

**RESOURCE CONSENT DECISION:
175446**



Applicant:	Fulton Hogan Land Development Limited
Proposal:	To change condition 2 and 11 of resource consent RC155262 as varied by RC165158 to subdivide land zoned Living Z located on Edward Street, Lincoln for residential purposes.
Location:	O'Reilly Road, Rosemerryn, Lincoln
Legal Description:	Proposed subdivision of Lot 703 DP 505326 & RS 39514 being 65.5032 ha comprised in CFR 696599, CB7B/1326.
Zoning:	The property is zoned Living Z under the provisions of the Operative District Plan (Townships) Volume
Status:	<p>This application has been assessed as a variation of conditions pursuant to Section 127 of the Resource Management Act 1991 in respect of subdivision consent 165158 which was granted by Selwyn District Council on the 7th of August 2015 to create a 390 lot residential subdivision, Stages 10 to 18b Rosemerryn together with the creation of a comprehensive development lot.</p> <p>As such the relevant provisions of the Partially Operative District Plan (Townships) Volume and the Resource Management Act 1991 have been taken into account</p>
<p>This application was formally received by the Selwyn District Council on the 14th of August 2017. Assessment and approval took place on the 25th of September 2017 under a delegation given by the Council.</p>	

DECISION

“That the application to change Condition 2 and 11 of Resource Consent 155262 as varied by Resource Consent 165158 granted on the 7th of August 2015 be approved pursuant to Section 127 of the Resource Management Act 1991.

Condition 2 shall now read:

2. *“That the subdivision shall proceed in substantial accordance with the attached approved subdivision plan (Davie Lovell Smith, Dwg 17001, Revision 23 and now marked SDC 175446), including any additional utility lots except where varied by the following conditions of consent”.*

Condition 11 shall now read:

11. *“That, unless a resource consent has been granted otherwise or the District Plan rules have been amended.*

Any lot which shares a boundary with a reserve or walkway (Lots 315, 316, 357, 358, 505-510, 314, 520, 521, 309, 310, 492, 493, 655, 656, 670, 671, 672, 692, 693, 669, 670, 748, 748 and 588) 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 certificate of title to issue for each lot (other than roads and reserves) that borders a reserve or walkway.

11a. *That no dwelling is to be erected within the No-Build Area identified on Lots 293 and 294.*

On-going compliance with this condition shall be ensured by way of a consent notice registered against the certificate of title to issue for each lot.

11b. *That any dwelling to be erected on Lots 293 or 294 shall be single storey with a maximum height of 5.5m.*

On-going compliance with this condition shall be ensured by way of a consent notice registered against the certificate of title to issue for each lot.

11c. *That the no-build area of Lots 293 and 294 are to drain to a sump located at the rear of each site which drains to Eastfield Drive and that this sump shall be maintained by the registered proprietor in an appropriate manner.*

On-going compliance with this condition shall be ensured by way of a consent notice registered against the certificate of title to issue for each lot.

11d. *That the rear of Lot 292 is to drain to a sump located on the rear boundary which drains to Eastfield Drive and that this sump shall be maintained by the registered proprietor in an appropriate manner.*

On-going compliance with this condition shall be ensured by way of a consent notice registered against the certificate of title to issue for each lot”.

Note to the Consent Holder

1. All other conditions of Resource Consent 155262 as varied by Resource Consent 165158 remain unchanged and in effect.

Yours faithfully
Selwyn District Council



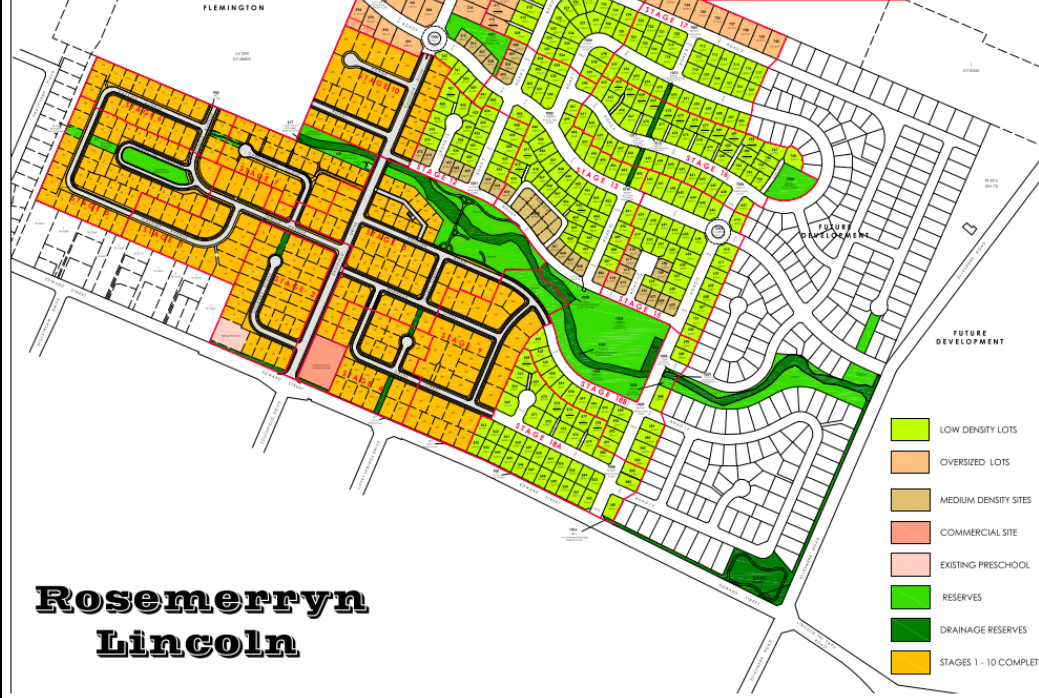
Kate Bonifacio
RESOURCE MANAGEMENT PLANNER

Stage	Residential Lots	Reserves
11	33	3566m ²
12	27	-
13	62	2,317m ²
14	41	142m ²
15	42	-
16	46	3665m ²
17	43	229m ²
18A	41	78m ²
18B	20	666m ²

AS APPROVED BY
SELWYN DISTRICT COUNCIL
 Planning Department

RESOURCE CONSENT
RC175446

 25/09/2017 bonifk



Rosemerryn Lincoln

- LOW DENSITY LOTS
- OVERSIZED LOTS
- MEDIUM DENSITY SITES
- COMMERCIAL SITE
- EXISTING PRESCHOOL
- RESERVES
- DRAINAGE RESERVES
- STAGES 1 - 10 COMPLETE

NO.	DATE	REVISION
01	10/07/17	ISSUE FOR TENDERS FOR DEVELOPMENT CONSENT SET OUT HEREIN AND FOR RESERVES, LOTS, AND UTILITIES
02	10/07/17	FINAL REVISION OF LOTS
03	20/08/17	FOR RESERVES, LOTS, AND UTILITIES
04	20/08/17	FOR RESERVES, LOTS, AND UTILITIES
05	20/08/17	FOR RESERVES, LOTS, AND UTILITIES

- NOTES:**
- 1) Areas and dimensions 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.
 - 4) Any measurements taken from information which is not dimensioned on the electronic copy are of the file of the computer.
 - 5) This plan is subject to the granting of subdivision and/or resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.

	STAGES 1-10	STAGES 11-18	FUTURE DEVELOPMENT
TOTAL AREA	25,261,980m ²	37,292,700m ²	24,991,770m ²
NET AREA	27,652,070m ²	36,982,700m ²	23,691,130m ²
LOTS	501	266	241
LOT AREA	10,880	13,896	10,117
OVERALL LOT AREA	10,280,280m ² (7ha)		

STAGES 11-18B - SCHEDULE OF AREAS	
Description	Area
Residential Lots	31,247,700m ²
Reserves	6,722,000m ²
Reserve	23,300,000m ²
Storage Reserve	6,138,000m ²
Right of Way	3,644,000m ²
Total Area:	62,503,200m²

Comprised in: CHR 696399, C878/1326



18 Highgate Road, 18 Highgate Road, Christchurch, New Zealand
 Telephone: 03 378 2700, 0800 400 400, 03 378 2700, E-mail: dave@dlsm.co.nz

JOB TITLE: Fulton Hogan Limited, Edward Street, Lincoln

SHEET TITLE: Proposed Subdivision of Lot 703 DP 503326 & RS 39514

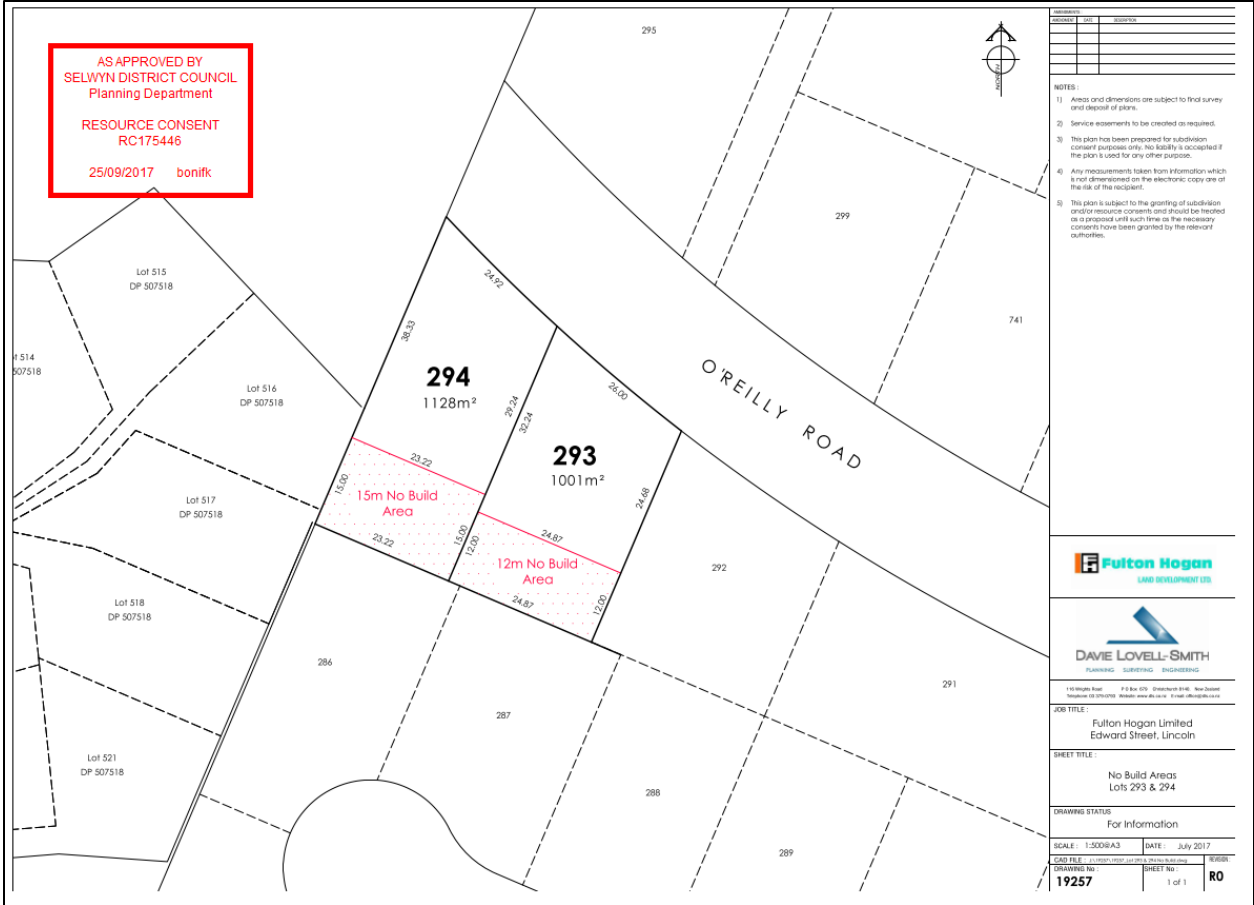
DRAWING STATUS: Resource Consent Purposes

SCALE: 1:5000 (A3)	DATE: July 2017
CAD FILE: 170001.DWG	SHEET No: R23
DRAWING No: S.17001	

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SELWYN DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
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REVISED	NO.	DATE

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Telephone: 03 378 7878, 03 378 7879, 03 378 7880, 03 378 7881, 03 378 7882

JOB TITLE:
Fulton Hogan Limited
Edward Street, Lincoln

SHEET TITLE:
No Build Areas
Lots 293 & 294

DRAWING STATUS:
For Information

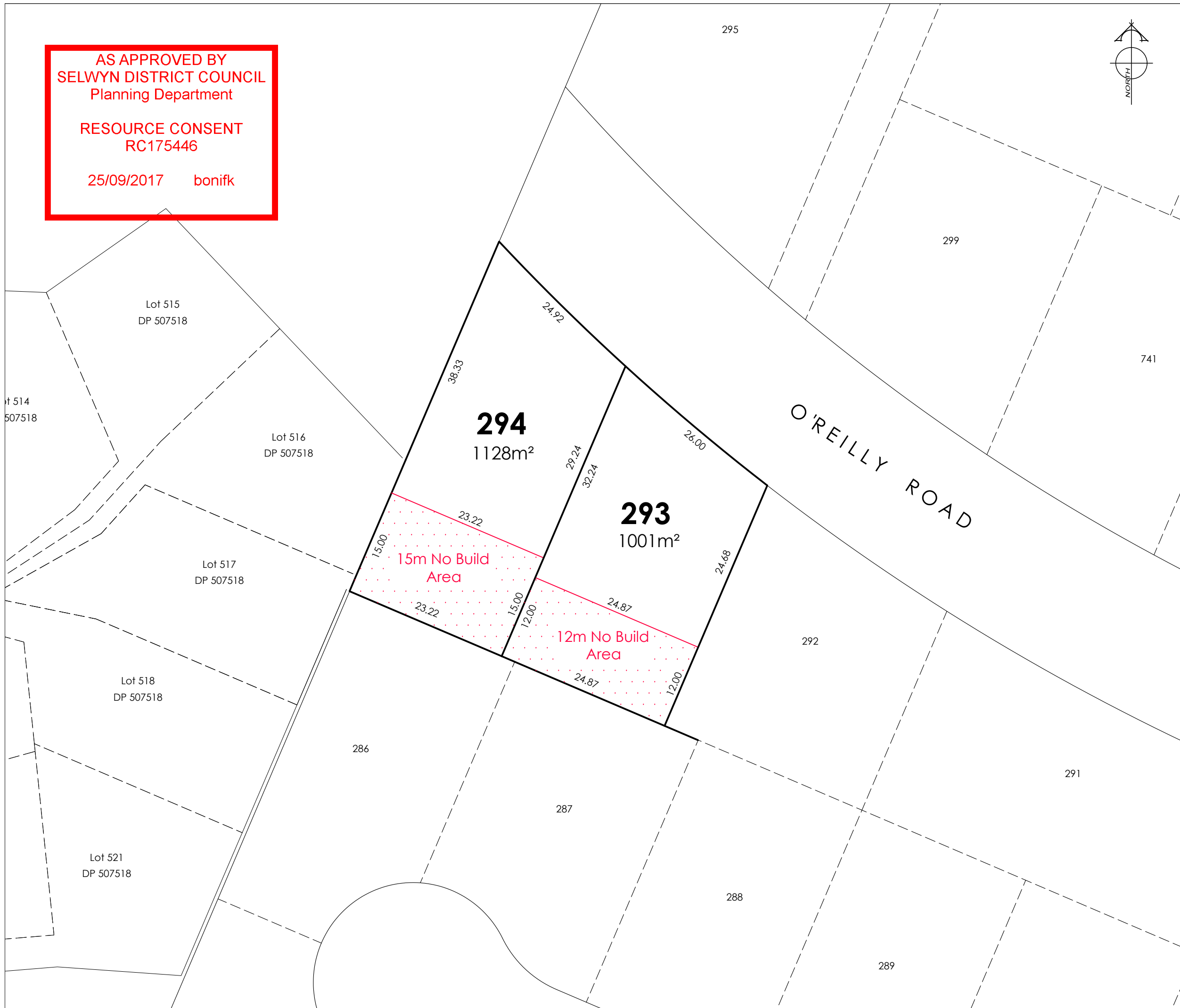
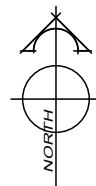
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DRAWING No: 19257	SHEET No: 1 of 1

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

**RESOURCE CONSENT
 RC175446**

25/09/2017 bonifk



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION

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 Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
 Fulton Hogan Limited
 Edward Street, Lincoln

SHEET TITLE:
 No Build Areas
 Lots 293 & 294

DRAWING STATUS:
 For Information

SCALE: 1:500@A3 **DATE:** July 2017

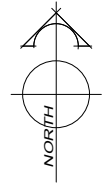
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DRAWING No: 19257	SHEET No: 1 of 1
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Stage	Residential Lots	Reserves
11	33	3566m ²
12	27	-
13	62	2,3176ha
14	41	162m ²
15	42	-
16	46	3665m ²
17	43	209m ²
18A	41	78m ²
18B	20	666m ²

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SELWYN DISTRICT COUNCIL
Planning Department**

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RC175446**

25/09/2017 bonifk
D.P.26432



AMENDMENT	DATE	DESCRIPTION
R19	23/03/2016	5m RADIUS ARCS AMENDED, ROAD 4 WIDTHS REDUCED & ADJACENT LOTS UPDATED, ROAD AREAS UPDATED, CUR-DE-SAC HEADS INCREASED, RIGHT OF WAYS WIDENED, LINK STRIPS REMOVED, TOTAL AREA UPDATED.
R20	02/09/2016	STAGE 9 REDESIGN OF LOTS 377-406
R21	23/03/2016	LOTS 295-300, 315, 316, 357, 1001 & 7000 AMENDED, STG 11 AREAS
R22	17/07/2017	STAGE BOUNDARIES & ROAD AREAS AMENDED
R23	24/07/2017	CHANGES TO LOTS 360, 361, 422, 423, 568, 569, 570, 602 & 603, NO BUILD

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	STAGES 1-10	STAGES 11-18B	FUTURE DEVELOPMENT
TOTAL AREA	29.0618ha	37.5982ha	24.9919ha
NET AREA	27.6520ha	36.9827ha	23.6913ha
LOTS	301	366	241
LOTS/ha	10.885	9.896	10.17
OVERALL LOTS/ha	10.280 Sites /ha		

STAGES 11-18B SCHEDULE OF AREAS	
Description	Area
Residential Lots	25,269 ha
Roading	8,725 ha
Reserve	2,536 ha
Drainage Reserve	615 m ²
Right of Way	3646 m ²
37,511 ha	

Total Area: 62.5032ha
Comprised in: CFR 696599, CB7B/1326



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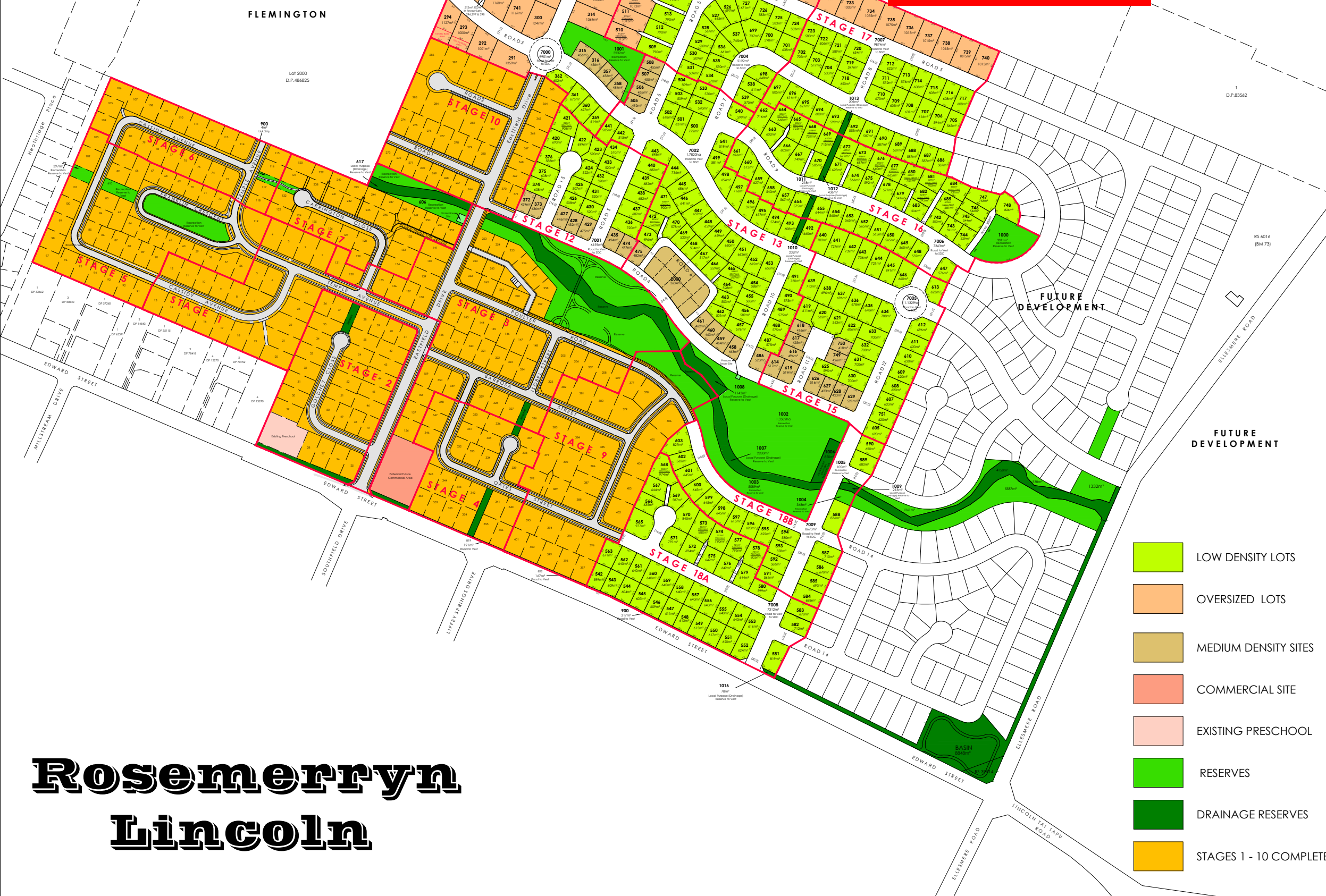
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DRAWING STATUS
Resource Consent Purposes

SCALE : 1:5000@A3 DATE : July 2017
1:2500@A1

CAD FILE : J:\17001\517001 STAGING PLAN_R23.dwg REVISION :
DRAWING No : SHEET No :
S.17001 **R23**



- LOW DENSITY LOTS
- OVERSIZED LOTS
- MEDIUM DENSITY SITES
- COMMERCIAL SITE
- EXISTING PRESCHOOL
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- STAGES 1 - 10 COMPLETE

Rosemerryn Lincoln