

Resource Consent Decision

RC205181



APPLICANT:	Lincoln Land Development JV
PROPOSAL:	RC205181 – To undertake a staged subdivision to create 360 residential lots and reserves (Stage 4 of Te Whariki)
LOCATION:	Springs Road, Lincoln
LEGAL DESCRIPTION:	Lot 1002 DP 535301 being 34.6914ha in area more or less, as contained in Record of Title 892272.
ZONING:	The property is zoned Living Z under the provisions of the Operative District Plan (Townships) Volume
STATUS:	<p>RC205181 has been assessed as a subdivision consent for a Discretionary activity under the District Plan.</p> <p>As such the relevant provisions of the District Plan (Townships) Volume and the Resource Management Act 1991 have been taken into account.</p> <p>NESCS – Contaminated Site. This application has been assessed as a Restricted Discretionary Activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</p>
This application was formally received by the Selwyn District Council on 8 April 2020. Assessment and approval took place on 7 August 2020 under a delegation given by the Council.	

Decision

- A. Resource consent 205181 be processed on a **non-notified** basis in accordance with sections 95A-F of the Resource Management Act 1991; and
- B. Resource consent 205181 be **granted** pursuant to sections 104 and 104B of the Resource Management Act 1991 subject to the following conditions imposed under sections 108 and 220 of the Act:
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 8 April 2020, the further information dated 24 June 2020, and the attached approved subdivision plan entitled "Stage 4 Scheme Plan Subdivision of Lot 1002 DP 535301", Drawing no. C00076-SC04, REV K dated 23 June 2020 (now marked RC205181), including any utility lots required, except where another condition of this consent must be complied with.
 3. The subdivision may be undertaken in stages. Where the subdivision is undertaken in stages, each stage shall consist of the following lots:

Stage 4A

- Lots 4001-4003, 4005-4006, 4008-4023, 4030-4059, 4004 – 4007, 4024 – 4029, 401-405

Stage 4B

- Lots 4101-4113, 4116-4123, 4128-4134, 4137-4148, 4114-4115, 4124-4127, 4136-4137, 411-417

Stage 4C

- Lots 4204-4220, 4228-4230, 4235-4244, 4247-4248, 4251-4254, 4221-4227, 4231-4234, 4245-4250, 4258-4261, 4258-4261, 4203, 421-427

Stage 4D

- Lots 4202-4220, 4228-4230, 4235-4244, 4247-4248, 4251-4254, 4302-4303, 4306-4308, 4331-4332, 431

Stage 4E

- Lots 4401-4408, 4413-4414, 4416, 4418, 4429, 4431-4432, 4434-4436, 4409-4412, 4415, 4417, 4419-4428, 4430, 4433, 4437, 4436, 441-444

Stage 4F

- Lots 4501-4534, 451-452

4. All required easements shall be created and granted or reserved.
5. That a Consent notice be registered against the Record of Title for each utility lot created, to the effect that it shall be used as a utility lot only. Ongoing compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for that utility lot hereon. The consent notice shall be prepared and registered by Council's solicitor at the request and expense of the consent holder.
6. That where a lot is created as a balance lot and no services are provided, a consent notice shall be registered on the computer freehold register for each balance lot created stating that no services have been provided and therefore, no Development Contributions credits are available.

Each such consent notice may be cancelled once the relevant development contributions have been paid in full.

General engineering

7. 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.

8. All work shall comply with the conditions set out in the Engineering Approval and be constructed in accordance with the approved engineering plans.
9. All work shall comply with the Engineering Code of Practice, except as agreed in the Engineering Approval.
10. 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.

11. 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.
12. 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.
13. 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.

Roading

14. All roads shall be constructed in accordance with the approved engineering plans.
15. All roads shall be vested in the Selwyn District Council as road.
16. The corner of all lots located at road intersections shall be splayed with a rounded minimum radius of 3 metres.
17. Street lighting shall be provided on all new roads and existing roads in accordance with the Engineering Approval.
18. A vehicle crossing to service each shared accessway or access leg shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume). The vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing between the site boundary and sealed carriageway.
19. Vehicle crossings may not be constructed across areas specifically formed as parking laybys without prior council approval.

Pursuant to section 221 of the Resource Management Act 1991 a consent notice shall be registered on the Certificate of Title for any residential lot adjoining a specifically created parking layby (to be determined at engineering plan approval stage) to ensure ongoing compliance with this condition.

20. The vehicle accessway serving Lots:

Stage 4A

- 4005 – 4006,
- 4009 – 4010,
- 4024 – 4025,
- 4017 – 4020,

Stage 4B

- 4147 – 4148,

Stage 4C

- 4201,4202,4205 & Pt Lot 2 DP 4157
- 4209-4210
- 4213-4214
- 4217-4218
- 4245 – 4246,
- 4249 – 4250,
- 4268 – 4271,
- 4274 – 4277,

Stage 4D

- 4333 – 4334,

Stage 4E

- 4431 – 4432,
- 4438 – 4441

- 4444 – 4445,
- 4464 – 4465,

Stage 4F

- 4502 – 4503,
- 4506 – 4507
- 4510 – 4511,
- 4514 – 4515,
- 4517 – 4518
- 4521 – 4522,
- 4533 – 4534,

Shall be formed in accordance with Appendix 13 of the District Plan (Townships Volume).

Water supply, stormwater & sewer

21. 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.
22. 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

23. 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.
24. Water meters shall be installed in the road reserve only (please note that multi meter boxes may be utilised).
25. 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.

Sewer

26. 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.
27. 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.
28. All sewer reticulation to be vested shall meet Council CCTV standards.
29. Connection to the Council sewer shall be arranged by the consent holder and the work shall be done by a registered drainlayer.

Stormwater

30. 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.
31. Lot 403 containing the stormwater utility reserve shall be constructed/completed and vested prior to the issue of the Section 224 Completion Certificate for the third stage (any of Stages 4C-E) of the subdivision.
32. 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.
33. 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.
34. The proposed development shall not discharge run off onto adjacent properties unless via a controlled outlet approved as part of the Engineering Design Approval.
35. 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.
36. 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.
37. The consent holder shall provide a Stormwater Operations and Maintenance Manual prior to the approval of the section 224(c) Completion Certificate.
38. 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 telecommunications

39. 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.
40. 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.
41. 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

42. 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.
43. Entrance structures shall not be placed on Council road reserve.

Fencing covenants

44. 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 Record of Title 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

45. Pursuant to the relevant legislation the consent holder shall vest Lots 402, 414 and 415 in the Council as Recreation Reserve; Lot 403 as Local Purpose (Storm Water) Reserve; Lots 416, 417 and 425 as Local Purpose (Landscape) Reserve; Lots 426, 443 and 444 as Local Purpose (Access Way) Reserve.
46. The consent holder shall supply to Council copies of all Certificates of Title for land, other than roads, that is vested in the Council.

Contaminated land

47. Soil and material that contains concentrations of contaminants in excess of soil contaminants standards or guidelines for residential land use under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health shall be remediated in accordance with a Remediation Action Plan that is certified by the Council.

Geotechnical

48. Any allotments within Zone B (as identified by the "Foundation Design Zones Plan", drawing no. G00076-07, REV A, dated 16/03/20, now marked SDC205181) are considered to be TC1 category equivalent and NZS3604 foundations should be suitable, but further site specific geotechnical testing shall be required at building consent stage to confirm foundation requirements. A consent notice shall be registered on the relevant title/s giving notice of this requirement.
49. Any allotments within Zone C (as identified by the "Foundation Design Zones Plan", drawing no. G00076-07, REV A, dated 16/03/20, now marked SDC205181) are considered to be TC2 category equivalent and TC2 'enhanced' concrete foundations should be suitable, but further site specific geotechnical testing shall be required at building consent stage to confirm foundation requirements. A consent notice shall be registered on the relevant title/s giving notice of this requirement.

Fencing

50. Unless a resource consent has been granted otherwise or otherwise permitted by the District Plan:
- 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, except where that fence adjoins a fence that is permitted to be within 3 metres along a secondary street boundary.

On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the Record of Title for residential lots that are not subject to the specific frontage treatment consented by RC205182.

51. Unless a resource consent has been granted otherwise or otherwise permitted by the District Plan:
- Any lot which shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).

On-going compliance with this condition shall be ensured by way of a consent notice registered against the Record of Title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.

52. That the earth bunds, including the landscaping and any required fencing shall be established in substantial accordance with the details submitted with the application, and the further information dated 24th June 2020. Bund 1 and the established fencing shall be maintained in perpetuity in the accordance

with the attached approved bund cross section plan. A covenant shall be registered against the Record of Title to issue for each residential lot containing a bund to that effect. The covenant is to be prepared by Council's solicitor at the expense of the consent holder.

53. That the Springs Road fencing and frontage treatment shall be established in accordance with the details submitted with the application, and the further information dated 24th June 2020.
54. The fencing and landscaping required by condition 53 shall be maintained in perpetuity. On-going compliance with this condition shall be ensured by way of a consent notice to this effect registered on the Record of Title for residential lots that are subject to the Springs Road specific frontage treatment.

Development Criteria

55. That, unless a resource consent has been granted otherwise or the District Plan rules have been amended: All development and other activities on lots identified on the subdivision plan as 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 Lincoln 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 Record of Title to issue for each of Lots

Stage 4A

- 4004
- 4007,
- 4024 – 4029

Stage 4B

- 4114-4115
- 4124-4127
- 4135-4136

Stage 4C

- 4202
- 4221-4227
- 4231-4234
- 4245-4246
- 4249-4250
- 4258-4261
- 4267-4278

Stage 4D

- 4302-4303
- 4306-4308
- 4319-4321
- 4324-4325
- 4331-4332
- 4341-4345

Stage 4E

- 4409 – 4412
- 4415
- 4417
- 4419-4428
- 4430
- 4433
- 4437
- 4436

- 4458-4461
- 4465
- 4468
- 4470-4471

56. That, unless a resource consent has been granted otherwise or the District Plan rules have been amended: All development and other activities on lots identified on the subdivision plan as low density lots shall proceed in accordance with the rules for permitted activities in the Lincoln 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 each of Lots

Stage 4A

- 4001-4003
- 4005-4006
- 4008-4023
- 4030-4075

Stage 4B

- 4101-4113
- 4116-4123
- 4128-4134
- 4137-4152

Stage 4C

- 4201
- 4203-4220
- 4228-4230
- 4235-4244
- 4247-4248
- 4251-4257
- 4262-4266

Stage 4D

- 4301
- 4304-4305
- 4309-4318
- 4322-4323
- 4326-4330
- 4333-4340
- 4346-4350

Stage 4E

- 4401-4408
- 4413-4414
- 4416
- 4418
- 4429
- 4431-4432
- 4434-4436
- 4438-4445
- 4447-4457
- 4462-4464
- 4466-4467
- 4469

Stage 4F

- 4501-4534

Attachments

1. 205181 Approved Subdivision Plan
2. 205181 Foundation Design Zones Plan
3. 205181 Bund Cross Section Plans
4. 205181 Springs Road Frontage Treatment

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.

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	360.00	0.00	360.00	1,831.00	659,160.00	98,874.00	758,034.00
Wastewater	360.00	0.00	360.00	5,244.00	1,887,840.00	283,176.00	2,171,016.00
Stormwater	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserves	360.00	0.00	360.00	10,647.00	3,832,920.00	574,938.00	4,407,858.00
Roading	360.00	0.00	360.00	1,769.00	636,840.00	95,526.00	732,366.00
Lincoln ODP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Contribution					7,016,760.00	1,052,514.00	8,069,274.00

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:
 - (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 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
- 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. 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.

General Engineering

- j) 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/

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

Roading

- k) 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.

- l) 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.
- m) 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.

Water supply, stormwater & sewer

- 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) 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.
- s) Early consultation with council's stormwater engineer is recommended to ensure the latest stormwater standards including design rainfall are incorporated into the detailed design.
- t) Council has the right to have designs peer reviewed at the consent holder's cost.

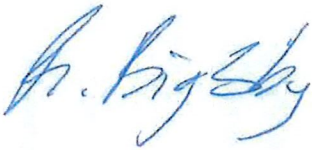
- u) All stormwater reticulation to be vested shall meet council CCTV standards
- v) The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. The use of these materials is prohibited in accordance with the conditions of Selwyn District Council's global stormwater consent.

Land drainage and other waterways

- w) Structures over, in or under a Council drain must have approval of council prior to being constructed.

Yours faithfully

Selwyn District Council



Richard Bigsby

Resource Management Planner


DATE	APPROVED	DATE
ISSUED FOR INFORMATION	MVR	11/02/2020
CHANGES		
CHANGED		
DATE		
ISSUED FOR INFORMATION	MVR	11/02/2020
CHANGES		
CHANGED		
DATE		

NOTE:

NGĀI TAHU PROPERTY

TE WHĀRIKI, LINCOLN
(STAGE 4)

FOUNDATION DESIGN ZONES
(STAGE 4)



ENGINEERS RESOURCE MANAGERS - SURVEYORS

HURSLEY, LINCOLN AND 2025 TEL: 04-4326 7070 TEL: 04-4325 112706

FRASER THOMAS, 100 BERRY CHURCH RD 1041 TEL: 04-4326 5008 TEL: 04-4326 5202

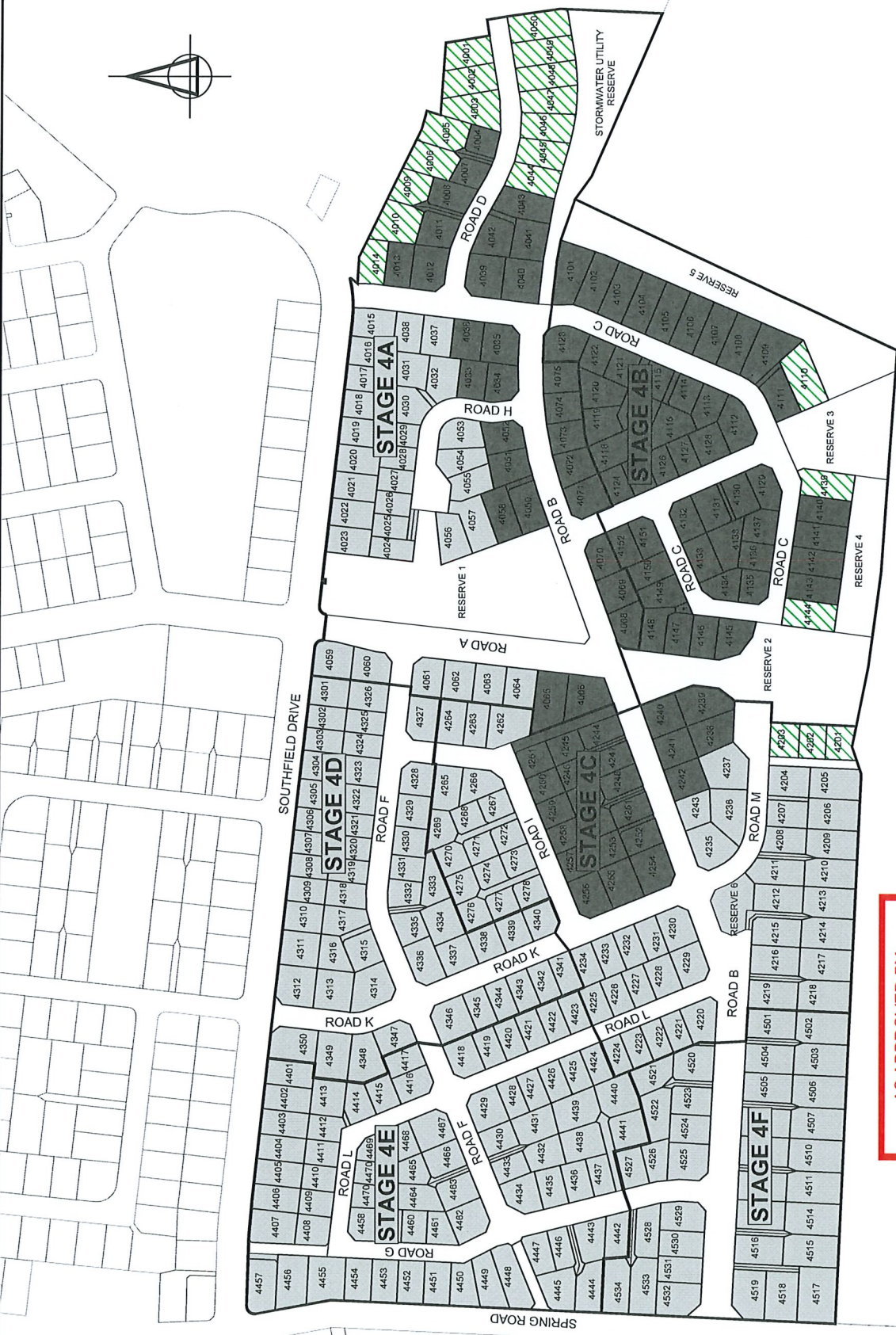
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SCALE: 1:3000

DRAWING NO: G00076-07

REVISION: A

SHEET: 1 of 1



Legend

- Foundation Design Zone A (Light grey shading)
- Foundation Design Zone B (Dark grey shading)
- Foundation Design Zone C (Green diagonal hatching)

Greenslade Farm

AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RC205181

7/08/2020 bigsbr

planting bays to be positioned at irregular intervals along the Springs Road frontage



DESIGN INTENTION

Two different fence types are proposed along the Springs Road frontage. Combined with an irregular placement of planting bays, the intention is to create an eclectic, but unified appearance to the frontage. All lots are to have a pedestrian gate out onto Springs Road.

client / project name: NGĀI TAHU PROPERTY / TE WHĀRĪKI STAGE 4
drawing name: FENCING CONCEPT ALONG SPRINGS ROAD
designed by: DCM / HD / TM
original issue date: 15 JUNE 2020
scales: NTS

CONCEPT

revision no:
B

amendment:
SDC RH Response

approved:
DCM

date:
19.6.2020



DCM URBAN DESIGN LIMITED
LEVEL 3, 329 DURHAM STREET NORTH
CHRISTCHURCH, NZ
WWW.DCMURBAN.COM

Project no / drawing no: 2019_106 / 557
Revision B

FENCE TYPE 1: PARTIALLY TRANSPARENT, VARIED HEIGHT

Fence type 1 is 30% transparent with a 1.8m high timber fence for 60-70% of the Springs Road frontage. The remaining 30-40% steps down to a maximum height of 1.2m with a gate installed providing pedestrian access.



AS APPROVED BY
SELWYN DISTRICT COUNCIL
Planning Department
RESOURCE CONSENT
RC205181
7/08/2020 bigsbr

FENCE TYPE 2: 50% TRANSPARENT, FULL HEIGHT

Fence type 2 is 50% transparent but maintains a height of 1.8m for the full width of the lot. Timber material. Gate included.



client / project name: NGĀITAHU PROPERTY / TE WHĀRIKI STAGE 4
drawing name: FENCING OPTIONS ALONG SPRINGS ROAD
designed by: DCM / HD / TM
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Revision B

CONCEPT