

Land Information Memorandum

L211238

Application

GW Wilfield Ltd
PO Box 9301
Tower Junction
Christchurch 8149

No.	L211238
Application date	10/06/21
Issue date	18/06/21
Phone	021 341 363
Fax	-

Property

Valuation No.	2354134500
Location	1213 West Coast Road
Legal Description	Lots 720 726 DP 558751
Owner	GW Wilfield Ltd
Area (hectares)	11.9323

No certificate of title was submitted with this application, a copy can be obtained from Land Information New Zealand 112 Tuam Street, such as to check for covenants, easements, etc.

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/07/18. For further information please contact Council's Rates Department.

Revaluation Year	2018
Land	\$1,430,000
Capital Value	\$1,435,000
Improvements	\$5,000

Current Rates Year 2020 to 2021

Annual Rates	\$3,451.35
Current Instalment	\$ 862.80
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	00

Next Revaluation Due 2021.

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 (03) 347 2800.

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: West Melton Living WM

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.

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 Proposed District Plan in full to see what the potential impacts may be.

The Proposed District Plan can be viewed in ePlan format at:

www.selwyn.govt.nz/proposedplan

Alternatively a summary guide which outlines the key changes between the Proposed and Operative plans and more information about the District Plan Review process can be found at:

www.selwyn.govt.nz/districtplanreview

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

- 29/03/21 Resource Consent 215227
To Undertake A Subdivision To Create 92 Residential Allotments, Two Road Allotments, Two Reserve Allotments And A Balance Rural Lot
Decision Notified 3/06/21
Granted By Local Authority Officer 3/06/21
- 29/03/21 Resource Consent 215228
To Undertake Earthworks Associated With Rc215227
Decision Notified 3/06/21
Granted By Local Authority Officer 3/06/21

- 23/09/19 Resource Consent 195572
Extension Of Time For Resource Consent 145470
To Undertake A Subdivision In Three Stages
To Create 158 Residential And Rural-Residential Lots And A Balance Rural Lot, With Road
Decision Notified 30/09/19
Granted By Local Authority Officer 30/09/19
- 17/07/18 Resource Consent 185376
To Subdivide To Create 11 Residential Lots
Section 224 Issued 11/03/21
Granted By Local Authority Officer 15/08/18
- 17/07/18 Resource Consent 185377
To Erect A Dwelling On Each Lot Created By Subdivision 185376 Breaching Site Coverage.
Decision Notified 15/08/18
Granted By Local Authority Officer 15/08/18
- 10/02/17 Resource Consent 175068
To Undertake A Subdivision To Create 29 Residential Lots
Stage 6 Wilfield
See L/U 175069
Withdrawn 17/07/17
- 10/02/17 Resource Consent 175069
Roothing Non-Compliances
See S/D 175068
Withdrawn 17/07/17
- 12/12/16 Resource Consent 165672
Variation To Rc155110 Stage 4 Of Gw Wilfield Subdivision
See Rc145470 Stg 1-3, Rc165427 Stg 5
Section 224 Issued 2/05/17
Granted By Local Authority Officer 22/12/16
- 4/03/15 Resource Consent 155110
To Undertake Stage 4 Of Gw Wilfield Subdivision
See Rc145470 Stg 1-3, Rc165672 Stg 4 Variation, Rc165427 Stg 5
Section 224 Issued 2/05/17
Granted By Local Authority Officer 9/09/15

- 25/02/15 Resource Consent 155097
To Enable Site Coverage In Excess Of That Permitted And Non-Complying Setbacks From Sh73.
Decision Notified 23/06/15
Granted By Local Authority Officer 23/06/15
- 10/09/14 Resource Consent 145471
To Undertake Earthworks Associated With Subdivision 145470, Including Remediation Of Contaminated Land
Nes
Decision Notified 16/01/15
Granted By Local Authority Officer 16/01/15

Planning Notes

No dwelling can be erected until a 224C is issued for the underlying subdivision.

Note that this subdivision has not been issued with a Completion Certificate and that further works or inspections maybe required before this Certificate can be issued.

Reference (Plains Flood Management Overlay)

The District Plan Review has considered the potential effects of Natural Hazards such as flooding, tsunami, wildfire and geotechnical hazards such as land instability, liquefaction and fault lines on properties across the District. This property is identified by the Proposed District Plan as being located within a Natural Hazard Overlay. For further information visit <https://yoursay.selwyn.govt.nz/selwyndistrictplanreview> or contact the Planning Department.

Please note: 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 listed are based on what is available on our general property information, and there may be other resource consents for the property which have not been added to the property record.

Building

At the time of issuing this report there are no known buildings sited on this property.

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

If you have any questions about the information below please contact the Selwyn District Council Water Department at 0800 SELWYN or contactus@selwyn.govt.nz

Water:

West Melton Water supply will be available to this subdivision but it is not connected - If the water is connected in the future it will be metered. However, this Lot is still under one valuation number. It is noted in the Water Supply Bylaw 2008 that each Premises may only have one Point of Supply (11.2(b)), you can find a copy of this bylaw on the Selwyn District Council website. Until such a time as it is subdivided properly into separate lots, only one connection will be allowed for water. This means that only one water rates bill will be sent to only one owner who would essentially pay for all the water on the site. Any further connections to the water network cannot proceed without the necessary engineering approvals. Once an application for sub-division has been formally put in place and approved by Council then new connections can be applied for through the council website: <https://www.selwyn.govt.nz/services/water/water-supplies/water-connections/new-water-connection-approval-and-declaration>

Any lateral that runs along a neighbouring dwelling/lot will require a formal easement to be put in place to protect the service from being built over in the future.

Please ensure that the toby box is not buried or covered over during the building or landscaping process.

Please also keep any plantings a minimum of 0.5m away from the toby box to avoid problems with maintenance and access in the future.

Stormwater:

Stormwater to be determined with new subdivision, contact asset dept for more information. This property may be located within an area covered by an Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury to ensure that any activity undertaken on site complies with the relevant consent conditions. For further information contact Environment Canterbury customer services on 0800 324 636 or visit their website www.ecan.govt.nz.

Waste Water:

Once the property is subdivided properly, the individual Lots will be serviced through Council's gravity sewer network. Where laterals cross over individual lots, the applicant to note that Council operators may require to access the sewer pipes for any maintenance or renewal works in the easement area over the services and may require the surface to be excavated. Council will not be liable for reinstatement of hard surfaces to exact shade or texture matching. The Drainage design will require an engineering approval.

Sewer Note (For Stage 3 Only):

This property will be/is serviced by a low pressure sewer system. Each lot will require its own individual pumping unit as specified by the developer. If a pumping unit has not been specified an Ecoflow EOne unit or one of equal specification shall be installed. Any costs or maintenance associated with the pumping units will be at the lot owners expense.

Water info:

Please be aware that West Melton is located in an area with low annual rainfall and relatively free draining soils. To help conserve our precious water resource please insist on drought tolerant species when developing your garden and lawn. So that you are prepared for summer water restrictions, Council recommends the installation of a programmable timer as part of any irrigation system installed.

Water Race

An open or piped stock water race may run through or adjacent to this property. Properties are rated for stock water races as outlined in Council's Policy W109. Water Races are covered by the Selwyn District Council Stock Water Race Bylaw 2018. Property owners have responsibilities for; maintenance, adjacent vegetation control, providing access and fencing stock. A building setback applies to all races. Council approval is required for planting of the water races and installation of any structure in the race including culverts.

Potential Water Race Closures and processes are outlined on Councils website.

All closures are subject to Council approval.

Public initiated closures require 80% of affect property agreement before can be considered by council.

For further information on water races, please contact Selwyn District Council's Water Services Team.

There is a closed water race on this property, the channel may or may not have been filled by the property owners. Council is not responsible for maintenance of any remaining channels.

Kerbside Waste Collections

Council refuse and recycling collection available Wednesday. The organic collection is available Thursday.

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

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

Land Notes: Please see attached the Peer Review which relates to the area this property is located in.

Land Notes: Council holds the following reports: Geotech Reports, Contamination PSI's, DSI's, Ecan Comment, RAP, Site Investigation Report, Remediation Action Plan. Please contact our Records Team at records.management@selwyn.govt.nz for further information.

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 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 the New Zealand Transport Agency.

The Selwyn District Council is developing a number of 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 (03) 347 2868.

Land Notes: This property may be listed on Environment Canterbury's Listed Land Use Register (LLUR). For further information, please contact Environment Canterbury directly – Phone 0800 324 636.

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirements

Weedons Ross Road is a formed and sealed arterial road maintained by Selwyn District Council. West Coast Road is a State Highway (SH73) maintained by New Zealand Transport Agency. Other roads are under construction due to subdivision.

Arterial Roads: Roads which are of strategic district importance linking together significant areas of population and activity.

Strategic Roads: Roads which are of strategic regional importance e.g. State Highways (under jurisdiction of NZ Transport Agency) and Springs Road.

Special Land Features

	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)	80 m	80 m
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.

Microclimatic Considerations

In addition to exposure zones, evidence of local environmental effects (microclimates), and those produced by the erection of a structure or installation of equipment, shall be considered. Such on-site factors require additional consideration because a mildly corrosive atmosphere can be converted into an aggressive environment by microclimatic effects. Indications of such local conditions may be in the form of corrosion

of metal items on adjacent structure. Significant acceleration of the corrosion rate of structural fasteners and fixings beyond what could be expected from geographical location can occur in the following circumstances:

- (A). Industrial contamination and corrosive atmosphere;
- (B). Contamination from agricultural chemicals or fertilizers; and
- (C). Geothermal hot spots. Hot spots are defined as being within 50 m of a bore, mud pool, steam vent, or other source.

Microclimatic conditions (a) to (c) require Specific Engineering Design.

Flooding: Flood Management Area - 500 year event

The Council is undertaking a District Plan Review and through this process the Council has obtained and holds information showing that this property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. The two reports are outlined below and can be found at <https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/>: ECan report R19/41 – Selwyn River/Waikirikiri floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikiri.

DHI Water and Environment Ltd report – Regional Policy Statement Modelling for SDC – District Plan. The report identifies areas that may be affected by flooding in heavy rainfall events in the Selwyn District. For more information please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email contactus@selwyn.govt.nz or visit 2 Norman Kirk Drive, Rolleston.

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.

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: less than 30 m below ground

Soil Types: Eyre shallow and stony sandy loam

Templeton moderately deep fine sandy loam + Eyre shallow fine sandy loam

Templeton deep sandy loam on sand

Eyre shallow sandy 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

No information located.

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 (03) 3472800.
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. Perspective purchasers should be aware that the Building Act 2004, contains a list of building work in Schedule 1 (Building work for which building consent not required). The list of work in Schedule 1 has been regularly reviewed and amended over the years with more types of building work added on several occasions, for example amendments which became effective in November 2013, means that council may not have records for the removal or demolition of buildings on this property. It is important that perspective purchaser's understand that 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. It is also important to check when the work was actually done, as the amendments to the schedule cannot be applied retrospectively to work.

Perspective purchasers are advised as part of their due diligence process to verify that all buildings that exist on the site have been issued with a building consent/permit or seek details from the current owner to satisfy themselves if the building work was carried out and complied with the Schedule 1 provisions.

Further information on Building work that does not require a building consent go to <https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/>

Noting this is the latest amendment which came into effect on the 30 October 2020, previous versions of schedule can be viewed under versions and amendments to the Building Act 2004 at <http://www.legislation.govt.nz/act/public/2004/0072/latest/versions.aspx>

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.

Name: Serala Mao  Date: 18 June 2021

Legend

Railway

Railway

Road

Selwyn Roads

All Road Labels

Rating

Ratepayer Information

Title Owners

Parcels

Water

Water_pt

EQUIPMENT

FACILITY

FIRE_PLANT

HYDRANT

IRRIGATION

NODE

OBSOLETE

SUPPLY_POINT

TANK

VALVE

Water_In

DIM LINE

DUCT

IRRIGATION

NON SDC SERVICE

OBSOLETE

OUTLINE

PIPE

SITE_BOUNDARY

Sewer

Manhole Labels

Sewer_pt

CHAMBER

EQUIPMENT

FACILITY

MANHOLE

NODE

VALVE

Sewer_In

OUTLINE

DIM LINE

DUCT

IRRIGATION

NON SDC SERVICE

OBSOLETE

OUTLINE

PIPE_GRAVITY

PIPE_RISINGMAIN

SITE_BOUNDARY

Sewer_py

Stormwater

Storm_pt

CHAMBER

EQUIPMENT

FACILITY

INLET/OUTLET

MANAGEMENT

MANHOLE

NODE

SOAKHOLE

SUMP

VALVE

Storm_In

CHANNEL

DIM LINE

MANAGEMENT

NON SDC SERVICE

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

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

OUTLINE

SIPHON

TUNNEL

Drain

CDrain_pt

GATE

Site

WEIR

CDrain_In

DRAIN

ECan

OUTLINE

StopBank

Site Boundary

CDrain_In Label

LiquefactionReview

Project Extent

Boundary Between Liquefaction Assessment Zones

Liquefaction Susceptibility

DBH TC Zoned Area

Damaging liquefaction unlikely

Liquefaction assessment needed

Zones

Dairy Processing

DPMA

NCB

West Melton Observatory Zone

Planning Zones

High Country

Port Hills

Existing Development Area

Living 1

Living 2

Living 3

Living X

Living WM

Living Z

Deferred Living

Business 1

Business 2

Business 3

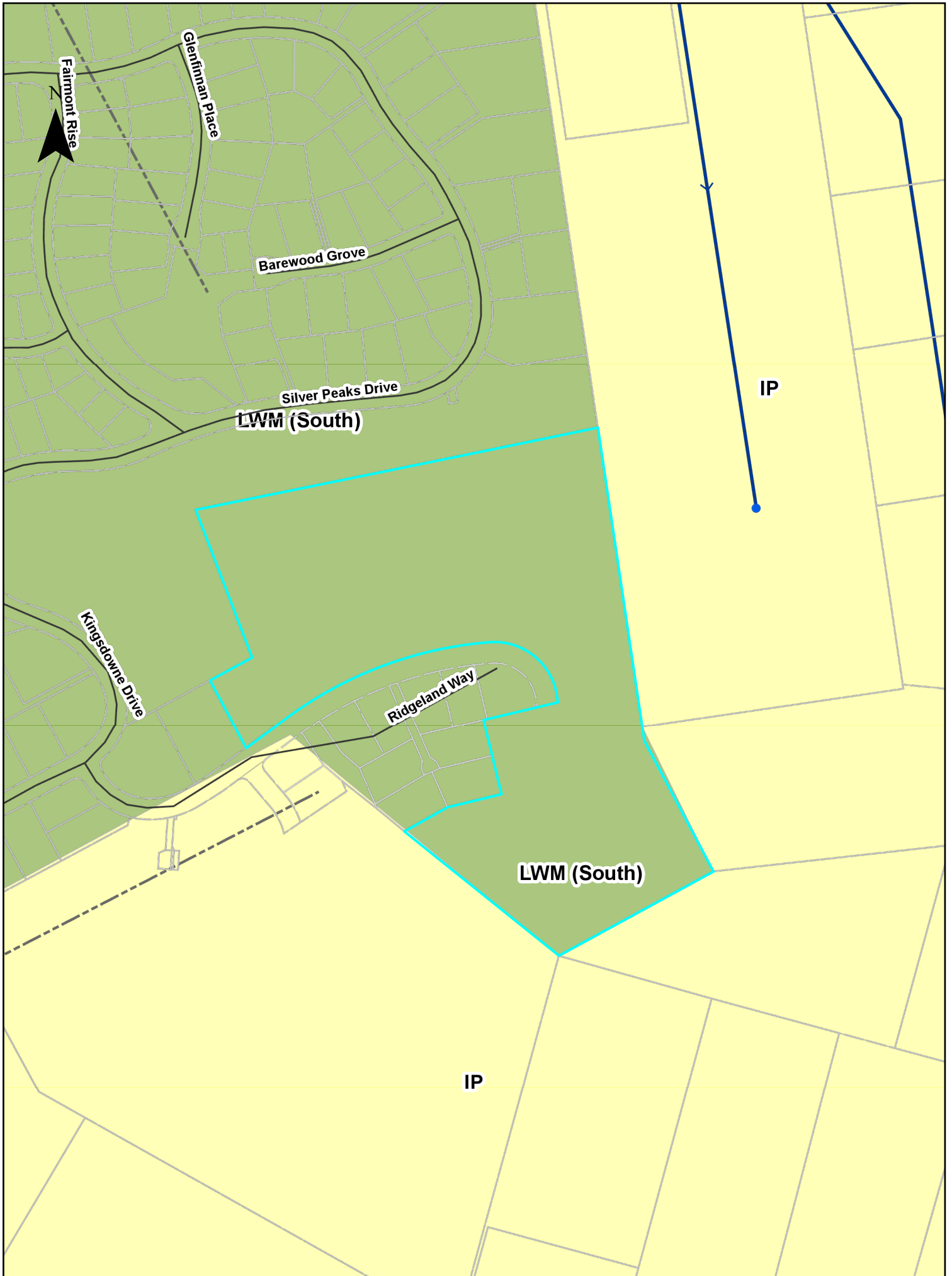
Inner Plains

Outer Plains

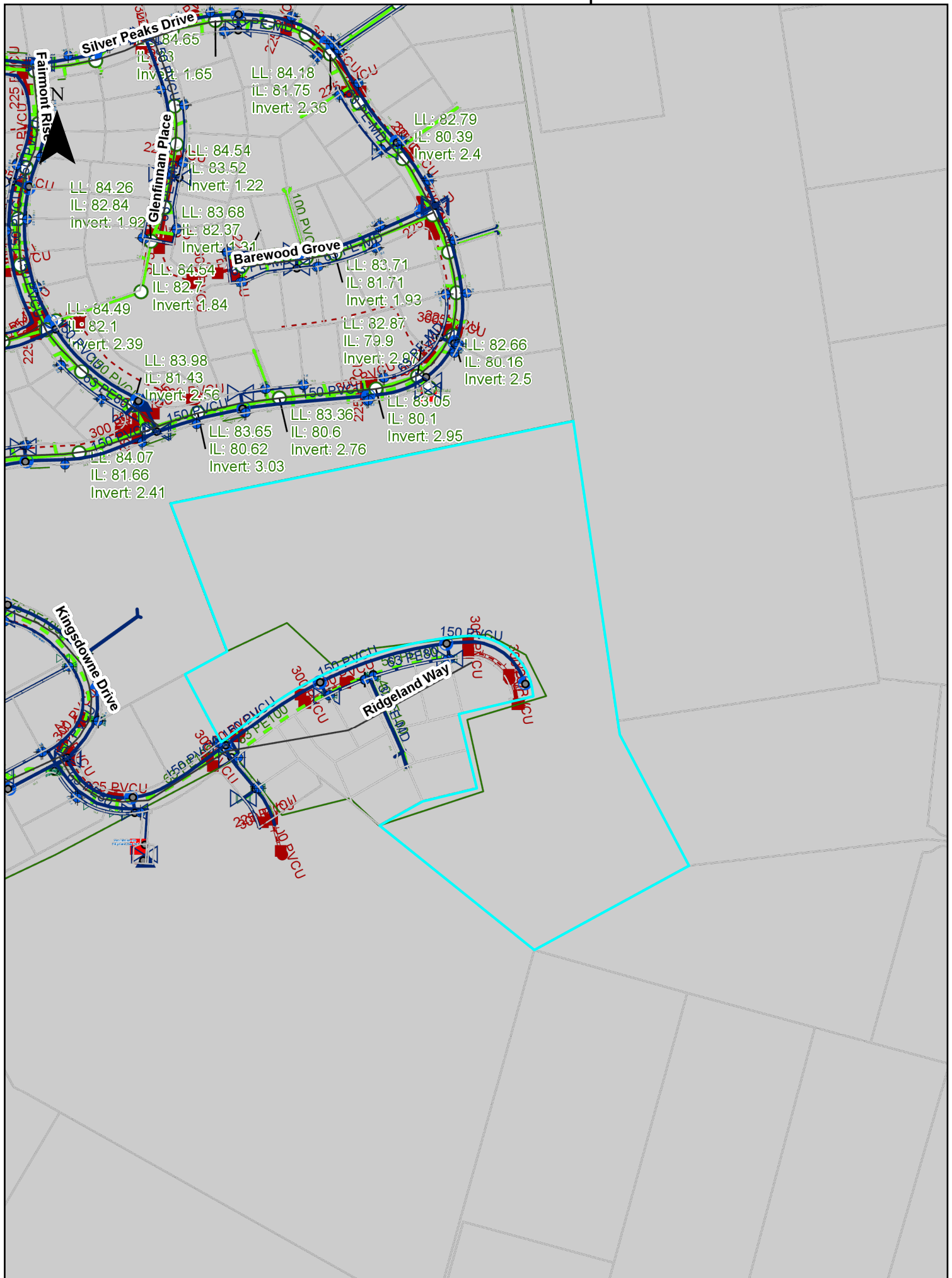
Malvern Hills

Key Activity Centre

Water Race and Zone



Services and Liquefaction



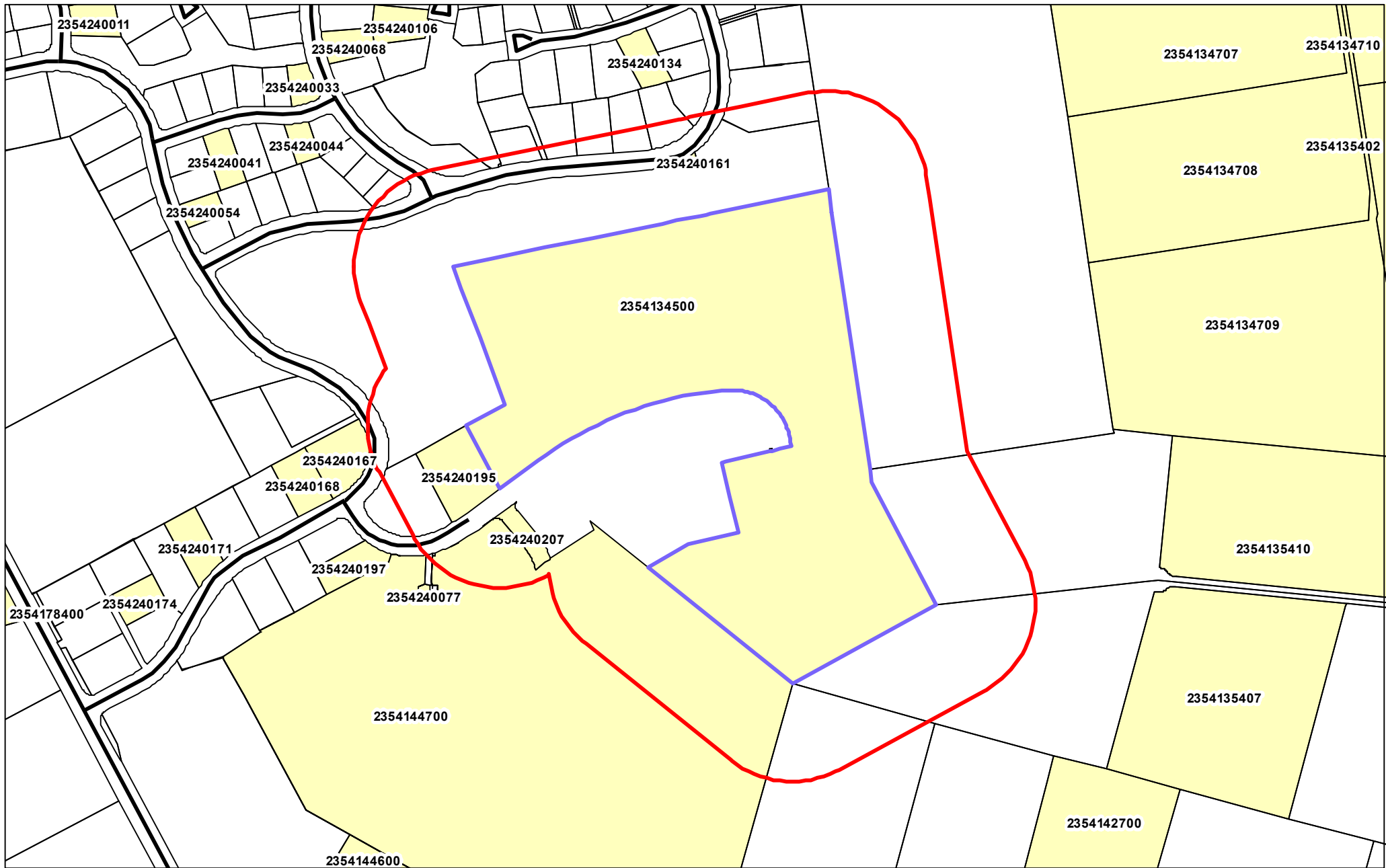
RESOURCE CONSENT INFORMATION

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



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Resource Consent Map

100m Buffer



Assessment ID	Consent Number	Proposal	Status	Date
2354240161	D200198	To designate land as SDC-190 West Melton (S) Wilfield Wastewater Pump Station for Wastewater Pump Station purposes.		
2354240207	185376	To subdivide to create 11 residential lots	GDEL	2018-08-15
2354240207	185377	To erect a dwelling on each lot created by subdivision 185376 breaching site coverage.	GDEL	2018-08-15
2354240207	185357	To undertake a subdivision to create two lots	GDEL	2018-07-18
2354144700	155110	To undertake Stage 4 of GW Wilfield subdivision. See RC145470 Stg 1-3, RC165672 Stg 4 variation, RC165427 Stg 5	GDEL	2015-09-09
2354144700	165672	Variation to RC155110 Stage 4 of GW Wilfield subdivision. See RC145470 Stg 1-3, RC165427 Stg 5	GDEL	2016-12-22
2354134500	155097	To enable site coverage in excess of that permitted and non-complying setbacks from SH73.	GDEL	2015-06-23
2354134500	175068	To undertake a subdivision to create 29 residential lots. Stage 6 Wilfield. See L/U 175069		
2354134500	175069	Roading non-compliances. See S/D 175068		
2354134500	195572	Extension of time for Resource Consent 145470 - To undertake a subdivision in three stages to create 158 residential and rural-residential lots and a balance rural lot, with roads and reserves to vest	GDEL	2019-09-30
2354134500	R307443	TO CARRY OUT EARTHWORKS FOR A SEWAGE TREATMENT FACILITY		
2354240195	215227	To undertake a subdivision to create 92 residential allotments, two road allotments, two reserve allotments and a balance rural lot	GDEL	2021-06-03
2354240195	215228	To undertake earthworks associated with RC215227	GDEL	2021-06-03



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.

Follow the simple directions below to help your tree survive.

When should I water?

During the dry summer periods of November – March and if your trees shows signs of drought stress like wilting and upward curling or rolling, browning of leaves, twig and branch dieback.

If you can, avoid watering during the hottest part of the day.

Any method below can be followed once a fortnight while during dry periods

- If your tree has been planted with a piped watering system. Lift the cap pour down 15-20 litres of water and replace the cap to allow the water to then slowly soak into the root zone of the tree.
- If you have in-ground irrigation on your berm lawn, let it run an extra 30 minutes in the zone where you have trees. This will allow the water to penetrate through the turf and thatch and allow more water to soak down to the roots of the tree.
- You can also use a garden hose turned on to a very slow trickle placed 40-90cm from the trunk. Turn the water on to deliver a very slow trickle and let the water soak into the ground for about 2 hours around the tree pit.

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.

**STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT**

To:	Subdivisions Engineer	(name and address of Local Authority)
	Selwyn District Council P O Box 90 ROLLESTON	

**STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT**

Subdivision	Wilfield Subdivision - Stage II
Owner/Developer	GW Wilfield Ltd
Location	Weddons Ross Road, West Melton

The earth fill shown on the attached plan titled:

<p>GW Wilfield Ltd, Wilfield, West Melton; Earthfill Asbuilt Number: C.18130.STG 2AB.EF01 R1 - C.18130.STG2AB.EF04 R1</p>
--

has been placed in compliance with NZS4431.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is experienced in earthwork construction.

John Bannock, CPEng, MIPENZ

Address C/- Site Solutions Limited, PO Box 36-420, Merivale, Christchurch

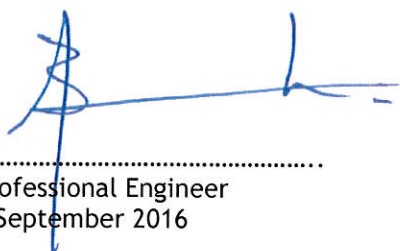
During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in his report No 2217 (dated 18 April 2016) which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included in this report.

The attached plan titled **GW Wilfield Ltd, Wilfield, West Melton; Earthfill Asbuilt [C.18130.STG 2AB.EF01 R1 - C.18130.STG2AB.EF04 R1]** dated August 2016 has been placed in compliance with the terms of NZS 4431 shows Lots No. 79 -81, 83 - 90, 93, 98 - 109, 111 - 114, 119, 124 - 127 to be affected by filling and the extent of the fill (both engineered and non-engineered).

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

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- Other considerations and recommendations as stated in earthwork report are followed

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



.....
Professional Engineer
7 September 2016

on behalf of:

GW Wilfield Ltd
(Owner/ Developer)


**STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT**

To:	Subdivisions Engineer	(name and address of Local Authority)
	Selwyn District Council P O Box 90 ROLLESTON	

**STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT**

Subdivision	Wilfield Subdivision - Stage III-A-1
Owner/Developer	GW Wilfield Ltd
Location	Weddons Ross Road, West Melton

The earth fill shown on the attached plan titled:

GW Wilfield Ltd, Stage 3A1 Wilfield, West Melton; Earthfill Asbuilt Number: C.18130.AB01.EF01 R0 - C.18130.AB01.EF03 R0
--

has been placed in compliance with NZS4431.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is experienced in earthwork construction.

John Bannock, CPEng, MIPENZ

Address C/- Site Solutions Limited, PO Box 36-420, Merivale, Christchurch

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in his report No 2217 (dated 25 October 2016) which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included in this report.

The attached plan titled **GW Wilfield Ltd, Stage 3A1 Wilfield, West Melton; Earthfill Asbuilt [C.18130.AB01.EF01 R0 - C.18130.AB01.EF03 R0]** dated October 2016 has been placed in compliance with the terms of NZS 4431 shows Lots No. 133, 137, 142-145, 147 to be affected by filling and the extent of the fill (both engineered and non-engineered).

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

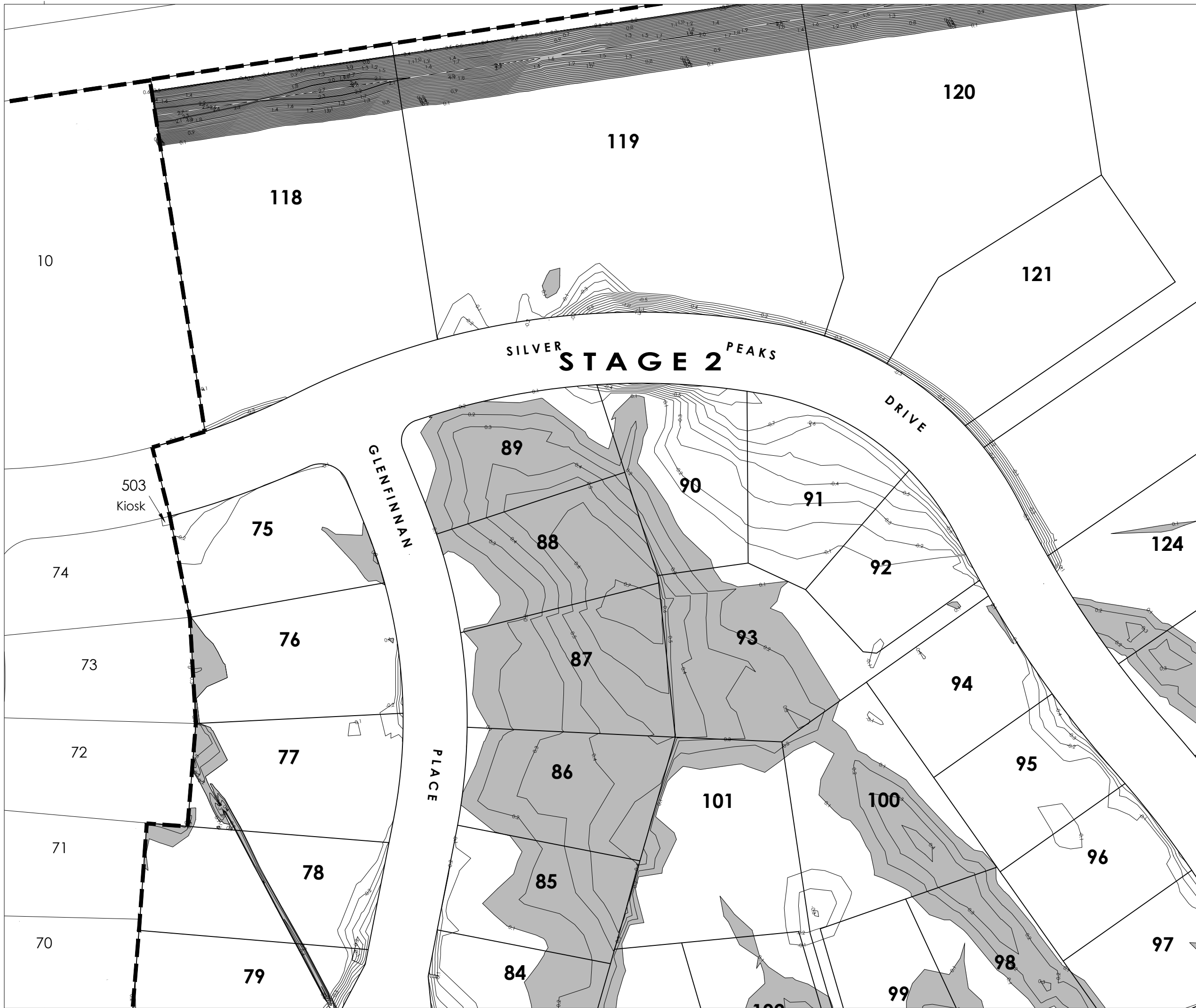
- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- Other considerations and recommendations as stated in earthwork report are followed

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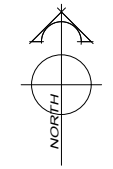
.....
Professional Engineer
25 October 2016

on behalf of:



GW Wilfield Ltd
(Owner/ Developer)



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	23.8.16	EARTHFILL UPDATED



LEGEND:
 CONTOURS SHOWN ARE APPROXIMATELY CUT (-ve) AND FILL (+ve) AT 0.1m INTERVALS.

-  CUT
-  FILL > 0.1m

- NOTES:
- 1) This plan has been prepared for earthfill asbuilt purposes only. No liability is accepted if the plan is used for any other purpose.
 - 2) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
 - 3) All as built information has been provided by 43 Below and has not been verified.



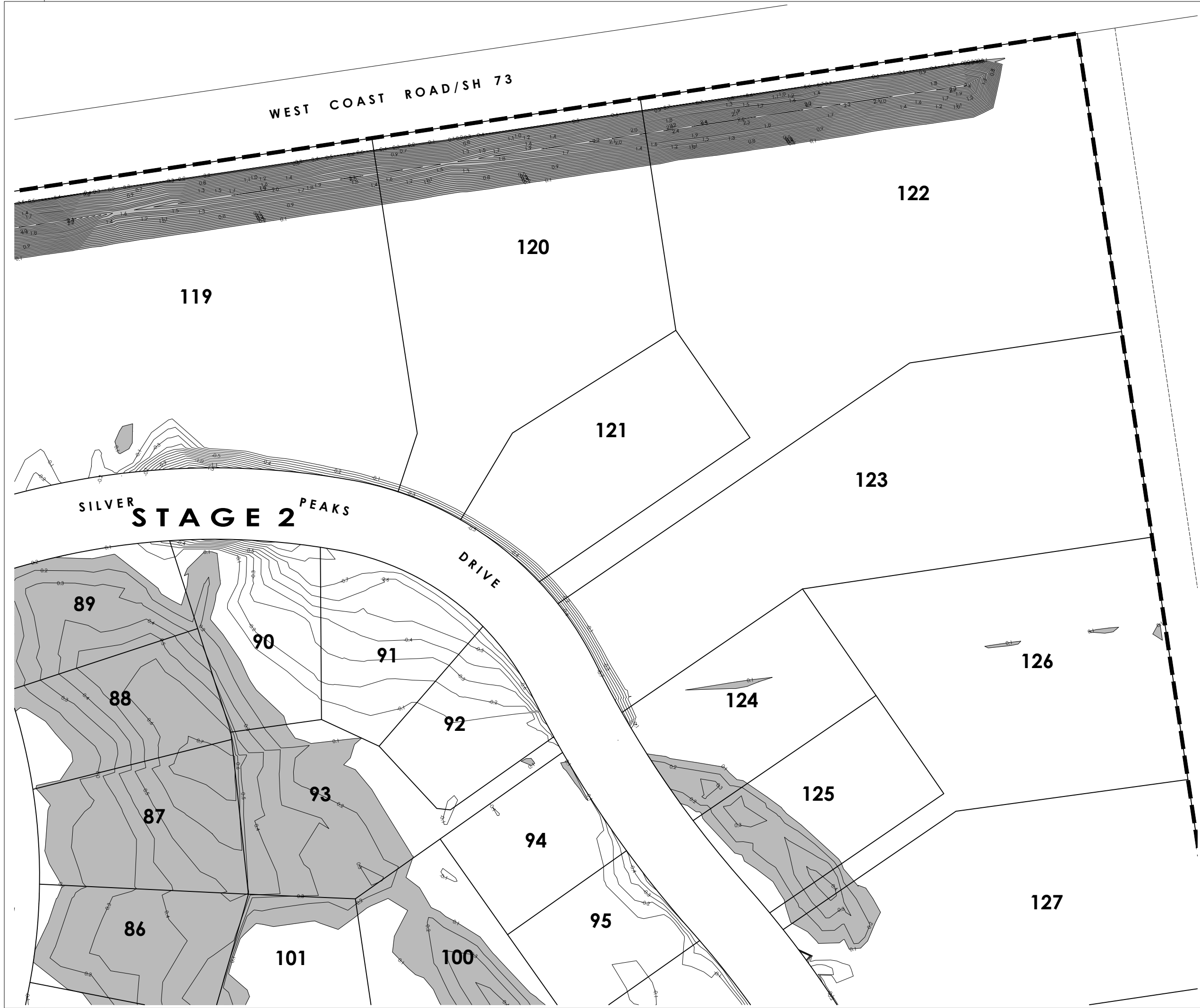
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**GW Wilfield Ltd
 Wilfield Stg 2, West Melton**

SHEET TITLE:
Earthfill Asbuilt

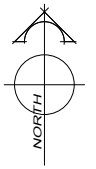
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Asbuilt

SCALE: 1:500@A1 DATE: August 2016
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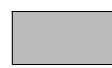
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 DRAWING No: SHEET No:
C18130.STG 2AB.EF01 R1



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	23.8.16	EARTHFILL UPDATED



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**GW Wilfield Ltd
 Wilfield Stg 2, West Melton**

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Earthfill Asbuilt

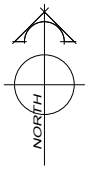
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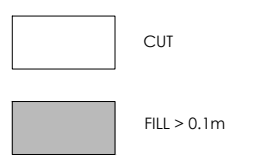
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 DRAWING No: SHEET No:
C18130.STG 2AB.EF02 R1



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	23.8.16	EARTHFILL UPDATED



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 0.1m INTERVALS.



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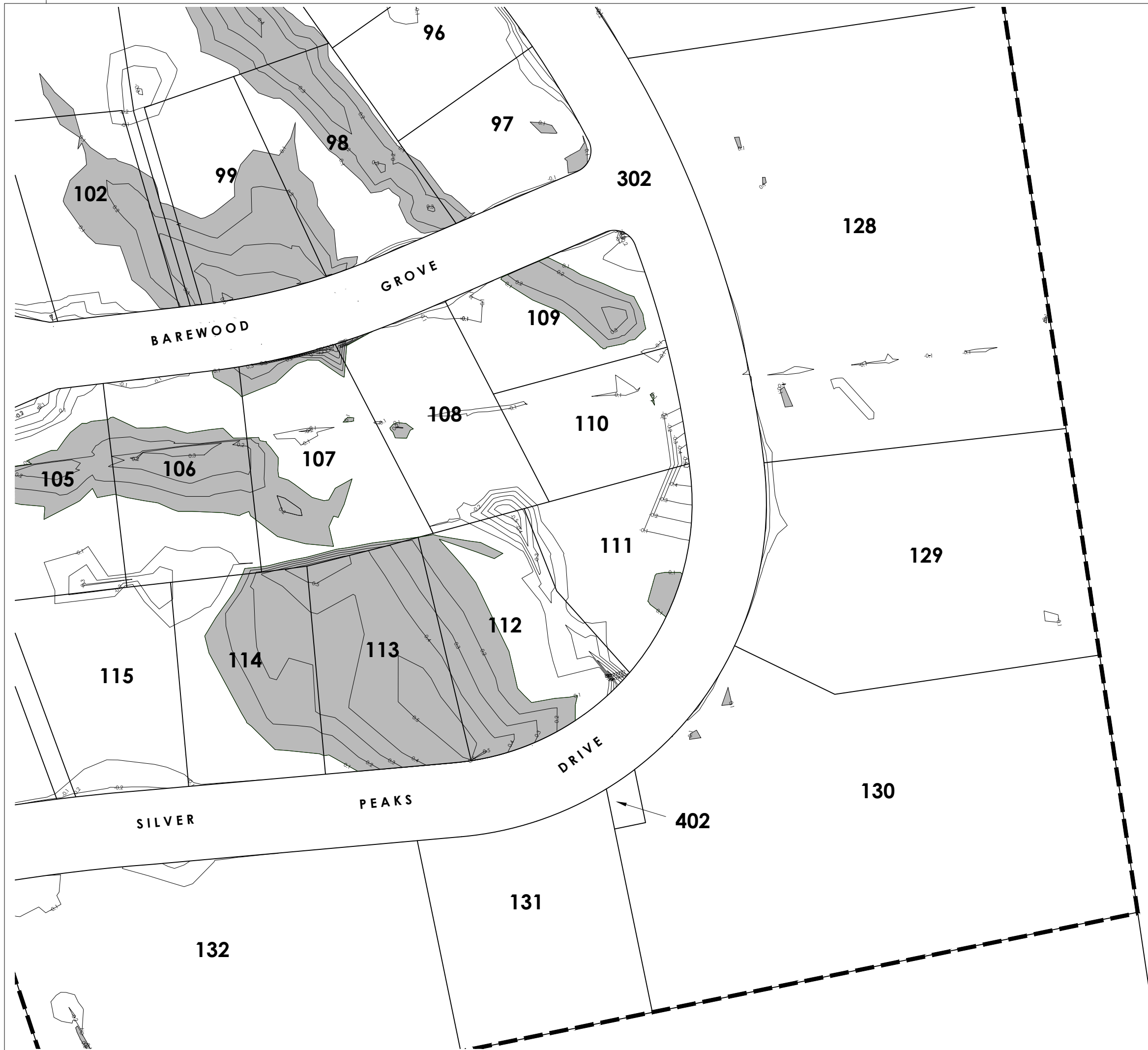
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**GW Wilfield Ltd
 Wilfield Stg 2, West Melton**

SHEET TITLE:
Earthfill Asbuilt

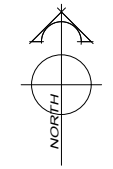
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SCALE: 1:500@A1
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AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	23.8.16	EARTHFILL UPDATED



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	CUT
	FILL > 0.1m

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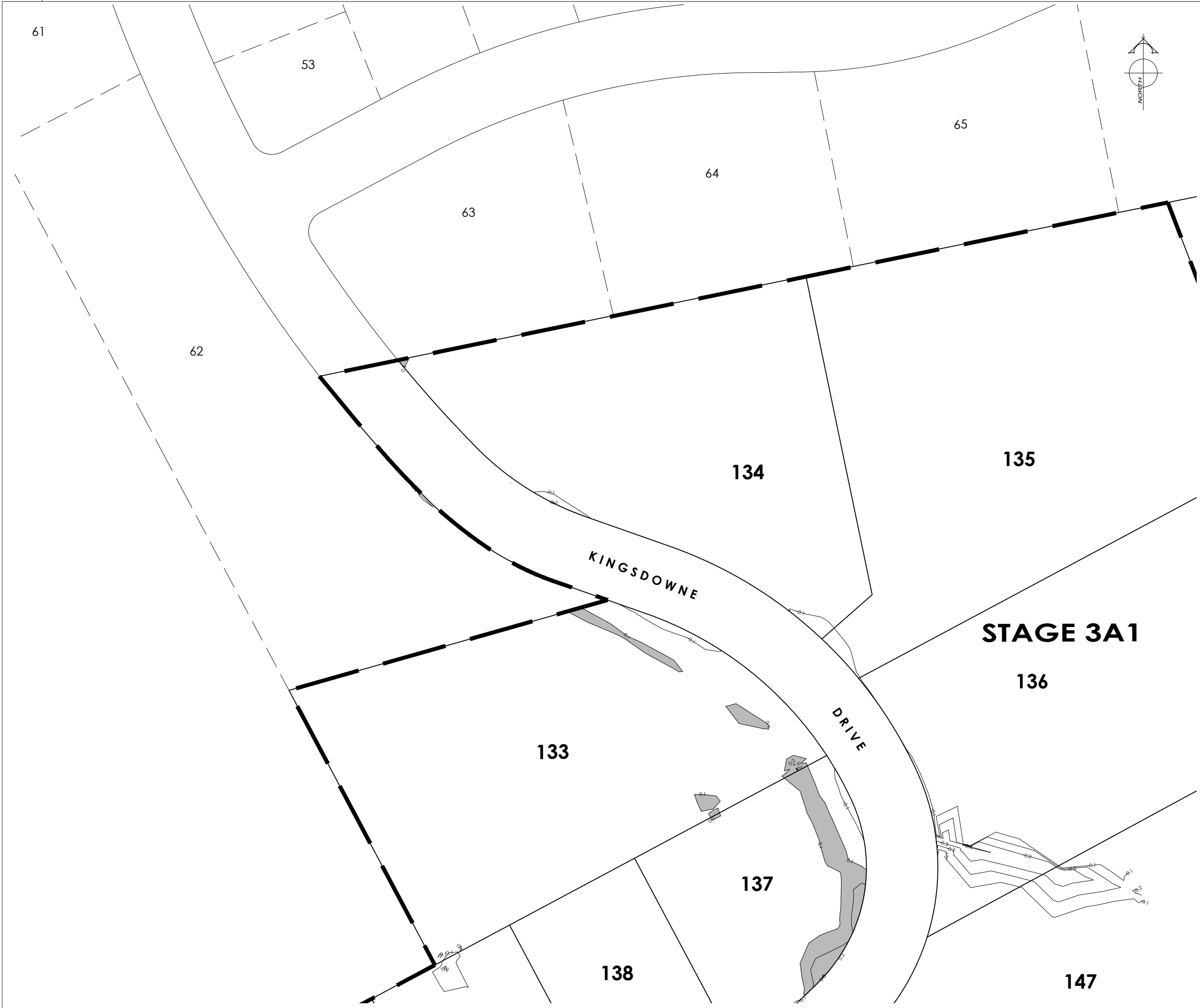
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**GW Wilfield Ltd
 Wilfield Stg 2, West Melton**

SHEET TITLE:
Earthfill Asbuilt

DRAWING STATUS:
Asbuilt

SCALE: 1:500@A1 DATE: August 2016
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 DRAWING No: SHEET No:
C18130.STG 2AB.EF04 R1





AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION

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	FILL > 0.1m



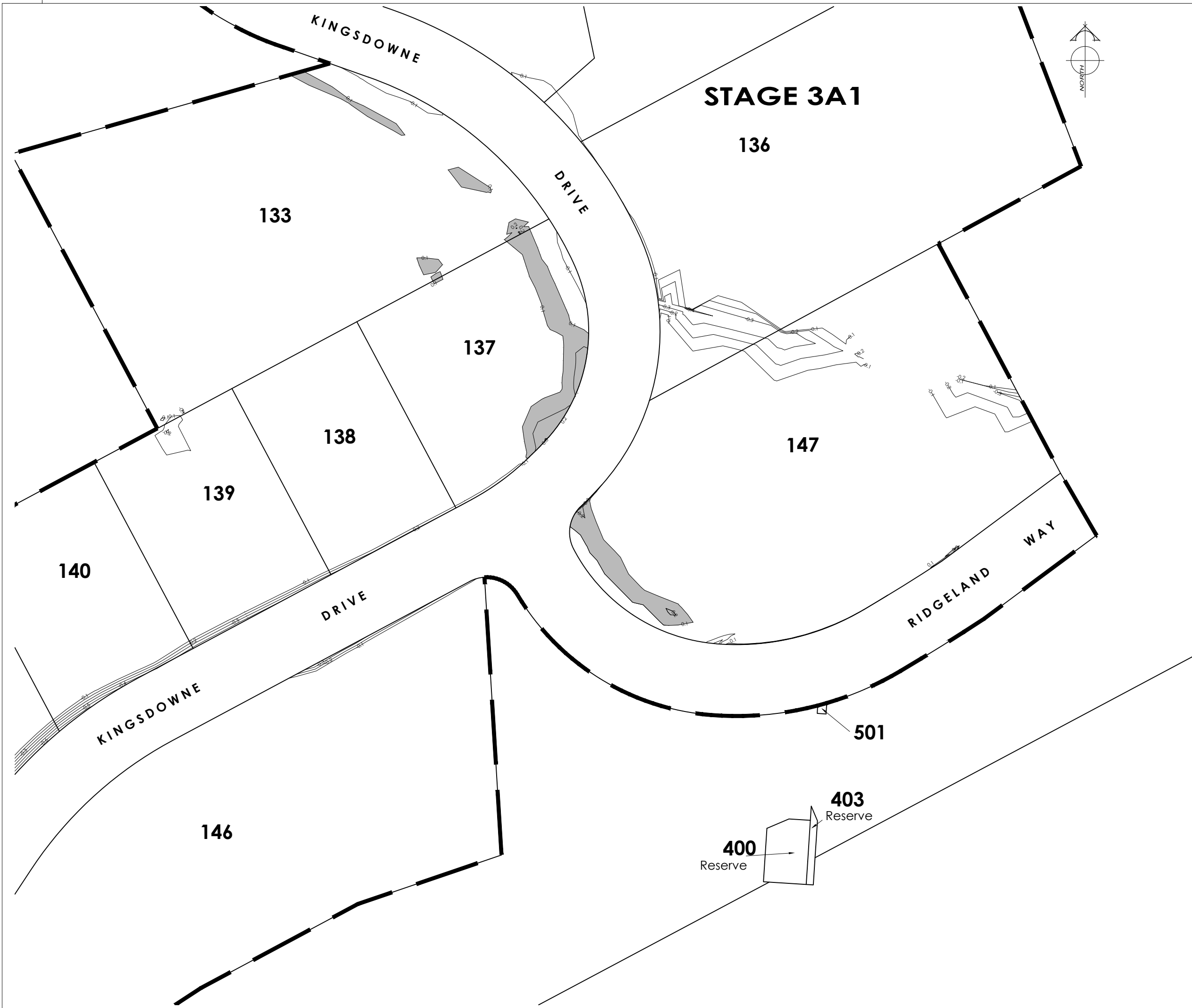
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**GW Wilfield Ltd
 Stage 3A1 Wilfield, West Melton**

SHEET TITLE:
Earthfill - Asbuilt

DRAWING STATUS:
Asbuilt

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C18130.AB01.EF01 RO





AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION

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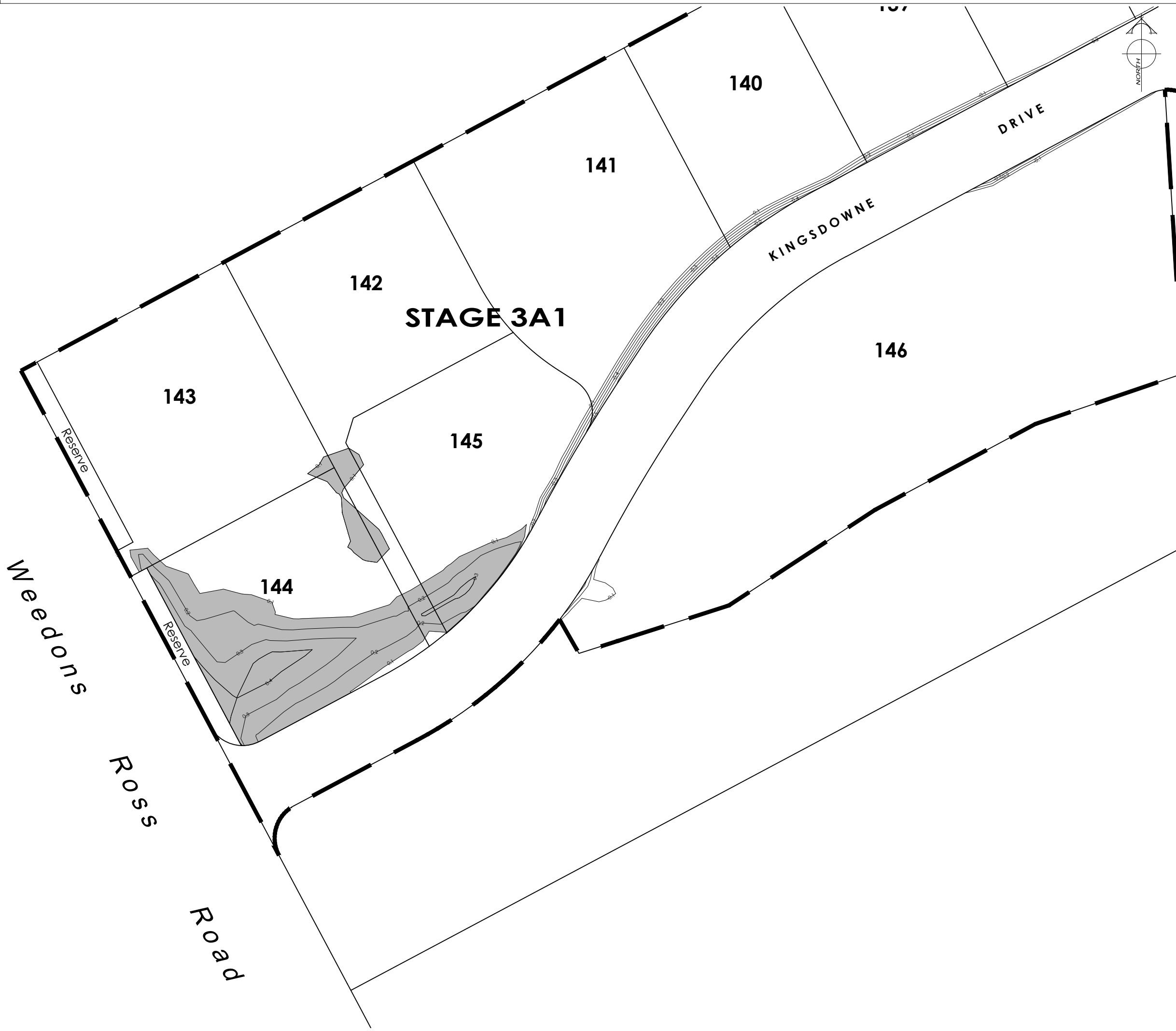
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**GW Wilfield Ltd
 Stage 3A1 Wilfield, West Melton**

SHEET TITLE:
Earthfill - Asbuilt

DRAWING STATUS:
Stage 3 Asbuilt

SCALE: 1:500@A1 DATE: October 2016
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CAD FILE: J:\18130\Asbuilt\Stage 3\18130-3_AB_EF_NZIM.dwg REVISION:
 DRAWING No: SHEET No:
C18130.AB01.EF02 **RO**





AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION

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	CUT
	FILL > 0.1m



JOB TITLE:
**GW Wilfield Ltd
 Stage 3A1 Wilfield, West Melton**

SHEET TITLE:
Earthfill - Asbuilt

DRAWING STATUS:
Stage 3 Asbuilt

SCALE: 1:500@A1 DATE: October 2016
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 DRAWING No: SHEET No:
C18130.AB01.EF03 **RO**

4415
22 September 2014

Selwyn District Council
PO Box 90
Rolleston

Attention Rachel Carruthers



Dear Ms Carruthers,

**RE: Wilfield Subdivision, 690 Weedons – Ross Road, West Melton - RC 145470
Geotechnical Report Peer Review**

Geotech Consulting has been asked to carry out a peer review on the geotechnical report for this 92.2 ha subdivision of Lots 1 & 2 DP 391578, SO 8333 RS 37783 and SO 8404 RS 37879 into 180 residential lots. The Geotechnical Appraisal Report is by Davie Lovell Smith dated August 2014. In particular the peer review is to ensure compliance with the MBIE guidelines for the geotechnical assessment of subdivisions.

The report includes data from 25 hand auger bores which all stopped on the gravel at between about 0.3m and 0.9m, and 7 machine boreholes to between 2m and 3.8m. The site is essentially underlain with topsoil over a silty sand to less than 1m depth (typically 0.5 – 0.6m) overlying gravel to many tens of metres depth. Reference is also made to two deep Ecan well logs on the south side of the site, which both show the gravels extending to the well depths at 53m and 83m. The water table is indicated at being at about 20m depth, although a perched water table is reported in one of the test holes at 3.5m depth.

The liquefaction hazard is assessed as being low, given the gravel soils and the 20m depth to water table. There is discussion about proximity to the Greendale Fault, but this is several kilometres away and is no issue for the subdivision. "Good ground" is also discussed, with advice that shallow testing will be needed on each house site at building consent stage. It appears that the majority of the site should fulfill the requirements of "good ground" as defined in NZS3604, but possibly at depths of 0.5 – 0.6m.

We agree that there is minimal to no liquefaction potential at the site. The extent of work reported complies with the intent of the MBIE Subdivision guidelines, in our opinion, given the consistency of the ground conditions identified. The site would be TC1 Technical land classification.

Yours faithfully

Geotech Consulting Limited

A handwritten signature in black ink that reads 'I. McCahon'.

Ian McCahon

Dr. Mark Yetton E-mail myetton@geotech.co.nz

Nick Traylen E-mail ntraylen@geotech.co.nz

Ian McCahon E-mail mccahon@geotech.co.nz

Tel (03) 9822 538

Fax (03) 3257 555

PO Box 130 122

4 / 6 Raycroft Street

Christchurch 8141 New Zealand

GEOLOGICAL & ENGINEERING SERVICES

Land Information Memorandum

L211237

Application

GW Wilfield Ltd	No.	L211237
PO Box 9301	Application date	10/06/21
Tower Junction	Issue date	18/06/21
Christchurch 8149	Phone	021 341 363
	Fax	-

Property

Valuation No.	2354240066
Location	Silver Peaks Drive, West Melton
Legal Description	Lot 270-271 DP 525228
Owner	GW Wilfield Ltd
Area (hectares)	7.5947

No certificate of title was submitted with this application, a copy can be obtained from Land Information New Zealand 112 Tuam Street, such as to check for covenants, easements, etc.

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/07/18. For further information please contact Council's Rates Department.

Revaluation Year	2018
Land	\$1,600,000
Capital Value	\$1,600,000
Improvements	\$ 0

Current Rates Year 2020 to 2021

Annual Rates	\$2,957.90
Current Instalment	\$ 739.45
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	00

Next Revaluation Due 2021.

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 (03) 347 2800.

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: West Melton Living WM South

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.

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 Proposed District Plan in full to see what the potential impacts may be.

The Proposed District Plan can be viewed in ePlan format at:

www.selwyn.govt.nz/proposedplan

Alternatively a summary guide which outlines the key changes between the Proposed and Operative plans and more information about the District Plan Review process can be found at:

www.selwyn.govt.nz/districtplanreview

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

- | | |
|----------|---|
| 29/03/21 | Resource Consent 215227
To Undertake A Subdivision To Create 92 Residential Allotments, Two Road Allotments, Two Reserve Allotments And A Balance Rural Lot
Decision Notified 3/06/21
Granted By Local Authority Officer 3/06/21 |
| 29/03/21 | Resource Consent 215228
To Undertake Earthworks Associated With Rc215227
Decision Notified 3/06/21
Granted By Local Authority Officer 3/06/21 |

- 12/11/18 Resource Consent Pc180059
Rezoning Of Existing Living 2 And Living 2a Zones In The Wilfield Subdivision Rezoned To
Living West Melton (Living Wm) South
Decision Notified 7/04/21
Granted By Council 10/03/21
- 18/12/17 Resource Consent 175703
To Undertake An Amalgamation To Create Lots 270 And 271 (Wilfield Stage 8)
Section 224 Issued 22/06/18
Granted By Local Authority Officer 7/02/18

Planning Notes

A Resource Consent may not be required to erect a dwelling on this property subject to compliance with servicing, bulk, locations and vehicle access/parking requirements of the District Plan.

Note that this subdivision has not been issued with a Completion Certificate and that further works or inspections maybe required before this Certificate can be issued.

Subdivision approved but no certificate of Title issued

If you are purchasing this property 'off the subdivision plans' meaning that no Certificate of Title has yet been issued, it is strongly recommended that you thoroughly check the conditions of the subdivision consent which created this allotment. These conditions may place restrictions on how the site is used which will be recorded on the Certificate of Title though a consent notice or covenant.

There is a consent notice on the Certificate of Title to this property.

Reference (Plains Flood Management Overlay)

The District Plan Review has considered the potential effects of Natural Hazards such as flooding, tsunami, wildfire and geotechnical hazards such as land instability, liquefaction and fault lines on properties across the District. This property is identified by the Proposed District Plan as being located within a Natural Hazard Overlay. For further information visit <https://yoursay.selwyn.govt.nz/selwyndistrictplanreview> or contact the Planning Department.

Please note: 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 listed are based on what is available on our general property information, and there may be other resource consents for the property which have not been added to the property record.

Building

At the time of issuing this report there are no known buildings sited on this property.

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

If you have any questions about the information below please contact the Selwyn District Council Water Department at 0800 SELWYN or contactus@selwyn.govt.nz.

Water:

West Melton Water supply will be available to this subdivision but it is not connected. However, this Lot is still under one valuation number. It is noted in the Water Supply Bylaw 2008 that each Premises may only have one Point of Supply (11.2(b)), you can find a copy of this bylaw on the Selwyn District Council website. Until such a time as it is subdivided properly into separate lots, only one connection will be allowed for water. This means that only one water rates bill will be sent to only one owner who would essentially pay for all the water on the site. Any further connections to the water network cannot proceed without the necessary engineering approvals. Once an application for sub-division has been formally put in place and approved by Council then new connections can be applied for through the council website: <https://www.selwyn.govt.nz/services/water/water-supplies/water-connections/new-water-connection-approval-and-declaration>

Any lateral that runs along a neighbouring dwelling/lot will require a formal easement to be put in place to protect the service from being built over in the future.

Please ensure that the toby box is not buried or covered over during the building or landscaping process.

Please also keep any plantings a minimum of 0.5m away from the toby box to avoid problems with maintenance and access in the future.

Stormwater:

Stormwater to be determined with new subdivision, contact asset dept for more information.. This property may be located within an area covered by an Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury to ensure that any activity undertaken on site complies with the relevant consent conditions. For further information contact Environment Canterbury customer services on 0800 324 636 or visit their website www.ecan.govt.nz.

Waste Water:

Once the property is subdivided properly, the individual Lots will be serviced through Council's gravity sewer network. Where laterals cross over individual lots, the applicant to note that Council operators may require to access the sewer pipes for any maintenance or renewal works in the easement area over the services and may require the surface to be excavated. Council will not be liable for reinstatement of hard surfaces to exact shade or texture matching. The Drainage design will require an engineering approval.

Sewer Note (For Stage 3 Only)

This property will be/is serviced by a low pressure sewer system. Each lot will require its own individual pumping unit as specified by the developer. If a pumping unit has not been specified an Ecoflow EOne unit or one of equal specification shall be installed. Any costs or maintenance associated with the pumping units will be at the lot owners expense.

Water info:

Please be aware that West Melton is located in an area with low annual rainfall and relatively free draining soils. To help conserve our precious water resource please insist on drought tolerant species when developing your garden and lawn. So that you are prepared for summer water restrictions, Council recommends the installation of a programmable timer as part of any irrigation system installed.

Please note that this property has a restricted water connection to Councils water supply. This means that water is supplied to your property at a reduced flow rate over a 24 hour period. When building you will need to allow for the installation of a water tank and booster pump on your property.

Kerbside Waste Collections

Council refuse and recycling collection is available Wednesday. The organic collection is available Thursday. 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.

Water Race

An open or piped stock water race may run through or adjacent to this property. Properties are rated for stock water races as outlined in Council's Policy W109. Water Races are covered by the Selwyn District Council Stock Water Race Bylaw 2018. Property owners have responsibilities for; maintenance, adjacent vegetation control, providing access and fencing stock. A building setback applies to all races. Council approval is required for planting of the water races and installation of any structure in the race including culverts.

Potential Water Race Closures and processes are outlined on Councils website.

All closures are subject to Council approval.

Public initiated closures require 80% of affect property agreement before can be considered by council.

For further information on water races, please contact Selwyn District Council's Water Services Team.

Land and Building Classifications

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

Land Notes: Please see attached the Peer Review which relates to the area this property is located in.

Land Notes: Council holds the following reports: Geotech Reports, Contamination PSI's and DSI's, Contamination Ecan Comment and RAP reports, Site Investigation Reports and Remediation Action Plan. Please contact our Records Team at records.management@selwyn.govt.nz for further information.

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 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 the New Zealand Transport Agency.

The Selwyn District Council is developing a number of 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 (03) 347 2868.

Land Notes: This property may be listed on Environment Canterbury's Listed Land Use Register (LLUR). For further information, please contact Environment Canterbury directly – Phone 0800 324 636.

Land Notes: This property may have high tension power lines over the site and it is recommended that Transpower be contacted regarding any use of the site in relation to the power lines.

Land Notes: This property is within the West Melton Observatory Lighting Area. All external lighting must be shielded so that any light spill is directed at an angle between 90 and 270 degrees from the vertical, and so there is no light spill onto adjoining properties or road reserves.

Land Notes: This property is located within the Lowes Road ODP Area (Appendix 34), or High Street Southbridge ODP Area (Appendix 45) or a Living Z Zone. All fencing on your property must comply with Rule 4.13 of the District Plan, which prevents the height of any fence between the front building façade and the street, or a private Right of Way or shared access (over which the allotment has legal access), exceeding 1 metre. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m. Side boundary fences must drop down to a maximum of 1m in height at least 3 metres back from the front boundary. If your fencing proposal does not comply with the maximum heights specified a resource consent will be required.

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirements

Silver Peaks Drive and Kingsdowne Drive are formed and sealed local roads maintained by Selwyn District Council.

Local Roads: Roads and streets servicing residential and rural development whose primary function is property access.

Special Land Features

	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)	80 m	80 m
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.

Microclimatic Considerations

In addition to exposure zones, evidence of local environmental effects (microclimates), and those produced by the erection of a structure or installation of equipment, shall be considered. Such on-site factors require additional consideration because a mildly corrosive atmosphere can be converted into an aggressive environment by microclimatic effects. Indications of such local conditions may be in the form of corrosion of metal items on adjacent structure. Significant acceleration of the corrosion rate of structural fasteners and fixings beyond what could be expected from geographical location can occur in the following circumstances:

- (A). Industrial contamination and corrosive atmosphere;
- (B). Contamination from agricultural chemicals or fertilizers; and
- (C). Geothermal hot spots. Hot spots are defined as being within 50 m of a bore, mud pool, steam vent, or other source.

Microclimatic conditions (a) to (c) require Specific Engineering Design.

Flooding: Flood Management Area - 500 year event

The Council is undertaking a District Plan Review and through this process the Council has obtained and holds information showing that this property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. The two reports are outlined below and can be found at <https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/>: ECan report R19/41 – Selwyn River/Waikirikiri floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikiri.

DHI Water and Environment Ltd report – Regional Policy Statement Modelling for SDC – District Plan. The report identifies areas that may be affected by flooding in heavy rainfall events in the Selwyn District. For more information please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email contactus@selwyn.govt.nz or visit 2 Norman Kirk Drive, Rolleston.

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.

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: less than 30 m below ground

Soil Types: Eyre shallow and stony sandy loam

Templeton moderately deep fine sandy loam + Eyre shallow fine sandy loam

Eyre shallow sandy 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

No information located.

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.

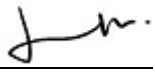
Notes

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 (03) 3472800.
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. Perspective purchasers should be aware that the Building Act 2004, contains a list of building work in Schedule 1 (Building work for which building consent not required). The list of work in Schedule 1 has been regularly reviewed and amended over the years with more types of building work added on several occasions, for example amendments which became effective in November 2013, means that council may not have records for the removal or demolition of buildings on this property. It is important that perspective purchaser's understand that 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. It is also important to check when the work was actually done, as the amendments to the schedule cannot be applied retrospectively to work.

Perspective purchasers are advised as part of their due diligence process to verify that all buildings that exist on the site have been issued with a building consent/permit or seek details from the current owner to satisfy themselves if the building work was carried out and complied with the Schedule 1 provisions.

Further information on Building work that does not require a building consent go to <https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/> Noting this is the latest amendment which came into effect on the 30 October 2020, previous versions of schedule can be viewed under versions and amendments to the Building Act 2004 at <http://www.legislation.govt.nz/act/public/2004/0072/latest/versions.aspx>
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.

Name: Serala Mao  Date: 18 June 2021

Legend

Railway



Railway

Road



Selwyn Roads

All Road Labels

Rating



Ratepayer Information

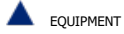
Title Owners



Parcels

Water

Water_pt



EQUIPMENT



FACILITY



FIRE_PLANT



HYDRANT



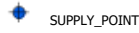
IRRIGATION



NODE



OBSOLETE



SUPPLY_POINT



TANK



VALVE

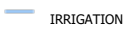
Water_In



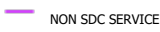
DIM LINE



DUCT



IRRIGATION



NON SDC SERVICE



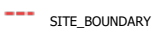
OBSOLETE



OUTLINE



PIPE



SITE_BOUNDARY

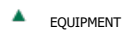
Sewer

Manhole Labels

Sewer_pt



CHAMBER



EQUIPMENT



FACILITY



MANHOLE



NODE



VALVE

Sewer_In



OUTLINE



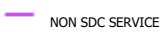
DIM LINE



DUCT



IRRIGATION



NON SDC SERVICE



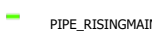
OBSOLETE



OUTLINE



PIPE_GRAVITY



PIPE_RISINGMAIN



SITE_BOUNDARY



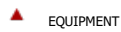
Sewer_py

Stormwater

Storm_pt



CHAMBER



EQUIPMENT



FACILITY



INLET/OUTLET



MANAGEMENT



MANHOLE



NODE



SOAKHOLE



SUMP

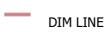


VALVE

Storm_In



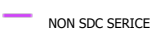
CHANNEL



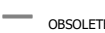
DIM LINE



MANAGEMENT



NON SDC SERVICE



OBSOLETE



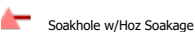
OUTLINE



PIPE



SITE_BOUNDARY



Soakhole w/Hoz Soakage



StopBank

Storm_py



CATCHMENTS



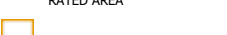
CONSENT AREA

GROUNDWATER LESS 6M



OUTLINE OF BASIN

RATED AREA



Stormwater Management Area

Storm_In_Labels

WaterRaces

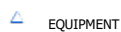
WRace_pt



DISCHARGE



DIVIDE



EQUIPMENT



GATE



GRILL



HEADWALL



MANHOLE



NODE



POND



SITE



SHAFT



SOAKHOLE

WRace_In



AQUEDUCT



CULVERT



DIM LINE



EMERGENCY DISCHARGE



INTAKE



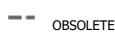
LATERAL



LOCAL



MAIN



OBSOLETE



OUTLINE



SIPHON



TUNNEL

Drain

CDrain_pt



GATE



Site



WEIR

CDrain_In



DRAIN



ECan



OUTLINE



StopBank



Site Boundary

CDrain_In Label

LiquefactionReview

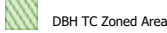


Project Extent

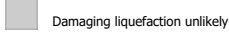


Boundary Between Liquefaction Assessment Zones

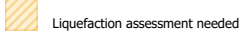
Liquefaction Susceptibility



DBH TC Zoned Area



Damaging liquefaction unlikely



Liquefaction assessment needed

Zones

Dairy Processing



DPMA



NCB



West Melton Observatory Zone

Planning Zones



High Country



Port Hills



Existing Development Area



Living 1



Living 2



Living 3



Living X



Living WM



Living Z



Deferred Living



Business 1



Business 2



Business 3



Inner Plains



Outer Plains

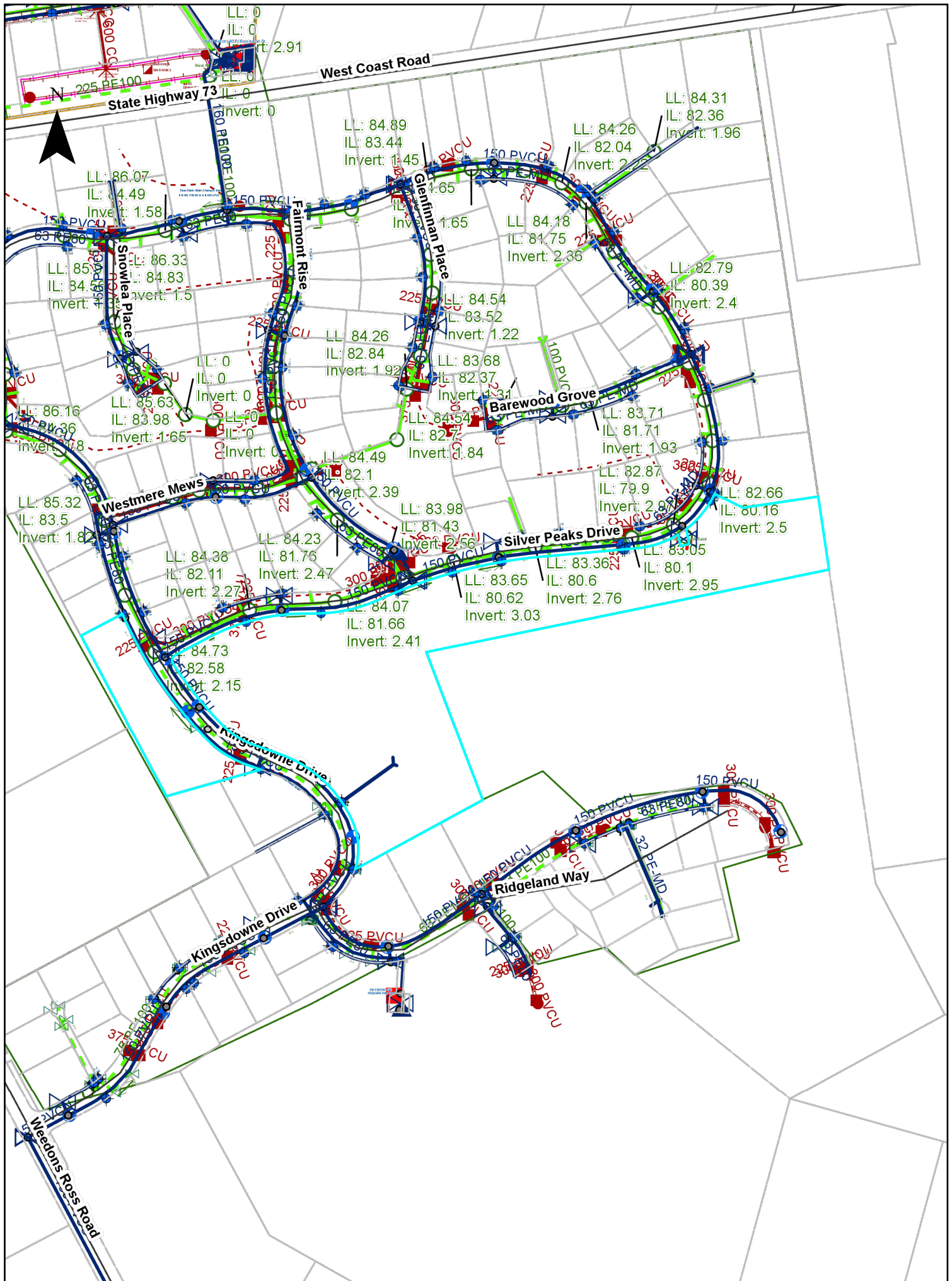


Malvern Hills

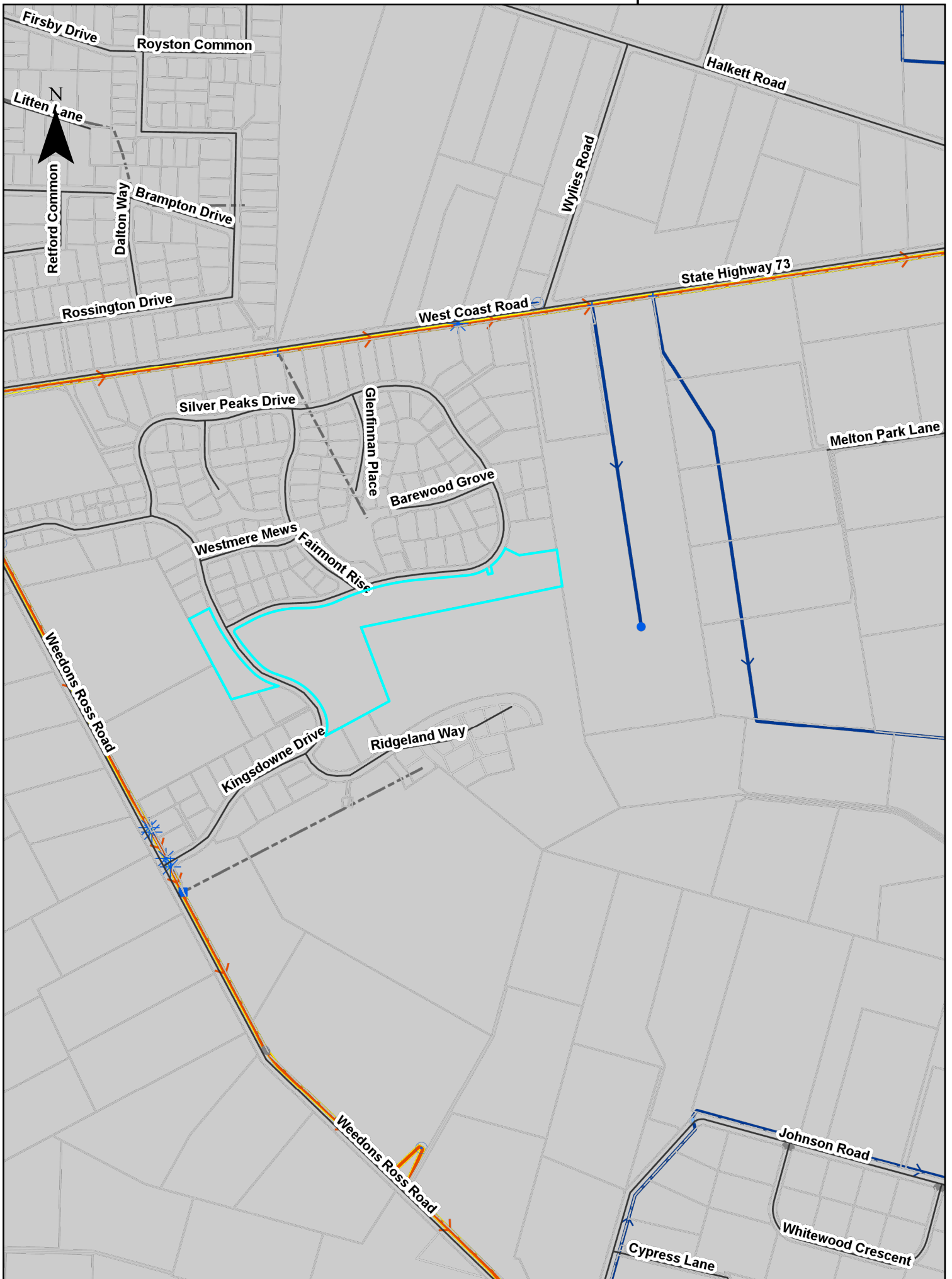


Key Activity Centre

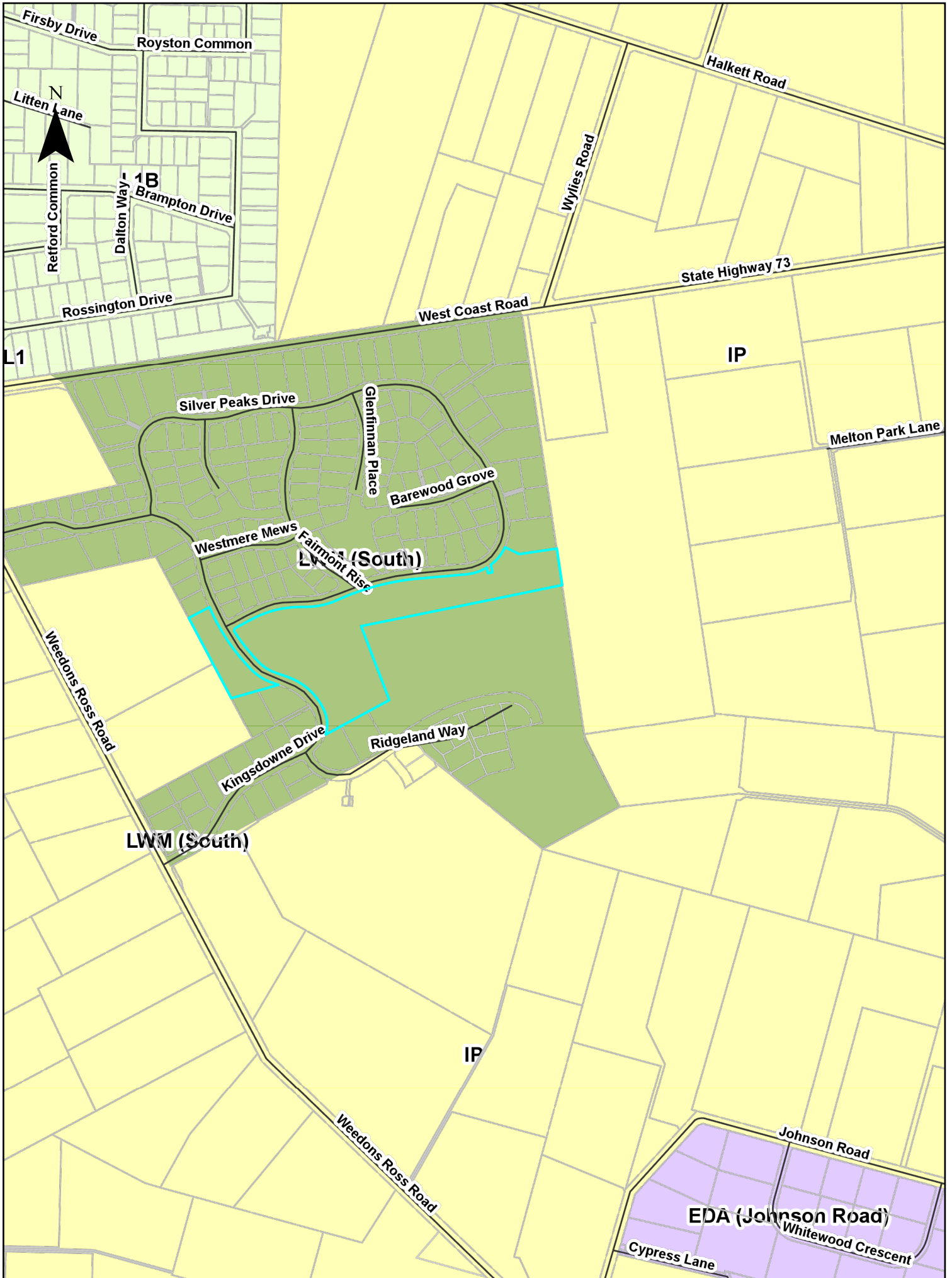
Services



Water Races and Liquefaction



Zone



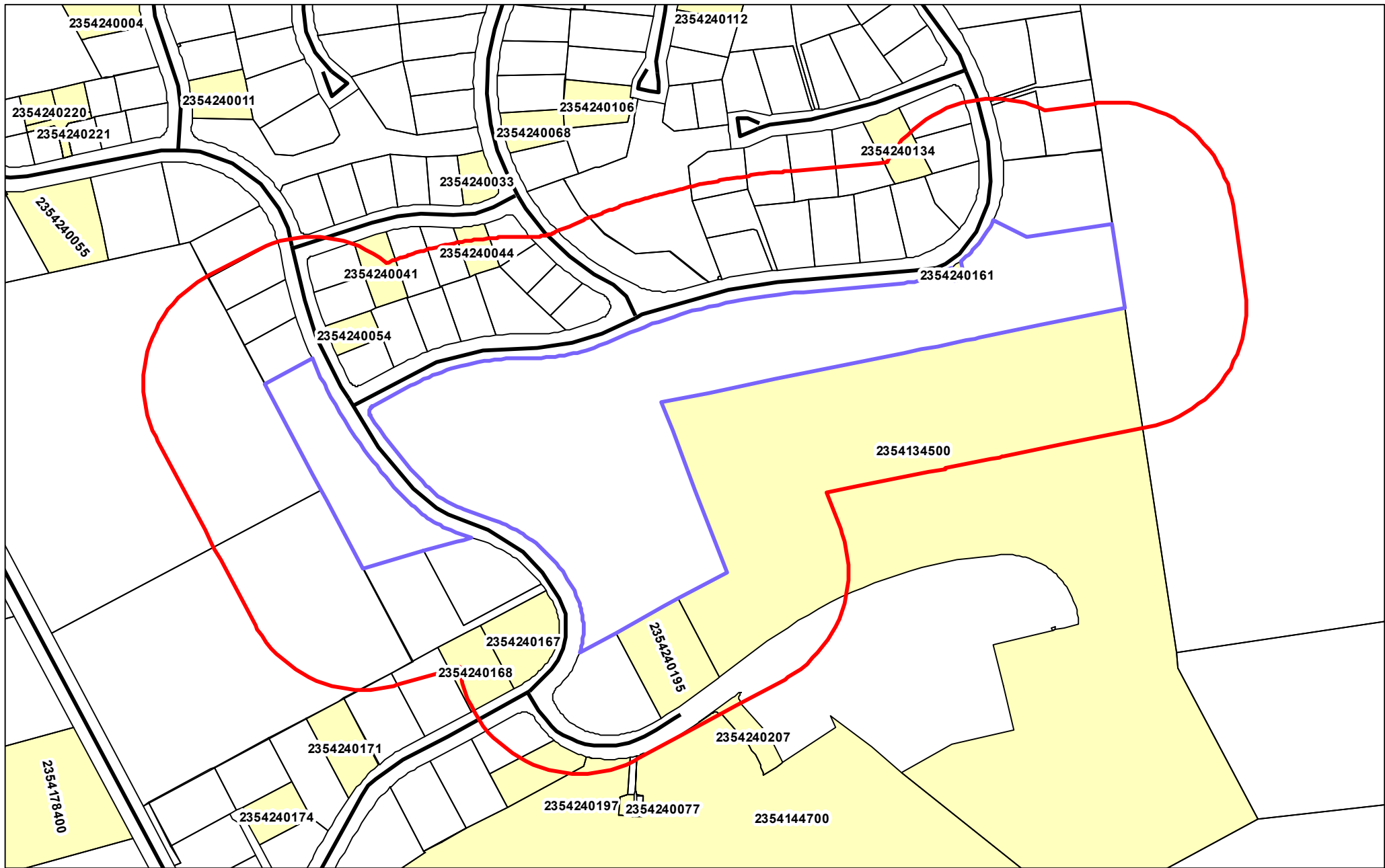
RESOURCE CONSENT INFORMATION

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



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 Land Information New Zealand's Digital Cadastral Database (DCDB)
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 Approved for internal reproduction by Selwyn District Council
 Digital Licence No. 133562-01

Resource Consent Map

100m Buffer



Assessment ID	Consent Number	Proposal	Status	Date
2354240161	D200198	To designate land as SDC-190 West Melton (S) Wilfield Wastewater Pump Station for Wastewater Pump Station purposes.		
2354240207	185376	To subdivide to create 11 residential lots	GDEL	2018-08-15
2354240207	185377	To erect a dwelling on each lot created by subdivision 185376 breaching site coverage.	GDEL	2018-08-15
2354240207	185357	To undertake a subdivision to create two lots	GDEL	2018-07-18
2354240168	PC180059	Rezoning of existing Living 2 and Living 2A zones in the Wilfield subdivision rezoned to Living West Melton (Living WM) South.	GCNL	2021-03-10
2354240041	215091	To install a swimming pool exceeding site coverage	GCNL	2021-03-12
2354134500	155097	To enable site coverage in excess of that permitted and non-complying setbacks from SH73.	GDEL	2015-06-23
2354134500	175068	To undertake a subdivision to create 29 residential lots. Stage 6 Wilfield. See L/U 175069		
2354134500	175069	Roading non-compliances. See S/D 175068		
2354134500	195572	Extension of time for Resource Consent 145470 - To undertake a subdivision in three stages to create 158 residential and rural-residential lots and a balance rural lot, with roads and reserves to vest	GDEL	2019-09-30
2354134500	R307443	TO CARRY OUT EARTHWORKS FOR A SEWAGE TREATMENT FACILITY		
2354240044	165383	To change conditions 2, 3, 8, 9, 27, 48 and 68 of resource consent 145470 (as amended by 155098, 155417 and 155584). See land use 145471 Stage 4 155110 NES	GDEL	2016-08-05
2354240044	155584	Variation to change conditions of RC145470 altering staging of Stage 3 to Stg 3A & 3B.	GDEL	2015-12-23
2354240044	155417	Change Condition 2 of Resource Consent 145470 (as amended by 155098)	GDEL	2015-08-25
2354240044	145470	To undertake subdivision in three stages to create 158 residential and rural residential lots and a balance rural lot, with roads and reserves to vest. See land use 145471.NES. See also 155098, 155110 & 155417.	GDEL	2015-01-16
2354240197	175715	To undertake a subdivision to create eight lots	GDEL	2018-05-03
2354240167	205382	To construct a vehicle crossing in a non-complying position in relation to an intersection	GDEL	2020-07-22
2354144700	155110	To undertake Stage 4 of GW Wilfield subdivision. See RC145470 Stg 1-3, RC165672 Stg 4 variation, RC165427 Stg 5	GDEL	2015-09-09
2354144700	165672	Variation to RC155110 Stage 4 of GW Wilfield subdivision. See RC145470 Stg 1-3, RC165427 Stg 5	GDEL	2016-12-22
2354240054	PB208135	To erect an accessory building with restricted discretionary siting	GDEL	2020-06-29
2354240134	195650	To erect a dwelling and attached garage with non-complying recession plane		
2354240134	PB198107	FAST TRACK - To erect a dwelling with restricted discretionary recession plane	GDEL	2019-11-18
2354240195	215227	To undertake a subdivision to create 92 residential allotments, two road allotments, two reserve allotments and a balance rural lot	GDEL	2021-06-03
2354240195	215228	To undertake earthworks associated with RC215227	GDEL	2021-06-03



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.

Follow the simple directions below to help your tree survive.

When should I water?

During the dry summer periods of November – March and if your trees shows signs of drought stress like wilting and upward curling or rolling, browning of leaves, twig and branch dieback.

If you can, avoid watering during the hottest part of the day.

Any method below can be followed once a fortnight while during dry periods

- If your tree has been planted with a piped watering system. Lift the cap pour down 15-20 litres of water and replace the cap to allow the water to then slowly soak into the root zone of the tree.
- If you have in-ground irrigation on your berm lawn, let it run an extra 30 minutes in the zone where you have trees. This will allow the water to penetrate through the turf and thatch and allow more water to soak down to the roots of the tree.
- You can also use a garden hose turned on to a very slow trickle placed 40-90cm from the trunk. Turn the water on to deliver a very slow trickle and let the water soak into the ground for about 2 hours around the tree pit.

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.

**STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT**

To:	Subdivisions Engineer	(name and address of Local Authority)
	Selwyn District Council P O Box 90 ROLLESTON	

**STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT**

Subdivision	Wilfield Subdivision - Stage II
Owner/Developer	GW Wilfield Ltd
Location	Weddons Ross Road, West Melton

The earth fill shown on the attached plan titled:

GW Wilfield Ltd, Wilfield, West Melton; Earthfill Asbuilt Number: C.18130.STG 2AB.EF01 R1 - C.18130.STG2AB.EF04 R1

has been placed in compliance with NZS4431.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is experienced in earthwork construction.

John Bannock, CPEng, MIPENZ

Address C/- Site Solutions Limited, PO Box 36-420, Merivale, Christchurch

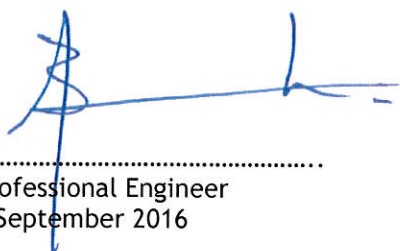
During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in his report No 2217 (dated 18 April 2016) which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included in this report.

The attached plan titled **GW Wilfield Ltd, Wilfield, West Melton; Earthfill Asbuilt [C.18130.STG 2AB.EF01 R1 - C.18130.STG2AB.EF04 R1]** dated August 2016 has been placed in compliance with the terms of NZS 4431 shows Lots No. 79 -81, 83 - 90, 93, 98 - 109, 111 - 114, 119, 124 - 127 to be affected by filling and the extent of the fill (both engineered and non-engineered).

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

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- Other considerations and recommendations as stated in earthwork report are followed

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



.....
Professional Engineer
7 September 2016

on behalf of:

GW Wilfield Ltd
(Owner/ Developer)


**STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT**

To:	Subdivisions Engineer	(name and address of Local Authority)
	Selwyn District Council P O Box 90 ROLLESTON	

**STATEMENT OF SUITABILITY OF EARTH FILL
FOR RESIDENTIAL DEVELOPMENT**

Subdivision	Wilfield Subdivision - Stage III-A-1
Owner/Developer	GW Wilfield Ltd
Location	Weddons Ross Road, West Melton

The earth fill shown on the attached plan titled:

GW Wilfield Ltd, Stage 3A1 Wilfield, West Melton; Earthfill Asbuilt Number: C.18130.AB01.EF01 R0 - C.18130.AB01.EF03 R0
--

has been placed in compliance with NZS4431.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is experienced in earthwork construction.

John Bannock, CPEng, MIPENZ

Address C/- Site Solutions Limited, PO Box 36-420, Merivale, Christchurch

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in his report No 2217 (dated 25 October 2016) which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included in this report.

The attached plan titled **GW Wilfield Ltd, Stage 3A1 Wilfield, West Melton; Earthfill Asbuilt [C.18130.AB01.EF01 R0 - C.18130.AB01.EF03 R0]** dated October 2016 has been placed in compliance with the terms of NZS 4431 shows Lots No. 133, 137, 142-145, 147 to be affected by filling and the extent of the fill (both engineered and non-engineered).

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

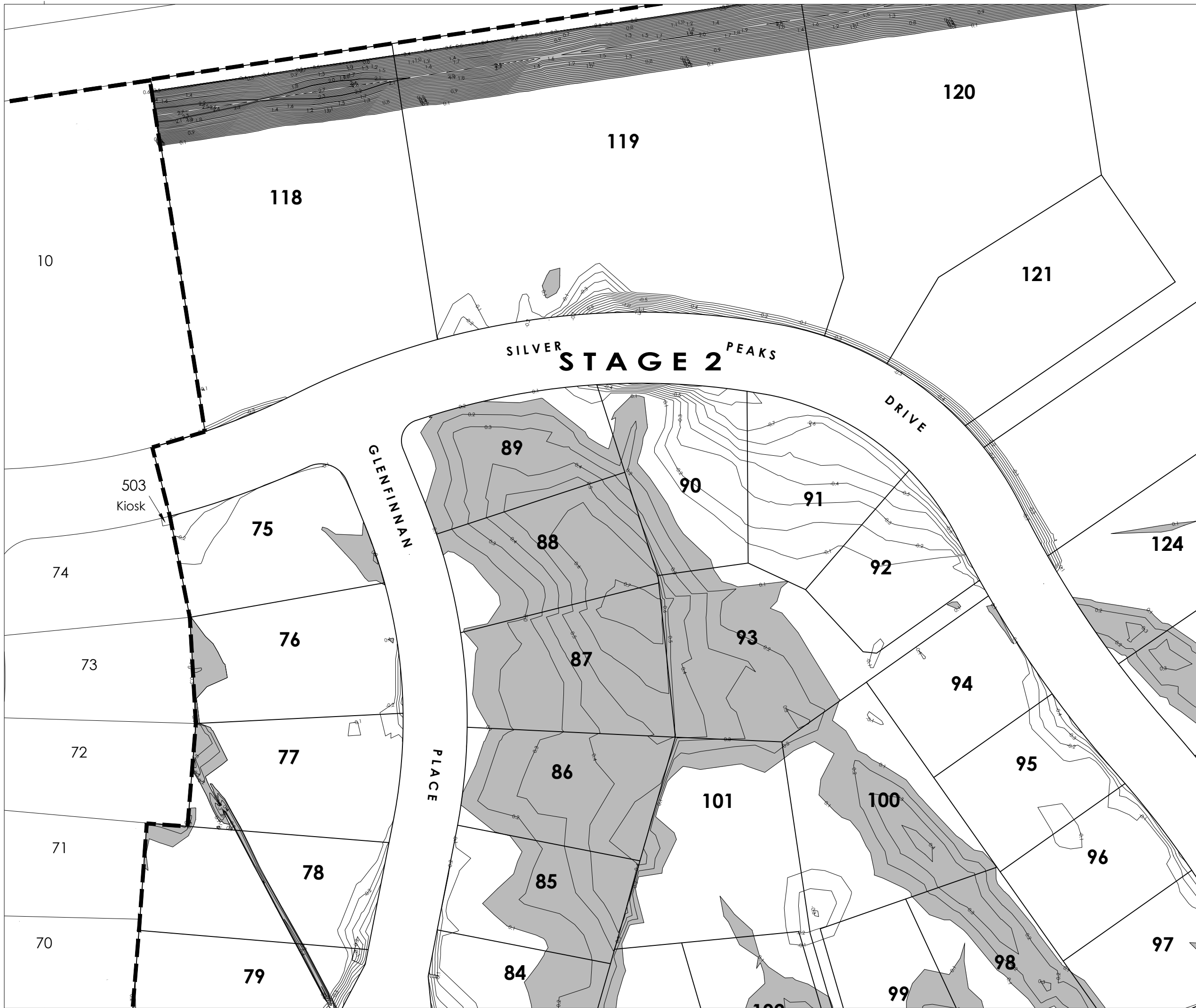
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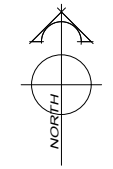
.....
Professional Engineer
25 October 2016

on behalf of:



GW Wilfield Ltd
(Owner/ Developer)



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	23.8.16	EARTHFILL UPDATED



LEGEND:
 CONTOURS SHOWN ARE APPROXIMATELY CUT (-ve) AND FILL (+ve) AT 0.1m INTERVALS.

	CUT
	FILL > 0.1m

- NOTES:
- 1) This plan has been prepared for earthfill asbuilt purposes only. No liability is accepted if the plan is used for any other purpose.
 - 2) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
 - 3) All as built information has been provided by 43 Below and has not been verified.



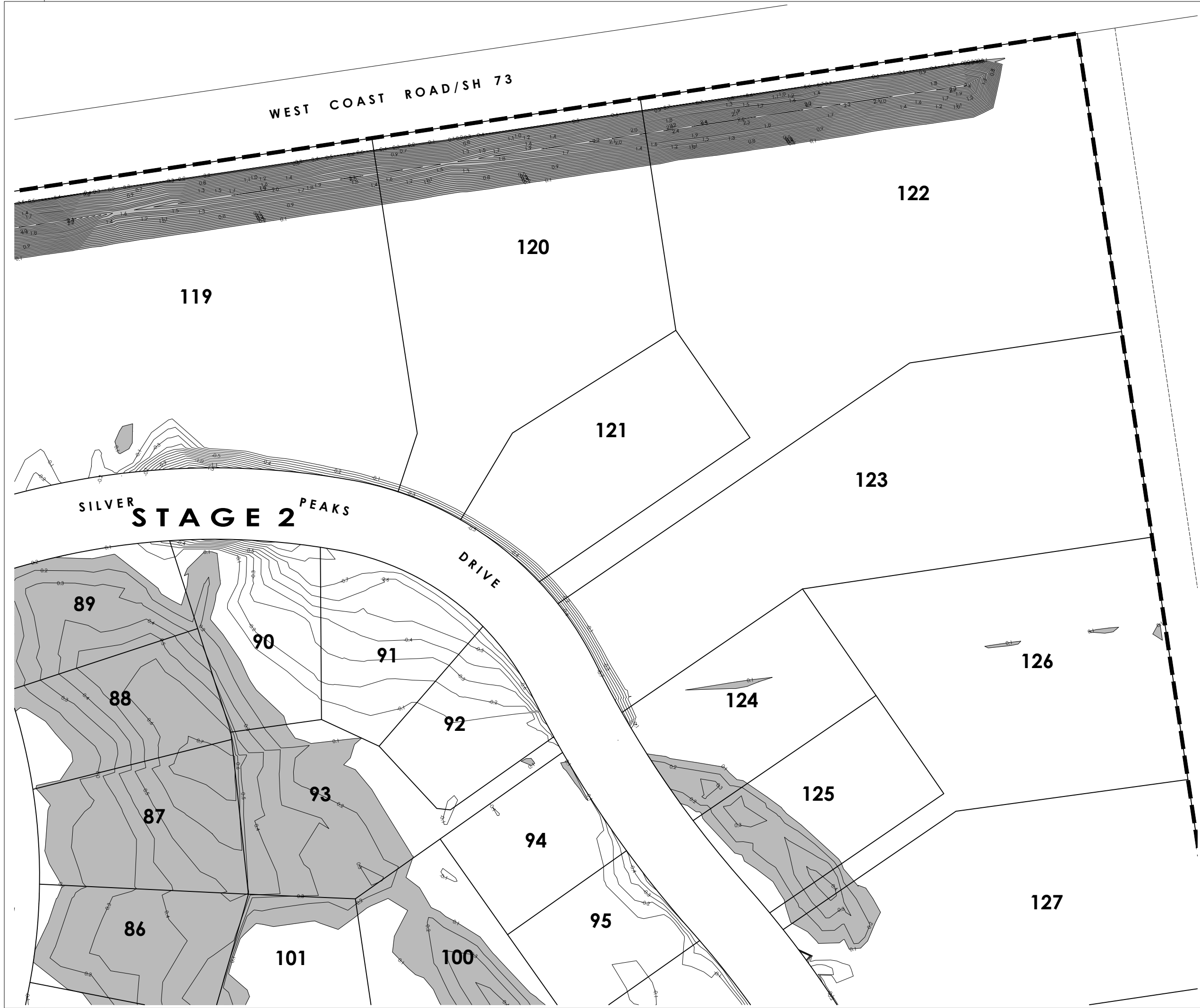
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**GW Wilfield Ltd
 Wilfield Stg 2, West Melton**

SHEET TITLE:
Earthfill Asbuilt

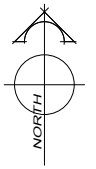
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Asbuilt

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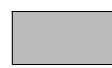
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AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R1	23.8.16	EARTHFILL UPDATED



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**GW Wilfield Ltd
 Wilfield Stg 2, West Melton**

SHEET TITLE:
Earthfill Asbuilt

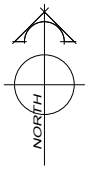
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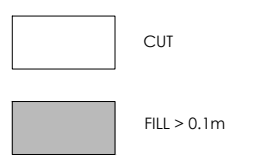
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AMENDMENTS:		
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R1	23.8.16	EARTHFILL UPDATED



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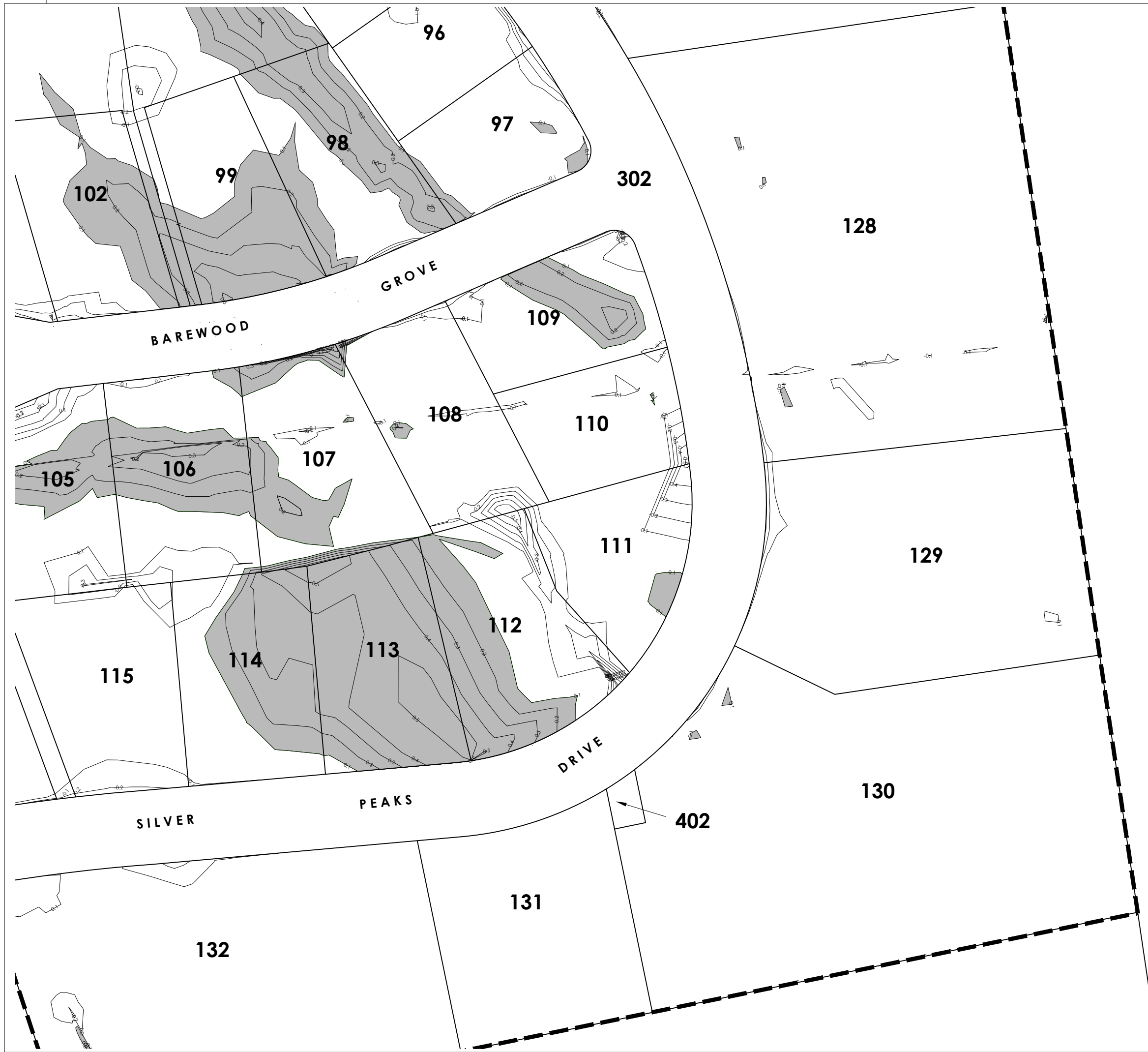
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**GW Wilfield Ltd
 Wilfield Stg 2, West Melton**

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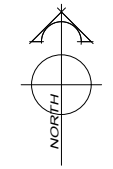
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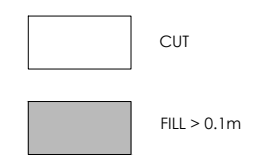
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R1	23.8.16	EARTHFILL UPDATED



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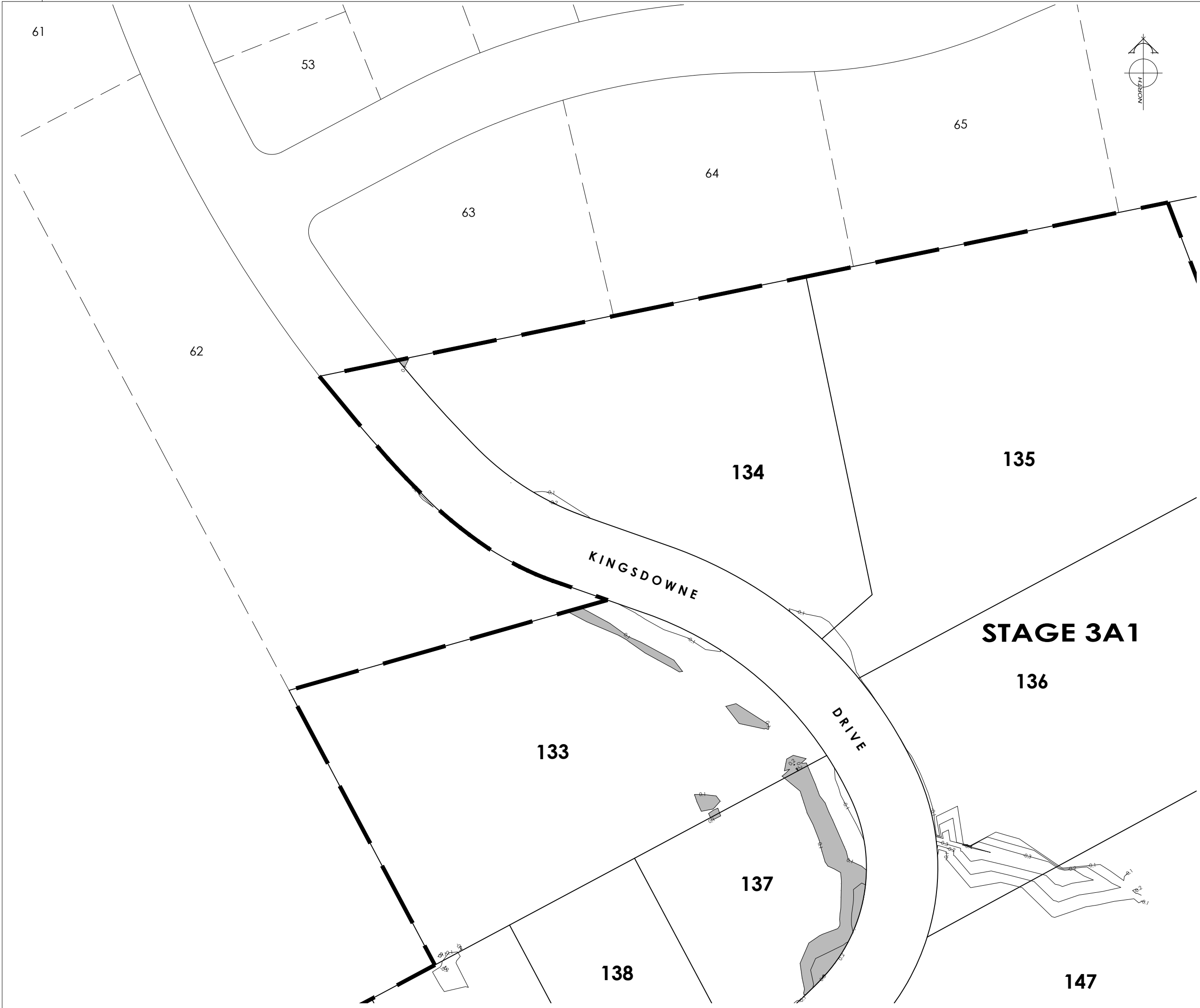
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**GW Wilfield Ltd
 Wilfield Stg 2, West Melton**

SHEET TITLE:
Earthfill Asbuilt

DRAWING STATUS:
Asbuilt

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C18130.STG 2AB.EF04 R1





AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION

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	CUT
	FILL > 0.1m



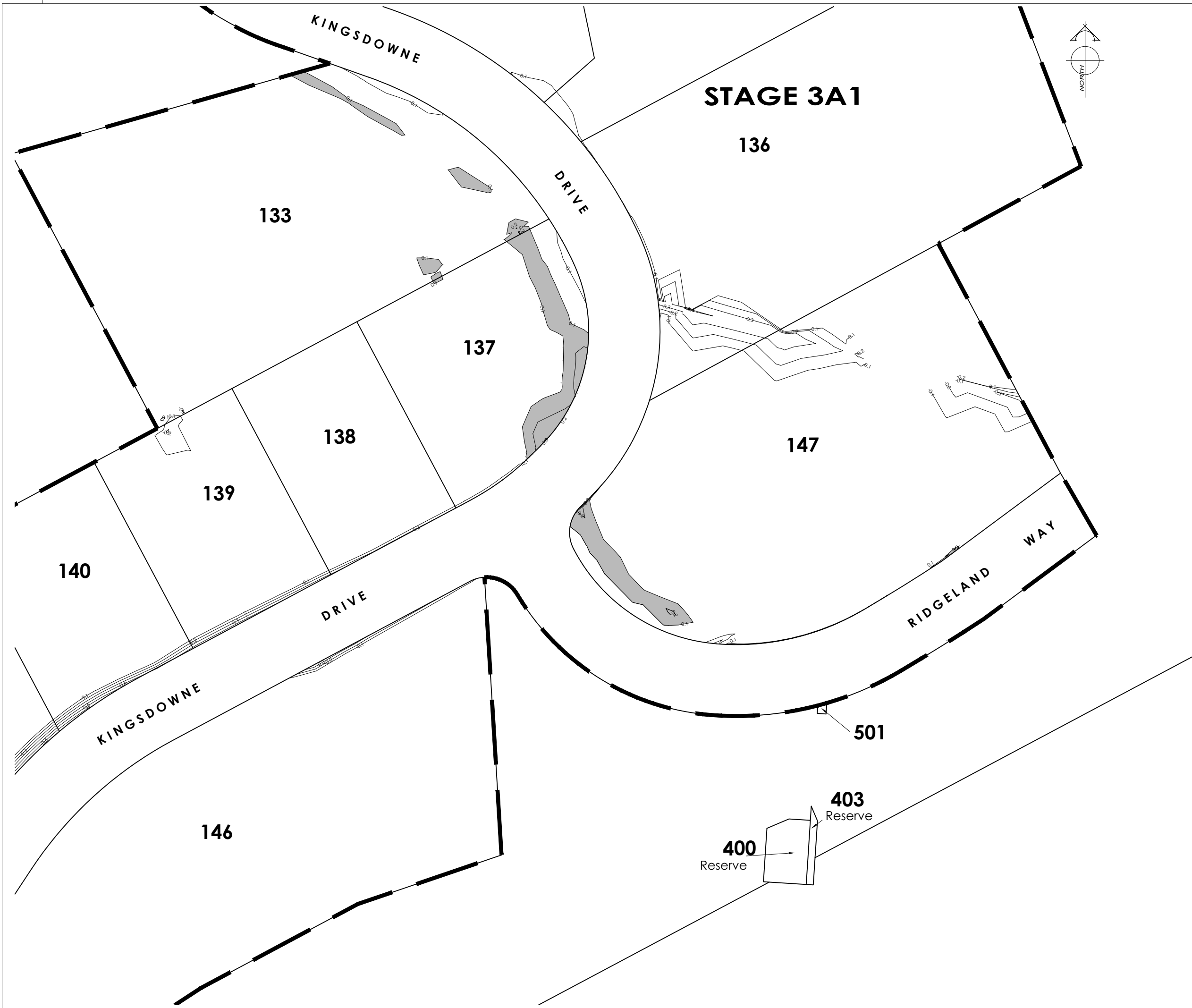
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**GW Wilfield Ltd
 Stage 3A1 Wilfield, West Melton**

SHEET TITLE:
Earthfill - Asbuilt

DRAWING STATUS:
Asbuilt

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C18130.AB01.EF01 RO





AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION

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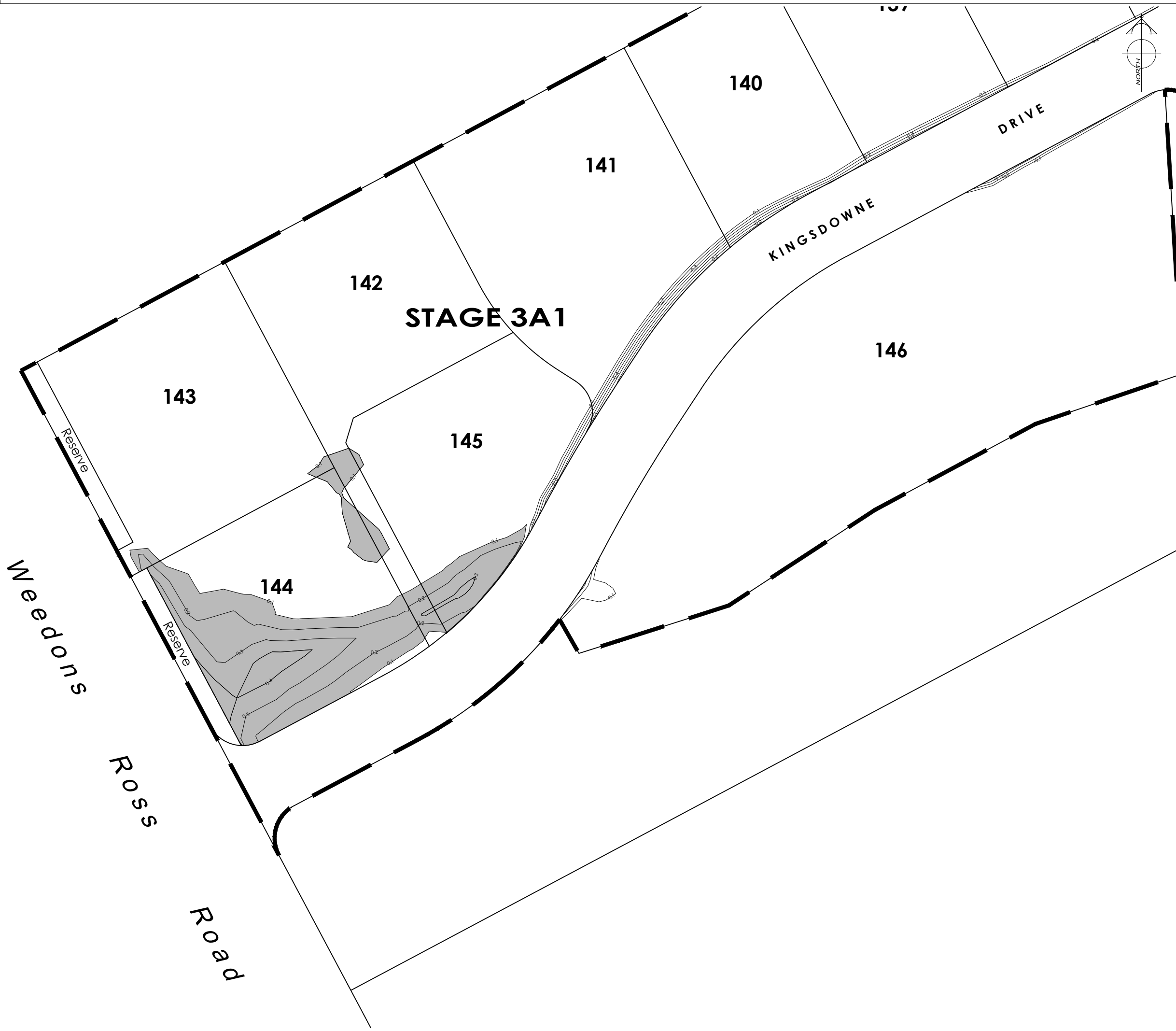
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**GW Wilfield Ltd
 Stage 3A1 Wilfield, West Melton**

SHEET TITLE:
Earthfill - Asbuilt

DRAWING STATUS:
Stage 3 Asbuilt

SCALE: 1:500@A1 DATE: October 2016
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 DRAWING No: SHEET No:
C18130.AB01.EF02 RO





AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION

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	CUT
	FILL > 0.1m



JOB TITLE:
**GW Wilfield Ltd
 Stage 3A1 Wilfield, West Melton**

SHEET TITLE:
Earthfill - Asbuilt

DRAWING STATUS:
Stage 3 Asbuilt

SCALE: 1:500@A1 DATE: October 2016
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CAD FILE: J:\18130\Asbuilt\Stage 3\18130-3_AB_EF_NZIM.dwg REVISION:
 DRAWING No: SHEET No:
C18130.AB01.EF03 **RO**

4415
22 September 2014

Selwyn District Council
PO Box 90
Rolleston

Attention Rachel Carruthers



Dear Ms Carruthers,

**RE: Wilfield Subdivision, 690 Weedons – Ross Road, West Melton - RC 145470
Geotechnical Report Peer Review**

Geotech Consulting has been asked to carry out a peer review on the geotechnical report for this 92.2 ha subdivision of Lots 1 & 2 DP 391578, SO 8333 RS 37783 and SO 8404 RS 37879 into 180 residential lots. The Geotechnical Appraisal Report is by Davie Lovell Smith dated August 2014. In particular the peer review is to ensure compliance with the MBIE guidelines for the geotechnical assessment of subdivisions.

The report includes data from 25 hand auger bores which all stopped on the gravel at between about 0.3m and 0.9m, and 7 machine boreholes to between 2m and 3.8m. The site is essentially underlain with topsoil over a silty sand to less than 1m depth (typically 0.5 – 0.6m) overlying gravel to many tens of metres depth. Reference is also made to two deep Ecan well logs on the south side of the site, which both show the gravels extending to the well depths at 53m and 83m. The water table is indicated at being at about 20m depth, although a perched water table is reported in one of the test holes at 3.5m depth.

The liquefaction hazard is assessed as being low, given the gravel soils and the 20m depth to water table. There is discussion about proximity to the Greendale Fault, but this is several kilometres away and is no issue for the subdivision. "Good ground" is also discussed, with advice that shallow testing will be needed on each house site at building consent stage. It appears that the majority of the site should fulfill the requirements of "good ground" as defined in NZS3604, but possibly at depths of 0.5 – 0.6m.

We agree that there is minimal to no liquefaction potential at the site. The extent of work reported complies with the intent of the MBIE Subdivision guidelines, in our opinion, given the consistency of the ground conditions identified. The site would be TC1 Technical land classification.

Yours faithfully

Geotech Consulting Limited

A handwritten signature in black ink that reads 'I. McCahon'.

Ian McCahon

Dr. Mark Yetton E-mail myetton@geotech.co.nz

Nick Traylen E-mail ntraylen@geotech.co.nz

Ian McCahon E-mail mccahon@geotech.co.nz

Tel (03) 9822 538

Fax (03) 3257 555

PO Box 130 122

4 / 6 Raycroft Street

Christchurch 8141 New Zealand

GEOLOGICAL & ENGINEERING SERVICES