

16 July 2013

CDL Land New Zealand Ltd  
C/- Resource Management Group Ltd  
PO Box 908  
**CHRISTCHURCH 8140**

Attn M Foote

Dear Sir or Madam:

**RE: RESOURCE CONSENT APPLICATION – 135261**

**APPLICANT:** CDL Land New Zealand Ltd

**LOCATION:** Stonebrook Drive, Rolleston

**LEGAL DESCRIPTION:** Part Section 1 Survey Office Plan 19540, Part Sections 2 – 3 Survey Office Plan 18584, Part Section 1 Survey Office Plan 19340 and Part Lot 1 DP 75811 being 42.1974ha in area more or less, as contained in Certificate of Title 264420

**ZONING:** The property is zoned Living Z under the provisions of the Partially Operative Selwyn District Plan (Townships Volume).

**PROPOSAL:** To subdivide the site, in 25 stages, to create: 280 low density residential allotments; 128 medium density residential allotments; 14 allotments to provide for future comprehensive residential development; 1 allotment providing for a local centre; and recreation and local purpose reserves, including a realigned water race

**TYPE OF APPLICATION:** This application has been assessed as a subdivision consent for a non complying activity under the Partially Operative District Plan. As such the relevant provisions of the Partially Operative Plan and the Resource Management Act 1991 have been taken into account.

## COUNCIL DECISION

This application was lodged and formally received with the Selwyn District Council on 31 May 2013. Assessment and approval took place on 16 July 2013 under a delegation given by the Council.

The full text of the decision is as follows:

"Resource consent 135261 is granted pursuant to sections 104 and 104B of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act.

Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse **eight** years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.

### *General*

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 except where otherwise specified, for the purposes of the conditions of this consent, the term 'residential lot' shall include all of Lots 1 – 185 and 187 – 422.
3. That the subdivision shall proceed in general accordance with the attached approved subdivision plan (Aurecon Project 224926, Drawing SU-02 Revision N) and the details included with the application, including the creation of any additional balance lots and utility lots required, except where varied by the following conditions of consent.
4. That the consent shall be staged as follows:

<b>Stage</b>	<b>Lots included in stage</b>
<b>1</b>	1 - 36, 500, 501, 529
<b>2</b>	37 - 62, 502, 520
<b>3</b>	63 - 90, 503, 522
<b>4</b>	91 - 117
<b>5</b>	118 - 132, 523
<b>6</b>	518 - 519, 531, 533, 535
<b>7A</b>	133 - 140
<b>7B</b>	141 - 142, 145 - 163

<b>Stage</b>	<b>Lots included in stage</b>
<b>8</b>	164 - 177, 506, 521
<b>9</b>	178 - 185, 187 - 194
<b>10</b>	195 - 213
<b>11</b>	214 - 228, 241 - 246, 508, 521, 534, 915
<b>12</b>	143 - 144, 229 - 240, 528, 530, 537 - 538
<b>13</b>	186, 247 - 261, 420 - 422
<b>14</b>	262 - 279, 527
<b>15</b>	280 - 296, 509, 526
<b>16</b>	297 - 311
<b>17</b>	312 - 332, 341 - 342, 505, 510, 525, 530
<b>18</b>	333 - 340, 343 - 357, 511
<b>19</b>	358 - 370, 524
<b>20</b>	371 - 397, 512
<b>21A</b>	398 - 412, 513
<b>21B</b>	413, 515
<b>22</b>	414 - 419, 514
<b>23</b>	504, 516, 517, 532, 536

5. That all required easements shall be duly created and granted or reserved.

*General Engineering Conditions*

6. All work shall comply with the Engineering Code of Practice, except as agreed with Council.
7. That unless agrees otherwise at Engineering Approval Stage, all water race lots shall be the width of the water race plus 6m to one continuous side.
8. That two copies of the plans and specifications for all works, including: water; water races; irrigation; sewer; roading; stormwater; and landscaping, shall be submitted to Council for approval. Engineering approval of complying documents shall be given in writing and work shall not commence until this has been received from Council. All sewer reticulation services shall be

tested as per Council CCTV specifications. 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 by Canterbury Regional Council.
10. Unless specific provision is made otherwise, the services to each of each lot 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 Councils 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 are to be undertaken in accordance with the conditions of resource consent 135262.
15. 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 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. At the completion of earthworks for each stage of the subdivision, 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.
20. At the completion of each stage of the subdivision, a report from a suitably qualified engineer shall be provided to the Selwyn District Council (completion report). This completion report shall address the following matters:
  - The suitability of all subdivided lots, including roads and reserves, for their intended purposes;
  - Where the report identifies that an allotment or allotments has a limitation on its intended purpose, the report shall record the limitation and the nature of the works or treatments likely to be required to overcome the limitation.
  - If the completion report identifies any development limitation for any allotment, the Selwyn District Council may require that a consent notice be registered on the relevant title/s giving notice of the limitations and the type of specific development requirements to address those limitations.

#### *Roading and access*

21. That all roads shall vest in Council as Road, with a 6m by 6m corner splay provided at each intersection of all new roads.
22. That all roads shall be constructed in accordance with the approved engineering plans.
23. That a vehicle crossing to service each lot 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.

Where compliance with the Table E13.5 cannot be achieved whatsoever for a lot, a single vehicle crossing shall instead be constructed in the position which most nearly complies with the provisions of Table E13.5.
24. That each vehicle accessway shall be formed to comply with the requirements of Appendix 13 of the Partially Operative District Plan (Townships Volume) and sealed if it serves three or more lots.
25. That street lighting shall be provided to service all lots of the subdivision, in accordance with the approved engineering plans and specifications. Streetlighting shall be installed to P3 standard of AS/NZS1158 for all internal roads and to P4 standard for walkway lighting. Plans shall be provided to Connetics Ltd for audit and final Council approval.
26. That approved bollards shall be installed on walkways adjoining roads to prevent vehicle access.

27. That any crossing (including pedestrian or cycle crossings) over water races shall be constructed in accordance with approved Engineering Plans.

*Water, Stormwater and Sewer*

28. That each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems.
29. That where sewer or water mains or stormwater systems in private property are to be vested in Council, a written request shall be submitted to Council for approval. Easements in gross in favour of Council shall be provided.
30. That each lot shall be provided with an individual connection to the Rolleston potable high pressure water supply in accordance with the approved engineering plans, New Zealand Fire Service Code of Practice, SNZPAS 4509:2003 and subsequent amendments, and Council Policy W211.
31. That water lateral lines are to be laid to the net area of each lot. 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.
32. 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 in Council 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.
33. That 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 the Canterbury Regional Council.  
Stormwater shall be managed for all events up to and including a 2% AEP (1 in 50 year) storm. Calculations shall be provided with the plans for engineering approval to support the design.
34. That the consent holder shall prepare and submit a Stormwater Management Plan in accordance with the requirements of Selwyn District Council and the Canterbury Regional Council. This plan shall be provided for Selwyn District Council's approval and sign-off at the Consent Holders cost.

*Electricity and Telecommunications*

35. That electricity supply and telecommunications be supplied to the net area of Lot 515 and each residential lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.
36. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to Lot 515 and each residential lot.

### *Landscaping and irrigation*

37. The consent holder shall landscape the street frontages. 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.
38. Unless advised otherwise, the consent holder shall install an irrigation system to service all landscaped areas, which shall comply with the approved engineering plans. A full design showing all engineering details shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications.
39. Any irrigation system installed shall be maintained by the consent holder to the completion of the defects liability period. The consent holder shall demonstrate that this system performs as designed and installed by them, making good all defects to the Asset Managers requirements.
40. '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.

### *Stages 9 and 10 – Noise attenuation*

41. That before the s224 certificate is issued for Stages 9 or 10 (whichever Stage is the earlier), a 3m high noise barrier shall be constructed along the full length of the State Highway boundary of the site, as shown on the attached Marshall Day Acoustics plan (job No 201111a1, Drawing Ref Figure 1, Rev 1).

The barrier may take the form of a wall/fence, an earth bund, or a combination of the two. At each end of the barrier the line of the fence/bund must align with the existing barriers. If the new bund is of a different height to the existing bunds, the difference in height of the new bund shall be altered over an appropriate distance to match the existing bund.

The acoustic fence and bund portions of the barrier may be merged in any combination desired so long as the minimum height specified at a given point is achieved.

Pedestrian, cycle way or vehicle penetrations through the barrier are not possible.

Any wall/fence must be solid and airtight with no gaps, cracks or spaces through or beneath the structure.

The wall/fence must be constructed from a material with a surface mass of not less than  $8\text{kg/m}^2$ , such as 20mm thick pine palings or some suitable alternative (see attached drawing MD0031c for typical fence detail).

If preferred, the barrier can be constructed as a wall/fence with no earth bund. A structural engineer should be consulted in this case.

Any earth bund must be prepared in such a manner as to prevent compaction, or consistently maintained to fill gaps as they develop.

42. Details of the bund including landscaping shall be provided to Councils Asset Management Department for approval prior to construction. The formation of the bund shall be similar or identical to the adjacent bund and shall integrate with this in an appropriate manner.

*Covenants and Consent Notices*

43. 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.
44. 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.
45. That, except on Lots 187 – 203, unless a resource consent has been granted otherwise, the maximum height of any fence between the front building façade of any residential development and the street, or a private Right of Way or shared access over which the allotment has legal access, shall be 1m. For allotments with frontage to more than one road or a private Right of Way or shared access, any fencing on the secondary road boundary is to be no higher than 1.8m. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the certificate of title for the following lots:

<b>Stage</b>	<b>Lots subject to Condition 45</b>
<b>1</b>	1 – 36
<b>2</b>	37 – 62
<b>3</b>	63 – 90
<b>4</b>	91 – 117
<b>5</b>	118 – 132
<b>7A</b>	133 – 140
<b>7B</b>	141 – 142, 145 – 163
<b>8</b>	164 – 177
<b>9</b>	178 – 185
<b>10</b>	204 – 213



<b>Stage</b>	<b>Lots subject to Condition 45</b>
<b>11</b>	214 – 228, 241 – 246
<b>12</b>	143 – 144, 229 – 240
<b>13</b>	186, 247 – 261, 420 – 422
<b>14</b>	262 – 279
<b>15</b>	280 – 296
<b>16</b>	297 – 311
<b>17</b>	312 – 332, 341 – 342
<b>18</b>	333 – 340, 343 – 357
<b>19</b>	358 – 370
<b>20</b>	371 – 397
<b>21A</b>	398 – 412
<b>21B</b>	413, 515
<b>22</b>	414 – 419

46. That a consent notice shall be registered against the certificate of title to issue for each lot within 10 metres or 6 metres (as applicable) of an open water race, stating (as applicable):

*All buildings and structures are required to be setback 10m from water races in accordance with Councils Water Race Bylaw. Please contact Councils water race officer if buildings or structures are required within the 10m setback. District Plan setback requirements also still apply.*

If Council has approved a reduced setback for any lot, the following alternative text may be used:

*All buildings and structures are required to be setback 6m from the bank of the water race in accordance with an authorisation granted under Councils Water Race Bylaw. The bylaw as a whole and District Plan boundary setback requirements also still apply.*

Except that this condition shall not apply to any lot where it can be shown that the bank of the water race is at least 10 metres from the boundary of that lot.

47. 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 lots:

<b>Stage</b>	<b>Lots subject to Condition 47</b>
<b>1</b>	35 – 36
<b>2</b>	37 – 38, 60 – 62
<b>3</b>	63 – 66, 76 – 90
<b>4</b>	98, 108 – 111, 113 – 116
<b>5</b>	118, 122 – 123 – 129
<b>7A</b>	133 – 138
<b>7B</b>	146 – 154, 156 – 162
<b>13</b>	186, 253 – 258, 420 – 422
<b>14</b>	278 – 279
<b>15</b>	280 – 282, 291 – 292
<b>16</b>	298 – 302, 310 – 311
<b>17</b>	316 – 319, 332, 341 – 342
<b>18</b>	336 – 340
<b>20</b>	373 – 375, 377 – 387
<b>21A</b>	401 – 404, 408 – 412
<b>22</b>	414 – 418

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

<b>Stage</b>	<b>Lots subject to Condition 48</b>
<b>1</b>	10 – 11, 28 – 29
<b>2</b>	43 – 44, 55 – 56
<b>3</b>	70 – 71, 83 – 84
<b>4</b>	108 – 117
<b>5</b>	120 – 121, 128 – 132
<b>7B</b>	155, 163
<b>8</b>	173 – 174
<b>10</b>	210 – 211, 213
<b>11</b>	223, 241
<b>12</b>	229 – 232, 235 – 236, 240
<b>13</b>	258 – 259
<b>14</b>	267 – 269
<b>15</b>	294 – 295, 286 – 287
<b>17</b>	314 – 315, 319 – 320, 324 – 325, 331 – 332
<b>18</b>	353 – 354
<b>19</b>	360 – 361, 370
<b>20</b>	371 – 381, 397
<b>21A</b>	398, 407 – 408
<b>21B</b>	413, 515
<b>22</b>	418 – 419

49. The consent holder will ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots. The consent holder shall submit to the Council:
- a) A fencing covenant, in the form approved by the 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.

This condition shall apply to the following lots:

<b>Stage</b>	<b>Lots subject to Condition 49</b>
<b>1</b>	10 – 11, 28 – 29
<b>2</b>	43 – 44, 55 – 56
<b>3</b>	70 – 71, 83 – 84
<b>4</b>	108 – 117
<b>5</b>	120 – 121, 128 – 132
<b>7B</b>	155, 163
<b>8</b>	173 – 174
<b>10</b>	210 – 211, 213
<b>11</b>	223, 241
<b>12</b>	229 – 232, 235 – 236, 240
<b>13</b>	258 – 259
<b>14</b>	267 – 269
<b>15</b>	294 – 295, 286 – 287
<b>17</b>	314 – 315, 319 – 320, 324 – 325, 331 – 332
<b>18</b>	353 – 354
<b>19</b>	360 – 361, 370
<b>20</b>	371 – 381, 397
<b>21A</b>	398, 407 – 408
<b>21B</b>	413, 515
<b>22</b>	418 – 419

50. All development on comprehensive development lots shall occur in accordance with a resource consent granted for comprehensive residential development, with a minimum number of dwellings as specified in the

following table (which forms part of this condition). 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 the following lots:

<b>Stage</b>	<b>Lots subject to Condition 50</b>	<b>Minimum number of dwellings</b>
<b>4</b>	112	4
<b>4</b>	117	3
<b>5</b>	119	3
<b>5</b>	120	4
<b>5</b>	121	2
<b>5</b>	131	4
<b>5</b>	132	4
<b>7B</b>	155	3
<b>7B</b>	163	6
<b>20</b>	371	4
<b>20</b>	372	4
<b>20</b>	376	4
<b>21B</b>	413	4
<b>22</b>	419	4

51. That Lots 187 – 194 (Stage 9) and Lots 195 – 203 (Stage 10) shall be subject to the following conditions:

*Acoustic barrier*

*There shall be no access to State Highway 1 from this property.*

*The 3m high acoustic barrier shall be maintained in any combination of wall/fence and earth bund desired so long as the minimum height specified at a given point is achieved. Penetrations through the barrier (eg gates) are not permitted.*

*Any wall/fence must be solid and airtight with no gaps, cracks or spaces through or beneath the structure.*

*Any wall/fence must be constructed from a material with a surface mass of not less than 8kg/m<sup>2</sup>, such as 20mm thick pine palings or some suitable alternative (see attached drawing MD0031c for typical fence detail).*

*Any earth bund shall be consistently maintained to fill gaps as they develop.*

Acoustic insulation

*Any dwelling erected on this allotment is required to comply with one of the following 2 options:*

**EITHER**

*(a) Any dwelling (excluding an attached garage) shall be located at least 30 metres from the edge of the State Highway 1 carriageway and shall be constructed in accordance with Tables B1 and B2 of Appendix B of the Marshall Day Acoustics report included with the subdivision application 075429 (attached); or*

*(b) If the dwelling is located closer than 30 metres to the edge of the State Highway 1 carriageway, or is not constructed in accordance with the Marshall Day Acoustics report included with the subdivision application 075429 (attached), then a report from a recognised acoustic engineer shall be provided to show the construction of the building will comply with the following:*

*The dwelling, family flat and any rooms within accessory buildings used for sleeping or living purposes has been acoustically insulated so that traffic noise from State Highway 1 is limited to levels set out below, with all external doors and windows closed:*

	<i>Daytime (0700-2200 hours)</i>	<i>Night-time (2200-0700)</i>
<i>Within Bedrooms</i>	<i>35 dBA (Leq 1 hour)</i>	<i>30 dBA (Leq 1 hour)</i>
<i>Within Living Area rooms</i>	<i>40 dBA (Leq 1 hour)</i>	<i>35 dBA (Leq 1 hour)</i>

*Living Area rooms means any room in a residential unit other than a room used principally as a bedroom, laundry, bathroom or toilet.*

Fencing

*That unless a resource consent has been granted otherwise, the maximum height of any fence between the front building façade and the street (other than State Highway 1), or a private Right of Way or shared access over which the allotment has legal access, shall be 1m. For allotments with frontage to more than one road or a private Right of Way or shared access, any fencing on the secondary road boundary is to be no higher than 1.8m.*

To ensure ongoing compliance with this condition, a consent notice to this effect shall be registered against the Certificate of Title to issue for each of Lots 187 – 194 (Stage 9) and Lots 195 – 203 (Stage 10).

52. That, unless a resource consent has been granted otherwise, all activities on Lot 515 shall be undertaken as though the site was zoned Business 1. 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 Business 1 zone. To ensure ongoing compliance with this

condition, a consent notice to this effect shall be registered against the Certificate of Title to issue for Lot 515 (Stage 21B).

*Land to transfer to Council*

53. That the Consent Holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in, or otherwise transferred to, Council.
54. That the following lots shall vest in Council as the following Reserve types:

<b>Stage</b>	<b>Recreation</b>	<b>Local Purpose (Access)</b>	<b>Local Purpose (Water Race)</b>
1	500	501, 529	
2		502, 520	
3		503, 522	
5		523	
6	519, 531, 533, 535		518
8		506	521
11	507, 534	508	915
12		528, 537	530, 538
14		527	
15		509, 526	
17		505, 510	
18		511	
19		524	
20		512	
22		514	
23	504, 516, 532, 536		517

**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 each stage of this subdivision before the Council will issue its certificate pursuant to section 224(c) of the Resource Management Act 1991.

*Note: The amounts set out below are applicable at the time of the granting of this consent. The actual amounts to be paid will be reassessed in accordance with the Consumer Price Index 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.*

### Reserves

- i. That a reserve fund contribution shall be paid to the Council in a sum equal to  $((a) \times \text{the market value of a } (b) \text{ sized lot located in this area} \times (c)) - (d)$ , where:
- (a) is the number of lots liable for the payment of a reserve contribution in that Stage
  - (b) is the mean lot size in that Stage
  - (c) is the percentage value applicable to that stage
  - (d) is the undeveloped value of recreation reserve lots for that stage, except that the final value of reserve credits across the subdivision shall be no greater than the contributions liable (ie the overall subdivision shall be either cash neutral or cash in favour of Council).

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.

Stage	(a) No of liable lots	(b) Mean lot size	(c) % contribution	(d) Credit the undeveloped value of Lot (s)
1	36	700	7	500
2	26	651	7	NA
3	28	521	7.5	NA
4	27	621	7.5	NA



<b>Stage</b>	<b>(a) No of liable lots</b>	<b>(b) Mean lot size</b>	<b>(c) % contribution</b>	<b>(d) Credit the undeveloped value of Lot (s)</b>
5	15	703	7	NA
6	0	0	0	519, 531, 533, 535
7A	8	479	7.5	NA
7B	21	554	7.5	NA
8	14	773	7	NA
9	16	813	7	NA
10	19	819	7	NA
11	21	788	7	507, 522
12	14	773	7	NA
13	19	587	7.5	NA
14	18	719	7	NA
15	17	588	7.5	NA
16	15	604	7.5	NA
17	23	615	7.5	NA
18	23	693	7	NA
19	13	818	7	NA
20	27	644	7.5	NA
21A	15	555	7.5	NA
21B	1	1360	6	NA
22	6	523	7.5	NA
23	0	0	0	504, 516, 532, 536

Water

- (e) That a calculated connection fee be paid to Council for reticulated water supply, being \$1,057.00 per additional connection, to a maximum of 459 connections (\$479,017.00 (including GST)). The total number of connections

is to be calculated and provided to Council when engineering plans are submitted for approval.

(f) **STAGE 1**

That a calculated contribution be paid to Council for a water supply modeling report. The contribution is \$1,334.40 (including GST).

Sewer

- (g) That a calculated contribution for the Eastern Selwyn Sewer Scheme is payable on the creation of 422 additional connections, being \$14,368.00 per additional connection (including GST), as follows (a credit for the existing connection is provided in Stage 22):

<b>Stage</b>	<b>No of additional connections</b>	<b>Contribution payable</b>
<b>1</b>	36	\$521,903
<b>2</b>	26	\$376,930
<b>3</b>	28	\$405,925
<b>4</b>	27	\$391,427
<b>5</b>	15	\$217,460
<b>6</b>	0	\$0
<b>7A</b>	8	\$115,978
<b>7B</b>	21	\$304,444
<b>8</b>	14	\$202,962
<b>9</b>	16	\$231,957
<b>10</b>	19	\$275,449
<b>11</b>	21	\$304,444
<b>12</b>	14	\$202,962
<b>13</b>	19	\$275,449
<b>14</b>	18	\$260,952
<b>15</b>	17	\$246,454
<b>16</b>	15	\$217,460
<b>17</b>	23	\$333,438

<b>Stage</b>	<b>No of additional connections</b>	<b>Contribution payable</b>
<b>18</b>	23	\$333,438
<b>19</b>	13	\$188,465
<b>20</b>	27	\$391,427
<b>21A</b>	15	\$217,460
<b>21B</b>	2	\$28,995
<b>22</b>	5	\$72,487
<b>23</b>	0	\$0
<b>Total</b>	<b>422</b>	<b>\$6,117,866</b>

### Roading

- (h) That a calculated contribution be paid to Council for roading improvements. The contribution is for the creation of 422 additional lots, being \$120.00 per lot for the upgrade of the Rolleston Drive/State Highway 1 intersection, \$692.00 for roading improvements within the CRETS area and \$307.00 per lot for the new school road (\$1,119 total per lot (including GST)), as follows (a credit for the underlying lot is provided in Stage 22):

<b>Stage</b>	<b>No of additional lots</b>	<b>Contribution payable</b>
<b>1</b>	36	\$40,356
<b>2</b>	26	\$29,146
<b>3</b>	28	\$31,388
<b>4</b>	27	\$30,267
<b>5</b>	15	\$16,815
<b>6</b>	0	\$0
<b>7A</b>	8	\$8,968
<b>7B</b>	21	\$23,541
<b>8</b>	14	\$15,694
<b>9</b>	16	\$17,936

<b>Stage</b>	<b>No of additional lots</b>	<b>Contribution payable</b>
<b>10</b>	19	\$21,299
<b>11</b>	21	\$23,541
<b>12</b>	14	\$15,694
<b>13</b>	19	\$21,299
<b>14</b>	18	\$20,178
<b>15</b>	17	\$19,057
<b>16</b>	15	\$16,815
<b>17</b>	23	\$25,783
<b>18</b>	23	\$25,783
<b>19</b>	13	\$14,573
<b>20</b>	27	\$30,267
<b>21A</b>	15	\$16,815
<b>21B</b>	2	\$2,242
<b>22</b>	6	\$6,604
<b>23</b>	0	\$0
<b>Total</b>	<b>423</b>	<b>\$474,060</b>

#### *STAGE 19*

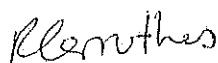
- (i) That a contribution of \$117,441 (including GST) shall be paid to Selwyn District Council towards the cost of upgrading Burnham School Road to urban standard with seal widening, kerb and channel, street lighting and berm upgrade. This contribution shall be 100% of the total cost.

#### NOTES TO THE CONSENT HOLDER

- a. In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- b. Onsite stormwater treatment and disposal systems must comply with the requirements of Selwyn District Council, the Natural Resources Regional Plan and other relevant documents. Where compliance via a Certificate of Compliance cannot be provided, then a resource consent must be obtained.

- c. 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 any neighbouring property shall be determined by a suitably qualified engineer.
- d. Where a specific discharge consent is granted 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.
- e. 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.
- f. 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. Please note that for Rolleston, proposed street names must comply with the street naming criteria of literary figures or artists.
- g. 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 applicant shall supply Council with a finalised lot Deposited Plan to enable numbers to be generated for issue and adoption.
- h. The consent holder shall contact the Transportation Department to coordinate an inspection of the vehicle crossing and accessway formations in accordance with Conditions 23 and 24 above. At least two day's notice shall be given before work commences.
- i. The consent holder is wholly responsible for forming and constructing the roading link between Brookside Road and the site, on the basis that Council achieved the road reserve necessary to achieve it.
- j. Standard investigations must be carried out at building consent stage to verify conditions at the actual building locations in order to satisfy the requirements of NZS3604:2011 – Timber Framed Buildings.

Yours faithfully  
**Selwyn District Council**



Rachael Carruthers  
*Resource Management Planner*