

## Land Information Memorandum

**L230801**

### Application

GW Wilfield Ltd	No.	L230801
PO Box 9301	Application date	12/05/23
Tower Junction	Issue date	2/06/23
Christchurch 8149	Phone	021341363
	Fax	-

### Property

Valuation No.	2405514700
Location	39 Branthwaite Drive, Rolleston
Legal Description	LOT 15 DP 509805
Owner	GW Wilfield Ltd
Area (hectares)	2.3347

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

### Rates

Rateable Value

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

Revaluation Year	2021
Land	\$3,530,000
Capital Value	\$3,880,000
Improvements	\$350,000

#### Current Rates Year 2022 to 2023

Annual Rates	\$6,320.90
Current Instalment	\$1,580.20
Current Year - Outstanding Rates	\$1,580.20
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/06/23

Next Revaluation Due 2024.

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

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the district

libraries, local community center and recreation reserves, sewerage and water systems and refuse collections and recycling.

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

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

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

## **Planning/Resource Management**

Operative District Plan Zoning:

Rolleston Living Z

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

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

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

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

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

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

[www.selwyn.govt.nz/proposedplan](http://www.selwyn.govt.nz/proposedplan)

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

[www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview)

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

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

- 26/01/23      Resource Consent 235028  
To Undertake A 43-Lot Residential Subdivision.  
Decision Notified 5/04/23  
Granted By Local Authority Officer 5/04/23
- 26/01/23      Resource Consent 235029  
To Undertake Earthworks Exceeding the Permitted Volume, To Construct Non-Complying  
Roothing And Associated Non-Compliances With The Odp, And For Consent Under The Nes.  
Decision Notified 5/04/23  
Granted By Local Authority Officer 5/04/23
- 7/12/16      Resource Consent 165663  
To Undertake a Subdivision To Create 18 Residential Lots In 8 Stages.  
Section 224 Issued 15/05/17  
Granted By Local Authority Officer 23/01/17

### Planning Notes

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

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

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

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

PDP Zonings -GRZ

MRZ-ILE

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

Subdivision approved but no certificate of Title issued.

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

#### Reference: Plains Flood Management Overlay

The District Plan Review has considered the potential effects of Natural Hazards such as flooding, tsunami, wildfire and geotechnical hazards such as land instability, liquefaction and fault lines on properties across the district. This property is identified by the Proposed District Plan as being located within a Natural Hazard Overlay. For further information visit <https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/> or contact the duty planner on 0800 SELWYN (0800735996).

#### Reference: Liquefaction Unlikely Overlay

The District Plan Review has considered the potential effects of Natural Hazards such as flooding, tsunami, wildfire and geotechnical hazards such as land instability, liquefaction and fault lines on properties across the district. This property is identified by the Proposed District Plan as being located within a Natural Hazard Overlay. For further information contact the duty planner on 0800 SELWYN (0800735996).

### Building

30/11/01	Building Consent 011454 Farm Building Code Compliance Certificate Issued 30/09/03
23/11/01	Building Consent 011393 Domestic Dwelling 4 Bedroom & Study & Garage Code Compliance Certificate Issued by Certifier 26/05/02
14/11/00	Building Consent 002245 Dwelling No Code Compliance Certificate Has Yet Been Issued.
	Building Consent 192413 Exemption - 10m X 15m Marquee for Wedding On 25 January 2020 Granted 20/12/19

Code Compliance Certificates issued by Certifiers are held by the Council for information purposes only.

Anyone that wishes to rely on a Certifiers Code Compliance Certificate will need to determine for themselves the accuracy and authenticity of the document.

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.

**Sewer** Council sewer scheme 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 neighboring 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 Council 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** to soak holes.

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](mailto:contactus@selwyn.govt.nz)***

**Kerbside Waste Collections** Council refuse, organic and recycling collection is available on Wednesday.

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 localized 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.

**Copy of drainage plan attached.**

**Land and Building Classifications**

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

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

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

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

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

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

**Listed Land Use Register (LLUR):**

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

**Residential Swimming Pool**

No pool registered to this property.

**Land Transport Requirement**

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

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

**Special Land Features**

	<b>NZS3604:2011</b>	<b>AS/NZS1170:2002</b>
Wind Region	A	A7
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone 2	Z Factor: 0.3
Approximate Altitude (Amsl)	41m	-
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.



**Flooding:**

Flood Management Area - 500-year event

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

ECan report R19/41 – Selwyn River/Waikirikiriri floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikiriri.

DHI Water and Environment Ltd report – Regional Policy Statement Modelling for SDC – District Plan.

The report identifies areas that may be affected by flooding in heavy rainfall events in the Selwyn District. For more information, please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz) or visit 2 Norman Kirk Drive, Rolleston.

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Templeton moderately deep fine sandy loam

Eyre shallow sandy loam

Templeton deep silt loam and silt loam on sand

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

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

**Licences/Environmental Health**

No information located.

**Network Utility Operators**

Information related to the availability of supply, authorizations 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 unauthorized 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.

Name: Trish Baird, Head of Digital - Chief Information Officer



Date: 02 June 2023

Legend

Subdivision\_Areas

Subdivision areas

Address

Addresses (LINZ)

Boundaries

District Boundary  
Township Boundary

Railway

Railway

Road

Selwyn Roads  
All Road Labels

Rating

Ratepayer Information  
Title Owners

Land\_Owners

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

Water

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

Water\_In  
DIM LINE  
DUCT  
IRRIGATION  
NON SDC SERVICE  
OBSOLETE  
OUTLINE  
PIPE - TREATED  
PIPE - UNTREATED  
PIPE - SEWER  
SITE\_BOUNDARY  
MANHOLE  
NODE  
SOAKHOLE  
SUMP  
VALVE  
Storm\_In  
CHANNEL  
DIM LINE  
MANAGEMENT  
NON SDC SERICE  
OBSOLETE  
OUTLINE  
PIPE  
SITE\_BOUNDARY

Sewer

Manhole Labels  
Sewer\_pt  
CHAMBER  
EQUIPMENT  
FACILITY  
MANHOLE  
NODE  
VALVE  
Storm\_py  
CATCHMENTS  
CONSENT AREA  
GROUNDWATER LESS 6M  
OUTLINE OF BASIN  
RATED AREA  
Stormwater Management Area  
Storm\_In\_Labels

Sewer\_In  
OUTLINE  
DIM LINE  
DUCT  
IRRIGATION  
NON SDC SERVICE  
OBSOLETE  
OUTLINE  
PIPE\_GRAVITY  
PIPE\_RISINGMAIN  
SITE\_BOUNDARY  
WaterRaces  
WRace\_pt  
DISCHARGE  
DIVIDE  
EQUIPMENT  
GATE  
GRILL  
HEADWALL  
MANHOLE  
NODE  
POND  
SITE

Stormwater

Storm\_pt  
CHAMBER  
EQUIPMENT  
FACILITY  
INLET/OUTLET

SHAFT  
SOAKHOLE  
WRace\_In  
AQUEDUCT  
CULVERT  
DIM LINE  
EMERGENCY DISCHARGE  
INTAKE  
LATERAL  
LOCAL  
MAIN  
OBSOLETE  
OUTLINE  
SIPHON  
TUNNEL  
SDC Cleaned

Drain

CDrain\_pt  
GATE  
Site  
WEIR  
CDrain\_In  
DRAIN  
ECan  
OUTLINE  
StopBank  
Site Boundary  
CDrain\_In Label

Well

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

LiquefactionReview

Project Extent  
Boundary Between Liquefaction Assessment Zones

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

Biodiversity

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

Zones

West Melton Observatory Zone

Planning Zones

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

Proposed CPW

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

UDSZones

UDS Traffic Zones  
CRETS

LLUR

Activities  
Investigations  
Sites

Potentially Contaminated Sites

Verified Note  
Verified Comment  
Not Verified

Designations

Designations

Floods

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

Tsunami Evacuation zone

Tsunami Initial Evacuation Area

Refuse

Refuse Dropoff points  
Organic Route

Rubbish/Recycling Route

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

Organic Bin  
Rubbish Bin  
Day Unknown

Recycling Bin & Pick Up Schedule

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

Pools

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

PlanningMisc

NZ Defence Force Buffer  
Māori Freehold Land  
RRS14 Preliminary Locations

EcanRiverProtectionScheme

Properties Beside Rivers  
Halswell Staff Gauges  
Halswell Floodgates  
Halswell Drainage

GreendaleFault

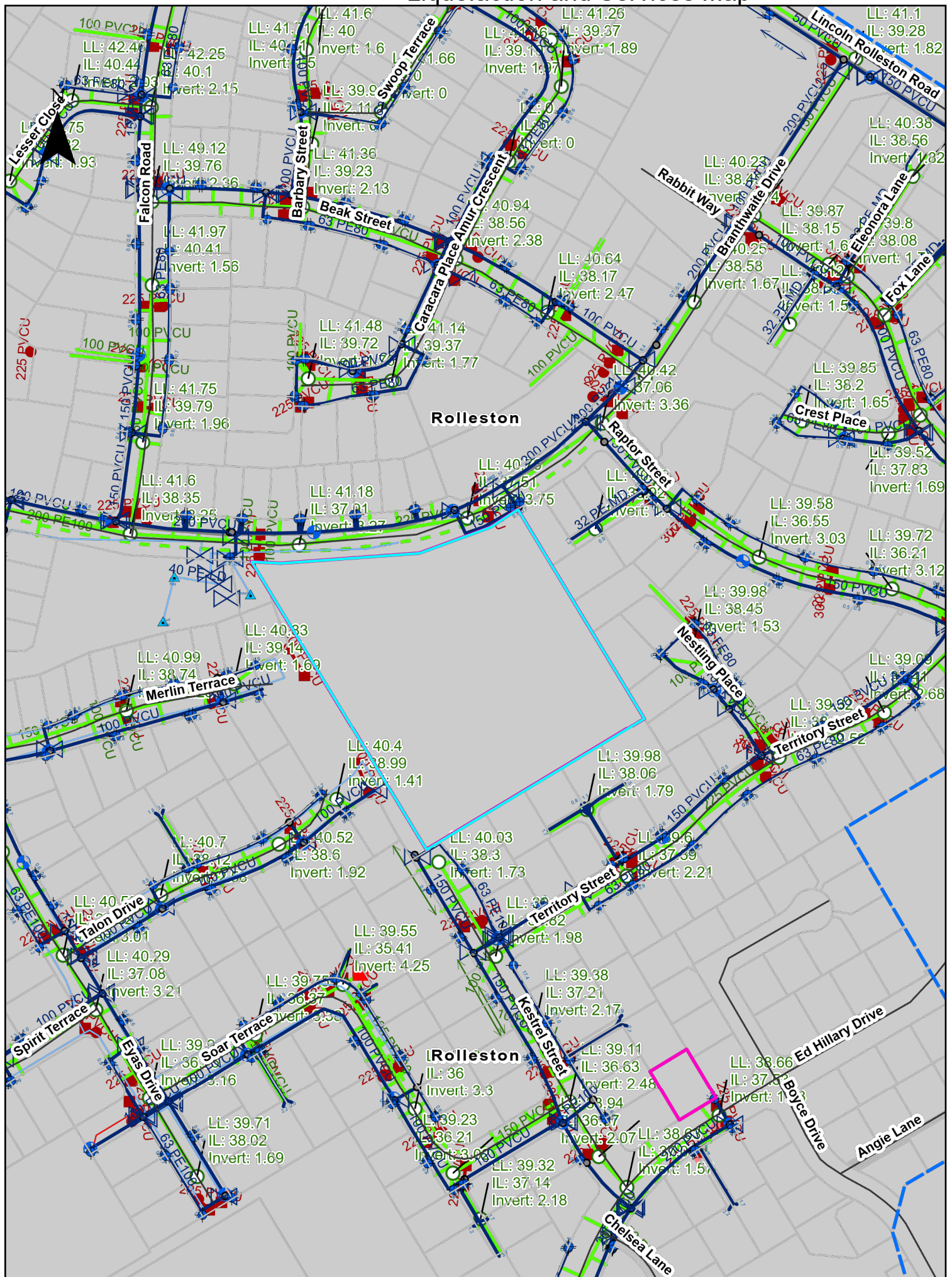
Greendale Fault 50m Buffer  
Fault Lines (GNS 2013)  
Folds (GNS 2013)

HororataHeightRestrictions

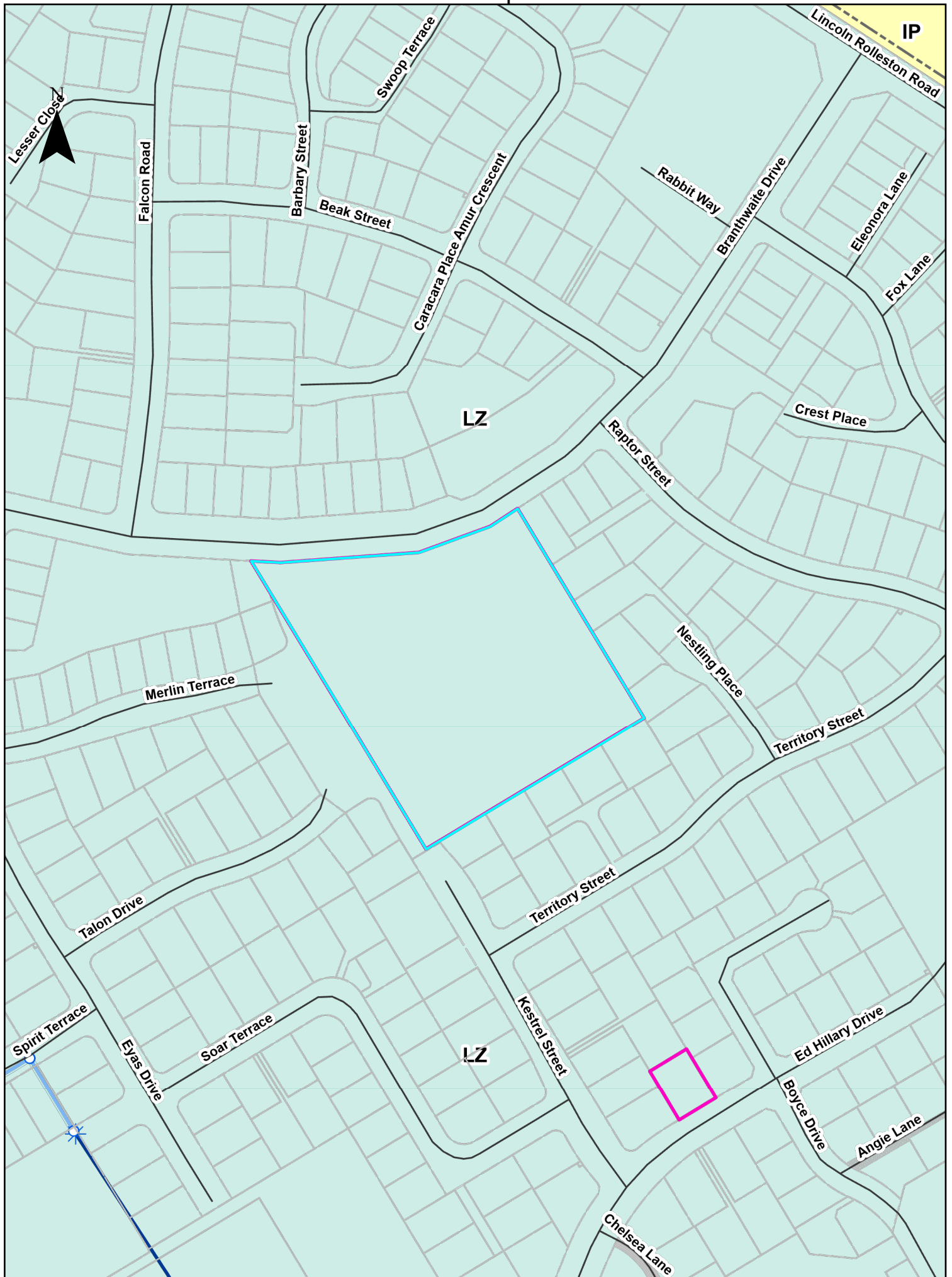
Final Height Splays  
Runways  
Hororata Airport Land Parcel



# Liquefaction and Services Map



# Zone Map





## 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

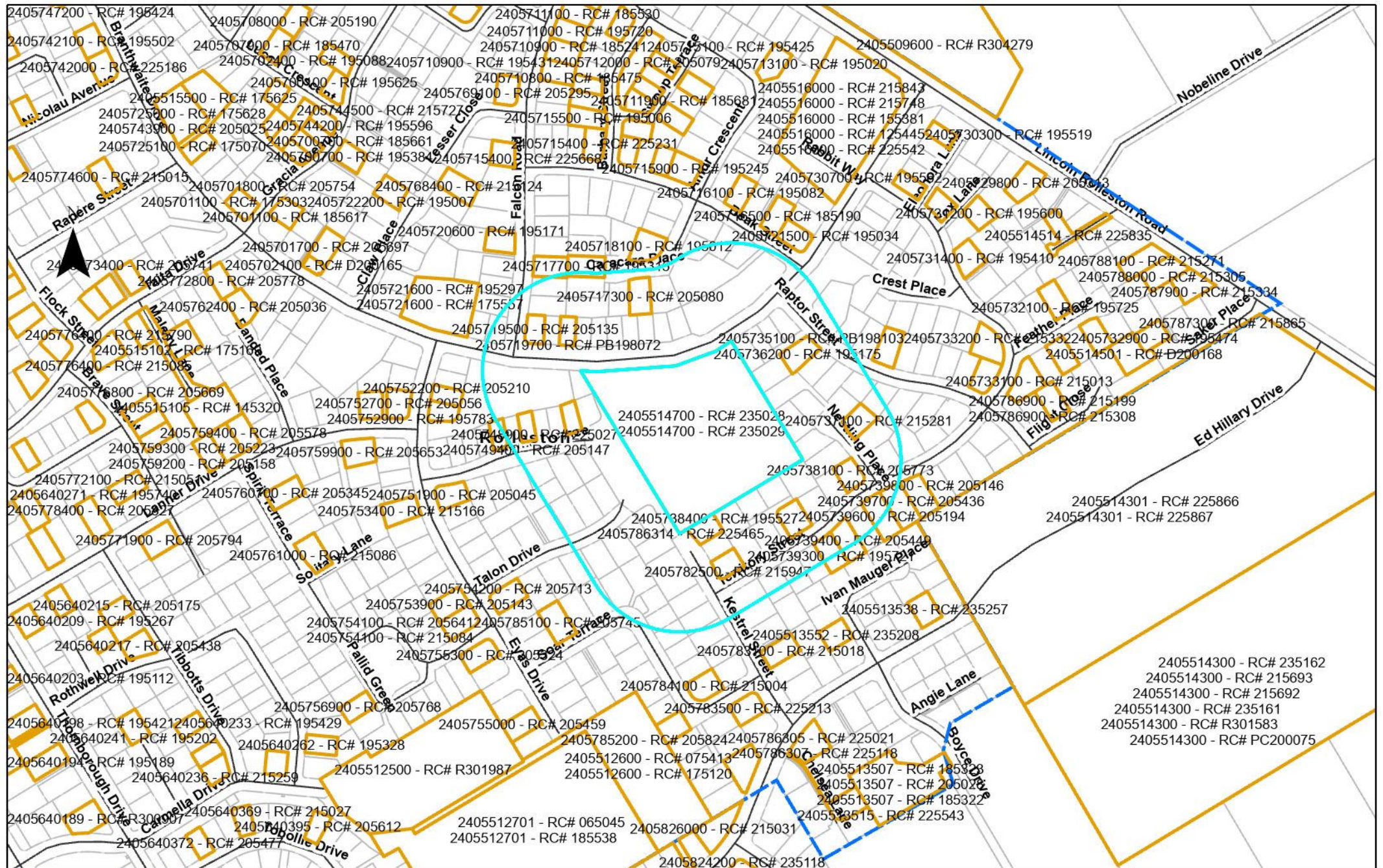
ADN	Appeal Decision Notified
AE	Appeal expiry
AEC	Appeal Heard by Environment
AN	Abatement Notice
AR	Appeal received
ARI	Application returned incomplete
AWD	Appeal withdrawn
CC	Cancelled
CCI	Certificate Compliance Issued
D37	Deferred under s.37
D37E	s.37 deferral ends
D91	Deferred under s.91
D91E	s.91 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



2405514700





Assessment_ID	RC Number	Proposal	Decision Date
2405717300	205080	To construct a vehicle crossing in a non-complying position in relation to an existing vehicle crossing.	2020-02-24
2405717700	195315	To construct a non-complying vehicle access in relation to a shared accessway	2019-06-24
2405719200	205253	To erect a dwelling and attached garage with a non-complying siting.	2020-06-16
2405719500	205135	To construct a vehicle crossing in a non-complying position in relation to an existing vehicle crossing.	2020-03-18
2405719700	PB198072	FAST TRACK - To erect a dwelling that infringes an internal setback	2019-04-26
2405736200	195175	To construct a vehicle crossing with non-complying siting (Lot 304)	2019-05-09
2405737100	215281	Retrospective consent to exceed the maximum permitted width for an existing vehicle crossing	2021-05-19
2405738100	205773	To construct a vehicle crossing with more than 1m distance but less than 7m to the neighbouring vehicle crossing.	2020-12-22
2405738400	195527	To construct a four bedroom dwelling with an attached garage and associated vehicle crossing with a reduced setback from a shared accessway	2019-09-09
2405739300	195721	To construct a vehicle crossing in a non-complying position in relation to an existing vehicle crossing.	2019-12-03
2405739400	205449	To construct a vehicle crossing in a non-complying position in relation to an existing vehicle crossing	2020-08-12
2405739600	205194	To construct a vehicle crossing within the required setback from an intersection.	2020-04-29

2405739700	205436	To establish a vehicle crossing in a non-complying position in relation to an intersection an adjoining crossing.	2020-08-11
2405748900	225027	To construct a vehicle crossing in a non-complying position.	2022-01-21
2405749200	205357	To construct a dwelling and attached garage with a non-complying internal boundary setback and to establish a vehicle crossing in a non-compliant position relative to another vehicle crossing	2020-07-20
2405749400	205147	To construct a vehicle crossing in a non-complying position in relation to an existing vehicle crossing.	2020-03-20
2405782500	215947	To construct a vehicle crossing with more than 1m distance but less than 7m to the neighbouring vehicle crossing.	2021-12-08
2405786314	225465	To erect a dwelling with an attached garage with a non-complying road boundary setback.	2022-07-19
2405514700	235028	To undertake a 43-lot residential subdivision.	2023-04-05
2405514700	235029	To undertake earthworks exceeding the permitted volume, to construct non-complying roading and associated non-compliances with the ODP, and for consent under the NES.	2023-04-05

## Code Compliance Certificate

### Section 43(3), Building Act 1991

#### Application

 W K LOCHHEAD  
 C/- VERSATILE BUILDINGS  
 PO BOX 11336  
 CHRISTCHURCH

 No. 011454  
 Issue date 30/09/03

#### Project

Description	New Farm Buildings - Other Being Stage 1 of an intended 1 Stage FARM BUILDING
Intended Life	Indefinite, but not less than 50 years
Intended Use	3 bay pole shed - farm use only
Estimated Value	\$11000
Location	BRANTHWAITE DRIVE, ROLLESTON - RAPID: 7350039
Legal Description	LOT 8 DP 66535 BLK III LEESTON SD
Valuation No.	2405514700

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Attention Sue Freeman

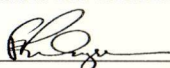
Please can this consent be done without \$100 deposit, as I was hoping it could be done with house consent But Valve Plus said no.

Thanks  
Shant

Any problems please ring me.

Signed for and on behalf of the Council:

Name:



Date:

SERVICE  
CENTRES:

LEESTON  
HIGH STREET, LEESTON  
PH: (03) 324-8080

DARFIELD  
SOUTH TERRACE, DARFIELD  
PH: (03) 318-8338

LINCOLN  
GERALD STREET, LINCOLN  
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE  
ROLLESTON DRIVE, ROLLESTON  
PH: (03) 347-9669



# CODE COMPLIANCE CERTIFICATE NO: 01/352

## Section 56 (3), Building Act 1991

Issued by: KELVIN NEWMAN  
currently approved and registered as a Building Certifier-Rego No: 11

To: Selwyn District Council

Building Consent No: 011393

PROJECT	PROJECT LOCATION
New or Relocated Building <input checked="" type="checkbox"/>	Street Address:
Alteration <input type="checkbox"/>	Branthwaite Drive
Logfire Fire <input type="checkbox"/>	Legal Description:
Intended use (s):	Lot No: 8 Dp: 66535
Domestic Living <input checked="" type="checkbox"/>	
Out Buildings <input type="checkbox"/>	
Intended life:	
Indefinite but not less than	
50 years. <input checked="" type="checkbox"/>	
Specified as ..... years.	
Demolition <input type="checkbox"/>	
Being stage one of intended one stages.	

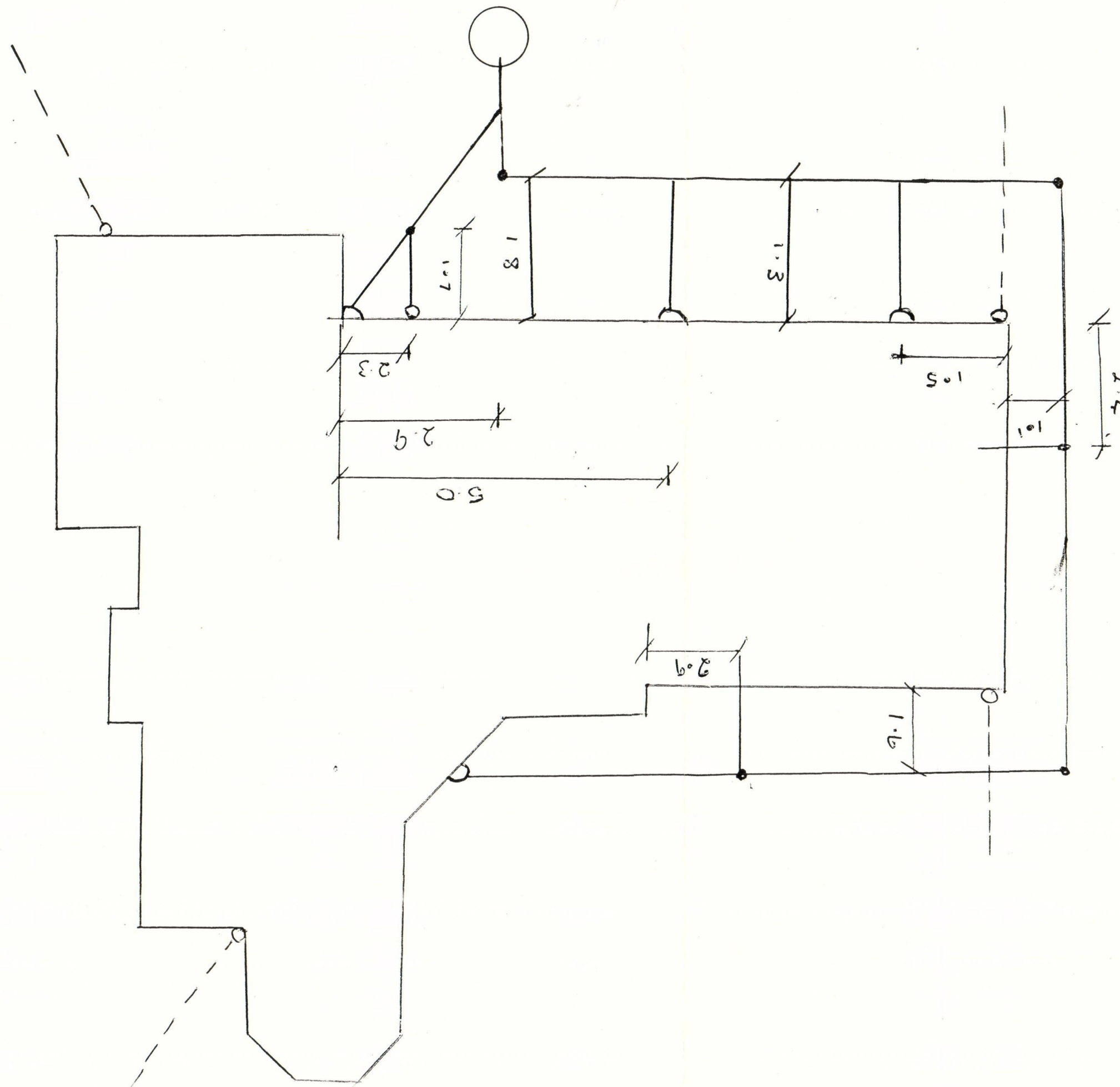
This is:

- ☒ A Final Code Compliance Certificate issued in respect of all of the building work under the above consent.
- ☐ An Interim Code Compliance Certificate in respect of part only of the building work under the above building consent as specified in the attached page (s) headed "Scope and Conditions of Code Compliance Certificate No: 01/352" (being this certificate).

Signed by or on behalf of the Building Certifier:

Name: Kelvin Newman  
Position: Certifier

*K Newman*  
Date: 26/4/02



Lot: 8  
 Lochhead  
 Brantworth Drive  
 011 393

20 December 2019

WK & EF Lochhead  
39 Branthwaite Drive  
Rolleston 7615

Dear Sir or Madam,

**Exemption to the requirement to obtain a building consent application**

**Reference Number:** 192413

**Project Location:** 39 Branthwaite Drive  
Rolleston

**Project Description:** Exemption - 10m x 15m marquee for wedding on 25 January 2020

We have reviewed your application for an exemption to the requirement to obtain a building consent for the work described in the documents submitted. Your application has been granted in terms of Schedule 1 of the Building Act 2004.

This exemption has been granted based on the following considerations:

- 1) That the work is constructed in accordance with the drawings submitted (a stamped copy of these is enclosed for your use).
- 2) While the work has been exempted from the requirement to obtain Building Consent, all building work is still required to comply with the requirements of the New Zealand Building Code.

It is important to note that it is the responsibility of the organiser(s) to ensure that the requirements of the NZ Building Code are fully met in all respects. For this reason it is recommended that only appropriately skilled and/or qualified personnel are engaged to carry out the building work.

3) Private functions:

Where this exemption has been granted for Tent(s) or Marquee(s), it is the responsibility of the event organiser(s) to ensure that all catering staff and guests are made aware of the relevant Fire Safety requirements and equipment, particularly with regard to occupant numbers, emergency egress provisions, evacuation plans, relevant exit signs etc.

In addition, the event organiser(s) need to ensure that these requirements are strictly monitored and adhered to at all times by the exhibitors during the function(s).

Should you have any queries regarding this letter please contact our building advisory team on 03 347 2839.



Yours faithfully

Sandra McCormick  
Senior Building Officer  
On behalf of: Selwyn District Council



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

### **STREET TREES AND IRRIGATION**

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

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

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

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

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

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

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

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

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

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

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

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

#### CARE FOR ESTABLISHING STREET TREES

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

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

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

Thank you for your assistance and co-operation

Reserves Maintenance Staff  
**Selwyn District Council**

## FENCE DESIGNS THAT WORK

### Open style fencing

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

Benefits are:

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



### Best practice design

Use dark colours for fence to merge into landscape.

Support and soften open fence with complementary plantings.



## FENCE DESIGNS THAT WORK

### Low fencing



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

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

### Best practice design

Continue planting themes from reserves onto your property.

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



# URBAN FENCING

## in the Selwyn District

A best practice guide to residential fencing

### WHO DOES THIS FENCING GUIDE APPLY TO?



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



## PUTTING UP A NEW FENCE ?

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

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

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

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

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

## GOOD PRACTICE IN FENCE DESIGN

### Rule 4.13 Fencing along the road boundary



### Rule 4.13

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

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

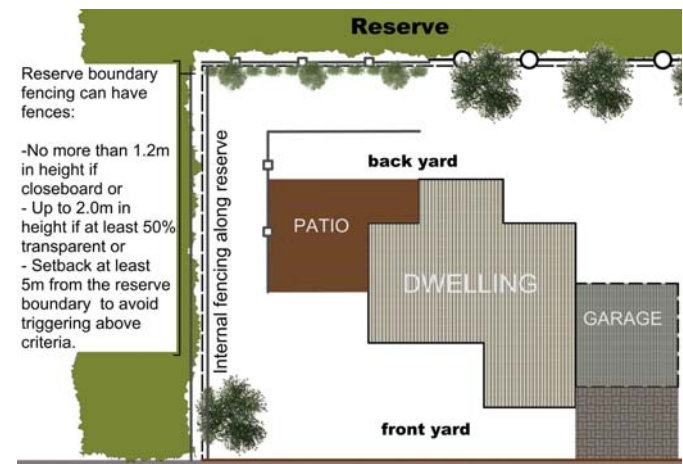
Selwyn District Council

Policy and Strategy Team, Environmental Services

Phone: 03 347 2800

## GOOD PRACTICE IN FENCE DESIGN

### Rule 4.17 Fencing along reserve boundary



### Rule 4.17

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



# Be water wise



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

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

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

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

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

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

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

## How much water do you use?

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

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



## Tips for managing your water use

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

### Your garden and lawn

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

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



### Outdoors

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

### Indoors

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



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

GW Wilfield Ltd  
PO Box 9301  
Tower Junction  
Christchurch 8149

**GST Number:** 53-113-451  
**Invoice Date:** 2/06/2023  
**Account No:** 805395  
**Order No.**

## Tax Invoice 194877

Qty	Description	Rate	GST	Amount
L230801	2/06/23 : GW Wilfield Ltd : Christchurch			
2405514700	: 39 Branthwaite Drive, Rolleston			
	Land Information Memorandum		32.61	250.00
Subtotal				217.39
GST				32.61
Total Amount				<b>\$250.00</b>

(Please detach and return this portion with your payment)

### REMITTANCE ADVICE

GW Wilfield Ltd  
PO Box 9301  
Tower Junction  
Christchurch 8149

**Account No.:** 805395  
**Invoice No.:** 194877  
**Total Due:** **\$250.00**

### Amount Enclosed:

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

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

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

