



Newman Rd

Granite Dr

Dunns Crossing Road

West Rolleston Primary School

Section 2 SO 480906

Comprehensive Development Schedule		
Superlot No.	Lot Area (m ²)	No. of lots
3000	3478	9
3001	5715	14
3002	6245	16
3003	1609	4
3004	3941	10
3005	14718	37
3006	11037	28
3007	13951	35
3008	8524	21
3009	6589	16
3010	6267	16
3011	5538	14
3012	3690	9
3013	4078	10
3014	4631	12
3015	6351	16
3016	2767	7
3017	8484	21
3018	13103	33
3019	6063	15
Total		343

LEGEND

- Stage Boundary
- Lot Boundary
- Legal Road Boundary
- Abuttal Boundary
- Existing Easement Boundary
- No-build Extent of Odour Line
- No-build Highway Setback Line

Territorial Authority: Selwyn District Council
 Application Address: Dunns Crossing Road, Rolleston
 Comprised In: RT 686982
 Zone: Rural - Residential
 Registered Owner: Rolleston West Developments Ltd
 Total Area: 87.5210 ha
 Legal Description: Section 2, SO 480906

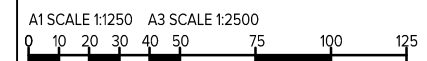
NOTES

- Areas and dimensions are subject to final survey.
- All access lots will be shared in undivided equal shares and be a minimum of 4 metres wide.
- All Standard Residential Lots are able to contain a 15m x 15m rectangle.
- All residential allotments within the Comprehensive Development Superlots are able to contain a 15m x 8m rectangle.
- A full assessment of easements will be undertaken after the engineering acceptance stage and added where required.

Schedule of Areas			
Type	No of Lots	Average Area	Total Area
Standard Lots	665	512 m ²	340,284 m ²
Comprehensive Development Superlots	20		174,703 m ²
Residential area in SH1 setback	44		57,976 m ²
Commercial/Mixed Use	1		10,179 m ²
Reserve & Walkway to Vest	11		25,579 m ²
Roads to Vest	5		167,514 m ²
Rights of Way	9		2,398 m ²
Balance Lot 7000 (SH1 intersection upgrade)	1		20,000 m ²
Balance Lots 7001 & 7002 (No Build Odour Zone)	2		114,774 m ²
Total			875,485 m² (87.5485 Ha)

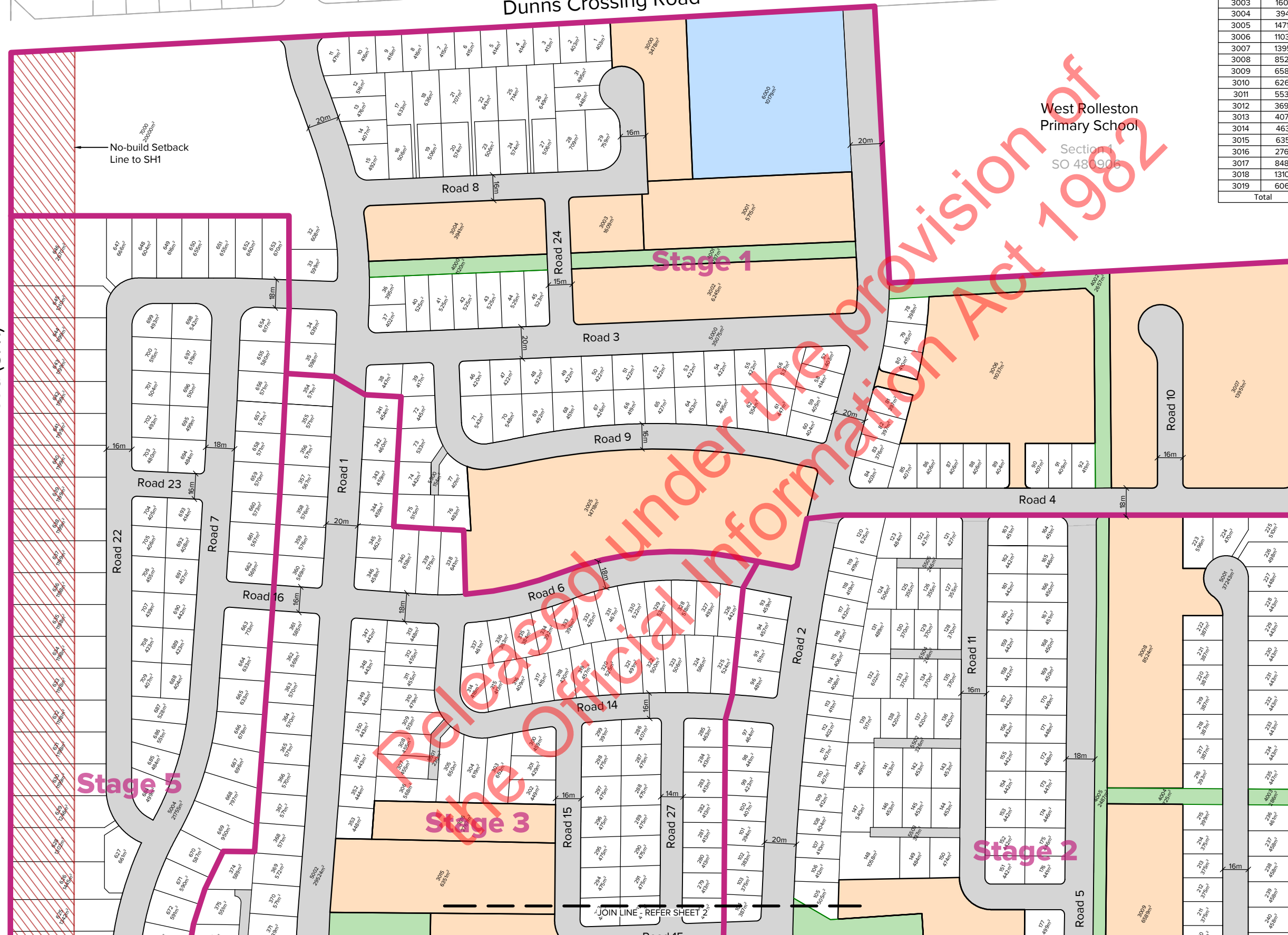
Schedule of Roads		
Road No.	Road Type	Legal Width
1-3	Local - Major	20m
4-7	Local - Major	18m
8-23	Local - Major	16m
24-26	Local - Intermediate	15m
27	Local - Intermediate	14m

SHEET 1 OF 2



Main South Road (SH1)

Burnham School Road



Rev#	Description	Drawn	Date
C	Issued for Consent	CPS	12.03.21
B	Schedule of Density B Areas Added	CPS	12.03.21
A	Preliminary Issue	AKS	10.03.21



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Scale A1 1:1250
 Scale A3 1:2500
 Designed BH
 Approved PM
 Date 10.03.2021

Client **ROLLESTON WEST RESIDENTIAL LTD**

Project **ROLLESTON WEST HOLMES BLOCK**

Drawing Title **PROPOSED SUBDIVISION OF SECTION 2 SO 480906**

Status **FOR CONSENT**
 Drawing No. **14720-AP-101**
 Rev C