

Resource Consent Decision

RC225470



APPLICANT:	Markham Trust
PROPOSAL:	To undertake a subdivision to create 38 residential allotments ('Lot(s)'); 2 development lots for future comprehensive housing; associated roading and infrastructure services on land Zoned Rural (Inner Plains).
LOCATION:	545 East Maddisons Road, Rolleston
LEGAL DESCRIPTION:	Lot 1 DP 326339 being 4 hectare in area more or less, as contained in Record of Title 107005.
ZONING:	Operative Selwyn District Plan (2016) The property is zoned Rural (Inner Plains) under the provisions of the Operative District Plan (Rural) Volume
STATUS:	Operative Selwyn District Plan (2016) RC225470 -This application has been assessed as a subdivision consent for a Non-Complying activity under the Operative District Plan.
This application was formally received by the Selwyn District Council on 6 July 2022. Assessment and approval took place on 24 January 2023 under a delegation given by the Council.	

Decision

- A. Resource consent RC225470 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent RC225470 be **granted** pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act:

General conditions

1. The subdivision shall proceed in general accordance with the information submitted with the application, and the attached approved subdivision plan prepared by Access Land Surveying Ltd., dated 14/11/2022, and entitled "*Lots 23 - 61, 100 - 104 being Proposed Subdivision of Lot 1 DP 326339, Drawing No.: 3572, Sheet 1, Revision A*" including any utility lots required.

Survey plan approval (s223) conditions

2. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan titled 'Lots 23 - 61, 100 - 104 being Proposed Subdivision of Lot 1 DP 326339', prepared by Access Land Surveying Ltd., dated 14/11/2022. The survey plan must show all easements, any amalgamation conditions, and any areas subject to covenant required by this subdivision consent.

3. The right(s)-of-way and any services easements, and/or easements in gross over parts of Lot(s) 1, 2, 4, 5 and 6 must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

Section 224(c) compliance conditions

Disposal of Soils Off-site

4. Any soils disposed off-site from the former offal/burn pits and raised garden beds must be disposed of to a facility authorised to accept the material. The consent holder shall submit evidence (i.e. weighbridge receipts or waste manifest) of the disposal of surplus soils from the site to an authorised facility to the Compliance and Monitoring Team, compliance@selwyn.govt.nz, no later than 20 working days following this disposal.

Discovery of Unforeseen Contamination

5. In the event that soils are found to have visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) engaged by the consent holder has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils. The consent holder shall immediately notify the Compliance and Monitoring Team, compliance@selwyn.govt.nz. Any measures to manage the risk from potential soil contamination shall also be communicated to the Council prior to work re-commencing.

Engineering approval

6. The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:
 - Water supply
 - Sewerage
 - Stormwater
 - Roading, including streetlighting and entrance structures
 - Upgrade of existing road frontages
 - Shared accessways
 - Landscaping and irrigation.

No work shall commence until Engineering Approval has been confirmed in writing. Any subsequent amendments to the plans and specifications shall be submitted to the Development Engineering Manager for approval.

7. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
8. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
9. The consent holder shall include with the engineering plans and specifications submitted for Engineering Approval, 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.
10. Unless specific provision is made otherwise through the Engineering Approval 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.

11. The consent holder shall provide accurate 'as built' plans of all services to the satisfaction of the Development Engineering Manager. All assets being vested in Council shall be provided in an appropriate electronic format for integration into Council's systems. Any costs involved in provision and transfer of this data to Council's systems shall be borne by the consent holder.
12. The consent holder shall provide a comprehensive electronic schedule of any assets to be vested in the Council to the satisfaction of the Development Engineering Manager. The schedule shall include but not be limited to installed material unit costs, type, diameter, class, quantity and include summary details.
13. The consent holder or consent holder's agent shall contact the Development Support Engineer (ph: 3472813) prior to any work taking place to discuss infrastructure requirements. This includes but is not limited to location and configuration of water and sewer connections.

Maintenance Bonds

14. (In accordance with the Council's Bonding Policy of Subdivision Works and Large Projects as at the date of issue of this consent)
15. The Consent Holder shall enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in the Council in relation to the Consent at the issuance of the section 224(c) certificate and continue until the Council tests and accepts the quality of the bonded infrastructure and the agreed or stipulated maintenance period taking into account any needed repairs, replacement or rectification required for a period of:
 - (a) 12 months for roading, water, sewer and stormwater reticulation; and
 - (b) 24 months for landscaping, reserve assets, stormwater treatment and discharge systems and sewer pump stations.

New roads

16. All roads shall be constructed in accordance with the approved engineering plans.
17. All roads shall be vested in the Selwyn District Council as road.

Road Frontage Upgrades

18. The road frontage of all lots created adjacent to East Maddisons Road shall be upgraded to an urban standard, this work is required to be approved and undertaken through the Engineering Approval.

Corner Splays

19. The corner of lots Lot 36, 37, 46, 100 and 103 at the road intersection shall be splayed with a rounded minimum radius of 3 metres. (urban roads only)
20. *Street Lighting* Street lighting shall be provided on all new roads and existing roads in accordance with the Engineering Approval.

Street name blade installation

21. The consent holder shall install street name blades displaying the Council approved street name and poles at each intersection in accordance with Policy R430.
22. Road 1 and Road 2 shall be formed as a primary road's. Road 3 shall be formed as a secondary Road.
23. If a roading connection to the South can be completed Lot 102 shall be formed as a primary road and as an extension of Road 1. The intersection of Road 1 and Road 3 shall be formed in such a way that it is clear which road is the primary road.
24. If a roading connection to the South cannot be completed Road 1 and 2 shall be formed as a "crescent" and the primary road into and out of the subdivision. The formation of the intersection where Road 3 connects to the "crescent" shall be formed such that it is clear that Road 3 is the secondary road. The road alignment may require alteration to meet this requirement and can be addressed at Engineering Approval. Appropriate traffic calming is required to be used on Road 3. The chosen traffic calming device shall be submitted and reviewed as part of the Engineering Approval process.

Reserves

25. Pursuant to the relevant legislation the consent holder shall vest Lot 101 in the Council as Local Purpose (Access Way) Reserve.
26. The consent holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.

Urban shared accessways

27. The vehicle accessway serving Lots 24 & 25; Lots 28, 29, 30 & 31; Lots 55 & 56; Lots 57 & 58 shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume).
28. A vehicle crossing to service Lots 24 & 25; Lots 28, 29, 30 & 31; Lots 55 & 56; Lots 57 & 58 shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume). The vehicle crossing shall be sealed/metalled to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.

General Conditions (Water Supply, Stormwater and Sewer)

29. Each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems. This condition does not apply to stormwater where ground soakage is available. (townships only)
30. Where sewer and water mains and stormwater systems 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.

Water Supply

31. The net area of each lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved Engineering Plans.
32. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
33. Connection into Council's reticulated water supply shall either be carried out or supervised by Council's contractor CORDE at the cost of the consent holder.
34. The existing on-site water supply system on lot(s) 100 shall be decommissioned, and the existing bore/well shall be sealed and made good to prevent contamination entering the source of groundwater.
35. Any existing bore/well that is no longer in use shall be sealed and made good to prevent contamination entering the source groundwater.
36. Any existing water connections between existing dwellings shall be disconnected to the satisfaction of Council's Development Engineering Manager. Existing dwellings that are not being removed from the site shall be provided with new individual Council maintained points of supply at the property boundary that will be connected to the reticulation network. Connection of the existing dwelling to the Council maintained point of supply is not part of the consent. A building consent will be required for this work.
37. Detailed design of the vested water reticulation network proposed by the consent holder shall also confirm the servicing requirements of the future development lots. If additional infrastructure is required to service the future development lots it will be addressed at Engineering Approval.

Sewer

38. That 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.
39. 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. (Gravity sewer)
40. All sewer reticulation to be vested shall meet Council CCTV standards.

41. Connection to the Council sewer shall be arranged by the consent holder and the work shall be done by a registered drainlayer.
42. The existing on-site effluent treatment and disposal system on lot(s) 100 shall be decommissioned and removed from the site or backfilled. A building consent will be required for this work. (septic tank decommissioning),
43. The existing on-site effluent treatment and disposal system on the property shall be decommissioned and removed from the site or backfilled. Existing dwellings that are not being removed from the site shall be provided with new individual Council maintained points of supply at the property boundary that will be connected to the reticulation network. Connection of the existing dwelling to the Council maintained point of supply is not part of the consent. A building consent will be required for this work.
44. The consent holder is required to provide a suitable connection to Councils wastewater reticulation network to service this development. The connection and all required infrastructure upgrades are subject to Engineering Approval. Any upgrades necessary to provide wastewater to this development shall be undertaken by the consent holder at their expense unless otherwise agreed in writing by Council.
45. If detailed design determines that a wastewater pumpstation is required to be installed by the consent holder to service the development, engineering plans shall be submitted to the Development Engineering Manager for approval. The consent holder will operate the pumpstation until Council issue acceptance in writing. Once the pumpstation is accepted, Council's 5-waters Maintenance Operator will operate the pumpstation and the consent holder will enter a 2-year defects liability period and supply a maintenance bond to be held as per Council's Bond Policy.
46. Detailed design of the vested wastewater reticulation network proposed by the consent holder shall also confirm the servicing requirements of the future development lots. If additional infrastructure is required to service the future development lots it will be addressed at Engineering Approval.

Stormwater

47. The consent holder shall install stormwater reticulation treatment and disposal systems to service the subdivision in accordance with the approved engineering plans and the requirements of Canterbury Regional Council.
48. 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 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.
 - Existing and proposed drainage plan with sub catchments and flow arrows to show how the drainage will be affected.
 - Calculations to demonstrate compliance with the Engineering Code of Practice and any relevant Environment Canterbury consent conditions.
 - Ongoing operation and maintenance requirements.
49. 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.
50. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
51. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.

52. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions will be subject to Selwyn District 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.
53. The consent holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) Completion Certificate.
54. Where stormwater mains in private property are to be vested in Selwyn District Council, a written request shall be submitted to the Development Engineering Manager. Easements in gross in favour of Council shall be provided.
55. All stormwater reticulation to be vested shall meet council CCTV standards

Power and Telecommunications Services

Front lots

56. The consent holder shall provide electricity and telecommunications to the net area of each lot of the subdivision with direct frontage to a road by way of underground reticulation in accordance with the standards of the relevant network utility operator.

Rear lots

57. The consent holder shall provide infrastructure to the net area of each rear lot of the subdivision to enable electricity and telecommunications connections by way of underground reticulation in accordance with the standards of the relevant network utility operator. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telecommunications service connections have been installed to each lot.

Site Stability and Site Works

58. That the consent holder ensure on a continuing basis (until Certificates of Title are available for each allotment) 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.
59. A site ground investigation shall be carried out by a suitably qualified person and a report provided to council.
60. 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) 4431:2022 Engineered Fill Construction for Lightweight Structures.
61. At the completion of all earthworks Certificates satisfying the conditions of 4431:2022 Engineered Fill Construction for Lightweight Structures, are to be provided to the Selwyn District Council. These certificates will detail the extent and nature of all earthworks undertaken.

Landscaping

62. The consent holder shall landscape the street frontages. The minimum standard (unless otherwise agreed through Engineering Design Approval) 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.
63. Entrance structures shall not be placed on Council road reserve.

Fencing Covenants

64. The consent holder shall ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots.

- a) This shall be ensured by way of a fencing covenant registered against the computer freehold register to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the consent holder.
- b) The consent holder shall procure a written undertaking from the consent holder's solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan.

Reserves

- 65. Pursuant to the relevant legislation the consent holder shall vest Lot 101 in the Council as Local Purpose (Access Way) Reserve.
- 66. The consent holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.

Consent Notice

- 67. Unless a resource consent has been granted otherwise dwellings and residential activities (this does not include vehicle crossing to vehicle crossing separation distances) including accessory buildings and fencing must be undertaken in accordance with small lot medium density Living Z standards in the Township Volume of the Operative Selwyn District Plan or alternatively if the site is rezoned, dwellings, buildings and residential activities including accessory buildings and fencing shall be in accordance with those new zone rules unless a resource consent has been granted otherwise.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lot(s) 23-60; Lots 100 and 103 to ensure that it is complied with on a continuing basis.

- 68. Any Lot created for the purposes of Utilities shall be used as a utility lot only.

This condition must be registered as a consent notice on the record(s) of title for each utility lot created.

- 69. Unless a resource consent has been granted otherwise or otherwise permitted by the Operative District Plan:

- (a) Any lot which shares a boundary with a reserve or walkway shall be limited to a single fence or freestanding wall erected within 5m of any Council reserve boundary and that includes 50% visually transparent fencing as required by the District Plan, at the time that the fence or freestanding wall is constructed. For further information, please refer to the relevant rule in the District Plan or contact the duty planner at Selwyn District Council.

On-going compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.

- 70. That Lot 102 may be used as a future road connection to Lot 56 DP 573266 and no Development Contributions will be payable for this lot. In the event this lot is not required for this purpose unless a resource consent has been granted otherwise dwellings and residential activities including accessory buildings must be undertaken in accordance with Living Z standards in the Township Volume of the Operative Selwyn District Plan or alternatively if the site is rezoned, dwellings, buildings and residential activities including accessory buildings shall be in accordance with those new zone rules unless a resource consent has been granted otherwise and Development Contributions will be payable.

This condition must be registered as a consent notice on the record of title to be issued for Lot 102 to ensure that it is complied with on a continuing basis.

- 71. A public pedestrian/cycle connection to Lot 2007 DP 576787 must be provided/built when Lot 103 is developed.

This condition must be registered as a consent notice on the record of title to be issued for Lot 103 to ensure that it is complied with on a continuing basis.

Attachments

RC225470 Approved Plan.

Development Contributions (Subdivision Consents)

Development contributions are not conditions of this resource consent and there is no right of objection or appeal under the Resource Management Act 1991. Objections and applications for reconsideration can be made under the Local Government Act 2002.

The consent holder is advised that pursuant to the Local Government Act 2002 and the Council's Development Contribution Policy 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 in the attached table are applicable at the time of the granting of this consent. If the time between the date the resource consent is granted and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. 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. Please contact our Development Contributions Assessor on 03 347 2800 or at development.contributions@selwyn.govt.nz.

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	40.00	0.00	40.00	2,192.00	87,680.00	13,152.00	100,832.00
Wastewater	40.00	0.00	40.00	0.00	0.00	0.00	0.00
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	40.00	1.00	39.00	10,352.00	403,728.00	60,559.20	464,287.20
Roading	40.00	1.00	39.00	1,310.00	51,090.00	7,663.50	58,753.50
Lowes Road ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					542,498.00	81,374.70	623,872.70

Notes to the Consent Holder

Lapse Period (Land Use Consents)

- 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.

Lapse Period (Subdivision Consents)

- Under section 125 of the RMA, this subdivision consent lapses five years after the date it is granted unless:

- (i) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
- (ii) An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Monitoring

- c) In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- d) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.
- e) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance and Monitoring Team, compliance@selwyn.govt.nz
- f) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.
- g) For clarity, it is noted that the applicant is not seeking consent for the bulk earthworks as part of this application and therefore an advice note is included that a consent will be required for the same.

Earthworks Consent

- h) RC235063 does not approve bulk earthworks and a new land use consent will be required if they do not comply with the Operative Selwyn District Plan Rules or any new rules under the Proposed Selwyn District Plan once they have legal effect.

Engineering Approval

- i) Engineering Approval – 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/

The application shall include:

- 72. Design specifications
- 73. Design drawings
- 74. Design calculations
- 75. Relevant Resource Consents or Certificates of Compliance.

All correspondence regarding engineering approvals is to be directed to:

Development.Engineer@selwyn.govt.nz

- j) Maintenance Bonds (In accordance with the [Council's Bonding Policy of Subdivision Works and Large Projects](#) as at the date of issue of this consent)

Maintenance bonds shall be valued at 5% of the total value of works (plus GST).

- 1. The resource consent holder shall provide costings and estimates for the total value of works from an independent quantity surveyor, acceptable to Council, at the resource consent holder's expense.
- 2. The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:
 - (a) Inflation;

- (b) Delays in works being completed; or
- (c) Repairs, rectification and or replacement is required
- (d) Price escalations.

Street names, numbering and signage

- k) Road and street names and individual property address numbers shall be adopted only upon Council approval. The applicant 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. This may be done at Engineering Approval.
- l) Council will arrange for the installation of the street name signs and poles at each intersection to the Council's standard.

Road Frontage Upgrades

- m) Where existing road frontages are to be upgraded, this work is required to be approved and undertaken through the Engineering Approval.

Property numbering

- n) All new residential lots adjoining legal roads and/or private roads/rights of way created by this subdivision 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.

Vesting of roads and reserves subject to land covenants

- o) The Council accepts new roads or reserves subject to land covenants in limited circumstances as outlined in the Policy for the Vesting of Road and Reserves Subject to Land Covenants which is attached to this decision.

Vehicle Crossings

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

Building Act

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

Accessible Carparking Spaces

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

Regional Consents

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

Impact on Council Assets

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

Vehicle Parking During the Construction Phase

- u) Selwyn District Council is working to keep our footpaths safe and accessible for pedestrians. During the construction phase (and at all other times):
 - Please park on the road or fully within your property.
 - It is illegal to park on or obstruct a footpath.
 - Arrange large deliveries when school children are not around
 - Blocking the footpath can cause a school child to have to move out onto the road or cross the road at a location they are not familiar with.
 - Parking on the footpath also damages the utility services like internet fibre underneath

Vehicle Crossings

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

Water Supply, Stormwater and Sewer

- w) The net area of each lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the approved Engineering Plans.
- x) Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
- y) Connection into Council's reticulated water supply shall either be carried out or supervised by Council's contractor CORDE at the cost of the consent holder.

Water supply

- z) For supervision purposes a minimum of 2 working days' notice is required. Please note a connection fee being the actual cost quoted by CORDE will apply.
- aa) The existing on-site water supply system on lot(s) 100 shall be decommissioned, and the existing bore/well shall be sealed and made good to prevent contamination entering the source of groundwater.

Sewer

- bb) The applicant is advised that the options included in the AEE may not be viable.
- cc) Suitable connection point to the Council sewer network shall be provided and subjected to the Council approval. The consent holder shall carry out necessary investigation to make sure the invert level and capacity of the downstream sewer network is suitable for the proposed activity.

Stormwater

- dd) The Stormwater Operations and Maintenance Manual 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 level 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 ie notification procedure at least two months prior to requesting handover.
- ee) 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.
- ff) Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.
- gg) Council has the right to have designs peer reviewed at the consent holder's cost.
- hh) All stormwater reticulation to be vested shall meet council CCTV standards
- ii) The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. The use of these materials is prohibited in accordance with the conditions of Selwyn District Council's global stormwater consent.

Power and Telecommunications Services

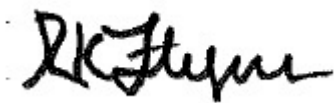
- jj) In the case of rear allotments accessed and serviced via private accessways, the condition requires that the infrastructure is in place to make a connection to services ie that a conduit is in place to enable cables to be installed in the accessway without disturbing it. The cables themselves are not required to be installed.

Landscaping

- kk) The Council does not encourage permanent irrigation systems in reserves to be vested in Council. The need for an irrigation system will be assessed on a case by case basis and approval given through the Engineering Approval process.

Yours faithfully

Selwyn District Council



Rosie Flynn

Team Leader, Resource Consents

Notes:
These notes are an intergral part of this plan.
Areas and dimensions are subject to survey.
The Council datum has been transferred to the site using GNSS survey equipment.
Estimated accuracy of levels shown on the plan relative to the Council datum is ±30 mm
This plan has been carried out to topographical standards. all levels shown are correct at time of survey.
Critical dimensions and levels should be verified.
Access Land Surveying does not gurantee the accuracy of any underground services shown on this plan.
This plan is issued for a specific project and may not be altered or used for any other purpose without the prior written consent of Access Land Surveying Ltd.
Levels are in terms of Lyttleton Vertical Datum 1937, Origin of levels: UG32 (B882) RL55.9078
Contour interval 0.25m

Schedule of areas:
No of Residential Lots 38
Net Residential area: 16955m²
Average net area: 446m²
Balance lots for future development:
Lot 100: 6479m²
Lot 103: 7400m²
Road (Lots 101 & 102) to vest in SDC: 8426m²

Memorandum of Easements

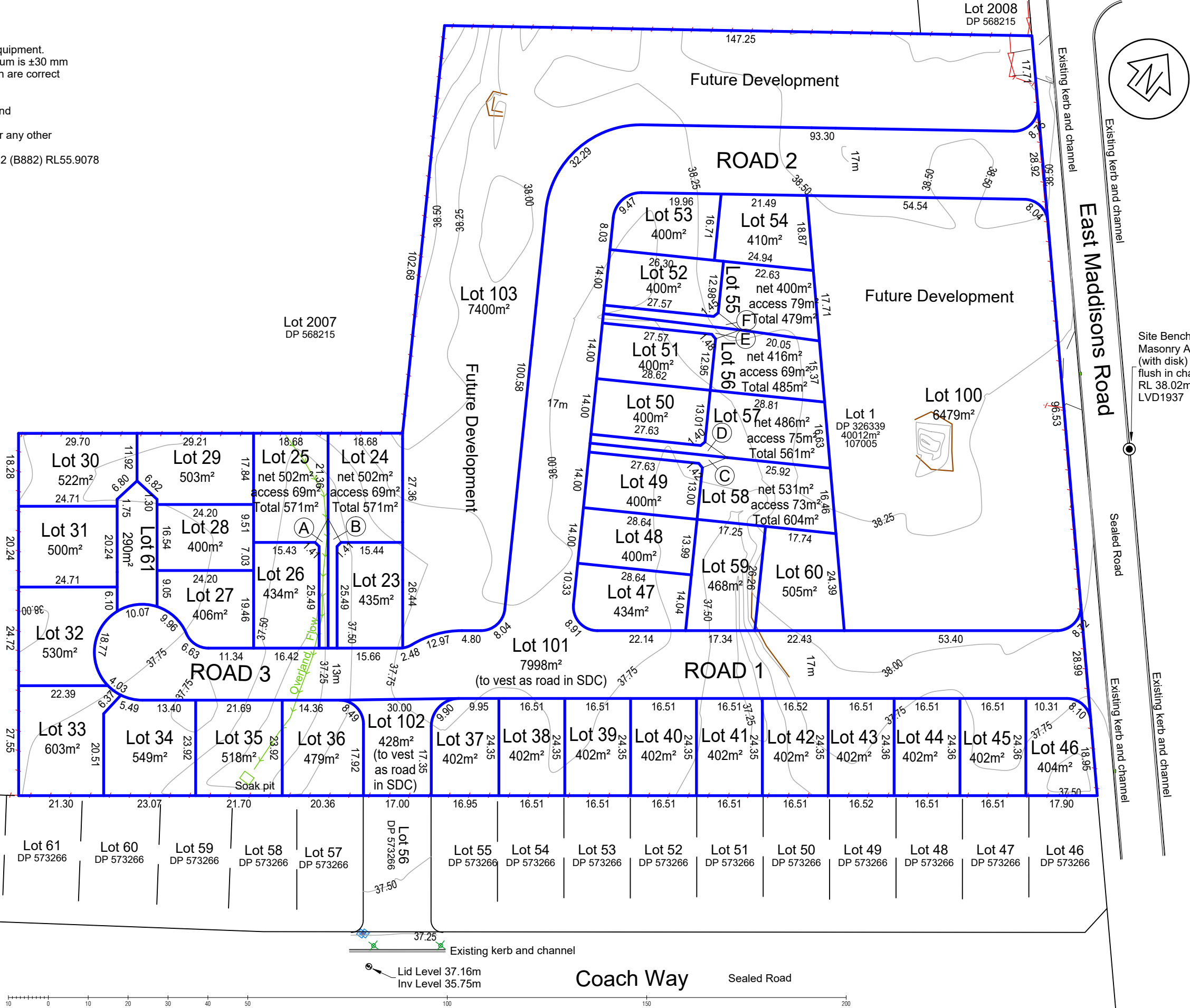
Nature	Servient Tenement		Dominant Tenement
	Shown	Lot	
Right of Way, Right to drain water and sewage, Right to convey power, water and telecommunications	A	Lot 25	Lot 24
	B	Lot 24	Lot 25
	C	Lot 58	Lot 57
	D	Lot 57	Lot 58
	E	Lot 56	Lot 55
	F	Lot 55	Lot 56

Amalgamation Condition
That Lot 61 hereon (legal access) be held as to four undivided one-fourth shares by the owners of Lots 28 - 31 hereon as tenants in common in the said shares and that individual Computer Freehold Registers be issued in accordance herewith.

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
225470

24/02/2023 flynnr



Registered Professional and Licensed Cadastral Surveyors
MNZIS Member of Consulting Surveyors NZ
access@landsurveying.co.nz
p: 03 335 0329
m: 0274 987 240

Notes:

Lots 23 - 61, 100 - 104 being Proposed Subdivision of Lot 1 DP 326339

Issue Details		
Rev.	Description	Date
A	For information	14/11/2022

Date: 14/11/2022	CT ref: 107005	A3 Sheet Revision A
Surveyed: LS/RV	Total area: 4.00ha	
Drawn: LS	Client: Hill Street Limited	Sheet: 1 of 1 Ref: 3572
Checked: RV	Scale: 1:1000	
Local Authority: Selwyn District		