

26 November 2021

David Harford Consulting Limited
PO Box 603
ASHBURTON 7740

Dear Sir/Madam,

RESOURCE CONSENT DECISION

Applicant:	GS Holdings 2006 Limited
Reference:	SUB21/0038
Site location:	Grove Street TINWALD, ASHBURTON
Legal description:	LOT 5 DP 376214
Description of application:	Resource consent to subdivide two existing site zoned Residential C in order to create 89 resultant residential allotments, 6 lots to vest as road (Lot 100-102 & 105-107) & a recreation reserve over five stages at Grove Street & Grahams Road
Zoning:	Residential C
Status of activity:	Subdivision Restricted Discretionary

This application was lodged and formally received with the Ashburton District Council on 3 June 2021.

I wish to advise that consent for the above application was granted on 26 November 2021 under delegated authority and pursuant to Sections 104, 104B & 108 of the Resource Management Act 1991 subject to the following conditions being completed at no cost to Council, with the following advice notes, and for the following reasons:

CONDITIONS

General

1. That the subdivision shall be carried out in accordance with the plans and all information and additional information submitted with the application, being:

ASHBURTON DISTRICT COUNCIL

5 Baring Square West
Ashburton

PO Box 94
Ashburton 7740

P (03) 307 7700
E info@adc.govt.nz

www.ashburtondc.govt.nz

- Application Form and Assessment of Effects for “Application for Subdivision Consent to Establish a Development Comprising 89 Residential Allotments at Grove Street, Ashburton June 2021” prepared by David Harford Consulting Ltd.
- Plan *Proposed Subdivision of Lots 1 – 89, 100 -107, 200,300 &301 being a Proposed Subdivision of Lots 3 -5 DP 376214 & Lot 2 DP 512062* prepared by Graham Surveying Drawing Number GSL21015-RC-1400, Job No 478 Revision J: and additional information received during the process.

See also condition 19

2. The consent includes the following staging:

Stage 1	Lots 30 to 60, 87 to 89, 100 (Road to vest), 200 (Recreation reserve) 300 (local purpose utility reserve) 301 (local purpose reserve (road));
Stage 2	Lots 21 to 29, Lots 61 to 65, 101 (Road to vest);
Stage 3	Lots 13 to 20, Lots 66 to 71, 102 (Road to vest);
Stage 4	Lots 8 to 12, Lots 72 to 70, 103 (Road to vest);
Stage 5	Lots 1 to 7, Lots 80 to 86, 104 (Road to vest)

Consequential stages need not be completed in numerical sequence and more than one stage may be completed concurrently. If staged each stage is to include all lots (including road and utility reserve) shown on the Plan.

2. That all easements/covenants or consent notices shall be duly granted and no easements or services shall be located in Lots 200, unless approved by the Council or created as a utility lot. An EA Networks Transformer is required to be positioned within Lot 300.

Consent Notices

3. That pursuant to Section 221 of the Resource Management Act 1991, the following consent notices shall be registered accordingly over all residential allotments 1 to 86 inclusive:
- Ashburton District Council holds a geotechnical report from Tetra Tech Coffey Ashbury Grove Subdivision reference 773CHCGE291297.

Park Name, Road Names and Property Numbers

4. The consent holder shall provide three proposed names for any new roads and parks in accordance with Council’s adopted Naming Policy for consideration by the Council.
5. The consent holder shall supply and erect a standard road sign bearing an approved name prior to the issuing of the 224 Certificate for the relevant stage unless otherwise agreed by the Council’s Roading Manager. All costs shall be borne by the consent holder.

6. That the consent holder shall supply property numbers for all new allotments created in accordance with the Australian – New Zealand Standard 4810:2003.

Roading

7. That all roads shall be vested in Council as roads in accordance with NZS4404:2010 and shall be formed and sealed for the relevant Stage at the time of request for the relevant 224 (c).
8. Access crossing the existing water race (Mt Somers Willowby) from Graham Road to the subdivision establishing the main road is required and application shall be lodged to the Open Spaces Team for approval of the crossing and culvert.
9. The Council shall set the speed limit for the roads to be vested to the Council and inform the consent holder of the required speed limit.
10. That all roads shall be constructed in accordance with the approved engineering plans for the relevant stage at the time of request for the 224(c) certification.
11. That street lighting shall be provided in accordance with the approved engineering plans and specifications for the relevant stage at the request for the 224(c) certification.
12. That road markings and signs shall be provided to ensure road safety on proposed roads and intersections. This includes signs and markings associated with priority controlled intersections (Stop or Give-Way) and associated no stopping lines at Grahams Road and Grove Street.
13. Footpaths kerb and channel and trees are to be constructed/planted as per the approval of the engineering plans.
14. Footpaths and kerb and channel shall be provided along the development frontage of Grahams Road with all costs borne by the consent holder.
15. Berms which are not sealed are to be formed and grassed.
16. The cul-de-sac turning head shall be (a minimum of (9.5m radius) to the kerb face.
17. Where signs and / or markings are necessary the consent holder shall be notified of the required types, dimensions and locations and is responsible for the procurement and installation and any associated costs.

Connection Road LUC21/0064

18. If LUC21/0064 changing Grove Street park to a connection road is approved then Scheme plan titled Lots 1 -89, 100 -107, 200,300 &301 being a proposed subdivision of Lot 1 DP 42954, Lots 3 -5 DP 376214 & Lot 2 DP 512062 Revision I will supersede revision J as detailed in condition 1.
19. Unless subdivision LUC21/0064 is refused, Lot 1 DP42954 shall be formed and sealed to Council specifications and satisfaction prior to the issue of the 224(c) certificate.
20. The Council shall set the speed limit for the roads to be vested to the Council and inform the consent holder of the required speed limit.

Landscaping and Irrigation

21. That the consent holder shall landscape the street frontages in each stage prior to the request for the 224(c). The minimum standard (unless otherwise agreed through engineering plan approval) shall include grass berms and street trees. A landscaping proposal shall be submitted to 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 relevant to each stage. Where possible street trees shall be planted to align with neighbouring property side boundaries or other positioning to minimise potential conflict with future private access ways.
22. Street trees shall be planted within the road reserve (not private property) on both sides of the road. It is the developer's responsibility to ensure that during engineering design, sufficient space is provided within the road reserve to accommodate the required street trees to grow to maturity.
23. That the planting of any street trees shall be sufficiently separated from all intersections so that current or future sight distances are not restricted.

Water and wastewater

24. That water and sewage services are required to be designed to service all residential allotments in each stage to the satisfaction of the Council prior to the request for 224(c) certification.

Sewer

25. That all new allotments for each Stage shall be provided with a piped sewage outfall for disposing of sanitary sewage to Council reticulated sewer system, laid at least 600 mm into the net area of the allotment in accordance with the approved Engineering Plans.
26. Manholes shall be constructed on the existing 300mm pipe when teeing to new branches as required.
27. Where sewer mains (size 150mm and above) are required in rights of way easements in gross in favour of the Council shall be provided.

Water

28. That all residential lots for each stage shall be provided with a water supply connection to a council reticulated water supply laid to 600mm inside the neat area of the allotment. Each lateral shall be fitted with a water manifold and meters in accordance to Council's Standards and Policies. Water manifold shall be installed in the road reserve only.
29. If the consent holder is not installing the whole water pipe 150mm by connecting into the 100mm pipe on Grove Street and to 225mm on Graham Road Stage 1 the Council requires modelling the water reticulation as staged on the Scheme Plan (condition 1) to ensure sufficient water and firefighting supply for the stages. The water supply model will be provided as part of the Engineering approval process.
30. All new allotments shall be provided with firefighting water supply in accordance with New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies, SNZ PAS 4509:2008.

Storm water

31. The consent holder shall prepare and submit a Storm water Design and Management Plan for approval as required by Global Consent CRC186263 for review and approval of the Ashburton District Council prior to the request for 224 (c) for each stage..
32. That the consent holder shall install storm water reticulation treatment and disposal systems to service the subdivision in accordance to Council's Global Consent CRC186263 and provide engineering plans and the requirements prior to the request for 224 (c) for each stage. The consent holder is required to undertake all maintenance and management of storm water treatment and disposal systems at their own cost until such time as the consent across Stages 1 to 5.
33. That Lot 300 being vested to the council as a utility reserve shall have a maximum slope to achieve required storage volumes designed up to 1:4 grassed batters on the attenuation basin and 1:3 batters on the first flush basin for stabilised embankment to the satisfaction of the Council. A concept landscape plan can be provided including provisions for ramps into each basin for ease of maintenance to the Satisfaction of the Council's District Planning Manager.
34. Stages can be vested separately if each is covered in the storm water management plan.
35. The consent holder confirm the presence and location of all stock water races within or adjacent the subdivision. Mt Somers Willowby Grahams Street frontage and another branch along the western boundary of the subdivision.

Power and Telephone

36. That electricity supply and telecommunications shall be supplied to the net lot area of each lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.
37. That the consent holder shall provide evidence in writing from the relevant authorities that electrical service connections have been installed to each lot within the stages prior the request for 224(c) and they have access to a telecommunications network.

Site Works

38. Prior to the commencement of works at each stage, a construction management plan shall be submitted to Council for approval, detailing measures for mitigating and monitoring the following matters during the course of the construction:
 - a. Method of dust control
 - b. Method of sediment control
 - c. Method of noise control
 - d. Level of monitoring and recording of any problems or complaints and the mitigating measures taken.
 - e. Ensure spilt material is removed from roads if spillage occurs;

The approved measures shall be implemented throughout the works. The consent holder shall

advise the adjoining property owner(s) or occupier(s) via a letter drop of the proposed works detailing anticipated timeframes of works and contact details of the project co-ordinator to deal with any possible environmental incidents

39. Prior to the commencement of works at each stage, a Transport Management Plan (TMP) shall be approved by the Council covering the following matters:
- Construction vehicles use Grahams Road;
 - The provision of traffic signs at appropriate road intersection and site entrance;
 - Cleaning roads of spilt material.
 - The approved TMP shall be implemented throughout the construction works.
40. That the noise from the proposed works at each stage shall be controlled in accordance with procedures and limits set out in NZS 6803: 1999 being the New Zealand Standard for Acoustics- Construction Noise and shall not exceed the following limits:

Average Maximum Noise Level			Maximum Noise Level
L10 dBA			LMAX dBA
Monday to Saturday 7am–6pm (0700–1800)	Monday to Saturday 6pm–10pm (1800–2200) Sunday and Public Holidays 7am–10pm (0700–2200)	At all other times	10pm–7am (2200– 0700)
45	40	35	65

41. That any alteration in the ground level shall not exacerbate flooding or ponding on adjoining land.
42. That the consent holder shall identify and report all hazardous waste sites within the subdivision prior to any engineering work commencing. Where a hazardous site is found at any stage of the subdivisional development works, 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 holder's expense.

Engineering

43. That two copies of the plans and specifications of all works, including water, sewer, landscaping and storm water relating to the stage(s) for which 224(c) is being requested, shall be submitted to the Council for approval. Council approval of complying documents shall be given in writing prior to any physical work being undertaken. Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.

That unless specific provision is made otherwise, the services to all lots shall extend from the road boundary to a point 600mm inside the net area of the lot. Please note that the net area is the area excluding access way.

44. That accurate 'as built' plans relating to the stage(s) under consideration shall be provided to the satisfaction of the Assets Manager. All assets being vested in Council shall be provided in an

appropriate format for integration into the Council's electronic operational systems. Actual costs involved in the provision of this data shall be borne by the consent holder.

45. That where the relevant Stage of the subdivision results in any assets being vested in Council, a comprehensive electronic schedule of these shall be provided to Council's Asset Manager prior to S224(c) approval. The schedule shall include, but not be limited to, installed material unit costs, type, diameter, class, quantity etc. and shall include summary detail.
46. That where any stage of the subdivision results in any Council any assets being decommissioned, then a comprehensive electronic schedule of these shall be provided to the Council's Assets Manager prior to S224(c) approval. The schedule shall include, but not be limited to, the material type, diameter, class length and position (x, y, z co-ordinates) and shall be identified against the asset ID already provided in the Council's Asset Register.
47. That at the completion of any earthworks inclusive of fill, certificates satisfying the conditions of NZS 4431:1989 Code of Practice for Earth Fill for Residential Development shall be provided to Council's Asset Manager detailing the extent and nature of the earthwork at the completion of each stage and prior to S224(c) approval.
48. As per NZS4404:2010 a geotechnical report shall be provided by an appointed geo professional by the consent holder to ensure land stability and suitability, after construction for residential development prior to the completion of S224(c) approval for each relevant stage.

Reserves Contribution

49. That pursuant to Section 108(9) and (10) of the Resource Management Act 1991, a reserve fund contribution (inclusive of GST) shall be paid to the Council in a sum equal to 5% of the market value of the additional allotments created by this subdivision minus the value of the proposed recreation reserve areas. Where the value of the contribution on any stage is less than the value of land accepted by council as reserve, any credit will be carried over to the next stage. The reserve contribution shall be:

Stage 1 \$297,816 being \$8,759.29 per allotment for 34 residential allotments less the \$360,000 for the recreational reserve Lot 200; The amount payable will be reduced by the cost to the consent holder for the supply and installation of a playground on Lot 200 and associated landscaping. This is provided the Open Spaces Manager approves the design, supply and installation of the playground and associated costs.

Stage 2 \$137,138.00, being \$9,795.57 per allotment for 14 residential allotments less the credit for recreational reserve Lot 200 and a balance of \$74,954.00.

Stage 3 \$137,713.00, being \$9,836.69 per allotment for 14 residential allotments;

Stage 4 \$124,488, being \$9,576.00 per allotment for 13 residential allotments;

Stage 5 \$137,713, being \$9836.64 per allotment for 14 residential allotments.

50. That Lot 200 and 301 shall be in a reasonable condition (level and grassed) to the satisfaction of the Council prior to acceptance.

51. That the consent holder shall ensure that the Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining residential lots 53, 54 and 55. Prior to the request for the 224 (c) for the relevant stages, the consent holder shall submit to the Council:

- (a) A fencing covenant, in the form approved by Council, duly executed by the consent holder (or other adjoining lot owner) for execution by the Council.
- (b) A written undertaking from the consent holder's solicitor that the fencing covenant will be registered prior to the sale or development of any of the adjoining lots.

Any fencing within 7m or along the southwest boundary for Lots 50 to 53 adjoining Lot 1 DP 51865 between the lots and the stock water race shall be included as part of the fencing covenant.

The covenant shall also state that these fences shall have a maximum height of 1.2m, or 1.8m if they are at least 50% visually permeable.

Section 223 and 224 certificates

- 52. The consent holder shall notify the Council when the survey plan for any or all stages is lodged with Land online for approval under Section 223 of the Act. The plan will be approved if it is in accordance with this consent.
- 53. Prior to issue of the certificate under section 224(c) of the Act the consent holder shall satisfy the Council that all the conditions of consent have been complied with for the relevant stage (s).

REASONS FOR THE DECISION

Pursuant to sections 104, 104B and 108 of the Resource Management Act 1991, this non-notified discretionary activity application is granted for the following reasons:

- 1) The application merits granting of a resource consent pursuant to Section 104, 104B, and 108 of the Resource Management Act 1991.
- 2) The proposal is consistent with the objectives and policies of the Operative Ashburton District Plan.
- 3) The application qualifies for consideration on a non-notified basis, as the adverse effects are deemed to be less than minor and no persons are deemed to be affected by the proposal.
- 4) The proposal is in keeping with most of the General and Critical Standards outlined for such a subdivision activity.

ADVICE NOTES

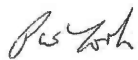
- 1) Note, Council will expect the road link between Grove Street and the development (through Open Space zone) to be implemented as part of this development, unless the associated landuse consent LUC21/0064 is declined. Withdrawal of LUC21/0064 will not be considered to discharge or remove the obligation to provide the linkage to Grove St.

- 2) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under Section 125 of the Act.
- 3) With condition 1 Scheme Plan revision J provides no connection to Grove Street is an interim measure until LUC21/0064 is approved. A hammer head design/cul-de sac with a minimum radius of 9.5m has been provided for Stage 1 in the vicinity of proposed Lots 40 and 41 Stage 1.
- 4) In regard to condition 15 Grahams Road may need additional sealing.
- 5) In regard to ROW's the turning head shall have a hammer head design.
- 6) Council shall set speed limits for all roads that will be vested to the Council and inform the consent holder of the required speed limit. The consent holder will be responsible for any fees or charges associated with New Zealand Gazette requirements.
- 7) In regard to condition 25 upon the Council's discretion the consent holder maybe required to add/alter/improve Councils assets capacity to ensure proper services to residents.
- 8) Water races are not to be built over, damaged and no building shall occur within 4m of a water race.
- 9) Each water lateral shall be fitted with a water manifold and metre in accordance with the Council's standards and policies.
- 10) Connection size for water supply domestic, front lots internal diameter 15mm internal dimension and rear lots 20mm.
- 11) Domestic sewer connection for a single residential unit 100mm for more than one residential unit 150mm.
- 12) Building consent or building consent exemption will be required for any plumbing/drainage work on private property as part of the sub-division.
- 13) Please ensure that all the necessary Canterbury Regional Council (ECan) consents are obtained. Please submit copies of these consents to the Council for review and consideration with the proposed subdivision prior to 224(c) approval.
- 14) Please note that related consents to be granted by Environment Canterbury will need consideration in implementing this subdivision consent in relation to storm water management and associated earthworks.
- 15) Lot 301 is provided as a future road and formation of the road over the Grove Street Park is a reasonable compensation off setting and payment to Council for the use of this land.

- 16) Lot 54 has an easement over Lot 301 for services and ROW until it is vested as road. The balance of Lot 301 will be a part of the recreation reserve.
- 17) In relation to the Council's infrastructural services it is proposed a 300mm sewer pipe teed to the existing sewer main is proposed to be constructed along the north western boundary will end with a manhole within proposed Lot 50. The feasibility of the connection will be determined as part of the engineering design process. The provisions for access over, any legal easements required into adjoining land and costs of this would be borne by the Ashburton District Council.
- 18) Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
- 19) This consent does not constitute authority to build or undertake private drainage works and it may be necessary for you to apply for a Project Information Memorandum and Building Consent if you have not already done so.
- 20) A copy of this consent and the associated approved drawings should accompany your application for a Project Information Memorandum and Building Consent. If not supplied unnecessary delay may occur in the processing of your application.
- 21) It is the applicant's responsibility to provide the Council with consent notices to sign at 224 certificate stage. If not supplied it is likely to result in unnecessary delay in the processing of your application.
- 22) If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have the right of objection under sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.
- 23) The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to info@adc.govt.nz and include the following details:
 - i. Name and telephone number of the project manager and the site owner;
 - ii. Site address to which the consent relates;
 - iii. Activity to which the consent relates; and
 - iv. Expected duration of works
- 24) The consent holder is requested to notify Council, in writing, once they have completed the works authorised by this resource consent. Such notification should be sent to info@adc.govt.nz including the following details:
 - i. Resource consent number
 - ii. Site address to which the consent relates

iii. Statement outlining how the applicant has complied with each of the conditions

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter York'.

Peter York
Consents Planner
Planning Team

FURTHER ADVICE NOTES

A Lapsing of Consents

Your attention is drawn to section 125 of the Resource Management Act 1991, which states that a resource consent lapses on the expiry of five years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless

- (a) The consent is given effect to, before the end of that period; or
- (b) An application which meets the criteria specified in section 125 is made to the Council.

B Compliance with Conditions

Please note that unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

C Changes to Conditions

Your attention is drawn to section 127 of the Resource Management Act 1991 which enables an application to be made at any time to Council to change or cancel any condition of this consent.

D Review of Decision on non-notified application

Your attention is drawn to section 357 of the Resource Management Act 1991. This section provides for a right of objection to Council in respect of this decision and in relation to additional charges the Council may have required you to pay.

Please note the procedure for making an objection under section 357C of the Resource Management Act 1991, which states that any such objection shall be made by notice in writing to the Council, setting out the reasons for the objection, within 15 working days of receiving the decision or of being notified of the requirement for the payment of additional charges, or within such further time as may in any case be allowed by the consent of the Council.

E Right of Appeal

Your attention is drawn to Sections 120 and 121 of the Resource Management Act 1991 and also the Resource Management (Forms, Fees, and Procedure) Regulations 2003/153, Regulations 16 – 19. Some key provisions to note are as follows:

- i) You may appeal against the decision of the Council by lodging a Notice of Appeal in the prescribed form with the Registrar of the Environment Court and with the Council within 15 working days of the receipt by you, or the person who filed the application on your behalf, of the Council's decision. The address of the Environment Court is as follows:

The Registrar
Environment Court

District Court Building
Armagh Street

P O Box 2069
Armagh Street
CHRISTCHURCH

CHRISTCHURCH

- ii) The appeal must be in the form prescribed by the Resource Management (Forms, Fees, and Procedure) Regulations 2003/153 or to like effect. The regulations may be purchased from Bennetts Government Bookshop, or they (and the RMA itself) are accessible on-line at www.legislation.govt.nz. The form is identified as Form 34 in the regulations.
- iii) A filing fee of \$500.00 GST inclusive must accompany every document by which appeal proceedings are commenced.
- iv) Section 121 of the Resource Management Act 1991 sets out important information as to the persons upon whom the appeal must be served and the time when service must take place. It is essential that these provisions be adhered to. Failure to do so may result in your appeal being struck out.

If you are in any doubt as to the procedures to be followed it is strongly recommended that you consult a lawyer.

F Development Contributions

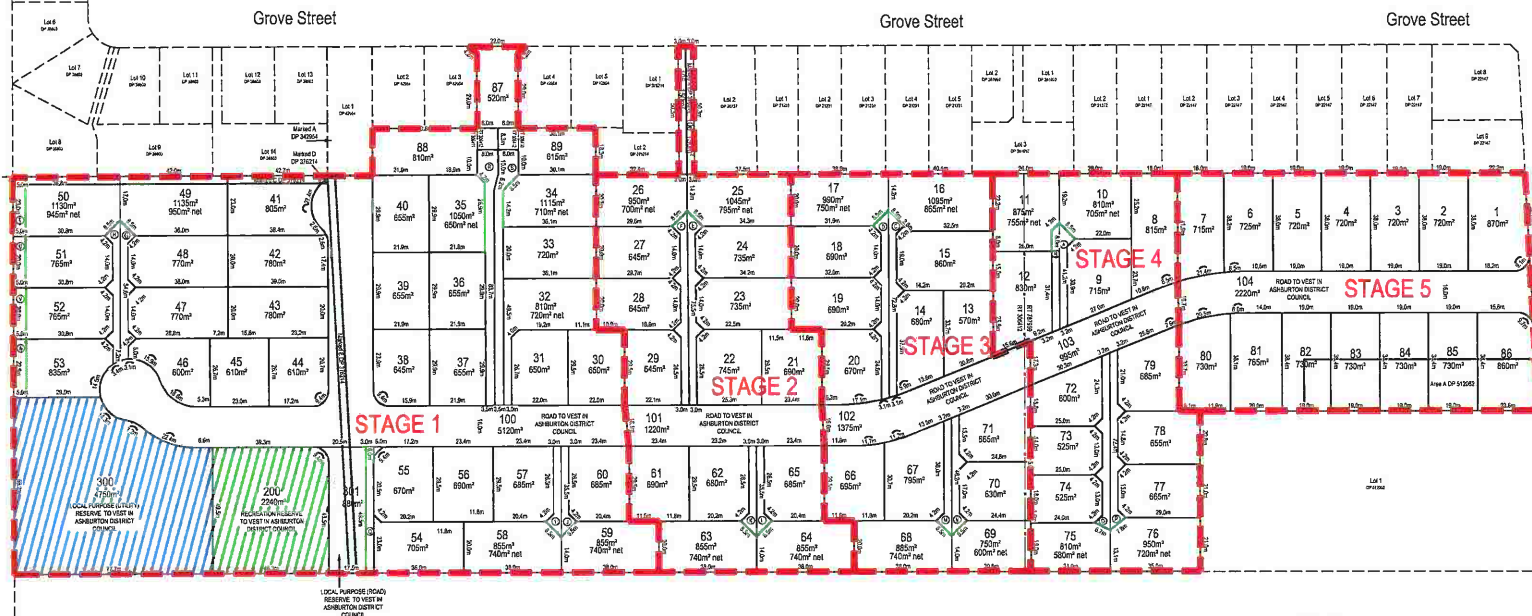
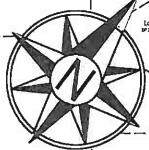
Development Contributions may be payable in accordance with policy set out in the current Long Term Council Community Plan and may become payable to council when any of the following instances occurs:-

- Application for a Building Consent for new build / additions – alterations / change of use
- Application to connect to council infrastructure
- Any situation where the council reasonably believes that there is an increase in demand on service capacity.

Development Contributions relate to development that creates an increased demand for infrastructural services provided by the council and how that added demand / capacity is paid for. Please refer to the current Long Term Council Community Plan for full detail and official policy - Vol II Finance & Policies. The council's current Fees & Charges Schedule sets out the charging structure in this matter. The Local Government Act 2002 sections 197 to 211 empowers council to act in this matter.

G Other Consent requirements

A Resource Consent may also be required from the Regional Council for the discharge of contaminants to land/ water. Please refer to requirements in the Natural Resources Regional Plan.



Approved District Planning
Consent Documents
Date approved: 26-11-2021
SUB21/0038
Sheet 1 of 1
Ashburton District Council

Schedule of Proposed Easements			
Purpose	Shown	Section	Doc Ref.
A	Lot 10	Lot 11	
B	Lot 11	Lot 9	
C	Lot 16	Lots 15, 17, 18 & 19	
D	Lot 17	Lots 15, 16, 18 & 19	
E	Lot 25	Lots 23, 24 & 25-28	
F	Lot 26	Lots 23-25, 4 & 27, 24	
G	Lot 49	Lots 47, 48 & 50-52	
H	Lot 59	Lots 47-49, 51, 52	
I	Lot 59	Lot 59	
J	Lot 59	Lot 59	
K	Lot 59	Lot 54	
L	Lot 54	Lot 53	
M	Lot 58	Lots 60, 70	
N	Lot 59	Lots 60, 70	
O	Lot 75	Lots 73, 74 & 76-78	
P	Lot 78	Lots 73-75 & 77, 74	
Q	Lot 301	Lot 54	
R	Lot 35	Lots 25-28, 36, 38 & 39	
S	Lot 34	Lots 23, 25, 35, 36 & 39	

Schedule of Proposed Easements in Gross			
Purpose	Shown	Section	Doc Ref.
Right to Drain Water in Gross	U	Lot 59	Ashburton District Council
V	Lot 52		
W	Lot 53		

Schedule of Existing Easements in Gross			
Purpose	Shown	Section	Doc Ref.
Right to Drain Water in Gross	MARKED C	Lot 41, 40 & 50	179228.1
Right to Carry Water and Sewage in Gross	MARKED D	Lot 41	179228.1

Schedule of Existing Easements			
Purpose	Shown	Section	Doc Ref.
Right of Way, Right to Drain Sewage, Right to Drain Water, Right to Carry Water, Right to Carry Electric Power, Right to Carry Telecommunications	MARKED A	Lot 105 & 106 previously Lot DP 378214	1774615.5

Schedule of Existing Easements to be Surrendered			
Purpose	Shown	Section	Doc Ref.
Right of Way, Right to Drain Sewage, Right to Drain Water, Right to Carry Water, Right to Carry Electric Power, Right to Carry Telecommunications	MARKED B	Lot 378214	1774615.5

Schedule of Existing Easements in Gross to be Surrendered			
Purpose	Shown	Section	Doc Ref.
Right to Drain Sewage in Gross	MARKED E	DP 378214	179080.3

NOTES:

- SURVEY IS IN TERMS OF NZGD2000, GAWLER CIRCUIT
- AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY AND LINZ APPROVAL
- SITE EXTENT AERIAL PHOTOGRAPH HAS BEEN CAPTURED USING UAV, DATED 16 FEBRUARY 2021. AERIAL PHOTOGRAPHY OUTSIDE OF SITE EXTENTS HAS BEEN SOURCED FROM LINZ DATA SERVICE AND IS DATED 2017-2018 FEATURES ON SITE MAY DIFFER FROM THOSE SHOWN.
- LEGAL DESCRIPTION: LOT 1 DP 42954 COMPRISED IN RT CB21A/957 TOTAL AREA = 881m²
- LEGAL DESCRIPTION: LOT 3 DP 378214 COMPRISED IN RT 308410 TOTAL AREA = 550m²
- LEGAL DESCRIPTION: LOT 4 DP 378214 COMPRISED IN RT 308411 TOTAL AREA = 746m²
- LEGAL DESCRIPTION: LOT 5 DP 378214 COMPRISED IN RT 308412 TOTAL AREA = 6.2225ha
- LEGAL DESCRIPTION: LOT 2 DP 512062 COMPRISED IN RT 787969 TOTAL AREA = 2.2512ha
- RT 308410, 308411, 308412 & 787969 CONTAIN INTERESTS THAT MAY NOT BE SHOWN - FURTHER INVESTIGATION MAY BE REQUIRED.
- AREA A DP 512062 IS SUBJECT TO A LAND COVENANT - SEE INSTRUMENT 9810590.3
- LOTS 100, 102, 105, 106 & 107 SHALL BE VESTED AS ROADS IN ASHBURTON DISTRICT COUNCIL

Rev.	Date	Description	Drwn	Chk	Appd
J	22/10/2021	GROVE ST ACCESS	RG	RG	RG
I	19/07/2021	VARIOUS RFI AMENDMENTS	RG	RG	RG
H	23/06/2021	LOT 301 ADDED	SG	SG	SG
G	5/05/2021	LOT 1 DP 42954 INCLUDED	SG	SG	SG
F	20/04/2021	LOTS 72 - 75 REVISED	SG	SG	SG
E	14/04/2021	LOTS 88 & 89 ADDED	SG	SG	SG
D	13/04/2021	LOT 300 AREA REDUCED	SG	SG	SG
C	22/03/2021	LOT 101 AMENDED TO 10m	SG	SG	SG
B	15/03/2021	LOT 101 AMENDED TO 8m	SG	SG	SG
A	10/03/2021	DRAWING ISSUED	SG	RG	Appd

GRAHAM
SURVEYING

Drawn	RG	Date	09/03/2021	© Graham Surveying Limited
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Surveyed	RG	Date	16/02/2021	
Approved	RG	Date	10/03/2021	
Project	GRAHAMS ROAD & GROVE STREET TINWALD ASHBURTON			
Title	LOTS 1 - 89, 100 - 107, 200, 300 & 301 BEING A PROPOSED SUBDIVISION OF LOTS 3 - 5 DP 378214 LOT 2 DP 512062			
Status	FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Scale	1:2000m	Size	A3	
Horizontal Datum	GAWLER 2000	Vertical Datum		
Client	GS HOLDINGS (2006) LIMITED			
Drawing Number	GSL21015-RC-1400			
Revision	J			