

**RESOURCE CONSENT DECISION:
185190**



APPLICANT:	GW Rolleston Ltd
PROPOSAL:	To undertake a residential boundary adjustment between three lots.
LOCATION:	391 Lincoln Rolleston Road, Rolleston
LEGAL DESCRIPTION:	Lot 26 DP 65499 being 399m ² in area more or less, as contained in Computer Freehold Register CB38B/1009 Lot 127 and 128 being part of stage 7A of s/d RC175169 being 986m ² and 705m ² in area.
ZONING:	The property is zoned Living Z under the provisions of the Operative District Plan (Townships Volume).
STATUS:	This application has been assessed as a subdivision 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.
<p>This application was formally received by the Selwyn District Council on 13 April 2018. Assessment and approval took place on 11 May, 2018 under a delegation given by the Council.</p>	

DECISION

- A. Resource consent 185190 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 185190 be granted pursuant to sections 104 and 104C 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 Completion Certificate at the expense of the consent holder.
 2. The subdivision shall proceed in general accordance with the attached approved subdivision plan and the details provided with the application, except where varied by the following conditions of consent.

3. Each lot within the subdivision shall be separately serviced with water, sewer and stormwater systems.
4. That the net area of each lot shall be provided with an individual potable high pressure connection to the Rolleston water supply in accordance with the Engineering Code of Practice.
5. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
6. Connection into Council's reticulated water supply must either be carried out or supervised by Council's contractor SICON Ferguson Ltd.
7. 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 Engineering Code of Practice.
8. 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.
9. That connection to the Council sewer be arranged by applicant, with the work to be done by a registered drainlayer.
10. 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.
11. That electricity supply and telecommunications be supplied to the net area of each lot of the subdivision by way of underground reticulation in accordance with the standards of the relevant network utility operator.
12. The consent holder shall provide evidence in writing from the relevant authorities that electrical and telephone service connections have been installed to each lot.
13. All work shall comply with the Engineering Code of Practice, except as agreed with Council.
14. 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.
15. 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.

16. All required easements will need to be created and granted, and/or reserved.

Attachments

1. Subdivision plan: Davie Lovell-Smith: Sheet title: Falcon's Landing Rolleston; Proposed subdivision of Lots 127 & 128 RMA 175169 & Lot 26 DP 65499, Drawing No: C.19115, Revision R1.

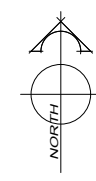
Notes to the Consent Holder

- a) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.
- b) In accordance with section 36 of the Resource Management Act 1991, the Council's basic monitoring fee has been charged.
- c) All 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.
- d) 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.
- e) 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.
- f) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Yours faithfully
Selwyn District Council



Natalie Hall-Barlow
Resource Management Planner



- NOTES:
- 1) Areas and dimensions approximate 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 purpose.

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

**RESOURCE CONSENT
185190**

11/05/2018 halln



SCHEDULE OF AREAS	
Description	Area
Residential Lots - (Lots 127, 128 & 181)	2082m²
Road to Vest - (Lot 180)	7m²
Total Area : 2089m²	
Comprised in: CFR's CB38B/1009	

DAVE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

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GILLMAN WHEELANS
Residential Subdivisions

JOB TITLE: **Falcon's Landing
Rolleston**

SHEET TITLE: **Proposed Subdivision of
Lots 127 & 128 RMA 175169
& Lot 26 DP 65499**

DRAWING STATUS: **Proposed Subdivision**

SCALE: 1:250@A1 DATE: April 2018
1:500@A3

DRAWING No: J:\19115\Subcon\C19115_Lots 26 127 & 128 Subcon.dwg REVISION:
DRAWING No: **C.19115** SHEET No: **1 OF 1** **R1**