

## RESOURCE CONSENT DECISION: 145386



Proposal:	Subdivision to create in 14 stages: 291 residential lots; roads and reserves to vest.
Location:	Corner Edward Street and Ellesmere Road, Lincoln
Legal Description:	Pt Lot 1 DP 9172 being 26.5006ha in area more or less, as contained in Certificate of Title CB37B/525
Zoning:	The property is zoned Living Z under the provisions of the Partially Operative District Plan (Townships) Volume
Status:	<p>The application has been assessed as a consent for a non complying activity under the Partially Operative District Plan.</p> <p>As such the relevant provisions of: the Partially Operative District Plan (Townships) Volume and the Resource Management Act 1991; have been taken into account.</p>

The subdivision application was formally received by the Selwyn District Council on 27 July 2014. Assessment and approval took place on 19 November 2014 under a delegation given by the Council.

### DECISION

"Resource consent 145386 is 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.

1. That 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. That the subdivision shall proceed in substantial accordance with the attached approved subdivision plans (Baseline Group Lincoln Tai Tapu Scheme Plan Rev P16 Sheets 1 - 15 and now marked SDC 145386) including any additional balance lots and utility lots required, except where varied by the following conditions of consent.
3. That point strips shall not be created.
4. The subdivision shall be staged as follows:

Stage	Lots
1A & 1B	1 – 5, 505, 514

Stage	Lots
1C	500, 501
2	6 – 10, 104 – 108, 127 – 137, 164 – 166, 182 – 184, 601
3	11 – 29, 100 – 103, 602
4	167 – 172, 185 – 193, 219 – 228, 502, 503, 603
5	173 – 175, 194 – 218, 229, 504, 515, 600, 604
6	30 – 37, 94 – 99, 506, 507, 605
7	109 – 114, 121 – 126, 138 – 144, 150, 151, 161 – 163, 508, 509, 606, 607
8	152, 159, 160, 179 – 181, 265 – 272, 510, 608
9	176 – 178, 230 – 244, 273 – 278, 286 – 291, 511, 609
10	38 – 49, 89 – 93, 610
11	50 – 62, 75 – 80, 88, 611
12	63 – 74, 81 – 87, 115 – 120, 145 – 149, 512, 612
13	153 – 158, 245 – 264, 284, 285, 613
14	279 – 283, 513, 614

Stages may occur in any order, except that:

- a. Stage 1C shall occur no later than the first stage containing residential lots.
  - b. Council will not issue 224(c) certification for any stage (other than Stages 1A, 1B, 1C, 2 and 5) unless a legal road has been formed to that stage from a previously developed stage.
5. That all required easements shall be created and granted or reserved.
  6. Stage 11: That the Right of Way in Gross easement over Lot 611 in favour of Selwyn District Council, shown “AB” on the approved plans, shall be cancelled.

**General Engineering Conditions**

7. That all work shall comply with the Engineering Code of Practice except as agreed with Council.
8. That the plans and specifications of all works, including water, irrigation, sewer, roading, 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.

9. 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 from Environment Canterbury.
10. 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.
11. That 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.
12. That 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.
13. That where the subdivision results in any Council assets being decommissioned, then a comprehensive electronic schedule of these shall be provided to Council. The schedule will include but not be limited to material type, diameter, class, length and position (x, y and z co-ordinates), and shall be identified against the asset ID already provided in Council's Asset Register.

Site stability and site works

14. That all site works shall be undertaken in accordance with the conditions of resource consent 145539.
15. That the Consent Holder shall ensure on a continuing basis (until Certificates of Title are available for each allotment) that dust is not generated from: consolidated material; the 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 applies to exposed areas of earth, stockpiles and unsealed roads.
16. That the Consent Holder shall ensure on a continuing basis that dust created by the disturbance or transportation of materials is confined to within the boundaries of the application site.
17. That dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.
18. Any filling on the site is to take into account the current land stormwater and drainage pattern and is not to divert stormwater onto adjoining properties.
19. 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.

20. 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.
21. Stages 1, 2 and 4: that the Consent Holder shall supply sufficient further analysis and reasoned argument to demonstrate that the Technical Category 3 (TC3) area shown on the attached plan (Baseline Group Lincoln Tai Tapu Scheme Plan Rev P9 Sheet 1, now marked SDC 145386) either:
  - a. will in fact perform as equivalent TC2 land; or
  - b. has been sufficiently remediated to mitigate liquefaction induced ground deformations to within the TC2 range.

Roading and access

22. That all roads shall be constructed in accordance with the approved engineering plans.
23. 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.
24. That a vehicle crossing and accessway to service each lot accessed by a shared accessway shall be formed in accordance with Appendix 13 of the Partially Operative District Plan (Townships Volume), including Tables E13.5 and E13.8. Each vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing and from the edge of the formed road to the property boundary.
25. That street lighting shall be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications.

Water, sewer and stormwater (general)

26. Each residential allotment within the subdivision shall be separately serviced with water, sewer and stormwater systems.
27. 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

28. That the existing water main in Edward Street shall be extended to service the subdivision. Unless otherwise authorized by Engineering Approval, the pipe shall have a minimum diameter of 200mm and extend from the existing terminal point to the intersection of Edward Street and the new road, and then south along the new primary road.
29. That the existing Liffey Springs water main shall be extended to service the subdivision. Unless otherwise authorized by Engineering Approval, this pipe shall have a minimum diameter of 150mm.
30. That the net area of each lot of the subdivision be provided with an individual connection to Lincoln's potable high pressure water supply in accordance with

the approved Engineering Plans. Each lateral shall be fitted with a water manifold and water meter in accordance with Council Policy 208, the approved engineering plans and subsequent amendments to both documents. Water meters shall be installed in the road reserve only. Please note that multi meter boxes may be utilised.

### Sewer

31. That each residential 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. 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. Connection to the Council sewer shall be arranged by the Consent Holder, with the work to be done by a registered drainlayer.

### Stormwater

32. That the consent holder shall design and install stormwater reticulation, treatment and disposal systems to service the subdivision in accordance with the approved Engineering Plans and in compliance with Environment Canterbury consent CRC111663.1 (or subsequent variations). The Consent Holder shall obtain all necessary consents to construct and operate the stormwater facility until Council authorises the facility to be transferred under the global consent (CRC111663.1). Please note that submerged outlet sumps will be required.
33. Where the historical stormwater drainage from any adjacent property was onto the application site, the development shall maintain or mitigate the historical discharge.
34. The consent holder shall prepare and submit a Stormwater 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 Holders cost.
35. Where stormwater discharges are to be undertaken as a permitted activity, evidence of compliance (including calculations) with condition 5 of S5.72 of the PL&W Plan and WQL6 of the NRRP shall be supplied to Council with the application for Engineering Approval.
36. Any discharge of construction dewatering into a drain or waterway must receive prior approval from Council.
37. Except where authorized by Engineering Approval, the development shall not increase the rate or volume of stormwater discharge in the post development scenario compared to the pre-development levels.
38. Except where authorized by Engineering Approval, the Consent Holder shall ensure that stormwater discharges from the subdivision will not discharge runoff, cause ponding or nuisance to neighbouring land.

### Land drainage

39. That the existing drain running along Edward Street shall be piped on the western side of the intersection into the subdivision in accordance with the approved engineering plans.

### Landscaping and irrigation

40. The consent holder shall landscape the street frontages in accordance with the approved Engineering Plans. The minimum standard (unless otherwise agreed through Engineering Plan 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.
41. The landscaping proposal shall include, but not be limited to: detailed landscape plans and specifications including hard and soft landscaping; ground shaping; structures; paving; irrigation; wall and fencing design; plant lists; signage; sculptures; and works of art.
42. Any entrance structure located in the road reserve shall be of a low maintenance design and be constructed in accordance with the approved engineering plans.
43. Unless advised otherwise through the Engineering Plan Approval, 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.
44. Any irrigation system shall be maintained by the Consent Holder until 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 Managers requirements.
45. 'As Built' plans of the system shall be supplied to Council's Asset Manager in accordance with the 'As Built' requirements contained elsewhere in this approval.

### Utilities

46. That electricity supply and telecommunications be supplied to the net area of each residential lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operators.
47. The Consent Holder shall provide evidence in writing from the relevant network utility operators that electricity and telephone service connections by way of underground reticulation have been installed such that each lot has the ability to connect to such services.

### Consent notices and covenants

48. This site has been assessed as being Technical Category 2 equivalent in terms of Ministry of Building, Innovation and Employment requirements for liquefaction. Further geotechnical assessment and foundation assessment will therefore be required prior to the erection of any building. 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 each lot.

49. That a consent notice shall be imposed on any utility lot created stating that this shall be used as a utility lot only and may not be used for calculating future boundary adjustments or subdivisions.
50. That where a residential lot has frontage to an area specifically formed as a parking layby, no vehicle crossing shall be constructed across the parking layby without prior approval of Councils Roading Department. 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 each affected lot.
51. That unless a resource consent has been granted otherwise, all development and other activities on medium density lots shall proceed in accordance with the rules for permitted activities in the Living Z zone, Medium Density Area. Any activity which does not comply with the rules for permitted activities will require a resource consent, with the application assessed against the provisions of the Living Z zone, Medium Density Area. 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 each of the following:

Stage	Lots
2	164 – 166, 182 – 184
3	20 – 22, 24 – 26
4	185 – 187
7	139 – 144, 161 – 163
8	159, 160, 265 – 269, 272
9	242, 273, 276
13	154

52. That unless a resource consent has been granted otherwise, any fence erected between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of 1m. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m. Any other fence shall be a maximum height of 1m if it is located within 3m of the street boundary or Private right of Way or shared access over which allotment has legal access. 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 each residential lot.
53. That unless a resource consent has been granted otherwise, any fence erected within 5.0 metres of any reserve (including the Local Purpose Reserve between Edward Street and Lots 188 – 202) and parallel or generally parallel to that boundary shall not exceed 1.2 metres in height except that 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. 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. On-going compliance with this condition shall be ensured by way of a consent notice registered against the certificate of title to issue for each of the following:

Stage	Lots
2	164, 165, 182
3	24 – 26
4	167 – 169, 187 – 193
5	194 – 203, 215, 217
6	31 – 36, 96, 97
7	109, 110, 125, 126, 138, 139, 161 – 163
8	159, 160, 181
9	235 – 241
10	39, 40, 43, 44, 47, 48
11	51, 52, 54, 57, 58
12	67
13	259
14	248, 249

54. That any fence erected within 5.0 metres of the boundary with the Lincoln Stormwater Management Wetlands (Lot 2 DP 9172 as contained in Certificate of Title CB418/264) and parallel or generally parallel to that boundary 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. 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. On-going compliance with this condition shall be ensured by way of a consent notice registered against the certificate of title to issue for each of the following:

Stage	Lots
11	58 – 62
12	63 – 67
13	255 – 259
14	249 – 254



55. 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 and between Lot 2 DP 9172 (CB418/264) and adjoining lots. The Consent Holder shall submit to the Council:
- 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
  - 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.

Stage	Lots
2	164, 165, 182
3	24 – 26
4	167 – 169, 187 – 193
5	194 – 203, 215, 217
6	31 – 36, 96, 97
7	109, 110, 125, 126, 138, 139, 161 – 163
8	159, 160, 181
9	235 – 241
10	39, 40, 43, 44, 47, 48
11	51, 52, 54, 57, 58 – 62
12	63 – 67
13	255 – 259
14	248, 249 – 254

Land to vest

56. The Consent Holder shall supply to the Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.
57. Stage 1C: That Lots 500 and 501 shall each vest in Council as Esplanade Reserve.
58. That Lot 505 (Stage 1B) and Lot 510 (Stage 8) shall each vest in Council as Recreation Reserve.
59. That the following lots shall each vest in Council as Local Purpose (Landscape) Reserve:

Stage	Lots
4	503

Stage	Lots
5	504

60. That the following lots shall each vest in Council as Local Purpose (Access) Reserve:

Stage	Lots
4	502
6	506, 507
7	508, 509
12	512

61. That the following lots shall each vest in Council as Local Purpose (Drainage) Reserve:

Stage	Lots
5	515
9	511
14	513

62. That all roads shall each vest in Council as Road, with corner splays provided in accordance with the requirements of Appendix E13 of the Partially Operative District Plan (Townships Volume).

### Review

63. That 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."

### 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 for each stage of the subdivision.

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 each stage of 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 for each stage.

A credit for the underlying title will be given on the final stage to be completed for reserve and roading contributions. No credit is available for water, sewer or stormwater contributions and fees because the site is not currently connected to these reticulated services.

*Reserve Contribution*

- i. Stage 1A & 1B – That a reserve fund contribution shall be paid to the Council in a sum equal to 7% of the market value of 5 additional 660m<sup>2</sup> allotments located in this area, with credit given for the value of Recreation Reserve Lot 505. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- ii. Stage 2 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7.5% of the market value of 27 additional 561m<sup>2</sup> allotments located in this area. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- iii. Stage 3 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7.5% of the market value of 23 additional 548m<sup>2</sup> allotments located in this area. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- iv. Stage 4 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7.5% of the market value of 25 additional 553m<sup>2</sup> allotments located in this area, with credit given of 20 percent of the value of Local Purpose Reserves Lots 502 and 503. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- v. Stage 5 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7.5% of the market value of 29 additional 577m<sup>2</sup> allotments located in this area, with credit given of 20 percent of the value of Local Purpose Reserves Lots 504 and 514. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- vi. Stage 6 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7% of the market value of 14 additional 690m<sup>2</sup> allotments located in this area, with credit given of 20 percent of the value of Local Purpose Reserves Lots 506 and 507. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- vii. Stage 7 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7.5% of the market value of 24 additional 567m<sup>2</sup> allotments located in this area, with credit given of 20 percent of the value of Local Purpose Reserves Lots 508 and 509. The monetary value of this reserve

fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.

- viii. Stage 8 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7.5% of the market value of 14 additional 498m<sup>2</sup> allotments located in this area, with credit given for the value of Recreation Reserve Lot 510. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- ix. Stage 9 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7.5% of the market value of 30 additional 595m<sup>2</sup> allotments located in this area. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- x. Stage 10 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7% of the market value of 17 additional 732m<sup>2</sup> allotments located in this area. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- xi. Stage 11 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7% of the market value of 20 additional 740m<sup>2</sup> allotments located in this area. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- xii. Stage 12 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7.5% of the market value of 30 additional 626m<sup>2</sup> allotments located in this area. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- xiii. Stage 13 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7% of the market value of 28 additional 680m<sup>2</sup> allotments located in this area. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.
- xiv. Stage 14 – That a reserve fund contribution shall be paid to the Council in a sum equal to 7% of the market value of 5 additional 664m<sup>2</sup> allotments located in this area. The monetary value of this reserve fund contribution is to be calculated, agreed and paid in accordance with a valuation supplied by the Consent Holder.

#### Water

- xv. That a calculated connection fee be paid to Council for reticulated water supply, being \$1,048.00 per additional connection, to a maximum of 291 connections (\$304,968 (including GST)). The total number of connections is to be calculated and provided to Council when engineering plans are submitted for approval and confirmed for each stage when application for s224 approval for that stage is made.

Sewer

- xvi. That a calculated contribution for the Eastern Selwyn Sewer Scheme is payable on the creation of 291 additional connections, being \$10,326.00 per additional connection (including GST), as follows:

<b>Stage</b>	<b>No of connections</b>	<b>Contribution payable</b>
<b>1A</b>	5	\$51,630
<b>2</b>	27	\$278,802
<b>3</b>	23	\$237,498
<b>4</b>	25	\$258,150
<b>5</b>	29	\$299,454
<b>6</b>	14	\$144,564
<b>7</b>	24	\$247,824
<b>8</b>	14	\$144,564
<b>9</b>	30	\$309,780
<b>10</b>	17	\$175,542
<b>11</b>	20	\$206,520
<b>12</b>	30	\$309,780
<b>13</b>	28	\$289,128
<b>14</b>	5	\$51,630

Stormwater

- xvii. That a calculated contribution for reticulated stormwater disposal is payable on the creation of 291 additional connections, being \$6,069 per additional connection (including GST), as follows:

<b>Stage</b>	<b>No of connections</b>	<b>Contribution payable</b>
<b>1A</b>	5	\$30,345
<b>2</b>	27	\$163,863
<b>3</b>	23	\$139,587
<b>4</b>	25	\$151,725
<b>5</b>	29	\$175,001

<b>Stage</b>	<b>No of connections</b>	<b>Contribution payable</b>
<b>6</b>	14	\$84,966
<b>7</b>	24	\$145,656
<b>8</b>	14	\$84,966
<b>9</b>	30	\$182,070
<b>10</b>	17	\$103,173
<b>11</b>	20	\$121,380
<b>12</b>	30	\$182,070
<b>13</b>	28	\$169,932
<b>14</b>	5	\$30,345

**Roading**

- i. That a calculated contribution be paid to Council for roading improvements. The contribution is for the creation of 290 additional lots, being \$686.00 per lot for roading improvements within the CRETS area and \$664.00 per lot for roading improvements within the Lincoln MUL (all including GST)), as follows:

<b>Stage</b>	<b>No of connections</b>	<b>Contribution payable</b>
<b>1A</b>	5	\$6,750
<b>2</b>	27	\$36,450
<b>3</b>	23	\$31,050
<b>4</b>	25	\$33,750
<b>5</b>	29	\$39,150
<b>6</b>	14	\$18,900
<b>7</b>	24	\$40,500
<b>8</b>	14	\$18,900
<b>9</b>	30	\$40,500
<b>10</b>	17	\$22,950
<b>11</b>	20	\$27,000

Stage	No of connections	Contribution payable
12	30	\$40,500
13	28	\$37,800
14	5	\$6,750

#### NOTES TO THE CONSENT HOLDER

- a. 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.
- b. In accordance with Section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- c. All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at:  
[www.selwyn.govt.nz/services/subdivisions/engineering-approval/](http://www.selwyn.govt.nz/services/subdivisions/engineering-approval/). All applications shall include:
  1. Design specifications
  2. Design drawings
  3. Design calculations
  4. Relevant Resource Consents or Certificates of Compliance.
 All correspondence regarding engineering approvals shall be directed to:  
[Development.Engineer@selwyn.govt.nz](mailto:Development.Engineer@selwyn.govt.nz)
- d. 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 lot Deposited Plan to enable numbers to be generated for issue and adoption.
- e. Please contact the Transportation Dept to coordinate an inspection of the entranceway formations. At least two day's notice is required before work commences.
- f. The Stormwater 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 of system for baseline records. This would include the extent of the stormwater catchments and any baseline data ie 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 construction and 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.
- g. 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.
- h. The consent holder will hold, operate and maintain the stormwater consent for a minimum of two years after the S224 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.
- i. This property may be located within an area covered by an Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.
- j. Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.
- k. Any discharge under Council's global Stormwater consent CRC111663.1 requires authorisation from Selwyn District Council. The developer is required to get their own earthworks consent.

Yours faithfully

**Selwyn District Council**



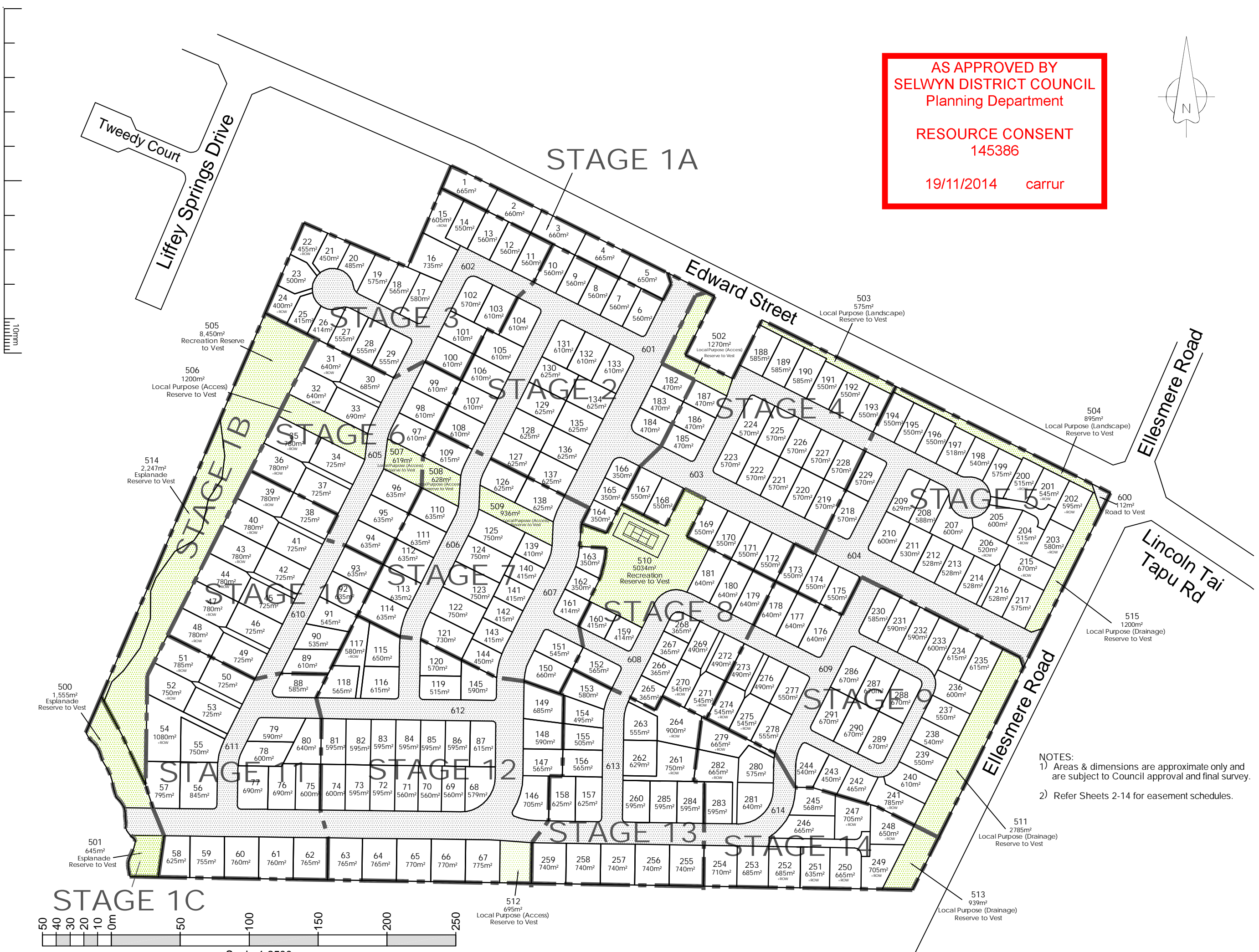
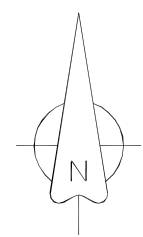
Rachael Carruthers  
Resource Management Planner



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Planning Department

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145386

19/11/2014 carrur



ALL STAGES		
Scale	1:2500 ( A3)	
Date	JUNE 2014	
Design	JF	
Drawn	ADF	
Review	JF	

NOTES:  
1) Areas & dimensions are approximate only and are subject to Council approval and final survey.  
2) Refer Sheets 2-14 for easement schedules.

P16	13.11.14	Add lots 514 & 515
P15	30.10.14	Amend Stage 1C bdy
P14	17.10.14	Add Stage 1C, amend esplanade strip
P10	4.9.14	SDC Amendments
rev.	date	amendment

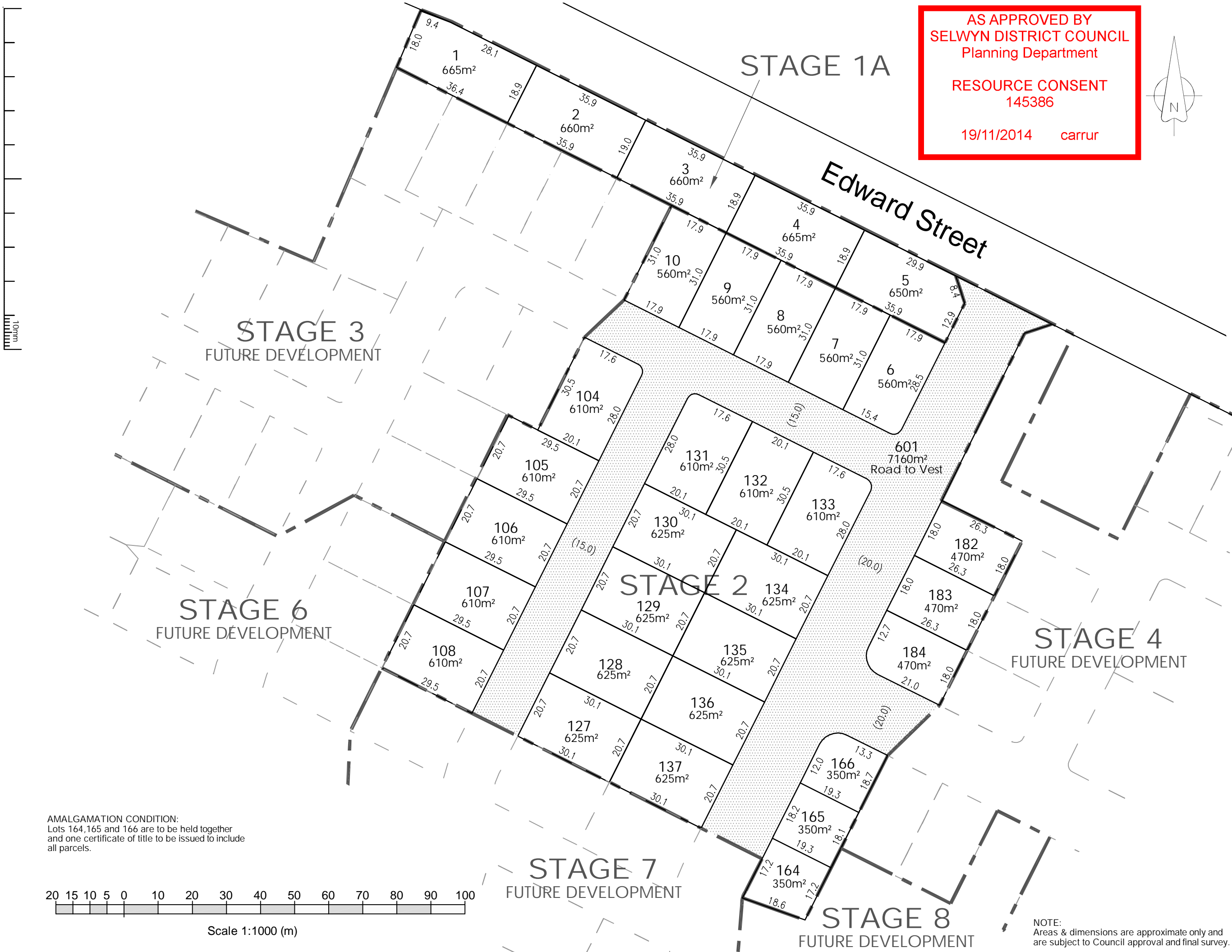
revision	P16
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sheet	1 OF 14
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STAGE 1A &  
STAGE 2

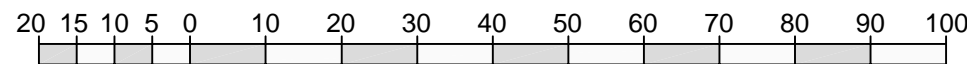
Scale	1:1000 ( A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

P16	13.11.14	No change to this sheet
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments
rev.	date	amendment

revision P16

sheet 2 OF 15

AMALGAMATION CONDITION:  
Lots 164,165 and 166 are to be held together  
and one certificate of title to be issued to include  
all parcels.



Scale 1:1000 (m)

NOTE:  
Areas & dimensions are approximate only and  
are subject to Council approval and final survey.

LINCOLN TAI TAPU SCHEME PLAN

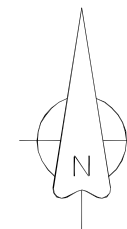
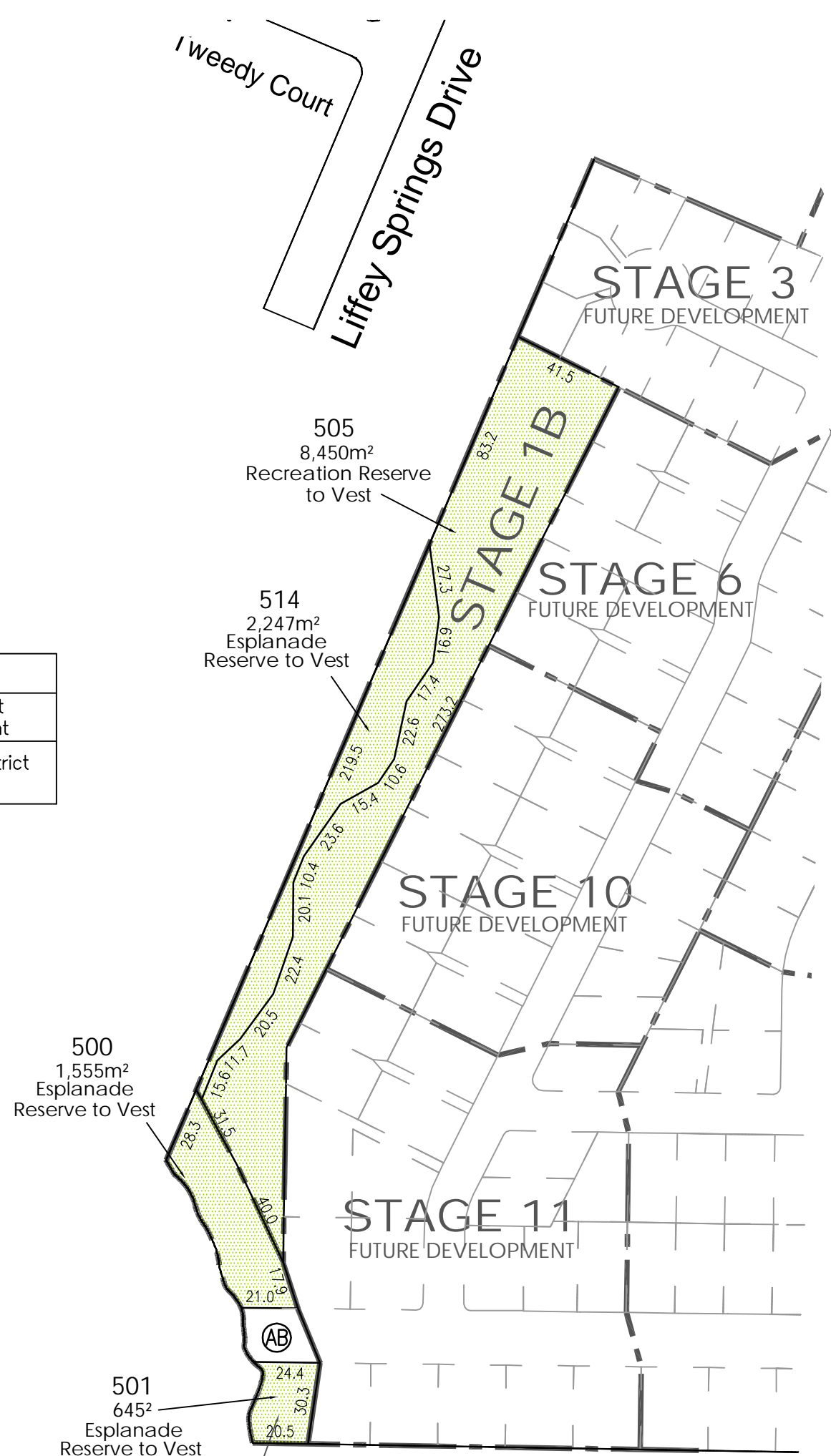


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MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way in Gross	611	AB	Selwyn District Council



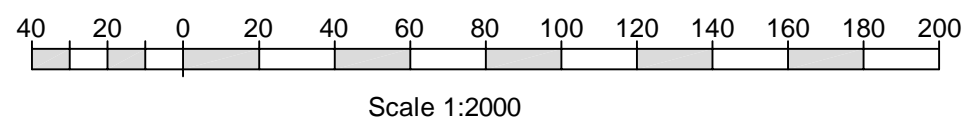
## STAGES 1B & 1C

Scale	1:2000 (A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

rev.	date	amendment
P16	13.11.14	Add lot 514
P15	30.10.14	Add easement AB
P14	17.10.14	Add Stage 1C, amend esplanade strip
P10	4.9.14	SDC Amendments

revision P16

sheet 3 of 15



NOTE:  
Areas & dimensions are approximate only and are subject to Council approval and final survey.

# LINCOLN TAI TAPU SCHEME PLAN

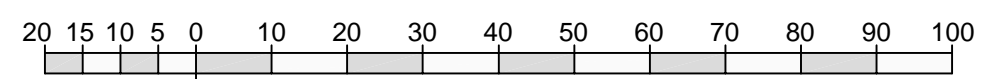
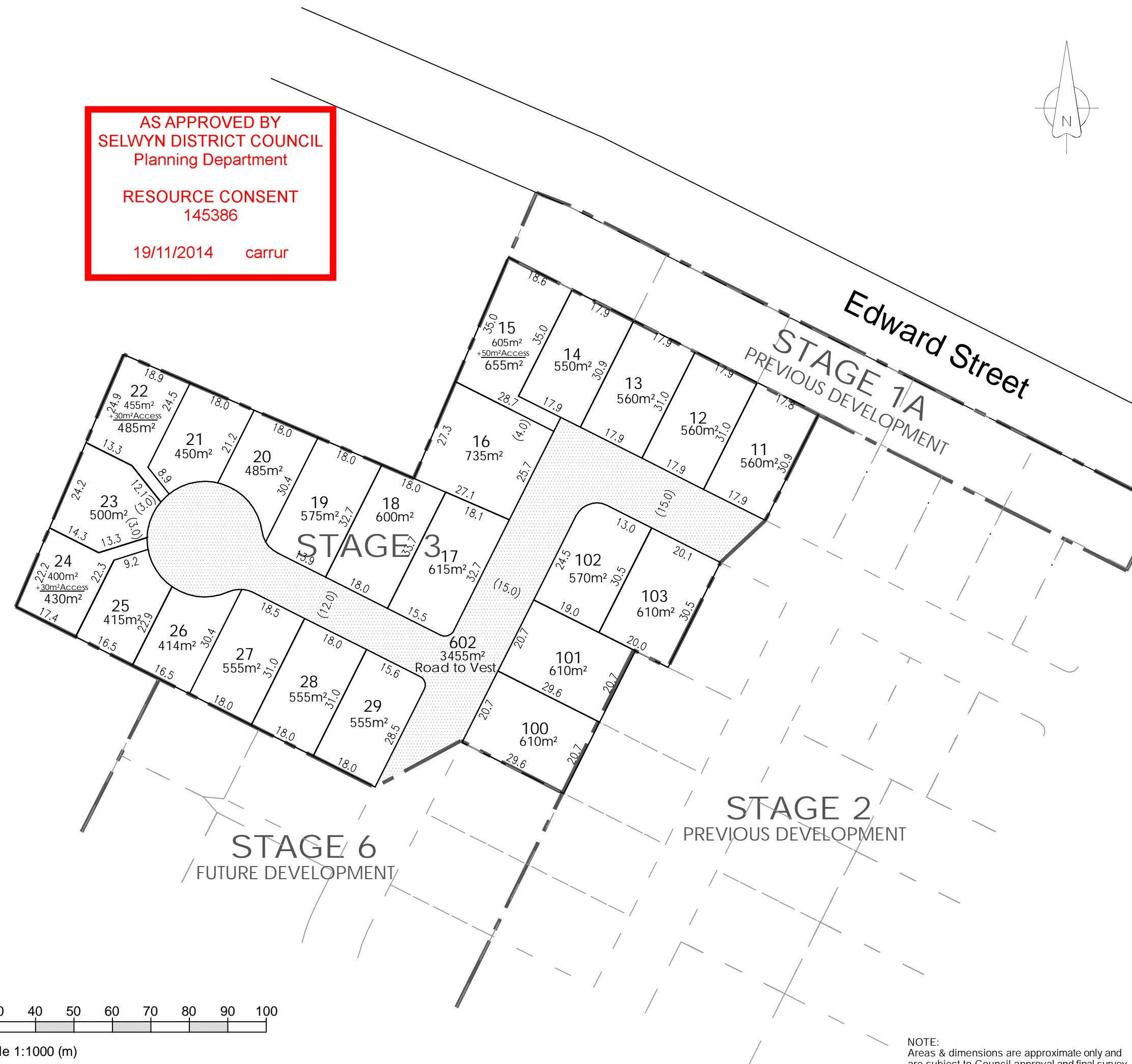


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10m



Scale 1:1000 (m)

STAGE 3	
Scale	1:1000 ( A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

rev.	date	amendment
P16	13.11.14	No change to this sheet
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments

revision	P16
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sheet	4 of 15
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NOTE:  
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are subject to Council approval and final survey.



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STAGE 4	
Scale	1:1000 ( A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

rev.	date	amendment
P16	13.11.14	Amend reserve type
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments

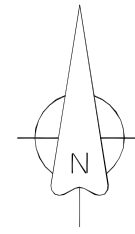
revision	P16
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sheet	5 of 15
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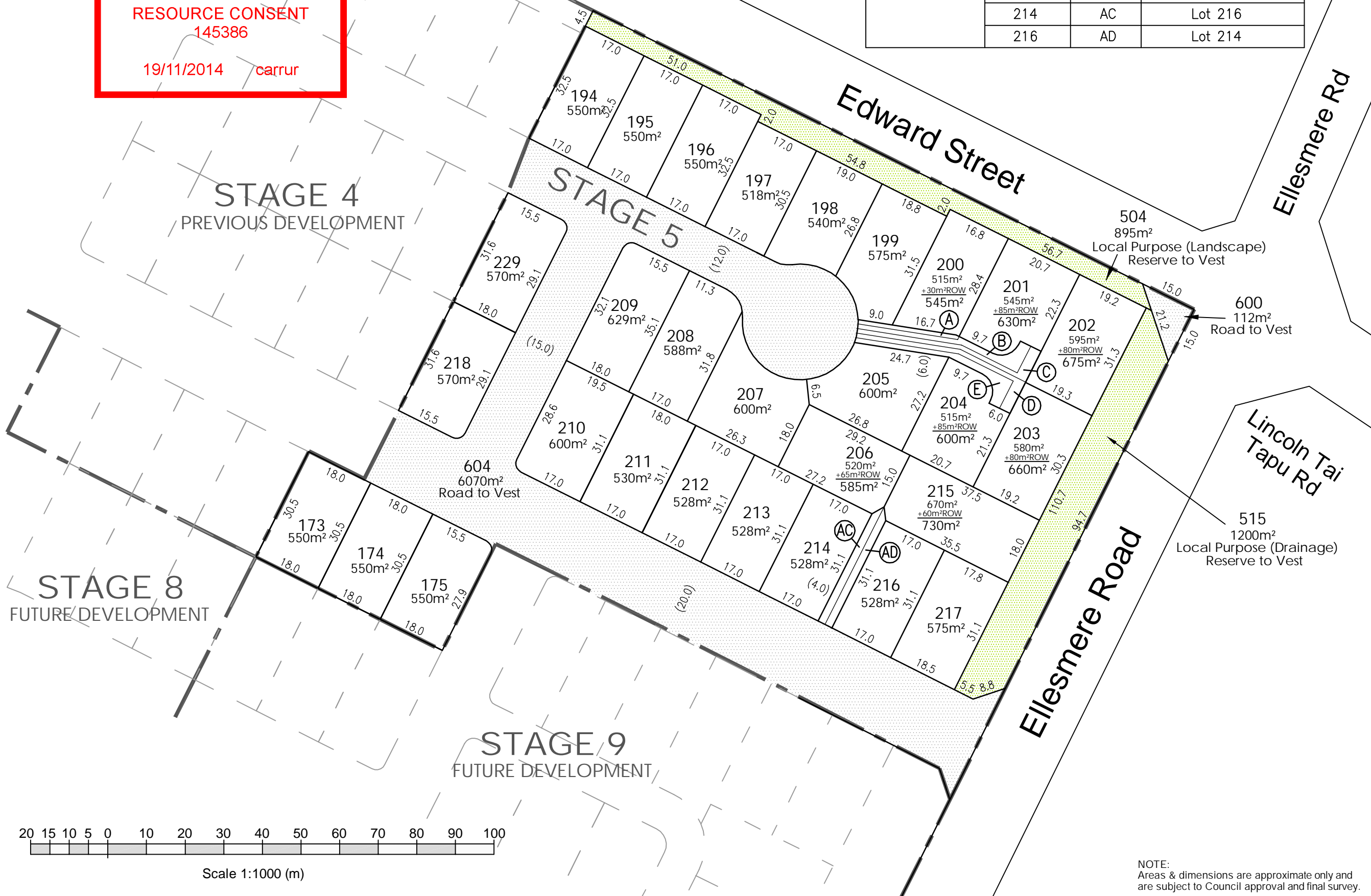
NOTE:  
Areas & dimensions are approximate only and  
are subject to Council approval and final survey.



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MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way & Services	200	A	Lots 201,202,203,204
	201	B	Lots 200,202,203,204
	202	C	Lots 200,201,203,204
	203	D	Lots 200,201,202,204
	204	E	Lots 200,201,202,203
	214	AC	Lot 216
	216	AD	Lot 214



STAGE 5	
Scale	1:1000 ( A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

P16	13.11.14	Add lot 515
P15	30.10.14	No change to this sheet
P14	17.10.14	Add easements AC & AD
P10	4.9.14	SDC Amendments
rev.	date	amendment

revision P16

sheet  
6 of 15

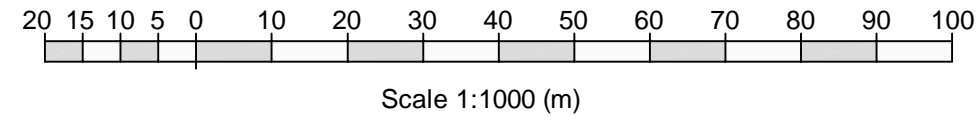
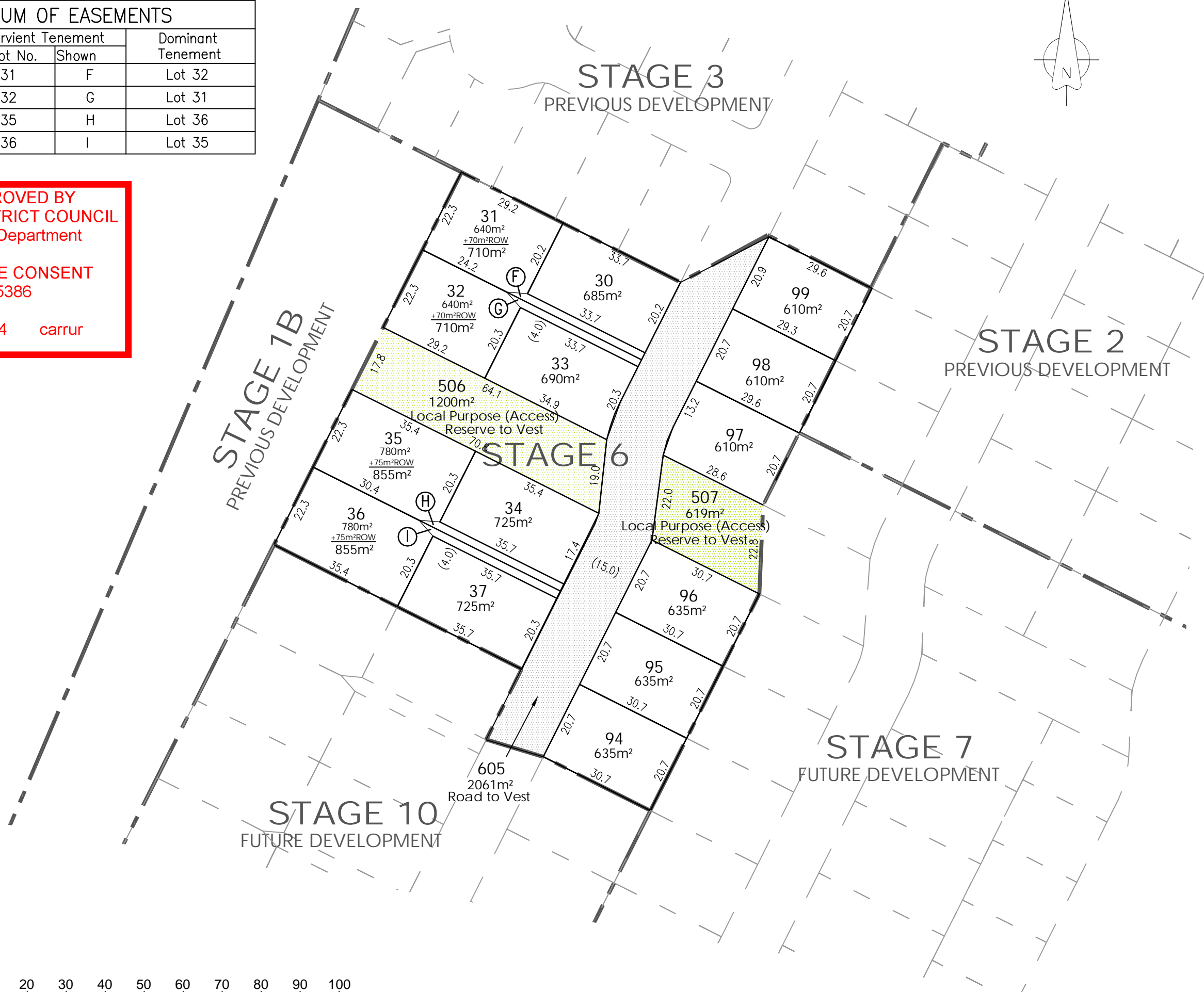
NOTE:  
Areas & dimensions are approximate only and  
are subject to Council approval and final survey.

MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way & Services	31	F	Lot 32
	32	G	Lot 31
	35	H	Lot 36
	36	I	Lot 35

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NOTE:  
Areas & dimensions are approximate only and  
are subject to Council approval and final survey.

STAGE 6	
Scale	1:1000 ( A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

rev.	date	amendment
P16	13.11.14	Amend reserve type
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments

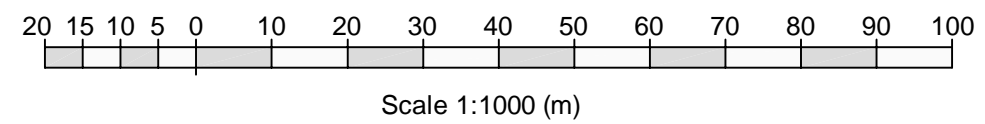
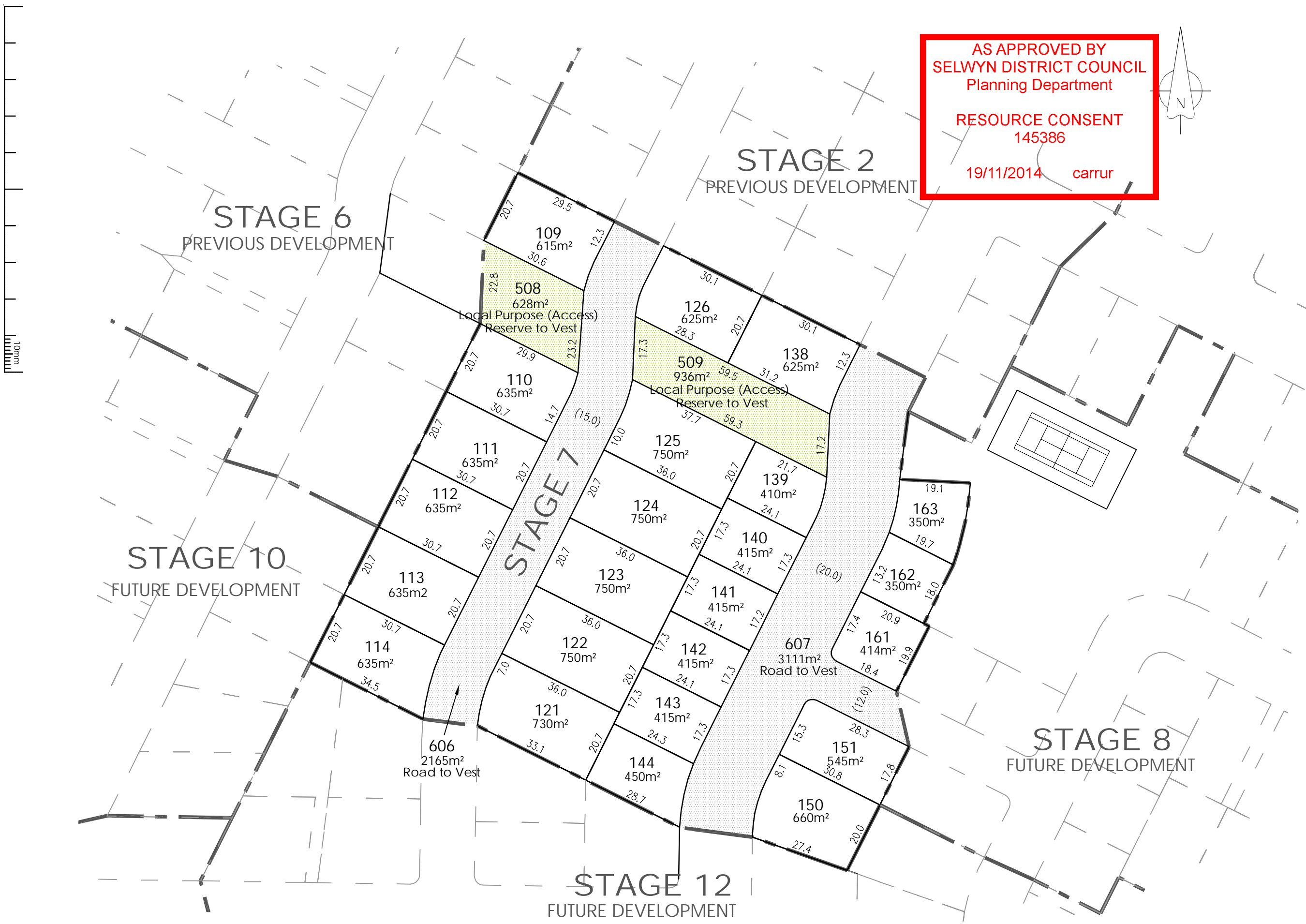
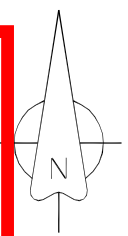
revision	P16
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sheet	7 of 15
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STAGE 7	
Scale	1:1000 ( A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

rev.	date	amendment
P16	13.11.14	Amend reserve type
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments

revision	P16
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sheet	8 of 15
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AMALGAMATION CONDITION:  
Lots 161,162 and 163 are to be held together and one certificate of title to be issued to include all parcels.

NOTE:  
Areas & dimensions are approximate only and are subject to Council approval and final survey.

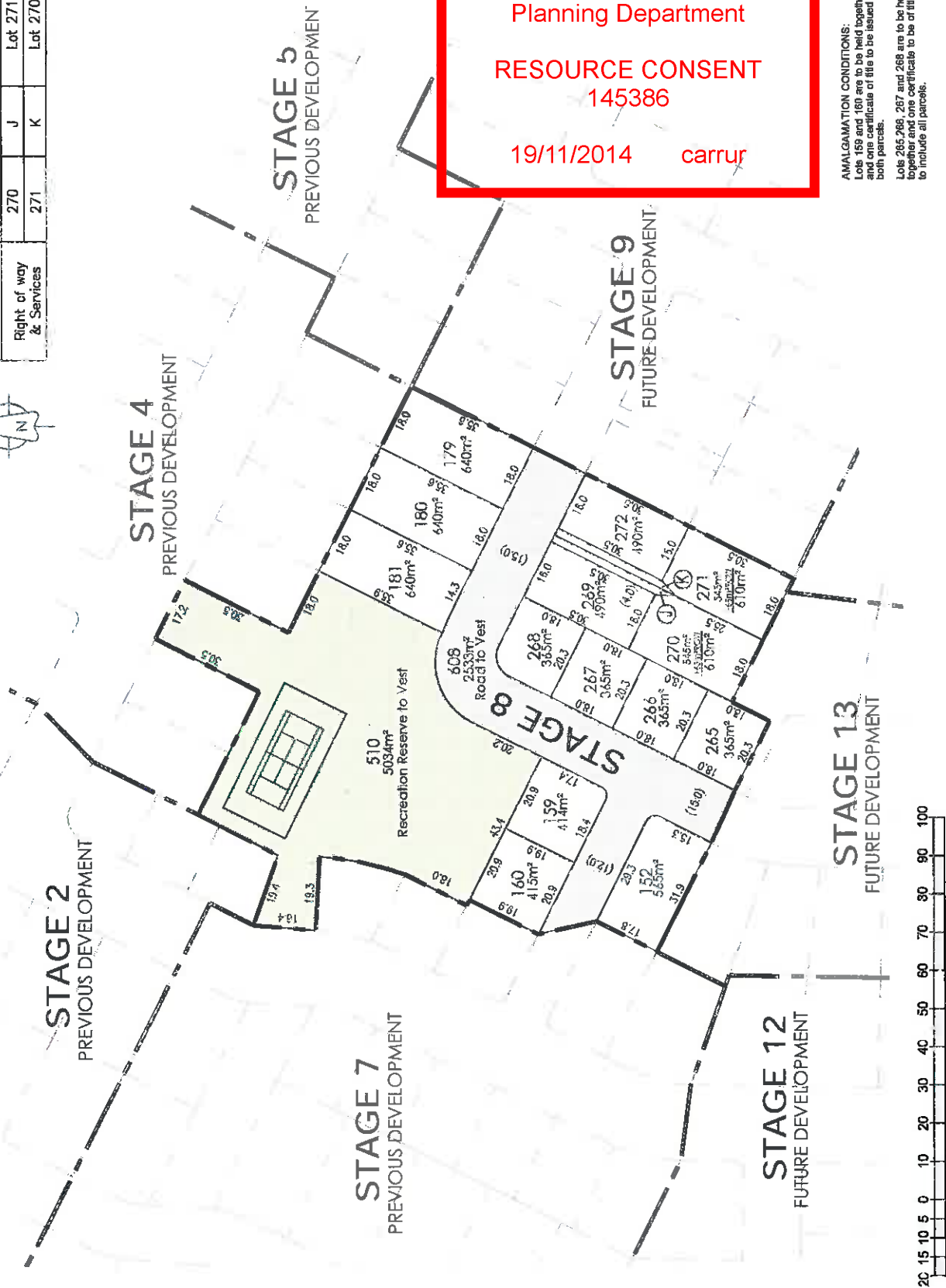




MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement Lot No.	Dominant Tenement Shown	
Right of way & Services	271	J	Lot 271
	270	K	Lot 270



**BASELINE  
GROUP**



STAGE 8	
Scale	1:1000 (A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

P16	13.11.14	No change to the sheet
P15	30.10.14	No change to the sheet
P14	17.10.14	No change to the sheet
P10	4.9.14	DOC Amendments
rev.	date	amendment

revision	P16
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sheet	9 of 15
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Planning Department**

**RESOURCE CONSENT  
145386**

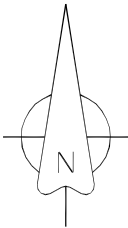
**19/11/2014 carrur**

**AMALGAMATION CONDITIONS:**  
Lots 169 and 180 are to be held together and one certificate of title is to be issued to include both parcels.  
Lots 265, 268, 267 and 268 are to be held together and one certificate of title is to be issued to include all parcels.

**NOTE:**  
Areas & dimensions are approximate only and are subject to Council approval and final survey.

## LINCOLN TAI TAPU SCHEME PLAN

MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way & Services	274	L	Lot 275
	275	M	Lot 274



**BASELINE  
GROUP**

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STAGE 8  
PREVIOUS DEVELOPMENT

STAGE 5  
PREVIOUS DEVELOPMENT

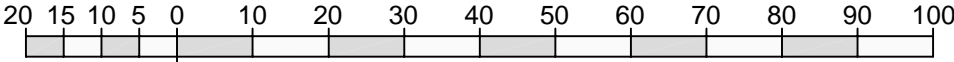
STAGE 9

STAGE 13  
FUTURE DEVELOPMENT

STAGE 14  
FUTURE DEVELOPMENT

Ellesmere Road

511  
2785m<sup>2</sup>  
Local Purpose (Drainage)  
Reserve to Vest



Scale 1:1000 (m)

STAGE 9	
Scale	1:1000 ( A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

rev.	date	amendment
P16	13.11.14	Amend reserve type
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments

revision	P16
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sheet	10 OF 15
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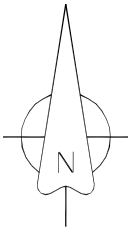
NOTE:  
Areas & dimensions are approximate only and  
are subject to Council approval and final survey.

MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way & Services	39	N	Lot 40
	40	O	Lot 39
	43	P	Lot 44
	44	Q	Lot 43
	47	R	Lot 48
	48	S	Lot 47

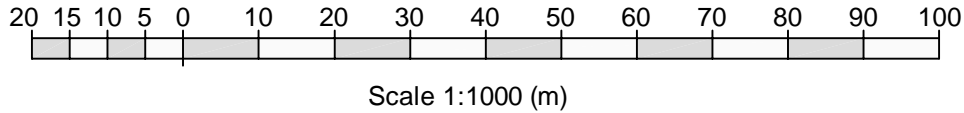
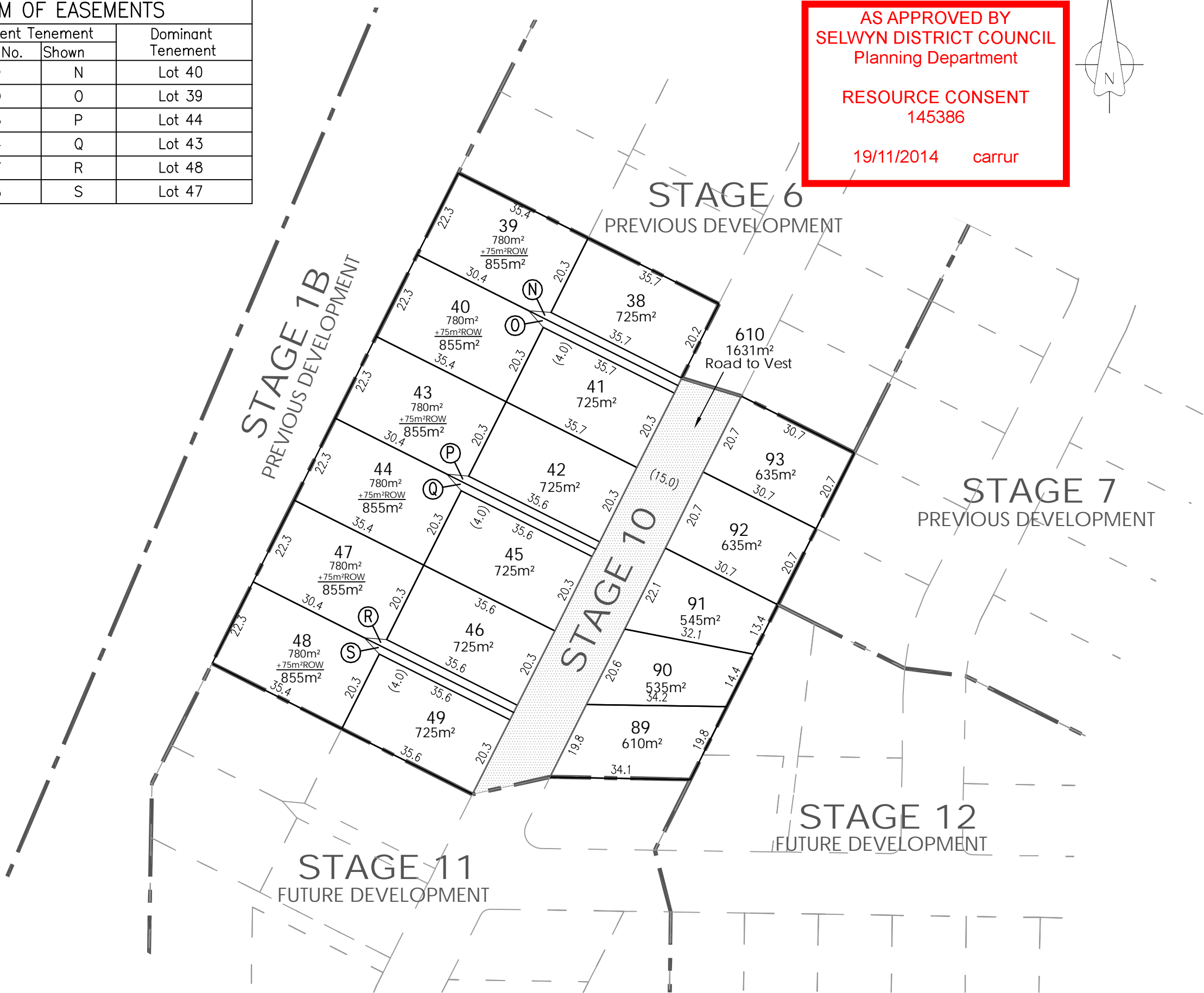
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100mm



STAGE 10	
Scale	1:1000 ( A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

rev.	date	amendment
P16	13.11.14	No change to this sheet
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments

revision	P16
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sheet	11 OF 15
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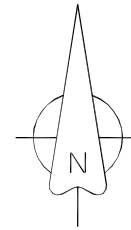
NOTE:  
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MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way & Services	51	T	Lot 52
	52	U	Lot 51
Right of way in Gross	611	AB	Selwyn District Council



STAGE 11	
Scale	1:1000 (A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

P16	13.11.14	No change to this sheet
P15	30.10.14	No change to this sheet
P14	17.10.14	Add Easement AB
P10	4.9.14	SDC Amendments
rev.	date	amendment

revision	P16
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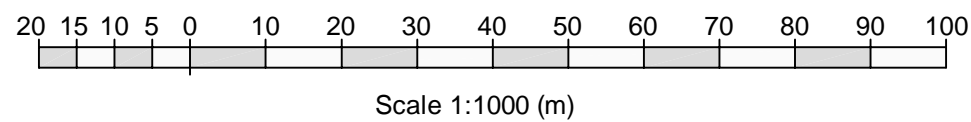
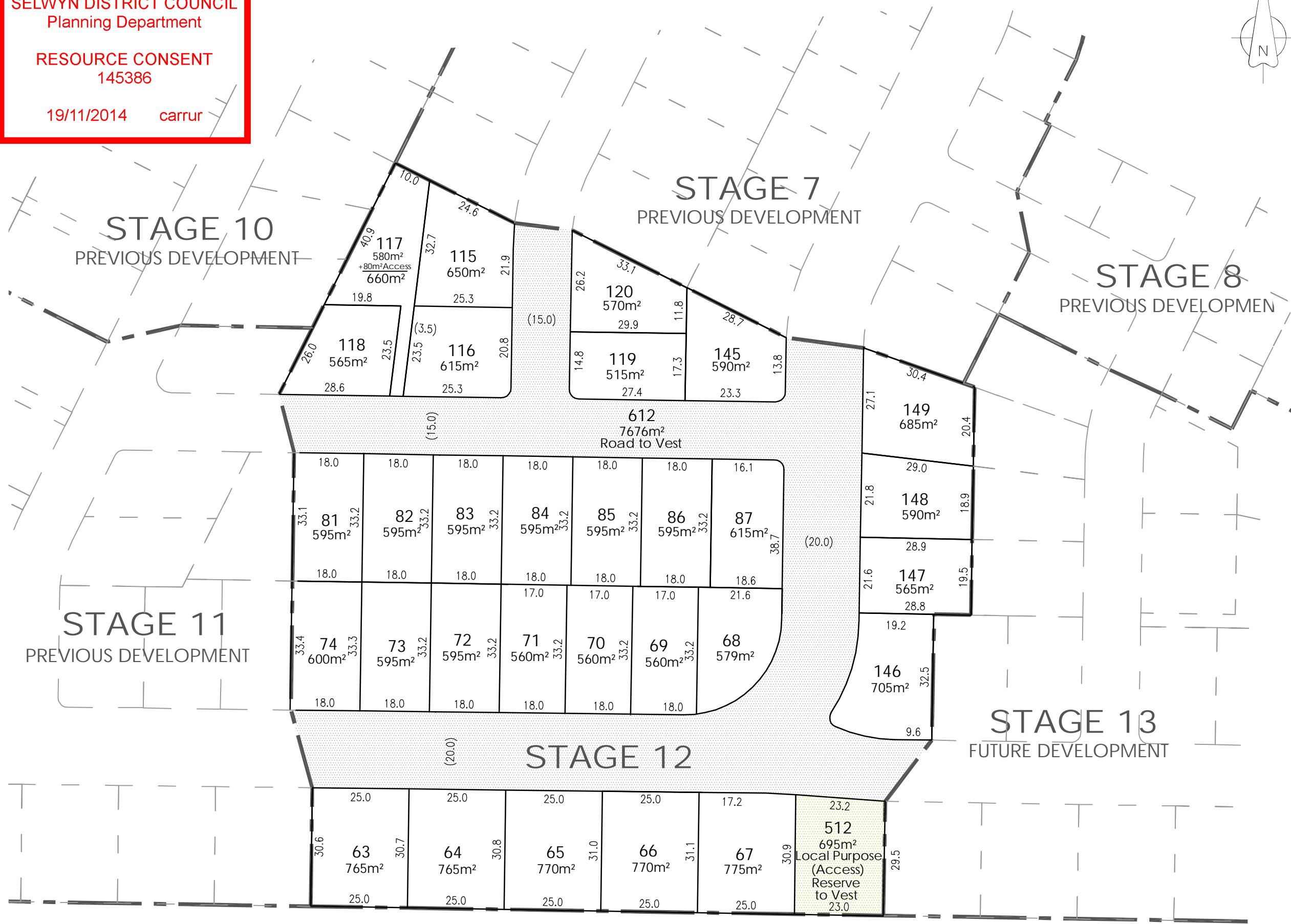
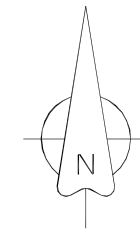
sheet	12 OF 15
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NOTE:  
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are subject to Council approval and final survey.

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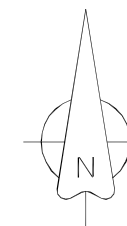
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Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

P16	3.11.14	Amend reserve type
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments
rev.	date	amendment

revision	P16
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sheet	13 OF 15
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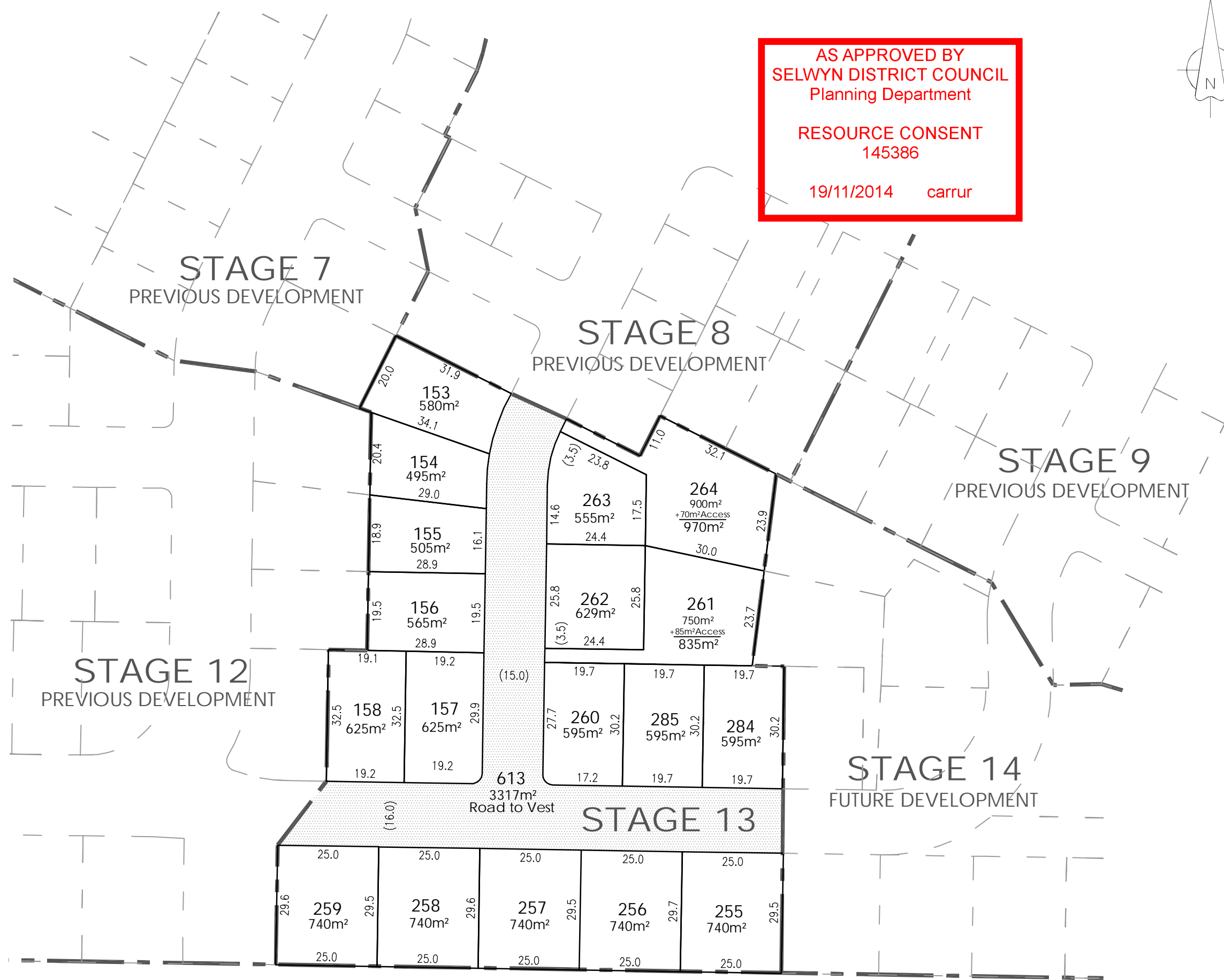
NOTE:  
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are subject to Council approval and final survey.



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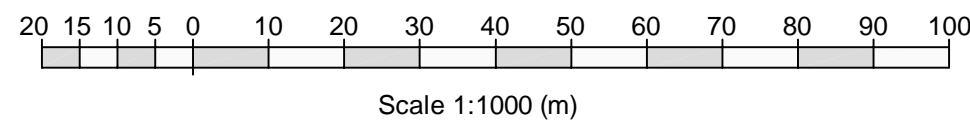


STAGE 13	
Scale	1:1000 (A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

rev.	date	amendment
P16	13.11.14	No change to this sheet
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments

revision	P16
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sheet	14 OF 15
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NOTE:  
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are subject to Council approval and final survey.

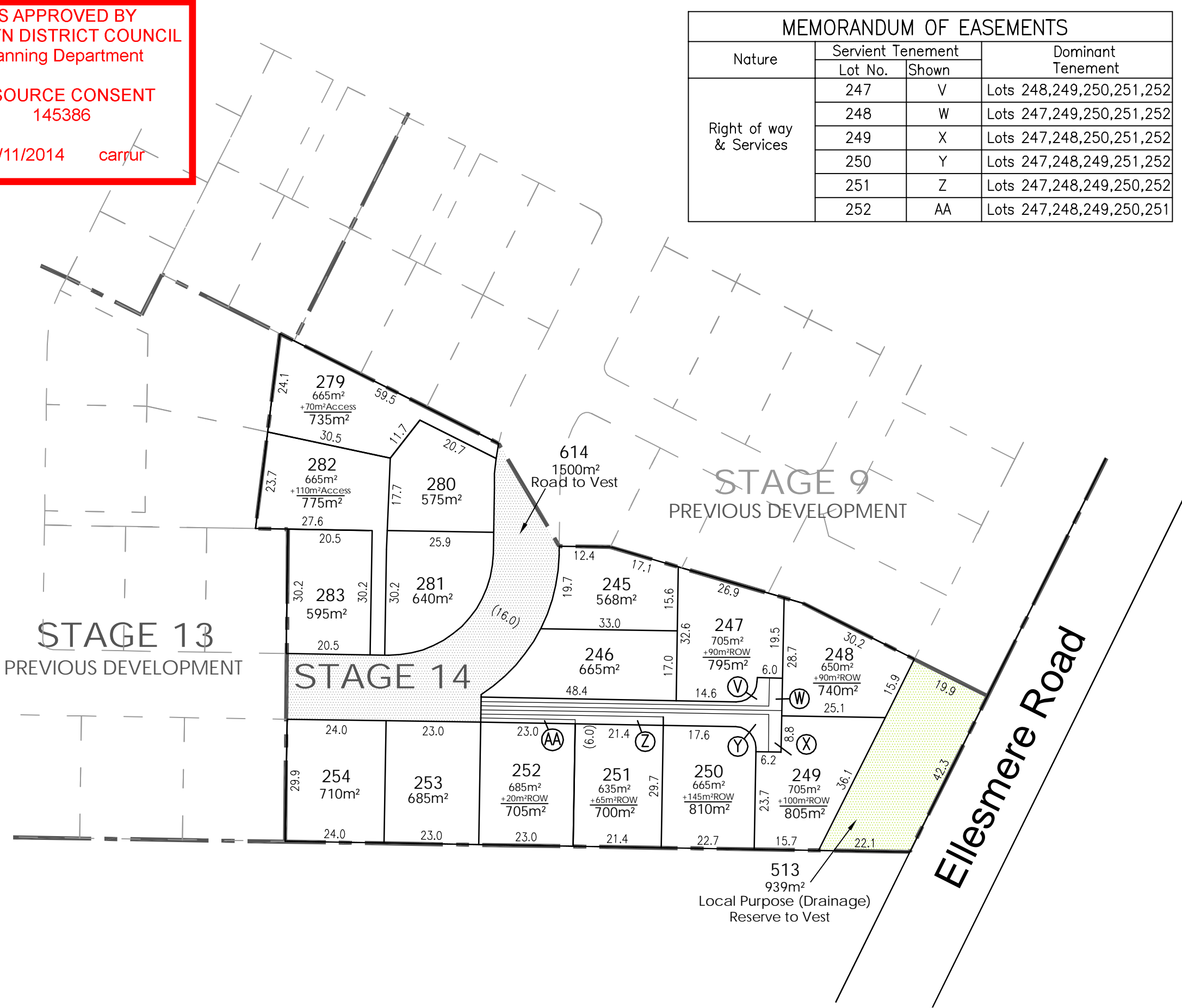
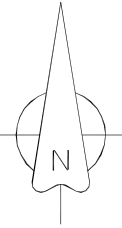
# LINCOLN TAI TAPU SCHEME PLAN

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MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of way & Services	247	V	Lots 248,249,250,251,252
	248	W	Lots 247,249,250,251,252
	249	X	Lots 247,248,250,251,252
	250	Y	Lots 247,248,249,251,252
	251	Z	Lots 247,248,249,250,252
	252	AA	Lots 247,248,249,250,251



STAGE 14	
Scale	1:1000 (A3)
Date	JUNE 2014
Design	JF
Drawn	ADF
Review	JF

P16	13.11.14	Amend reserve type
P15	30.10.14	No change to this sheet
P14	17.10.14	No change to this sheet
P10	4.9.14	SDC Amendments
rev.	date	amendment

revision	P16
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sheet	15 OF 15
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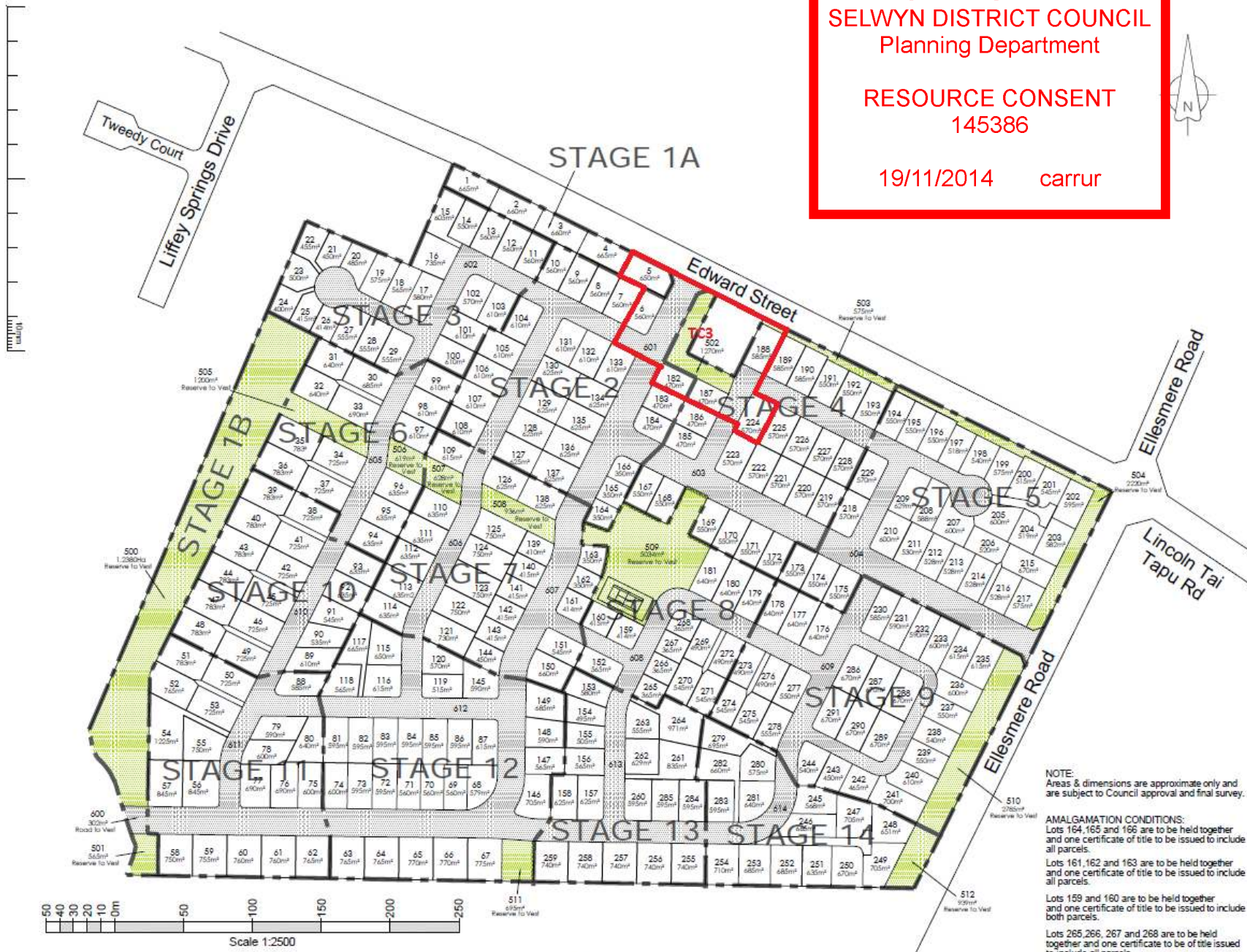
NOTE:  
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ALL STAGES		
Scale	1:2500 (A3)	
Date	JUNE 2014	
Design	JF	
Drawn	ADF	
Review	JF	

NOTE:  
Areas & dimensions are approximate only and are subject to Council approval and final survey.

AMALGAMATION CONDITIONS:  
Lots 164, 165 and 166 are to be held together and one certificate of title to be issued to include all parcels.  
Lots 161, 162 and 163 are to be held together and one certificate of title to be issued to include all parcels.  
Lots 159 and 160 are to be held together and one certificate of title to be issued to include both parcels.  
Lots 265, 266, 267 and 268 are to be held together and one certificate of title to be issued to include all parcels.

rev.	date	amendment
revision	P9	
sheet	1 OF 14	

# LINCOLN TAI TAPU SCHEME PLAN