

Resource Consent Decision

RC215227



APPLICANT:	GW Wilfield
PROPOSAL:	To undertake a subdivision to create 92 residential allotments, two road allotments, two reserve allotments and a balance rural lot
LOCATION:	34 Kingsdowne Avenue and 171 Silver Peaks Drive; 79 Ridgeland Way; and 7 Ridgeland Way, West Melton
LEGAL DESCRIPTION:	<p>Lots 270 and 271 DP 525228 being 7.5947 hectares in area more or less, as contained in Record of Title 839859 (Owner: GW Wilfield Limited) - 34 Kingsdowne Avenue and 171 Silver Peaks Drive</p> <p>Lot 720, 726 DP 558751 being 11.9323 hectares in area more or less, as contained in Record of Title 982845 (Owner: GW Wilfield Limited) - 79 Ridgeland Way</p> <p>Lot 193 DP 506674 being 0.45 hectares in area more or less, as contained in Record of Title 768099 (Owner: H & A Osborne) - 7 Ridgeland Way</p>
ZONING:	<p>Operative Selwyn District Plan (2016)</p> <p>The property is zoned Living West Melton South and is subject to an Outline Development Plan under the provisions of the Operative District Plan (Townships) Volume</p>
STATUS:	<p>Operative Selwyn District Plan (2016)</p> <p>This application has been assessed as a subdivision consent for a Non-Complying activity under the Operative District Plan.</p>
<p>This application was formally received by the Selwyn District Council on 29 March 2021. Assessment and approval took place on 3 June 2021 under a delegation given by the Council.</p>	

Decision

- A. Resource consent 215227 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 215227 be **granted** pursuant to sections 104,104B and 104D of the Resource Management Act 1991 subject to the following conditions imposed under section 108 of the Act:
 1. The following conditions of consent shall be met prior to the issue of a 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 on 29 March 2021, the further information dated 30 April, 19 May and 20 May 2021, and the attached approved subdivision plan entitled 'Proposed Subdivision of Lot 193 DP 506674, Lots 270 & 271 DP

525228 & Lot 720 LT 558751', Drawing No. C.18130/1 Revision R3, dated February 2021 (now marked RC215227), including any utility lots required, except where another condition of this consent must be complied with.

Staged Subdivisions

3. The subdivision shall be staged as follows:
 - Stage 11 - Lots 1-3
 - Stage 12 - Lots 4-6
 - Stage 13 - Lots 7-16
 - Stage 14 - Lots 17-24
 - Stage 15 - Lots 25-27 and 150
 - Stage 16 - Lots 28-45, 151, and 153-154
 - Stage 17 - Lots 46-70, 80-85, and 152 and 160
 - Stage 18 - Lots 71-79, 86-92 and 161
 - Stage 19 - Lots 200-201 (Pylon/Ecology Corridor)
 - Stage 20 - Lot 100

4. The subdivision stages may occur in any order and may be undertaken concurrently. Stage 20 shall be undertaken concurrently with another stage.

Easements

5. All required easements shall be created and granted or reserved.

Amalgamation

6. That Lot 150 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 26 & 27.
7. That Lot 151 (Access Lot) hereon be held as to 8 undivided one eighth shares by the owners of Lots 30, 31, 32, 33, 34, 35, 36 & 37.
8. That Lot 152 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 50 & 51.
9. That Lot 153 (Access Lot) hereon be held as to 5 undivided one fifth shares by the owners of Lots 41, 42, 43, 44 & 100.
10. That Lot 154 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 34 & 35.

Advice Note: Reference request 1716542 on the scheme plan.

Consent Notices

11. That Consent Notice 11142093.9 and 11142093.12 registered on Title 839859 shall be cancelled.
12. That Consent Notice 12037089.15 and 12037089.18 registered on Title 982845 shall be cancelled.
13. That Consent Notice 10684724.16 registered on Title 768099 shall be cancelled.
14. That a consent notice be registered on any utility lot created stating that this allotment is to be used as a utility lot only and shall not be used for any density calculations for any future subdivisions or boundary adjustments.

15. That a consent notice be registered on all allotments adjoining a reserve stating unless a resource consent has been granted to allow otherwise, that any fence erected parallel or generally parallel to and within 5 metres of any council reserve shall be limited to a single post and rail fence with a maximum height of 1.2 metres and be at least 50% open.

SH73 and Weedons Ross Road Intersection Upgrade

16. The s224(c) Completion Certificate shall not be issued until the State Highway 73 and Weedons Ross Road intersection is signalised to the satisfaction of Selwyn District Council.

Engineering approval

17. The engineering design plans and specifications for all works shall be submitted to the Development Engineering Manager for approval including, but not limited to:
- Water supply
 - Sewerage
 - Stormwater
 - Roading, including streetlighting and entrance structures
 - 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.

18. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
19. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
20. 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.
21. 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.
22. 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.
23. 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.

Maintenance Bonds (In accordance with the Council's Bonding Policy of Subdivision Works and Large Projects from 01 January 2021)

24. The Consent Holder shall enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in the Council in relation to the Consent at the issuance of the section 224(c) Completion Certificate and continue until the Council tests and accepts the quality of the bonded infrastructure and the agreed or stipulated maintenance period taking into account any needed repairs, replacement or rectification required for a period of:
- (a) 12 months for roading, water, sewer and stormwater reticulation; and
 - (b) 24 months for landscaping, reserve assets, stormwater treatment and discharge systems and sewer pump stations.

New roads

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

Corner Splays

26. The corner of Lot 46, 65, 69, at the road intersection shall be splayed with a rounded minimum radius of 3 metres.

Street lighting

27. The applicant shall provide a street light style to Council for approval as part of the Engineering Approval process.
28. Street lighting shall be provided on all new roads and existing roads in accordance with the Engineering Approval.
29. Outdoor lighting is to be shielded so that any light spill is directed at an angle 90 degrees below the vertical. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the Title for each of Lots 1-92 and 100.

Urban vehicle crossings

30. A vehicle crossing to service the vehicle accessway (right of way) servicing Lots 26-27, 30-37, 41-44 and 100, and 50-51 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.

Urban shared accessways

31. The vehicle accessway serving Lots 26 - 27, 30-37, 41 - 44, and 50 - 51 shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume).
32. Lots 30-37 which are served by Lot 151 (Access Lot) shall not be subject to further subdivision. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the Title for each of Lots 30-37.

Water Supply, Stormwater and Sewer - General Conditions

33. 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.
34. Where sewer and water mains and stormwater systems in private property are to be vested, a written request shall be submitted for Council approval. Easements in gross in favour of Council shall be provided.

Water Supply

35. The net area of each lot shall be provided with an individual potable high pressure connection to the West Melton water supply in accordance with the approved Engineering Plans.
36. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
37. Connection into Council's reticulated water supply shall either be carried out or supervised by Council's contractor SICON Ferguson Ltd at the cost of the consent holder.
38. Lots 27, 80-92 and 100 (which have an area equal or greater than 3,000m²) shall be provided with an individual connection to the reticulated potable water supply in accordance with the approved engineering plans that is restricted to 3,000 litres of water per day.
39. Individual water tanks will be required for each of Lots 27, 80-92 and 100 with a minimum tank size of three days supply at Building Consent stage. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the Title of these lots.

Sewer

40. 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.
41. 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; or

Individual sewage pumping units shall be installed within private property at Building Consent stage. Any maintenance or costs associated with the individual pumping units shall be the responsibility of the landowner. Pursuant to section 221 of the Resource Management Act 1991 a consent notice shall be registered on the Certificate of Title for each lot to ensure ongoing compliance with this condition.
42. Boundary boxes shall be installed in the road reserve only. (*low pressure sewer only*)
43. All sewer reticulation to be vested shall meet Council CCTV standards.
44. Connection to the Council sewer shall be arranged by the consent holder and the work shall be done by a registered drainlayer.

Stormwater

45. 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.
46. 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.
47. Where stormwater discharges are to be undertaken as a permitted activity, confirmation in writing of permitted status shall be provided from Canterbury Regional Council in the form of a certificate of compliance.
 48. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
 49. In the event that an adjacent neighbour's historical stormwater drainage was onto the site, the proposed development must maintain or mitigate the historical discharge.
 50. Where a specific discharge consent is issued by Canterbury Regional Council (Environment Canterbury), any consent or associated conditions will be subject to Selwyn District Council acceptance, where these obligations will be transferred to Selwyn District Council. The consent holder will hold, operate and maintain the stormwater consent for a minimum of two years after the section 224(c) Completion Certificate has been issued. Council must be satisfied at the end of this period that all aspects of the system, including but not limited to compliance with consent conditions, operations and maintenance costs are acceptable to Council.
 51. The consent holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) Completion Certificate.
 52. Where stormwater mains in private property are to be vested in Selwyn District Council, a written request shall be submitted to the Development Engineering Manager. Easements in gross in favour of Council shall be provided.

Power and Telephone Services

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

Landscaping and Irrigation

56. The consent holder shall landscape the street frontages. The minimum standard (unless otherwise agreed through Engineering Design Approval) will include grass berms and street trees. A landscaping proposal shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications, and the landscaping shall be undertaken in accordance with the approved plans.
57. Entrance structures shall not be placed on Council road reserve.
58. Unless otherwise agreed through the Engineering Approval, the consent holder shall install an irrigation system in accordance with the approved engineering plans.

Fencing and Covenants

59. The consent holder shall ensure that Council is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots.
- a) This shall be ensured by way of a fencing covenant registered against the computer freehold register to issue for each adjoining lot. The covenant is to be prepared by Council's solicitor at the expense of the consent holder.
- b) The consent holder shall procure a written undertaking from the consent holder's solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan.

Reserves

60. Pursuant to the relevant legislation the consent holder shall vest Lot 200 and 201 in the Council as Local Purpose (Landscape) Reserve.

Note: The reserve land should be classified as Local Purpose (Landscape) Reserve on the plan.

61. The consent holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.

Site stability and site works

62. That all site works are to be undertaken in accordance with the conditions of resource consent 215228.
63. 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.

Review

64. That pursuant to section 128 of the Resource Management Act 1991, the Council may review all conditions by serving notice on the consent holder within 1 month of any 12 month period following the date of this decision, in order to deal with any adverse effects on the environment that may arise from the exercise of this consent.

Attachments

1. RC215227

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 table below are applicable at the time of the granting of this consent. If the time between the date the resource consent is granted and the time which the Council would normally invoice for the development contributions (usually the time an application is made for the issue of Council's section 224(c) certificate for the subdivision) is more than 24 months, the development contributions will be reassessed in accordance with the development contributions policy in force at the time the consent was submitted. To avoid delays, the consent holder should seek the reassessed amounts prior to the application for the section 224(c) Resource Management Act 1991 certificate. Please contact our Development Contributions Assessor on 03 347 2800 or at development.contributions@selwyn.govt.nz.

Activity	Demand Post Development (HUE)	Credits for Existing Demand (HUE)	Additional Demand (HUE)	Development Contribution per HUE (\$)	Development Contribution (\$ Excl. GST)	GST (\$)	Development Contribution (\$ Incl. GST)
Water Supply	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wastewater	92.00	5.00	87.00	5,244.00	456,228.00	68,434.20	524,662.20
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	92.00	5.00	87.00	11,366.00	988,842.00	148,326.30	1,137,168.30
Roading	92.00	5.00	87.00	1,769.00	153,903.00	23,085.45	176,988.45
Roading ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					1,598,973.00	239,845.95	1,838,818.95

Notes to the Consent Holder

Lapse Period

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

Monitoring

- b) In accordance with section 36 of the Resource Management Act 1991, the Council's specialised 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
- 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.

Regional Consents

- f) 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

- 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.

Engineering Approval

- h) All applications for Engineering Approval shall be uploaded electronically to the Selwyn District Council Website at the following address: www.selwyn.govt.nz/services/subdivisions/engineering-approval/

The application shall include:

1. Design specifications
2. Design drawings
3. Design calculations
4. Relevant Resource Consents or Certificates of Compliance.

All correspondence regarding engineering approvals is to be directed to:
Development.Engineer@selwyn.govt.nz

Maintenance Bonds (In accordance with the Council's Bonding Policy of Subdivision Works and Large Projects from 01 January 2021)

- i) Maintenance bonds shall be valued at 5% of the total value of works (plus GST).
 1. The resource consent holder shall provide costings and estimates for the total value of works from an independent quantity surveyor, acceptable to Council, at the resource consent holder's expense.
 2. The Council may re-evaluate the value and duration of the maintenance bond for the following reasons:
 - (a) Inflation;
 - (b) Delays in works being completed; or
 - (c) Repairs, rectification and or replacement is required
 - (d) Price escalations.

Street names, numbering and signage

- j) Road and street names and individual property address numbers shall be adopted only upon Council approval. The applicant shall supply to Council for consideration a minimum of 3 names, listed in preference, for those roads or streets that are to be vested in Council. This may be done at Engineering Approval.

Council will arrange for the installation of the street name signs and poles at each intersection to the Council's standard.

Property numbering

- k) All new residential lots adjoining legal roads and/or private roads/rights of way created by this subdivision will be issued property numbers by Council in accordance with Council Policy. The consent holder shall supply Council with a finalised Deposited Plan to enable numbers to be generated for issue and adoption.

Private Road/Right of Way Naming

- l) 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.

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.

Vehicle Crossings

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

Water Supply

- n) Backflow prevention shall be supplied in accordance with Council's backflow policy W213. This shall be installed as part of the building consent.

- o) 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.

Stormwater

- p) The Stormwater Operations and Maintenance Manual shall include but not be limited to:

- As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results.
 - Contact details for maintenance personnel engaged by the developer over the maintenance period
 - As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data i.e. heavy metal level in receiving environment.
 - Maintenance procedures and how compliance with the consent conditions shall be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s).
 - What actions will be undertaken when non-compliance is detected and recorded.
 - Where all cleanings from sumps are proposed to be disposed of – in accordance with Regional and local landfill requirements.
 - Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material.
 - What actions will be undertaken before handover to Selwyn District Council is proposed ie notification procedure at least two months prior to requesting handover.
- q) Where the collection and disposal of roof/surface water is to ground, the suitability of the natural ground to receive and dispose of the water without causing damage or nuisance to neighbouring properties, shall be determined by a suitably qualified person/engineer and evidence of results is to be provided at engineering approval.
- 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
- u) The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. The use of these materials is prohibited in accordance with the conditions of Selwyn District Council's global stormwater consent.

Water race general information

- v) The Council Water Race Bylaw and the Council Policy Manual set out the rights and responsibilities of both the Council and landowners in relation to water races. More information can be found at <https://www.selwyn.govt.nz/services/water/water-race>

In particular, the following requirements may apply:

- A strip of 6 metres wide must be left unplanted adjacent to one side of the water race to provide access for maintenance
 - Buildings must be set back at least 5 metres from the top of the bank of the water race
 - Structures over, in or under a water race must have approval of council prior to being constructed.
- w) If the water race is to be fenced off from the property, a 'cyclone' type gate shall be installed to provide unrestricted access for Selwyn District Council personnel and agents.

Maintenance

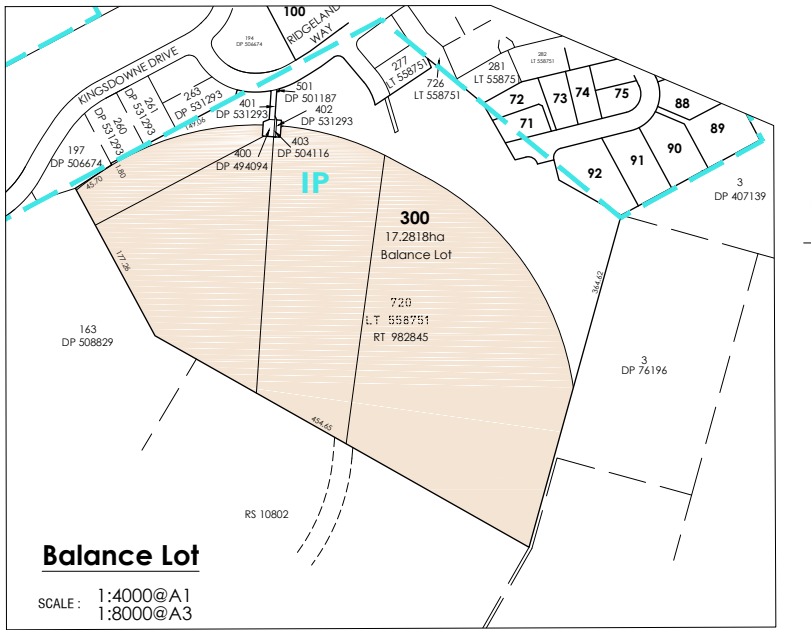
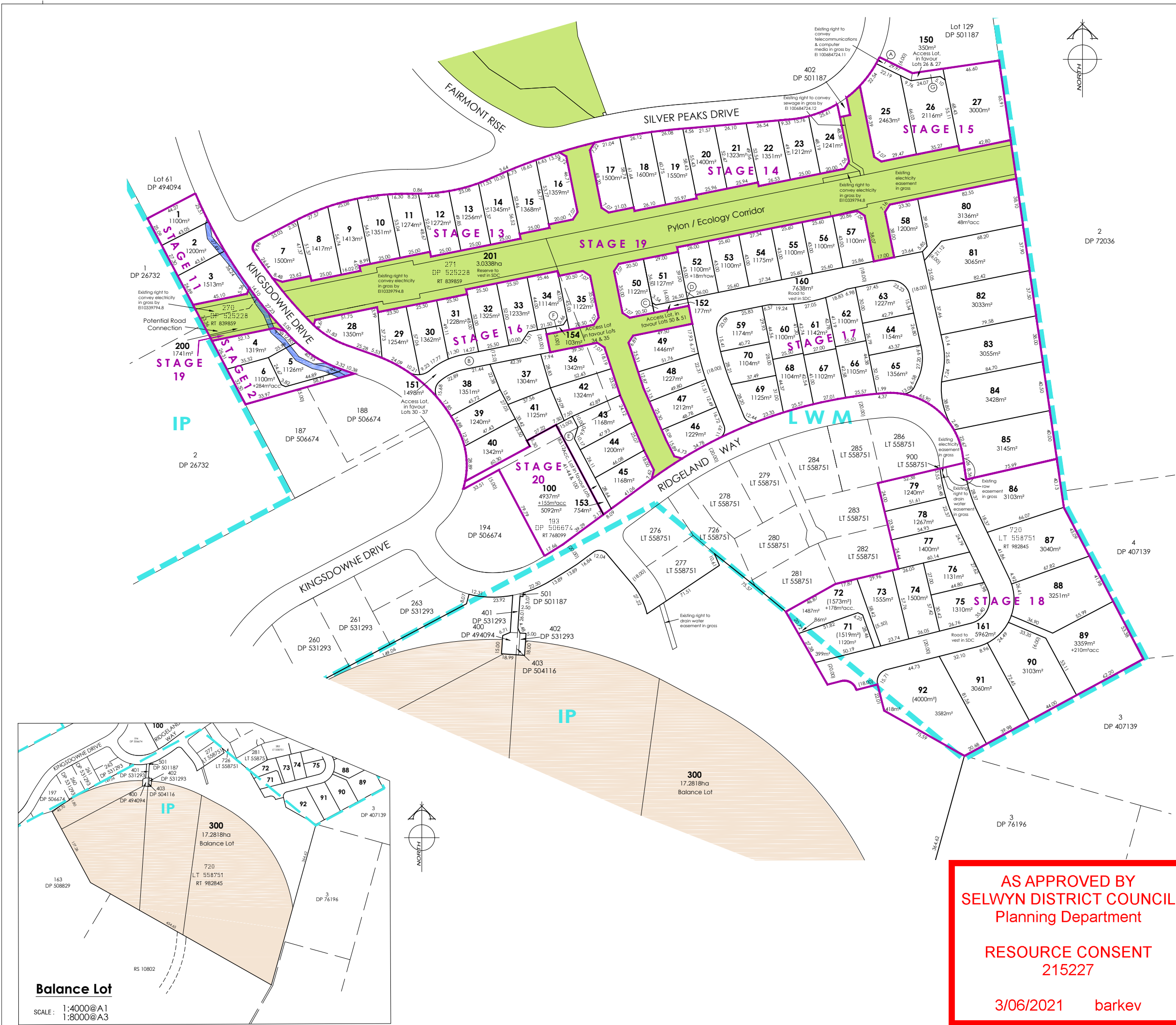
- x) Selwyn District Council is responsible for cleaning this water race.

Yours faithfully

Selwyn District Council

A handwritten signature in black ink, appearing to read 'Rosie Flynn', written in a cursive style.

Rosie Flynn, Team Leader Resource Consents



AMENDMENT	DATE	DESCRIPTION
R1	4.02.21	LAYOUT UPDATED
R2	18.2.21	LAYOUT UPDATED
R3	25.2.21	LOTS 1-3, 36-45, 100 & 153 AMENDED, STAGING

- 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.

Legend

- Swale subject to a Consent Notice.
- Existing Consent Notice
- Zone boundary
- Stage boundary

- PROPOSED AMALGAMATION CONDITIONS**
- 1/ Lot 150 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 26 & 27.
 - 2/ Lot 151 (Access Lot) hereon be held as to 8 undivided one eighth shares by the owners of Lots 30, 31, 32, 33, 34, 35, 36 & 37.
 - 3/ Lot 152 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 50 & 51.
 - 4/ Lot 153 (Access Lot) hereon be held as to 5 undivided one fifth shares by the owners of Lots 41, 42, 43, 44 & 100.
 - 5/ Lot 154 (Access Lot) hereon be held as to 2 undivided one half shares by the owners of Lots 34 & 35.

Proposed Memorandum of Easements

Nature	Servient Tenement (Burdened Land)		Dominant Tenement (Benefited Land)
	Lot No	Shown	
Right of way, rights to drain water & sewage & rights to convey gas, water, electricity & telecommunications.	150	A & G	Lots 26 & 27 Lots 30-37 Lots 51 & 50 Lots 41 - 44 & 100 Lots 34 & 35 Lot 51
	151	B	
	152	C	
	153	E	
	154	F	
	52	D	

SCHEDULE OF AREAS

Description	Area
Residential Lots - (Lots 1 - 92 & 100)	15,135.5ha
Access - (Lots 150-154)	2882m ²
Road to vest in SDC (Lot 160 & 161)	1,360.0ha
Reserve to vest in SDC (Lot 201)	3,033.8ha
Lot 200	1741m ²
Balance Lot 300	17,281.8ha

Total Area : 37.2747ha
 Comprised in: RT's, 768099, 839859, 982845

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: **GW Wilfield Ltd**

SHEET TITLE: **Proposed Subdivision of Lot 193 DP 506674, Lots 270 & 271 DP 525228 & Lot 720 LT 558751**

DRAWING STATUS: **Subdivision Consent**

SCALE: 1:1500@A1 DATE: February 2021
 1:3000@A3

CAD FILE: J:\18130_1\Subcon\2021 Subcon\C18130_1_Subcon R3.dwg REVISION:
 DRAWING No: C.18130/1 SHEET No: 1 OF 1 R3

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

**RESOURCE CONSENT
 215227**

3/06/2021 barkev