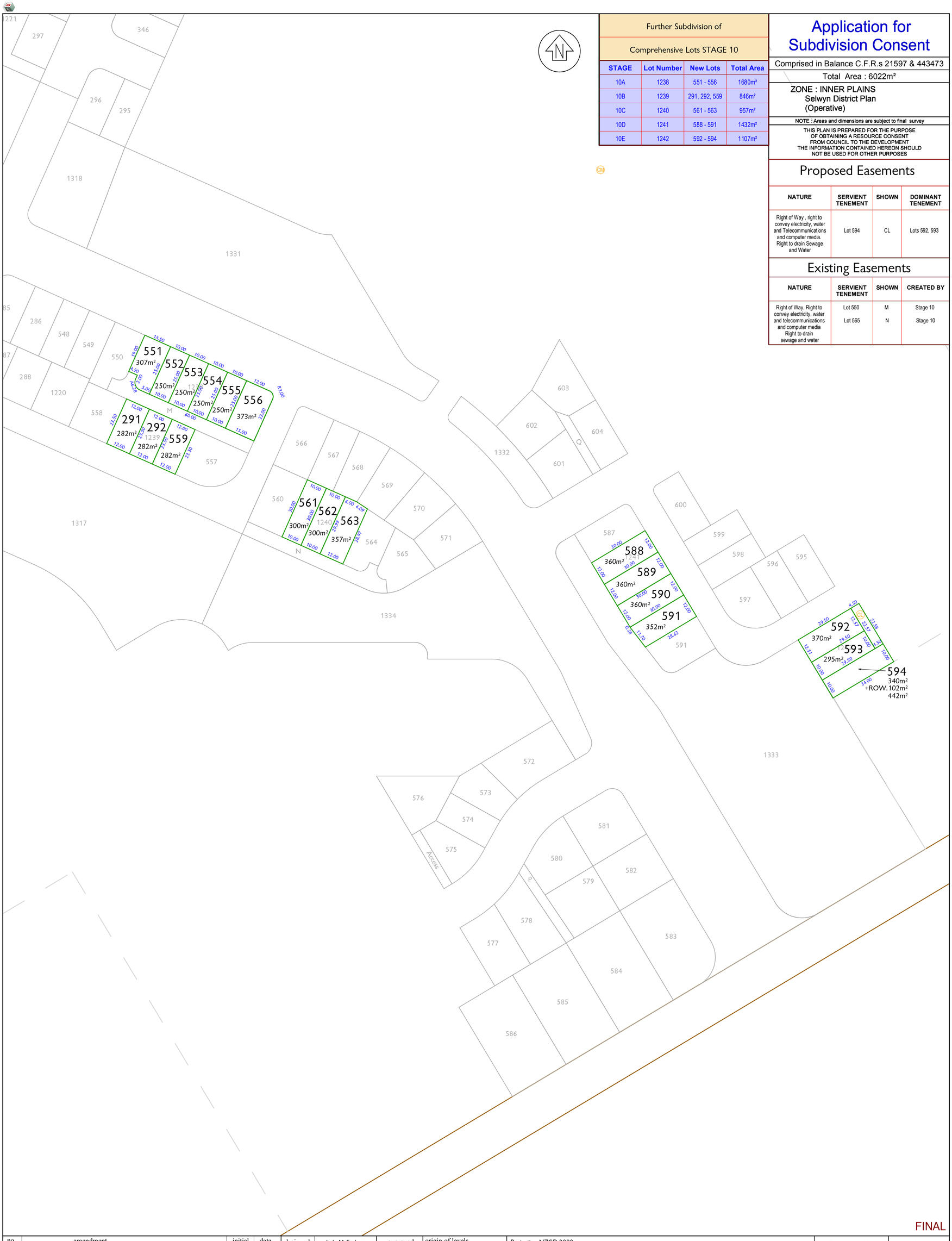
Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 594	CL	Lots 592, 593

Existing Easements

NATURE	SERVIENT TENEMENT	SHOWN	CREATED BY
Right of Way, Right to convey electricity, water and telecommunications and computer media Right to drain sewage and water	Lot 550 Lot 565	M N	Stage 10 Stage 10



no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:800 (A1) 1:1600(A3)
Date: 31/7/2016

Drawing Set: 411183 C1
Sheet: 46

PLOT 411183 10 Comprehensive 160731 sht 46.PDF

Chelsea Green Special Housing Area
STAGE 10 Comprehensive Lots being further subdivision of Lots1238 - 1242 Stage 10
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[plotted: Thursday, August 11, 2016 12:04:40] [computer operator: rkag] [Project: C:\Jobs\411\411183\12d\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in C.F.R.s 443472 & Balance 443473

Total Area : 11.0268 Ha

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

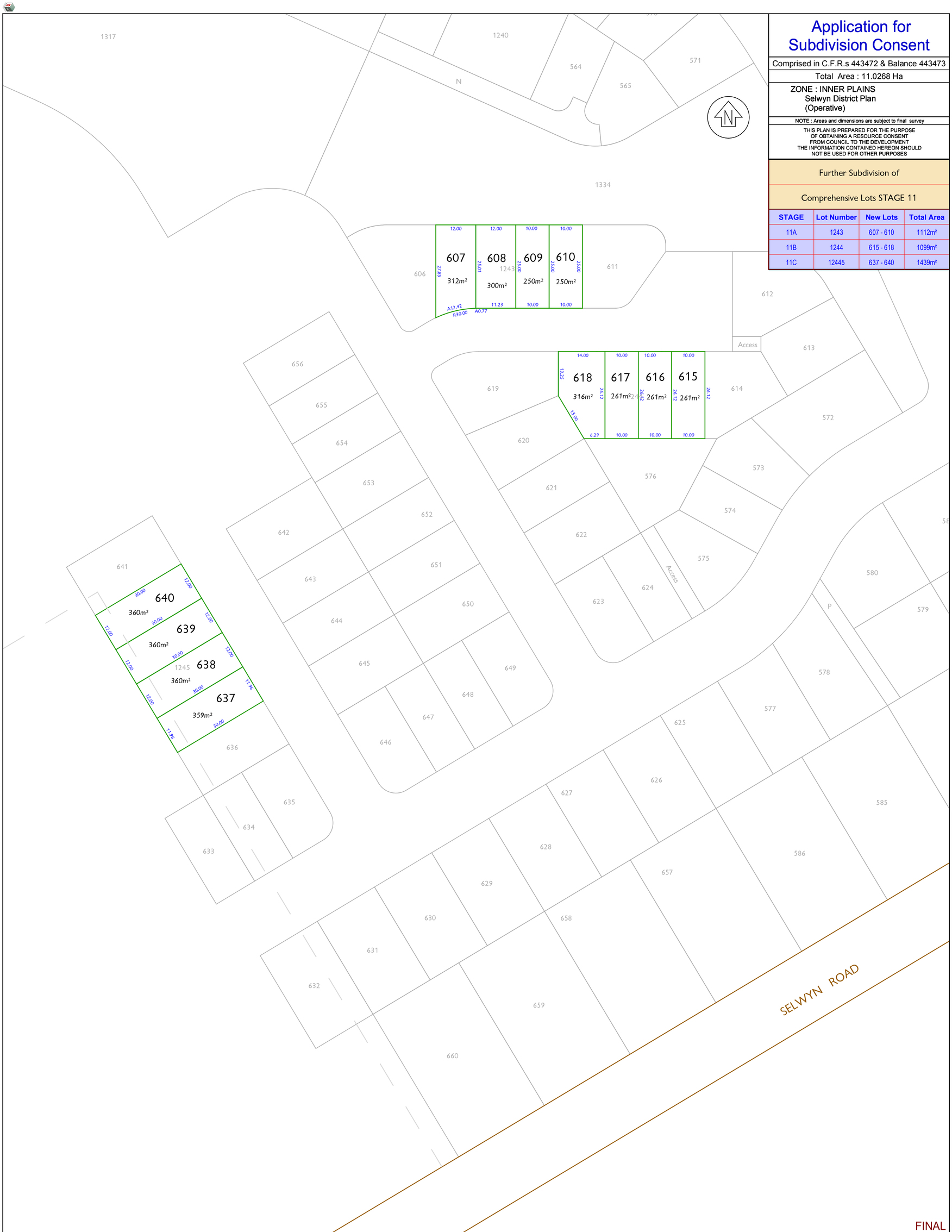
NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Further Subdivision of

Comprehensive Lots STAGE 11

STAGE	Lot Number	New Lots	Total Area
11A	1243	607 - 610	1112m²
11B	1244	615 - 618	1099m²
11C	12445	637 - 640	1439m²



FINAL

no.	amendment	initial	date

designed	Jade McFarlane	surveyed
manager	Mark Allan	
drawn	Bob Greening	surv.date
checked		

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:500 (A1) 1:1000(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 47

PLOT 411183 11 Comprehensive 160731 sht 47.PDF

Chelsea Green Special Housing Area
STAGE 11 Comprehensive Lots being further subdivision of Lots 1243 - 1245 Stage 11
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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0 10 30 50 100 150 200 300 Original size mm

[jkotsch: Friday, August 12, 2016 11:43:36 | computer operation: 4sig | Project: G:\Jobs\411183\12d\SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

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Application for Subdivision Consent

Comprised in Balance C.F.R.s 443472 & 443473

Total Area : 1850m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

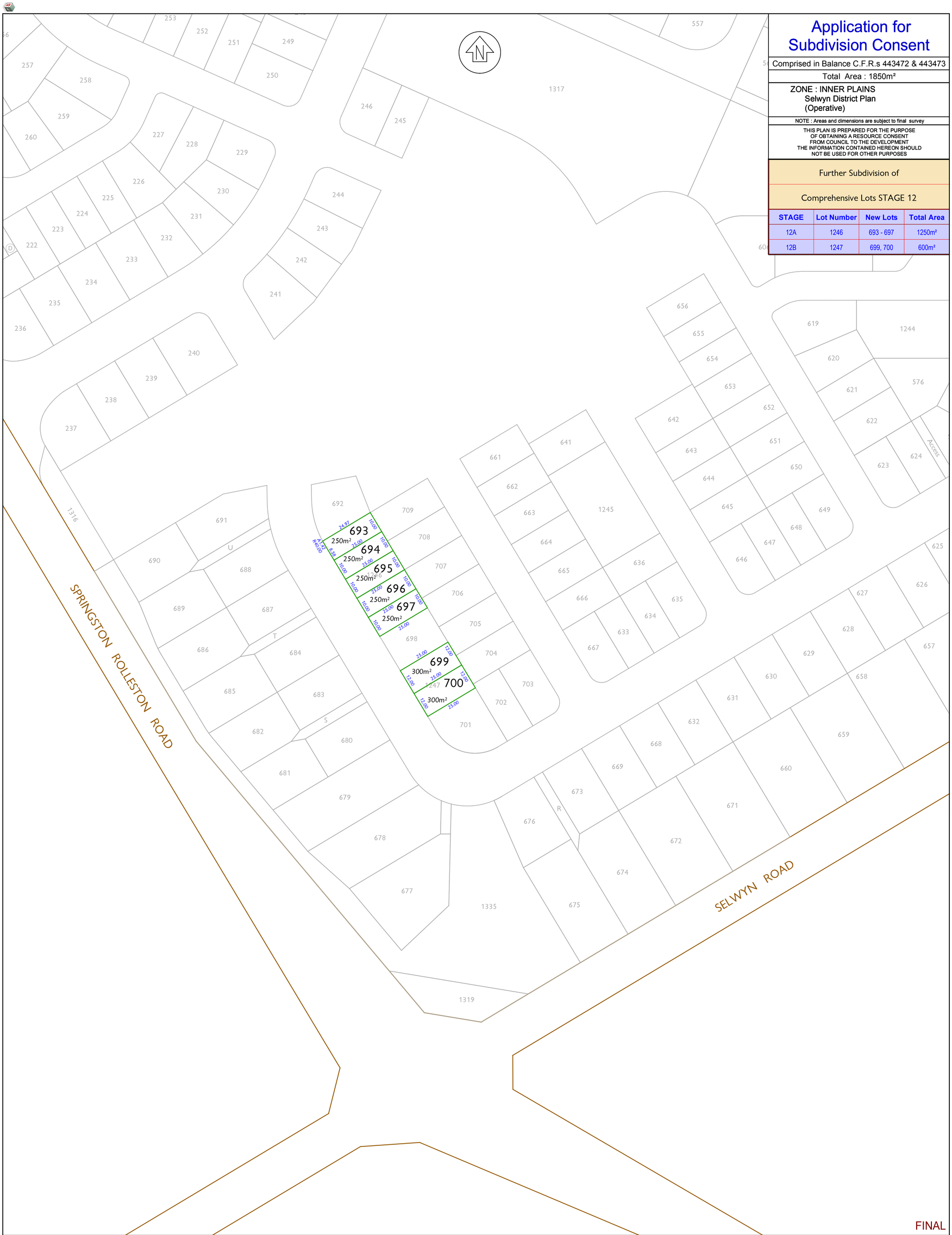
NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Further Subdivision of

Comprehensive Lots STAGE 12

STAGE	Lot Number	New Lots	Total Area
12A	1246	693 - 697	1250m²
12B	1247	699, 700	600m²



no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 48

PLOT 411183 12 Comprehensive 160731 sht 48.PDF

Chelsea Green Special Housing Area
STAGE 12 Comprehensive Lots being further subdivision of Lots1246 and 11247 Stage 12
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[jkotsch Thursday, August 11, 2016 12:06:24] [computer operator: rkog] [Project: G:\Jobs\411\411183\12A SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Application for Subdivision Consent

Comprised in Balance C.F.R. 443473

Total Area : 2405m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

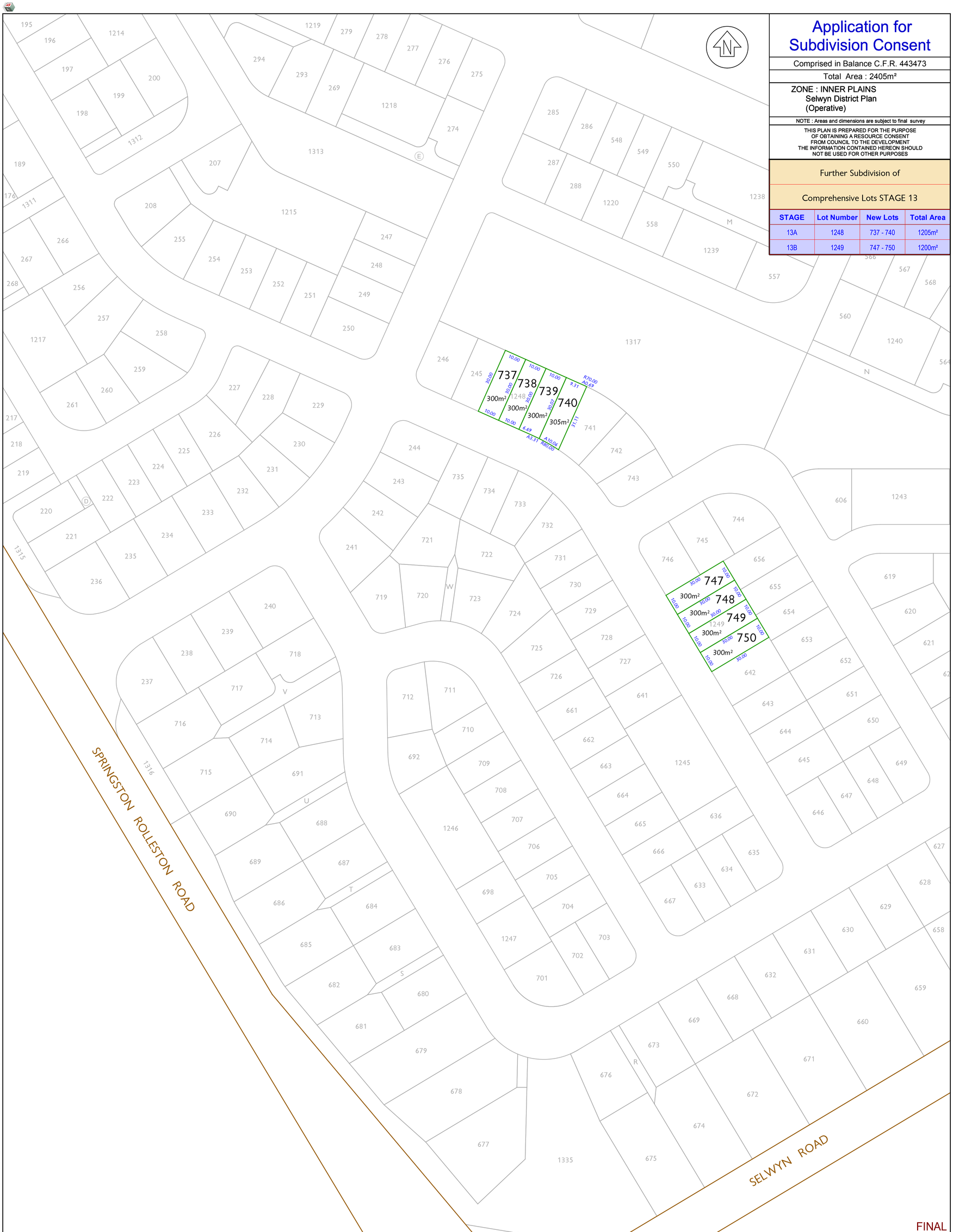
NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT. THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

Further Subdivision of

Comprehensive Lots STAGE 13

STAGE	Lot Number	New Lots	Total Area
13A	1248	737 - 740	1205m²
13B	1249	747 - 750	1200m²



no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set: 411183 C1

Sheet: 49

PLOT 411183 13 Comprehensive 160731 sht 49.PDF

Chelsea Green Special Housing Area
STAGE 13 Comprehensive Lots being further subdivision of Lots 1248, 1249 Stage 13
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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Application for Subdivision Consent

Comprised in Balance C.F.R. 443473

Total Area : 3547m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

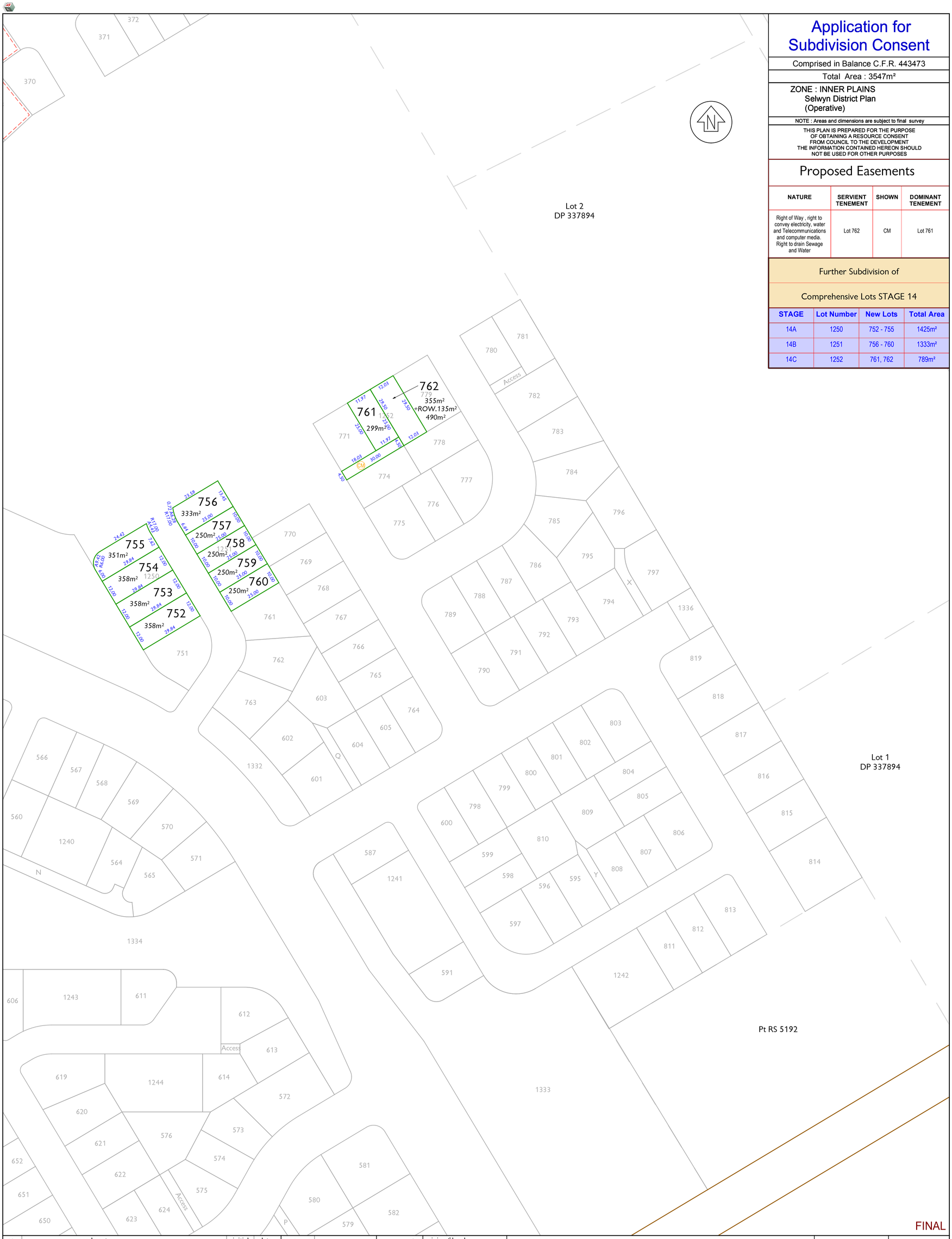
Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 762	CM	Lot 761

Further Subdivision of

Comprehensive Lots STAGE 14

STAGE	Lot Number	New Lots	Total Area
14A	1250	752 - 755	1425m²
14B	1251	756 - 760	1333m²
14C	1252	761, 762	789m²



no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
checked			

origin of levels
B882
Stainless Steel Pin in Conc
Jones Road, Rolleston
RL 55.934m (LINZ Dec 2013)
datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set
411183 C1

Sheet
50

PLOT 411183 14 Comprehensive 160731 sht 50.PDF

Chelsea Green Special Housing Area
STAGE 14 Comprehensive Lots being further subdivision of Lots1250 - 1252 Stage 14
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

Eliot Sinclair
surveyors | engineers | planners

20 Troup Drive, PO Box 9339, Tower Junction, Christchurch 8149, Phone: 03 379-4014, Fax: 03 365-2449, info@eliotsinclair.co.nz www.eliotsinclair.co.nz

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[plotted: Friday, August 12, 2016 14:14:09 | computer operator: rkeg | Project: G:\Jobs\411183\126 SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Original size mm

Application for Subdivision Consent

Comprised in Balance C.F.R. 443473

Total Area : 4786m²

ZONE : INNER PLAINS
Selwyn District Plan
(Operative)

NOTE : Areas and dimensions are subject to final survey

THIS PLAN IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT FROM COUNCIL TO THE DEVELOPMENT THE INFORMATION CONTAINED HEREON SHOULD NOT BE USED FOR OTHER PURPOSES

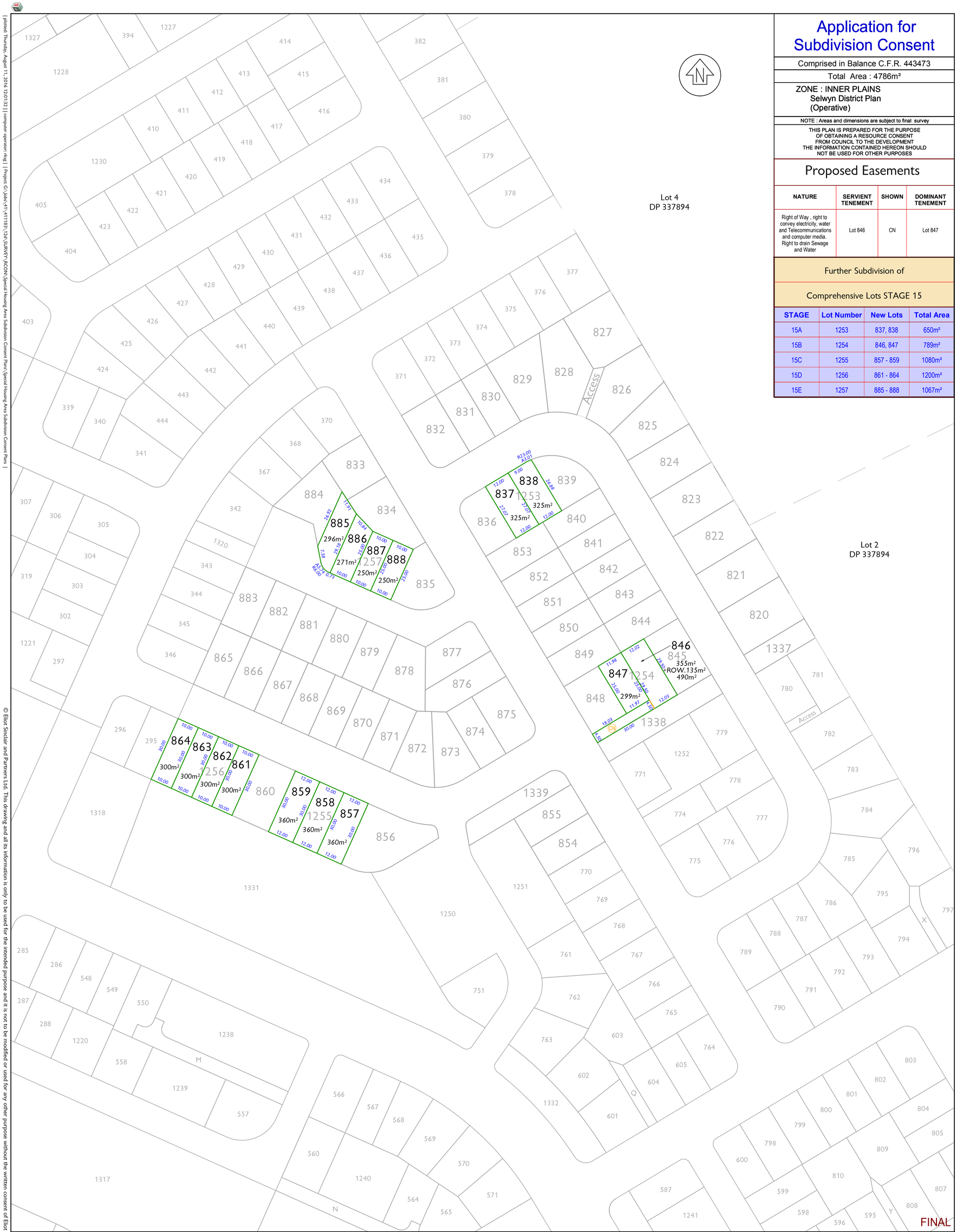
Proposed Easements

NATURE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
Right of Way , right to convey electricity, water and Telecommunications and computer media. Right to drain Sewage and Water	Lot 846	CN	Lot 847

Further Subdivision of

Comprehensive Lots STAGE 15

STAGE	Lot Number	New Lots	Total Area
15A	1253	837, 838	650m²
15B	1254	846, 847	789m²
15C	1255	857 - 859	1080m²
15D	1256	861 - 864	1200m²
15E	1257	885 - 888	1067m²



no.	amendment	initial	date

designed	Jade McFarlane	surveyed	
manager	Mark Allan		
drawn	Bob Greening	surv.date	
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origin of levels
B882
Stainless Steel Pin in Conc
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datum Lyttelton 1937

Projection NZGD 2000
Circuit Mt Pleasant 2000

Scale: 1:750 (A1) 1:1500(A3)
Date: 31/7/2016

Drawing Set: 411183 C1
Sheet: 51

PLOT 411183 15 Comprehensive 160731 sht 51.PDF

Chelsea Green Special Housing Area
STAGE 15 Comprehensive Lots being further subdivision of Lots1253 - 1257 Stage 15
Springston Rolleston Road
for D.L. Geddes and B.M. Geddes and J.G.I.Cooke

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[jkstrach: Thursday, August 11, 2016 12:01:32] [computer operator: Kelg] [Project: G:\Jobs\411\411183\12d SURVEY\RCON\Special Housing Area Subdivision Consent Plans\Special Housing Area Subdivision Consent Plans]

Attachment 3

Land Use Conditions: Dwellings (RC165508) and Neighbourhood Centre (RC165508A)

Land Use (Dwellings) Conditions – RC165508

Pursuant to section 36 of the Housing Accords and Special Housing Areas Act 2013, the Selwyn District Council grants land use consent for the establishment of dwellings within the residential subdivision of the Dryden Trust and Dean Geddes SHA approved by RC165454.

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 for the relevant stage of the subdivision that enables the construction of dwellings consented herein is approved by Council pursuant to section 223 of the Resource Management Act 1991.

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

1. Any dwelling established on Lots 583 – 586, 657 – 660, 671 – 675, and 677 – 679 created by the subdivision approved by RC165454 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, except where modified by the following additional conditions:

    a) Building setbacks from the road boundary shall be 10m.

    b) Building setbacks from internal boundaries shall be 3m.

    c) The maximum building site coverage shall be 500m^2.

    d) Vehicle access to allotments 585 & 586, 657 & 658, 659 & 660 and 671 & 672 shall share the vehicle crossings onto Selwyn Road constructed at the common boundary of adjoining allotments.

2. Any dwelling established on Lots 1 – 5, 11-12, 66, 68, 87, 97, 110-112, 149-150, 183, 189, 200, 206, 208, 216-217, 229, 235-242, 244, 250, 255, 257-259, 266, 294, 332-333, 341-342, 358-361, 377-387, 401-405, 414, 425, 442-444, 451-453, 460-461, 498, 499-514, 518-521, 526, 530, 541-543, 557, 566, 569, 572, 576-582, 597, 602-603, 606, 612, 619, 625-632, 668-669, 673, 676, 680-691, 701, 711-713, 715-718, 721, 724-725, 751, 762-763, 775, 777, 782-784, 796-797, 803, 806, 809-810, 813-829, 834, 856, 878 created by the subdivision approved by RC165454 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, except where modified by the following additional conditions:

    a) A covenant shall be registered for Lots 452-453, 499-503 & 505-514 to advise future owners of the 5m building setback from the water race which is within Lots 452-453 & 499-502 and is on adjoining land for Lots 503, 505-514. The covenant will be written to require landowners to maintain the water race within their property.

3. Any dwelling established on Lots 6-10, 13-30, 37-45, 50, 53, 55-60, 65, 67, 69-83, 86, 92, 98-109, 113-118, 119-122, 125, 130-133, 136-148, 151-177, 182, 184-188, 190-199, 205, 207, 218-228, 230-234, 243, 245, 247-249, 251-254, 256, 260-261, 267-269, 274-279, 285-288, 293, 295-297, 302-315, 318-319, 324-326, 331, 334-340, 343-346, 351-352, 357, 362-369, 370-376, 392, 410-413, 415-424, 426-441, 445-450, 454-459, 462-467, 469, 474-476, 480-484, 489-495, 527-529,531-540, 544-550, 558, 560, 564-565, 567-568, 570-571, 573-575, 587, 591, 595-596, 598-601, 604-605, 611, 613-614, 620-624, 633-636, 641-656, 661-667, 692, 698, 702-710, 714, 719-720, 722-723, 726-735, 741-746, 761, 764-771, 774, 776, 778-781, 785-795, 798-802, 804-805, 807-808, 811-812, 830-833, 835-836, 839-845, 848-855, 860, 865-877, 879-884, created by the subdivision approved by RC165454 shall comply with the Living Z Small-Lot Medium Density 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, except where modified by the following additional conditions:

   a) Allotments less than 430m^2 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.

4. All development of Lots 1201 to 1205 and 1207 to 1257 created by the subdivision approved by RC165454 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:

   a) The internal boundaries of individual residential units are to be shown on the development plans submitted for certification in accordance with condition (z). For the interpretation of the conditions set out below an internal boundary includes the boundary of the net site area with a 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) Where lots have frontage to a road and are also provided with a right of way, vehicle access to the lots shall be from the right of way and not the adjacent road frontage, except for lots 284 (Stage 4D) and 556 (Stage 10A).

   e) The maximum number of storeys that buildings may have is 2. The maximum height of any building shall be 8.0m.

f) 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 lot.

g) 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.

h) Where a comprehensive development lot adjoins a Low Density or Small-Lot Medium Density residential lot identified in Conditions 2 or 3, the dwellings shall be setback 2.0m from the shared boundary.

i) No set back is required from an internal boundary for any garage, 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 g) above.

   (ii) Where a garage door faces a right of way, the minimum setback shall be as set out for a dwelling in condition g) above.

   (iii) Where the site adjoins a Low Density or Small-Lot Medium Density residential lot identified in Conditions 2 or 3, the garage shall be set back 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.

j) 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.

k) Within a comprehensive development lot the road setback for stand-alone dwellings shall be a minimum of 3.0m, except:

   (i) 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.

l) Within a comprehensive development lot the road setback for duplex units shall be a minimum of 3.0m, except:

(i) 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.

m) 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.

n) No garage shall be located between the front façade of a residential unit and the road boundary.

o) Where a garage door faces to a road, the garage shall be set back a minimum of 5.0m from the road boundary.

p) Garaging shall not comprise more than 50% of the ground floor front façade of any individual residential unit within a comprehensive development.

q) 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.

r) Each specimen tree required in (q) 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.

s) All landscaping required by conditions (q) and (r) 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.

t) 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.

u) Fencing of the right of way serving Lots 1219 and 1238 shall be undertaken in accordance with the following:

(i) Fencing parallel to and located within 5m of the right of way shall not exceed 1.2m in height.

(ii) Any internal side boundary fencing shall be a maximum height of 1.2m for the first 2.0m measured from the boundary with the right of way access.

v) Each dwelling within a comprehensive development shall have a minimum 40m^2 outdoor living space, with at least one outdoor living space consisting of a contiguous area of no less than 20m^2, 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 (q), (r) and (s); and the fencing requirements of condition (t).

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.

<u>Review</u>

5. 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.

Land Use (Neighbourhood Centre) Conditions – RC165508A

Pursuant to section 36 of the Housing Accords and Special Housing Areas Act 2013, the Selwyn District Council grants land use consent for the establishment of a neighbourhood centre on Lot 1100 of the residential subdivision of the Dryden Trust and Dean Geddes SHA approved by RC165454.

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 for Stage 1 of the subdivision is approved by Council pursuant to section 223 of the Resource Management Act 1991.

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

1. Any activity established on Lot 1100 created by the subdivision approved by RC165454 shall comply with the rules and standards for the Business 1 Zone within Part C, Chapters 13 to 22 in the Township Section of the Selwyn District Plan, except where modified by the following additional conditions.

2. The maximum number of storeys that any buildings may have is 2. The maximum height of any building shall be 8.0m.

3. The boundary interface between the neighbourhood centre (Lot 1100) and the reserve area (Lot 1305) shall be maintained as a physically permeable area with provision for safe and convenient public pedestrian access and visual connectivity between the two sites, including between commercial buildings and the reserve.

4. The establishment of the first commercial building on the site shall have a maximum gross floor area of less than 450m², and the following conditions shall apply:

    i. No car parking or vehicular access shall be provided between the frontage of any building and a legal road.

    ii. A minimum of fifty percent (50%) by length of the building frontage, which fronts or directly faces on-site public space, or a road or other area where the public have a legal right of access, shall be installed and maintained as active commercial frontage.

    iii. The maximum height of any fence between the building façade and the street or private right of way or shared access over which the allotment has legal access shall be 1.0m.

    iv. Every building adjoining or within 3.0m of a road boundary shall be provided with a verandah to the following standards:

        a. verandahs shall be set at least 0.5m behind the kerb face; and

        b. verandahs shall have a minimum depth of 3.0m except where this would entail a breach of condition iv(a) above; and

        c. verandahs shall extend along the entire frontage of the building facing the road boundary and shall adjoin verandahs on adjacent buildings.

5. Additions or new buildings that result in a total gross floor area of 450m² or more across the site shall comply with the rules and standards for the Business 1 Zone within Part C, Chapters 13 to 22 in the Township Section of the Selwyn District Plan, and a separate resource consent application is required in relation to Rule C16.10.

   For the avoidance of doubt, additional conditions 2, 3 and 6 apply to all development, including that over 450m^2 in area.

6. Prior to the lodgement of any building consent for a neighbourhood centre development on Lot 1100, the building design and landscape plans shall be submitted to Council for certification that the above conditions are met.

<u>Notes to the Consent Holder:</u>

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

Attachment 4

Land Use Earthworks Conditions – RC165509

Pursuant to section 36 of the Housing Accords and Special Housing Areas Act 2013, the Selwyn District Council grants land use consent for the earthworks to construct the residential subdivision approved by RC165454.

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 from the date of issue.

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

1. The Consent Holder shall ensure on a continuing basis (until Certificates of Title are available for each allotment created by the subdivision development approved by RC165454) that dust is not generated from consolidated, disturbance or transportation of material or earthworks activities by keeping the surface of the material damp or by using another appropriate method of dust suppression. This shall include the retention of the north-eastern shelterbelt until the subdivision earthworks are complete within the immediately adjacent land making up a stage of the subdivision approved by RC165454.

2. At the completion of all earthworks the Consent Holder shall confirm whether any earth fill has been placed on site. All filling is to be carried out in accordance with New Zealand Standard (NZS) 4431:1989 Code of Practice for Earth Fill for Residential Development.

3. At the completion of all earthworks certificates satisfying the conditions of NZS4431: 1989 Code of Practice for Earth Fill for Residential Development, are to be provided to the Selwyn District Council. These certificates will detail the extent and nature of all earthworks undertaken.

4. The Consent Holder shall identify and report all hazardous waste sites within the subdivision prior to any engineering works commencing. Where a hazardous site is found at any stage of the subdivision development works then the Consent Holder shall undertake all necessary work to rehabilitate the site. This may include treatment and off-site disposal. All works shall be undertaken at the consent holders expense.

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.

<u>Attachment 5</u>

Cancellation Resolutions

Section 221(3) Cancellation of Consent Notice CONO 8075568.5:

Resolution

That pursuant to section 221(3)(b) of the Resource Management Act 1991 Selwyn District Council advises that consent notice 8075568.5 on CFR 443473 for Lot 1 DP 411402 imposed by subdivision resource consent 085126, which requires a future vehicle crossing to be formed, sealed and maintained, is hereby cancelled.

Reasons for the decision:

Lot 1 DP 411402 is to be residentially developed in accordance with Housing Accord and Special Housing Areas 2013 (HASHAA). The Council is satisfied that the existing consent notice will superseded by subdivision and further development of the site that provide vehicle access to the site from both Selwyn Road and new internal roads that are to be vested in Council.

The consent notice is cancelled to avoid it coming down on all new Computer Freehold Registers resulting from the residential subdivision.

Advice Note:

Selwyn District Council will issue a section 221 cancellation certificate, for lodgement with the Registrar General of Land, at the time of section 224(c) approval of the subdivision of Lot 1 DP 411402.

Section 243(e) Cancellation of Easement; Easement Certificate 5178860.5

Resolution

That pursuant to section 243(e) of the Resource Management Act 1991 Selwyn District Council advises that the condition of subdivision consent that required easements A, B and C over Lot 2 DP 411402 in favour of Lot 1 DP 305373 for the conveyance of water and electric power, is hereby revoked.

Reasons for the decision:

Lot 1 DP 305373 and Lot 2 DP 411402 are to be residentially developed in accordance with Housing Accord and Special Housing Areas 2013 (HASHAA). The Council is satisfied that the existing easements required for irrigation purposes will no longer be required for rural activities following the subdivision and further development of the site.

The easements are to be cancelled to avoid them coming down on all new Computer Freehold Registers resulting from the residential subdivision.

Advice Note:

Selwyn District Council will issue a section 243(f)(ii) cancellation certificate, for lodgement with the Registrar General of Land, at the time of section 224(c) approval for the first subdivision of Lot 2 DP 411402.