

# Land Information Memorandum **L240130**

## Application

Nicci Earnshaw  
Harcourts Holmwood Real Estate  
397 Ilam Road  
Ilam  
Christchurch 8053

<b>No.</b>	L240130
<b>Application date</b>	26/01/24
<b>Issue date</b>	7/02/24
<b>Phone</b>	033513002

## Property

<b>Valuation No.</b>	2405539954
<b>Location</b>	21 Slate Street, Rolleston
<b>Legal Description</b>	LOT 320 DP 492737
<b>Owner</b>	Collins Kayleen Anne and Brears Lucy Ann
<b>Area (hectares)</b>	0.0415

The certificate of title submitted with this application, shows easements, covenants, encumbrances or caveats registered on the title, for further information a copy of these can be obtained from Land Information New Zealand 112 Tuam Street.

## Rates

### Rateable Value

The date of Selwyn's last General Revaluation was 1/09/21. For further information please contact Council's Rates Department.

<b>Revaluation Year</b>	2021
<b>Land</b>	\$ 370,000
<b>Capital Value</b>	\$ 650,000
<b>Improvements</b>	\$ 280,000

### Current Rates Year 2023 to 2024

<b>Annual Rates</b>	\$ 3,672.95
<b>Current Instalment</b>	\$ 918.25
<b>Current Year - Outstanding Rates</b>	\$ 918.25
<b>Arrears for Previous Years</b>	\$ 0.00
<b>Next Instalment Due</b>	15/03/24

Next Revaluation Due 2024.

The rates listed for this property are correct as at the date of this report being issued.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates team if you require clarification on 0800 SELWYN (735 996).

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

## Planning/Resource Management

### Operative District Plan Zoning: Rolleston Living Z

The Council has undertaken a review of the Operative District Plan and through this process it has developed a Proposed District Plan which provides clear objectives, policies and rules to manage the effects of land use activities on the environment, but also sets a clear direction for our district's development and reflects our communities' needs and expectations. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

As a result, some of the Proposed rules apply from the date of notification – 5 October 2020. These are generally rules that relate to the things we look after, like listed historic notable trees, Sites and Areas of Significance to Māori, indigenous biodiversity and provisions associated with protecting the natural character of surface water bodies. In some cases, resource consent may be required under either or both the operative and proposed district plans.

Variation 1 amends the Proposed District Plan in response to the Resource Management (Enabling House Supply and Other Matters) Amendment Act 2021, which requires Council to adopt Medium Density Residential Standards (MDRS) in Rolleston, Lincoln and Prebbleton. The affected areas are shown on the Proposed District Plan maps as a new Medium Density Residential Zone (MRZ).

Some of the provisions in Variation 1 to the Proposed District Plan have immediate legal effect from the date of notification – 20 August 2022.

Your current property zoning may also change as a result of the District Plan Review and the bulk and location requirements for your zone may also change, therefore we recommend you read the Partially Operative Selwyn District Plan (POP) in full to see what the potential impacts may be.

The POP can be viewed in ePlan format at: [www.selwyn.govt.nz/proposedplan](http://www.selwyn.govt.nz/proposedplan)

Alternatively a summary guide which outlines the key changes between the Partially Operative Selwyn District Plan and Operative Plan and more information about the District Plan Review process can be found at: [www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview)

Please note this information is subject to change following the close of submissions and decisions/appeals.

Please refer to this link <https://eplan.selwyn.govt.nz/review/default.html#Rules/0/217/1/0/0> for relationship between spatial layers.

- 6/04/16                      Resource Consent 165173  
To Erect A Dwelling With A Garage Door Exceeding 3m On An  
Allotment Less Than 430m2.  
Decision Notified 21/04/16  
Granted By Local Authority Officer 21/04/16
- 16/10/14                      Resource Consent 145543  
To Reconsent Stgs 11, 14-18 And 24-26 Of Stonebrook Development To  
Create A Total Of 142 Residential Lots With Roads  
And Reserves To Vest. See L/U 145544.  
Section 224 Issued 4/02/16  
Granted By Local Authority Officer 5/12/14
- 15/10/14                      Resource Consent 145544  
To Undertake Earthworks Associated With 145543, Stonebrook.  
Decision Notified 5/12/14  
Granted By Local Authority Officer 5/12/14
- 31/05/13                      Resource Consent 135261  
Undertake A 25 Stage Subdivision To Create 422 Residential Allotments  
Within The Living Z Zone Of Rolleston (Replaces Rc125017)  
Section 224 Issued 29/04/19  
Granted By Local Authority Officer 16/07/13
- 31/05/13                      Resource Consent 135262  
Associated Landuse Consent (Subdivision Rc135261) To Undertake

Earthworks And Roothing Works (Replaces Rc125018)

Decision Notified 16/07/13

Granted By Local Authority Officer 16/07/13

Resource Consent 135665

Variation. To amend the subdivision plans submitted and approved by RC135261 for Stages 11, 15-17

Section 224 Issued 14/08/14

Granted By Local Authority Officer 5/03/14

Resource Consent 125018

Staged subdivision to create 419 residential lots known

As Stonebrook` (replaced by RC135261)

Section 224 Issued 27/07/13

Granted By Local Authority Officer 1/06/12

Resource Consent 125018

To undertake earthworks associated with 125017

(replaced by RC135262)

Decision Notified 1/06/12

Granted By Local Authority Officer 1/06/12

## Planning Notes

The information provided on this LIM has come from the information lodged against the property file/information and GIS at the time of processing. Please note that the resource consents, fill certificates and other relevant property files listed are based on what is available on our general property information, and that there may be other documents for the property which have not yet been added to the property record.

Resource Consents often contain a multitude of information and reports that are not ordinarily separately referenced or included in the LIM itself. Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

Preliminary Site Investigation Reports, Detailed Investigation Site Reports and Geotechnical Reports are submitted as part of the subdivision Resource Consent Process it is not likely to be currently of relevance in relation to the "land concerned", otherwise it would be elsewhere noted on the LIM to the extent any issues still apply following subdivision).

Any resource applications or consents that may contain information relating to the land which is not otherwise included in the LIM, including Geotechnical, Environmental and other expert reports, can be obtained via Selwyn District Council Information Management team on [information.management@selwyn.govt.nz](mailto:information.management@selwyn.govt.nz)

POP Zonings – MRZ

There is a consent notice on the Record of Title to this property. This records a condition/s of a subdivision consent which must be complied on an ongoing basis.

Appeals on the Partially Operative Selwyn District Plan closed on the 6<sup>th</sup> October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27<sup>th</sup> November 2023. Many provisions in the Partially Operative District Plan are now beyond challenge and are operative/treated as operative (pursuant to cl 103 of Schedule 1 and s86F of the Resource Management Act (1991). The Operative District Plan still applies following appeals where a provision in the Partially Operative District Plan remains subject to challenge or appeal. For more information, please visit <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

## Building

18/03/16

Building Consent 160137

3 Bedroom Domestic Dwelling With Attached Garage

Code Compliance Certificate Issued 28/09/16

Pim Application 152238

3 Bedroom Domestic Dwelling With Attached Garage.

Pim Only

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

## Schedule 1 Exempt Building Work

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation. Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

## Services

### Water

Council water scheme is available and connected.

This property has metered water supply connected to the Rolleston Scheme. For any further information, please contact [water.services@selwyn.govt.nz](mailto:water.services@selwyn.govt.nz).

The Selwyn District Council Water Bylaw 2008 is applicable. A copy can be found at <http://www.selwyn.govt.nz/your-council/bylaws/current-bylaws>

Please note this property has a water meter and charges are a rate which are payable by the property owner. Therefore, please ensure a meter reading is requested on settlement so you are not liable for previous owner's water charges. Solicitors must ensure that when settling rates with Council on the sale of a property that water meter charges are also included in the settlement calculation.

The water supply is metered and billed 6 monthly for every cubic meter of water used.

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be owned by the property owner and will be maintained under the building compliance schedule in addition to any other on site backflow devices deemed necessary by the building department.

If, during a Civil Defence emergency event the water supply is not operational, Council's immediate focus for its staff and resources will be to bring the supply back into operation. Depending on the size and scale of the event, it may be difficult to meet everyone's needs so property owners are asked to take personal responsibility for drinking water.

As a precaution, the Council would also recommend from a drinking water perspective that a property owner also has bottled water available to meet their immediate drinking water needs of all individuals living on the property for a 72hr period (the recommended amount is 4 litres of water per person per 24hrs).

For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

## **Sewer**

Council sewer scheme is available and connected..

## **Stormwater**

Stormwater to soakhole

This property may be located within an area covered by Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Note – the above describes the current roof water disposal type and does not reflect the future situation, which should be determined as part of the subdivision (if applicable). For more information please contact Council.

Copy of drainage plan attached.

*If you have any questions about the Water, Sewage or Stormwater information above please contact the Selwyn District Council Water Department at 0800 SELWYN or [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz)*

## **Kerbside Waste Collections**

Council refuse, organic and recycling collection is available on Friday.

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these access ways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

## **Land and Building Classifications**

### **Energy Infrastructure and Transport**

None known

### **Hazard and Risk**

None known

## **Culture and Heritage**

None known

## **Natural Environment**

None known

## **District-wide matters**

None known

## **Area-specific matters**

None known

## **Land Notes**

Land Notes: The flight paths for the Christchurch International Airport takes air traffic over this general area.

Land Notes: This property is within the area encompassed by the 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS). The published Strategy outlines a range of strategic transportation initiatives to cater for long term growth in this area of the District. This includes the upgrading of existing roads and the provision of new roads which may affect private property. Further information on this Study can be viewed on the Councils website [www.selwyn.govt.nz](http://www.selwyn.govt.nz) under "Transportation and Roding".

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and Waka Kotahi NZ Transport Agency.

The Selwyn District Council is developing several strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website [www.selwyn.govt.nz](http://www.selwyn.govt.nz) or by contacting the planning department on 0800 SELWYN (0800735996)

Land Notes: Council holds the following reports:

- 05/10/2015 - Geotechnical Report for Lot 320– Aurecon Group
- 07 Apr 2015 – Statement of suitability of earth fill for residential development, CDL Stonebrook Rolleston  
Stage 19 – Aurecon
- 13 Nov 2014 – Statement of suitability of earth fill for residential development, CDL Stonebrook Rolleston Stage 9, 10 and 11 – Aurecon
- 05 May 2015 - Statement of suitability of earth fill for residential development, CDL Stonebrook Rolleston Stages 14 and 15 – Aurecon



- 07 Sept 2015 - Statement of suitability of earth fill for residential development, CDL Stonebrook Rolleston Stages 17, 18, 24 and 25 – Aurecon
- Jul 2015 - Statement of suitability of earth fill for residential development, lignite drive Rolleston – e2environmental Ltd
- 25 Jun 2013 - Statement of suitability of earth fill for residential development, CDL Stonebrook Rolleston Stages 1-3– Aurecon

Please contact our Information Management Team at [Information.Management@selwyn.govt.nz](mailto:Information.Management@selwyn.govt.nz) for further information.

### Listed Land Use Register (LLUR):

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publicly available database administered by Environment Canterbury called the Listed Land Use Register (LLUR). The Selwyn District Council may not hold information that is held on the LLUR, therefore, it is recommended that you check Environment Canterbury's online database at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

### Residential Swimming Pool

No pool registered to this property.

### Land Transport Requirement

Slate Street is a formed and sealed local road maintained by Selwyn District Council.

This property maybe effected by proposed roading and access changes relating to the Waka Kotahi NZ Transport Agency Rolleston Flyover and State Highway Access Improvement Project. Further information and contact details can be found at [www.nzta.govt.nz/rollestonflyover](http://www.nzta.govt.nz/rollestonflyover)

### Special Land Features

	NZS3604:2011	AS/NZS1170:2002
<b>Wind Region</b>	A	A7
<b>Snow Zone</b>	N4	N4 Sub-alpine
<b>Earthquake</b>	Zone: 2	Z Factor: 0.3
<b>Approximate Altitude (Amsl)</b>	53m	-
<b>Exposure Zone</b>	B	-

#### *Exposure Zone Descriptions*

Zone B: Low

Inland areas with little risk from wind blown sea-spray salt deposits

Zone C: Medium

Inland coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

Zone D: High

Coastal areas with high risk wind blown sea-spray salt deposits. This is defined as within 500 m of the sea including harbours, or 100 m from tidal estuaries and sheltered inlets.

### **Flooding**

None known

### **Alluvion**

None known

### **Avulsion**

None known

### **Erosion**

None known

### **Land Fill**

Council has received a Statement of Suitability of Earth Fill for this site. A copy of the certificate is attached for your information and to assist you in determining whether on site subsoil investigations to verify that 'Good Ground' and subsoil classification in accordance with NZS1170 need to be carried out if erecting a building on this property.

### **Slippage**

None known

### **Ground Water Level**

Less than 30m below ground

### **Soil Type**

Lismore stony and shallow silt loam

## Liquefaction and Subsidence

Council does not hold site specific information on subsoil classifications or ground bearing capacities. Therefore the applicant will need to carry out site subsoil investigations to verify 'Good Ground' can be achieved on the site and to determine the subsoil classification in accordance with NZS1170. Verification of site investigation data will need to be submitted as part of the documentation for Building Consent.

The definition of 'Good Ground' can be found in the Definitions section of the NZ Building Code Handbook, and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

## Licences/Environmental Health

Vehicle Crossing VX161750 : VX - Final Surfacing 28/09/16

## Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

## Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:
  - a) Discharge consents.
  - b) Well permits.
  - c) Consents to take water.
  - d) The existence of contamination and/or hazardous sites.
  - e) Flooding.
  - f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

## Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and

other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:

- a) The information may be relevant to the purposes for which this report is obtained;
- b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.

3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

#### 4. Schedule 1 Exempt Building Work

Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

It is the owners' responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Date: 07 February 2024

# Legend

## Subdivision\_Areas

- Subdivision areas

## Address

- Addresses (LINZ)

## Boundaries

- District Boundary
- Township Boundary

## Railway

- Railway

## Road

- Selwyn Roads
- All Road Labels

## Rating

- Ratepayer Information
- Title Owners

## Land\_Owners

- Selwyn District Council
- DoC
- Environment Canterbury
- North Canty Fish and Game Council

## Water

- EQUIPMENT - BORE
- EQUIPMENT \_ GENERATOR
- EQUIPMENT - SAMPLE TAP
- EQUIPMENT - OTHER
- FACILITY
- FIRE PLANT
- HYDRANT
- IRRIGATION
- NODE
- OBSOLETE
- SUPPLY POINT
- TANK
- VALVE

## Water\_In

- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE\_BOUNDARY

## Sewer

- Manhole Labels
- CHAMBER
- EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- VALVE

## Sewer\_In

- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE\_GRAVITY
- PIPE\_RISINGMAIN
- SITE\_BOUNDARY

## Stormwater

- CHAMBER
- EQUIPMENT
- FACILITY
- INLET/OUTLET

## MANHOLE

- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- VALVE

## Storm\_In

- CHANNEL
- DIM LINE
- MANAGEMENT
- NON SDC SERICE

## OBSOLETE

- OUTLINE
- PIPE
- SITE\_BOUNDARY
- Soakhole w/Hoz Soakage
- StopBank

## Storm\_py

- CATCHMENTS
- CONSENT AREA
- GROUNDWATER LESS 6M
- OUTLINE OF BASIN
- RATED AREA
- Stormwater Management Area
- Storm\_In\_Labels

## WaterRaces

- DISCHARGE
- DIVIDE
- EQUIPMENT
- GATE
- GRILL
- HEADWALL
- MANHOLE
- NODE
- POND
- SITE

## Storm\_pt

- CHAMBER
- EQUIPMENT
- FACILITY
- INLET/OUTLET

## SHAFT

- SHAFT
- SOAKHOLE

## WRace\_In

- AQUEDUCT
- CULVERT
- DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- LATERAL
- LOCAL
- MAIN
- OBSOLETE
- OUTLINE
- SIPHON
- TUNNEL

## OUTLINE

- OUTLINE
- SIPHON
- TUNNEL
- SDC Cleaned

## Drain

- GATE
- Site
- WEIR

## CDrain\_In

- DRAIN
- ECAN
- OUTLINE
- StopBank
- Site Boundary
- CDrain\_In Label

## Well

- Springs - SPRGSV
- Wells - WELLFV
- Assessed For Groundwater Quality - QGWW
- Assessed For Surface Water Quality - QSWW
- Community Drinking Water Protection Zones - ECAN

## LiquefactionReview

- Project Extent
- Boundary Between Liquefaction Assessment Zones

## Liquefaction Susceptibility

- DBH TC Zoned Area
- Damaging Liquefaction unlikely
- Liquefaction assessment needed

## Biodiversity

- Canterbury Plains SDC AB and C Classes
- Endangered Flora and Fauna
- Potentially Significant Sites
- Confirmed SNA Sites
- Significant Natural Areas (Final 115)

## Zones

- West Melton Observatory Zone

## Planning Zones

- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living West Melton (North)
- Living Z
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills
- Key Activity Centre
- Living West Melton (South)

## Proposed CPW

- Headrace
- Sheffield Pond Flood Extent
- Distribution Network
- Command Area (Ex. H & D Network)

## UDSZones

- UDS Traffic Zones
- CRETS

## LLUR

- Activities
- Investigations
- Sites

## Potentially Contaminated Sites

- Verified Note
- Verified Comment
- Not Verified

## Designations

- Designations

## Floods

- Estimated 2013 Flood Photo Locations
- 2.7M AMSL
- GW Spring Holes
- SDC Recorded Flood Sites
- Ecan Defined Flood Zones

## Tsunami Evacuation zone

- Tsunami Initial Evacuation Area

## Refuse

- Refuse Dropoff points
- Organic Route

## Rubbish/Recycling Route

- Monday Week 1
- Monday Week 2
- Tuesday Week 1
- Tuesday Week 2
- Wednesday Week 1
- Wednesday Week 2
- Thursday Week 1
- Thursday Week 2
- Friday Week 1
- Friday Week 2
- No Collection

## Organic Bin

- Organic Bin
- Rubbish Bin
- Day Unknown

## Recycling Bin & Pick Up Schedule

- Monday, Recycling week 1
- Monday, Recycling week 2
- Tuesday, Recycling week 1
- Tuesday, Recycling week 2
- Wednesday, Recycling week 1
- Wednesday, Recycling week 2
- Thursday, Recycling week 1
- Thursday, Recycling week 2
- Friday, Recycling week 1
- Friday, Recycling week 2
- General Refuse Charge

## Pools

- Swimming Pools
- Error, Empty, Expired, In Progress, Complaint, NonC
- Removed

## PlanningMisc

- NZ Defence Force Buffer
- Māori Freehold Land
- RRS14 Preliminary Locations

## EcanRiverProtectionScheme

- Properties Beside Rivers
- Halswell Staff Gauges
- Halswell Floodgates
- Halswell Drainage

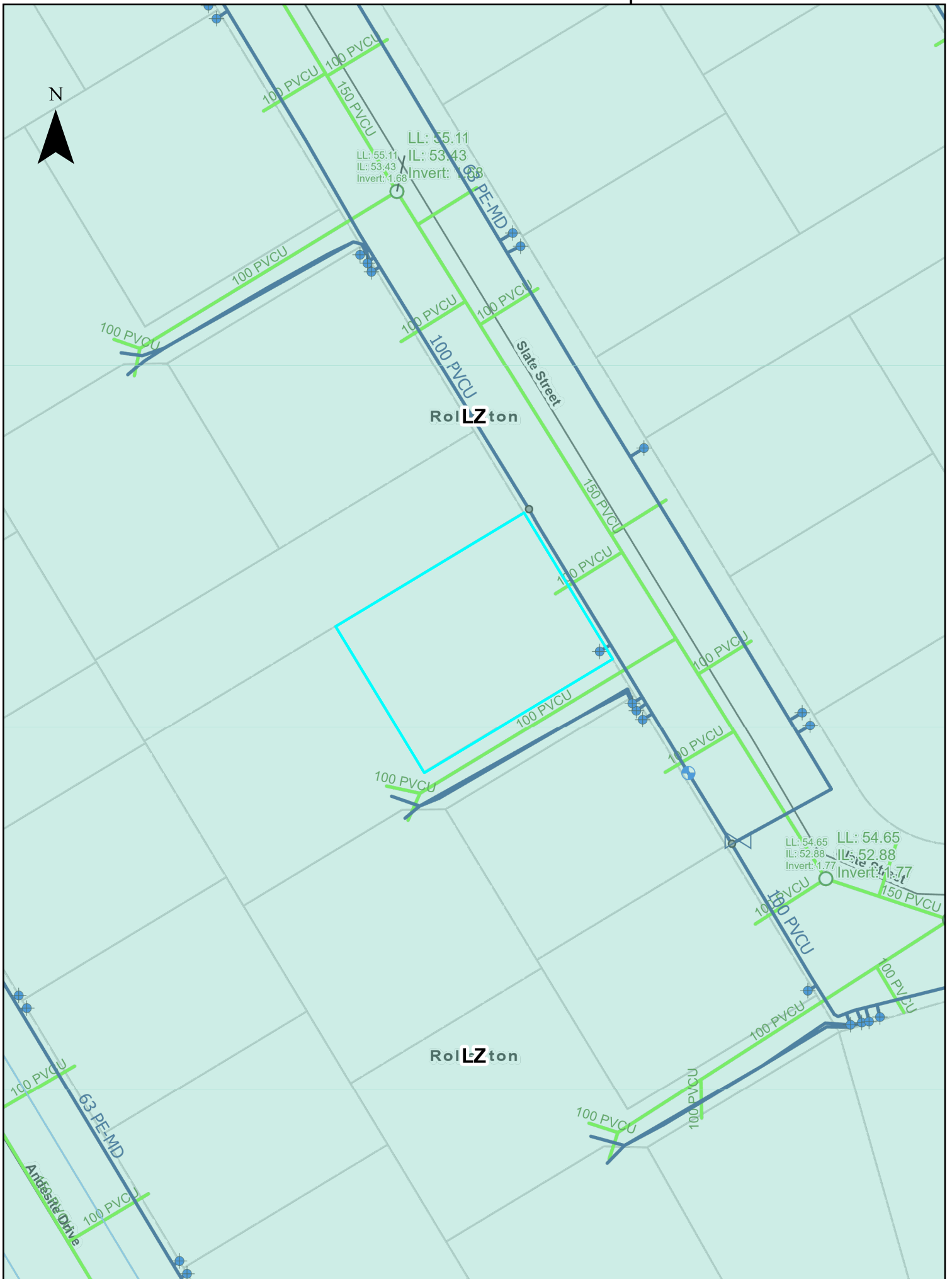
## GreendaleFault

- Greendale Fault 50m Buffer
- Fault Lines (GNS 2013)
- Folds (GNS 2013)

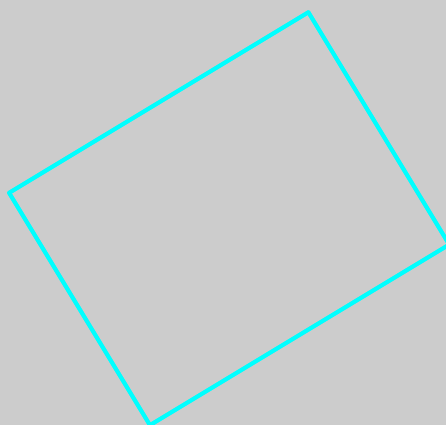
## HororataHeightRestrictions

- Final Height Splays
- Runways
- Hororata Airport Land Parcel

# Zone and Water Map



# Liquefaction





## RESOURCE CONSENT INFORMATION

This document is one of three pages titled “Resource Consent Information” which should be read together.

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council’s District Plan.

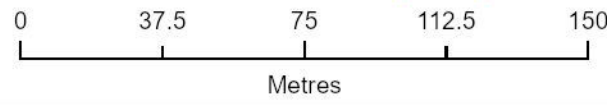
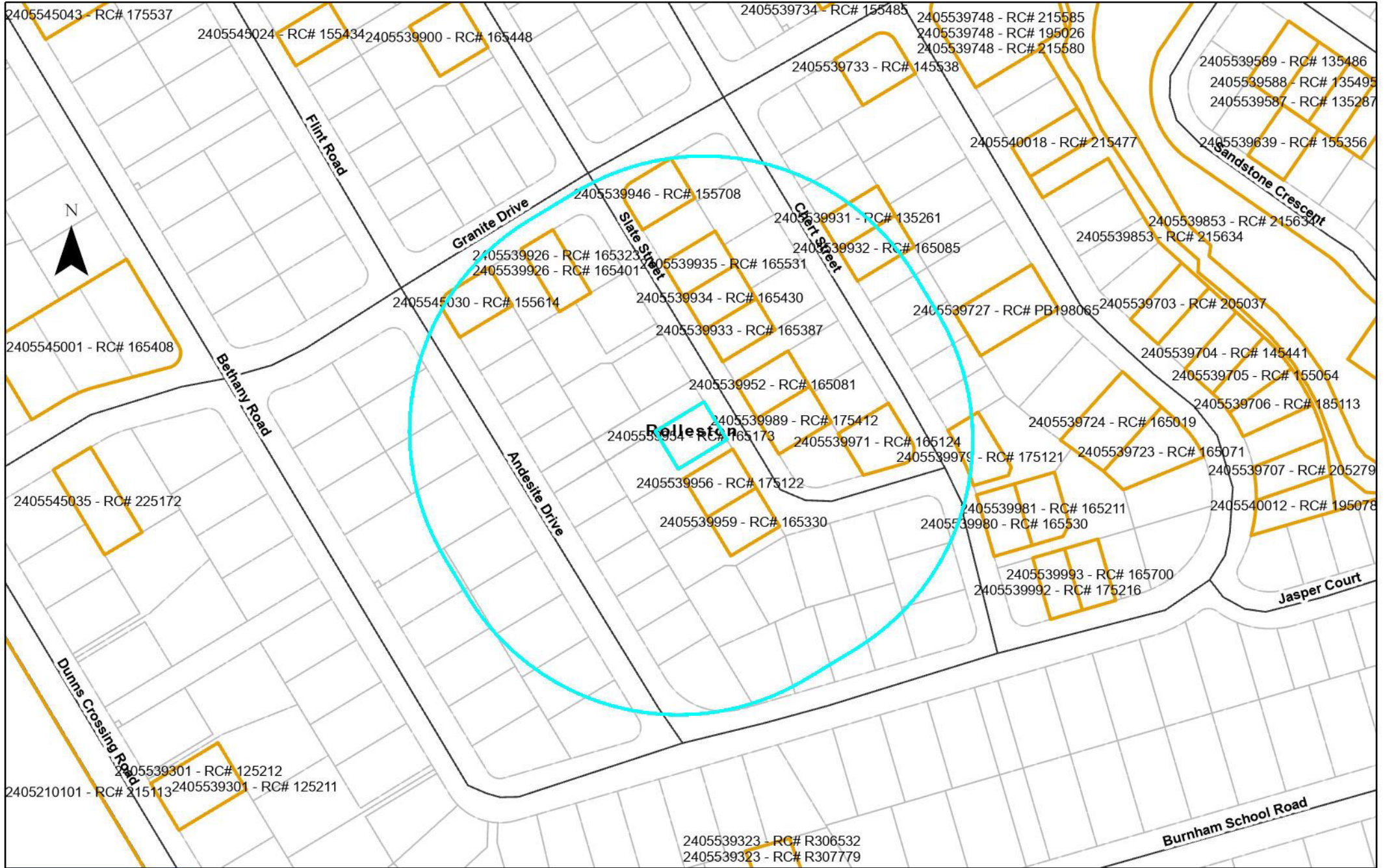
### Resource Consent Status Codes:

GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued
DN	Decision Notified

ADN	Appeal Decision Notified
AE	Appeal expiry
AEC	Appeal Heard by Environment
AN	Abatement Notice
AR	Appeal received
ARI	Application returned incomplete
AWD	Appeal withdrawn
CC	Cancelled
CCI	Certificate Compliance Issued
D37	Deferred under s.37
D37E	s.37 deferral ends
D91	Deferred under s.91
D91E	s.91 deferral ends
ECDN	Environment Court Decision notified
FI	Further Information
FICR	Further Information request - no clock restart
FR	Formally received
HD	Hearing Date
HH	Hearing held
INV	Invoiced
IR	Information received
LAPS	Lapsed
LD	Lodged
LN	Limited Notified
LS	Lapsed
ODN	Objection decision notified
OH	On Hold
OR	Objection received

PA	Pre- application
PN	Publically notified
PS	Process suspended
RAD	Recommendation adopted by Council
RRA	Recommendation to required authority
S223	Section 223
S224	Section 224
SC	submissions closed
WAR	Written Approval Requested
WARE	Written Approvals Received

# 2405539954



Date: 1/02/2024  
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Assessment_ID	RC Number	Proposal	Decision Date
2405539926	165323	FAST TRACK: To erect a dwelling breaching internal boundary setback requirements.	
2405539926	165401	To erect a dwelling and attached garage with non-complying site coverage and private outdoor living space	2016-08-05
2405539931	135261	Undertake a 25 stage subdivision to create 422 residential allotments within the Living Z zone of Rolleston (replaces RC125017)	2013-07-16
2405539932	165085	To erect a dwelling with a garage door exceeding 3m on an allotment less than 430m2	2016-03-10
2405539933	165387	To erect a dwelling with a garage door exceeding 3m on an allotment less than 430m2	2016-07-27
2405539934	165430	To erect a garage with vehicle door width exceeding 3 metres	2016-08-16
2405539935	165531	To erect a garage with vehicle door width exceeding 3 metres	2016-10-12
2405539946	155708	To erect a dwelling where the garage is positioned forward of the front facade	2015-12-18
2405539952	165081	To erect a dwelling with a garage door exceeding 3m on an allotment less than 430m2	2016-03-10
2405539954	165173	To erect a dwelling with a garage door exceeding 3m on an allotment less than 430m2.	2016-04-21
2405539956	175122	To erect a garage with vehicle door width exceeding 3 metres	2017-03-10
2405539959	165330	To erect a dwelling with a garage door exceeding 3m on an allotment less than 430m2	2016-06-24

2405539971	165124	FAST TRACK: To construct a new residential dwelling with attached garage with non-complying internal boundary.	2016-03-17
2405539979	175121	To erect a garage with vehicle door width exceeding 3 metres	2017-03-10
2405539989	175412	To erect a dwelling with attached garage where the vehicle door width is exceeding 3m	2017-08-10
2405545030	155614	Lot 156 DP 484906 Construction of a new dwelling with a non-complying siting.	

# Code Compliance Certificate

## Section 95, Building Act 2004

### The Building

**Street address of building:** 21 Slate Street, Rolleston

**Legal description of land where building is located:** LOT 320 of S/D of Lot 1000 DP 492737

**Building name:** N/A

**Location of building within site/block number:** 21 Slate Street, Rolleston

**Level/unit number:** N/A

**Current, lawfully established, use:** 2.0 Housing: 2.0.2 Detached Dwelling

**Number of Occupants:** N/A

**Year first constructed:** 2016

### The Owner

**Name of owner:** Sensible Properties Limited

**Contact person:** Vikki Smith

**Mailing address:** PO Box 21151, Edgware, Christchurch

**Street address/registered office:** 8 Nazareth Avenue , Middleton, Christchurch

**Phone number:** 033994999

**Mobile:** N/A

**Facsimile number:** N/A

**Email address:** [compliance@mikegreerhomes.co.nz](mailto:compliance@mikegreerhomes.co.nz)

**First point of contact for communications with the council/building consent authority:** Ella Macey

### Building Work

**Building consent number:** BC160137

**Description:** 3 Bedroom Domestic Dwelling with Attached Garage

**Issued by:** Selwyn District Council

## **Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

Carl Petersen

Building Control Officer

On behalf of: Selwyn District Council





Issue Date: 28 Sep 2016

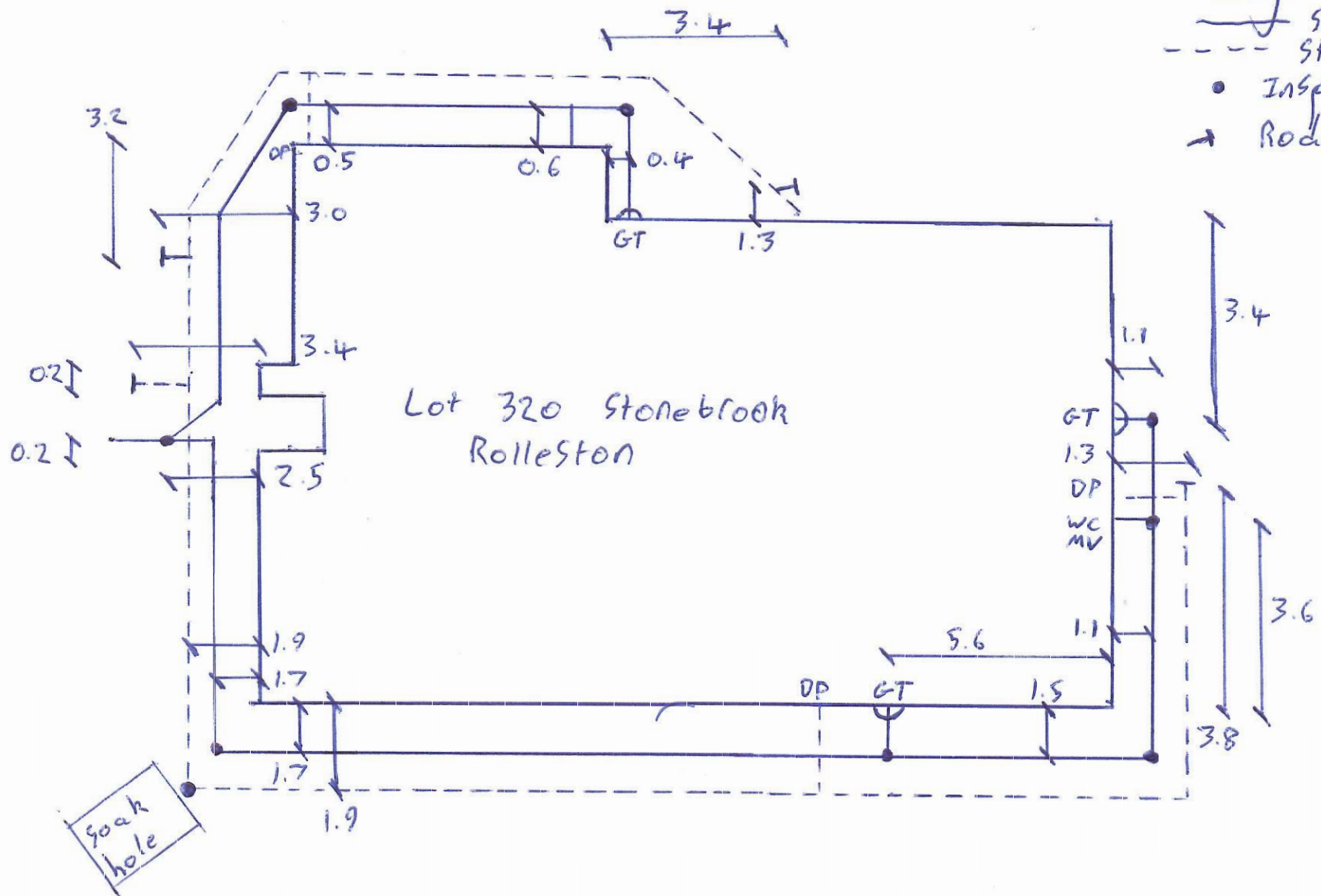


31/05/2016

AS-Built Dynamic Drainage & Excavation Ltd  
Grant wooster - 19643 BCN - 160137  
Sewer - 1.2 at 1:60 Storm Water - 1.0m at 1:60

key

-  Sewer
-  Storm water
-  Inspection
-  Rodding Point



NZS 4431 : 1989

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STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

To *Selwyn District Council*  
*PO Box 90*  
*Rolleston 7643*

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision *CDL – Stonebrook, Rolleston – Stages 17, 18, 24 and 25*  
Owner / Developer *CDL Land New Zealand Ltd*  
Location *Stonebrook Drive, Rolleston*

The earth filling, with depths of fill are shown on the attached plan 224926-TR-S5-CF-01-[A], have been placed in compliance with the terms of NZS 4431:1989.

While work was in progress I, Ian McPherson c/- Aurecon NZ Ltd, P O Box 1061, Christchurch, acted as consulting Geotechnical Engineer.

During the work, the inspecting engineer and his staff made periodic visits of inspection to the site. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer can be made available upon request.

The attached plan, 224926-TR-S5-CF-01-[A], shows those lots affected by filling and the extent of the fill as part of the development works.

In the opinion of the inspecting engineer the following special limitations should be observed:

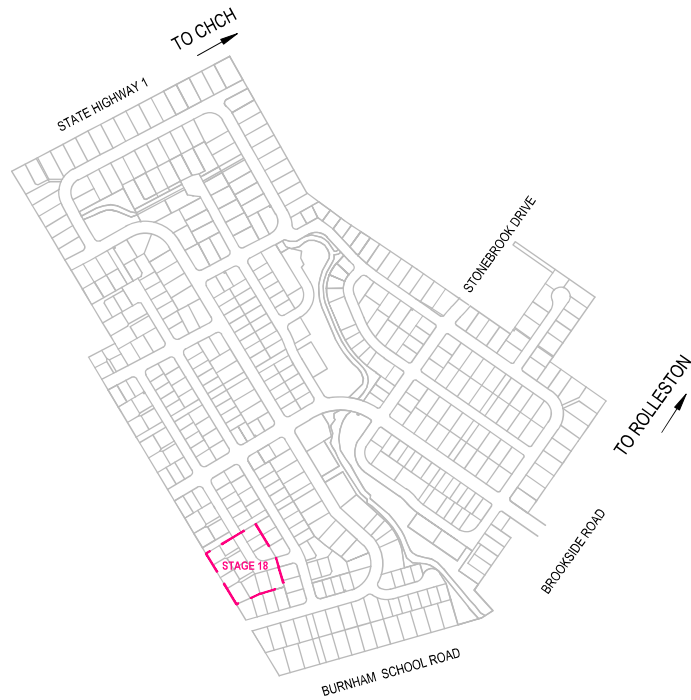
*Nil*

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431:1989 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

*[Handwritten Signature]* ..... (signature)  
*Technical Director* ..... (position)  
*7/9/2015* ..... (date)

On behalf of *CDL Land New Zealand Ltd*

NOTES:  
 AS BUILT INFORMATION HAS BEEN SUPPLIED BY KB'S CONTRACTING & QUARRIES LTD - AUGUST 2014.  
 HEIGHTS ARE IN TERMS OF MEAN SEA LEVEL



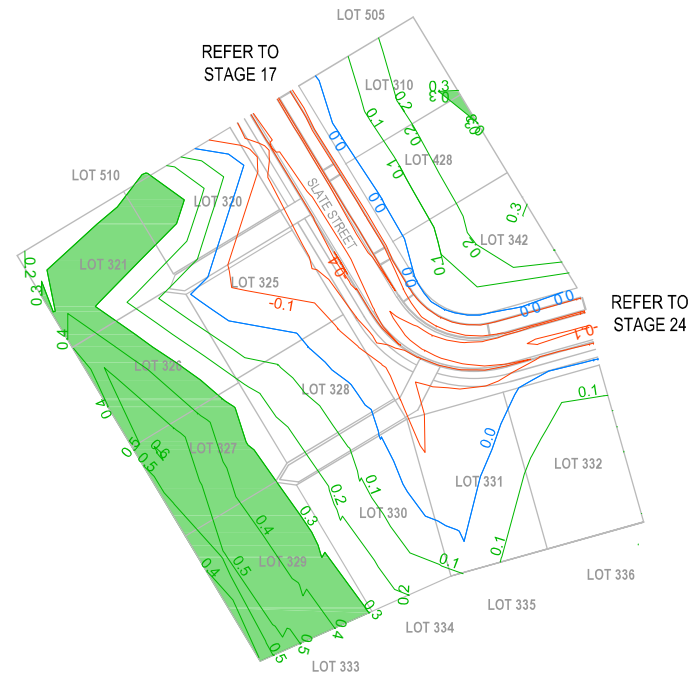
LOCATION PLAN



KEY

- FILL OVER 0.3m
- CUT
- ZERO
- FILL

NOTE:  
 1. CONTOUR INTERVALS ARE 0.1m



CLIENT		REVISION DETAILS			APPROVED	DRAWN	DESIGNED	PROJECT		AS BUILT
		REV	DATE	REVISION DETAILS		A.COLUMBUS	M.CROWE	STONEBROOK ROLLESTON		PROJECT No.
						CHECKED				224926
						D.WATSON				SCALE
						APPROVED				AS SHOWN
						<b>B.TOMS</b>	DATE			A3
						B.TOMS	25.08.15			REV
		A	25.08.15	AS BUILTS ISSUED	B.TOMS			TITLE		DW-LD-S18-AB-CF-01
								STAGE 18 CUT AND FILL AS BUILT		A



## **IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS**

### **STREET TREES AND IRRIGATION**

The Selwyn District Council would like to make all new home/land owners and their contractors aware of the process of gaining approval to relocate/remove street trees, or alter Council irrigations systems.

In some areas of the Selwyn District, various types of linked dripper irrigation systems are installed to water establishing street trees. In some cases, the system has not been installed very deep in the ground. It is particularly important that any contractors who are going to be excavating within road berms are aware of this and excavate carefully to locate irrigation lines or drippers, or seek assistance from Council as to their presence/location before excavating. Similarly, care should be taken when excavating near street trees to avoid damage to tree roots.

The developer has put a lot of effort into enhancing the streetscape and providing an attractive environment within your subdivision. It is accepted that in some cases when a new home is built, a planted street tree and associated irrigation system may need to be shifted or removed to facilitate vehicle access to the site. Upon formal request, Council will consider giving approval for such changes to the initial planting plan or irrigation system on a case by case basis, after exploring all alternative options available.

Where it has been qualified that trees can be removed or relocated and/or an irrigation system needs to be shifted, then these works are to be organised by Council and/or the Developer and carried out by one of their approved contractors. All costs associated with these works are to be borne by the requesting land owner.

Please be aware, that in some situations, street trees can be removed and landscaping in a subdivision might still be under the management of the developer. In such cases, Council should still be contacted in the first instance, who will forward the request onto the developer for a response.

The following procedure is to be followed by a land owner who is wanting to request removal or relocation of a street tree and/or associated irrigation systems, in order to facilitate vehicle access to their property.

Requests for the removal or shifting of a tree must be made in writing to the Council Reserves Department stating:

- Street address of the property and the lot number;
- Name of the contact person;
- Contact details;
- Reason for the tree to be removed

On receipt of this formal request, Council staff will assess the following:

- Quality of the tree and whether or not the tree can successfully be moved;
- Whether an irrigation system is present and also needs shifting or decommissioning;
- Any conditions of sale by the developer;
- Any Resource Consent conditions;
- Streetscape theme and amenity value contribution of the tree.

If a tree is not able to be shifted and has to be removed, the landowner may also be required to pay for the cost to plant another tree of the same species and of similar size within the road berm as a replacement.

If an agent of the land owner makes the request to Council, then the agent is deemed to be the person responsible for the payment of all expenses relating to this procedure.

#### CARE FOR ESTABLISHING STREET TREES

Although the Developer and/or Council endeavours to water in newly planted street trees during their initial establishment years, the public is encouraged to assist with watering trees on your road berm. Establishing a tree in an urban environment faces many challenges so give your tree the best chance of reaching its full potential and value.

Council implements an annual programme of street tree inspections and maintenance throughout the district. Street tree maintenance is the responsibility of the Council, who employs a contractor to provide arboricultural services. It is critical that any other tree maintenance required is undertaken by our appointed contractor to ensure consistency in both quality and tree form.

Please contact us by lodging a Service request if your tree requires any tree maintenance.

Thank you for your assistance and co-operation

Reserves Maintenance Staff  
**Selwyn District Council**

# Be water wise



Reducing water use is important as Selwyn households tend to be high users of water. Residential properties connected to a Council supply used an average of 1,470 litres of water per day in 2012/13 and 1,386 litres per day in 2011/12. As a comparison, typical household use in New Zealand is around 675 litres per day.

Part of the reason why Selwyn households have higher water consumption is because properties tend to have large sections and over dry summers water use can increase

significantly. Additional bores can be added to increase the capacity of Council water supplies, but this is costly and unsustainable.

Over summer, demand for water is much higher than in winter, as people use more water to maintain their lawns. When demand for water is very high during dry summers, water restrictions can be introduced if necessary.

Demand is especially high at the peak times of 6–9am in the morning and 4–9pm in the evening, when people

use water for cooking, washing and dishwashers, and often water their lawns at the same time.

We are asking everyone to be careful about how they use water, especially in summer when there is more demand for water. Some areas like Rolleston and Darfield also pay for their water based on metered use so reducing your water consumption will mean you spend less on water bills.

## How much water do you use?

This chart shows the amount of water typically used for different household activities. Once you know where your water is going, you can think about how you could reduce your water use. If your water is metered and billed this will help reduce how much you spend on water.

Kitchen—Activity	Water used	Buckets
Dishwashing by Hand	12 to 15 litres per wash	1–1½
Dishwasher	20 to 60 litres per wash	2–6
Drinking, Cooking, Cleaning	8 litres per person	¾–1
Bathroom—Activity	Water used	Buckets
Toilet	4.5 to 11 litres per flush	½–1
Bath	50 to 120 litres (half full)	5–12
Shower (8 minutes)	70 to 160 litres per 8 minutes	7–16
Handbasin	5 litres	½
Tap Running (Cleaning teeth, washing hands)	5 litres	½
Leaking Tap	200 litres	20
Laundry—Activity	Water used	Buckets
Washing Machine (Front loading)	23 litres per kg of dry clothing	4–5
Washing Machine (Top Loading)	31 litres per kg of dry clothing	5–6
Outside—Activity	Water used	Buckets
Hand Watering by Hose	600 to 900 litres per hour	60–90
Garden Sprinkler	Up to 1500 litres per hour	150
Car Wash with Hose	100 to 300 litres	10–30
Filling Swimming Pool	20,000 to 50,000 litres	2,000–5,000
Leaking Pipe (1.5mm hole)	300 litres per day	30



## Tips for managing your water use

You can help manage your water consumption wisely by following these tips:

### Your garden and lawn

- Water your garden and lawn every few days rather than every day. Wetting the soil surface every day encourages roots to develop at the surface, making them more vulnerable to hot dry spells.
- Water your garden and lawn outside of peak water usage hours (avoid 6am–9am, and 4pm–9pm). Watering in the early morning (before 6am) or late evening (after 9pm) will minimise evaporation loss. Also avoid watering in a Nor' West wind as the water will quickly evaporate.
- Using a watering can or hand watering plants by hose often uses far less water than a sprinkler.
- Use a timer to avoid overwatering as it makes plants more susceptible to fungus diseases and will leach out soil nutrients.
- Use mulch or cover the soil with a layer of organic matter to keep the soil moist. Mulches help protect plant roots from drying effects of sun and wind and also reduce weed growth.

- Check if the soil needs watering by digging down with a trowel and having a look. This is a more accurate way to see if watering is needed than looking at the surface.
- Check you have the right head for your sprinkler. Sprinklers should apply water gently so that it seeps into the soil. Some sprinklers apply water faster than the soil can absorb.
- When planting choose drought resistant plants that don't require a lot of water.



### Outdoors

- Wash your car with a bucket of water rather than a hose.
- Use a broom rather than hosing down paths and driveways.
- Inspect hoses and taps both indoors and outdoors to check for leaks which waste water.
- Collect rainwater for use watering gardens and lawns.
- If you have a swimming pool, keep it covered to stop the water evaporating.

### Indoors

- Reduce your water consumption at the peak times of 6-9am and 4-9pm. Easy ways to do this include using your washing machine after 9pm at night, and putting your dishwasher on just before you go to bed.
- Take a short shower instead of a bath.
- Don't switch on the dishwasher or washing machine until you have a full load.
- Use a half flush when using the toilet.

## FENCE DESIGNS THAT WORK

### Open style fencing

Open fences often consist of pool fencing along reserves or parks. This type of fencing works well when being alternated with close-board fencing or plantings to increase privacy.

Benefits are:

- Less potential for graffiti
- Sturdy
- Clearly defines boundary, while providing openness
- Allows for informal passive surveillance
- Can be used to keep the pets/kids in



### Best practice design

Use dark colours for fence to merge into landscape.

Support and soften open fence with complementary plantings.



## FENCE DESIGNS THAT WORK

### Low fencing



This type of fence consists of small or low level fencing that is supported by plantings. Hedges and gardens offer many of the same benefits as taller fences and are cost effective in comparison to enclosed tall fences. They also offer the following advantages:

- Less potential for graffiti
- Perceived extension of property
- Softer appearance to edges that adds to attractive neighbourhoods
- Complementary to the Selwyn context: leafy, green, open
- Can be individually designed to change with the seasons

### Best practice design

Continue planting themes from reserves onto your property.

Frame vies from you property out across the park to visually increase the size of your property.



# URBAN FENCING

in the Selwyn District

A best practice guide to residential fencing

## WHO DOES THIS FENCING GUIDE APPLY TO?



Fencing within a **Living Z** area or within the **Lowes Road Outline Development Plan** area.





## PUTTING UP A NEW FENCE ?



Fences are more than just physical barriers marking your private property. In whatever shape, form, style or construction, fences play an important role and can:

- Provide security and privacy
- Add to attractive neighbourhood street scenes
- Support creating safe spaces for children
- Assist in keeping pets safe
- Reduce the impact from traffic noise
- Provide wind shelter
- Complement the built form of house & garage

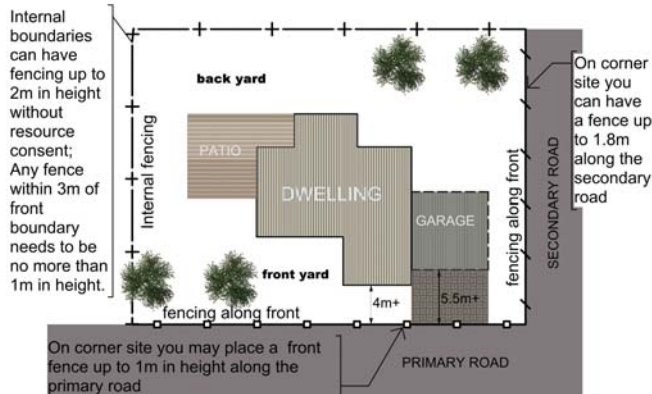
The style one uses for their fencing largely depends on its location and the intended purpose. By choosing a fence style that complies with the CPTED (Crime Prevention through Environmental Design) guidelines and the District Plan rules, one can contribute to a safer, more attractive neighbourhood.

Contrary to common belief, a higher fence doesn't make your property safer. High close-board fences tempt taggers, help burglars to hide their activities from passing foot traffic or neighbours and can cause traffic issues, if positioned on corners. Informal passive surveillance achieved by open views between the street or the reserve and your house promotes safer environments that are ultimately more enjoyable to explore.

Selwyn Council wants to encourage fencing options along the street and reserves that are practical, are attractive and help to reduce crime by increasing surveillance between public and private spaces.

## GOOD PRACTICE IN FENCE DESIGN

### Rule 4.13 Fencing along the road boundary



### Rule 4.13

- ✓ All fencing between the front building façade and the street shall be a max. of 1m in height
- ✓ All fencing between the front building façade and a private right of way shall be a max. of 1m in height
- ✓ All fencing between the front building façade and a shared access over which the allotment has legal access shall be a max. of 1m in height

For further examples & information, please contact the Duty Planner on:

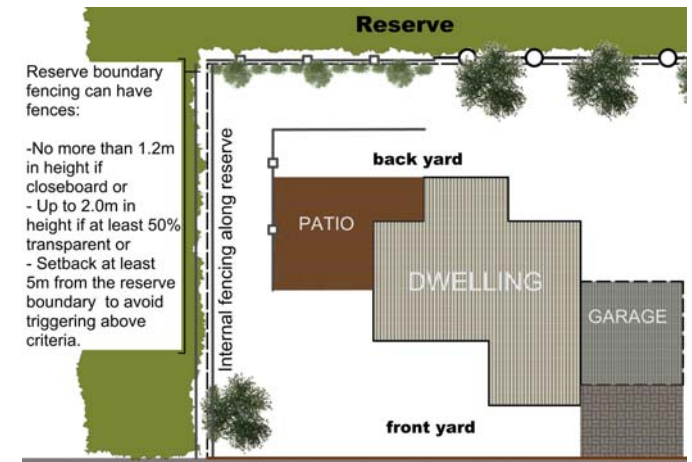
Selwyn District Council

Policy and Strategy Team, Environmental Services

Phone: 03 347 2800

## GOOD PRACTICE IN FENCE DESIGN

### Rule 4.17 Fencing along reserve boundary



### Rule 4.17

- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be limited to a single fence to be erected within 5m of that boundary and
- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be a max. of 1.2m in height and
- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be at least 50% transparent where it exceeds 1.2m in height