FALCON'S RUN
Rolleston

LIM Reports

www.yoursection.nz

YOUR SECTION .nz

Land Information Memorandum L262033

Application

Kerry Watson
Yoursection FR 2 Ltd
139 Blenheim Road
Riccarton
Christchurch 8041

No.	L262033
Application date	18/08/2026
Issue date	25/08/2026
Phone	021341363

Property

Valuation No.	2405506517
Location	202 Lincoln Rolleston Road
Legal Description	LOT 15 DP 483709
Owner	Yoursection Limited
Area (hectares)	4.0323

Rates

Rateable Value

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

Revaluation Year	2024

Land	$4,100,000.00
Improvements	$350,000.00
Capital Value	$4,450,000.00

Current Rates Year 2026 to 2027

Annual Rates	$9,220.90
Current Instalment	$2,305.25
Current Year - Outstanding Rates	$2,305.25
Arrears for Previous Years	$0.00
Next Instalment Due	15/09/2026

Next Revaluation Due 2027

Please note: The rates information in this report is current as at the date of issue only. Rates balances may change after that date. Anyone requiring confirmation of the current rates balance, including for settlement purposes, should contact Council's Rates Team directly.

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

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

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

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

Planning/Resource Management

Partially Operative District Plan: Medium density residential zone
Operative District Plan Zoning: Inner Plains

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

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

Resource Consent 265691
To Establish And Operate A Temporary Show Home Village For A Period Of Up To Four Years
Lodged 12/08/2026

Resource Consent R304394
To Cancel Irrigation Conditions On R301773
Lapsed 30/03/2012

Resource Consent 085391
Subdivision Of 4ha Into 2 Lots Each To Be Amalgamated With Adjoining Lots
Section 224 Issued 27/04/2009
Granted By Local Authority Officer 16/12/2008

Resource Consent 135540
Lot 1 & Lot 2. Undertake A 15 Lot Subdivision In 2 Stages Within The Rural Inner Plains Zone. Nes.
Section 224 Issued 28/07/2015
Granted By Local Authority Officer 20/12/2013

Resource Consent 255546
To Undertake A Subdivision To Create 133 Residential Lots, Including The Cancellation Of Consent Notices.
Decision Notified 02/12/2025
Granted By Independent Commissioner(s) 28/11/2025

Resource Consent 255547
To Undertake Enabling Works For The Subdivision, Including Soil Remediation Work Under The Nes-cs
Decision Notified 02/12/2025
Granted By Independent Commissioner(s) 28/11/2025

Resource Consent R301773
Subdivision Into 4 X 10 Ha & 1 X 20 Ha Lots
Survey Plan Sealed 18/07/1997
Consent Approved 15/07/1995

Planning Notes

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

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

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

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

Reference: DEV-RO15,DEV-RO16
This property has been identified in the Partially Operative District Plan as being located within a Development Area which spatially identifies and manages an area where additional place-based provisions may apply to subdivision and development. For further information visit https://eplan.selwyn.govt.nz/review or contact the duty planner on 0800 SELWYN (0800735996)

Resource Consent 255546

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

Building

Building Consent 172134
4 Bedroom Domestic Dwelling With Attached Garage
Code Compliance Certificate Issued 03/07/2018

Building Consent 152476
2 X Farm Buildings
Code Compliance Certificate Issued 23/03/2017

Building Consent 170720
Septic Tank & Toilet Installed Into Outbuilding
Code Compliance Certificate Issued 08/08/2017

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

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

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

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

Schedule 1 Exempt Building Work

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

Services

Water

Council Water Scheme is not available.

Own potable water supply required.

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

Sewer

Council Sewer Scheme is not available

On-site sewage treatment and disposal.

The property is not serviced through Council sewer network. Any onsite wastewater treatment or changes to it will require Environment Canterbury consent.

If there is an existing domestic onsite wastewater treatment system on this property, the owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

Any new or replacement of domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury and may require consent from the surrounding properties for a variety of discharges. This could have an adverse effect on the neighbouring property in relation to odour, potable water supply quality, or be of a general nuisance factor.

Information regarding what consents have been granted for this or surrounding properties can be obtained by contacting the issuing authority Environment Canterbury.

Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited onto the land over time. If any soil tests

have been carried out, please forward a copy to the Council in order for the records to be updated.

For those properties not connected to a Selwyn Water Ltd reticulated sewer system, it is important that the effluent system is regularly checked and maintained. You should also be aware of the limits on what can and should not be disposed of through these systems. Any concerns should be referred to an organization that carries out checks and maintenance or to the product manufacturers.

Stormwater

Soakhole to ground

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

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

Copy of drainage plan attached.

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

Water Races

None known

Drains

None known

Kerbside Waste Collections

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

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

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

Please contact the Council for further detail.

Land and Building Classifications

Energy Infrastructure and Transport

None known

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

None known

Area-specific matters

None known

Land Notes

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

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and Waka Kotahi NZ Transport Agency.
The Selwyn District Council is developing several strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website www.selwyn.govt.nz or by contacting the planning department on 0800 SELWYN (0800735996).

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

Listed Land Use Register (LLUR):

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

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirement

Lincoln Rolleston Road is a formed and sealed arterial road maintained by Selwyn District Council. Other nearby roads are under construction here due to subdivision development.

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

Natural Hazards

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

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

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

You can obtain further information about natural hazard matters from:

- The District Plan Natural Hazard chapter: District Plan - Partially Operative Selwyn District Plan (Appeals Version)
- https://experience.arcgis.com/experience/f7b9c60d5a624147bb731b1afa7788dd#data_s=where%3AdataSource_2-19b106a45d6-layer-17%3A%22Assessment_ID%22%3D%272405506517%27&zoom_to_selection=true

  – use this map to view any of the natural hazards identified below that impact this Property or in the vicinity of the Property
- Our Duty Planner service at planning.technical@selwyn.govt.nz, or call 0800 SELWYN (735 996).

Earthquake

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

Earthquake Prone Buildings

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

Erosion

District Plan information relating to erosion

None known

Landslip and Rockfall

Regional mapping of landslides / rock avalanches

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

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

Liquefaction and Subsidence

Liquefaction / Geotechnical risk

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

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

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

As part of any building consent application, you may need a site-specific assessment or site subsoil investigation to establish the level of susceptibility to liquefaction or to confirm that 'good ground' can be achieved for any building work. The scope and testing of any site-specific assessment must be carried out by a CPEng Geotechnical engineer. The ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, and specific design may be required. The definition of 'good ground' can be found in the Definitions section of the NZ Building Code Handbook, and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Previous Reports: The Council holds the following geotechnical report(s) from previous consent processes. The reports may be specific to this Property, or if this Property was created through subdivision, the reports may relate to the subdivision as a whole. You can access these reports by making a Property File request from the Council:

- Proposed Shed and Barn for 202 Lincoln Rolleston Road Rolleston - scala Penetrometer soil test report, Lincoln Design Group Ltd commissioned by Totalspan Canterbury 27/10/2015. This report affects only 1 property. Purpose of the report: building consent.
- Geotechnical Investigation Report for Stage 1 of Proposed Subdvision of Lot 2 DP 9745 & Lot 1 DP 416195, Land Development & Exploration Ltd commissioned by Bussell Development, 30/08/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.

- Detailed Contamination Site Investigation Report for Lot 1 DP 416195, Land Development & Exploration Ltd commissioned by Bussell Development, 06/12/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.
- Preliminary Contamination Site Investigation Report for Lot 2 DP 9745 & Lot 1 DP 416195, Land Development & Exploration Ltd commissioned by Bussell Development, 30/08/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.
- Subdivision - Weedons Rd, Rolleston - RC 135540,Geotech Consulting Ltd commissioned by Selwyn District Council, 14/10/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.
- Geotechnical Investigation Report for Stage 2 of Proposed Subdvision of Lot 2 DP 9745 & Lot 1 DP 416195, Land Development & Exploration Ltd commissioned by Bussell Development, 30/08/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.

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

Tsunami

None known

Flooding and Inundation

District Plan information relating to flooding and inundation

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

Plains Flood Management Overlay

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

- Selwyn River/Waikirikiri floodplain investigation, ECAN report, September 2019

- Regional Policy Statement Modelling for Selwyn District Council – District Plan, DHI Water and Environment Limited report, November 2019

Environment Canterbury information regarding flooding and inundation

Historic Flooding Photographs

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

Other flooding and inundation information

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

Flood modelling

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

Ground Water Level

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

Exposure Zones

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

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	38m	-
Exposure Zone	B	-

Exposure Zone Descriptions

Zone B: Low
Inland areas with little risk from wind blown sea-spray salt deposits

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

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

Special Land Features

Soil Type

Eyre shallow silt loam
Templeton deep silt loam and silt loam on sand

Land Fill

None known

Licences/Environmental Health

Flood Assessment Certificate Fc260107
Licence Issued 24/04/2026
Expires 24/04/2028

Network Utility Operators

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

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

   a) Discharge consents.

   b) Well permits.

   c) Consents to take water.

   d) The existence of contamination and/or hazardous sites.

   e) Flooding.

   f) Clean air discharge compliance.

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

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

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
   a) The information may be relevant to the purposes for which this report is obtained;
   b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Schedule 1 Exempt Building Work

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

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

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

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

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

Information Management Team

Date: 25/08/2026

LIM Report Legend

Base Layers

Road
- Road

Railway
- Railway

District Boundary
- District Boundary

Township Boundary
- Township Boundary

Ratepayer Information
- Ratepayer Information

Parcels
- Parcels

PODP - Zones and Precincts

Precincts
- Commercial Precincts
- Industrial Precincts
- Airfield Precincts
- Rural Precincts

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

Zone and Water Services

SWL Water Points
- Supply Point
- Valve
- Node
- Hydrant
- Tank
- Irrigation
- Equipment
- Facility
- Meter
- Fire Plant

SWL Water Lines
- Pipe - Treated
- Irrigation
- Pipe - Untreated
- Pipe - Sewer
- Pipe - Unknown
- Other

SWL Private Water Points

SWL Private Water Lines

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

SDC Water Lines
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE_BOUNDARY

SWL Sewer Points
- Manhole
- Valve
- Chamber
- Node
- Equipment
- Facility

SWL Sewer Lines
- Gravity
- Pressure
- Rising
- Other

SWL Private Sewer Points

SWL Private Sewer Lines

SDC Sewer Points
TYPE
- CHAMBER
- EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- VALVE

SDC Sewer Lines
- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE_GRAVITY
- PIPE_RISINGMAIN
- SITE_BOUNDARY

Storm Points
TYPE
- CHAMBER
- EQUIPMENT
- FACILITY
- INLET/OUTLET
- MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- VALVE

Storm Lines
TYPE
- CHANNEL
- DIM LINE
- OBSOLETE
- OUTLINE
- PIPE
- SITE_BOUNDARY
- Soakhole w/Hoz Soakage
- StopBank

Storm Polygons
TYPE
- CATCHMENTS
- CONSENT AREA
- GROUNDWATER LESS 6M
- OUTLINE OF BASIN
- RATED AREA

Stormwater Management Area
- Stormwater Management Area

West Melton Observatory Zone
- West Melton Observatory Zone

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

Liquefaction Drains and Water Race

CDrain_pt
- GATE
- Site
- WEIR

CDrain_ln
- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

WRace_pt
- DISCHARGE
- DIVIDE
- EQUIPMENT
- GATE
- GRILL
- HEADWALL
- MANHOLE
- NODE
- POND
- SITE
- SHAFT
- SOAKHOLE

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

SDC Cleaned
- SDC Cleaned

Project Extent
- Project Extent

Boundary Between Liquefaction Assessment Zones
- Boundary Between Liquefaction Assessment Zones

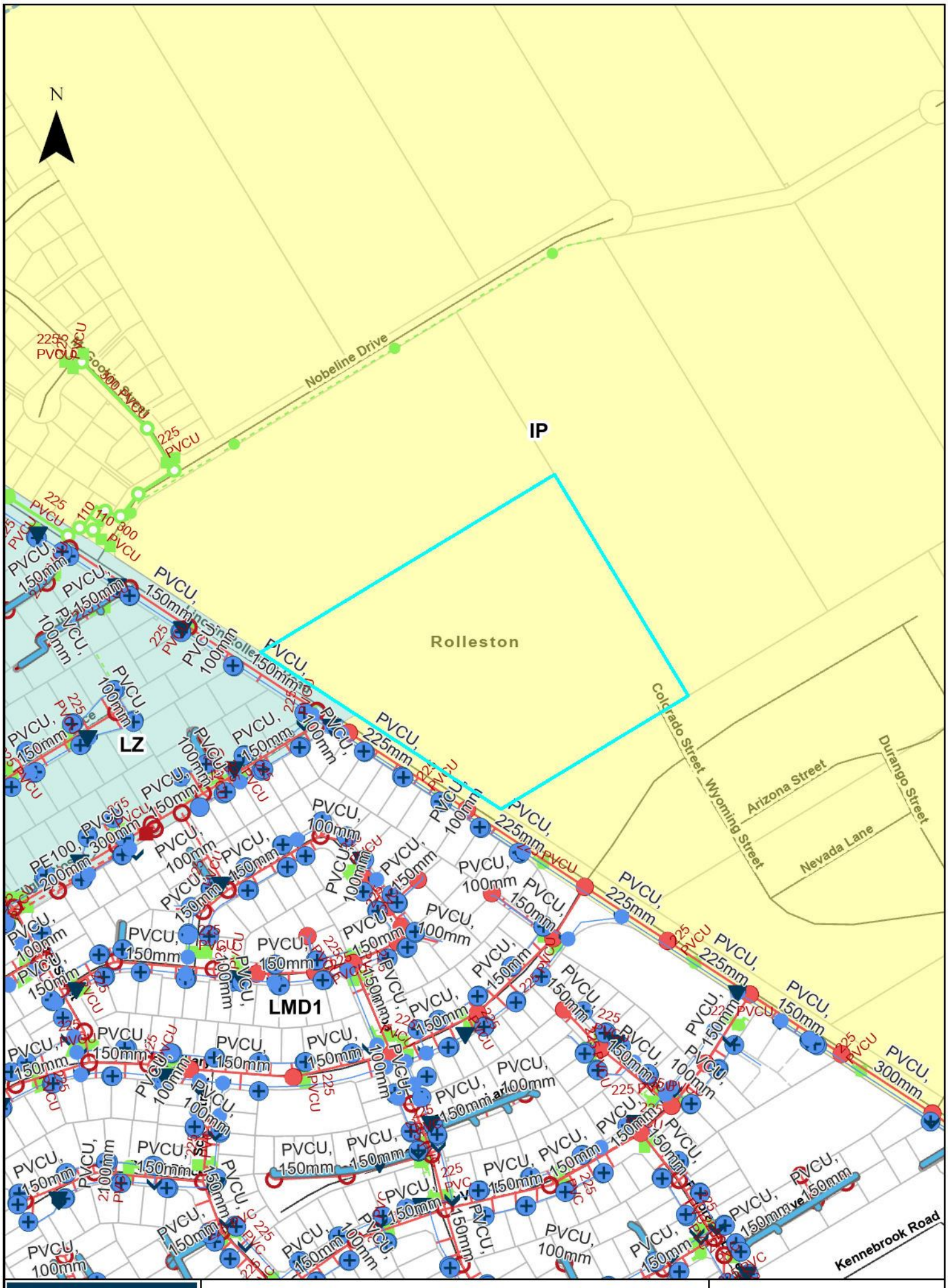
Liquefaction Susceptibility
- DBH TC Zoned Area
- Damaging liquefaction unlikely
- Liquefaction assessment needed

Ecan River Protection Scheme
- Properties Beside Rivers
- Halswell Staff Gauges
- Halswell Floodgates
- Halswell Drainage

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

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

LIM REPORT - Zone and Water Services



Selwyn DISTRICT COUNCIL

Date: 21/08/2026
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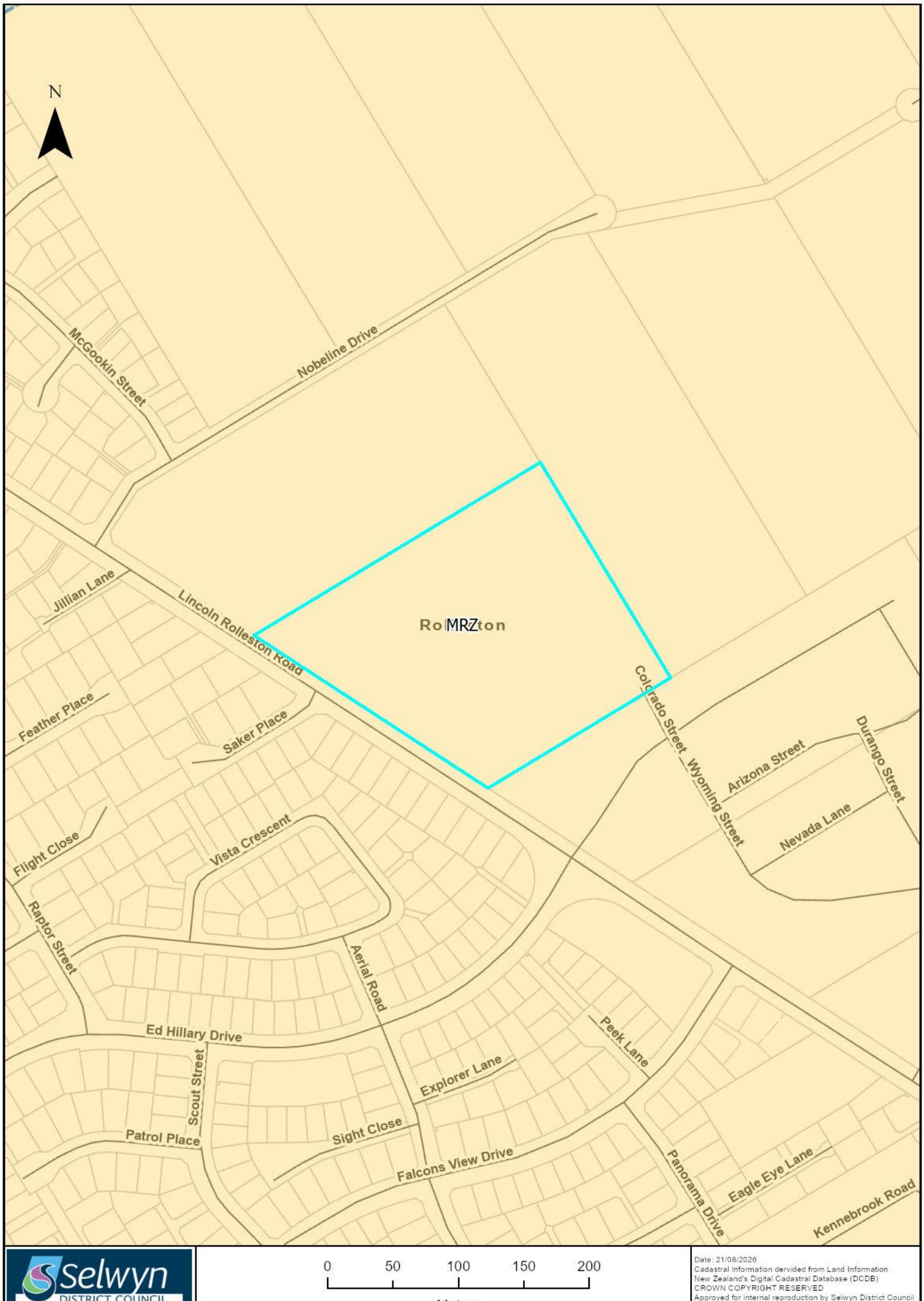
LIM REPORT - PODP Zone and Precinct



RESOURCE CONSENT INFORMATION

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

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.

- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.

- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council’s District Plan.

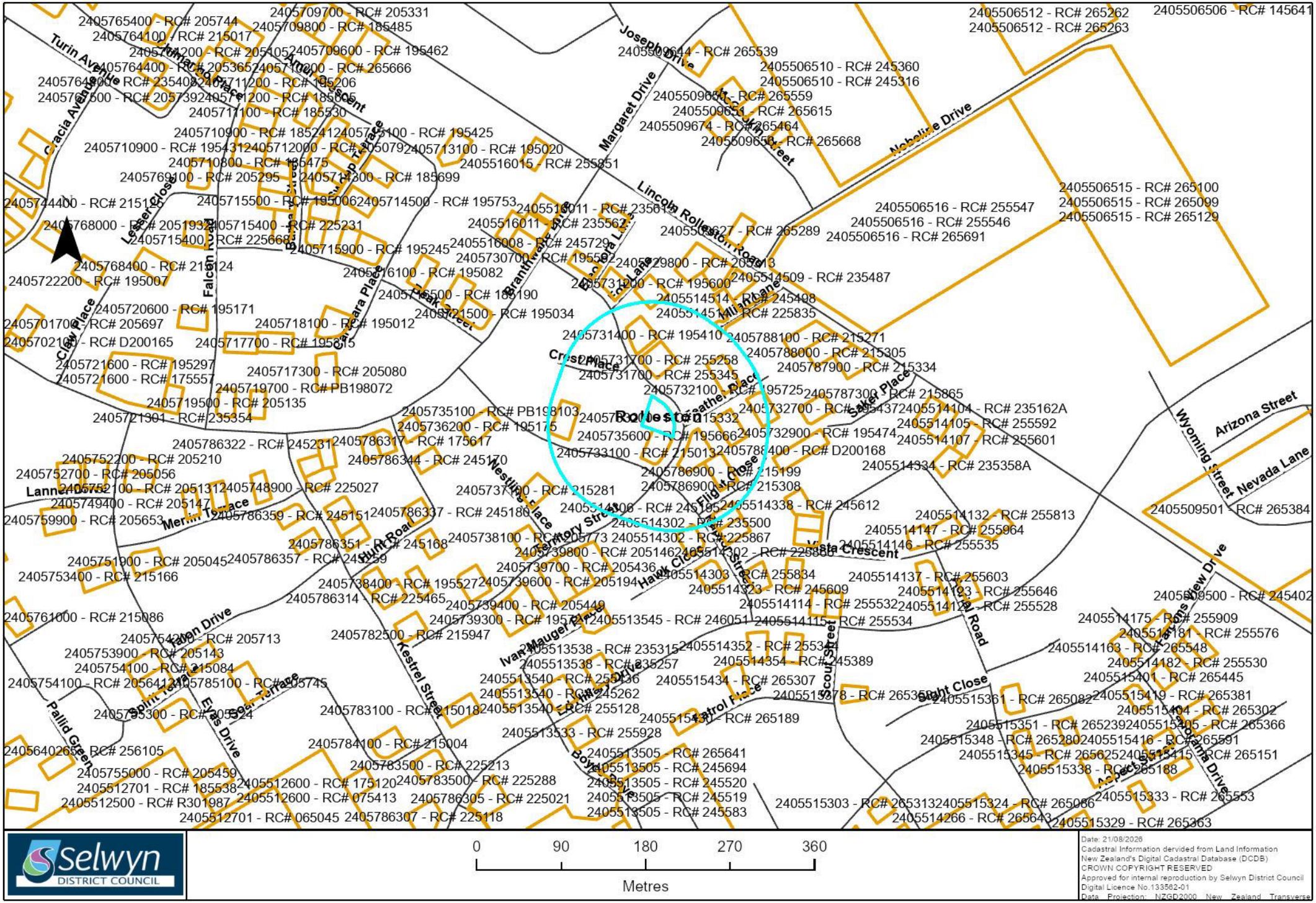
Resource Consent Status Codes:

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

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

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

2405733200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2405755300 - RC# 205524
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2405506516 - RC# 265691
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2405509500 - RC# 245402
Rockstead
Margaret Drive
Joseph Drive
Nobilo Drive
Lincoln Rolleston Road
Turin Avenue
Acacia Avenue
Falcon Road
Claw Place
Lesser Close
Granthwaite Lane
Clara Place
Peak Street
Crest Place
Nestling Place
Merlin Terrace
Hunt Road
Lanner Close
Kestrel Street
Ivan Maugel Place
Tawa Drive
Pallid Green
Evans Drive
Boyd Street
Scout Street
Hawk Close
Vista Crescent
Flight Close
Territory Street
Patrol Place
Wyoming Street
Arizona Street
Nevada Lane
Lakes Boulevard
Lakes View Drive
Lakes Drive
Lakes Road
Lakes Terrace
Lakes Place
Lakes Close
Lakes Court
Lakes Avenue
Lakes Crescent
Lakes Street
Lakes Way
Lakes Parade
Lakes Square
Lakes Grove
Lakes Heights
Lakes Hill
Lakes Valley
Lakes Ridge
Lakes Rise
Lakes Vale
Lakes Meadow
Lakes Field
Lakes Green
Lakes Park
Lakes Garden
Lakes Orchard
Lakes Vineyard
Lakes Winery
Lakes Cellar
Lakes Barrel
Lakes Oak
Lakes Pine
Lakes Cedar
Lakes Maple
Lakes Birch
Lakes Willow
Lakes Elm
Lakes Ash
Lakes Rowan
Lakes Hawthorn
Lakes Blackthorn
Lakes Gorse
Lakes Broom
Lakes Flax
Lakes Tussock
Lakes Grass
Lakes Moss
Lakes Fern
Lakes Lichen
Lakes Fungus
Lakes Mushroom
Lakes Toadstool
Lakes Puffball
Lakes Bracket
Lakes Polypore
Lakes Gilled
Lakes Boletus
Lakes Russula
Lakes Amanita
Lakes Agaric
Lakes Cortinarius
Lakes Hygrocybe
Lakes Mycena
Lakes Coprinus
Lakes Psilocybe
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Lakes Pholiota
Lakes Armillaria
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Lakes Clitocybe
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Lakes Entoloma
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Lakes Auricularia
Lakes Tremella
Lakes Dacrymyces
Lakes Exidia
Lakes Calocera
Lakes Clavulina
Lakes Ramaria
Lakes Hericium
Lakes Sarcodon
Lakes Hydnum
Lakes Phellodon
Lakes Bankera
Lakes Boletus
Lakes Suillus
Lakes Leccinum
Lakes Paxillus
Lakes Gomphidius
Lakes Chroogomphus
Lakes Rhizopogon
Lakes Scleroderma
Lakes Pisolithus
Lakes Calvatia
Lakes Lycoperdon
Lakes Bovista
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Lakes Handkea
Lakes Langermannia
Lakes Battarrea
Lakes Tulostoma
Lakes Geastrum
Lakes Myriostoma
Lakes Astraeus
Lakes Sphaerobolus
Lakes Nidularia
Lakes Cyathus
Lakes Crucibulum
Lakes Mutinus
Lakes Phallus
Lakes Clathrus
Lakes Aseroe
Lakes Dictyophora
Lakes Ileodictyon
Lakes Lysurus
Lakes Anthurus
Lakes Simblum
Lakes Cryptophallus
Lakes Kobayasia
Lakes Protubera
Lakes Gautieria
Lakes Hysterangium
Lakes Phallogaster
Lakes Gastroboletus
Lakes Rossbeevera
Lakes Austrogautieria
Lakes Zelleromyces
Lakes Cortinarius
Lakes Hygrocybe
Lakes Mycena
Lakes Coprinus
Lakes Psilocybe
Lakes Panaeolus
Lakes Stropharia
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Lakes Lysurus
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Lakes Simblum
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Lakes Kobayasia
Lakes Protubera
Lakes Gautieria
Lakes Hysterangium
Lakes Phallogaster
Lakes Gastroboletus
Lakes Rossbeevera
Lakes Austrogautieria
Lakes Zelleromyces
0
90
180
270
360
Metres
Selwyn DISTRICT COUNCIL
Date: 21/08/2026
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Assessment_ID	RC Number	Proposal	Decision Date
2405514302	215692	To undertake a two lot subdivision. L/U 215693	2021-09-28
2405514302	215693	Consent is sough under the NES. S/D RC215692	2021-09-28
2405514302	225866	To undertake a subdivision to create 57 residential lots and ri cancel a consent notice (Stages 1-6) - LU RC225867	2023-02-16
2405514302	225867	For earthworks exceeding the maximum volume and for roading formation non-compliances. SD RC225866	2023-02-16
2405514302	235500	Change of conditions to cancel conditions of subdivision consent RC225866	2023-11-24
2405514302	PC200075	Rezone approximately 24.7 hectares of Rural Inner Plains zoned land to Living Z at Rolleston.	2022-04-13
2405514306	245195	To construct a vehicle crossing within the required setback from an intersection.	2024-05-24
2405514514	225835	MDRS - To establish a dwelling with non-compliant outlook space	2023-01-06
2405514514	245498	To erect a residential unit not complying with the minimum glazing requirement	
2405731200	195600	To construct a dwelling and attached garage with a non-complying road boundary setback	2019-10-07
2405731400	195410	To construct a vehicle crossing in a non-complying position in relation to an intersection and a shared accessway	2019-08-07
2405731700	255258	To erect 2 residential units (main dwelling and minor dwelling) with a non-complying internal boundary setback.	
2405731700	255345	To establish two residential units with a non-complying vehicle crossing. The primary pedestrian entrance for proposed unit 2 is not visible from the road.	2025-06-16

2405786900	215199	To establish a dwelling infringing the recession plane and locate a vehicle crossing in a non-complying position	2021-04-30
2405786900	215308	To erect a dwelling with a non-complying internal boundary setback	
2405732100	195725	To construct a vehicle crossing in a non-complying position in relation to an existing vehicle crossing.	2019-12-17
2405732700	195437	To construct a vehicle crossing in a non-complying position	2019-08-05
2405732900	195474	To construct a four bedroom dwelling with attached garage and a vehicle crossing in a non-complying position	2019-09-01
2405733100	215013	To erect a non-compliant fence	2021-01-22
2405733200	215332	To construct a non-complying fence	2021-06-01
2405735100	PB198103	FAST TRACK - To erect a dwelling with restricted discretionary siting	2019-10-02
2405735600	195666	To construct a vehicle crossing in a non-complying position	2019-10-29

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	202 Lincoln Rolleston Road , Rolleston
Legal description of land where building is located:	LOT 15 DP 483709
Building name:	N/A
Location of building within site/block number:	202 Lincoln Rolleston Road Rolleston
Level/unit number:	N/A
Current, lawfully established, use:	SH (Sleeping Single Home)
Number of occupants:	N/A
Year first constructed:	2017

The owner

Name of owner:	S N & B J Archer
Contact person:	Sean & Brodie Archer
Mailing address:	11 Fairhurst Place , Rolleston
Street address/registered office:	11 Fairhurst Place , Rolleston
Phone number:	Landline: N/A Mobile: 0293477373
Daytime:	Landline: N/A Mobile: 0293477373
After hours:	Landline: N/A Mobile: 0293477373
Facsimile number:	N/A
Email address:	brodie.archer@businessevolution.co.nz

First point of contact for communications with the council/building consent authority:
Alison Kennedy (Peter Ray Homes); Mailing Address: PO Box 8184
Riccarton
Christchurch 8440; Phone: 033481994; Email: alison@peterrayhomes.co.nz

Building work

Building consent number:	172134
Description:	4 Bedroom Domestic Dwelling with Attached Garage
Issued by:	Selwyn District Council

Code compliance

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

- the building work complies with the building consent.

Signature: Carl Greening
Position: Building Control Officer

On behalf of: Selwyn District Council
Date: 03 July 2018

Code Compliance Certificate

Section 95, Building Act 2004

The Building

Street address of building: 202 Lincoln Rolleston Road, Rolleston

Legal description of land where building is located: LOT 15 DP 483709

Building name: N/A

Location of building within site/block number: 202 Springston Rolleston Road, Rolleston

Level/unit number: N/A

Current, lawfully established, use: 7.0.1 Outbuildings

Number of Occupants: N/A

Year first constructed: 2016

The Owner

Name of owner: SN & BJ Archer

Contact person: SN & BJ Archer

Mailing address: 11 Fairhurst Place, Rolleston

Street address/registered office: N/A

Phone number: 033585252

Mobile: 0293477373

Facsimile number: N/A

Email address: brodie.archer@businessevolution.co.nz

First point of contact for communications with the council/building consent authority: Benjamin Warren

Building Work

Building consent number: BC152476

Description: 2 x Farm Buildings

Issued by: Selwyn District Council

Code Compliance

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

- the building work complies with the building consent.

Todd Boyd
Senior Building Officer
On behalf of: Selwyn District Council
Issue Date: 23 Mar 2017

Code Compliance Certificate

Section 95, Building Act 2004

The Building

Street address of building: 202 Lincoln Rolleston Road , Rolleston
Legal description of land where building is located: LOT 15 DP 483709
Building name: N/A
Location of building within site/block number: 202 Lincoln Rolleston Road Rolleston
Level/unit number: N/A
Current, lawfully established, use: 7.0.1 Outbuildings
Number of Occupants: N/A
Year first constructed: 2017

The Owner

Name of owner: B Archer
Contact person: B Archer
Mailing address: 80 Rolleston Drive , Rolleston
Street address/registered office: 202 Lincoln Rolleston Road, Rolleston
Phone number: N/A
Mobile: 0293477373
Facsimile number: N/A
Email address: brodie.archer@businessevolution.co.nz
First point of contact for communications with the council/building consent authority: B Archer

Building Work

Building consent number: 170720

Description: Septic Tank & Toilet Installed into Outbuilding
Issued by: Selwyn District Council

Code Compliance

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

- the building work complies with the building consent.

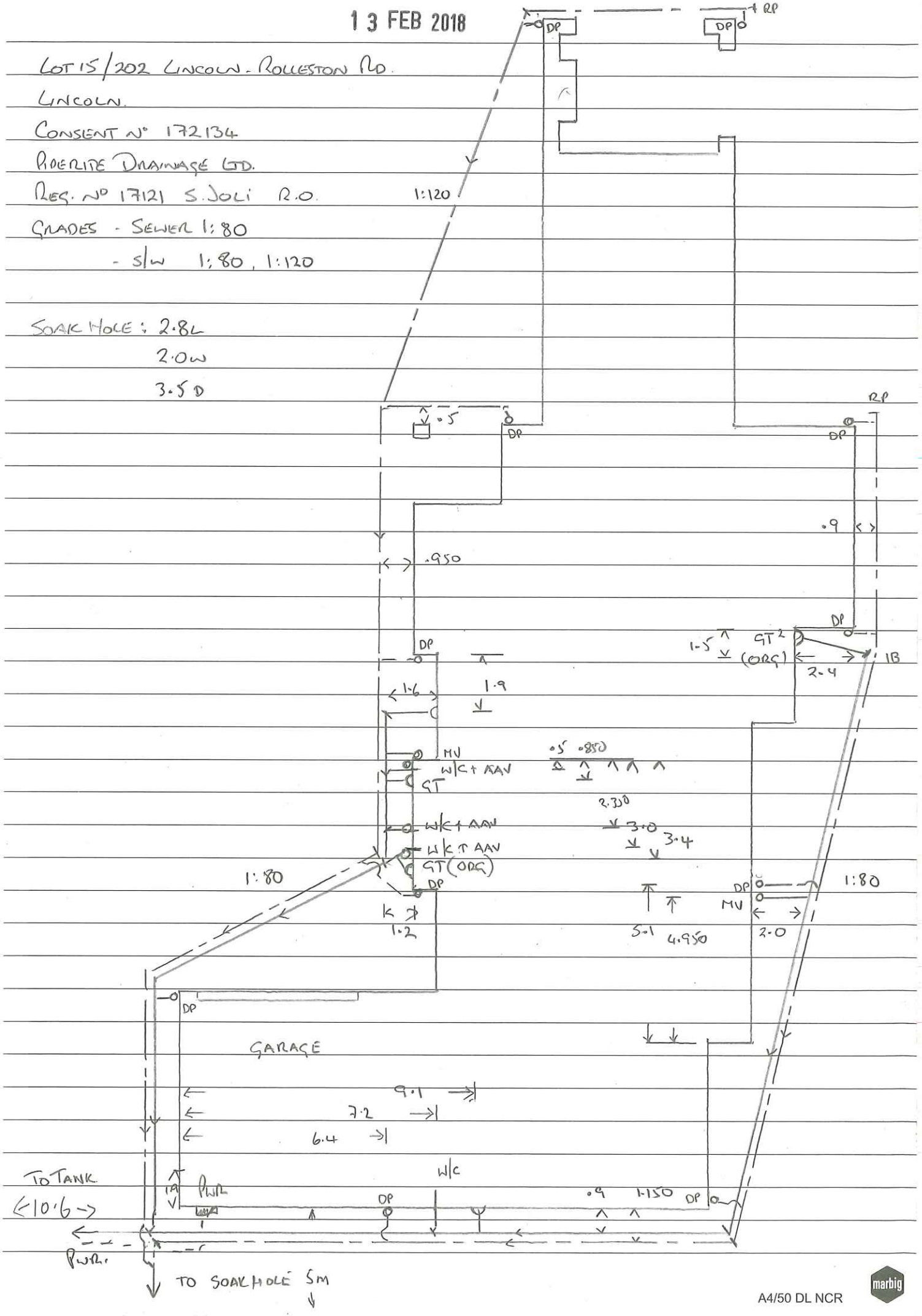
Chris Westwood
Building Inspector
On behalf of: Selwyn District Council
Issue Date: 08 Aug 2017

144124

13 FEB 2018

LOT 15/202 LINCOLN - ROLLESTON RD.
LINCOLN.
CONSENT N° 172134
RIDERLITE DRAINAGE LTD.
REG. N° 17121 S. JOLI R.O.
GRADES - SEWER 1:80
- S/W 1:80, 1:120

SOAK HOLE: 2.8L
2.0W
3.5D



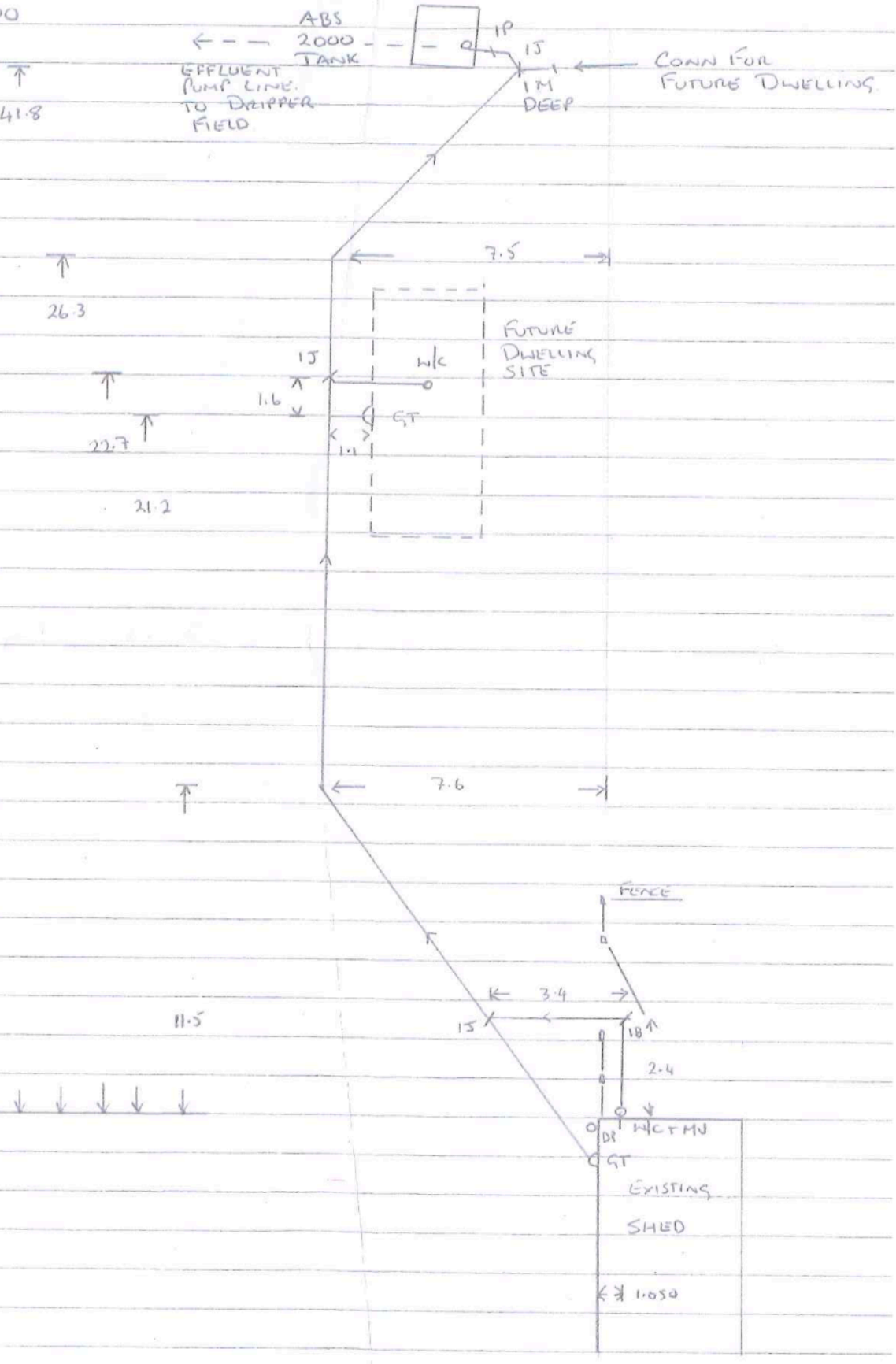
A4/50 DL NCR

124026

LOT 15/202 LINCOLN/ROLLESTON RD. CONSENT N° 170720 21/6/2017

PIPE RITE DRAINAGE LTD. REG N° 17121 S JOLI R.O

GRADE 1:100



Flood Assessment Certificate
FC260107

Issued pursuant to NH-SCHED1 of the Partially Operative Selwyn District Plan.

Property Address:	8 Nobeline Drive & 202 Lincoln Rolleston Road, Rolleston
Legal Description:	Proposed Lots 320-416, 418-453 of Lot 14 DP 483709 & Lot 15 DP 483709 of RC255546
Date of Issue:	24th April 2026
This certificate is valid until:	24th April 2028

The sites are not located on land within a high hazard area.

The sites are likely to be subject to inundation in a 200-year Average Recurrence Interval (ARI) flood event.

Minimum finished floor level shall be as follows:

Lot No	FFL m NZVD2016	Lot No	FFL m NZVD2016	Lot No	FFL m NZVD2016	Lot No	FFL m NZVD2016
320	39.93	**357**	39.04	**394**	39.43	**432**	38.19
321	39.94	**358**	38.89	**395**	39.38	**433**	38.26
322	39.94	**359**	38.86	**396**	39.53	**434**	38.36
323	40.00	**360**	38.86	**397**	39.62	**435**	38.44
324	40.04	**361**	38.75	**398**	39.68	**436**	38.57
325	40.06	**362**	38.83	**399**	39.62	**437**	38.68
326	40.06	**363**	38.69	**400**	39.47	**438**	38.85
327	40.06	**364**	38.81	**401**	38.50	**439**	39.00
328	40.06	**365**	39.04	**402**	38.39	**440**	39.14
329	40.06	**366**	39.15	**403**	38.64	**441**	39.39
330	40.13	**367**	39.20	**404**	38.73	**442**	39.36
331	40.11	**368**	39.28	**405**	38.69	**443**	39.33
332	39.78	**369**	39.33	**406**	38.65	**444**	39.30
333	39.49	**370**	39.04	**407**	38.62	**445**	39.26
334	39.53	**371**	39.12	**408**	38.57	**446**	39.24
335	39.48	**372**	38.89	**409**	38.52	**447**	39.20
336	39.32	**373**	38.93	**410**	38.48	**448**	39.12
337	39.46	**374**	38.84	**411**	38.37	**449**	38.78
338	39.25	**375**	38.73	**412**	38.38	**450**	38.85
339	39.19	**376**	38.69	**413**	38.31	**451**	38.80
340	39.37	**377**	38.84	**414**	38.23	**452**	38.76
341	39.60	**378**	38.94	**415**	38.27	**453**	38.65
342	39.68	**379**	39.04	**416**	38.32		
343	39.62	**380**	39.15	**418**	38.45		
344	39.61	**381**	39.26	**419**	38.52		
345	39.34	**382**	40.17	**420**	38.52		
346	39.55	**383**	40.36	**421**	38.34		
347	39.23	**384**	40.36	**422**	38.21		
348	39.50	**385**	40.36	**423**	38.53		
349	39.43	**386**	40.35	**424**	38.46		
350	39.11	**387**	39.89	**425**	38.15		
351	39.36	**388**	39.90	**426**	38.46		
352	38.99	**389**	39.78	**427**	38.11		
353	39.29	**390**	39.84	**428**	38.45		
354	38.96	**391**	39.71	**429**	38.31		
355	39.19	**392**	39.57	**430**	38.25		
356	38.92	**393**	39.28	**431**	38.18		

Disclaimers:

1. Whether the site is likely to be subject to inundation in a 200-year ARI flood event, and the minimum finished floor level have been determined with reference to:

   (a) The most up to date models and maps held by Selwyn District Council or Canterbury Regional Council;
   (b) Any relevant field information; and
   (c) Any site specific flood assessment prepared by a suitably qualified and experienced person, including a site specific Flood Hazard Assessment prepared by Canterbury Regional Council.

2. This certificate is based on the best information available to Selwyn District Council at the time the certificate was issued. This information is subject to change and may be updated at any time, including during the valid period of this certificate. Selwyn District Council accepts no liability for changes in this information.

3. This certificate relies on flood modelling. Flood modelling is a tool that predicts what might happen in a flood event of a given magnitude. A flood model uses hypothetical scenarios and makes assumptions about how a flood event might unfold however there are many more variables that can influence how a site is affected in an actual flood event. The minimum finished floor level does not infer that no damage will occur to a structure built above the minimum finished floor level in a flood event.

4. The Building Act 2004 also manages flood risk. The minimum floor level certified under the Partially Operative District Plan may be different to the floor level required by the Building Act 2004, which must be met in order to obtain a building consent.

5. Any activity or construction carried out on a site where a Flood Assessment Certificate is issued is carried out at your own risk, and Council recommend that you carefully consider the impact of any flooding risk associated with this site.

Advice notes:

a) For a new residential unit or principal building or the alteration of, or addition to any residential unit or principal building to be a permitted activity under the Selwyn District Plan as a whole, all other relevant rules must be complied with.

b) If the certified level is for a particular location on the site, the certified level is the minimum floor level for the proposed building location shown on the attached plan. If you wish to build elsewhere on the site the minimum floor level may be different, and you will need to request another certificate for the new location.

c) For the purposes of this certificate, ground level means:

   a. The actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);

   b. If the ground level cannot be identified under paragraph (a), the existing surface level of the ground;

   c. If, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level of the exterior surface of the retaining wall or retaining structure where it intersects the boundary.

d) You must reference this certificate when applying for a building consent or the building consent will not be accepted.

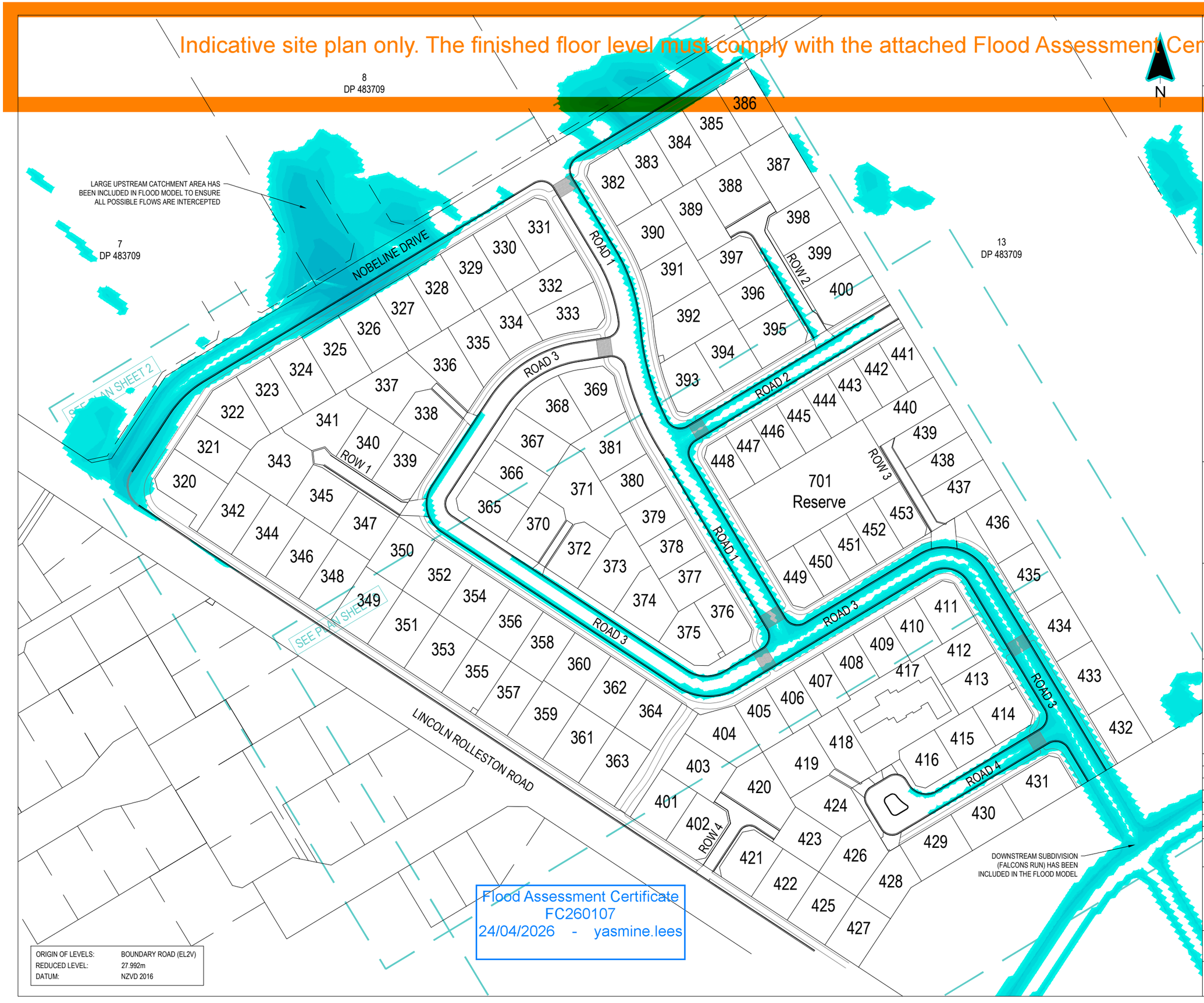
Signed for and on behalf of the Selwyn District Council:



Emma Larsen

Head of Resource Consents

Indicative site plan only. The finished floor level must comply with the attached Flood Assessment Certificate



Flood Assessment Certificate
FC260107
24/04/2026 - yasmine.lees

ORIGIN OF LEVELS:	BOUNDARY ROAD (EL2V)
REDUCED LEVEL:	27.992m
DATUM:	NZVD 2016

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NOTES:

1. ALL WORKS ARE TO BE IN TERMS OF SDC COP & CCC IDS AND CSS WHERE APPLICABLE.
2. CALCULATED SECONDARY FLOW PATH DEPTH IS BASED ON 0.5% AEP PEAK FLOW ON THE ASSUMPTION THE PRIMARY STORMWATER RETICULATION IS 100% BLOCKED.
3. PLAN TO BE READ IN CONJUNCTION WITH MINIMUM FLOOR LEVEL SPREADSHEET AND REPORT, AND THE SDC ISSUED FLOOD ASSESSMENT CERTIFICATE (FAC). ALL FFL'S PRESENTED BY THIS PLAN AND ACCOMPANYING FAC ARE MINIMUM LEVELS. INDEPENDENT CALCULATIONS SHOULD BE CARRIED OUT TO ENSURE COMPLIANCE WITH THE BUILDING CODE AND OTHER RELEVANT REGULATIONS.

0.5% AEP (200 yr) FLOOD DEPTHS

0.00	to	0.05	m
0.05	to	0.10	m
0.10	to	0.15	m
0.15	to	0.20	m
0.20	to	0.30	m
0.30	to	0.40	m
0.40	to	1.00	m

CLIENT

YOUR SECTION .nz

PROJECT

8 NOBELINE DRIVE & 202 LINCOLN ROLLESTON ROAD, ROLLESTON

CAPTURE Land Development Consultants

	DATE	REVISION DETAILS	ISSUED
A	04/03/26	FOR ENGINEERING APPROVAL	DG

DRAWING STATUS

ENGINEERING APPROVAL

DRAWING TITLE

STORMWATER OVERLAND FLOW PATHS AND FLOOR LEVELS SHEET 1 OF 3

PROJECT NO	*SCALE*	*PLOT SIZE*
1272	1:1500	A3

DRAWING NO	*REVISION*
1272-DR-C-4300-A	A

1272-DR-C-4300-4002 Stormwater Flooding.dwg

INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

When considering buying a rural property, especially if it is a small block, there are some important things that need to be considered.

Zoned rural these areas are foremost for Horticultural and Agricultural farming, plus their associated activities. As theses activities operate 24 hours a day seven days a week, it is important to appreciate that as towns and cities have their own unique characteristics, so too do rural areas.

In particular your attention is drawn to the following matters that are part of the rural character of the District.

(a) Use of agricultural chemicals including ground or aerial application of sprays and fertilisers, subject to manufacturers instructions, adopted codes of practice and other formal controls.

(b) Some farming activities may commence early in the morning or operate through the night such as harvesting of crops, operation of irrigators or bringing dairy cows in for milking.

(c) Although excessive noise is not permitted the noise levels associated with permitted land uses such as orchard sprayers, birdscarers, cowsheds (especially at dawn), woolsheds, use of working dogs, aircraft for rural management, tractors, headers and assorted agricultural machinery will in the majority of situations not be considered excessive. Farm animals may make a substantial amount of noise especially deer during the roar, bulls, animals at weaning time, roosters, donkeys and peacocks.

(d) There are a variety of rural odours including those from established piggeries, spraying of animal effluent on pasture, silage, growing of certain crop species, burning of orchard prunings, hedge prunings and stubble, application of fertilisers, spray from farm chemicals and composting.

(e) District roads are used to move stock from on part of a farm to another, or one property to another. It is therefore in the landowners best interests to maintain stock proof road boundary fences and gates.

(f) The existing state of district roads serving the property must be recognised, particularly if any road is unsealed. Unsealed roads can create dust. Dust can also be generated from paddocks when they are being worked or during strong winds.

(g) Fencelines along road frontages do not always follow the legal road boundary. The road boundary can frequently be located inside what looks like private property.

(h) Rural dwellings depend upon septic tanks and on-site systems for the disposal of sewage. The septic tanks are the responsibility of the property owner and require regular maintenance to ensure proper functioning.

(i) Council water supply is not available to every property. Where it is not available, and the landowner seeks to construct a new dwelling, the District Council will not issue a Code Compliance Certificate until the owner provides proof that a potable water supply is available.

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 is 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 accessto 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 the person responsible for the payment of all expenses relating to this procedure.

CARE FOR ESTABLISHING STREET TREES

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

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

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

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

Land Information Memorandum L262032

Application

Kerry Watson
Yoursection FR 2 Ltd
139 Blenheim Road
Riccarton
Christchurch 8041

No.	L262032
Application date	18/08/2026
Issue date	25/08/2026
Phone	021341363

Property

Valuation No.	2405506516
Location	8 Nobeline Drive
Legal Description	LOT 14 DP 483709
Owner	Yoursection Limited
Area (hectares)	4.0435

Rates

Rateable Value

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

Revaluation Year	2024

Land	$4,100,000.00
Improvements	$0.00
Capital Value	$4,100,000.00

Current Rates Year 2026 to 2027

Annual Rates	$7,593.30
Current Instalment	$1,898.35
Current Year - Outstanding Rates	$1,898.35
Arrears for Previous Years	$0.00
Next Instalment Due	15/09/2026

Next Revaluation Due 2027

Please note: The rates information in this report is current as at the date of issue only. Rates balances may change after that date. Anyone requiring confirmation of the current rates balance, including for settlement purposes, should contact Council's Rates Team directly.

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

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

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

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

Planning/Resource Management

Partially Operative District Plan: Medium density residential zone
Operative District Plan Zoning: Inner Plains

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

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

Resource Consent 085391
Subdivision Of 4ha Into 2 Lots Each To Be Amalgamated With Adjoining Lots
Section 224 Issued 27/04/2009
Granted By Local Authority Officer 16/12/2008

Resource Consent 135540
Lot 1 & Lot 2. Undertake A 15 Lot Subdivision In 2 Stages Within The Rural Inner Plains Zone. Nes.
Section 224 Issued 28/07/2015
Granted By Local Authority Officer 20/12/2013

Resource Consent 255547
To Undertake Enabling Works For The Subdivision, Including Soil Remediation Work Under The Nes-cs
Decision Notified 02/12/2025
Granted By Independent Commissioner(s) 28/11/2025

Resource Consent R301773
Subdivision Into 4 X 10 Ha & 1 X 20 Ha Lots
Survey Plan Sealed 18/07/1997
Consent Approved 15/07/1995

Resource Consent 255546
To Undertake A Subdivision To Create 133 Residential Lots, Including The Cancellation Of Consent Notices.
Decision Notified 02/12/2025
Granted By Independent Commissioner(s) 28/11/2025

Resource Consent 265691
To Establish And Operate A Temporary Show Home Village For A Period Of Up To Four Years
Lodged 12/08/2026

Resource Consent R304394
To Cancel Irrigation Conditions On R301773
Lapsed 30/03/2012

Planning Notes

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

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

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

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

Reference: DEV-RO15
This property has been identified in the Partially Operative District Plan as being located within a Development Area which spatially identifies and manages an area where additional place-based provisions may apply to subdivision and development. For further information visit https://eplan.selwyn.govt.nz/review or contact the duty planner on 0800 SELWYN (0800735996)

Resource Consent RC2555546

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

No residential unit can be established until a Section 224(c) Completion Certificate is issued for the underlying subdivision.

Building

There are no known buildings sited on this property at the time of issuing this report.

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

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

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

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

Schedule 1 Exempt Building Work

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

Services

Water

Council Water Scheme is not available.

Own potable water supply required.

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

Sewer

Council Sewer Scheme is not available

On-site sewage treatment and disposal.

The property is not serviced through Council sewer network. Any onsite wastewater treatment or changes to it will require Environment Canterbury consent.

If there is an existing domestic onsite wastewater treatment system on this property, the owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

Any new or replacement of domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury and may require consent from the surrounding properties for a variety of discharges. This could have an adverse effect on the neighbouring property in relation to odour, potable water supply quality, or be of a general nuisance factor.

Information regarding what consents have been granted for this or surrounding properties can be obtained by contacting the issuing authority Environment Canterbury.

Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited onto the land over time. If any soil tests have been carried out, please forward a copy to the Council in order for the records to be updated.

For those properties not connected to a Selwyn Water Ltd reticulated sewer system, it is important that the effluent system is regularly checked and maintained. You should also be aware of the limits on what can and should not be disposed of through these systems. Any concerns should be referred to an organization that carries out checks and maintenance or to the product manufacturers.

Stormwater

Soakhole to ground

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

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

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

Water Races

None known

Drains

None known

Kerbside Waste Collections

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

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

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

Please contact the Council for further detail.

Land and Building Classifications

Energy Infrastructure and Transport

None known

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

None known

Area-specific matters

None known

Land Notes

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

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and Waka Kotahi NZ Transport Agency.
The Selwyn District Council is developing several strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website www.selwyn.govt.nz or by contacting the planning department on 0800 SELWYN (0800735996).

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

Listed Land Use Register (LLUR):

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

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirement

Nobeline Drive is a formed and sealed local road maintained by Selwyn District Council.

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

Natural Hazards

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

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

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

You can obtain further information about natural hazard matters from:

- The District Plan Natural Hazard chapter: District Plan - Partially Operative Selwyn District Plan (Appeals Version)
- https://experience.arcgis.com/experience/f7b9c60d5a624147bb731b1afa7788dd#data_s=where%3AdataSource_2-19b106a45d6-layer-17%3A%22Assessment_ID%22%3D%272405506516%27&zoom_to_selection=true

  – use this map to view any of the natural hazards identified below that impact this Property or in the vicinity of the Property
- Our Duty Planner service at planning.technical@selwyn.govt.nz, or call 0800 SELWYN (735 996).

Earthquake

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

Earthquake Prone Buildings

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

Erosion

District Plan information relating to erosion

None known

Landslip and Rockfall

Regional mapping of landslides / rock avalanches

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

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

Liquefaction and Subsidence

Liquefaction / Geotechnical risk

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

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

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

As part of any building consent application, you may need a site-specific assessment or site subsoil investigation to establish the level of susceptibility to liquefaction or to confirm that 'good ground' can be achieved for any building work. The scope and testing of any site-specific assessment must be carried out by a CPEng Geotechnical engineer. The ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, and specific design may be required. The definition of 'good ground' can be found in the Definitions section of the NZ Building Code Handbook, and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Previous Reports: The Council holds the following geotechnical report(s) from previous consent processes. The reports may be specific to this Property, or if this Property was created through subdivision, the reports may relate to the subdivision as a whole. You can access these reports by making a Property File request from the Council:

- Geotechnical Investigation Report for Stage 1 of Proposed Subdvision of Lot 2 DP 9745 & Lot 1 DP 416195, Land Development & Exploration Ltd commissioned by Bussell Development, 30/08/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.
- Detailed Contamination Site Investigation Report for Lot 1 DP 416195, Land Development & Exploration Ltd commissioned by Bussell Development, 06/12/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.
- Preliminary Contamination Site Investigation Report for Lot 2 DP 9745 & Lot 1 DP 416195, Land Development & Exploration Ltd commissioned by Bussell Development, 30/08/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.
- Subdivision - Weedons Rd, Rolleston - RC 135540,Geotech Consulting Ltd commissioned by Selwyn District Council, 14/10/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.
- Geotechnical Investigation Report for Stage 2 of Proposed Subdvision of Lot 2 DP 9745 & Lot 1 DP 416195, Land Development & Exploration Ltd commissioned by Bussell Development, 30/08/2013. This report affects only 1 property/2 or more properties. Purpose of the report: subdivision/land use.

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

Tsunami

None known

Flooding and Inundation

District Plan information relating to flooding and inundation

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

Plains Flood Management Overlay

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

- Selwyn River/Waikirikiri floodplain investigation, ECAN report, September 2019

- Regional Policy Statement Modelling for Selwyn District Council – District Plan, DHI Water and Environment Limited report, November 2019

Environment Canterbury information regarding flooding and inundation

Historic Flooding Photographs

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

Other flooding and inundation information

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

Flood modelling

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

Ground Water Level

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

Exposure Zones

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

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	39m	-
Exposure Zone	B	-

Exposure Zone Descriptions

Zone B: Low
Inland areas with little risk from wind blown sea-spray salt deposits

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

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

Special Land Features

Soil Type

Eyre shallow silt loam
Templeton moderately deep silt loam
Templeton deep silt loam and silt loam on sand

Land Fill

None known

Licences/Environmental Health

Flood Assessment Certificate Fc260107
Licence Issued 24/04/2026
Expires 24/04/2028

Network Utility Operators

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

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

   a) Discharge consents.

   b) Well permits.

   c) Consents to take water.

   d) The existence of contamination and/or hazardous sites.

   e) Flooding.

   f) Clean air discharge compliance.

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

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

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
   a) The information may be relevant to the purposes for which this report is obtained;
   b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Schedule 1 Exempt Building Work

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

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

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

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

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

Information Management Team

Date: 25/08/2026

LIM Report Legend

Base Layers

Road
- Road

Railway
- Railway

District Boundary
- District Boundary

Township Boundary
- Township Boundary

Ratepayer Information
- Ratepayer Information

Parcels
- Parcels

PODP - Zones and Precincts

Precincts
- Commercial Precincts
- Industrial Precincts
- Airfield Precincts
- Rural Precincts

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

Zone and Water Services

SWL Water Points
- Supply Point
- Valve
- Node
- Hydrant
- Tank
- Irrigation
- Equipment
- Facility
- Meter
- Fire Plant

SWL Water Lines
- Pipe - Treated
- Irrigation
- Pipe - Untreated
- Pipe - Sewer
- Pipe - Unknown
- Other

SWL Private Water Points

SWL Private Water Lines

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

SDC Water Lines
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE_BOUNDARY

SWL Sewer Points
- Manhole
- Valve
- Chamber
- Node
- Equipment
- Facility

SWL Sewer Lines
- Gravity
- Pressure
- Rising
- Other

SWL Private Sewer Points

SWL Private Sewer Lines

SDC Sewer Points
TYPE
- CHAMBER
- EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- VALVE

SDC Sewer Lines
- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE_GRAVITY
- PIPE_RISINGMAIN
- SITE_BOUNDARY

Storm Points
TYPE
- CHAMBER
- EQUIPMENT
- FACILITY
- INLET/OUTLET
- MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- VALVE

Storm Lines
TYPE
- CHANNEL
- DIM LINE
- OBSOLETE
- OUTLINE
- PIPE
- SITE_BOUNDARY
- Soakhole w/Hoz Soakage
- StopBank

Storm Polygons
TYPE
- CATCHMENTS
- CONSENT AREA
- GROUNDWATER LESS 6M
- OUTLINE OF BASIN
- RATED AREA

Stormwater Management Area
- Stormwater Management Area

West Melton Observatory Zone
- West Melton Observatory Zone

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

Liquefaction Drains and Water Race

CDrain_pt
- GATE
- Site
- WEIR

CDrain_ln
- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

WRace_pt
- DISCHARGE
- DIVIDE
- EQUIPMENT
- GATE
- GRILL
- HEADWALL
- MANHOLE
- NODE
- POND
- SITE
- SHAFT
- SOAKHOLE

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

SDC Cleaned
- SDC Cleaned

Project Extent
- Project Extent

Boundary Between Liquefaction Assessment Zones
- Boundary Between Liquefaction Assessment Zones

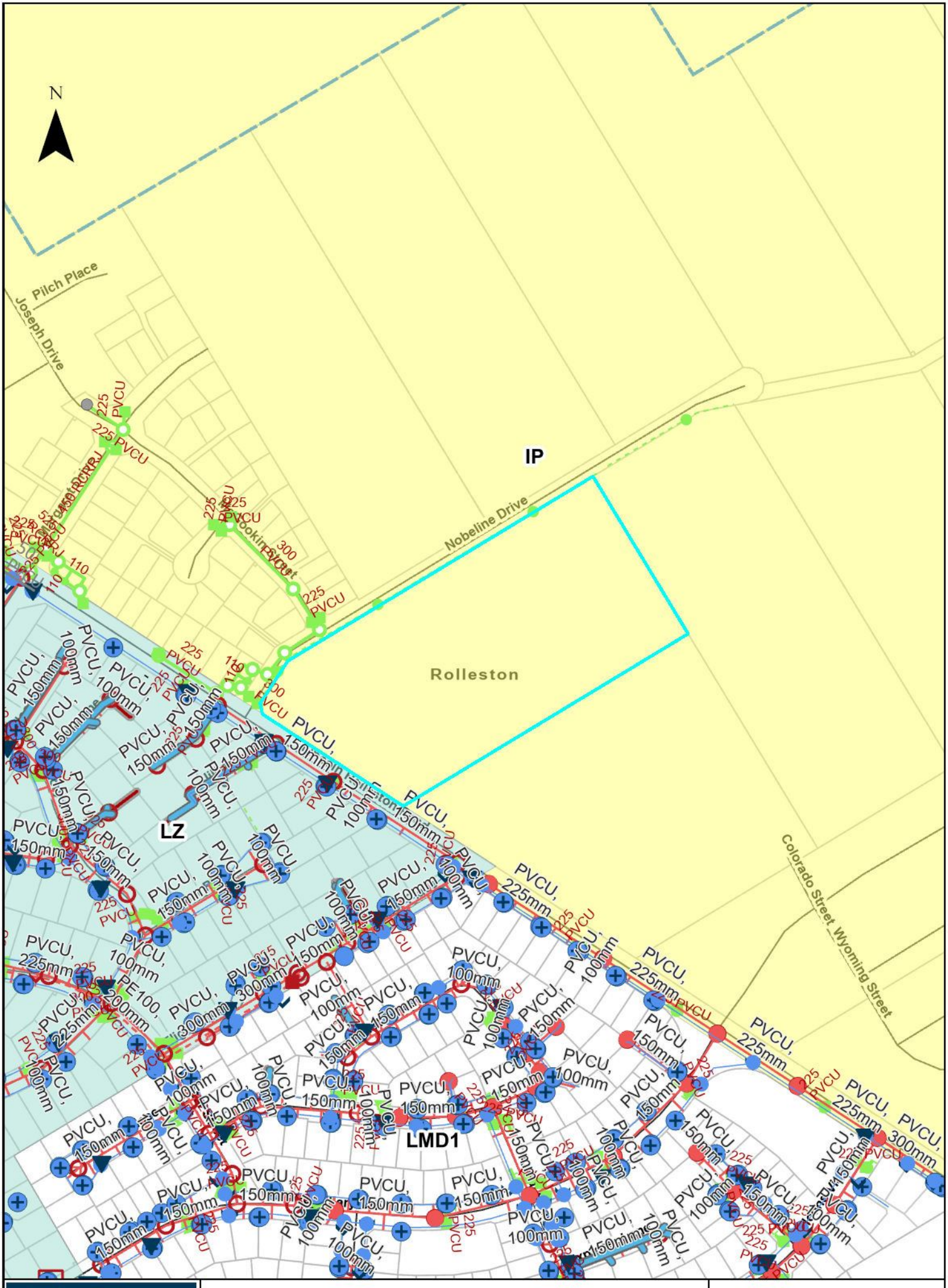
Liquefaction Susceptibility
- DBH TC Zoned Area
- Damaging liquefaction unlikely
- Liquefaction assessment needed

Ecan River Protection Scheme
- Properties Beside Rivers
- Halswell Staff Gauges
- Halswell Floodgates
- Halswell Drainage

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

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

LIM REPORT - Zone and Water Services



Selwyn DISTRICT COUNCIL

0 50 100 150 200

Metres

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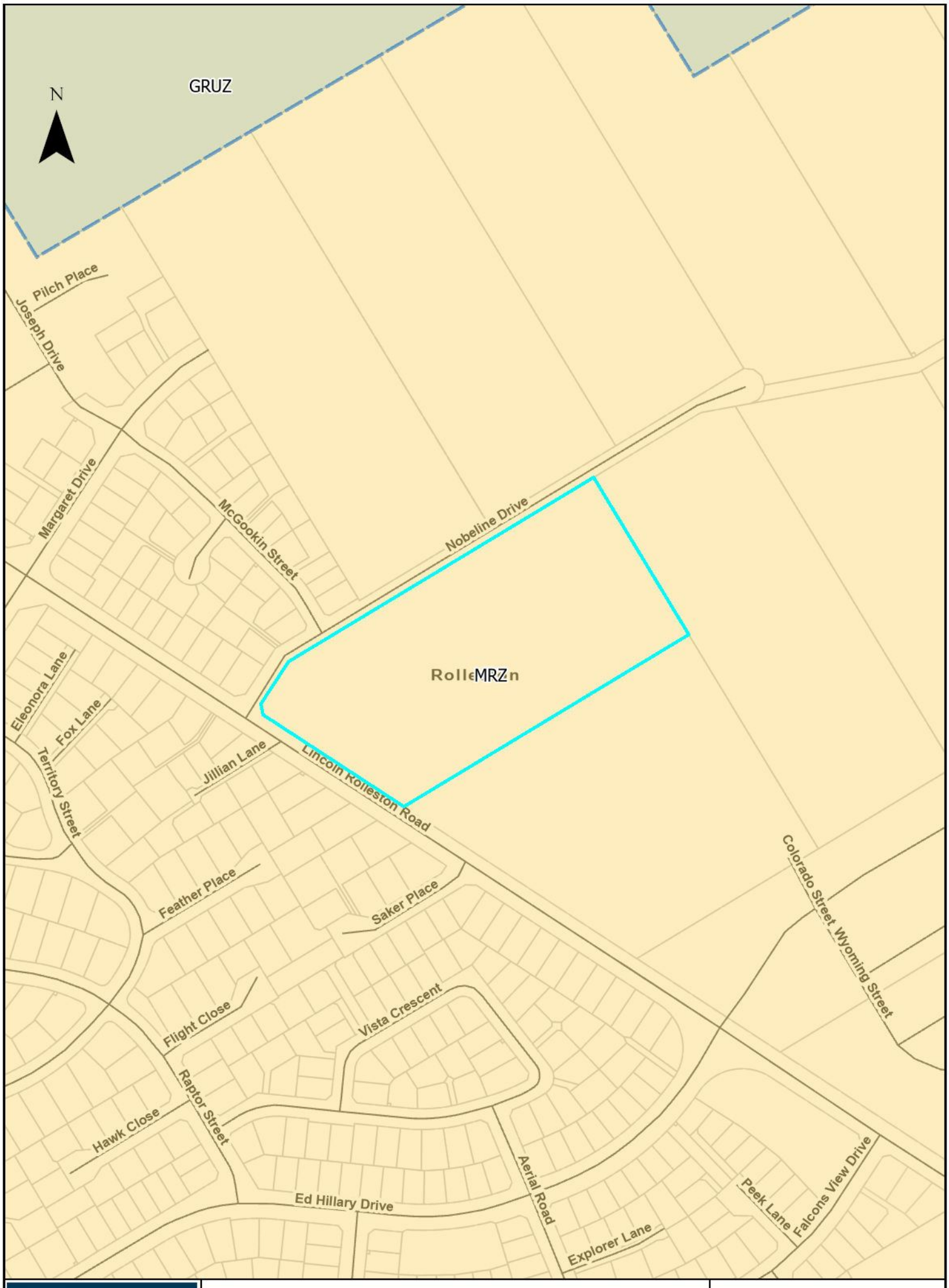
LIM REPORT - PODP Zone and Precinct



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RESOURCE CONSENT INFORMATION

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

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.

- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.

- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council’s District Plan.

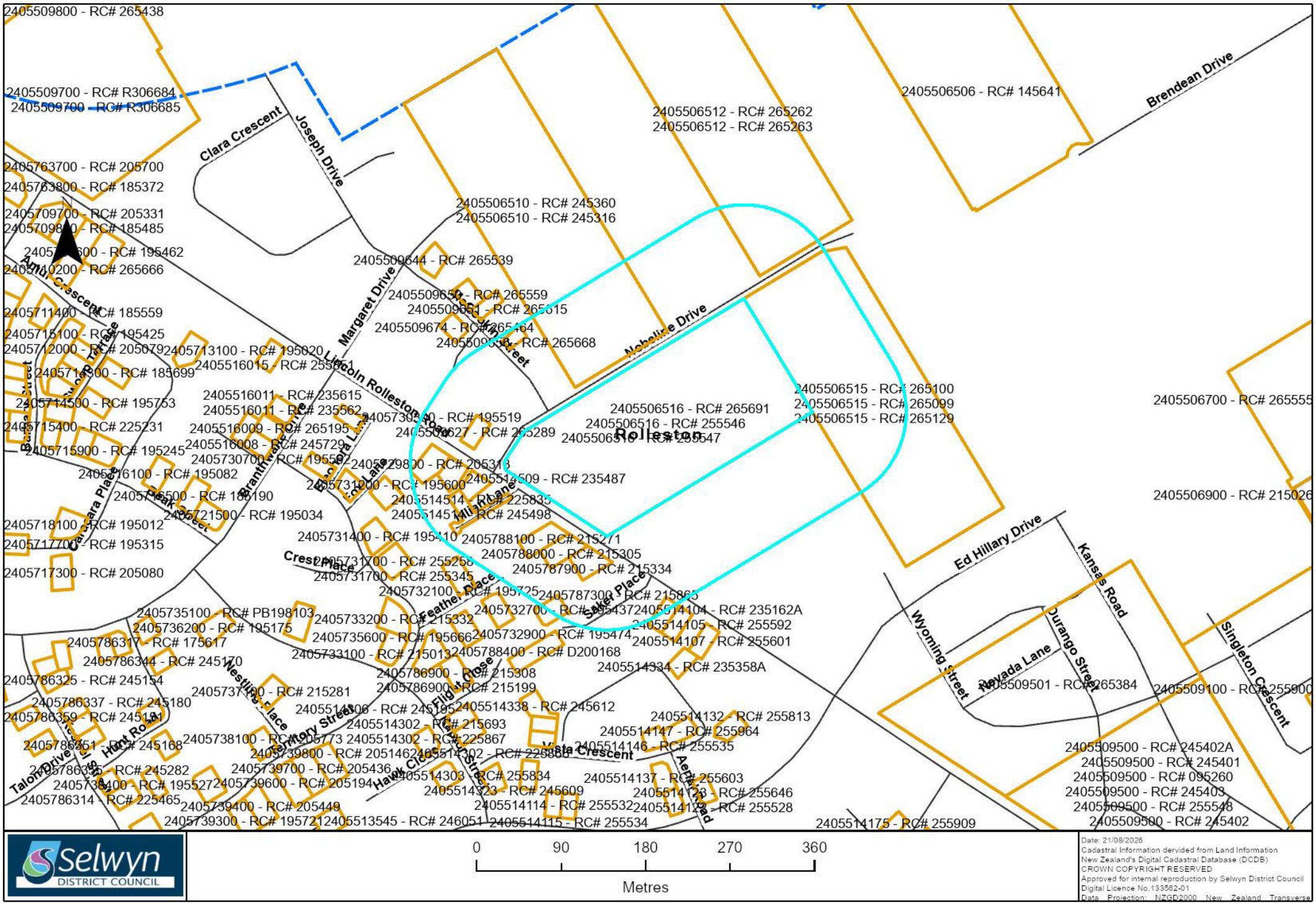
Resource Consent Status Codes:

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

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

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

2405506516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2405509700 - RC# R306684
2405509700 - RC# R306685
2405763700 - RC# 205700
2405763800 - RC# 185372
2405709700 - RC# 205331
2405709800 - RC# 185485
2405710200 - RC# 265666
2405711400 - RC# 185559
2405715100 - RC# 195425
2405712000 - RC# 205079
2405714500 - RC# 195753
2405715400 - RC# 225231
2405715900 - RC# 195245
2405716100 - RC# 195082
2405716500 - RC# 195190
2405718100 - RC# 195012
2405717700 - RC# 195315
2405717300 - RC# 205080
2405735100 - RC# PB198103
2405736200 - RC# 195175
2405786317 - RC# 175617
2405786344 - RC# 245170
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2405786351 - RC# 245168
2405786325 - RC# 245282
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2405739300 - RC# 195721
2405506512 - RC# 265262
2405506512 - RC# 265263
2405506506 - RC# 145641
2405506510 - RC# 245360
2405506510 - RC# 245316
2405509644 - RC# 265539
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2405509636 - RC# 265668
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2405506516 - RC# 265691
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2405506516 - RC# 255547
Rollesto
2405506700 - RC# 265555
2405506900 - RC# 215026
2405730300 - RC# 195519
2405506627 - RC# 265289
2405729800 - RC# 205313
2405514509 - RC# 235487
2405514514 - RC# 225833
2405514514 - RC# 245498
2405788100 - RC# 215271
2405788000 - RC# 215305
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2405787300 - RC# 215865
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2405732900 - RC# 195474
2405788400 - RC# D200168
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2405514302 - RC# 215693
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2405514114 - RC# 255532
2405513545 - RC# 246051
2405514115 - RC# 255534
2405514104 - RC# 235162A
2405514105 - RC# 255592
2405514107 - RC# 255601
2405514334 - RC# 235358A
2405514338 - RC# 245612
2405514132 - RC# 255813
2405514147 - RC# 255964
2405514146 - RC# 255535
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2405514128 - RC# 255646
2405514122 - RC# 255528
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2405509500 - RC# 245402A
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2405509500 - RC# 095260
2405509500 - RC# 245403
2405509500 - RC# 255548
2405509500 - RC# 245402
2405509100 - RC# 255900
Clara Crescent
Joseph Drive
Brendean Drive
Margaret Drive
Lincoln Rolleston Road
Noble Line Drive
Ed Hillary Drive
Kansas Road
Wyoming Street
Durango Street
Singleton Crescent
Nevada Lane
Selwyn
DISTRICT COUNCIL
0
90
180
270
360
Metres
Date: 21/08/2026
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Assessment_ID	RC Number	Proposal	Decision Date
2405506510	245316	RC245316 is sought to create 115 residential allotments, three residential development lots, three local purpose reserves, roads, and a utility allotment to be undertaken in six stages.	2025-04-16
2405506510	245360	RC245360 is sought to undertake earthworks and establish non-compliant roads and vehicle crossings.	2025-04-16
2405506512	265262	This is a subdivision consent to undertake a 2 lot subdivision.	2026-05-15
2405506512	265263	Land use consent in relation to RC265262	
2405506515	265099	To undertake a subdivision to create 74 residential lots	2026-05-22
2405506515	265100	To undertake earthworks associated with the subdivision and vehicle access non compliances	2026-05-22
2405506515	265129	To cancel consent notice 10043178.12	2026-05-22
2405506516	255546	To undertake a subdivision to create 133 residential lots, including the cancellation of consent notices.	2025-11-28
2405506516	255547	To undertake enabling works for the subdivision, including soil remediation work under the NES-CS	2025-11-28
2405506516	265691	To establish and operate a temporary show home village for a period of up to four years	
2405509627	265289	To construct a vehicle crossing in a non-complying position in relation to an intersection.	2026-05-12
2405509656	265668	To erect a residential unit not complying with the outlook space requirement	

2405787300	215865	To erect a garage that does not comply with the setback rule	2021-11-18
2405787900	215334	To construct a vehicle crossing in a non-complying position in relation to an intersection	2021-05-11
2405788000	215305	To construct a vehicle crossing with a non-complying intersection setback	2021-05-25
2405788100	215271	To construct a vehicle crossing that does not comply with vehicle crossing setbacks.	2021-04-29
2405514104	235162A	Change of Conditions to vary condition 1 of RC235162 to enable the construction of units prior to s 224	2025-10-24
2405514508	265380	To construct a vehicle crossing within the permitted setback to an intersection	2026-06-04
2405514509	235487	To construct a vehicle crossing in a non-complying position to a shared accessway	
2405514514	225835	MDRS - To establish a dwelling with non-compliant outlook space	2023-01-06
2405514514	245498	To erect a residential unit not complying with the minimum glazing requirement	
2405729800	205313	To construct a vehicle crossing in a non-complying position.	2020-06-12

Flood Assessment Certificate
FC260107

Issued pursuant to NH-SCHED1 of the Partially Operative Selwyn District Plan.

Property Address:	8 Nobeline Drive & 202 Lincoln Rolleston Road, Rolleston
Legal Description:	Proposed Lots 320-416, 418-453 of Lot 14 DP 483709 & Lot 15 DP 483709 of RC255546
Date of Issue:	24th April 2026
This certificate is valid until:	24th April 2028

The sites are not located on land within a high hazard area.

The sites are likely to be subject to inundation in a 200-year Average Recurrence Interval (ARI) flood event.

Minimum finished floor level shall be as follows:

Lot No	FFL m NZVD2016	Lot No	FFL m NZVD2016	Lot No	FFL m NZVD2016	Lot No	FFL m NZVD2016
320	39.93	**357**	39.04	**394**	39.43	**432**	38.19
321	39.94	**358**	38.89	**395**	39.38	**433**	38.26
322	39.94	**359**	38.86	**396**	39.53	**434**	38.36
323	40.00	**360**	38.86	**397**	39.62	**435**	38.44
324	40.04	**361**	38.75	**398**	39.68	**436**	38.57
325	40.06	**362**	38.83	**399**	39.62	**437**	38.68
326	40.06	**363**	38.69	**400**	39.47	**438**	38.85
327	40.06	**364**	38.81	**401**	38.50	**439**	39.00
328	40.06	**365**	39.04	**402**	38.39	**440**	39.14
329	40.06	**366**	39.15	**403**	38.64	**441**	39.39
330	40.13	**367**	39.20	**404**	38.73	**442**	39.36
331	40.11	**368**	39.28	**405**	38.69	**443**	39.33
332	39.78	**369**	39.33	**406**	38.65	**444**	39.30
333	39.49	**370**	39.04	**407**	38.62	**445**	39.26
334	39.53	**371**	39.12	**408**	38.57	**446**	39.24
335	39.48	**372**	38.89	**409**	38.52	**447**	39.20
336	39.32	**373**	38.93	**410**	38.48	**448**	39.12
337	39.46	**374**	38.84	**411**	38.37	**449**	38.78
338	39.25	**375**	38.73	**412**	38.38	**450**	38.85
339	39.19	**376**	38.69	**413**	38.31	**451**	38.80
340	39.37	**377**	38.84	**414**	38.23	**452**	38.76
341	39.60	**378**	38.94	**415**	38.27	**453**	38.65
342	39.68	**379**	39.04	**416**	38.32		
343	39.62	**380**	39.15	**418**	38.45		
344	39.61	**381**	39.26	**419**	38.52		
345	39.34	**382**	40.17	**420**	38.52		
346	39.55	**383**	40.36	**421**	38.34		
347	39.23	**384**	40.36	**422**	38.21		
348	39.50	**385**	40.36	**423**	38.53		
349	39.43	**386**	40.35	**424**	38.46		
350	39.11	**387**	39.89	**425**	38.15		
351	39.36	**388**	39.90	**426**	38.46		
352	38.99	**389**	39.78	**427**	38.11		
353	39.29	**390**	39.84	**428**	38.45		
354	38.96	**391**	39.71	**429**	38.31		
355	39.19	**392**	39.57	**430**	38.25		
356	38.92	**393**	39.28	**431**	38.18		

Disclaimers:

1. Whether the site is likely to be subject to inundation in a 200-year ARI flood event, and the minimum finished floor level have been determined with reference to:

   (a) The most up to date models and maps held by Selwyn District Council or Canterbury Regional Council;
   (b) Any relevant field information; and
   (c) Any site specific flood assessment prepared by a suitably qualified and experienced person, including a site specific Flood Hazard Assessment prepared by Canterbury Regional Council.

2. This certificate is based on the best information available to Selwyn District Council at the time the certificate was issued. This information is subject to change and may be updated at any time, including during the valid period of this certificate. Selwyn District Council accepts no liability for changes in this information.

3. This certificate relies on flood modelling. Flood modelling is a tool that predicts what might happen in a flood event of a given magnitude. A flood model uses hypothetical scenarios and makes assumptions about how a flood event might unfold however there are many more variables that can influence how a site is affected in an actual flood event. The minimum finished floor level does not infer that no damage will occur to a structure built above the minimum finished floor level in a flood event.

4. The Building Act 2004 also manages flood risk. The minimum floor level certified under the Partially Operative District Plan may be different to the floor level required by the Building Act 2004, which must be met in order to obtain a building consent.

5. Any activity or construction carried out on a site where a Flood Assessment Certificate is issued is carried out at your own risk, and Council recommend that you carefully consider the impact of any flooding risk associated with this site.

Advice notes:

a) For a new residential unit or principal building or the alteration of, or addition to any residential unit or principal building to be a permitted activity under the Selwyn District Plan as a whole, all other relevant rules must be complied with.

b) If the certified level is for a particular location on the site, the certified level is the minimum floor level for the proposed building location shown on the attached plan. If you wish to build elsewhere on the site the minimum floor level may be different, and you will need to request another certificate for the new location.

c) For the purposes of this certificate, ground level means:

   a. The actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);

   b. If the ground level cannot be identified under paragraph (a), the existing surface level of the ground;

   c. If, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level of the exterior surface of the retaining wall or retaining structure where it intersects the boundary.

d) You must reference this certificate when applying for a building consent or the building consent will not be accepted.

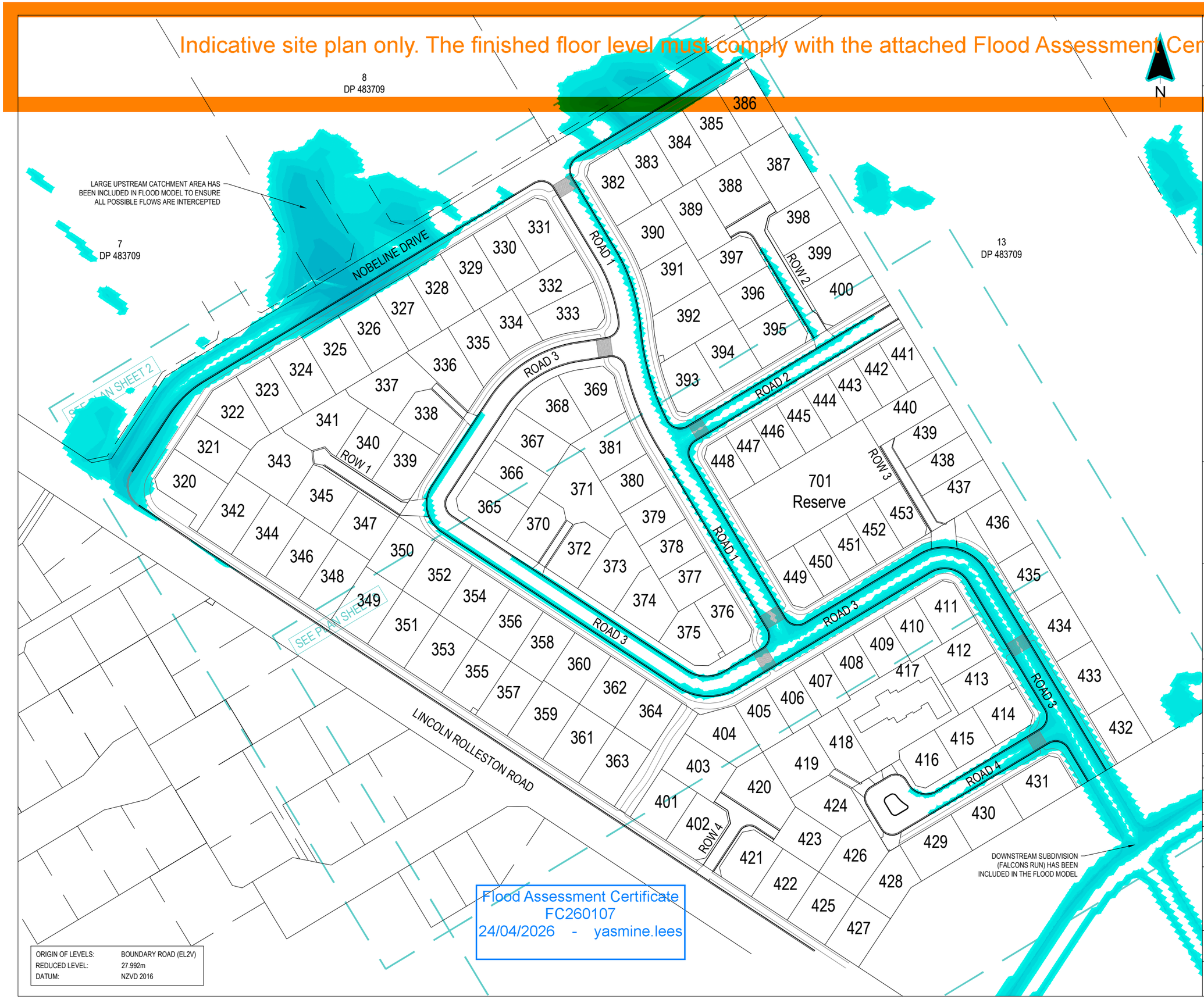
Signed for and on behalf of the Selwyn District Council:



Emma Larsen

Head of Resource Consents

Indicative site plan only. The finished floor level must comply with the attached Flood Assessment Certificate



Flood Assessment Certificate
FC260107
24/04/2026 - yasmine.lees

ORIGIN OF LEVELS:	BOUNDARY ROAD (EL2V)
REDUCED LEVEL:	27.992m
DATUM:	NZVD 2016

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NOTES:

1. ALL WORKS ARE TO BE IN TERMS OF SDC COP & CCC IDS AND CSS WHERE APPLICABLE.
2. CALCULATED SECONDARY FLOW PATH DEPTH IS BASED ON 0.5% AEP PEAK FLOW ON THE ASSUMPTION THE PRIMARY STORMWATER RETICULATION IS 100% BLOCKED.
3. PLAN TO BE READ IN CONJUNCTION WITH MINIMUM FLOOR LEVEL SPREADSHEET AND REPORT, AND THE SDC ISSUED FLOOD ASSESSMENT CERTIFICATE (FAC). ALL FFL'S PRESENTED BY THIS PLAN AND ACCOMPANYING FAC ARE MINIMUM LEVELS. INDEPENDENT CALCULATIONS SHOULD BE CARRIED OUT TO ENSURE COMPLIANCE WITH THE BUILDING CODE AND OTHER RELEVANT REGULATIONS.

0.5% AEP (200 yr) FLOOD DEPTHS

0.00	to	0.05	m
0.05	to	0.10	m
0.10	to	0.15	m
0.15	to	0.20	m
0.20	to	0.30	m
0.30	to	0.40	m
0.40	to	1.00	m

CLIENT

YOUR SECTION .nz

PROJECT

8 NOBELINE DRIVE & 202 LINCOLN ROLLESTON ROAD, ROLLESTON

CAPTURE Land Development Consultants

	DATE	REVISION DETAILS	ISSUED
A	04/03/26	FOR ENGINEERING APPROVAL	DG

DRAWING STATUS

ENGINEERING APPROVAL

DRAWING TITLE

STORMWATER OVERLAND FLOW PATHS AND FLOOR LEVELS SHEET 1 OF 3

PROJECT NO	*SCALE*	*PLOT SIZE*
1272	1:1500	A3

DRAWING NO	*REVISION*
1272-DR-C-4300-A	A

1272-DR-C-4300-4002 Stormwater Flooding.dwg

INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

When considering buying a rural property, especially if it is a small block, there are some important things that need to be considered.

Zoned rural these areas are foremost for Horticultural and Agricultural farming, plus their associated activities. As theses activities operate 24 hours a day seven days a week, it is important to appreciate that as towns and cities have their own unique characteristics, so too do rural areas.

In particular your attention is drawn to the following matters that are part of the rural character of the District.

(a) Use of agricultural chemicals including ground or aerial application of sprays and fertilisers, subject to manufacturers instructions, adopted codes of practice and other formal controls.

(b) Some farming activities may commence early in the morning or operate through the night such as harvesting of crops, operation of irrigators or bringing dairy cows in for milking.

(c) Although excessive noise is not permitted the noise levels associated with permitted land uses such as orchard sprayers, birdscarers, cowsheds (especially at dawn), woolsheds, use of working dogs, aircraft for rural management, tractors, headers and assorted agricultural machinery will in the majority of situations not be considered excessive. Farm animals may make a substantial amount of noise especially deer during the roar, bulls, animals at weaning time, roosters, donkeys and peacocks.

(d) There are a variety of rural odours including those from established piggeries, spraying of animal effluent on pasture, silage, growing of certain crop species, burning of orchard prunings, hedge prunings and stubble, application of fertilisers, spray from farm chemicals and composting.

(e) District roads are used to move stock from on part of a farm to another, or one property to another. It is therefore in the landowners best interests to maintain stock proof road boundary fences and gates.

(f) The existing state of district roads serving the property must be recognised, particularly if any road is unsealed. Unsealed roads can create dust. Dust can also be generated from paddocks when they are being worked or during strong winds.

(g) Fencelines along road frontages do not always follow the legal road boundary. The road boundary can frequently be located inside what looks like private property.

(h) Rural dwellings depend upon septic tanks and on-site systems for the disposal of sewage. The septic tanks are the responsibility of the property owner and require regular maintenance to ensure proper functioning.

(i) Council water supply is not available to every property. Where it is not available, and the landowner seeks to construct a new dwelling, the District Council will not issue a Code Compliance Certificate until the owner provides proof that a potable water supply is available.

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 is 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 accessto 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 the person responsible for the payment of all expenses relating to this procedure.

CARE FOR ESTABLISHING STREET TREES

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

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

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

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council