

Land Information Memorandum L260400

Application

Lisa Mackie
Whalan and Partners Ltd
PO Box 36533
Merivale
Christchurch 8146

No.	L260400
Application date	19/02/2026
Issue date	02/03/2026
Phone	033754000

Property

Valuation No.	2354167200
Location	854 Jones Road
Legal Description	LOT 1 DP 620803
Owner	Produce Place Limited
Area (hectares)	0.2548

Izone Southern Business Hub:

Izone is a development of the Selwyn District Council. To ensure building developments of a high quality that protect and enhance each investors capital investment, provide an attractive physical environment to work in and ensure that each individual development work enhancement is not compromised, the Council have developed the following;

- Land Covenants
- Controls for the Build Framework
- Construction Manual

Copies of each document are available by contacting Property Team at contactus@selwyn.govt.nz

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/09/24. For further information please contact Council's Rates Department.

Revaluation Year	2024
Land	\$870,000.00
Improvements	\$1,610,000.00
Capital Value	\$2,480,000.00

Current Rates Year 2025 to 2026

Annual Rates	\$8,451.90
Current Instalment	\$2,113.00
Current Year - Outstanding Rates	-\$2,112.95
Arrears for Previous Years	\$0.00
Next Instalment Due	15/03/2026

Next Revaluation Due 2027

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 may be 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 Council's 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

Partially Operative District Plan: General industrial zone

Operative District Plan Zoning: Business 2

The Council has undertaken a review of the Operative District Plan and through this process it has developed a New District Plan ('The Partially Operative 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.

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

Resource Consent 185057

To Carry Out Earthworks. Nes

Decision Notified 13/02/2018

Granted By Local Authority Officer 13/02/2018

Resource Consent 185137

To Install Four Advertising Signs

Decision Notified 29/03/2018

Granted By Local Authority Officer 29/03/2018

Resource Consent 175678

To Construct A Warehouse With A Non-complying Recession Plane.

Withdrawn 25/08/2023

Resource Consent 185274

To Temporarily Establish And Operate A Gym With Reduced Carparking

Decision Notified 18/06/2018

Granted By Local Authority Officer 18/06/2018

Resource Consent 255519

Boundary Adjustment Between Two Allotments.

Section 224 Issued 01/09/2025

Granted By Local Authority Officer 28/07/2025

Resource Consent 255573

Subdivision Of Contaminated Land Under The Nes-cs.

Decision Notified 28/07/2025

Granted By Local Authority Officer 28/07/2025

Resource Consent 255893

To Establish And Operate Commercial Storage Units And An Autowash (including
Consent Under The National Environmental Standard For Assessing And Managing
Contaminants In Soil To Protect Human Health (nes-cs)

Decision Notified 09/02/2026

Granted By Independent Commissioner(s) 09/02/2026

Resource Consent Pb178009

Fast Track - To Construct A Warehouse With A Non-complying Recession Plane.

Decision Notified 13/12/2017

Granted By Local Authority Officer 13/12/2017

Resource Consent R300179

To Relocate A Dwelling

Decision Notified 03/04/1992

Consent Approved 03/04/1992

Resource Consent R302226

To Erect Dwelling In Ind Zone

Decision Notified 24/05/1996

Consent Approved 22/05/1996

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

A resource consent is required to establish a residential unit on this site. For further information visit <https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996).

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.

Building

Building Consent 162396

Stage 1 - Foundation And Slab For Warehouse

Code Compliance Certificate Issued 10/07/2018

Building Consent 190069

Industrial Warehouse

Lapsed

Building Consent 181632

Pallet Racking

Code Compliance Certificate Issued 19/09/2019

Building Consent R415998

Workshop

Withdrawn

Building Consent 170352

Commercial Warehouses

Code Compliance Certificate Issued 21/09/2018

Building Consent 221193

Construction Of New Transportable 1 Bedroom Dwelling

Building Consent 221478

Construction Of New Transportable 2 Bedroom Dwelling

Refused

Building Consent 222908

Construction Of New Transportable 2 Bedroom Dwelling

No code compliance certificate has been issued by Selwyn District Council for this building consent. Additional building work and inspections may be needed before a full code compliance certificate can be issued. More information is available on the attached inspection report dated 18/02/2026

Building Consent R415997

Dwelling

Withdrawn

Building Consent 222756

To Construct Single Bedroom Transportable Unit Dwelling

No code compliance certificate has been issued by Selwyn District Council for this building consent. Additional building work and inspections may be needed before a full code compliance certificate can be issued. More information is available on the attached inspection report dated 18/04/2024.

Building Consent NF0597

Notice To Fix - Pallet Racking

Notice To Fix Issued 18/06/18

Notice To Fix Lifted XXX

Compliance Schedule

This building has a compliance schedule issued to it - RR770814

Specified systems are systems or features in a building that help to provide a safe environment for users. The compliance schedule states the specified systems and their performance standards including the inspection, testing and maintenance procedures, frequency and who should perform inspections.

Owners of buildings with specified systems are required to have a compliance schedule and to provide the Council with an annual Building Warrant of Fitness (BWOFF) under the Building Act 2004.

BWOFF status - Current

BWOFF due - 09/12/2026

For more information see the Building Warrant of Fitness Process information booklet available on Councils website.

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

Water is available and connected

The Selwyn District Council has supplied a 50mm diameter water lateral to the boundary with a 50mm diameter valve contained in a small valve box. Owing to the fact the Selwyn District Council did not know what type of businesses would occupy the site no meter, toby box or backflow prevention device has been supplied.

A high risk RPZ backflow device 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.

A water meter must be installed – the Selwyn District Council will own the water meter and require access to it for reading and maintenance at any given time, therefore this meter must be installed on the Council berm side of the property boundary.

Please do not install a water meter within the same housing box as the backflow device.

The cost for supply of the RPZ meter will be met entirely by the applicant and the cost will depend on the diameter of the water main required within the site.

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

Sewer

This property is connected to the Rolleston Sewer Scheme

Trade Waste Charges may be applicable, please contact the Water Services Department for further information.

Stormwater

Soak hole to ground

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

Water Races

None known

Drains

None known

Kerbside Waste Collections

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. [Selwyn District Council - Collection Days & Routes](#)

If your address shows “no results found”, this means:

- your property is not serviced directly by kerbside collections
- you have a new property and either
- you have requested for your property to be added to the route and it is in the process of being added
- you have not yet requested for your property to be added to the route.

Please contact the Council for further detail.

Land and Building Classifications

Energy Infrastructure and Transport

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 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 or by contacting the planning department on 0800 SELWYN (0800735996).

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 under Transportation and Rooding.

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.

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirement

Jones Road is a formed and sealed arterial 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

Natural Hazards

This section sets out information that the Council holds relating to natural hazards, such as earthquake, tsunami, erosion, landslip, liquefaction/sedimentation and subsidence, wind and snow, or flooding/inundation.

Climate change is causing natural hazards to become more severe, occur more often, and affect a wider range of areas.

If the Property is identified below as being subject to a natural hazard, it may have been issued a building consent with a waiver or modification of the Building Code to confirm that building work will accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property. If a waiver or modification has been issued, this will be noted in the Building section of the LIM above.

You can obtain further information about natural hazard matters from:

- The District Plan Natural Hazard chapter: [District Plan - Partially Operative Selwyn District Plan \(Appeals Version\)](#)

- https://experience.arcgis.com/experience/f7b9c60d5a624147bb731b1afa7788dd#data_s=where%3AdataSource_2-19b106a45d6-layer-17%3A%22Assessment_ID%22%3D%272354167200%27&zoom_to_selection=true
– use this map to view any of the natural hazards identified below that impact this Property or in the vicinity of the Property
- Our Duty Planner service at planning.technical@selwyn.govt.nz, or call 0800 SELWYN (735 996).

Earthquake

All properties in New Zealand may be affected by earthquakes, however, the Council holds no additional information about potential earthquake hazards at this Property.

Earthquake Prone Buildings

If this Property has an Earthquake Prone Building, this will be noted in the Building section of this LIM under “Earthquake Prone Buildings”.

Erosion

District Plan information relating to erosion

None known

Landslip and Rockfall

Regional mapping of landslides / rock avalanches

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2006 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. Further information can be found in the technical report: [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. The scope of this report is the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District.

Climate change may cause increased rain and storm intensity and frequency, and vegetation changes. These impacts of climate change may reduce the Property’s resilience and exacerbate the landslip and rockfall hazard.

Liquefaction and Subsidence

Liquefaction / Geotechnical risk

The Property is within an area where liquefaction damage is possible in future earthquakes. The Selwyn District Council has mapped areas where a liquefaction assessment is required, and other areas where a liquefaction assessment is only needed for certain activities. [View Selwyn District Council's maps](#). [View Selwyn District Plan rules relating to liquefaction / geotechnical planning requirements](#). Environment Canterbury has separately identified additional areas where liquefaction is possible. [View Environment Canterbury's map showing areas where liquefaction is possible](#). Further information about liquefaction generally can be found in the following technical reports:

- [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers the Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.
- [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. This report covers the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District and for use in infrastructure and emergency management planning.

Climate change may cause changes in groundwater and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate the impacts of the liquefaction and subsidence hazard.

As part of any building consent application, you may need a site-specific assessment or site subsoil investigation to establish the level of susceptibility to liquefaction or to confirm that 'good ground' can be achieved for any building work. The scope and testing of any site-specific assessment must be carried out by a CPEng Geotechnical engineer. The ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, and specific design may be required. 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.

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available on [Environment Canterbury's liquefaction map](#). Further information can be found in the technical report: [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.

Tsunami

None known

Flooding and Inundation

District Plan information relating to flooding and inundation

This Property is within the following flooding or inundation overlay(s) or areas in the District Plan. Information and reports about the relevant overlay are included below. Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

Plains Flood Management Overlay

The Plains Flood Management Overlay in the Council's District Plan identifies areas where flooding from a 200-year Average Recurrence Interval (ARI) flood event needs to be managed. View a map of the overlay. View the rules relating to the overlay. Further information can be found in the following technical reports:

- Selwyn River/Waikirikiri floodplain investigation, ECAN report, September 2019
- Regional Policy Statement Modelling for Selwyn District Council – District Plan, DHI Water and Environment Limited report, November 2019

Environment Canterbury information regarding flooding and inundation

Historic Flooding Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's [flood imagery register](#).

Other flooding and inundation information

Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

Flood modelling

This Property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. View the flood model results. More detail can be found in the technical report: Selwyn District Flood Model - Hydraulic Model Build Report, Tonkin + Taylor commissioned by Selwyn District Council, August 2025.

Ground Water Level

The ground water level at this Property is Less than 30m below ground for this Property. A high ground water level may exacerbate any flooding at this Property, or the impact of any flooding at this Property.

Exposure Zones

Exposure zones are standardised categories for a property's potential exposure to certain risks. Any proposed building work may need specific engineering design, depending on the exposure of the construction site. The categories are based on two standards: NZS3604:2011 and AS/NZS1170:2002.

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	57m	-
Exposure Zone	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.

Special Land Features

Soil Type

Templeton moderately deep silt loam

Land Fill

None known

Licences/Environmental Health

None known

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.

Information Management Team

Date: 02/03/2026

Base Layers

- Road
— Road
Railway
—+ Railway
District Boundary
District Boundary
Township Boundary
Township Boundary
Ratepayer Information
Ratepayer Information
Parcels
Parcels
PODP - Zones and Precincts
Precincts
Commercial Precincts
Industrial Precincts
Airfield Precincts
Rural Precincts

Zones

- Large lot residential zone
Low density residential zone
General residential zone
Medium density residential zone
Settlement zone
General rural zone
Neighbourhood centre zone
Local centre zone
Large format retail zone
Town centre zone
General industrial zone
Special purpose zone

Zone and Water Services

- SWL Water Points
Supply Point
Valve
Node
Hydrant
Tank
Irrigation
Equipment
Facility
Meter
Fire Plant
SWL Water Lines
Pipe - Treated
Irrigation
Pipe - Untreated
Pipe - Sewer
Pipe - Unknown
Other
SWL Private Water Points

SWL Private Water Lines

- SDC Water Points
EQUIPMENT - BORE
EQUIPMENT - GENERATOR
EQUIPMENT - SAMPLE TAP
EQUIPMENT - OTHER
FACILITY
FIRE PLANT
HYDRANT
IRRIGATION
NODE
OBSOLETE
SUPPLY POINT
TANK
VALVE
SDC Water Lines
DIM LINE
DUCT
IRRIGATION
NON SDC SERVICE
OBSOLETE
OUTLINE
PIPE - TREATED
PIPE - UNTREATED
PIPE - SEWER
SITE_BOUNDARY
SWL Sewer Points
Manhole
Valve
Chamber
Node
Equipment
Facility
SWL Sewer Lines
Gravity
Pressure
Rising
Other

SWL Private Sewer Points

- SWL Private Sewer Lines
SDC Sewer Points
TYPE
CHAMBER
EQUIPMENT
FACILITY
MANHOLE
NODE
VALVE
SDC Sewer Lines
OUTLINE
DIM LINE
DUCT
IRRIGATION
NON SDC SERVICE
OBSOLETE
OUTLINE
PIPE_GRAVITY
PIPE_RISINGMAIN
SITE_BOUNDARY
Storm Points
TYPE
CHAMBER
EQUIPMENT
FACILITY
INLET/OUTLET
MANAGEMENT
MANHOLE
NODE
SOAKHOLE
SUMP
VALVE
Storm Lines
TYPE
CHANNEL
DIM LINE
OBSOLETE
OUTLINE
PIPE

LIM Report Legend

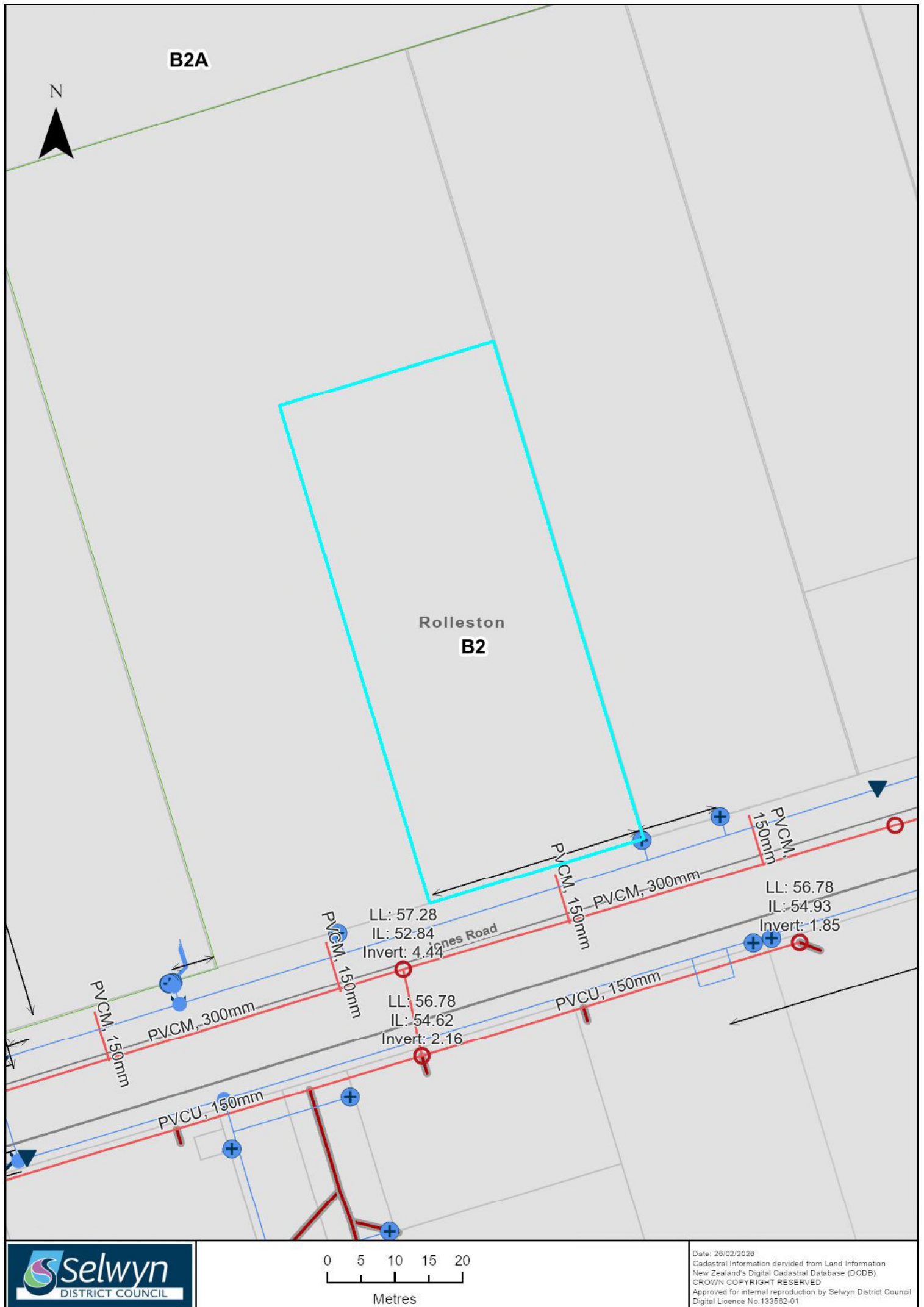
- SITE_BOUNDARY
Soakhole w/Hoz Soakage
StopBank
Storm Polygons
TYPE
CATCHMENTS
CONSENT AREA
GROUNDWATER LESS 6M
OUTLINE OF BASIN
RATED AREA
Stormwater Management Area
Stormwater Management Area
West Melton Observatory Zone
West Melton Observatory Zone
Planning Zones
High Country
Port Hills
Existing Development 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)

Liquefaction Drains and Water Race

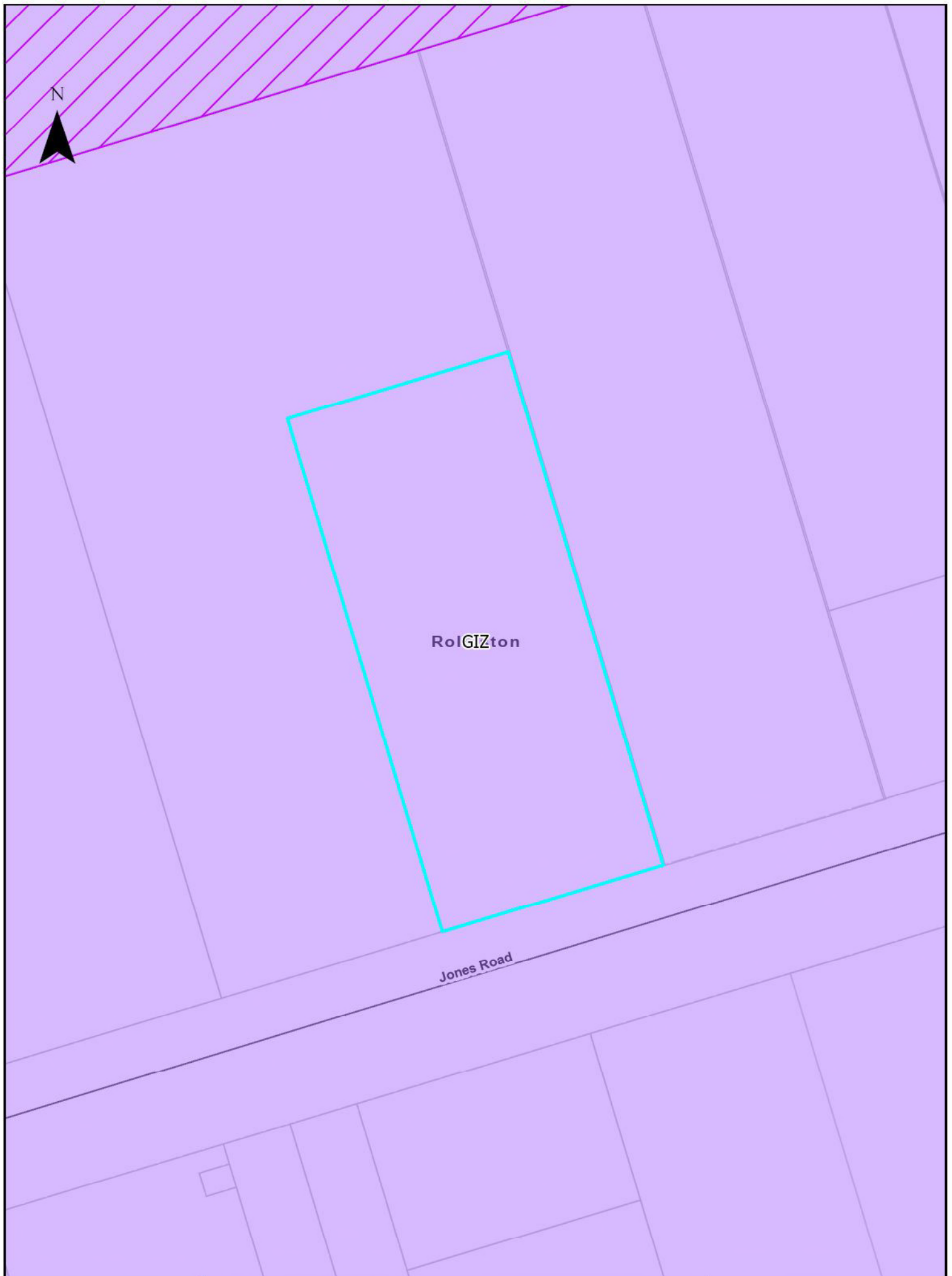
- CDrain_pt
GATE
Site
WEIR
CDrain_In
DRAIN
Ecan
OUTLINE
StopBank
Site Boundary
WRace_pt
DISCHARGE
DIVIDE
EQUIPMENT
GATE
GRILL
HEADWALL
MANHOLE
NODE
POND
SITE
SHAFT
SOAKHOLE
WRace_In
AQUEDUCT
CULVERT
DIM LINE
EMERGENCY DISCHARGE
INTAKE
LATERAL
LOCAL
MAIN
OBSOLETE
SIPHON
TUNNEL

- SDC Cleaned
SDC Cleaned
Project Extent
Project Extent
Boundary Between Liquefaction Assessment Zones
Boundary Between Liquefaction Assessment Zones
Liquefaction Susceptibility
DBH TC Zoned Area
Damaging Liquefaction unlikely
Liquefaction assessment needed
Ecan River Protection Scheme
Properties Beside Rivers
Halswell Staff Gauges
Halswell Floodgates
Halswell Drainage
Greendale Fault
Greendale Fault 50m Buffer
Fault Lines (GNS 2013)
Folds (GNS 2013)
Biodiversity
Canterbury Plains SDC AB and C Classes
Endangered Flora and Fauna
Potentially Significant Sites
Confirmed SNA Sites
Significant Natural Areas (Final 115)

LIM REPORT - Zone and Water Services



LIM REPORT - PODP Zone and Precinct



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.

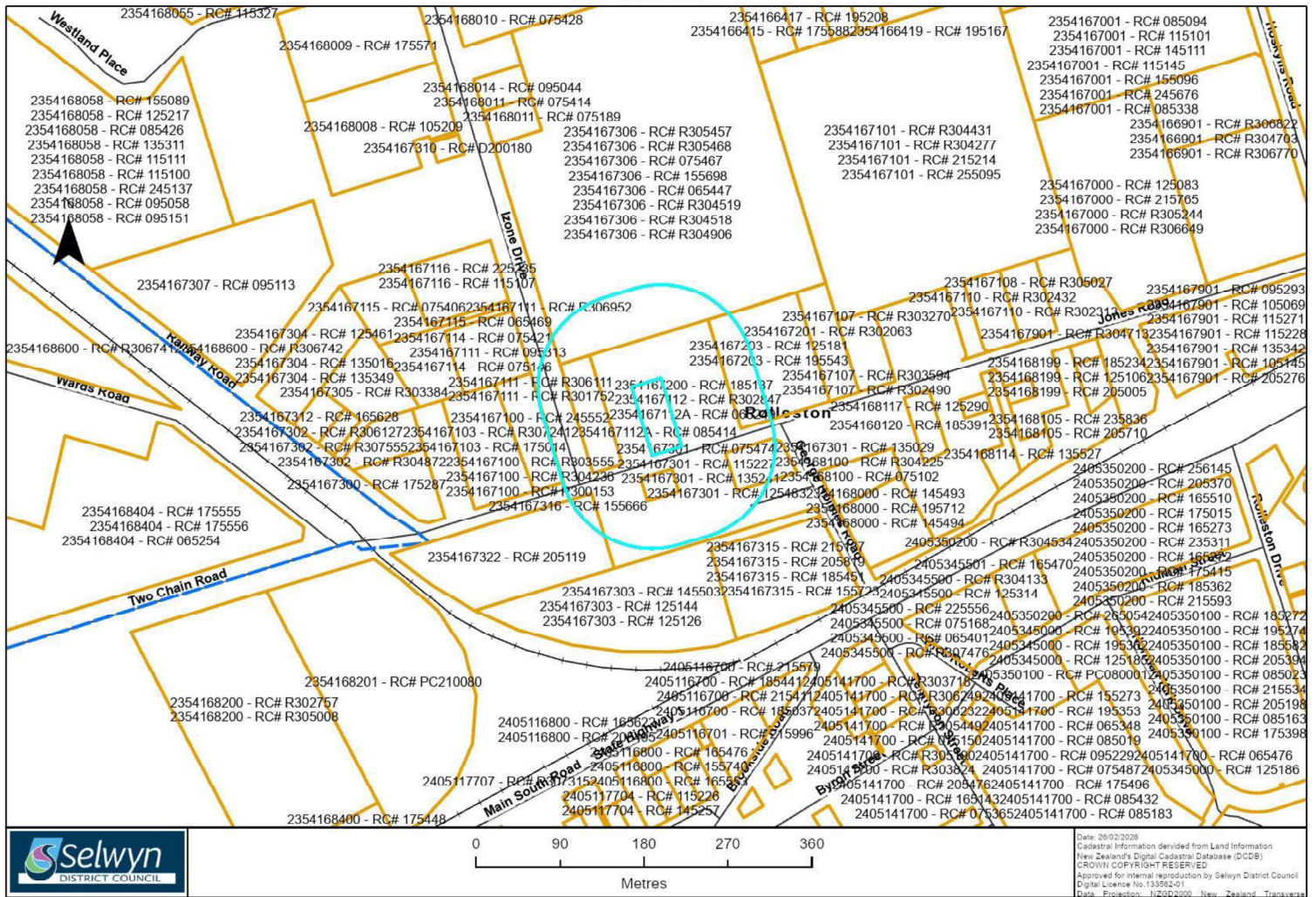
Resource Consent Status Codes:

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

2354167200



Assessment_ID	RC Number	Proposal	Decision Date
2354167112	R302847	TO RELOCATE DWELLING	1997-09-23
2354167112A	065249	TO ERECT TEN BUSINESS UNITS WITH RESIDENTIAL UNITS ABOVE	2006-11-06
2354167112A	085414	TWO STAGE SUBDIVISION TO CREATE 10 UNIT TITLES IN BUSINESS 2 ZONE	2009-01-12
2354167200	R302226	TO ERECT DWELLING IN IND ZONE	1996-05-22
2354167200	255893	To establish and operate commercial storage units and an autowash (including consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)	2026-02-09
2354167200	PB178009	FAST TRACK - To construct a warehouse with a non-complying recession plane.	2017-12-13
2354167200	255519	Boundary adjustment between two allotments.	2025-07-28
2354167200	255573	Subdivision of contaminated land under the NES-CS.	2025-07-28
2354167200	185274	To temporarily establish and operate a gym with reduced carparking	2018-06-18
2354167200	175678	To construct a warehouse with a non-complying recession plane.	
2354167200	185057	To carry out Earthworks. NES	2018-02-13
2354167200	185137	To install four advertising signs	2018-03-29
2354167203	125181	To establish and operate a telecommunications facility at Jones Road	2012-07-13
2354167203	195543	To undertake a subdivision to create three lots	

2354167301	075474	STAGED SUBDIVISION TO CREATE 19 LOTS RANGING IN SIZE FROM 870m2 TO 3600m2 ZONED BUSINESS 2 See 125483 for extension of time and 135582 for staging	2008-01-28
2354167301	115227	RETROSPECTIVE APPLICATION TO CONSTRUCT AND OPERATE A RESOURCE RECOVERY CENTRE IN ROLLESTON	
2354167301	155274	FAST TRACK. To erect a commercial building which breaches the recession plane along the south-western boundary.	2015-06-03
2354167301	135582	Lot 1. Variation to 125483 and 075474. Vary condition 3 relating to the staging of the subdivision.	2013-10-22
2354167301	145219	To establish Thai Restaurant in the Business 2 Zone, Rolleston.	2014-06-09
2354167301	145389	To temporarily retain a dwelling for residential on-site custodial or security purposes use on a Business 2 site. See also RC135582 and 075474.	2014-08-06
2354167301	145461	Lots 3 & 4 of s/d of Lot 1 DP 59950. To establish and operate business in the Business 2 zone with reduced number of carparks	2014-10-02
2354167301	145507	Variation to 135241 to amend siting of car parking	2014-10-09
2354167301	145534	Lots 5 & 6 of s/d of Lot 1 DP 59950. To establish a bar and restaurant in Business 2 zone	
2354167301	125483	Extension of Time to 075474 to create 19 lots. Also see 135582 for variation	2013-01-08
2354167301	135029	To clear site of existing rubble	2013-02-28
2354167301	135241	to establish a precast concrete manufacturing activity on site with associated office building, carparking and landscaping	2013-07-16
2354167306	065447	TO ERECT WAREHOUSE THAT EXCEEDS THE RECESSION PLANE	

2354167306	R305468	TO ESTABLISH & OPERATE A DISTRIBUTION CENTRE FOR A RETAIL CHAIN	2002-05-14
2354167306	R304906	TO CHANGE POSITION OF FERTILISER STORE (R304519)	2001-04-26
2354167306	R305457	EARTHWORKS	2002-04-24
2354167306	R304518	SUBDIVISION OF 15 HA ZONED IND INTO 2 LOTS- 1 X 2.5 HA AND 1 X 12.4 HA	2000-08-17
2354167306	R304519	TO ESTABLISH & OPERATE A FACILITY FOR THE HANDLING, STORAGE & SALE OF FERTILISER	2000-08-17
2354167306	155698	Extension to The Warehouse Distribution Centre.	2016-01-15
2354167306	075467	TO DISPENSE WITH THE INTERNAL RECESSION PLANES	
2354167316	155666	To construct, establish and operate a Thai Restaurant.	2016-01-21
2354167322	205119	Retrospective consent to retain a vehicle crossing in a non-complying position in relation to an intersection and to provide unsealed car parking spaces.	2020-03-13
2354167100	R303555	SUBDIVISION OF 1.6 HA ZONED INDUSTRIAL INTO 4 LOTS	1998-12-02
2354167100	R304236	BOUNDARY ADJUSTMENT	2000-02-08
2354167100	245552	Land use consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS).	2024-09-06
2354167100	R300153	TO ERECT A GLASSHOUSE ON A PROPERTY ZONED INDUSTRIAL	

Form 7

Code compliance certificate

Section 95, Building Act 2004



The building

Street address of building: 854 Jones Road , Rolleston
Legal description of land where building is located: LOT 4 DP 34868
Building name: N/A
Location of building within site/block number: 854 Jones Road
Rolleston
Level/unit number: N/A
Current, lawfully established, use: WL (Working Low)
Number of occupants: N/A
Year first constructed: Unknown

The owner

Name of owner: Produce Place Ltd
Contact person: Scott Fitzgerald
Mailing address: PO Box 5912, Moray Place, Dunedin
Street address/registered office: 4-12 Sturdee Street, Dunedin
Phone number: Landline: 034747185 Mobile: N/A
Daytime: Landline: 034747185 Mobile: N/A
After hours: Landline: 034747185 Mobile: N/A
Facsimile number: N/A
Email address: scott@lunds.co.nz
First point of contact for communications with the council/building consent authority:
Produce Place Ltd; Mailing Address: PO Box 5912
Moray Place
Dunedin 9058; Phone: 034747185; Email: scott@lunds.co.nz

Building work

Building consent number: BC162396
Description: Stage 1 - Foundation and Slab for Warehouse
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.

Signature: Todd Boyd

Position: Senior Building Officer

www.selwyn.govt.nz

Selwyn District Council, 2 Norman Kirk Drive, Rolleston / PO Box 90, Rolleston 7643
Tel: 03 347 2800 Fax: 03 347 2799 Email: bca@selwyn.govt.nz

On behalf of: Selwyn District Council
Date: 10 July 2018

Form 7

Code compliance certificate

Section 95, Building Act 2004



The building

Street address of building: 854 Jones Road , Rolleston
Legal description of land where building is located: LOT 4 DP 34868
Building name: N/A
Location of building within site/block number: 854 Jones Road
Rolleston
Level/unit number: N/A
Current, lawfully established, use: WM (Working Medium)
Number of occupants: 90
Year first constructed: 2017

The owner

Name of owner: Produce Place Ltd
Contact person: Scott Fitzgerald
Mailing address: PO Box 7208 , Sydenham , Christchurch
Street address/registered office: N/A
Phone number: Landline: 034747185 Mobile: 034775912 ex4 or 6
Daytime: Landline: 034747185 Mobile: 034775912 ex4 or 6
After hours: Landline: 034747185 Mobile: 034775912 ex4 or 6
Facsimile number: N/A
Email address: scott@lunds.co.nz
First point of contact for communications with the council/building consent authority:

Building work

Building consent number: 170352
Description: Commercial Warehouses and Gym fitout in tenancy A
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; and
- the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment

- Compliance Schedule

Signature: Chris Westwood

Position: Building Inspector

On behalf of: Selwyn District Council

Date: 21 September 2018

Form 7

Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	854 Jones Road , Rolleston
Legal description of land where building is located:	LOT 4 DP 34868
Building name:	N/A
Location of building within site/block number:	854 Jones Road Rolleston
Level/unit number:	N/A
Current, lawfully established, use:	5.0.1 Commercial with 20 occupants
Year first constructed:	2018

The owner

Name of owner:	Produce Place Limited
Contact person:	Russell Lund
Mailing address:	PO Box 7208 , Sydenham , Christchurch
Street address/registered office:	N/A
Phone number:	Landline: 0274250644 Mobile: N/A
Daytime:	Landline: 0274250644 Mobile: N/A
After hours:	Landline: 0274250644 Mobile: N/A
Facsimile number:	No information provided
Email address:	russell@lunds.co.nz
Website:	No information provided
First point of contact for communications with the council/building consent authority:	

Building work

Building consent number:	181632
Description:	Pallet Racking Amendment 1 - Change to engineer calculation loadings - no change to structure
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.

Signature: Chris Westwood

Position: Building Inspector

On behalf of: Selwyn District Council

Date: 19 September 2019

18 April 2024

Produce Place Limited
854 Jones Road
Rolleston 7677

Dear Sir or Madam,

Reference Number: BC222756

Project Location: 854 Jones Road, Rolleston, New Zealand

Rolleston

Legal Description: LOT 4 DP 34868

Project Description: Construction of new transportable 1 bedroom dwelling

IR Number: 3

Inspection Results:

WASTEPIPES - 18 Apr 2024 @ 19:58 by Jason Smith

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

SUB-FLOOR FRAMING - 18 Apr 2024 @ 19:58 by Jason Smith

Inspection Outcome: **FAIL** - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

B1: Sub-floor structure and flooring:

1. Sub-floor insulation has been installed.
- Secure the insulation to prevent damage during the transportation.

POST WRAP / CAVITY - 18 Apr 2024 @ 19:58 by Jason Smith

Inspection Outcome: **FAIL** - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

Required Docs:

1. Please provide an amended plan for increased roof height and changes to the elevations. Bracing calculations will be updated to suit the height change.

E2: Wall Cladding Systems:

I understand from speaking with Ashton Williams that the corner weather boards will be cut at 45 degrees, glued and extended to form a single board.

Please rectify the following and advise when work is ready for re-inspection.

1. Please suitably seal the internal corner of the head flashing stopends.
2. Please remove the PEF backing rod that has been pushed to the front of the joinery to avoid capillary attraction.
3. There has been change in back flashings from Aluminium to Colorsteel. Please provide the owner's written permission for the change in flashing material. Per a phone discussion with Ashton Williams.

PRE-PLASTER - 18 Apr 2024 @ 19:58 by Jason Smith

Inspection Outcome: **NOT APPLICABLE**

DRAINAGE - 18 Apr 2024 @ 19:58 by Jason Smith

Inspection Outcome: **NOT APPLICABLE**

FINAL - 18 Apr 2024 @ 19:58 by Jason Smith

Inspection Outcome: **FAIL**- The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

Required Docs:

Please provide the following:

1. Statement Of Thermal Performance For Windows And Doors. (Post Wrap / Cavity)
2. G9: Electrical Energy works certificate (Final)
3. G10 & G11: Gas Energy works certificate (Final)
4. G12: Pipework pressure test documentation (Preline)

Upload the above items to AlphaOne.

E3: Internal Moisture:

Please rectify the following:

1. Install the last section of toekick to the kitchen. - upload photo to AlphaOne.
2. Cooktop is damaged. Install a replacement cooktop - upload photo to AlphaOne.

Site Communication:

Ashton Williams was on site during the inspection.

Inspection Summary:

Final Inspection is still 'In-Progress' until the Previous Inspection Failed items have been answered

- please upload photos and documentation listed in the failed items.
- The BCA will then review the supplied documents, when accepted an updated report will be issued.

Your next inspection will be: **No further inspection required**

Please ensure all work for inspection is ready the day before. All re-inspections will incur an additional inspection fee.

Unresolved Matters:

The following issues are noted as still to be resolved:

Inspection: Preline on 19 May 2023 by Steve Walders

B1: Wall & Ceiling Linings: 1.

1. Air seal installation is not complete to the kitchen window.
2.
 1. Installation of insulation is not in accordance with manufacturer's requirements. Please ensure that all gaps and missing insulation are filled. Please reinstall insulation where bunching occurs.

Inspection: Preline on 19 May 2023 by Steve Walders

G4: Ventilation:

1. Expanding foam airseals in place. There are gaps in the airseals. Ensure that there are no gaps in the air seal around building openings.

Inspection: Preline on 19 May 2023 by Steve Walders

H1: Energy Efficiency:

1. There has been a change the wall insulation R value from 2.8 to 2.4. Please provide amended calculations and owners' permission to change the wall insulation R value from 2.8 to 2.4.

Outstanding Required Documents for this Building

Preline

- G12: Pipework pressure test documentation

Final

- G9: Energy works certificate
- G10 & G11: Energy works certificate

History

Inspection Name

Wastepipes

Sub-floor Framing

Framing / Pre-wrap

Post Wrap / Cavity

Pre-plaster

Preline

Drainage

Final

Summary

PASS - 18 Apr 2024

IN-PROGRESS - 18 Apr 2024

No further inspection required

PASS - 10 Mar 2023

IN-PROGRESS - 18 Apr 2024

No further inspection required

NOT APPLICABLE - 18 Apr 2024

IN-PROGRESS - 19 May 2023

No further inspection required

NOT APPLICABLE - 18 Apr 2024

IN-PROGRESS - 18 Apr 2024

No further inspection required

Yours Sincerely,

Jason Smith
Building Surveyor Residential Inspections
On behalf of: Selwyn District Council

18 February 2026

Produce Place Limited
854 Jones Road
Rolleston 7677

Dear Sir or Madam,

Reference Number: BC222908

Project Location: 854 Jones Road

Rolleston

Legal Description: LOT 4 DP 34868

Project Description: Construction of new transportable 2 bedroom dwelling

IR Number: 6

Inspection Results:

WASTEPIPES - 29 Jan 2024 @ 13:29 by Mike Collett

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

SUB-FLOOR FRAMING - 29 Jan 2024 @ 13:56 by Mike Collett

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

POST WRAP / CAVITY - 29 Jan 2024 @ 13:15 by Mike Collett

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

PRELINE - 18 Feb 2026 @ 14:58 by Mike Collett

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

FINAL - 18 Feb 2026 @ 15:04 by Mike Collett

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Inspection Summary: Desktop review completed along with phone conversations with Ashton (owner). all the required information has been received, reviewed and accepted. The ROW from the LBP carpenter has been excluded as the owner is having ongoing issues in gaining this. Owner advised to discuss this with the LBP board.

The BCA is satisfied on reasonable grounds the dwelling has been completed as per the consented documentation. Final = Pass = CCC to be granted.

Your next inspection will be: **No further inspection required**

Please ensure all work for inspection is ready the day before. All re-inspections will incur an additional inspection fee.

For more information on what our inspections cover please refer to these websites:

- <https://www.ccc.govt.nz/consents-and-licences/building-consents/building-inspections/buildinginspectionguide>
- <https://www.selwyn.govt.nz/property-And-building/building/inspections/inspection-types>

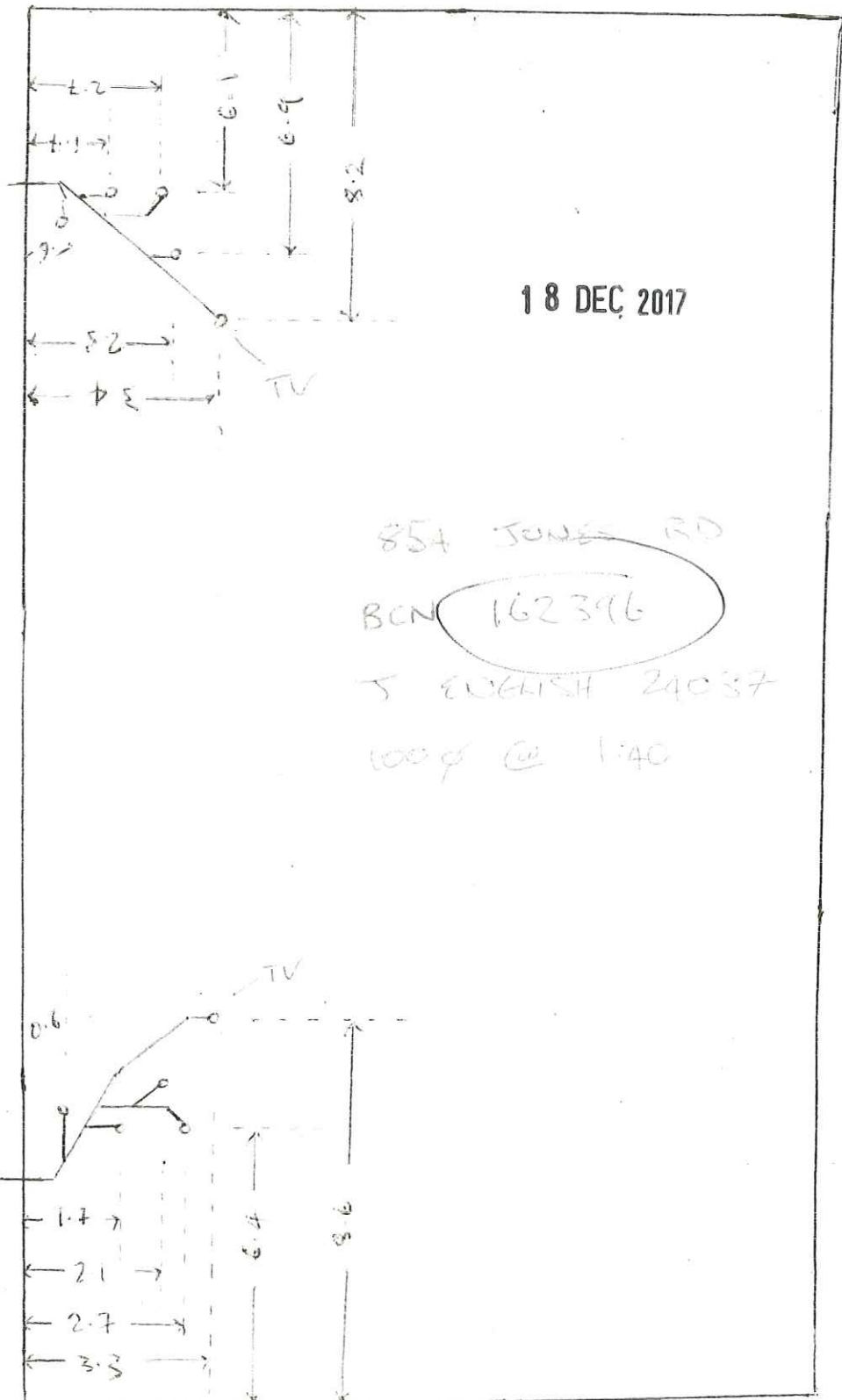
Outstanding Required Documents for this Building

History

Inspection Name	Summary
Wastepipes	PASS - 29 Jan 2024
Sub-floor Framing	PASS - 29 Jan 2024
Framing / Pre-wrap	PASS - 10 Mar 2023
Post Wrap / Cavity	PASS - 29 Jan 2024
Preline	PASS - 18 Feb 2026
Final	PASS - 18 Feb 2026

Yours Sincerely,

Mike Collett
Senior Building Surveyor Residential Inspections
On behalf of: Selwyn District Council



18 DEC 2017

854 JONES RD

BCN 162396

5 ENGLISH 24037

loop @ 1:40

JONES RD

BC 181632.
68 Longcott Dr.

24 OCT 2018

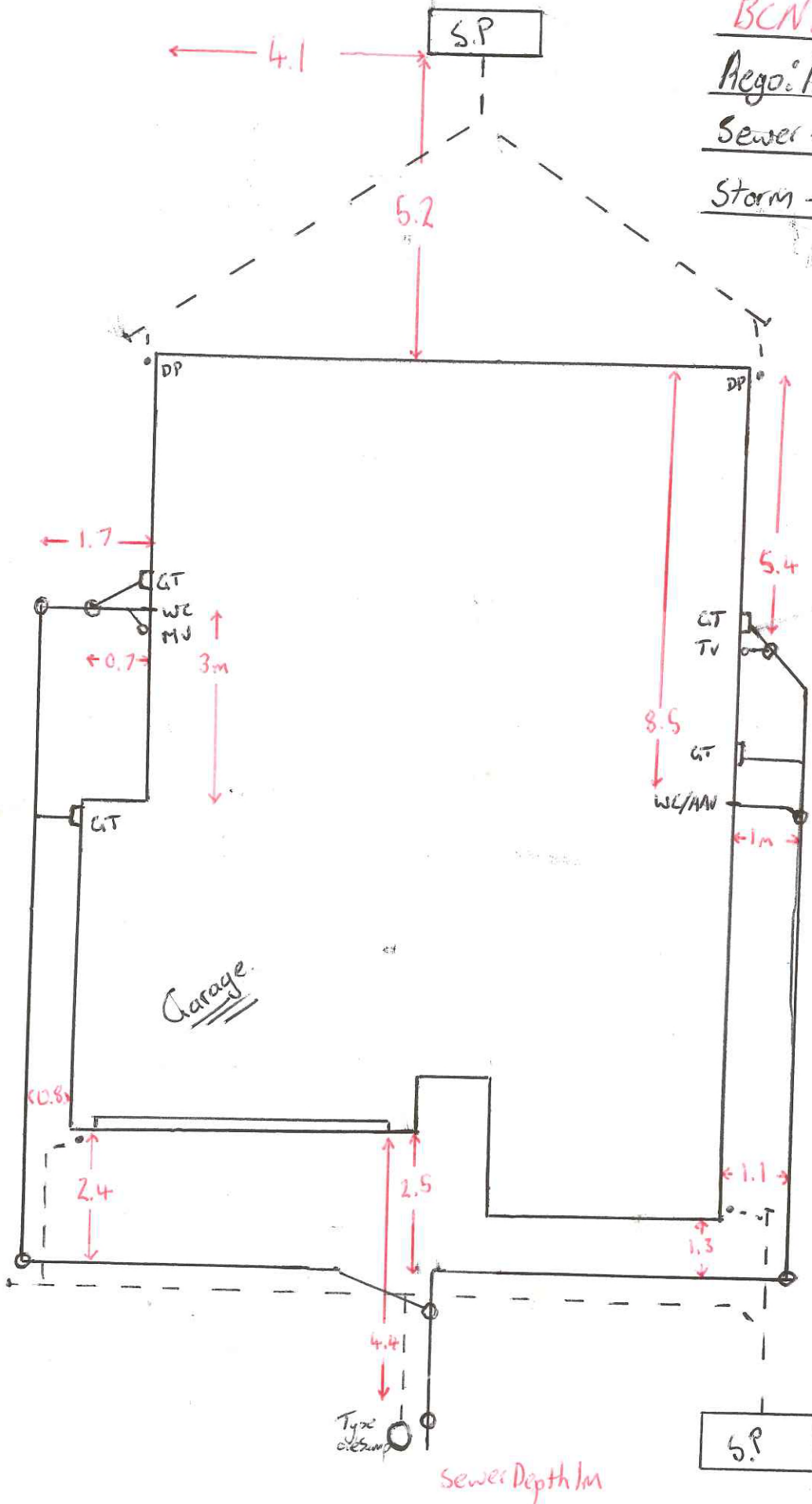
Lot 386 Longcott Drive

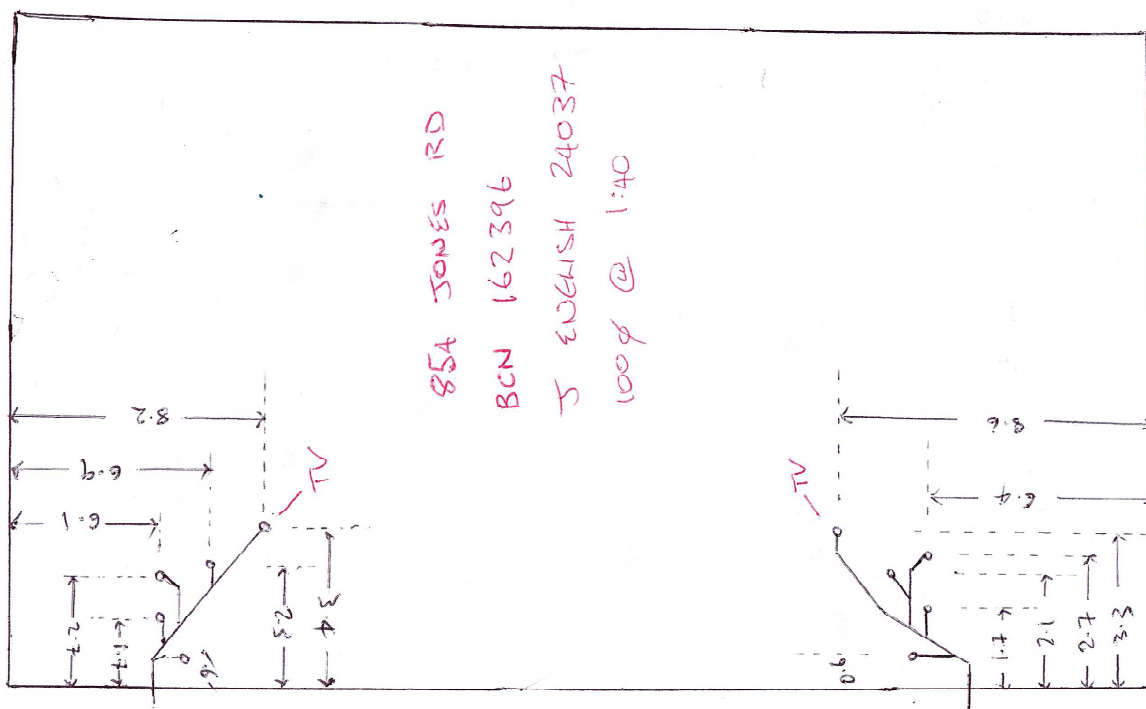
BCN: 181623

Rego: A. Watson - 15997

Sewer - 1:100

Storm - 1:90





JONES RD



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.



2 Norman Kirk Drive, Rolleston, New Zealand
PO Box 90, Rolleston 7643
Telephone (03) 347-2800
Toll-free Darfield (03) 318-8338
Enquiries: accounts.receivable@selwyn.govt.nz

Whalan and Partners Ltd
PO Box 36533
Merivale
Christchurch 8146

GST Number: 53-113-451
Invoice Date: 2/03/2026
Account No: 800023
Order No.

Tax Invoice 251778

Qty	Description	Rate	GST	Amount
L260400	2/03/26 : Lisa Mackie : Whalan and Partners Ltd :			
2354167200	: 854 Jones Road			
	Non Residential - Land Information Memorandum		58.70	450.00
Subtotal				391.30
GST				58.70
Total Amount				\$450.00

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Whalan and Partners Ltd
PO Box 36533
Merivale
Christchurch 8146

Account No.: 800023
Invoice No.: 251778
Total Due: **\$450.00**

Amount Enclosed:

Payment can be made by internet banking to the following account: 03 1587 0050000 00.

Please enter your account number in the particulars field, and your invoice number in the code field.

You are welcome to pay your invoice online by visiting our website <https://www.selwyn.govt.nz>

