

Report / Decision on Change or Cancellation of Condition(s)

(Section 127)

Original application number: RMA92024868 and RMA92025458
Applicant: Fulton Hogan Land Developments Ltd
Site address: 387 Halswell Junction Road
Legal description: Lot 992 DP484831
Zoning: **Christchurch City Plan:** Living G (Halswell West) Zone
Proposed Replacement District Plan: Residential Suburban, Residential Medium Density and Residential New Neighbourhood
Operative Replacement District Plan: NA
Activity Status: Discretionary activity
Description of Application: Change of conditions pursuant to Section 127

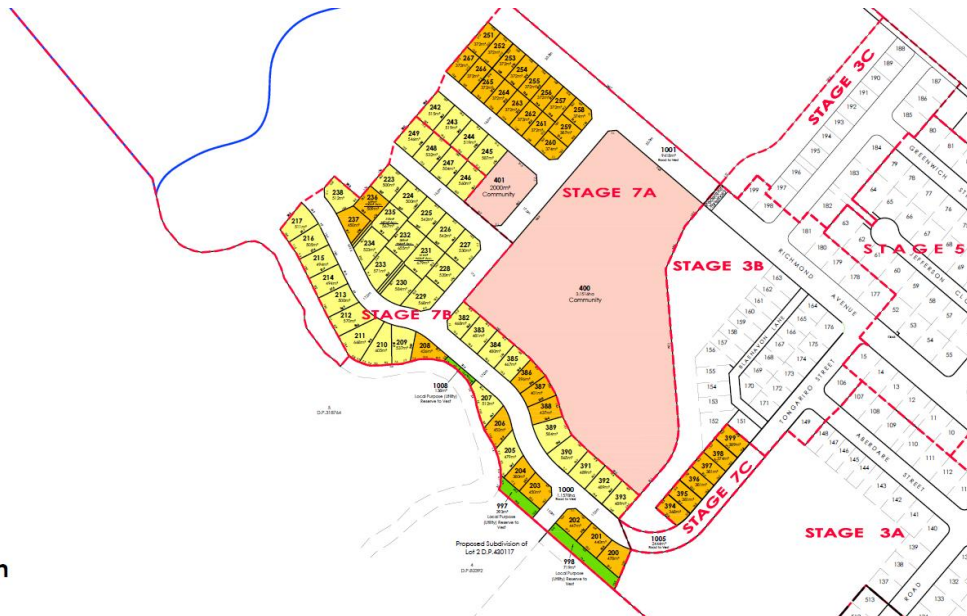
Introduction

The applicant is seeking to vary the conditions of existing resource consents RMA92024868 and RMA92025848. These consents were granted on a non-notified basis by the Resource Management Officer Subcommittee on 22 May 2014. They allowed for an 84 lot subdivision and associated land use consent including a site coverage exceedence and earthworks including within a 10m waterway setback. These consents were varied under section 127 on 1 December 2015 - refer to reference RMA92027261. A full description of the proposal and the site and surrounds is included the application material.

This application under section 127 incorporates two key components:

1. changing 7 Density C lots to Density B lots being 206, 208, 386 to 388, 236 and 237); and
2. allowing buildings to be constructed within the 10m waterway setback from Knights Stream¹ which is owned by the applicant and the Crown (on Lots 205 to 217).

The abstract below illustrates the amended scheme plan.



The waterway setback breach is described and illustrated below:

- Lots 205 – 206: 4m from the rear legal boundary

¹ The change to the landuse consent was originally lodged as a fresh resource consent application (RMA92029552) however was later amended to a section 127 application (agreed to by the applicant) given the proposed building controls are better controlled through both land use and subdivision conditions.

- Lots 207 – 208: 3m from rear legal boundary
- Lots 209 – 211: 4m from rear legal boundary
- Lots 212 – 217: 1.8m from rear legal boundary

For Lots 212 to 217 the building setback from the rear legal boundary closely aligns with the 10m waterway setback. For the remaining lots (Lots 207 to 211) the breach of the 10m setback would be much greater as illustrated in the drawing below. The light blue line represents the 10m waterway setback and the aqua coloured line represents the proposed building setbacks. In addition the following restrictions/measures are proposed:

- The maximum height of buildings on Lots 205 to 211 shall be no more than 5.5m.
- A maximum floor area of 140m² for the dwellings on 205 and 206.
- A maximum floor area of 125m² for the dwellings on 207 and 208.
- Landscaping planting within the portion of the waterway that is owned by the Crown (i.e. adjacent to Lots 205 to 211) and to the centre line only (which is in the control of the applicant).
- Permeable pool fencing along the common boundary with the waterway.



The conditions of consent that specifically require changes are set out below [RMA92024868](#)

- Existing condition 1 amended to allow the approval of a new scheme plan.
- New condition 24 inserted to subdivision to set the abovementioned heights, setbacks and footprint area restrictions on the relevant lots and for administration purposes a notation of what lots will be in the Density B area.
- Existing condition 24 renumbered to new condition 25. This condition states which ongoing conditions need to be included in a consent notice. The provisions of new condition 24 have been added to the consent notice.

RMA92025458

- Existing Condition 1 amended to allow the approval of a new scheme plan.
- Existing condition 2 amended so that it allows earthworks to be undertaken in association with the construction of dwellings and after the completion of the subdivision
- New condition 5 added so that sediment and erosion controls are in place to protect the waterway during the construction of dwellings on individual sites.
- New conditions 7 to 10 added to set the abovementioned heights, setbacks and footprint area restrictions on the relevant lots.
- Condition 11 added to require pool fencing along the common boundary to the waterway for Lots 205 to 217.
- Condition 12 added to ensure that landscaping is planted to Council standards within the portion of the waterway controlled by the consent holder.

Statutory Considerations

Section 127 of the Resource Management Act 1991 states:

“ 127. Change or cancellation of consent condition on application by consent holder

- (1) *The holder of a resource consent may apply to the consent authority for a change or cancellation of a condition of a consent, subject to the following:*
 - (a) *the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
 - (b) *No holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
- (2) *Repealed*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if -*
 - (a) *the application were an application for a resource consent for a discretionary activity; and*
 - (b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who -*
 - (a) *made a submission on the original application; and*
 - (b) *may be affected by the change or cancellation.*

Planning Framework

The operative Christchurch district plans are under review. Stages 1, 2 and 3 of the Proposed Christchurch Replacement District Plan have been notified, and the Independent Hearings Panel has made a number of decisions on specific parts of the plan, including 'Strategic Directions and Strategic Outcomes'. Some of the rules have legal effect pursuant to section 86B of the Resource Management Act, while others are fully operative. The rules applicable to this proposal have been assessed and the breaches are identified below. Relevant objectives and policies are discussed in a later section of this report.

Christchurch City Plan

The site is zoned Living G (Halswell West) under the Christchurch City Plan. The Living G (Halswell West) Zone provides the ability and opportunity to plan and develop a mixed density and mixed use community comprehensively.

Pursuant to Section 127(3) the application must be assessed as a discretionary activity.

The proposed change of conditions results in the following additional rule breaches:

- **Development Standard 9.5.2:** A 10m waterway setback applies to Knights Stream. The proposed buildings and associated works on lots adjacent to the waterway encroach into this area.

Proposed and Operative Christchurch Replacement District Plans

There are no rules in either the Proposed or the Operative Replacement District Plan which are applicable to this proposal (i.e. rules with legal effect pursuant to section 86B and those with fully operative status).

Type of Application

The first consideration that is required is whether the application can be treated as one for a change of conditions or whether it will result in a fundamentally different activity or one having materially different adverse effects, such that it should be treated as a new application. In my opinion this application can be considered as a variation to the original resource consent as the nature of the activity will not fundamentally change and the adverse effects will not be materially different from those associated with the original consent. My reasoning is that the application does not fundamentally change the subdivision pattern even if the future building location and design may change from that which is permitted.

Written approvals [Sections 95D(e), 95E(3)(a) and 104(3)(a)(ii)]

No written approvals have been provided with the application.

Effects on the environment, and adversely affected persons [Sections 95A, 95B, 95E, 104(1)(a) and 127(4)]

Pursuant to Section 127(3) the application must be assessed as a discretionary activity. As such, the Council's assessment is unrestricted and all actual and potential effects of this proposal must be considered. In my opinion the effects on the environment associated with the proposed change/cancellation of conditions relate to the waterway setback breach and the change of density.

Change to Density B

In relation to this matter the applicant outlines that:

It has come to my attention that the approved plan for RMA92027261, is not the one that was requested to be used for this variation in my email of 11 November 2014. A copy of the plan sought to be the approved plan is attached.

The only difference between the approved plan and one attached is in the identification of the density allocation for seven allotments. The latter plan identified an additional seven properties as Density B sites.

Other than the site coverage conditions within the landuse consent (RMA92025458), there are no other conditions in either the subdivision or landuse consent that specifically refer to density.

I consider that replacing the subdivision plan that was approved under RMA92027261 to that attached will have no impact on the outcomes sought by the consent and is within the scope of the consents granted.

As the processing planner for the above consent I agree with the above statement. The changes are internal to the application site, do not affect yield and do not materially change the development when viewed from external properties. For the purposes of clarity a subdivision condition has been added outlining where the Density B lots are located.

Waterway Setback Breach

In the subject location, Knights Stream is an ephemeral waterway and adjacent to the subject lots is overgrown with exotic vegetation and pastoral species. Adjacent to the application area the Crown has ownership of the waterway although the applicant has a legal right of occupation to the centre line of the stream. In time it is expected that Council will maintain the waterway. The land around the waterway has been formed under the existing subdivision consent having regard to the IDS.

The waterway has no permanent flow. Its catchment collects runoff from part of Halswell Junction Road, while also catering for overflows from Halswell Junction Road Basin. Immediately upstream of the stage 7 area the original alignment of the waterway has been filled in and used for farming purposes and has been replaced with a deeply incised channel around the periphery of Knights Stream Park. Interestingly the waterway in its original alignment is still identified as an upland stream in terms of Part 9.5.2 of the City Plan. Ms Katherine Hall, Technical Support and Approvals Officer has confirmed that the waterway has limited ecological value (refer to her email dated 28/9/2015).

The wider body of planning provisions has a focus on restoring the significance of the waterway corridor as opposed to protecting existing ecological values. Accordingly the ODP seeks to realign it back to its original position in a more naturalised state and as an indigenous tree planting corridor which better responds to tangata whenua values sought.

My assessment of the relevant assessment matters at clause 5.9.2 is as follows:

- It is not reasonable to expect riparian vegetation to be planted within private land even though there is a preference from Ms Katherine Hall, Technical Support and Approvals Officer to do so - as a permitted activity any such land could normally be maintained as lawn or other domestic landscaping.
- The proposed landscaping provides an opportunity to restore Knights Stream - I note that the applicant only has riparian rights to undertake the planting to the centre line of this corridor and I understand that the City Council will need to maintain the corridor thereafter.
- In the context of the urban environment anticipated for the site under the zoning, the overall amenity impact on the adjoining neighbour at 26 Paterson Drive is considered less than minor. The dwellings have been kept to a relatively modest scale to minimise effects on this neighbour especially given the neighbouring dwellings proximity to the application site. I do not rely on existing vegetation at 26 Paterson Drive in coming to any conclusion on this application.
- The proposal does not extend into the channel of the waterway and thus flooding is not anticipated to be an issue.
- Any construction activities and works for future buildings would be subject to sediment and erosion control measures required through future building consents.
- The applicant has consulted with MKT, Te Ngai Tu Ahuriri Runanga Inc and Te Taumatu Runanga who are supportive of the proposal.
- Ms Hall is supportive of the current proposal noting that:
... The plantings the applicant has proposed indicates an improvement in the quality of the waterway. The higher level plantings will provide shade for the waterway, and screening of the setback intrusions. The lower level plantings will provide positive inputs, improved habitat quality, bank stabilisation, and improved aesthetic values. The combinations of all plantings will results in an improved waterway. She is also supportive of the proposed building setbacks, heights and footprints.

The effects of the waterway breach is considered to be less than minor.

Conclusion

I conclude that the effects on the environment are less than minor and that there are no affected parties.

Notification provisions [Sections 95A, 95B and 95E]

I have concluded above that any adverse effects will be less than minor. Pursuant to section 95E(1) written approval is not required from any persons.

Section 104 matters

The application is:

- Consistent with the relevant objectives and policies of the Operative City Plan, and those in the Proposed and Operative Replacement District Plans, as it will maintain the character and amenity of the residential environment and provides for the restoration of Knights Stream.
- Consistent with the objectives in Chapter 3 Strategic Directions of the Operative Replacement District Plan.
- Consistent with the Recovery Strategy for Greater Christchurch as it does not conflict with any of the identified goals or priorities for recovery.
- In keeping with Part II of the Act as it will maintain amenity values and the quality of the surrounding environment (section 7) and helps to accommodate Maori cultural values in terms of s.8 (Treaty of Waitangi).
- Able to be granted consent without notification, pursuant to Section 104(3)(d).

Recommendations

That, for the reasons outlined above:

- A. The application be processed on a **non-notified** basis in accordance with Sections 95A and 95B of the Resource Management Act 1991.
- B. The application **be granted** pursuant to Section 127 of the Resource Management Act 1991.

The conditions of consent shall now read as follows:

RMA92024868

- A. The application be processed on a **non-notified** basis in accordance with Sections 95A and 95B of the Resource Management Act 1991.
- B. The application **be granted** pursuant to Section 127 of the Resource Management Act 1991.

The conditions of consent shall now read as follows:

1. Compliance with Application Information

~~1.1 The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan 1A except that Lot 992, 1004 and 1009 shall form one balance lot.~~

1.1 The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan 1B except that Lots 992, 1004 and 1009 shall form one balance lot.

2. Staging

2.1 The subdivision may be carried out in stages as set out in stamp approved application plan 1.

At each stage any balance land is to be left as a fully serviced allotment that retains the underlying credits, if any, for financial contributions.

3. Allotments to Vest as Local Purpose (Utility) Reserve

3.1 Lots 995, 996, 997, 998, ~~1006, 1007~~ and, 1008 shall be vest as Local Purpose (utility) Reserve

4. New Road to Vest

4.1 The new roads, being Lots 1000, 1001, and 1005 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground wiring for electricity supply and telecommunications.

5. Engineering General

5.1 Asset Design and Construction

All infrastructure assets to be vested in the Council are to be designed and constructed in accordance with the Christchurch City Council's Infrastructure Design Standard (the IDS) and the Construction Standard Specifications (the CSS).

5.2 Quality Assurance

The design and construction of all assets is to be subject to a project quality system in accordance with Part 3: Quality Assurance of the IDS.

A. Submit a Design Report, Plans and Design Certificate complying with clause 3.3.1 to the Subdivision Engineers (Planning Team 1). The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent.

B. Submit a Contract Quality Plan for review by the Council and an Engineer's Review Certificate complying with clause 3.3.2.

Physical works shall not commence until a Council Engineering Officer confirms that the above documentation has been received and accepted.

C. Submit an Engineer's Report complying with clause 3.3.3 and an Engineer's Completion Certificate complying with clause 3.3.3.

The Engineer's Report is to provide sufficient detail to confirm compliance with the requirements of the IDS and this consent. This report and certificate is to be submitted prior to certification pursuant to section 224c of the Act.

Note: Part 3 of the IDS sets out the Council's requirements for Quality Assurance. It provides a quality framework within which all assets must be designed and constructed. It also sets out the process for reporting to Council how the works are to be controlled, tested and inspected in order to prove compliance with the relevant standards. It is a requirement of this part of the IDS that the applicant provides certification for design and construction as a pre-requisite for the release of the 224c certificate. The extent of the documentation required should reflect the complexity and/or size of the project.

In addition to the above, the applicant is to design all infrastructure to resist the effects associated with earthquake induced liquefied soils. All Liquefaction hazard mitigation shall be designed for a 1 in 150 year return period serviceability limit seismic design event and a 1 in 500 year return period ultimate limit state seismic design event as defined in NZS1170.5.2004.

- 5.3 All private sewer and stormwater laterals (serving rear lots) shall be installed under a single global Building Consent for each stage by a Licensed Certifying Drain Layer and the Code Compliance Certificate forwarded to Council's Subdivision Team as part of the Sec 224(c) application.
- 5.4 A CCTV (Video) inspection using a pan and tilt camera for all gravity pipelines of 150mm diameter and above as per the Christchurch City Council Standard Specifications CSS: Part 3 Section 14.2.6. This shall only apply to pipes being vested in Council ownership which cover more than one manhole length. This is to be done after all construction works have been completed. The DVDs/tapes shall be labelled with the RMA consent number and address of the development and accompanied by CCTV log sheets which show a schematic layout of the pipeline videoed.
- 5.5 All pipelines shall be free of debris and cleaned with an HP cleaner within 24 hours prior to inspection. Any gravel and stones shall be taken out of the pipeline; it is not acceptable to flush stones and gravel further down the line.
- 5.6 The CCTV/video footage of the pipeline being vested shall be forwarded to the Subdivision Engineer in DVD format with log sheets, engineering plan, summary sheet and a copy of the consent conditions at least 10 working days prior to the CCC Final Drainage Inspection. Asset and Network Planning Unit staff will review a maximum of 1,000 metres of footage within 10 working days and respond accordingly.
- 5.7 The applicant's consultant shall provide the Council with 'As-Built' plans and data for all infrastructure and private work, complying with Part 12 As-Builts of the CCC Infrastructure Design Standards.

6. Water Supply

- 6.1 The point of supply for the proposed allotments shall be the 250mm pipe in Stage 3.
- 6.2 The water supply shall be designed in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008 to the satisfaction of the Asset & Network Planning Team, City Environment Group.
- 6.3 This development will require full high pressure water reticulation to the Council's specifications and approval at the consent holder's expense. Engineering drawings shall be sent to the Subdivision Engineering Team for approval.
- 6.4 The water reticulation shall be designed by a suitably qualified person using the parameters already approved by Council for the earlier stages of Knights Stream Subdivision and on which the approved hydraulic models were based.
- 6.5 All lots shall be served with a water supply to their boundary. Submains shall be installed to 1m past each lot boundary. Rear lots shall be served with laterals installed by a Licensed Certified Plumber into their net site areas under a Building Consent for each stage.
- 6.6 Where water supply mains are outside legal roads, a right to convey water in gross easement shall be created over the new water supply main up to the last hydrant in favour of the Council.
- 6.7 Where applicable, dummy connection boxes shall be installed at the entrance of the R.O.Ws. in accordance with Section 7.11 of the IDS.
- 6.8 A copy of the Code Compliance Certificate shall be forwarded through to the Council's Engineering Team as part of the Section 224c application.

- 6.9 This work shall be carried out by a Council approved water supply installer at the expense of the applicant. Refer to: <http://www.ccc.govt.nz/Water/AuthorisedInstallers/WaterSupplyAuthorisedInstallerRegister.pdf> for a list of contractors.

7. Sewer

- 7.1 The approved outfall for the residential allotments will be the existing trunk mains installed as part of:
- Stage 3 of the subdivision which flows into Pump Station 115; and,
 - Stage 6 of the subdivision which flows into Pump Station 81.
- 7.2 Sanitary sewer laterals shall be laid to at least 600mm inside the net site area of all residential lots at the subdivision stage. The laterals shall be installed at a sufficient depth to ensure that adequate fall is available to serve the furthestmost part of the lots.
- 7.3 Network sewers to be vested in Council shall be a minimum of 150mm diameter and where they are outside the road reserve they shall be covered by easements in gross in favour of Council.
- 7.4 Where the number of lots exceeds the Building Act drainage discharge requirements for a 100mm common sewer pipe, a 150mm private common sewer pipe shall be installed.
- 7.5 The sewer system shall be designed based on Council's Infrastructure Design Standard and Council's Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivision Engineers (Planning Team 1) for approval.

8. Stormwater

- 8.1 Stormwater laterals are to be laid to at least 600mm inside the building area of all residential lots at the subdivision stage. The laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.
- 8.2 Authorisation for operational stage stormwater discharge shall be obtained either through Christchurch City Council (CCC) under the South West Area Stormwater Consent (CRC120223) or through the Canterbury Regional Council under separate resource consent application.
- 8.3 Stormwater from all impervious areas shall discharge to the Knights Stream stormwater facility designed and constructed under previous consents. The design shall meet all applicable CCC requirements including the Waterways, Wetlands and Drainage Guide (WWDG – 2003/2011), Infrastructure Design Standards (IDS - 2013), CCC Civil Engineering Construction Standard Specifications (CSS -2012), and the Southwest Area Christchurch Stormwater Management Plan.
- 8.4 The stormwater mitigation facilities shall meet all relevant conditions of the South West Area Stormwater Management Plan including the following conditions:
- Stormwater runoff resulting from the first 25mm of rainfall from impervious areas shall be captured in the first flush sedimentation basin prior to discharge.
 - Secondary treatment of the first flush shall be provided offsite in a future stormwater wetland to be designed and constructed by, or under direction of, CCC.
 - Stormwater runoff from storms in excess of the first flush volume and up to the two percent annual exceedance probability critical duration storm event shall discharge to a retention basin.
 - The surface water mitigation system (first flush and retention basins) shall be designed with sufficient capacity to capture the two percent annual exceedance probability critical duration storm event with slow release over 96 hours.
 - The outfall for all surface water mitigation facilities and all stormwater runoff in excess of the surface water management system capacity shall be directed to Knights Stream.
- 8.5 The surface water management and mitigation system (i.e. pipes, swales, first flush, retention basins) shall be designed to ensure complete capture and retention of all stormwater runoff from the site for all rainfall events up to and including 2 percent annual exceedance probability return period critical storm. This will require internal reticulation and conveyance to meet Council's inundation standards as specified in the WWDG. Further, the conveyance and inlet system to the first flush and detention areas shall be designed to ensure that even for events where the critical peak stormwater runoff flow rate occurs that all resulting runoff shall actually reach the first flush and retention areas. A

combination of the primary and secondary conveyance system may be used to ensure this level of service is achieved.

- 8.6 The primary stormwater reticulation network shall be designed to convey at minimum the critical twenty percent annual exceedance probability storm event. No nuisance flooding of property shall occur during the critical ten percent annual exceedance probability event and no flooding of buildings shall occur during the critical two percent annual exceedance probability event.
- 8.7 The designer of the surface water management system shall provide a report which identifies all secondary flow paths proposed to manage flows beyond the capacity of the stormwater reticulation network (up to the critical two percent annual exceedance probability event). All secondary or emergency stormwater flowpaths are to be identified and protected by an easement in favour of CCC, if required.
- 8.8 Stormwater laterals are to be laid to at least 600mm inside the building area of all lots at the subdivision stage. The laterals are to be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.
- 8.9 Subsoil drains designed to intercept groundwater and/or lower groundwater levels shall be designed in accordance with the WWDG and the CSS.
- 8.10 Safe and adequate access to stormwater facilities for maintenance and sediment removal shall be provided and designed in accordance with clause 6.8 & 6.9 – WWDG.
- 8.11 Engineering plans, specifications and calculations for the design and construction of all stormwater infrastructure and mitigation areas are to be submitted with the engineering plans for acceptance by Network and Asset Planning – Greenspace Unit.
- 8.12 The consent holder shall operate and maintain the surface water management system and infrastructure for a period of 12 months following the issue of the section 224(c) certificate, and in accordance with the appropriate clauses above.
- 8.13 The applicant shall provide as-built plans of the surface water management and mitigation systems including planting and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.
- 8.14 The consent holder shall provide easements in gross over all stormwater infrastructure that is located outside of legal road or utility reserve areas to be vested in Council.
- 8.15 A maintenance and operations manual for all surface water management and mitigation facilities shall be provided and shall form part of the Asset and Network Planning Unit acceptance. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements (council can provide a suitable template for the maintenance and operations manual).
- 8.16 An Erosion and Sediment Control Plan (ESCP) is to be submitted for review as part of the design report. The ESCP is to include (but is not limited to):
 - Site description, i.e. topography, vegetation, soils etc
 - Details of proposed activities.
 - A report including the method and time of monitoring to be undertaken.
 - A locality map.
 - Drawings showing the site, type and location of sediment control measures, onsite catchment boundaries and offsite sources of runoff.
 - Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate.

The performance criteria for the ESCP, unless directed by Council through the engineering acceptance process, shall be based on ECan's Erosion and Sediment Control Guidelines (2007 or current).

<http://ecan.govt.nz/advice/your-land/earthworks-soil-eroison/Pages/soil-erosion-sediment-guidelines.aspx>

The ESCP is to be implemented on site during the subdivision construction phase and no works are to commence until such time as the ESCP has been accepted.

The ESCP is to be designed by a suitably qualified person and a design certificate supplied with the plan. (Use the certificate from Appendix IV of the CCC Infrastructure Design Standard Part 3)

Note: Pursuant to Section 128 of the Resource Management Act 1991 Council reserves the right, during the construction phase, to review this condition to impose further controls in respect to Sedimentation Control and Management

9. Access Construction Standards

- 9.1 The access formation shall be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works shall not commence until a Council engineering officer confirms that the Design Report, Plans and Design Certificate complying with clause 3.3.1 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.2 has been

10. Street Lighting

- 10.1 Street lighting is to be installed in the new road(s) to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard.

11. Plans for Geodata Plot

- 11.1 As soon as practical after the Section 223 certificate has been issued the consent holder is to advise the handling officer that the digital dataset for the subdivision is available in Land online and can be used for creation of the parcels in Council's digital database.

12. Filled Land

- 12.1 To be considered satisfactory for sewer and stormwater drainage minimum ground levels shall be based on a level of 100mm above the kerb at the street frontage, plus a grade of 1:500 to the rear boundary.
- 12.2 All filling on residential sections exceeding 300mm above excavation level shall be in accordance with the Code of Practice for earthfill for residential purposes NZS 4431: 1989. A duly completed certificate in the form of Appendix A of NZS 4431 shall be submitted to the Council for all lots within the subdivision that contain filled ground, prior to the issue of a Section 224 Conditions Certificate.
- 12.3 Where the ground level is to be altered, the top of any drainage structure is to be adjusted to match the new ground level. All work is to be carried out to the satisfaction of the Asset and Network Planning Unit.
- 12.4 The consent holder is to submit a report and calculations detailing any filling proposed against existing boundaries and the mitigation proposed to avoid adverse effects on adjoining properties.
- 12.5 The construction details of any retaining wall required to retain the fill are to be submitted to the Subdivisions Engineer for acceptance. The wall construction and materials are to be certified in addition to the NZS 4431 certification.
- 12.6 All filling shall be carried out using good quality inert engineering material free of organic, putrescible or hazardous components and in accordance with Rule 5.6.1 in Volume 3, Part 9 of the City Plan. Topsoil is to be stripped and stockpiled on the site for later spreading over the filled land. All filling shall be compacted in even layers using appropriate mechanical equipment and under the general control of a suitably qualified Engineer. A report is to be submitted to Council by the Engineer detailing the extent of the filling and the nature of the fill material utilised.

13. Greenspace

~~13.1 Local Purpose (Utility) Reserve~~

~~Lot 995 and 996 is to be a minimum of 6 metres wide as per City Plan requirement.~~

13.2 Design and Development of reserves, streetscapes and open spaces

- A. Landscape plans for the reserves and streetscapes are to be submitted as part of the Landscape Design Report to the Asset & Network Planning (Greenspace) for acceptance. All landscaping is to be carried out in accordance with the Accepted landscape plan.

- B. Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, but the Asset & Network Planning (Greenspace) have not agreed to the value of the assets being credited against the Reserve Development Contributions or to reimburse the value of the assets to the Consent Holder, then the Consent Holder may vest the assets at their own expense.
- C. The Landscape Design Report and plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS: and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense, unless otherwise agreed. The Consent Holder shall maintain the works for 12 months for the Establishment Period (Maintenance and Defects Period) from the time of issue of the Section 224 Certificate.

13.3. Establishment Period (Defects Liability Period)

The Establishment Period of 12 months (maintenance-defects period) shall commence from the issue of Section 224 Condition Certificate. The Greenspace Unit staff may request to inspect the site after the first 6 months. Any diseased, dead or replacement plantings are to be replaced at the Consent Holder's expense. The Establishment Period and the term on the bond shall be extended by a further 12 months for the replacement planting(s). Refer: CSS, Section Establishment. The Consent Holder is to keep an accurate and up-to-date monthly report on plant condition and establishment works undertaken. The report shall be submitted, if requested, by the Engineer within five days of the end of each month during the Establishment Period (Refer sample report: *Landscape Construction Monthly Establishment Report*, CSS, Part 7 Appendix 1).

13.4 Establishment Bond

The IDS Part 2, Section 2.13, Bonds, and IDS Part 10, Section 10.1 Establishment. The Consent Holder shall enter into a bond with the Council (Greenspace Unit) to the value of 50% of the total cost of plant material for the planted areas as detailed on the Accepted planting plans as landscape works, including reserve trees, gardens, shrubs, swale and grassed areas. The bond shall be held for the Establishment Period of 12 months (maintenance-defects period) from the issue of Section 224 Condition Certificate. The Establishment Period and the term on the bond shall be extended by a further 12 months for the replacement planting(s), if required.

13.5. Street Trees and Street Gardens

- A. The Consent Holder shall submit a plan(s) for the proposed street trees and street gardens (if any) for the Council's Asset & Network Planning (Greenspace) Teams acceptance. The plan(s) are to provide sufficient details to confirm compliance with the requirements of the IDS (current version) and the CSS Part 7: Landscapes (current version). All landscape works required by this condition are to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense. The Consent Holder shall maintain the works and planting for 12 months from the time section 224 certificate is issued.
- B. The Consent Holder shall enter into a bond with Council Asset & Network Planning (Greenspace) Team to the value of 50% of the cost to replace and replant all street trees. The bond shall be held for the Establishment Period of 12 months from the time the 224 certificate is issued.

Advice Note: Refer to ISA Part 10: 10.8.11 Locations of trees in streets, and CSS Part 7: 4.0 Supply of Tree and Plant Materials.

13.6. Grassing of Reserves, Streetscapes and Open spaces

All grass areas are to be in accordance with a minimum of the CSS; roadside berms as per Part 1: 31.2, Berm Mix; Detention basin Part 1, 31.5 Low Fertility and Drought Mix.

Advice Note: Please make grass seed certificates available for inspection if requested.

13.6. Reserve Boundary Fences

The Consent Holder shall comply with the IDS 10.6.9 Boundary Fencing. Reserve boundary fencing over 1.2 m high is to be at least 80% open in order to enable clear visibility for neighbouring properties. The height, style and location of the fence shall be submitted to the Council's Asset & Network Planning (Greenspace) Team for acceptance, prior to work commencing. The Council will contribute towards the cost of the boundary fence up to a maximum of \$23.83 (including GST) per linear metre or half the cost, whichever is lower for a standard 1.8 metre high paling fence. The Council prefers see through or open style fencing and will pay up to \$92.00 (including GST) per linear metre or half the cost whichever is lower. If the Consent Holder would like to install a boundary fence of greater value than the Council's maximum contribution they may do so at their own expense, providing it complies with the IDS. The reserve boundary fences are part of the subdivision development and area to be credited against the Reserve Development Contributions.

13.7. Final Completion / Handover

The Consent Holder shall submit, if requested, the required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System to provide evidence that the work is completed in accordance with the agreed standards and conditions of this consent. This is to be submitted, if requested, on completion of the 12 month Establishment Period, prior to formal handover to Council and release of the Establishment Bond.

13.8 As – Builts

The Consent Holder shall submit As-Built plans showing all landscape works including street trees, and paths through drainage reserves and confirm that they have been constructed in accordance with the accepted plans and comply with the IDS particular Part 12 (As Builts).

14. Geotechnical

14.1 Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent holder shall submit to the Engineering Services Team a Design Report, Plans and Design Certificate complying with clause 3.3.1 of the IDS. The Design Report and engineering plans are to provide sufficient detail to confirm compliance with the requirements of the IDS and this Consent, including compliance with Condition 11.2 Liquefaction and Lateral Spread Hazard Mitigation. This report can be submitted as two individual design reports being infrastructure as one part in the IDS Design report and the remainder of the site as a second part in a Geotechnical Report.”

14.2 Liquefaction and Lateral Spread Hazard Mitigation:

That the liquefaction and lateral spread hazard mitigation described in the Geotechnical report “Knight Stream Park Stages 7 and 8 Geotechnical Subdivision Report”, Revision 2, reference 200376, dated 16 January 2014 shall be carried out on site and including that :

All Liquefaction and Lateral spread hazard mitigation shall be designed for a SLS (serviceability limit state) seismic event and an ULS (ultimate limit state) seismic design event as defined by MBIE in the Guidance Document: “Repairing and Rebuilding Houses Affected by the Canterbury Earthquake’s” (2012).

14.3 Prior to the request for the section 224 certificate the Consent Holder shall supply an updated Final Geotechnical report taking into account the mitigation measures put in place during the Construction phase to minimise both the Liquefaction potential and Lateral spread potential of the land during a SLS seismic event and a USL seismic event.

The report shall also recommend the Technical Category of the land in terms of the MBIE Technical Classification Guidelines.

14.4 That a consent notice in terms of Section 221 of the Resource Management Act be registered on the titles for all lots that are identified in the final Geotechnical report with a Geotechnical Technical Category 2 Classification as per condition 14.5.

If for any reason that some of the lots are given a Geotechnical Technical Category 3 Classification, then these lots should be withdrawn from the development and shown as balance lots that do not meet the requirements of Section 106 of the Resource Management Act without further Mitigation measures being undertaken.

14.5 Consent Notice:

That a consent notice in terms of Section 221 of the Resource Management Act be registered on the titles for all Lots with a Geotechnical Technical Category 2 Classification, stating that:

“At the time of the completion of the subdivision works, the recommended Geotechnical Technical Category for this land was TC2. All dwellings, structures and drainage requiring a Building Consent in terms of the Building Act shall have specific foundation design by a Chartered Engineer with experience in foundation design.”

15. Telecommunications and Energy Supply

15.1 All lots shall be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. “Ability to connect” means that ducts or cables must be laid to the boundary of the net area.

15.2 As evidence of the ability to connect, the consent holder is to provide a copy of the reticulation agreement letter from the telecommunications network operator and a letter from the electrical energy network operator, or their approved agent.

16. Right of Way Easements (Private Ways)

16.1 The rights of way easements as set out on the application plan shall be duly granted or reserved.

16.2 The registered users of the right of way shall maintain the access and the liability and apportionment of the costs of maintenance shall be written into the legal document granting or reserving the right of way easement.

17. Service Easements

17.1 The service easements as set out on the application plan or required to protect services crossing other lots shall be duly granted or reserved.

17.2 Easements over adjoining land or in favour of adjoining land are to be shown in a schedule on the Land Transfer Plan. A solicitor's undertaking will be required to ensure that the easements are created on deposit of the plan.

18. Easements in Gross

18.1 The legal instruments for easements in gross in favour of Council are to be prepared by Council's consultant solicitor at the consent holder's cost. The consent holder's solicitor is to contact Anderson Lloyd Lawyers (Mike Kerr) requesting the preparation of the easement instruments.

19. Road and/or Lane Names

19.1 The new roads are to be named.

As there is a shortage of property numbers available at this location the private way/access lot should be named. Any existing properties utilising the access will be required to consent to the proposed name submitted for approval.

A selection of names in order of preference is to be submitted for each new road lot. For historical purposes a brief explanation of the background for each submitted name is preferred. The names are to be in accordance with the Council's Policy on Naming of Roads and Rights of Way dated 2 November 1993.

The allocated names when approved are to be shown on the survey plan submitted for certification.

Post and nameplate fees are to be paid.

Note: Nameplates are not ordered from the manufacturer until the fee has been paid and usually take six weeks to manufacture. The fees payable will be those that are current at the time of payment (\$185/post and \$394/nameplate as at 1st July 2013).

20. Public Utility Sites

20.1 Any public utility site and associated rights of way easements and/or service easements required by a network operator are approved provided that they are not within any reserves to vest in Council.

22. Accidental Discovery

22.1 The consent holder shall follow the Historic Places Trust Accidental Discovery Protocol.

22.2 Should any archaeological material or sites be discovered during the course of work on the site, work in that area of the site shall stop immediately and the appropriate agencies including the New Zealand Historic Places Trust and the Manawhenua shall be contacted immediately.

23. Amenity

23.1 The applicant shall employ dust mitigation measures such as watering, removal of debris, stabilisation of stockpiles and exposed surfaces etc, to prevent dust, sand and materials causing a nuisance beyond the subject site throughout the construction period.

23.2 The hours of operation of work shall be restricted to 7.00am to 6.00pm, Monday to Friday and 8.00am to 6.00pm Saturday except that no works shall take place on public holidays. This restriction

on the hours of operation excludes any work required for compliance with the erosion and sediment control measures required under conditions 7.13 and 23.1.

- 23.3 All construction work on the site shall be designed and conducted to ensure that construction noise from the site does not exceed the noise limits in the following table. Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics – Construction noise.

Time Period	Weekdays (dBA)		Saturdays (dBA)		Sundays and Public Holidays (dBA)	
	Leq	Lmax	Leq	Lmax	Leq	Lmax
0630 – 0730	60	75	45	75	45	75
0730 – 1800	75	90	75	90	55	85
1800 – 2000	70	85	45	75	45	75
2000 - 0630	45	75	45	75	45	75

- 23.4 The consent holder shall be required to maintain a complaints register and this record shall be made available to the Council to view within five working days of any request.

24. Density and Waterway

- 24.1 That a consent notice in terms of Section 221 of the Resource Management Act be registered on the titles, stating that:

Lots 200 to 204, 206, 208, 236, 237, 286 to 388 and 394 to 399
These lots are in the Density B area.

Lots 205 to 217

Buildings shall be located with the following minimum setback distances:

- Lots 205 – 206 4m from the rear legal boundary.
- Lots 207 – 208 3m from rear legal boundary.**
- Lots 209 – 211 4m from rear legal boundary.**
- Lots 212 – 217 1.8m from rear legal boundary.**

Lots 205 to 211

The maximum height of buildings on Lots 205 to 211 shall be no more than 5.5m.

Lots 205 to 206

Each dwelling on Lots 205 to 206 shall have a maximum floor area of 140m² (gross).

Lots 207 and 208

Each dwelling on Lots 207 and 208 shall have a maximum floor area of 125m² (gross).

25. Consent Notices

The following consent notice pursuant to Section 221 of the Resource Management Act 1991 will be issued by Council:

All (see exception below)

“At the time of the completion of the subdivision works, the recommended Geotechnical Technical Category for this land was TC2. All dwellings, structures and drainage requiring a Building Consent in terms of the Building Act shall have specific foundation design by a Chartered Engineer with experience in foundation design.”

Note: the above consent notice will only apply to residential lots with a Geotechnical Technical Category 2 Classification as per condition 14.5

Lots 200 to 204, 206, 208, 236, 237, 286 to 388 and 394 to 399
These lots are in the Density B area.

Lots 205 to 217

Buildings shall be located with the following minimum setback distances:

- (a) Lots 205 – 206 4m from the rear legal boundary.*
- (b) **Lots 207 – 208 3m from rear legal boundary.***
- (c) **Lots 209 – 211 4m from rear legal boundary.***
- (d) **Lots 212 – 217 1.8m from rear legal boundary.***

Lots 205 to 211

The maximum height of buildings on Lots 205 to 211 shall be no more than 5.5m.

Lots 205 to 206

Each dwelling on Lots 205 to 206 shall have a maximum floor area of 140m² (gross).

Lots 207 and 208

Each dwelling on Lots 207 and 208 shall have a maximum floor area of 125m² (gross).

Council will prepare the Consent Notice.

26. Goods and Services Taxation Information

The subdivision will result in non-monetary contributions to Council in the form of land and/or other infrastructure that will vest in Council. Council's GST assessment form is to be completed to enable Council to issue a Buyer Created Tax Invoice.

27. Duration of Consent

The period within which this consent may be given effect to shall be 5 years from the date on which consent was granted. The consent will be given effect to when the survey plan has been certified pursuant to Section 223 of the Resource Management Act 1991.

ADVICE NOTES FOR CONSENT HOLDERS TO BE READ IN CONJUNCTION WITH THE DECISION

Your Rights of Objection

If you do not agree with the Council's decision on this resource consent application, the conditions, or any additional fees that have been charged, you may lodge an objection with the Council under Section 357 or 357B of the Resource Management Act 1991. You have 15 working days from the date you receive this letter within which to lodge your objection **to the decision**. Objections **to additional fees** must be received within 15 working days of the date on which you receive the invoice. Your objection must be in writing and should clearly explain the reasons for your objection.

Commencement of this consent

The commencement date for your resource consent is the date of this letter advising you of the Council's decision, unless you lodge an objection against the decision. The commencement date will then be the date on which the decision on the objection is determined.

Lapsing of this consent

This resource consent for subdivision will lapse:

- (i) 5 years after the date of commencement of consent (i.e. the date of this letter) unless it has been given effect to by the Council issuing a certificate pursuant to Section 223 of the Resource Management Act 1991 or;
- (ii) 3 years after the date of issue of the Section 223 certificate, if that certified plan has not been deposited in accordance with Section 224 of the Resource Management Act 1991.

Application may be made under Section 125 of the Resource Management Act 1991 to extend the duration of the resource consent, and this must be submitted and approved prior to the consent lapsing.

Development Contributions

At the time of granting this subdivision consent, a statement of Development Contributions was not available; this will be forwarded to the consent holder once the assessment has been made.

Please note that a development contribution will be required under the Development Contributions Policy 2009-19 (DCP). The Council requires Development Contributions to be paid prior to the issue of the Code Compliance Certificate for a building consent, commencement of a Resource Consent, the issue of a section 224 certificate

for a subdivision consent, or authorisation of a service connection. The contributions are defined in the Council's **Development Contributions Policy 2009** which has been established under the Local Government Act 2002, and is included in the Long Term Council Community Plan (LTCCP). If you have any queries in relation to this matter, please contact one of our Development Contribution Assessors on (03) 941 8999.

There is to be no land taken as recreation reserve within this application. *Advice Note: The payment of the Reserve Development Contribution may be postponed and secured against the Balance Lot(s) through an Encumbrance Instrument. The Development Contributions Policy 2013-2022 may require additional security in the form of a Bank Bond.*

Engineering Fees

Any time spent by the engineers is invoiced as additional fees. As this consent has conditions requiring engineering input the time incurred by the engineers will be invoiced and is required to be paid prior to the release of the Section 224 certificate.

Lighting in Private Ways

The Council does not require lighting within private ways, nor will it accept the ongoing maintenance or running costs associated with lighting within the private way. Any proposal to light the private way shall include a method of payment of the ongoing costs by the benefiting owners.

Building consent requirements

This subdivision consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will also need to comply with the requirements of the Building Act 2004. Please contact a Building Consent Officer (941-8999) for advice on the building consent process.

LANDUSE CONSENT RMA92025458

- A. The application be processed on a **non-notified** basis in accordance with Sections 95A and 95B of the Resource Management Act 1991.
- B. The application **be granted** pursuant to Section 127 of the Resource Management Act 1991.

The conditions of consent shall now read as follows:

- ~~1. The proposal shall be in accordance with the stamped approved application plan 1A RMA92025848 except that Lot 992, 1004 and 1009 shall form one balance lot.~~
1. The proposal shall be in accordance with the stamped approved application plan 1B RMA92025848 except that Lots 992, 1004 and 1009 shall form one balance lot.
- ~~2. All earthworks shall only be undertaken in accordance with the conditions of subdivision consent RMA92024868.~~
2. Except for earthworks associated with the construction of dwellings on Lots 205 to 217, all earthworks shall only be undertaken in accordance with the conditions of subdivision consent RMA92024868.
3. The maximum site coverage for a Density B site in stage 7 Knights Stream Park where all buildings are less than 5.5 metres high shall be 45%.
4. The maximum site coverage for a Density C site in stage 7 Knights Stream Park where all buildings are less than 5.5m high shall be 40%.
5. **All buildings and works associated with future dwellings on Lot 205 to 217 shall be undertaken in accordance with the *Erosion and Sediment Control Guide for Small Sites*, by Environment Canterbury.**
6. **Landscaping of Waterway: Within the portion of Knights Stream owned by the Crown and within Stage 7B Knights Stream (to the midpoint of the waterway only) landscaping shall be provided**

- a. Landscape plans for the waterway shall be submitted as part of the Landscape Design Report to the Asset & Network Planning (Greenspace) for acceptance. All landscaping is to be carried out in accordance with the accepted landscape plan within eight months of the section 224(c) certificate being approved for Stage 7B Knights Stream.
- b. **Where the Consent Holder has applied to vest assets as detailed on Accepted Landscape Plans, but the Asset & Network Planning (Greenspace) have not agreed to the value of the assets being credited against the Reserve Development Contributions or to reimburse the value of the assets to the Consent Holder, then the Consent Holder may vest the assets at their own expense.**
- c. **The Landscape Design Report and plans are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS: and the WWDG: 2003. All landscaping required by this condition is to be carried out in accordance with the accepted report and plan(s) at the Consent Holder's expense, unless otherwise agreed. The Consent Holder shall maintain the works for 12 months for the Establishment Period (Maintenance and Defects Period) from the time the plants are planted.**

Notes: Nothing in this consent shall prevent the above landscaping to be provided in association with other stages of the Knights Stream subdivision. Council are expected to take over the maintenance of the waterway thereafter.

- 7. **Buildings shall be located with the following minimum setback distances:**
 - (e) Lots 205 – 206 4m from the rear legal boundary
 - (f) **Lots 207 – 208 3m from rear legal boundary**
 - (g) **Lots 209 – 211 4m from rear legal boundary**
 - (h) **Lots 212 – 217 1.8m from rear legal boundary**
- 8. **The maximum height of buildings on Lots 205 to 211 shall be no more than 5.5m.**
- 9. **Each dwelling on Lots 205 to 206 shall have a maximum floor area of 140m² (gross).**
- 10. **Each dwelling on Lots 207 and 208 shall have a maximum floor area of 125m² (gross).**
- 11. **With respect to Lots 205 to 217 only permeable pool fencing shall be installed along or parallel to (within 4m) the common boundary to the waterway.**
- 12. **Prior to occupation of any dwelling, one tree capable of achieving a minimum height of 4m shall be planted between the dwelling and waterway within each of the following lots: Lots 205 to 210. In relation to these trees:**
 - a. All landscaping required for this consent shall be maintained. Any dead, diseased, or damaged landscaping is to be replaced immediately with plants of a similar species.
 - b. Proposed planting of trees must be at least 1.5 metres in height at the time of planting and once established must be maintained at a height of at least 1.8 metres thereafter.

Advice Note:

The lapse date of the consent remains unchanged, i.e. 22 May 2019. The consent will lapse on this date unless it is given effect to before then.

Reported and Recommended by: Paul Lowe, Senior Planner

Date: 23 September 2015

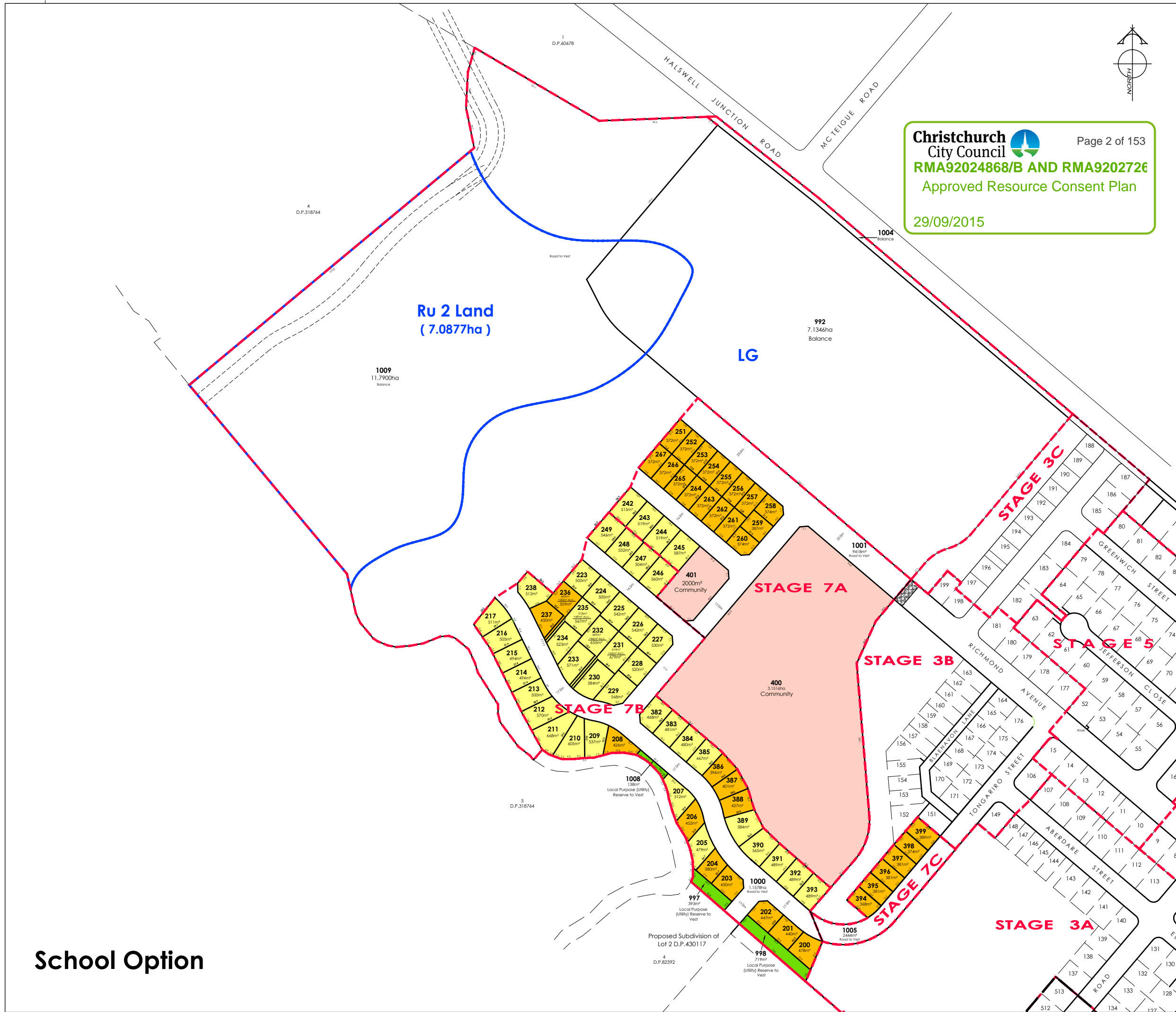
Decision

That the above recommendation be adopted for the reasons outlined in the report.

David Mountfort

D-L. Mount ~~last~~

29 September 2015



Christchurch City Council
RMA92024868/B AND RMA9202726
 Approved Resource Consent Plan
 29/09/2015

AMENDMENT	DATE	DESCRIPTION
R1	3.3.2014	COMMUNITY RESERVE TYPE
R2	30.4.2014	LOT 992 AMENDED TO BALANCE
R3	9.5.2014	RICHMOND AVE LOT 400 AMENDED
R4	22.9.2014	STAGE 7 BOUNDARY AMENDED
R5	11.11.14	Lots 206,208,236,237,386,387 & 388 DENSITY AMEND.

- NOTES:
- 1) Areas and dimensions subject to final survey and deposit of plans.
 - 2) Service easements to be created as required.
 - 3) This plan has been prepared for subdivision concept purposes only. No liability is accepted if the plan is used for any other purpose.

LEGEND

	DENSITY A
	DENSITY B
	DENSITY C
	DRAINAGE RESERVE
	DEVELOPMENT BLOCKS FOR COMMUNITY PURPOSES

SCHEDULE OF AREAS

Description	Area
Residential Lots (Lots 200-216 & 223-238 & 242-249) (Lots 251-267 & 382-399)	3.5574ha
Road to Vest in Christchurch City Council (Lots 1000, 1001, 1004 & 1005)	2.3440ha
Local Purpose (Utility) Reserve to Vest in Christchurch City Council (Lots 995 & 996) (Lots 997,998 & 1008)	1250m ²
Access Lot	230m ²
Community Purposes (Lots 400 & 401)	3.3516ha
Balance (Lots 992 ,1004 & 1009)	18.9246ha

Total Area: 28.3256ha
 Comprised in: C.F.R's 609717 & 616218



116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
 Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
**Fulton Hogan Land Development Ltd
 Knights Stream Park
 Stage 7**

SHEET TITLE:
**Proposed Subdivision of
 Lot 909 DP 462319 &
 Lot 909 DP 464210**

DRAWING STATUS:
Subdivision Consent

SCALE: 1:1500@A1 1:3000@A3	DATE: November 2014	REVISION:
CAD FILE: J:\18447\SP\STAGE 7\SCHOOL OPTION A.RS.DWG	DRAWING No: E18447	SHEET No: 1 of 1
		R5

School Option