Susan please file

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
P.O. BOX 2, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: 92/139

10 March 1992

Davie Lovell Smith,
P.O. Box 679,
CHRISTCHURCH

See Amended Decision dated 20/5/92.

ATTENTION: WARREN McCALL

Dear Sir,

RE: RESOURCE CONSENT APPLICATION:

APPLICANT: L.T. Crozier Estate.

NATURE OF APPLICATION: To subdivide 8ha around existing house and a boundary adjustment.

LEGAL DESCRIPTION: Lots 1, 2, 3 and 6 being subdivision of Pt Lots 1 and 2 DP 22151.

COUNCIL DECISION:

I refer to your application dated 21 January 1992 regarding the above proposal.

The application was formally considered on 6 March 1992 and was approved under a delegation given to me by the Council. The full text of the Council's decision is as follows:

"That pursuant to Section 104, 105, 108, 220 and 407 of the Resource Management Act 1991, the Selwyn District Council grants approval to the proposed subdivision of lots 1, 2, 3 and 6 being subdivision of Pt lots 1 and 2 DP 22151 for L.T. Crozier Estate, Courtenay Road, Kirwee.

The reasons for granting the applicaton were that the proposal was unlikely to result in any significant effects on the local environment.

This consent is subject to the following conditions:

1. That lot 2 be amalgamated with Lot 2 DP 51984 (CT31B/480) and one certificate of title be issued to include both parcels.

2. That lot 3 be amalgamated with lot 3 DP 51984 and lot 2 DP 56323 (CT 33F/1170) and one certificate of title be issued to include both parcels."

INFORMATION:

This notice is distributed in terms of Section 114 of the Resource Management Act 1991. The applicant or any person who made a submission has the right to appeal to the Planning Tribunal against the Council's decision as provided for in Section 120 and 121 of the Resource Management Act 1991.

Any such appeal must be made to the Tribunal within 15 working days of receipt of this notice.

In terms of Section 125 of the Resource Management Act 1991, this consent shall expire two years after the date of consent (by the Council, or if relevant, the Planning Tribunal) unless:

i Substantial progress or effect has been and is continuing to be made towards giving effect to the consent; and

ii The application has obtained approval from every person who may be adversely affected by granting the extension, unless the Council considers this is unreasonable; and

iii The effect of the extension on the policies and objectives of the plan is minor.

J.J. van Huysen (Ms),
AREA PLANNER, DARFIELD

Jenny

920304022

DEPARTMENT OF
JUSTICE
NEW ZEALAND

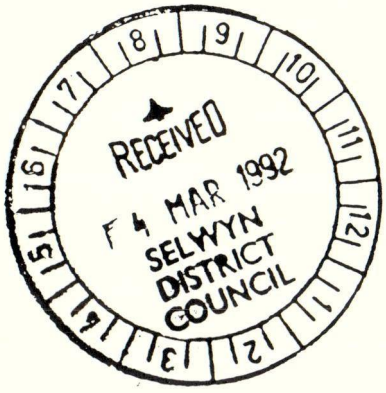
Land Registry Office

Level 3
Torrens House
195 Hereford Street
Private Bag
Christchurch
Telephone: (03) 798-140

In reply, please quote

A 980366

92/139.



3 March 1992

The Area Planner, Darfield
Selwyn District Council
Private Bag
LEESTON

Dear Madam

SUBDIVISION OF CERTIFICATES OF TITLE 31B/480 AND 33F/1170
REGISTERED PROPRIETORS - L T, C J & R J CROZIER
YOUR REFERENCE: 92/139

In reply to your letter dated 24 February 1992 I wish to advise that it is practicable to carry out the proposed subdivision and impose the amalgamation conditions set out in your letter pursuant to Section 220 (1) (b) (i) of the Resource Management Act 1991.

Yours faithfully

S C PAVETT
District Land Registrar

ACTION		
COPY		

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
P.O. BOX 2, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: 92/139

20 May 1992

Davie Lovell Smith,
P.O. Box 679,
CHRISTCHURCH

ATTENTION: WARREN McCALL

Dear Sir,

RE: RESOURCE CONSENT APPLICATION:

APPLICANT: L.T. Crozier Estate, Courtenay Road, Kirwee.

NATURE OF APPLICATION: To subdivide 8ha around existing house and a boundary adjustment.

LEGAL DESCRIPTION: Lots 1, 2 and 3 being subdivision of Lot 2 51984 and Pt Lot 3 DP 51984.

COUNCIL DECISION:

I refer to your application dated 21 January 1992 regarding the above proposal.

The application was formally considered on 6 March 1992 and was approved under a delegation given to me by the Council. The full text of the Council's decision is as follows:

"That pursuant to Section 104, 105, 108, 220 and 407 of the Resource Management Act 1991, the Selwyn District Council grants approval to the proposed subdivision of Lots 1, 2 and 3 being subdivision of Lot 2 and Pt Lot 3 DP 51984 for L.T. Crozier, Courtenay Road, Kirwee.

The reasons for granting the application were that the proposal was unlikely to result in any significant effects on the local environment.

This consent is subject to the following conditions:

1. That Lot 2 be amalgamated with Lot 2 DP 51984 (CT31B/480) and one certificate of title be issued to include both parcels.

2. That Lot 3 be amalgamated with Lot 3 DP 51984 and Lot 2 DP 56323 (CT 33F/1170) and one certificate of title be issued to include both parcels."

INFORMATION:

This notice is distributed in terms of Section 114 of the Resource Management Act 1991. The applicant or any person who made a submission has the right to appeal to the Planning Tribunal against the Council's decision as provided for in Section 120 and 121 of the Resource Management Act 1991.

Any such appeal must be made to the Tribunal within 15 working days of receipt of this notice.

In terms of Section 125 of the Resource Management Act 1991, this consent shall expire two years after the date of consent (by the Council, or if relevant, the Planning Tribunal) unless:

i Substantial progress or effect has been and is continuing to be made towards giving effect to the consent; and

ii The application has obtained approval from every person who may be adversely affected by granting the extension, unless the Council considers this is unreasonable; and

iii The effect of the extension on the policies and objectives of the plan is minor.

J.J. van Huysen (Ms),
AREA PLANNER, DARFIELD

Susan please file
(to replace one you have)

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
P.O. BOX 2, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: 92/139

20 May 1992

Davie Lovell Smith,
P.O. Box 679,
CHRISTCHURCH

ATTENTION: WARREN McCALL

Dear Sir,

RE: RESOURCE CONSENT APPLICATION:

APPLICANT: L.T. Crozier Estate, Courtenay Road, Kirwee.

NATURE OF APPLICATION: To subdivide 8ha around existing house and a boundary adjustment.

LEGAL DESCRIPTION: Lots 1, 2 and 3 being subdivision of Lot 2 51984 and Pt Lot 3 DP 51984.

COUNCIL DECISION:

I refer to your application dated 21 January 1992 regarding the above proposal.

The application was formally considered on 6 March 1992 and was approved under a delegation given to me by the Council. The full text of the Council's decision is as follows:

"That pursuant to Section 104, 105, 108, 220 and 407 of the Resource Management Act 1991, the Selwyn District Council grants approval to the proposed subdivision of Lots 1, 2 and 3 being subdivision of Lot 2 and Pt Lot 3 DP 51984 for L.T. Crozier, Courtenay Road, Kirwee.

The reasons for granting the application were that the proposal was unlikely to result in any significant effects on the local environment.

This consent is subject to the following conditions:

1. That Lot 2 be amalgamated with Lot 2 DP 51984 (CT31B/480) and one certificate of title be issued to include both parcels.

2. That Lot 3 be amalgamated with Lot 3 DP 51984 and Lot 2 DP 56323 (CT 33F/1170) and one certificate of title be issued to include both parcels."

INFORMATION:

This notice is distributed in terms of Section 114 of the Resource Management Act 1991. The applicant or any person who made a submission has the right to appeal to the Planning Tribunal against the Council's decision as provided for in Section 120 and 121 of the Resource Management Act 1991.

Any such appeal must be made to the Tribunal within 15 working days of receipt of this notice.

In terms of Section 125 of the Resource Management Act 1991, this consent shall expire two years after the date of consent (by the Council, or if relevant, the Planning Tribunal) unless:

i Substantial progress or effect has been and is continuing to be made towards giving effect to the consent; and

ii The application has obtained approval from every person who may be adversely affected by granting the extension, unless the Council considers this is unreasonable; and

iii The effect of the extension on the policies and objectives of the plan is minor.

J.J. van Huysen (Ms),
AREA PLANNER, DARFIELD

R300139

MONITORING FILE NOTE
(16-11-93)

Resource Consent No. R300139 - L.T. Crozier Estate, Courtenay Road, Kirwee

This application was to subdivide 8 ha around an existing house and for a boundary adjustment.

The application was approved subject to conditions concerning amalgamation of titles.

A Condition Completion Certificate was issued 21/5/92.

Jenny Ridgen
Resource Monitoring Officer

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

R301763
REF NO: .....

6 September 1995

L J and C J Crozier
C/- Davie Lovell Smith Ltd
PO Box 679
CHRISTCHURCH

Dear Sir/Madam

Re: RESOURCE CONSENT APPLICATION R301763

APPLICANT:	L J and C J Crozier
LOCATION:	Courtenay Road
LEGAL DESCRIPTION:	Pt Lot 1 DP 51984 being 19.7814 ha comprised in Certificate of Title 34D/1261. Pt Lot 2 DP 51984, Lot 2 DP 61103 being 54.0238 ha comprised in Certificate of Title 39B/1210. Lot 2 DP 56323, pt Lot 3 DP 51984 and Lot 3 DP 61103 being 44.9573 ha comprised in Certificate of Title 36A/679.
ZONING:	The property is zoned Rural A under the provisions of the Malvern section of the Operative Transitional Selwyn District Plan and Rural B under the Proposed Selwyn District Plan.
PROPOSAL:	To subdivide the above properties to create twenty eight allotments of no less than 4ha in area.
TYPE OF APPLICATION:	This application has been assessed as a subdivision consent for a controlled activity. As such the relevant provisions of the Transitional and Proposed District Plan and the Resource Management Act 1991, have been taken into account.

COUNCIL DECISION

This application was lodged with the Selwyn District Council on 4 July 1995 and was formally received on 29 August 1995 after further information was received.

Assessment and approval took place on 5 September 1995 under a delegation given by the Council.

"That pursuant to Sections 104, 105, 108, 220, 405 and 407 of the Resource Management Act 1991, the Selwyn District Council grant Resource Consent Application R301763 to subdivide Pt Lot 1 DP 51984, pt Lot 2 DP 51984, Lot 2 DP 61103, Lot 2 DP 56323, pt Lot 3 DP 51984 and Lot 3 DP 61103, Courtenay Road into twenty eight lots. The following conditions are imposed on this consent.

1. That the subdivision proceed generally in accordance with Drawing No. S1899, dated June 1995 submitted with the application.

2. That all allotments be provided with connections to electric supply and telephone systems to the boundary of the lot.

3. That the carriageway be formed and sealed to a minimum width of 6.2m, the turning head of the cul-de-sac having a minimum diameter of 18m and that the road be vested in Council.

4. That plans and specifications for the construction of all works be submitted to the Manager Works and Services for approval prior to construction.

5. That all lots be supplied with restricted domestic water supply from the Kirwee township water supply.

6. That Lots 1 to 22 of the subdivision be served by a 50mm PVC water main to be installed from the end of Dawn Place to adjacent to Lots 13 and 14 of the subdivision.

7. That Lots 23 to 28 of the subdivision be served by a 50mm PVC water main installed from the end of the existing 100mm main on Courtenay Road to the boundary of Lot 28 of the subdivision.

8. That all costs associated with the installation of the water main and associated works are the applicants responsibility.

9. That a capital contribution for the Kirwee Township water supply of $664.77 be paid for each lot created. (Being a total of 28 lots at $664.77 = $18,613.56).

10. That the existing stock water race be extended and re-routed to serve each of the lots created as far as it is practical to do so, at the expense of the applicant.

11. That the appropriate easements be duly granted and reserved.

12. That the right of way serving lots 18 and 19 of the subdivision and the access strip for Lot 3 of the subdivision be a minimum total width of 10 metres."

NOTES TO THE APPLICANT

A maximum quantity of 2 cubic metres is the permitted for each lot from the Kirwee Township water supply.

Any on site sewage treatment and disposal on the lots created is to comply with Canterbury Regional Council Rules and located to confine the influence to that lot.

This notice is distributed in terms of Section 114 of the Resource Management Act 1991.

Attention is drawn to the provisions of Section 120, 121 and 357 of the Resource Management Act 1991 which allow for objections to and appeals against decisions of consent authorities.

Any objection or appeal must be made to the Consent Authority and/or the Planning Tribunal (as the case may be) within 15 working days after the decision has been notified.

In terms of Section 125 of the Resource Management Act 1991, this consent shall expire two years after the date of consent (by this Council, or if relevant, the Planning Tribunal) unless:

(i) Substantial progress or effort has been and is continuing to be made towards giving effect to the consent; and

(ii) the applicant has obtained approval from every person who may be adversely affected by granting the extension, unless the Council considers this unreasonable; and

(iii) the effect of the extension on the policies and objectives of the Plan is minor.

Yours faithfully

Carolyn Cox
RESOURCE MANAGEMENT PLANNER

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

R301763
REF NO: .....

6 September 1995

L J and C J Crozier
C/- Davie Lovell Smith Ltd
PO Box 679
CHRISTCHURCH

Dear Sir/Madam

Re: RESOURCE CONSENT APPLICATION R301763

APPLICANT: L J and C J Crozier

LOCATION: Courtenay Road

LEGAL DESCRIPTION: Pt Lot 1 DP 51984 being 19.7814 ha comprised in Certificate of Title 34D/1261. Pt Lot 2 DP 51984, Lot 2 DP 61103 being 54.0238 ha comprised in Certificate of Title 39B/1210. Lot 2 DP 56323, pt Lot 3 DP 51984 and Lot 3 DP 61103 being 44.9573 ha comprised in Certificate of Title 36A/679.

ZONING: The property is zoned Rural A under the provisions of the Malvern section of the Operative Transitional Selwyn District Plan and Rural B under the Proposed Selwyn District Plan.

PROPOSAL: To subdivide the above properties to create twenty eight allotments of no less than 4ha in area.

TYPE OF APPLICATION: This application has been assessed as a subdivision consent for a controlled activity. As such the relevant provisions of the Transitional and Proposed District Plan and the Resource Management Act 1991, have been taken into account.

COUNCIL DECISION

This application was lodged with the Selwyn District Council on 4 July 1995 and was formally received on 29 August 1995 after further information was received.

Assessment and approval took place on 5 September 1995 under a delegation given by the Council.

"That pursuant to Sections 104, 105, 108, 220, 405 and 407 of the Resource Management Act 1991, the Selwyn District Council grant Resource Consent Application R301763 to subdivide Pt Lot 1 DP 51984, pt Lot 2 DP 51984, Lot 2 DP 61103, Lot 2 DP 56323, pt Lot 3 DP 51984 and Lot 3 DP 61103, Courtenay Road into twenty eight lots. The following conditions are imposed on this consent.

1. That the subdivision proceed generally in accordance with Drawing No. S1899, dated June 1995 submitted with the application.

2. That all allotments be provided with connections to electric supply and telephone systems to the boundary of the lot.

3. That the carriageway be formed and sealed to a minimum width of 6.2m, the turning head of the cul-de-sac having a minimum diameter of 18m and that the road be vested in Council.

4. That plans and specifications for the construction of all works be submitted to the Manager Works and Services for approval prior to construction.

5. That all lots be supplied with restricted domestic water supply from the Kirwee township water supply.

6. That Lots 1 to 22 of the subdivision be served by a 50mm PVC water main to be installed from the end of Dawn Place to adjacent to Lots 13 and 14 of the subdivision.

7. That Lots 23 to 28 of the subdivision be served by a 50mm PVC water main installed from the end of the existing 100mm main on Courtenay Road to the boundary of Lot 28 of the subdivision.

8. That all costs associated with the installation of the water main and associated works are the applicants responsibility.

9. That a capital contribution for the Kirwee Township water supply of $664.77 be paid for each lot created. (Being a total of 28 lots at $664.77 = $18,613.56).

10. That the existing stock water race be extended and re-routed to serve each of the lots created as far as it is practical to do so, at the expense of the applicant.

11. That the appropriate easements be duly granted and reserved.

12. That the right of way serving lots 18 and 19 of the subdivision and the access strip for Lot 3 of the subdivision be a minimum total width of 10 metres."

NOTES TO THE APPLICANT

A maximum quantity of 2 cubic metres is the permitted for each lot from the Kirwee Township water supply.

Any on site sewage treatment and disposal on the lots created is to comply with Canterbury Regional Council Rules and located to confine the influence to that lot.

This notice is distributed in terms of Section 114 of the Resource Management Act 1991.

Attention is drawn to the provisions of Section 120, 121 and 357 of the Resource Management Act 1991 which allow for objections to and appeals against decisions of consent authorities.

Any objection or appeal must be made to the Consent Authority and/or the Planning Tribunal (as the case may be) within 15 working days after the decision has been notified.

In terms of Section 125 of the Resource Management Act 1991, this consent shall expire two years after the date of consent (by this Council, or if relevant, the Planning Tribunal) unless:

(i) Substantial progress or effort has been and is continuing to be made towards giving effect to the consent; and

(ii) the applicant has obtained approval from every person who may be adversely affected by granting the extension, unless the Council considers this unreasonable; and

(iii) the effect of the extension on the policies and objectives of the Plan is minor.

Yours faithfully

Carolyn Cox
RESOURCE MANAGEMENT PLANNER

R301763

MONITORING FILE NOTE
(23-05-97)

Resource Consent No. R301763 - L T & C J Crozier; Courtenay Road; Kirwee.

This application was to subdivide the above area into 28 x 4ha Lots.

The application was approved subject to conditions concerning that the subdivision proceed in accordance with the plans set out inthe application. That further conditions (2) to (12) be carried out.

The plans were singned and sealed on 12/06/97 for only part of the subdivision.

They requested an extension on 18 July 1997 for a further two years, as they want to complete the subdivision in a staged development.

The survey plans were signed and sealed on 21 August 1997.

Action Required:
Check that have applied for a Condition Completion Certificate in July 2000.

Fiona Jennings
Resource Monitoring Officer

R301763

MONITORING FILE NOTE
(23-05-97)

Resource Consent No. R301763 - L T & C J Crozier; Courtenay Road; Kirwee.

This application was to subdivide the above area into 28 x 4ha Lots.

The application was approved subject to conditions concerning that the subdivision proceed in accordance with the plans set out in the application. That further conditions (2) to (12) be carried out.

12/06/97: The plans were signed and sealed on this date for only part of the subdivision.

18/07/97: They requested an extension on 18 July 1997 for a further two years, as they want to complete the subdivision in a staged development.

21/08/97: The survey plans were signed and sealed on 21 August 1997.

17/07/00: I checked to see if they had applied for a Section 224 Certificate. They had not, so I wrote to the applicant about the expiry of the consent.

18/07/00: I received a call from Mr. Crozier's brother who informed me of another consent on the same property under the name of Ascot Park.
I checked our files and sure enough R303785 had been lodged and the survey plans had been S&S.

Therefore no further monitoring required for this consent as R303785 overrides R301763.

Fiona Jennings
Resource Monitoring Officer

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

R303785

7 September 1999

Davie Lovell-Smith Ltd
PO Box 679
Christchurch

Dear Sir/Madam

RE: OBJECTION TO RESOURCE CONSENT APPLICATION R303785

APPLICANT:	Ascot Park Ltd
LOCATION:	Courtney Road, Kirwee
LEGAL DESCRIPTION:	Pt Lots 1, 2 and 3 DP 51984, Lot 2 DP 56323, and Lots 2 and 3 DP 61103 as contained in Certificates of Title 34D/1261, 36A/679, and 39B/1210.
ZONING:	The properties are zoned Rural Residential and Rural A under the provisions of the Malvern section of the Operative Transitional Selwyn District Plan.
PROPOSAL:	To subdivide the abovementioned properties into 14 lots, being 9 Rural Residential Lots, 2 Rural A lots and three balance lots. The precise nature of the proposal is: Subdivision of Pt Lot 1 DP 51984 being 19.7814ha in area into three Rural Residential lots being Lots 73, 74 and 75 at 7871m^2, 9730m^2 and 7471m^2 in area respectively and a balance Lot of 17.274ha; Subdivision of Pt Lot 2 DP 51984 and Lot 2 DP 61103 being 54.0238ha in area into six Rural Residential lots being Lots

ASCOT PARK R303785

1, 43, 44, 45, 71, and 72 at 2.0001ha, 5544m^2, 6701m^2, 5398m^2, 5650m^2 and 5642m^2 in area respectively and a balance of 49.130ha; and Subdivision of Lot 2 DP 56323, Pt Lot 3 DP 51984 and Lot 3 DP 61103 being 44.9573ha in area into two lots being Lots 76 and 79 at 4.0004ha and 4.0000ha respectively and a balance of 36.957ha.

TYPE OF APPLICATION: This application has been assessed as a subdivision consent for a controlled activity. As such the relevant provisions of the Transitional District Plan and the Resource Management Act 1991, have been taken into account.

COUNCIL DECISION

This application was lodged with the Selwyn District Council on 8 April 1999 and was formally received on 9 April 1999.

Assessment and approval took place on 4 June under a delegation given by the Council.

As a result of the objection to conditions of the resource consent the conditions of consent are amended as follows:

"That pursuant to Sections 104, 105 and 108, 220, 405 and 407 of the Resource Management Act 1991, the Selwyn District Council grants Resource Consent Application R303785 to subdivide Pt Lots 1, 2 and 3 DP 51984, Lot 2 DP 56323, and Lots 2 and 3 DP 61103 into nine Rural Residential sized lots, two Rural A sized lots, and three balance lots. The following conditions are imposed on this consent:

Conditions

1. That the subdivision proceed in general accordance with the plan and details submitted with the application.

2. Lots 1, 43 - 45, 71 - 75 shall be connected to the Council Water supply. Each lot is to have a metered high pressured water supply in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting water purposes - Class E, laid to the net allotment of each lot. Please note net allotment area is the area excluding any ROW or accessway. All costs of connection are to be borne by the applicant.

CORB
$57,978-00

O.K. 22/6/01. BOND RELEASED

9 LOTS $6084.00

3. That a capital contribution be paid to the Council for the water supply. The contribution is for the creation of 11 lots on which dwellings can be established, being $7436.00 (GST inclusive)($676 per Lot).

WCCKIR $6084-00

4. Lots 76 and 79 shall be connected to the Council Water supply, laid to the net allotment of each lot. Please note net allotment area is the area excluding any ROW or accessway. All costs of connection are to be borne by the applicant. Each lot is to have a restricted supply giving $2m^3$/day per lot.

NOT STAGE 1

5. Water supply connections of Lots 76 and 79 shall be via a new 50mm main installed at developers cost, from the new subdivision road adjacent to Lot 1, to the existing 50mm line.

NOT STAGE 1

$17,662.50 INCL.

6. That a contribution of $15700.00 (GST exclusive) be paid towards the 150mm diameter water main from the pump station to Courtenay Road via Hoskyns Road.

GL. 6140 39 2180 WCCKIR

7. The Engineering Plans and Specifications for all the work shall be submitted to the Asset Manager of the Selwyn District Council for approval before any works commence.

8. That accurate "as built" plans for all services be supplied to the Manager of Engineering and Design Services when all works are completed.

BOND ON TITLE

REFC PD 18/2/03

9. That a contribution of $21900.00 be paid to the Selwyn District Council for the widening of Courtenay Road.

20-29

10. That a contribution of $10230.00 be paid to the Selwyn District Council for the construction of footpath on Courtenay Road.

REFC

11. That a contribution of $1250.00 be paid to the Selwyn District Council for the construction of kerb and channel on Courtenay Road.

REFC

12. That a contribution of $3000.00 be paid to the Selwyn District Council for two new 150 watt streetlights on Courtenay Road.

13. Lots 1, 43 - 45, 73 - 76 and 79 of the subdivision are to be provided with connections to electric supply and telephone systems to the net area of each allotment. All telecommunication and electrical services are to be laid underground.

CORB $42,288-75 BOND RELEASED

9 LOTS @ $2660 = $23,940

REF. BOND ON TITLE

14. That pursuant to Section 285 of the Local Government Act 1974, a reserve fund contribution be paid to the Council in a sum equal to 3.5% of the market value of the seven Rural Residential allotments created by this subdivision.

REF

PD 18/2/03

15. That the vehicle entranceways to Lots 1, 43 - 45, 71 - 75 be formed and sealed 3.0 metres wide at boundary with 6.0 metre radius adjacent to existing seal with formation to be 0.3 metres outside this.

CORB $11340-50 LOT 44 $1260 REFUND 7/4/5

18/2/03 R/C 346411 $45,990. INCL. RSP $150

CORB $5040 JOURNALLED TO ROADING AFTER CNCL DID 4 ACCESSWAYS ON COURTENAY 16/5/05

$149,833-25 R/C 287747 3-11-00 BAZ

CORB 17/5/05 $2640 REFUNDED NOW $2400 FOR LOT 1 ONLY

NOT STAGE 1

16. That the vehicle entranceways to Lots 76 and 79 be formed and sealed to a width of 6.0 metres at the property boundary with a 9.0 metre wide radius adjacent to the existing carriageway of Courtenay Road with formation to be 0.3 metres outside this.

17. That in accordance with Section 36 of the Resource Management Act 1991, the Council's basic monitoring fee be paid to the Council."

Note to the Applicant

1. In respect of Condition 5, there currently exists a 25mm line between the junction of Lots 1 and 71, to the start of Lot 1 DP 56323. The length that will need to be upgraded to 50mm is approximately 350m.

2. In respect of Condition 6 this has been calculated on the basis that a new 100mm main is required from the pump station to Courtenay Road via Hoskyns Road. The developer is to pay 76% of the cost, with Council paying 24%. The cost of the upgrading to a 150mm main is to be to the township water supply account.

3. In respect of Condition 9, this has been calculated as follows:
   The contribution for road widening is due to the increased traffic volume from School Lane to the north of Lot 1. This has been calculated as 1460m @ $30 = $43800.00 x 50% = $21900.00.

4. In respect of Condition 10, the contribution for footpath has been calculated as follows:
   420m @ $33.00 = $13860.00 x 50% = $6930.00 (Lot 1 to Lot 43 inclusive).
   200m @ $33.00 = $6600.00 x 50% = $3300.00 (Tasman Lane to Lot 43).

5. In respect of Condition 11 the contribution has been calculated as $5000.00 x 3/12 = $1250.00.
   Please note that further a contribution of approximately $10000.00 (calculated on present costs and subject to change) is to be charged for kerb and channel to the two proposed new internal streets at the time subdivision is applied for in relation to lots being serviced by these internal roads.

6. In respect of Condition 14 your attention is drawn to the following:
   The monetary value of the reserve fund contribution is to be calculated and agreed in accordance with Section 298 of the Local Government Act 1974 and paid prior to upliftment of the Section 224(c) Resource Management Act certificate.

   As an example of how the reserve contribution is to be calculated the following calculation has been made with the use of information currently available to the Council.
   7 additional allotments at $81000. GST Inclusive, each = $19845.00 GST Inclusive. This has been calculated as follows:

$76,000 Lee Valn 27/7/99 $18,620.

7 x ~~$81000~~ x 3.5% = ~~$19845.00~~

A contribution is charged on 7 additional Rural Residential lots as 2 credits are granted for the existing Rural Residential lots held in Certificates of Title 34D/1261 and 39B/1210.

If the applicant wishes to request the Council to accept a bond in respect of reserve fund contribution, written application will be required for a variation of Condition 10. If Council agrees to that request, which it is not obliged to do, it will be a condition of that agreement that the bonded sum be paid within 2 years of the date of this consent and if not so paid the Council may, inter alia, reassess the bonded sum to reflect current market values at that time. A copy of the Council's standard bond form is available on request.

7. There is no additional cost towards the pump station for the first 11 lots. However for Stage 2, the full cost or a bond will be required. The cost of upgrading the pump station has been estimated at $21000.00 at the time this consent was granted.

8. Sewage treatment and disposal on each lot will need to comply with the rules of the Canterbury Regional Council.

Yours faithfully

Carey Edwards

Carey Edwards
SENIOR REGULATORY PLANNER

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF No. R303785

ORIGINAL DECISION

4 June 1999

Davie Lovell-Smith Ltd
PO Box 679
Christchurch

Dear Sir/Madam

RE: RESOURCE CONSENT APPLICATION R303785

APPLICANT:	Ascot Park Ltd
LOCATION:	Courtney Road, Kirwee
LEGAL DESCRIPTION:	Pt Lots 1, 2 and 3 DP 51984, Lot 2 DP 56323, and Lots 2 and 3 DP 61103 as contained in Certificates of Title 34D/1261, 36A/679, and 39B/1210.
ZONING:	The properties are zoned Rural Residential and Rural A under the provisions of the Malvern section of the Operative Transitional Selwyn District Plan.
PROPOSAL:	To subdivide the abovementioned properties into 14 lots, being 9 Rural Residential Lots, 2 Rural A lots and three balance lots. The precise nature of the proposal is: Subdivision of Pt Lot 1 DP 51984 being 19.7814ha in area into three Rural Residential lots being Lots 73, 74 and 75 at 7871m^2, 9730m^2 and 7471m^2 in area respectively and a balance Lot of 17.274ha; Subdivision of Pt Lot 2 DP 51984 and Lot 2

DP 61103 being 54.0238ha in area into six Rural Residential lots being Lots 1, 43, 44, 45, 71, and 72 at 2.0001ha, 5544m^2, 6701m^2, 5398m^2, 5650m^2 and 5642m^2 in area respectively and a balance of 49.130ha; and Subdivision of Lot 2 DP 56323, Pt Lot 3 DP 51984 and Lot 3 DP 61103 being 44.9573ha in area into two lots being Lots 76 and 79 at 4.0004ha and 4.0000ha respectively and a balance of 36.957ha.

TYPE OF APPLICATION: This application has been assessed as a subdivision consent for a controlled activity. As such the relevant provisions of the Transitional District Plan and the Resource Management Act 1991, have been taken into account.

COUNCIL DECISION

This application was lodged with the Selwyn District Council on 8 April 1999 and was formally received on 9 April 1999.

Assessment and approval took place on 4 June under a delegation given by the Council.
The full text of the decision is as follows:

"That pursuant to Sections 104, 105 and 108, 220, 405 and 407 of the Resource Management Act 1991, the Selwyn District Council grants Resource Consent Application R303785 to subdivide Pt Lots 1, 2 and 3 DP 51984, Lot 2 DP 56323, and Lots 2 and 3 DP 61103 into nine Rural Residential sized lots, two Rural A sized lots, and three balance lots. The following conditions are imposed on this consent:

Conditions

1. That the subdivision proceed in general accordance with the plan and details submitted with the application.

2. Lots 1, 43 - 45, 71 - 75 shall be connected to the Council Water supply. Each lot is to have a metered high pressured water supply in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting water purposes - Class E, laid to the net allotment of each lot. Please note net allotment area is the area excluding any ROW or accessway. All costs of connection are to be borne by the applicant.

3. That a capital contribution be paid to the Council for the water supply. The contribution is for the creation of 11 lots on which dwellings can be established, being $7436.00 (GST inclusive)($676 per Lot).

4. Lots 76 and 79 shall be connected to the Council Water supply, laid to the net allotment of each lot. Please note net allotment area is the area excluding any ROW or accessway. All costs of connection are to be borne by the applicant. Each lot is to have a restricted supply giving $2m^3$/day per lot.

5. Water supply connections of Lots 76 and 79 shall be via a new 50mm main installed at developers cost, from the new subdivision road adjacent to Lot 1.

6. That a contribution of $15700.00 (GST exclusive) be paid towards the 150mm diameter water main from the pump station to Courtney Road via Hoskyns Road.

7. The Engineering Plans and Specifications for all the work shall be submitted to the Asset Manager of the Selwyn District Council for approval before any works commence.

8. That accurate "as built" plans for all services be supplied to the Manager of Engineering and Design Services when all works are completed.

9. That a contribution of $64770.00 (GST exclusive) be paid to the Selwyn District Council towards the: upgrading of Courtney Road; construction of footpath, kerb and channel, road widening; installation of streetlights. Costs are subject to escalation based on Transfund CPP Manual for Competitive Pricing Procedure Maintenance.

10. That the applicant either underground the existing services along Courtney Road as part of the development from the south of Lot 43 to the north of Lot 79; OR
That a contribution of $170,000.00 (GST exclusive) be paid to the Selwyn District Council for the undergrounding of existing services. The cost of the works are estimated at .680 x $250,000 = $170,000.00 (GST exclusive)

11. Lots 1, 43 - 45, 73 - 76 and 79 of the subdivision are to be provided with connections to electric supply and telephone systems to the net area of each allotment. All telecommunication and electrical services are to be laid underground.

12. That pursuant to Section 285 of the Local Government Act 1974, a reserve fund contribution be paid to the Council in a sum equal to 3.5% of the market value of the seven Rural Residential allotments created by this subdivision.

13. That the vehicle entranceways to Lots 1, 43 - 45, 71 - 75 be formed and sealed 3.0 metres wide at boundary with 6.0 metre radius adjacent to existing seal with formation to be 0.3 metres outside this.

14. That the vehicle entranceways to Lots 76 and 79 be formed and sealed to a width of 6.0 metres at the property boundary with a 9.0 metre wide radius adjacent to the existing carriageway of Courtney Road with formation to be 0.3 metres outside this.

15. That in accordance with Section 36 of the Resource Management Act 1991, the Council's basic monitoring fee be paid to the Council."

Note to the Applicant

1. In respect of Condition 6 this has been calculated on the basis that a new 100mm main is required from the pump station to Courtney Road via Hoskyns Road. The developer is to pay 76% of the cost, with Council paying 24%. The cost of the upgrading to a 150mm main is to be to the township water supply account.

2. In respect of Condition 9 this has been calculated as follows:

		76 Lots	3 Lots Dawn Place
Footpath, Courtney Road:			
360 metres @ $33.00 =	$11880	$11880	
160 Metres @ $33.00 = $5280 x 1/2	$2640	$2640	
Streetlights:			
2 x 150 Watt streetlights @ 1500 =	$3000	$3000	
Kerb and channel:			
Entry $5000 x 3/12 =	$1250		$1250
New streets 2 x $5000 =	$10000	$10000	
Road widening due to increased traffic volume from School Lane north of Lot 79			
1200m @$30 =	$36000	$36000	
	$64770	$63520	$1250

Total = $63520.00 = $1250.00 = $64770.00

Index from March 1999. Costs cannot be redistributed as Council has to have the full amount to complete the works on Courtney Road.

3. In respect of Condition 12 your attention is drawn to the following:
   The monetary value of the reserve fund contribution is to be calculated and agreed in accordance with Section 298 of the Local Government

Act 1974 and paid prior to upliftment of the Section 224(c) Resource Management Act certificate.

As an example of how the reserve contribution is to be calculated the following calculation has been made with the use of information currently available to the Council.
7 additional allotments at $81000. GST Inclusive, each = $19845.00 GST Inclusive. This has been calculated as follows:

7 x $81000 x 3.5% = $19845.00
A contribution is charged on 7 additional Rural Residential lots as 2 credits are granted for the existing Rural Residential lots held in Certificates of Title 34D/1261 and 39B/1210.

If the applicant wishes to request the Council to accept a bond in respect of reserve fund contribution, written application will be required for a variation of Condition 10. If Council agrees to that request, which it is not obliged to do, it will be a condition of that agreement that the bonded sum be paid within 2 years of the date of this consent and if not so paid the Council may, inter alia, reassess the bonded sum to reflect current market values at that time. A copy of the Council's standard bond form is available on request.

4. There is no additional cost towards the pump station for the first 11 lots. However for Stage 2, the full cost or a bond will be required.

5. Sewage treatment and disposal on each lot will need to comply with the rules of the Canterbury Regional Council.

Yours faithfully

Pauline Lyons
RESOURCE MANAGEMENT PLANNER

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF No. .....

R303785

4
~~3~~ June 1999

Davie Lovell-Smith Ltd
PO Box 679
Christchurch

Dear Sir/Madam

RE: RESOURCE CONSENT APPLICATION R303785

APPLICANT:	Ascot Park Ltd
LOCATION:	Courtney Road, Kirwee
LEGAL DESCRIPTION:	Pt Lots 1, 2 and 3 DP 51984, Lot 2 DP 56323, and Lots 2 and 3 DP 61103 as contained in Certificates of Title 34D/1261, 36A/679, and 39B/1210.
ZONING:	The properties are zoned Rural Residential and Rural A under the provisions of the Malvern section of the Operative Transitional Selwyn District Plan.
PROPOSAL:	To subdivide the abovementioned properties into 14 lots, being 9 Rural Residential Lots, 2 Rural A lots and three balance lots. The precise nature of the proposal is: Subdivision of Pt Lot 1 DP 51984 being 19.7814ha in area into three Rural Residential lots being Lots 73, 74 and 75 at 7871m^2, 9730m^2 and 7471m^2 in area respectively and a balance Lot of 17.274ha; Subdivision of Pt Lot 2 DP 51984 and Lot 2

DP 61103 being 54.0238ha in area into six Rural Residential lots being Lots 1, 43, 44, 45, 71, and 72 at 2.0001ha, 5544m^2, 6701m^2, 5398m^2, 5650m^2 and 5642m^2 in area respectively and a balance of 49.130ha; and Subdivision of Lot 2 DP 56323, Pt Lot 3 DP 51984 and Lot 3 DP 61103 being 44.9573ha in area into two lots being Lots 76 and 79 at 4.0004ha and 4.0000ha respectively and a balance of 36.957ha.

TYPE OF APPLICATION: This application has been assessed as a subdivision consent for a controlled activity. As such the relevant provisions of the Transitional District Plan and the Resource Management Act 1991, have been taken into account.

COUNCIL DECISION

This application was lodged with the Selwyn District Council on 8 April 1999 and was formally received on 9 April 1999.

Assessment and approval took place on ~~3~~ 4 June under a delegation given by the Council.
The full text of the decision is as follows:

"That pursuant to Sections 104, 105 and 108, 220, 405 and 407 of the Resource Management Act 1991, the Selwyn District Council grants Resource Consent Application R303785 to subdivide Pt Lots 1, 2 and 3 DP 51984, Lot 2 DP 56323, and Lots 2 and 3 DP 61103 into nine Rural Residential sized lots, two Rural A sized lots, and three balance lots. The following conditions are imposed on this consent:

Conditions

1. That the subdivision proceed in general accordance with the plan and details submitted with the application.

2. Lots 1, 43 - 45, 71 - 75 shall be connected to the Council Water supply. Each lot is to have a metered high pressured water supply in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting water purposes - Class E, laid to the net allotment of each lot. Please note net allotment area is the area excluding any ROW or accessway. All costs of connection are to be borne by the applicant.

Do EBS want no connections to balance lots?

3. That a capital contribution be paid to the Council for the water supply. The contribution is for the creation of 11 lots on which dwellings can be established, being $7436.00 (GST inclusive)($676 per Lot).

4. Lots 76 and 79 shall be connected to the Council Water supply, laid to the net allotment of each lot. Please note net allotment area is the area excluding any ROW or accessway. All costs of connection are to be borne by the applicant. Each lot is to have a restricted supply giving $2m^3$/day per lot. ~~**Do these lots also need to comply with NZ Fire Service code of Practice (class E).**~~ NO Gerry

Water Supply

5. Connections of Lots 76 and 79 shall be via a new **150mm** main installed at developers cost, from the new subdivision road adjacent to Lot 1. SO. ✓ Gerry

6. That a contribution of $15700.00 (GST inclusive) ex be paid towards the 150mm diameter water main from the pump station to Courtney Road via Hoskyns Road.

7. The Engineering Plans and Specifications for all the works shall be submitted to the Asset Manager of the Selwyn District Council for approval before any works commence.

8. That accurate "as built" plans for all services be supplied to the Manger of Engineering and Design Services when all works are completed.

9. That a contribution of $64770.00 (excl GST) be paid to the Selwyn District Council towards the: upgrading of Courtney Road; construction of footpath ~~streetlights~~, kerb and channel, ~~and~~ road widening; installation of streetlights. Costs are subject to escalation based on Transfused CPP Manual for Competitive Pricing Procedure Maintenance.

What services? lighting, electricity telephone along Courtenay Rd ?

10. That the applicant either underground the existing services ex as part of the development from the south of Lot 43 to the north of Lot 79; OR
That a contribution of $170,000.00 (GST inclusive?) be paid to the Selwyn District Council for the undergrounding of existing services. The cost of the works are estimated at .680 x $250,000 = $170,000.00 (GST ~~inclusive~~ ex ?).

Confirmed with Gerry - GST exclusive

11. Lots 1, 43 - 45, 73 - 76 and 79 of the subdivision are to be provided with connections to electric supply and telephone systems to the net area of each allotment. All telecommunication and electrical services are to be laid underground.

12. That pursuant to Section 285 of the Local Government Act 1974, a reserve fund contribution be paid to the Council in a sum equal to 3.5% of the market value of the ~~nine~~ seven Rural Residential allotments created by this subdivision.

← is there a credit lot owing. i.e. does one CT already exist in this area? or two even?
- 2 CT. exist. - so 2 credits.

vehicle entrances 1, 43-45, 71-75

13. That the accessways to the lots be formed and sealed 3.0 metres wide at boundary with 6.0 metre radius adjacent to existing seal with formation to be 0.3 metres outside this. ← what does this mean.

14. That the vehicle entranceways to Lots 76 and 79 be formed to a width of 6 metres at the property boundary with a 9.0 metre radius adjacent to the existing carriageway of Courtenay Road, with formation to be 0.3 metres outside this.

~~14~~ 15. That in accordance with Section 36 of the Resource Management Act 1991, the Council's basic monitoring fee be paid to the Council."

find out if that's right!

Note to the Applicant

1. In respect of Condition 6 this has been calculated on the basis that a new 100mm main is required from the pump station to Courtney Road via Hoskyns Road. The developer is to pay 76% of the cost, with Council paying 24%. The cost of the upgrading to a 150mm main is to be to the township.

Gerry 0.3 m this is the fondation on which the sed goes. If have fondation + sed the save - will crumble so have a 0.3 m lip n essence

2. In respect of Condition 9 this has been calculated as follows:

		76 Lots	3 Lots Dawn Place
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Index from March 1999. Costs cannot be redistributed as Council has to have the full amount to complete the works on Courtney Road.

3. In respect of Condition 12 your attention is drawn to the following:

The monetary value of the reserve fund contribution is to be calculated and agreed in accordance with Section 298 of the Local Government Act 1974 and paid prior to upliftment of the Section 224(c) Resource Management Act certificate.

As an example of how the reserve contribution is to be calculated the following calculation has been made with the use of information currently available to the Council. 19845.00

~~7 9~~ additional allotments at $81000. GST Inclusive, each = ~~$25515.00~~ GST Inclusive. This has been calculated as follows:

Is that the right number minus Rural R CT credits?

~~7 9~~ x $81000 x 3.5% = ~~$25515.00~~ $19845.00

A contribution is charged on 7 additional lots only, or 2 credits are granted for the two existing RR lots - CT - 340/126 CT - 393/210

If the applicant wishes to request the Council to accept a bond in respect of reserve fund contribution, written application will be required for a variation of Condition 10. If Council agrees to that request, which it is not obliged to do, it will be a condition of that agreement that the bonded sum be paid within 2 years of the date of this consent and if not so paid the Council may, inter alia, reassess the bonded sum to reflect current market values at that time. A copy of the Council's standard bond form is available on request.

4. **There is no additional cost towards the pump station for the first 11 lots. However for Stage 2, the full cost or a bond will be required.** yes

5. Sewage treatment and disposal on each lot will need to comply with the rules of the Canterbury Regional Council.

Signed
Resource Management Planner _____ 4/6/99

Senior Planner Caney Edwards 4/6/99

Regulatory Manager _____ / /

Reviewed by Kerr

Selwyn DISTRICT COUNCIL

HIGH STREET
PRIVATE BAG 1
LEESTON
PHONE (03) 324-3859
FAX (03) 324-3531

FACSIMILE COMMUNICATION

FAXED

DATE: 3.6.99	NUMBER OF PAGES (including this page) 6
TO: Darfield S.C	FROM: Pauline Lyons
ATTENTION: Gerry.	FAX No DD.

MESSAGE:

Gerry

Attached is draft consent and conditions.

Condition 4 = Do the Rural A lots also need to comply with N2 fire service code - ?

Condition 5 = Is it a 100 or 150 main.

Note 2 = Are you happy for all these figures to be available at this stage ?

Note 4 = I think its important to add this in so they are aware that further costs will be imposed at later stages..

Thanks - Pauline

PLEASE NOTE the information contained in this facsimile message and the accompanying papers is confidential and is for the above mentioned recipient only. If you are not the intended recipient, you should note that any use, dissemination, distribution or reproduction of the information is this message and the accompanying sheets is unauthorised and strictly prohibited. If you have received this message in error, please notify us by telephone immediately and return the original message to us by post. Thank you.

Selwyn DISTRICT COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF No. .....

R303785

draft

3 June 1999

Davie Lovell-Smith Ltd
PO Box 679
Christchurch

Dear Sir/Madam

RE: RESOURCE CONSENT APPLICATION R303785

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LOCATION:	Courtney Road, Kirwee
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   Costs are subject to escalation based on Transfused CPP Manual for Competitive Pricing Procedure Maintenance.

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    That a contribution of $170000. be paid to the Selwyn District Council for the undergrounding of existing services. The cost of the works are estimated at .680 x $250000 = $170000.

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Note to the Applicant

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4. **There is no additional cost towards the pump station for the first 11 lots. However for Stage 2, the full cost or a bond will be required.**

Yours faithfully

Pauline Lyons
RESOURCE MANAGEMENT PLANNER

Selwyn DISTRICT COUNCIL

SOUTHPOWER BUILDING, HORNBY
P.O. BOX 16342, HORNBY
PH (03) 495-745 FAX (03) 495-746

SP 123

REF. NO. 23M

DATE 6 June 1990

Davie Lovell-Smith,
P.O. Box 679,
CHRISTCHURCH

ATTENTION: J.M.H. Davie

Dear Sir,

RE: SCHEME PLAN NO. 23M - K. STACEY SUBDIVISION KIRWEE:

Your application for approval of the above scheme plan has been considered by Council and it's decision is detailed hereunder:

That pursuant to Section 279 of the Local Government Act 1974 the proposed subdivision of Lot 5 DP 51512 Block VIII Hawkins Survey District being land comprised in certificate of title 30A/205 be approved subject to the following conditions:

1. That the subdivision shall be serviced with roading, right of ways, and public utilities including water supply, electric power and telephone services, street lighting and footpaths in accordance with the requirements of the engineering standards for roading and other services adopted by the Selwyn District Council.

2. That the applicant shall obtain water rights for:
   (a) the discharge of effluents from Lots 2 to 6 and
   (b) the discharge of stormwater from the proposed right of way.

3. That the easements shown on the plan shall be duly granted and reserved.

4. That a building line restriction shall be registered over lots 1 and 2. The building line restriction shall be shown parallel to and 5m north of the proposed future road reserve boundary where it passes through those lots.

5. That a reserve contribution of $5,250 shall be paid.

6. That a capital contribution to the Kirwee Water Supply of $3,325 shall be paid.

7. That a contribution of $7,042 shall be paid for the upgrading of the water supply reticulation to service the subdivision.

/...2

8. That all costs incurred in satisfying all these conditions shall be borne by the applicant.

Yours faithfully,

R.C. Nixon,
DISTRICT PLANNER

28 June 1990

Mr K Stacey
P O Box 9
KIRWEE

Dear Mr Stacey

SCHEME PLAN NO. 23M - K STACEY SUBDIVISION KIRWEE

With reference to items discussed, Messrs K Stacey, A Stevens and D Hock on 19 June 1990:-

ENGINEERING REQUIREMENTS

The work shall be carried out in accordance with the Selwyn District Council's "Civil Engineering Standards". (Copy given to Mr Stacey on 19 June.)

WATER RIGHT

A Water Right is required for septic tank effluent disposal and stormwater discharge. Contact Mr Leo Feitje of the Canterbury Regional Council for their requirements.

RIGHT OF WAY TO LOTS 2, 3, 4 AND 5

A sealed driveway as per Selwyn District Council "Civil Engineering Standards", Table 1, for 4-6 dwelling units, is required. Design the cross and long sections to shed water away from the pavement, subject to any requirements in the Water Right approval. Construct the sealed access to Courtenay Road ... to the detail "Access Standard For Residential Properties", attached. Allow widening for passing places at the turnoffs to the rear lots.

WATER SUPPLY

1. Install a 150 mm diameter water main along the Courtenay Road frontage from the south boundary of Lot 6 to the south boundary of Lot 1, terminating at a fire hydrant, near the entrance to the right of way.

2. Provide a 50 mm dia service pipe in the right of way.

3. Provide 20 mm dia connections and approved water meters to each lot. Meters and valves to be located in proprietary type toby boxes at the road or right of way boundary as appropriate.

.../2

4. In answer to your query, the water supply contribution amounts are made up as follows:-

(a) Capital contribution to the Kirwee Water Supply
5 additional lots @ $665 per lot $3,325

(b) Contribution for upgrading the water main, from 100 mm to 150 mm dia, from the end of the existing 150 mm diameter main to the south boundary of Lot 6 $3,670

(c) Part cost of upgrading the reticulation from the pumping station to the corner of Hoskyns and Courtenay Roads $3,372

FOOTPATH - COURTENAY ROAD FRONTAGE

A 1400 mm wide footpath is required across the Courtenay Road frontage [20 mm thickness of asphaltic concrete, 75 mm thickness of AP20 topcourse, 75 x 25 ground treated battens pegged at 900 mm (maximum) intervals, Shell "Prefix" weedkiller at 20 gm per square metre applied to top of metal course].

POWER

1. Overhead supply to Lot 6, underground to Lots 2, 3, 4 and 5.

2. One street light to be installed in Courtenay Road near the entrance to the right of way.

3. Application to be made to Southpower as per Southpower memo of 6 March 1990, attached.

4. If the existing power pole near the entrance to the right of way, intrudes on the access, its relocation will be the responsibility of the developer.

APPROVALS, NOTIFICATIONS, SUPERVISION AND CONNECTION TO EXISTING SERVICES

Please note the requirements of NZS 4404, 105.8, 105.9, 105.10 and 105.12 attached.

Please advise if you require any further information.

Yours faithfully

J H Klimenko
District Engineer

per D G Hock
DGHock

Encls



Approvals

Registered Owners

Pursuant to a resolution under Section 305 Local Government Act 1974 dated this 26th day of October 1990. The Selwyn District Council has approved this plan of subdivision subject to the granting of or reserving of the easements shown in the memorandum endorsed hereon and subject to the building line restriction endorsed hereon and certifies that the plan is in accordance with the requirements and provisions of the operative district scheme. The common seal of the Selwyn District Council was affixed hereto in the presence of

THE SELWYN DISTRICT COUNCIL THE Common Seal OF

Mayor

District Secretary

Building Line Restriction

Lots 1 & 2 hereon are subject to a building line restriction parallel to and 17.0 metres from the northeast boundary of easement (A) shown hereon.

MEMORANDUM OF EASEMENTS

Nature	Servient Tenement Lot No	Servient Tenement Shown	Dominant Tenement
Right of Way together with rights to drain water & Sewage and to convey water, electric power & telephonic communications	2	A	lots 3,4,5
	3	D	lots 2,4,5
	4	B	lots 2,3,5
	5	C	lots 2,3,4

Total Area 6·0696 ha.

Comprised in C.T. 30A/205

I, Paul Francis Stening of Christchurch

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at ..... this ..... day of ..... 19 ..... Signature

Field Book p. Traverse Book p.

Reference Plans D.P's. 51512, 51984, 55386

Examined Correct

Approved as to Survey

/ / Chief Surveyor

Deposited this day of 19

District Land Registrar

File

Received

Instructions

DOSLI FORM D1

LAND DISTRICT Canterbury

SURVEY BLK. & DIST. VII Hawkins

NZMS 261 SHT L 35 **RECORD MAP** 10,000/ 8·4

LOTS 1-6 BEING SUBDIVISION OF LOT 5 D.P. 51512

TERRITORIAL AUTHORITY Selwyn District D0479

Surveyed by Davie, Lovell-Smith & Partners

Scale 1:1000 **Date** September 1990

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MONITORING FILE NOTE: R303785

(Entered:14/07/99)

RESOURCE CONSENT No. R303785: Ascot Park Ltd; Courtney Road; Kirwee.

This application was to subdivide the above property of 118.7ha zoned Rural Residential and Rural A into 9 Rural Residential lots and 2 Rural A lots. The application was assessed as a Controlled Subdivision as all requirement s of the Plan were met.

The application was approved subject to conditions concerning procedure in accordance with the plan and details submitted, connection to Council water supply, contribution for water, engineering plans to be submitted, roading contribution, existing services upgrade or contribution to the SDC, connections to power and telephone, reserve contribution, accessways formed and sealed and that a monitoring fee be paid.

NOTE: *This resource consent overrides R301763; L T & C J Crozier which was to subdivide the property into 28 x 4ha lots. The survey plans were signed and sealed on 21st August 1997. Therefore this consent (R301763) is no longer relevant.*

14/06/99: An objection to the decision was received on this day. A decision on the objection to the condition was accordingly issued on 7th September 1999.

27/06/00: The survey plans for stage 1 of the subdivision were signed and sealed on 1st November 1999.

08/11/00: A Condition Completion Certificate was issued for stage 1 of the subdivision on 3rd November 2000. This is the first stage of the 79 allotment subdivision with the creation of 9 Rural Residential lots, the 2 Rural A lots have not had a Section 224 Certificate issued at this time.

With regard to the contribution payments, the inside cover records a hard copy of the payments made to date (*Consents Officer*). I have a full copy on my contributions file in Excel.(FL)

18/04/02: Talked to Helen Allison. The consent is not really any further advanced with the next stage of the subdivision.

14/08/03: No further Development on this consent refer to R305925

Action Required:
No further monitoring of this consent required

Fiona Lilley / Julia Rackley/ Loreto Goodger / Billy Charlton
Resource Monitoring Officer