

STAGE THIRTEEN

# Rosemerryn

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## LINCOLN, CANTERBURY

Sections ranging in size from 400m<sup>2</sup> to over 800m<sup>2</sup> with TC1 options available. On-site pre-school plus easy walking and biking distance from the schools and the thriving Lincoln Township. Realistically priced from \$192,000. Fibre will be laid to each property which will provide high-speed internet connections. All lots in Rosemerryn Stage 13 are now titled.

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● = UNDER CONTRACT/SOLD  
● = ON HOLD



Lot	Size m <sup>2</sup>	Price	TC
472	495	SOLD	
473	497	SOLD	
475	480	SOLD	
476	537	SOLD	
477	585	SOLD	
478	585	SOLD	
479	585	SOLD	
480	585	SOLD	
481	748	SOLD	
482	661	SOLD	
483	608	SOLD	
484	574	SOLD	
485	617	SOLD	
486	593	SOLD	
487	716	SOLD	
488	654	SOLD	
489	634	SOLD	
490	638	SOLD	
491	729	SOLD	
492	617	SOLD	
493	617	SOLD	
494	885	SOLD	
495	631	SOLD	
496	618	SOLD	
497	509	SOLD	
498	509	SOLD	
499	493	SOLD	
500	455	SOLD	
501	455	SOLD	
502	455	SOLD	
2001	466	SOLD	
2002	400	SOLD	
2003	423	SOLD	
2004	504	SOLD	
2005	508	SOLD	
2006	406	SOLD	
2007	411	SOLD	
2008	513	SOLD	

Lot	Size m <sup>2</sup>	Price	TC
441	585	SOLD	
442	514	SOLD	
443	696	SOLD	
444	736	SOLD	
445	686	SOLD	
446	641	SOLD	
447	659	SOLD	
448	659	SOLD	
449	660	SOLD	
450	660	SOLD	
451	662	SOLD	
452	665	SOLD	
453	676	SOLD	
454	599	SOLD	

Lot	Size m <sup>2</sup>	Price	TC
455	598	SOLD	
456	598	SOLD	
457	587	SOLD	
458	477	SOLD	
459	465	SOLD	
460	463	SOLD	
461	463	SOLD	
462	501	SOLD	
463	503	SOLD	
464	528	SOLD	
465	534	SOLD	
466	559	SOLD	
467	517	SOLD	
468	504	SOLD	
469	520	SOLD	
470	578	SOLD	
471	833	SOLD	





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1. The Purchaser covenants with the Vendor that the Purchaser shall:
  - (a) Not permit any works to be carried out on the site (including site preparation) prior to the erection and completion of all side, front and rear boundary fences (complying with clauses 1(k) and 1(l) below) or, where permanent fencing is not being erected, temporary fencing shall be installed and removed prior to occupation of the dwelling;
  - (b) Complete the vehicle access from the road to the Property (including berm and kerb crossing) up to and including metalling or sealing prior to construction of the dwelling in accordance with plans approved by the Vendor;
  - (c) Only have vehicle access to the Property over the area allocated for vehicle access (including the berm and kerb crossing) on plans approved by the Vendor;
  - (d) Not permit the Property to be occupied or used as a residence either prior to the dwelling being completed (including the construction of driveways, pathways, the erection of a letterbox and the landscaping and seeding of lawns visible from the road boundary, the completion of all side and rear fences in compliance with clause 1(l) below) or by the erection of temporary structures or by the placing thereon of caravans and/or vehicles for human occupation;
  - (e) Complete any buildings within 9 months of laying down the foundations for such buildings, and, within 12 months of laying down such foundations the Purchaser shall complete all ancillary works such as fencing and landscaping;
  - (f) Not erect any building other than a dwelling house or ancillary buildings in accordance with plans (including site plan, landscape plan and external colour scheme) that have been approved by the Vendor, or the Vendor's nominated agent, in its sole discretion prior to the commencement of building;
  - (g) Not, without the Vendor's prior written consent, include windows having a combined area of less than 2m<sup>2</sup> on the facade of the dwelling house which fronts the road. This covenant shall not apply to any dwelling house located on a rear lot where the front boundary of that lot is not shared with a road or right of way boundary;



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- (h) Reinstate, replace and be responsible for all costs arising from any damage to landscaping, berms, roading, footpaths, kerbs, concrete or other structures in the subdivision arising directly or indirectly from the use of the Property by the Purchaser or its occupiers, agents or invitees;
- (i) At the time of completing landscaping on the Property re-seed the berm in front of the Property with a seed of a similar variety;
- (j) Not transport or allow to be placed on the Property any pre-lived in or pre-built building nor, without the Vendor's prior written consent erect or permit to be erected on the Property any flatpack house or deconstructed house;
- (k) Not use or permit to be used any second-hand materials without the Vendor's prior written consent;
- (l) Not erect or permit to be erected on the Property any fence or boundary wall of any material containing cement board sheets or panels, corrugated iron or metal sheeting;
- (m) Not erect or permit to be erected on the Property any fence or boundary wall on the internal boundaries of a height greater than 1.8m above the surrounding finished ground level;
- (n) Not, without the vendor's prior written consent erect or permit to be erected on the Property any dwelling house;
- On lots 500m<sup>2</sup> or larger having a floor area less than 175m<sup>2</sup> including garage;
  - On lots between 400m<sup>2</sup> and 499m<sup>2</sup> having a floor area less than 150m<sup>2</sup> including garage; and
- In considering whether or not to grant consent for a smaller dwelling house, the vendor shall consider whether the dwelling house includes quality design features commonly found in larger dwellings.
- (o) Not use as a roofing material anything other than tiles (clay, ceramic, decromastic, pre-coated pressed steel), cedar, slate or bitumen shingles or painted long-run pressed steel;

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- (p) Not use as exterior cladding any material other than clay brick, recycled brick, stained or painted weatherboard, linear board, painted or sealed concrete block masonry, natural stone, stucco, plaster, coated zincalume, glazing or any combination of the above;
- (q) Not use a roofing material, guttering, down pipe or exterior cladding material comprising unpainted and/or exposed zinc coated products on any building;
- (r) Not attach to or protrude from the front of the dwelling house, garage or other structure or establish within 6m of the road boundary of the Property any fixture that is visible from the road and that in the Vendor's sole discretion is obtrusive including, but not limited to, air-conditioning units, television or radio aerials and gas bottles;
- (s) Not permit any rubbish, including builders waste materials to accumulate or to be placed upon the Property, the berm in front of the Property or any adjoining land or permit grass or weeds to grow to a height exceeding 75mm or otherwise leave the Property or the berm in front of the Property in a condition that, in the Vendor's sole discretion may be detrimental to the Vendor's subdivision. The Vendor shall have the right to remove any building materials from the Property, the berm in front of the Property or adjoining land, or to maintain the Property and the berm in front of the Property in a reasonable condition to avoid the Property being or becoming detrimental to the subdivision, with reasonable costs to be met by the Purchaser and payable on demand;
- (t) Not remove or relocate from the Property any fence, tree or shrub constructed, installed or planted by the Vendor without the written consent of the Vendor;
- (u) Not remove or relocate any tree installed by the Vendor between the road and the Property without the prior written consent of the Vendor. The removal or relocation of any such tree will be in the manner and form directed by the Vendor and/or the Selwyn District Council and at the Purchaser's sole cost. This covenant shall expire 2 years from the issue of separate Record of Title for the Property;
- (v) Not keep or raise any livestock, poultry, reptiles or animals of any kind or size on the Property or in any building other than domesticated household pets. The keeping of pigeons is expressly prohibited;

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- (w) Not permit the erection of any sign on the Property other than a professionally sign written and installed sign marketing the dwelling or section for sale. The Vendor will only permit the erection of signage indicating a business if such signage is acceptable in the sole discretion of the Vendor and prior written consent is obtained. The Vendor shall have the right to remove any sign, which in its sole discretion is unacceptable without prior warning;
  - (x) Not permit the dwelling to be used as a show home without written consent of the Vendor. The Vendor shall retain sole discretion over the number of dwellings to be used for show home purposes.
2. In the event that the Purchaser disagrees with the exercise of the discretion by the Vendor under clause 1(f) above, the matter shall be referred to a registered building/design professional mutually agreed between the Purchaser and Vendor. The consent of the Vendor shall be deemed to be given if such professional certifies that the proposed building(s) and improvements on the Property are appropriate and suitable for a high quality residential subdivision and will not have an adverse effect on other lots (existing or proposed) within the subdivision.
  3. The Vendor shall neither be required nor be liable to enforce the above covenants or any non-conformance of the above covenants.
  4. The Purchaser covenants with the Vendor that it will not oppose, object to, frustrate or take any action, or encourage or cause others to oppose, object to, frustrate or take any action, that might in any way prevent or hinder the Vendor from progressing and completing the Vendor's development plan, subdivision or land use consents needed to give effect to the development bounded by Edward Street and Ellesmere Road at Lincoln.
  5. The Provisions of this Covenant (except clause 4) shall expire five years from the issue of a separate certificate of title for the Property.

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# Resource Consent Decision

## RC185574



The contents of this documentation are strictly subject to the terms and conditions of the disclaimer contained at the front of this documentation. Prospective purchasers must accordingly read and acquaint themselves with the disclaimer prior to reading the documentation.

<b>APPLICANT:</b>	Fulton Hogan Land Developments Ltd
<b>PROPOSAL:</b>	To subdivide to create 527 residential lots
<b>LOCATION:</b>	Edward Street, Lincoln
<b>LEGAL DESCRIPTION:</b>	Lot 705 DP 525161 being 54.5008ha in area more or less, as contained in Computer Freehold Register 839624 RS 39514 being 792 in area more or less, as contained in Computer Freehold Register CB7B/1326
<b>ZONING:</b>	The property is zoned Living Z under the provisions of the Operative District Plan (Townships) Volume.
<b>STATUS:</b>	This application has been assessed as a subdivision consent for a Non-Complying activity under the District Plan. As such the relevant provisions of the District Plan (Townships) Volume and the Resource Management Act 1991 have been taken into account.

This application was formally received by the Selwyn District Council on 29 October 2018. Assessment and approval took place on 19 December 2018 under a delegation given by the Council.

## Decision

- A. Resource consent 185874 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:
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 plan (now marked SDC 185574 and 185875) including any additional balance lots and utility lots required, except where varied by the following conditions of consent.
  3. The application shall be staged as shown on the approved plan.
  4. That a point strip (Lot 7018) shall be created at the end of Lot 7017 of the subdivision adjacent to RS6016

A point Strip agreement (to be prepared by Council's solicitors) shall be entered into between the consent holder and the Council before issue of the Section 224c certificate for the relevant stage of the development.

A Consent Notice shall be registered against the title to the land which comprises the Point Strip which provides that:

The title of the land comprising the Point Strip shall be transferred to the Council when the plan of subdivision is deposited.



The Council will not grant the owner of [add adjoining land description] (the "Adjoining Land") access to the land comprising the Point Strip except in accordance with the terms of the Point Strip Agreement between the [Consent Holder] and the Council dated on or about the date of this notice.

The agreement shall ensure the benefiting owner (i.e the owner of the Adjoining Land) pays a fair share of the cost of providing services

The agreement shall set the amount to be paid which will be updated from the date of the agreement by the movement in the Consumers Price Index. The right for the consent holder to be paid the amount set out in the agreement shall expire 20 years after the date of the agreement.

The Consent Holder shall provide a valuation of the amount to be paid to the Council. This valuation will be checked by an Independent Infrastructural Valuer appointed by the Council, with the costs of checking being met by the consent holder.

The consent holder will meet the cost of the Council's Solicitor preparing the agreement and Consent Notice.

### General Engineering Conditions

5. That all required easements shall be duly created and granted or reserved.
6. All work shall adhere to the conditions set in the engineering approval letter as agreed between the applicant and Selwyn District Council at the time of approval and be constructed to the approved engineering plans.  
Note: The conditions of the engineering approval cannot go beyond those set out in this consent, the requirements of the Selwyn District Plan or the Engineering Code of Practice.
7. 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 by Canterbury Regional Council.
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 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.

### Site stability and site works

13. That all site works shall be undertaken in accordance with the conditions of resource consent 185575.
14. 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.

15. 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.
16. That dust generating activities shall cease during times of high winds where dust suppression methods are insufficient to stop fugitive dust leaving the site.
17. 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.
18. 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.
19. 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.
20. That where evidence of a contaminated site not identified in the application is found at any stage of the subdivision development works, then work shall cease at that site until the risk has been assessed by an Appropriately Qualified Environmental Practitioner in accordance with current Ministry for the Environment Guidelines and, if required, a resource consent obtained under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (or most recent subsequent amendment). Once the risk has been assessed and any required resource consent obtained, the consent holder shall undertake all necessary work to rehabilitate the site in accordance with either the standards for permitted activities or the conditions of the resource consent (as appropriate). All works shall be undertaken at the consent holders' expense.
21. At the completion this subdivision, a report from a geotechnical engineer shall be provided to the Selwyn District Council (completion report). The report shall address the following matters:
  - a) The suitability of all subdivided lots, including roads and reserves, for their intended purposes;
  - b) Where the report identified 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 occurred to overcome the limitation.
  - c) 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

22. That all roads, cycleways and footpaths shall be constructed in accordance with the approved engineering plans.
23. That any vehicle crossing servicing more than one lot 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.
24. That any vehicle accessway serving more than one lot be formed in accordance with Appendix 13 of the District Plan (Townships Volume)
25. That street lighting shall be provided to service all parts of the subdivision, in accordance with the approved engineering plans and specifications.

#### Water, sewer and stormwater

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

### *Water*

27. That the net area of each lot shall be provided with an individual potable high pressure connection to the Lincoln water supply in accordance with the approved Engineering Plans.
28. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised)
29. That the subdivision be provided with water reticulation in accordance with the New Zealand Fire Service Code of Practice, SNZPAS 4509:2003 and subsequent amendments and Policy W211. (only for townships with fire hydrants)
30. Connection into Council's reticulated water supply must either be carried out or supervised by Council's contractor SICON Ferguson Ltd.

### *Sewer*

31. 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.
32. 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. All sewer reticulation to be vested shall meet Council CCTV standards.
34. That connection to the Council sewer be arranged by applicant, with the work to be done by a registered drainlayer.

### *Stormwater*

35. 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.
36. The consent holder shall 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 122567 (or subsequent variations). Prior to 224 the consent holder shall provide a Producer Statement demonstrating that the stormwater system has been designed and constructed in accordance with global consent conditions held by Selwyn District Council. Notwithstanding the above, the applicant shall apply for their own stormwater discharge and earthworks consents from Environment Canterbury to cover construction and the first two years of operation.
37. 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.
38. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet with Council's approval. Also, if an adjacent neighbour's historical Stormwater drainage was onto the proposed development, the proposed development must maintain or mitigate the historical discharge.
39. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associate conditions imposed by them will be subject to 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 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.

40. 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. No discharges shall occur under a Selwyn district council Global consent without approval from Selwyn District Council.
41. That a Stormwater Operations and Maintenance Manual shall be provided at S224.
42. Where stormwater mains 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.

#### Landscaping and irrigation

43. 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.
44. Entrance structures shall not be placed on Council road reserve

#### Utilities

45. 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 operator.
46. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot.

#### Consent notices and covenants

47. 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.
48. That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 be registered allotments adjoining 514, 515, 482, 483, 593, 594, 607-610, 639, 640, 726, 750-764, 747, 805-826, 873, 874, 962, 963, 832, 827-830, 578, 625, 861-863, 884, 885, 625 and any other lot adjoining an existing or future reserve stating the following:

That only one fence shall be erected within 5.0 metres of a reserve and shall be parallel or generally parallel to that boundary. This fence 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. 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.
49. That any utility lot created shall be used as a utility lot only and may not be used for calculating future boundary adjustments or subdivisions.

Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the certificate of title to issue for each utility lot created.
50. That a consent notice be registered against all residential lots stating the following:
  - That 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.

- Any other fence shall be a maximum height of 1 metre if it is located within 3 metres 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 all residential lots.

51. That a consent notice shall be registered on all lots with Figure 11 of the geotechnical report prepared by Aurecon and Figure 8 of the 2015 Aurecon Report (attached to this decision) stating the following:

*This lot is considered to be TC2 equivalent. Specific foundation design may be required at building consent stage.*

52. That, unless a resource consent has been granted otherwise or the District Plan rules have been amended: All development and other activities on medium density lots shall proceed in accordance with the rules for permitted activities in the Living Z zone, Small Lot Medium Density Area. Any activity which does not comply with the rules for permitted activities will require resource consent, with the application assessed against the provisions of the Living Z zone, Small Lot Medium Density Area.

Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the computer freehold register to issue for each of Lots 499-502, 472, 473, 475, 458-461, 548, 547, 553, 554, 557 and 558.

53. That, unless a resource consent has been granted otherwise or the District Plan rules have been amended: All development and other activities on low density lots shall proceed in accordance with the rules for permitted activities in the Living Z zone, Low Density Area. Any activity which does not comply with the rules for permitted activities will require resource consent, with the application assessed against the provisions of the Living Z zone, Low Density Area.

Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the computer freehold register to issue for residential lot not listed in condition 54 above.

#### Land to vest

54. 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.
55. That Lots 1017, 1019, 1023, 1033 and 1034 shall vest in Council as Local Reserve (Recreation Reserve).
56. That Lots 1020, 1022, 1016, 1018, 1021, 1024, 1025, 1027, 1028, 1029, 1031 and 1032 shall vest in Council as Local Purpose (Drainage Reserve).
57. That all roads shall be vested in Council as Road.

#### **Attachments**

1. Approved subdivision plan now marked 185574/185575
2. Figure 11 of the geotechnical report prepared by Aurecon and Figure 8 of the 2015 Aurecon Report

#### **Development contributions**

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 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.

Note: The amounts set out in the attached table 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 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.

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	527.00	0.00	527.00	1,831.00	964,937.00	144,740.55	1,109,677.55
Wastewater	527.00	0.00	527.00	5,244.00	2,763,588.00	414,538.20	3,178,126.20
Stormwater	527.00	0.00	527.00	5,296.00	2,790,992.00	418,648.80	3,209,640.80
Reserves	527.00	0.00	527.00	10,647.00	5,610,969.00	841,645.35	6,452,614.35
Roading	527.00	0.00	527.00	1,769.00	932,263.00	139,839.45	1,072,102.45
Lincoln ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Contribution</b>					<b>13,062,749.00</b>	<b>1,959,412.35</b>	<b>15,022,161.35</b>

## Notes to the Consent Holder

### Lapse Period

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.

### Monitoring

- In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- 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.
- 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](mailto:compliance@selwyn.govt.nz)
- 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.

### Vehicle Crossings

- 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](mailto:transportation@selwyn.govt.nz). You can use the following link for a vehicle crossing information pack and to apply online: <http://www.selwyn.govt.nz/services/roading/application-to-form-a-vehicle-crossing-entranceway>

### Building Act

- 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.

### Regional Consents

- 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*

- h) 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.

### *Roading*

- i) 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.
- j) Council shall arrange for the installation of the street name signs and poles at each intersection to the Council's standard, at the consent holder's cost.
- k) 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.
- l) 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.
- m) *Private Road/Right of Way Naming:* A private road/right of way that serves a minimum of 5 (five) properties can be named if requested. The applicant shall supply a minimum of 3 names listed in preference for Council consideration. Council will consider those names that are deemed appropriate and approve a name that does not already exist or is not similar to any other name in Selwyn District.
- n) The valuation of the point strip/link strip will cover the cost of any additional infrastructure that the consent holder has incurred to service the Adjoining Land. No land value is to be included or any other associated benefits.

The consent holder's valuation will include a schedule of quantities and prices in relation to the items listed below and that valuation will be certified by a suitably qualified engineer.

- Roading Costs
- Sewer costs
- Water costs
- Stormwater costs
- Miscellaneous

The valuation will be submitted to Council for its approval. As part of Council's approval, the valuation will be checked by an Independent Infrastructural Valuer appointed by the Council. The Council will then advise the consent holder as to the amount that will be included in the point strip agreement.

All Council costs to establish the point strip including legal fees will be payable by the developer/applicant. This will include the independent assessment/ certification required to confirm an agreed value.

Note: The terms "Point Strip" and Link Strip are sometimes used interchangeably and refer to the same instrument.

### *Stormwater*

- o) 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 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 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.
- p) 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.
- q) Where the collection and discharge of roof/surface water is to a watercourse or drain, the discharge shall be managed in terms of both water quality and quantity. The system shall be designed by a suitably qualified person/engineer who confirms that the downstream system has capacity to accept the additional flow without causing nuisance. Evidence of results is to be provided at the time of engineering approval. The applicant should consult with Environment Canterbury regarding the discharge.
- r) Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.
- s) Council has the right to have designs peer reviewed at the consent holder's cost.
- t) All stormwater reticulation to be vested shall meet council CCTV standards

#### Engineering

- u) 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/](http://www.selwyn.govt.nz/services/subdivisions/engineering-approval/)

The application shall include:

- Design specifications
- Design drawings
- Design calculations
- Relevant Resource Consents or Certificates of Compliance.

All correspondence regarding engineering approvals is to be directed to:

[Development.Engineer@selwyn.govt.nz](mailto:Development.Engineer@selwyn.govt.nz)

Yours faithfully

**Selwyn District Council**



**Amy Pankhurst**

**Resource Management Planner**



Stage	Residential Lots	Drainage Reserves	Recreation Reserves
13A	27	471m <sup>2</sup>	4428m <sup>2</sup>
13B	35	232m <sup>2</sup>	-
14	41	157m <sup>2</sup>	-
15	42	-	-
16	43	690m <sup>2</sup>	4550m <sup>2</sup>
17	59	227m <sup>2</sup>	-
18A	41	78m <sup>2</sup>	-
18B	20	2235m <sup>2</sup>	1.6131ha
19	42	9108m <sup>2</sup>	-
20	35	8469m <sup>2</sup>	-
21	49	1397m <sup>2</sup>	-
22	28	-	-
23	30	-	-
24	35	183m <sup>2</sup>	-
Completed Stages	348	9388m <sup>2</sup>	2.4421ha
Proposed Stages	527	2.3247ha	2.5109ha
TOTALS	875	3.2635ha	4.9530ha



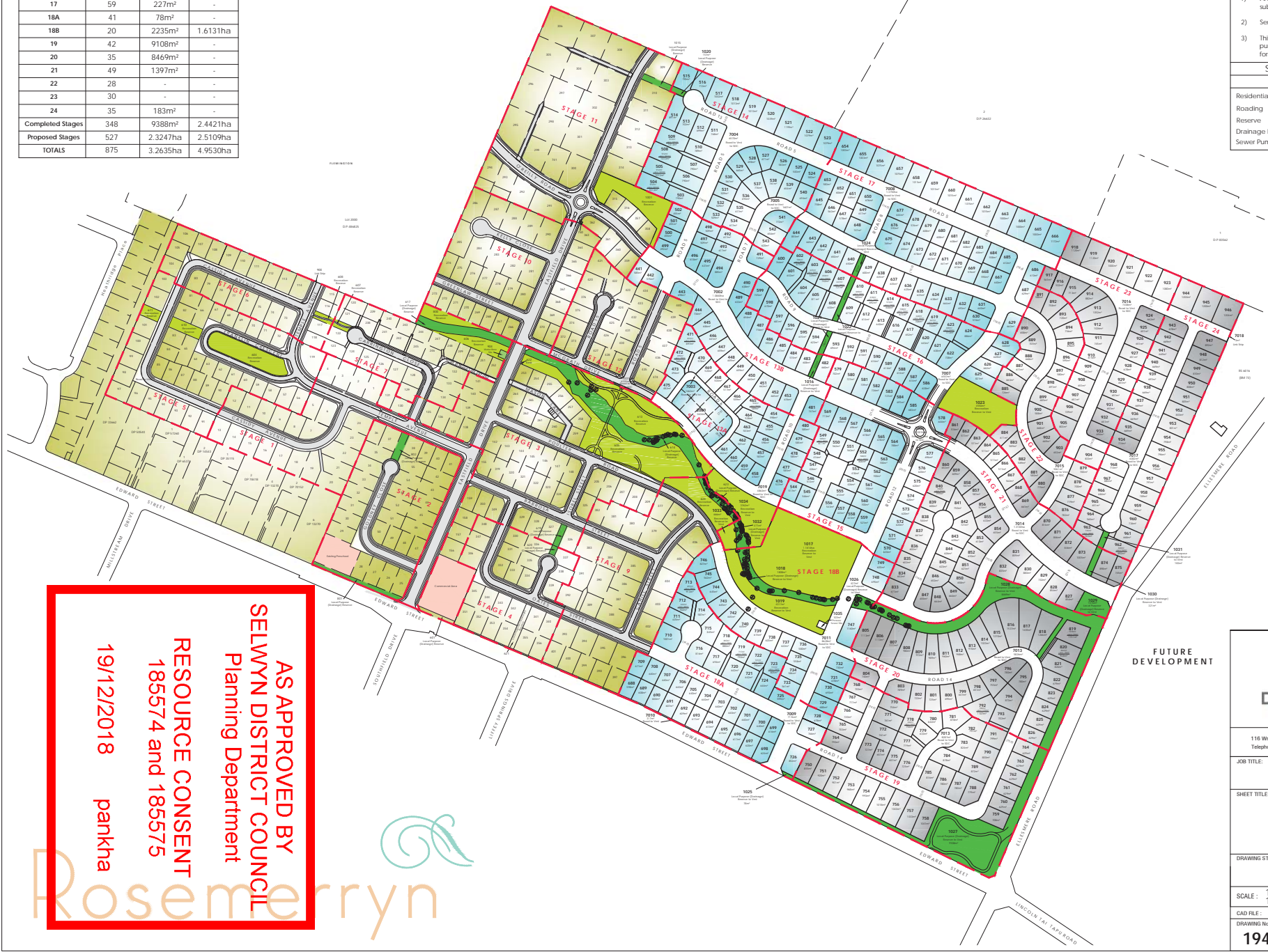
AMENDMENT	DATE	DESCRIPTION
R1	04/04/2018	LOTS AMENDED IN STAGES 18B, 20 & 21
R2	20/06/2018	STAGE 11 REMOVED
R3	20/08/2018	STAGE 19 REMOVED
R4	09/10/2018	STG BOUNDARY 13 & 18B AMENDED. LOTS 1025-1034 ADDED
R5	17/10/2018	STG 13A & 18B BOUNDARY AMENDED. LOT 1035 ADDED

- NOTES:
- 1) Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
  - 2) Service easements to be created as required.
  - 3) This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.

STAGES 13-24 SCHEDULE OF AREAS	
Description	Area
Residential Lots (Average: 745m <sup>2</sup> )	37.7900ha
Roading	11.9098ha
Reserve	2.5109ha
Drainage Reserve	2.3247ha
Sewer Pumpstation	107m <sup>2</sup>

STAGES 13-24 DENSITY	
Total Area	54.5461ha
Net Area	52.2214ha
Lots	527
Lots/ha	10.091
OVERALL DENSITY	
Total Area	91.6704ha
Net Area	87.7839ha
Lots	875
Lots/ha	9.968

- CONSTRUCTED
- UNDER CONSTRUCTION
- CONSENTED, BEING ALTERED
- PROPOSED
- DRAINAGE RESERVES
- RECREATION RESERVES
- COMMERCIAL SITES (6230m<sup>2</sup>)



**AS APPROVED BY  
 SELWYN DISTRICT COUNCIL  
 Planning Department**  
**RESOURCE CONSENT  
 185574 and 185575  
 19/12/2018     pankha**



FUTURE DEVELOPMENT



**DAVIE LOVELL-SMITH**  
 PLANNING SURVEYING ENGINEERING

116 Wrights Road     P O Box 679     Christchurch 8140     New Zealand  
 Telephone: 03 379-0793     Website: www.dls.co.nz     E-mail: office@dls.co.nz

JOB TITLE:	<b>Rosemerryn</b>
SHEET TITLE:	<b>Proposed Subdivision Stages 13 - 24</b>
DRAWING STATUS:	<b>For Consent</b>
SCALE: 1:2500@A1 1:5000@A3	DATE: October 2018
CAD FILE: P:\19458\Subcom\19458_Stages 13-24_05.dwg	REVISION:
DRAWING No: 19458	SHEET No: 1 OF 1

# Resource Consent Decision

## RC195567

The contents of this documentation are strictly subject to the terms and conditions of the disclaimer contained at the front of this documentation. Prospective purchasers must accordingly read and acquaint themselves with the disclaimer prior to reading the documentation



<b>APPLICANT:</b>	Fulton Hogan Land Development Limited
<b>PROPOSAL:</b>	195567- To undertake a subdivision to create 8 residential lots
<b>LOCATION:</b>	McGrath Drive and Kens Lane, Rosemerryn
<b>LEGAL DESCRIPTION:</b>	Lot 2000 DP 536376 being 3634m <sup>2</sup> in area more or less, as contained in Record of Title 889609.
<b>ZONING:</b>	The property is zoned Living Z under the provisions of the Operative District Plan (Townships) Volume
<b>STATUS:</b>	This application has been assessed as a subdivision consent for a Non-Complying Activity under the District Plan. As such the relevant provisions of the District Plan (Townships) Volume and the Resource Management Act 1991 have been taken into account
This application was formally received by the Selwyn District Council on 20 September 2019. Assessment and approval took place on 4 October 2019 under a delegation given by the Council.	

## Decision

- A. Resource consent 195567 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 195567 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:
  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. The subdivision shall proceed in general accordance with the information submitted with the application and the attached approved subdivision plan entitled "Proposed subdivision of Lot 2000 DP 536376" dated August 2019 (now marked RC195567), except where another condition of this consent must be complied with.
  3. All required easements shall be created and granted or reserved.

### General Engineering

4. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
5. 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.

6. 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.
7. 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 Councils systems shall be borne by the consent holder.
8. 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.
9. The engineering design plans and specifications for all works required shall be submitted to the Development Engineering Manager for approval including, but not limited to:
  - Water supply
  - Sewerage
  - Stormwater
  - Rooding, including streetlighting and entrance structures
  - 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.

#### Water supply, stormwater and sewer

10. 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.

#### *Water*

11. The net area of each lot shall be provided with an individual potable high pressure connection to the Lincoln water supply in accordance with the approved Engineering Plans.
12. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
13. Connection into Council's reticulated water supply must either be carried out or supervised by Council's contractor SICON Ferguson Ltd.

#### *Sewer*

14. The existing eight sewer connections to the underlying allotment are to be used for each of Lots 1 to 8 in accordance with the Council's Engineering Code of Practice.

#### Power and Telephone

15. 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 operator.

16. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot.

## Attachments

1. Approved subdivision 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](mailto: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	8.00	0.00	8.00	1,831.00	14,648.00	2,197.20	16,845.20
Wastewater	8.00	0.00	8.00	5,244.00	41,952.00	6,292.80	48,244.80
Stormwater	8.00	0.00	8.00	5,296.00	42,368.00	6,355.20	48,723.20
Reserves	8.00	0.00	8.00	10,647.00	85,176.00	12,776.40	97,952.40
Roading	8.00	0.00	8.00	1,769.00	14,152.00	2,122.80	16,274.80
Lincoln ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Contribution</b>					<b>198,296.00</b>	<b>29,744.40</b>	<b>228,040.40</b>

## Notes to the Consent Holder

### Lapse Period (Subdivision Consents)

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

- b) In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- c) 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.



- d) 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](mailto:compliance@selwyn.govt.nz)
- e) 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.

### *Vehicle Crossings*

- f) 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](mailto: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*

- g) 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.

### *Regional Consents*

- h) 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*

- i) 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.

### *Water Supply*

- j) For supervision purposes a minimum of 2 working days' notice is required. Please note a connection fee being the actual cost quoted by SICON Ferguson Ltd will apply.

### *Property Numbering*

- k) 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.

### *Engineering Approval*

- l) 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/](http://www.selwyn.govt.nz/services/subdivisions/engineering-approval/)

The application shall include:

- Design specifications
- Design drawings
- Design calculations
- Relevant Resource Consents or Certificates of Compliance.
- All correspondence regarding engineering approvals is to be directed to:  
[Development.Engineer@selwyn.govt.nz](mailto:Development.Engineer@selwyn.govt.nz)

Yours faithfully

**Selwyn District Council**

A handwritten signature in black ink that reads "Scotchbrook". The signature is written in a cursive, flowing style with a prominent initial 'S' and a long, sweeping underline.

Charlotte Scotchbrook

**Resource Management Planner**



# Resource Consent Decision

## RC195568

The contents of this documentation are strictly subject to the terms and conditions of the disclaimer contained at the front of this documentation. Prospective purchasers must accordingly read and acquaint themselves with the disclaimer prior to reading the documentation



<b>APPLICANT:</b>	Fulton Hogan Land Development Limited
<b>PROPOSAL:</b>	195568- To erect garages with vehicle door widths exceeding 3m
<b>LOCATION:</b>	McGrath Drive and Kens Lane, Rosemerryn
<b>LEGAL DESCRIPTION:</b>	Lot 2000 DP 536376 being 3634m <sup>2</sup> in area more or less, as contained in Record of Title 889609.
<b>ZONING:</b>	The property is zoned Living Z under the provisions of the Operative District Plan (Townships) Volume
<b>STATUS:</b>	This application has been assessed as a land use consent for a Restricted Discretionary Activity under the District Plan. As such the relevant provisions of the District Plan (Townships) Volume and the Resource Management Act 1991 have been taken into account
This application was formally received by the Selwyn District Council on 20 September 2019. Assessment and approval took place on 4 October 2019 under a delegation given by the Council.	

## Decision

- A. Resource consent 195568 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 195568 be granted pursuant to sections 104 and 104C of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 of the Act:
  1. The proposal shall proceed in accordance with the information submitted with the application and the attached approved plan (now marked RC195567), with the garage door widths on Lots 2, 3, 6 and 7 of the subdivision approved by Resource Consent 195567 being able to exceed 3m.

## Attachments

1. Approved Plan

## Notes to the Consent Holder

### *Lapse Period (Land Use Consents)*

- 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.



### *Monitoring*

- b) In accordance with section 36 of the Resource Management Act 1991, the Council's standard monitoring fee has been charged.
- c) 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.
- d) 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](mailto:compliance@selwyn.govt.nz)
- e) 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.

### *Building Act*

- f) 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.

### *Impact on Council Assets*

- g) 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.

Yours faithfully

**Selwyn District Council**



Charlotte Scotchbrook

**Resource Management Planner**

AMENDMENTS	DATE	DESCRIPTION

- NOTES:
- 1) Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
  - 2) Service easements to be created as required.
  - 3) This plan has been prepared for subdivision consent purposes only. No liability is accepted if the plan is used for any other purposes.
  - 4) As-built data provided by others.

Total Area: 3632m<sup>2</sup>  
 Comprised in: R.T 889609

**DAVE LOVELL-SMITH**  
 PLANNING SURVEYING ENGINEERING

116 Wrights Road  
 P O Box 679 Christchurch 8140, New Zealand  
 Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

**Fulton Hogan Land Development Ltd.**  
 Rosemeryn Farm - Stage 13

**Proposed Subdivision of**  
**Lot 2000 DP536376**

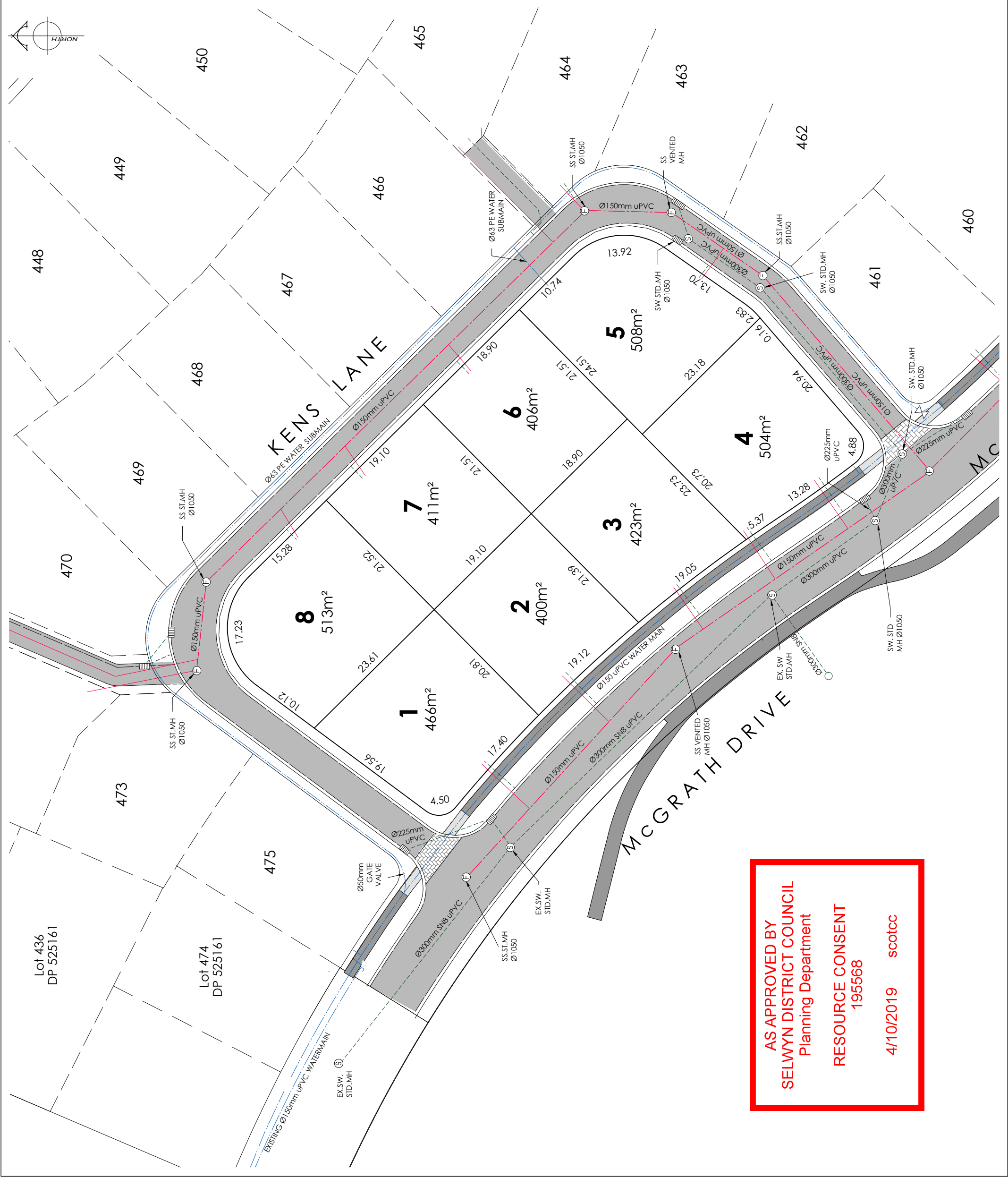
**For Consent**

SCALE: 1:250@A1  
 1:500@A3  
 DATE: August 2019

**E.19991**  
 1 OF 1  
**RO**

LEGEND:

EXISTING SERVICES	—
SANITARY SEWER	— STD.MH
STORMWATER	— MH
WATER	— FH VALVE
KERB	—



**AS APPROVED BY**  
**SELWYN DISTRICT COUNCIL**  
 Planning Department

**RESOURCE CONSENT**  
 195568

**4/10/2019**    **scotcc**