



SELWYN RESIDENTIAL DEFERRED ZONING | LEESTON
GRAPHIC ATTACHMENT TO LANDSCAPE AND VISUAL ASSESSMENT

DOCUMENT INFORMATION

project

SELWYN RESIDENTIAL DEFERRED ZONING

project no.

19063

address

LEESTON

client

SELWYN DISTRICT COUNCIL

status

DRAFT

revision

A	INTERNAL REVIEW	23 JULY 2019
B	DRAFT CLIENT ISSUE	07 AUGUST 2019
C	CLIENT ISSUE	22 OCTOBER 2019

reviewed by

AUTHOR:	SS
CHECKED BY:	NS
PEER REVIEWED:	--

document

GRAPHIC ATTACHMENT TO ACCOMPANY LANDSCAPE AND VISUAL ASSESSMENT (A4 WRITTEN REPORT)

prepared by

ROUGH & MILNE LANDSCAPE ARCHITECTS LTD.

disclaimer

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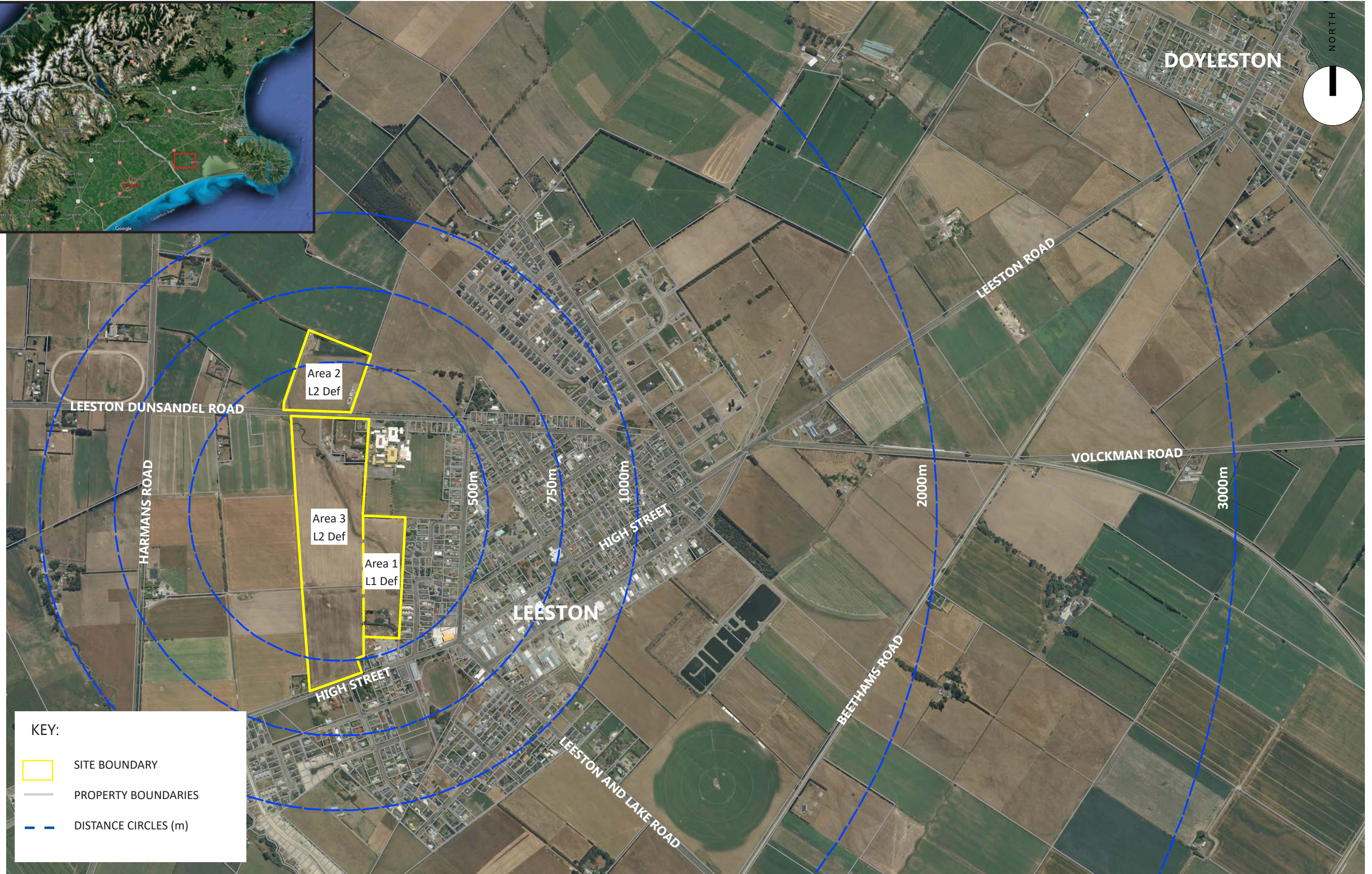
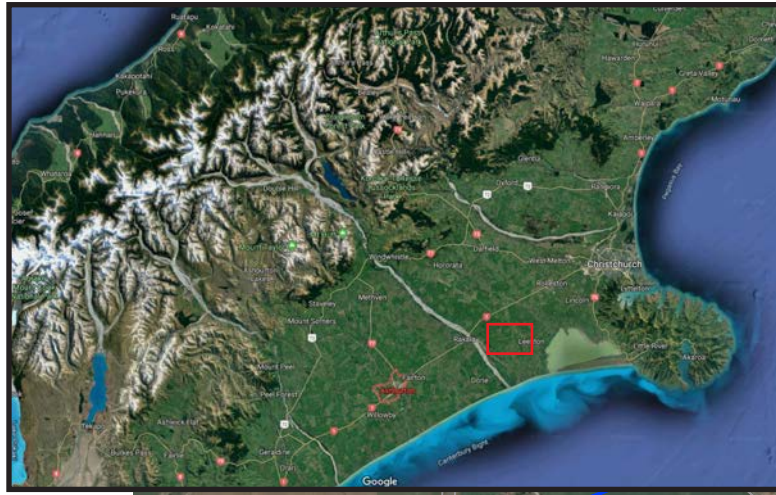
maps, plans & visuals

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NB: This document is intended to be printed A3 Landscape format



KEY:

- SITE BOUNDARY
- PROPERTY BOUNDARIES
- DISTANCE CIRCLES (m)

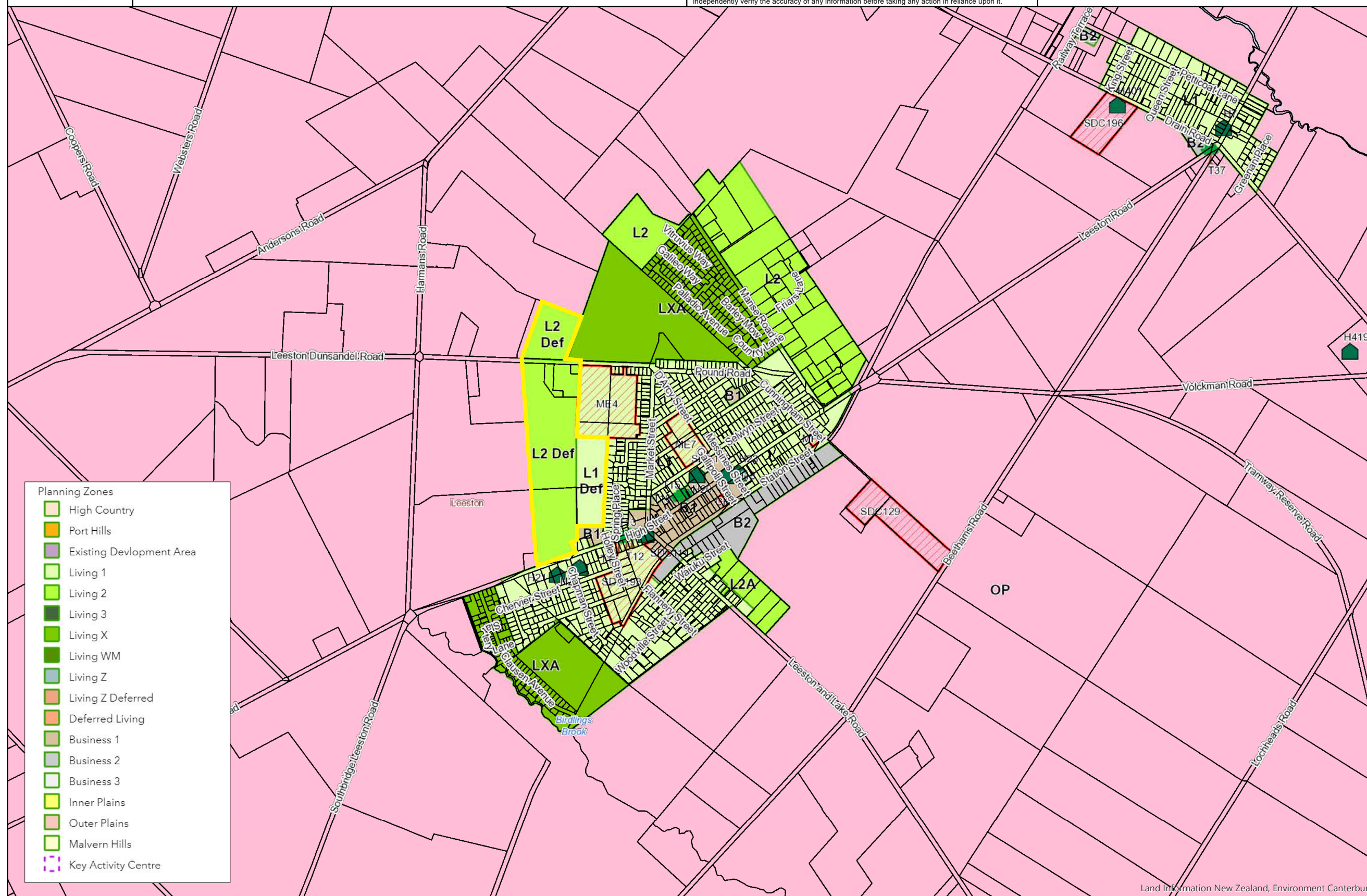
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Context Map





- Planning Zones**
- High Country
 - Port Hills
 - Existing Development Area
 - Living 1
 - Living 2
 - Living 3
 - Living X
 - Living WM
 - Living Z
 - Living Z Deferred
 - Deferred Living
 - Business 1
 - Business 2
 - Business 3
 - Inner Plains
 - Outer Plains
 - Malvern Hills
 - Key Activity Centre



KEY:

SITE BOUNDARY

Land Information New Zealand, Environment Canterbury

AS APPROVED BY S.D.C.
RESOURCE CONSENT
R.....065414.....
DATE: 13/5/08 INIT. RJ

AREA SCHEDULE	
Residential (Lots 1-163)	13.6247ha
Average Lot Area	0.0836ha
RsOW & Access	0.2945ha
Reserves (Lots 164-7, & 169-175)	3.6463ha
Roads (Lots 168 & 176-183)	3.3452ha
TOTAL	20.9107ha

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Scale: 1:1250 at A1		Date: March 2008		origin of levels	
no.	amendment	initial	date	designed	rksg
				drawn	rksg
				checked	lsl
				comp.	rcan 080311
				datum	Lyttelton 1937

Proposed Subdivision for Oakvale Developments Limited
at Leeston Dunsandel Road and Pound Road, Leeston
(Part Lot 3 DP 33419)

**Eliot Sinclair
& Partners Limited**
Surveyors • Engineers • Planners
Transport House, 151 Kilmore Street, P.O. Box 4897, Christchurch, N.Z.
Telephone: 3794014 Fax: 3652448

Drawing No.
250767
Sheet 1 of 1
REV. B

Application for Subdivision Consent

Comprised in C.T. CB16F/1078
Total Area : 20.8670ha CT
ZONE : LIVING XA
Selwyn District Plan
(Partially Operative)

NOTES : Areas and dimensions are subject to final survey
1 Lots 69, 71, 111, 112, 113 & 162 have no frontage to a Public Road.
2 Extra Easements may be created as necessary to protect services.

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.

MEMORANDUM OF EASEMENTS

NATURE	SERVIENT TENEMENT Lot No.	TENEMENT Shown	DOMINANT TENEMENT
ROW and rights to convey electric power, telephonic communications and water and to drain water and sewage	28	A	Lot 29
	29	B	Lot 28
	40	C	Lot 41
	41	D	Lot 40
	70	EA	Lot 69
	70	E	Lots 69, 71
	77	F	Lot 78
	78	G	Lot 77
	114	H	Lots 111, 112, 113
	125	J	Lot 126
	161	K	Lot 162, 163
Right to drain sewage	2	L	Lot 1
	3	M	Lots 1 & 2
	4	N	Lots 1, 2 & 3
	6	P	Lot 5
	7	Q	Lots 5 & 6
	8	R	Lots 5, 6 & 7
	100	W	Lot 99
	101	AE & X	Lots 99 & 100
	101	AF & X	Lot 102
	129	Y	Lot 128
GRANTEE			
Selwyn District Council			

SCHEDULE OF EASEMENTS

NATURE	SERVIENT TENEMENT Lot No.	TENEMENT Shown	GRANTEE
Right to drain sewage in gross	8	AD	Selwyn District Council
	9	S	
	10	T	
	18	O	
	89	V	
	101	X	
	153	AA	

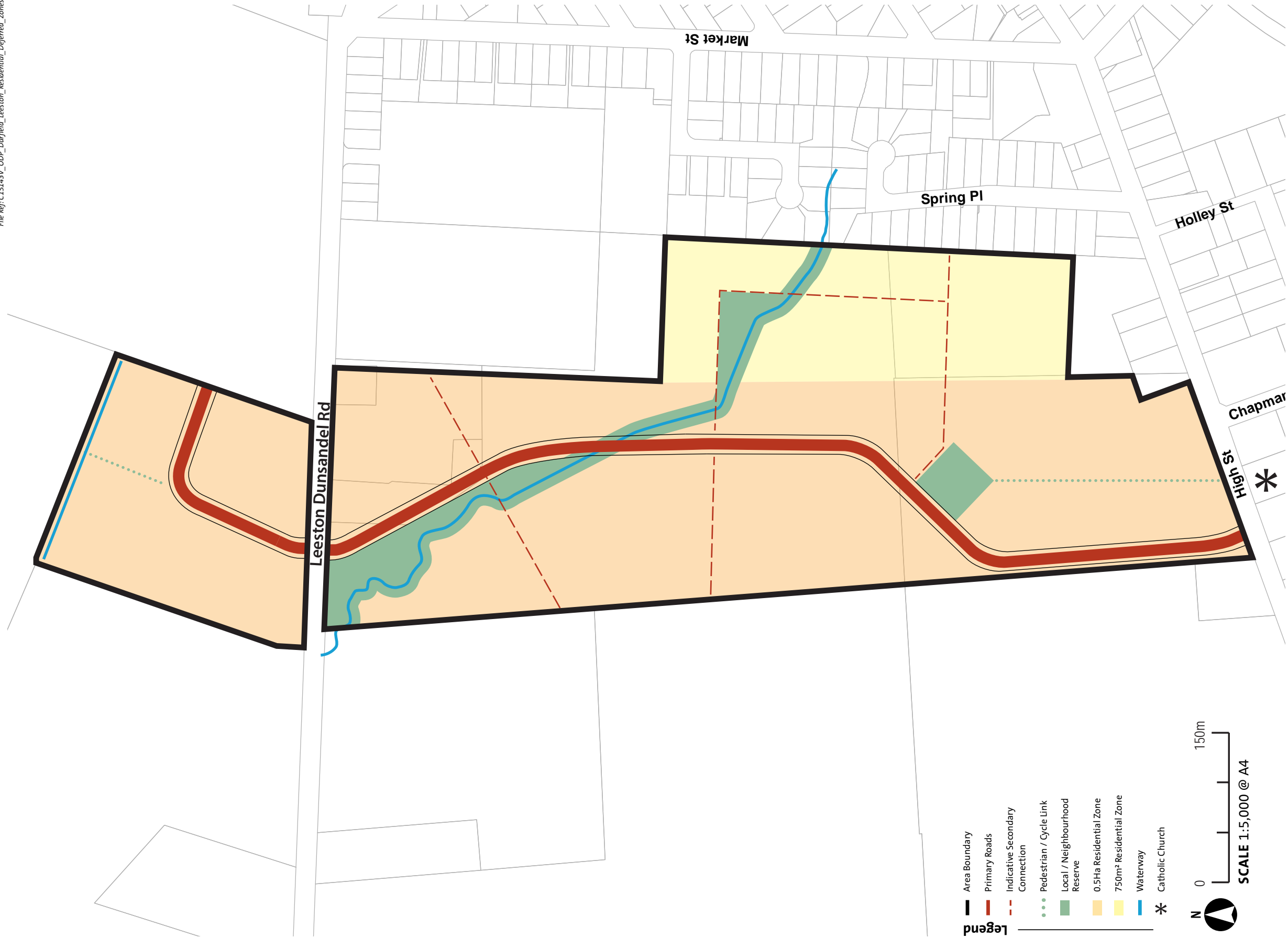
Proposed Subdivision for Oakvale Developments Ltd



Scale: 1:5,000 @ A3

Site Map





DARFIELD AND LEESTON RESIDENTIAL DEFERRED ZONES ODP
Map 6: Leeston Area
Date: 11 July 2019
Revision: 2

Data Sources:
Projection:
NZGD 2000 New Zealand Transverse Mercator

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Plan prepared for Selwyn District Council by Boffa Miskell Limited
Drawn: AMa | Checked: DAM



Panorama 1a: View from Leeston Dunsandel Road, facing north to east
 Taken: 20/05/2019 2:51pm
 FL: 25



Panorama 1b: View from Leeston Dunsandel Road, facing south to west
 Taken: 20/05/2019 2:51pm
 FL: 25



Panorama 1c: View from Leeston Dunsandel Road, facing east
 Taken: 20/05/2019 2:53pm
 FL: 25



Panorama 4a: View from High Street, facing east to south
 Taken: 20/05/2019 3:31pm
 FL: 25



Panorama 4b: View from High Street, facing west to north
 Taken: 20/05/2019 3:31pm
 FL: 25



Single Frame: View from 18 Spring Place towards the site
 Taken: 20/05/2019 3:21pm
 FL: 25



Panorama 3: View from 18 Spring Place, facing west toward the site
 Taken: 20/05/2019 3:22pm
 FL: 25