

FALCON'S RUN

Rolleston

LIM Reports

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Land Information Memorandum

L252741

Application

Yoursection FR Limited
PO Box 9301
Tower Junction
Christchurch 8149

No.	L252741
Application date	11/11/2025
Issue date	21/11/2025
Phone	021341363

Property

Valuation No.	2405509502
Location	178 Lincoln Rolleston Road
Legal Description	LOT 3 DP 427521
Owner	Yoursection FR Limited
Area (hectares)	4.0705

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	\$ 4,500,000
Capital Value	\$ 4,800,000
Improvements	\$ 300,000

Current Rates Year 2025 to 2026

Annual Rates	\$ 10,130.00
Current Instalment	\$ 2,532.50
Current Year - Outstanding Rates	\$ 2,532.50
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/12/25

Next Revaluation Due 2027.

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

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

If a ratepayer in the district purchases additional properties, that ratepayer 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: MRZ

Operative District Plan Zoning: Rural 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://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

7/10/25

Resource Consent 255899

Change Of Conditions To Change Condition 1 Of Rc245401 (As Varied By Rc255548).

Process Suspended By Applicant 4/11/25

7/10/25

Resource Consent 255900

Change Of Conditions To Change Condition 1 Of Rc245402 (As Varied By Rc255548).

Process Suspended By Applicant 4/11/25

- 4/07/25 Resource Consent 255548
Change Of Conditions Pursuant To Section 127 To Vary Conditions 1,23, 124, 132,133 & 140 Of Rc245401 And Condition 1 Of Rc245402. These Generally Seek To Align This With A Proposal To The North (Rc255546/7).
Decision Notified 12/08/25
Granted By Independent Commissioner(S) 8/08/25
- 30/05/24 Resource Consent 245401
Subdivide 6 Allotments To Create 265 Residential Allotments, 19 Allotments To Vest As Road, Seven Allotments To Vest As Reserve, 15 Access Lots And 2 Utility Allotments.
Section 224 Issued 22/10/25
Granted By Independent Commissioner(S) 13/11/24
- 30/05/24 Resource Consent 245402
To Undertake Earthworks, Roothing/Access And Opd Non-Compliances Associated With Subdivision Rc245401
Decision Notified 13/11/24
Granted By Independent Commissioner(S) 13/11/24
- 30/05/24 Resource Consent 245403
Land Use Consent Under The Nes To Subdivide A Site Containing A Hail Site And Change The Use Of That Site Associated With Subdivision Rc245401.
Withdrawn 5/12/24
- 22/10/09 Resource Consent 095260
Subdivide To Create 3 X 4ha Lots
Section 224 Issued 1/04/11
Granted By Local Authority Officer 4/11/09

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

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)

Building

5/10/11	Building Consent 111054 Farm Building Code Compliance Certificate Issued 5/10/13
21/12/09	Building Consent 091183 3 Bedroom Domestic Dwelling With Attic Space, Solid Fuel Heater In Living Room And Attached Double Garage Code Compliance Certificate Issued 8/06/22

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 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

Stormwater to soakhole

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

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

Copy of drainage plan attached.

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

Water Races

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

Kerbside Waste Collections

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, OR
- you have a new property and either:
 - o you have requested for your property to be added to the route and it is in the process of being added, OR
 - o you have not yet requested for your property to be added to the route, OR

Please contact 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: 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 Council's website www.selwyn.govt.nz under "Transportation and Roding".

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and 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: The flight paths for the Christchurch International Airport takes air traffic over this general area.

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.

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 \(Appeals Version\)](#)
- [Selwyn District Council Natural Hazard Map](#) – 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

Earthquake Prone Buildings

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

Erosion

District Plan information relating to erosion

None known

Landslip and Rockfall

Regional mapping of landslides / rock avalanches

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

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

Liquefaction and Subsidence

Liquefaction / Geotechnical risk

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

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

potential impacts on engineering lifelines (infrastructure) in Selwyn District and for use in infrastructure and emergency management planning.

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

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

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

Tsunami

None known

Flooding and Inundation

District Plan information relating to flooding and inundation

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

Plains Flood Management Overlay

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

[Selwyn River/Waikirikiriri 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

	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 Types

Templeton deep silt loam and silt loam on sand

Eyre shallow silt loam

Land Fill

None known

Licences/Environmental Health

20/08/25

Flood Assessment Certificate FC250335

Licence issued 20/08/25

Expires 20/08/27

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.
8. This Land Information Memorandum includes natural hazard information deemed by Selwyn District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.
9. Selwyn District Council and Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Selwyn District Council or Environment Canterbury if you would like to enquire about this information.

Information Management Team

Date: 21 November 2025

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

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

Sewer_pt

- ◊ CHAMBER
- ▲ EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- ⊗ VALVE

Sewer_In

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

Storm_pt

- CHAMBER
- ▲ EQUIPMENT
- FACILITY
- ✱ INLET/OUTLET
- ▣ MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- ⊗ VALVE

Storm_In

- CHANNEL
- DIM LINE
- MANAGEMENT
- NON SDC SERICE
- OBSOLETE
- OUTLINE
- PIPE
- SITE_BOUNDARY
- ▲ Soakhole w/Hoz Soakage
- StopBank

Storm_py

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

Stormwater Management Area

- Stormwater Management Area

West Melton Observatory Zone

- West Melton Observatory Zone

Planning Zones

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

Liquefaction Drains and Water Race

- ▲ GATE
- Site
- ▲ WEIR

CDrain_pt

- ▲ GATE
- Site
- ▲ WEIR

CDrain_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

WRace_pt

- DISCHARGE
- + DIVIDE
- △ EQUIPMENT
- GATE
- ▣ GRILL
- ✱ HEADWALL
- MANHOLE
- NODE
- ⊕ POND
- SITE
- SHAFT
- SOAKHOLE

WRace_In

- AQUEDUCT
- CULVERT
- ↔ DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- LATERAL
- LOCAL
- MAIN
- OBSOLETE
- 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

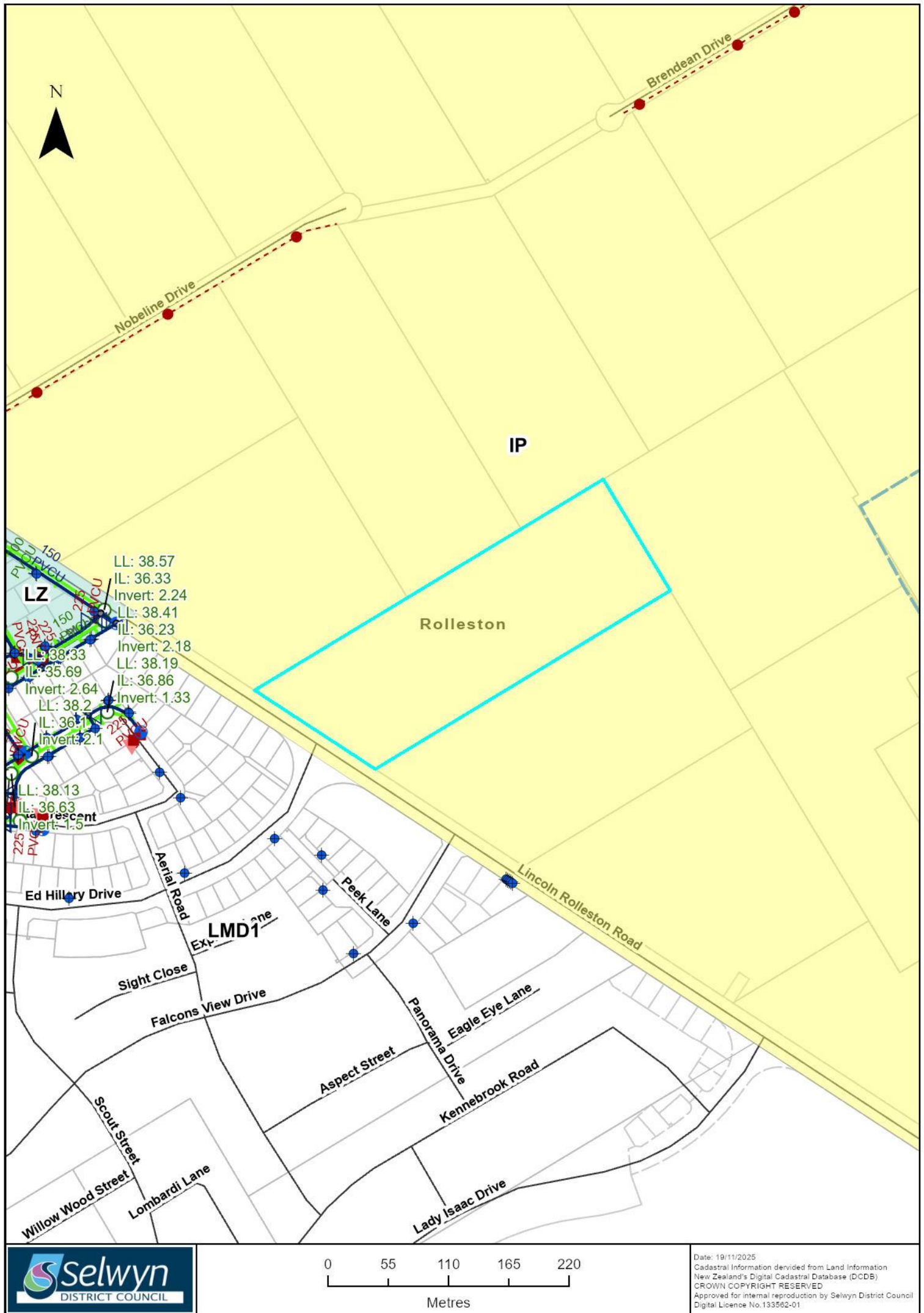
Greendale Fault

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

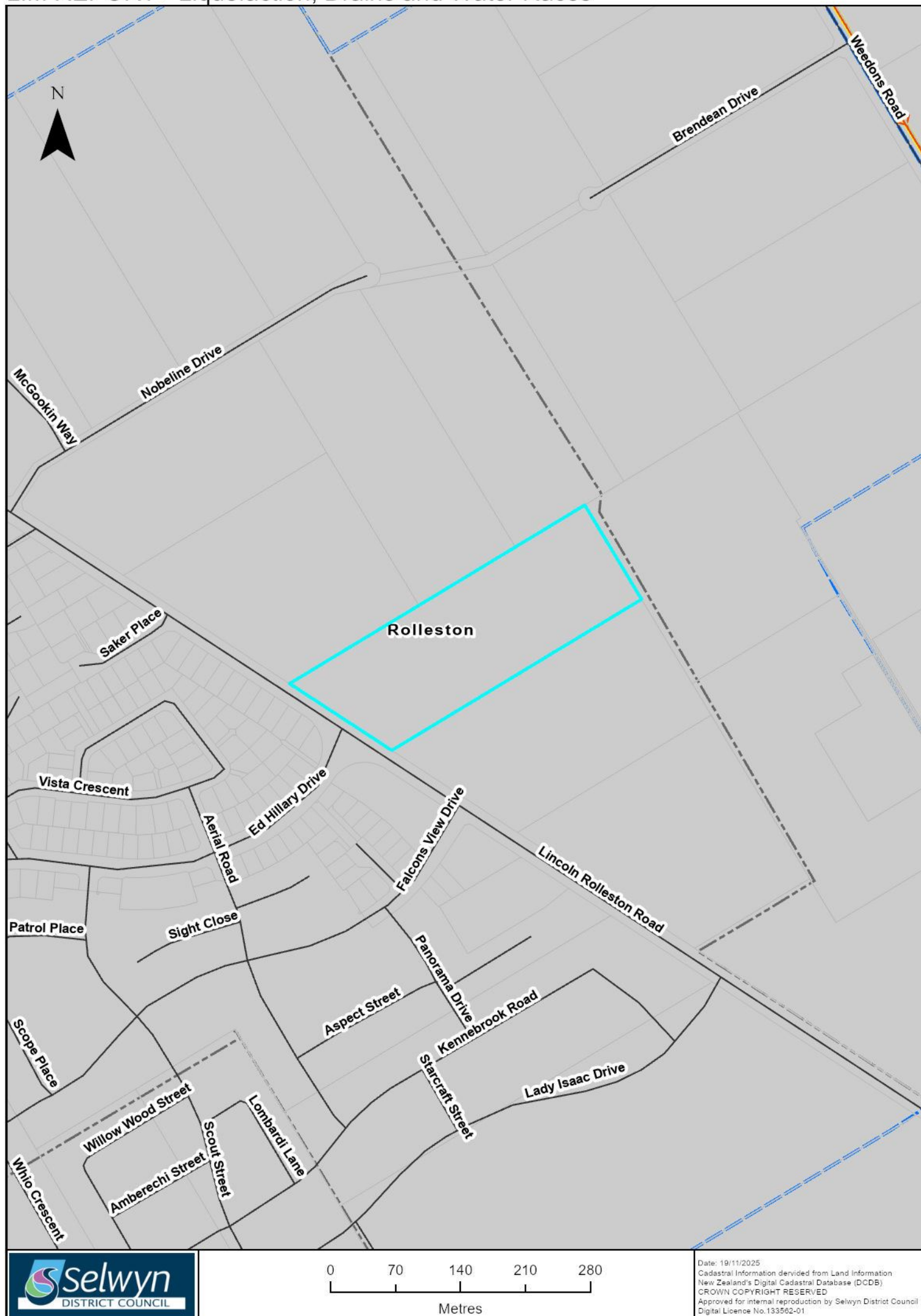
Biodiversity

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

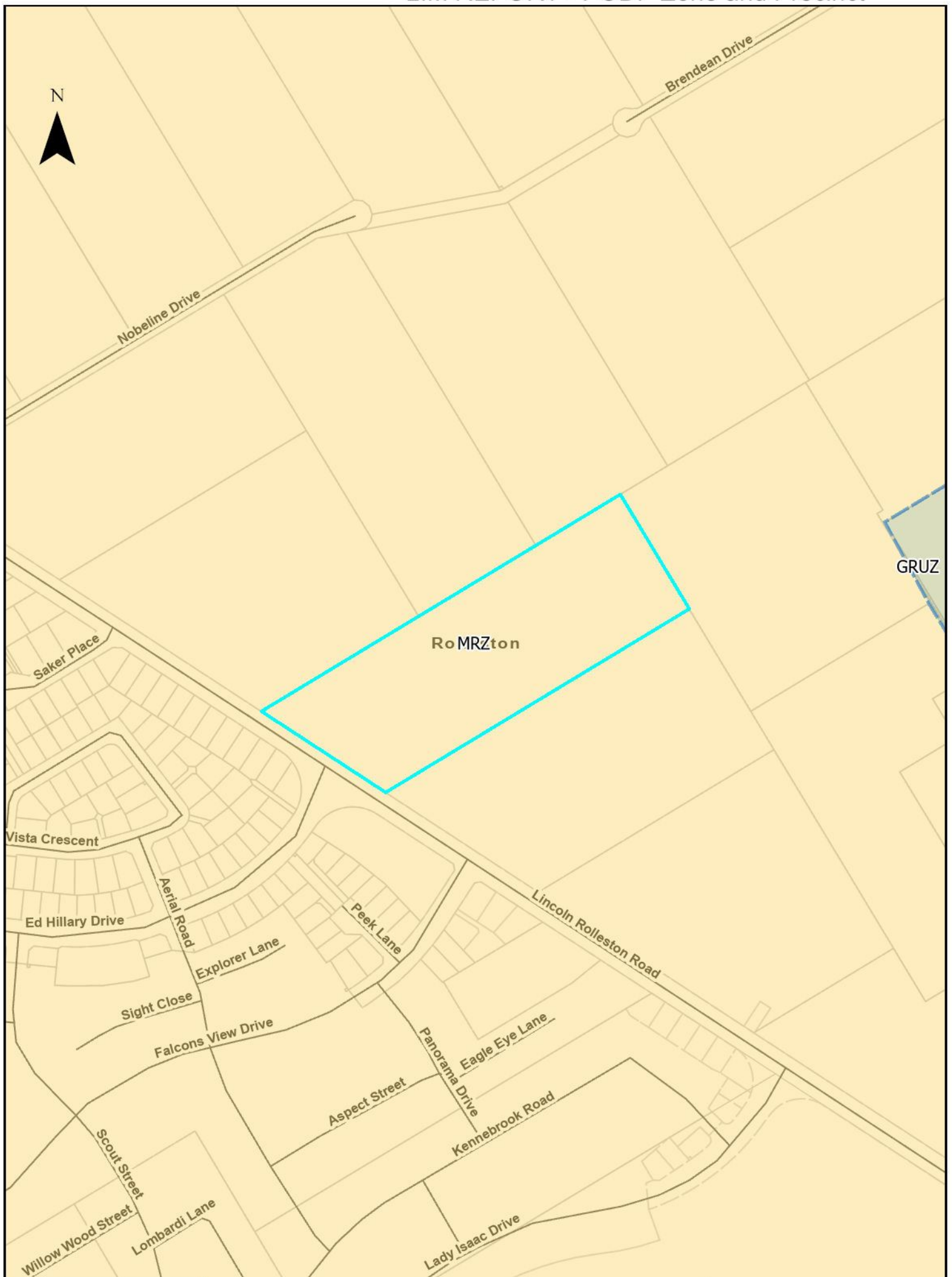
LIM REPORT - Zone and Water Services



LIM REPORT - Liquefaction, Drains and Water Races



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.

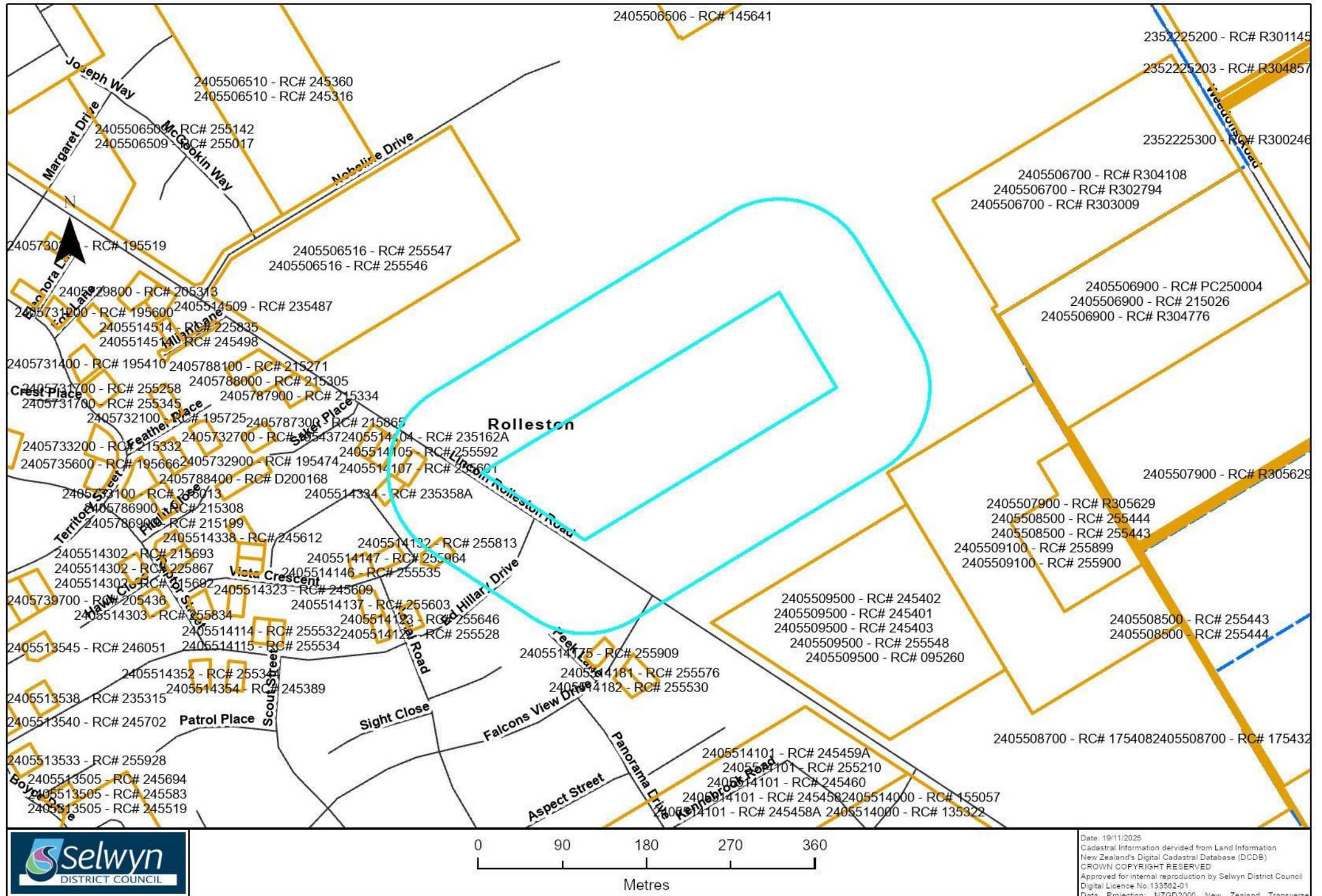
Resource Consent Status Codes:

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

2405509502



Assessment_ID	RC Number	Proposal	Decision Date
2405514105	255592	To erect a residential unit that does not meet glazing and access standards.	2025-08-25
2405514107	255601	To establish a residential unit that does not meet the vehicle maneuvering requirements.	2025-09-01
2405514132	255813	To establish a residential unit that breaches the site coverage.	2025-10-01
2405514334	235358A	Change of Conditions to vary condition 1 of RC235358 to enable the units to be constructed prior to s 224(c)	2025-10-24

Code Compliance Certificate**091183****Section 95, Building Act 2004****The Owner**

Name of Owner:	Sewell Alastair Lloyd
Mailing address:	178 Lincoln Rolleston Road, RD 8, Christchurch 7678
Street address/registered office:	
Phone number:	
Landline:	Daytime: 021 559 367
Mobile:	After hours:
Facsimile number:	
Email address:	als.draughting@yahoo.com
Website:	

The Building Work

Street Address of Building:	178 LINCOLN ROLLESTON ROAD, ROLLESTON		
Legal Description of land where building is located:	LOT 3 DP 427521		
Valuation Number:	2405509502		
Current lawfully established use:	2.0 HOUSING		
Type of work:	3 Bedroom Domestic Dwelling with Attic Space, Solid Fuel Heater in Living Room and attached Double Garage		
Estimated Value:	\$250,000		
Location of building within site/block number:			
Building Name:	Year Construction Commenced:	2010	

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that- the Building work complies with the Building Consent

Note: Building Consent 091183 is subject to a modification to the Building Code to the effect that Clause B2.3.1 applies in respect of all the building elements relative to the building work from on 24/10/2010 which was the date of substantial completion of the building work not from the date of issue of the relevant Code Compliance Certificate.


Karen Fitzpatrick
Selwyn District Council Building Consent Authority Signatory

Issue Date: 8/06/22

Code Compliance Certificate**111054****Section 95, Building Act 2004****The Owner**

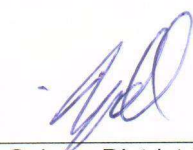
Name of Owner:	Sewell Alan Donal & Sewell Louise
Mailing address:	148 Lincoln Rolleston Road, RD 8, Christchurch 7678
Street address/registered office:	
Phone number:	
Landline:	Daytime: 347 3495
Mobile: 021 559 367	After hours:
Facsimile number:	
Email address:	als.draughting@yahoo.com
Website:	

The Building Work

Street Address of Building:	178 Lincoln Rolleston Road, Rolleston
Legal Description of land where building is located:	LOT 3 DP 427521
Valuation Number:	2405509502
Current lawfully established use:	
Type of work:	Farm Building
Estimated Value:	\$5,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced: 2011

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that-
the Building work complies with the Building Consent

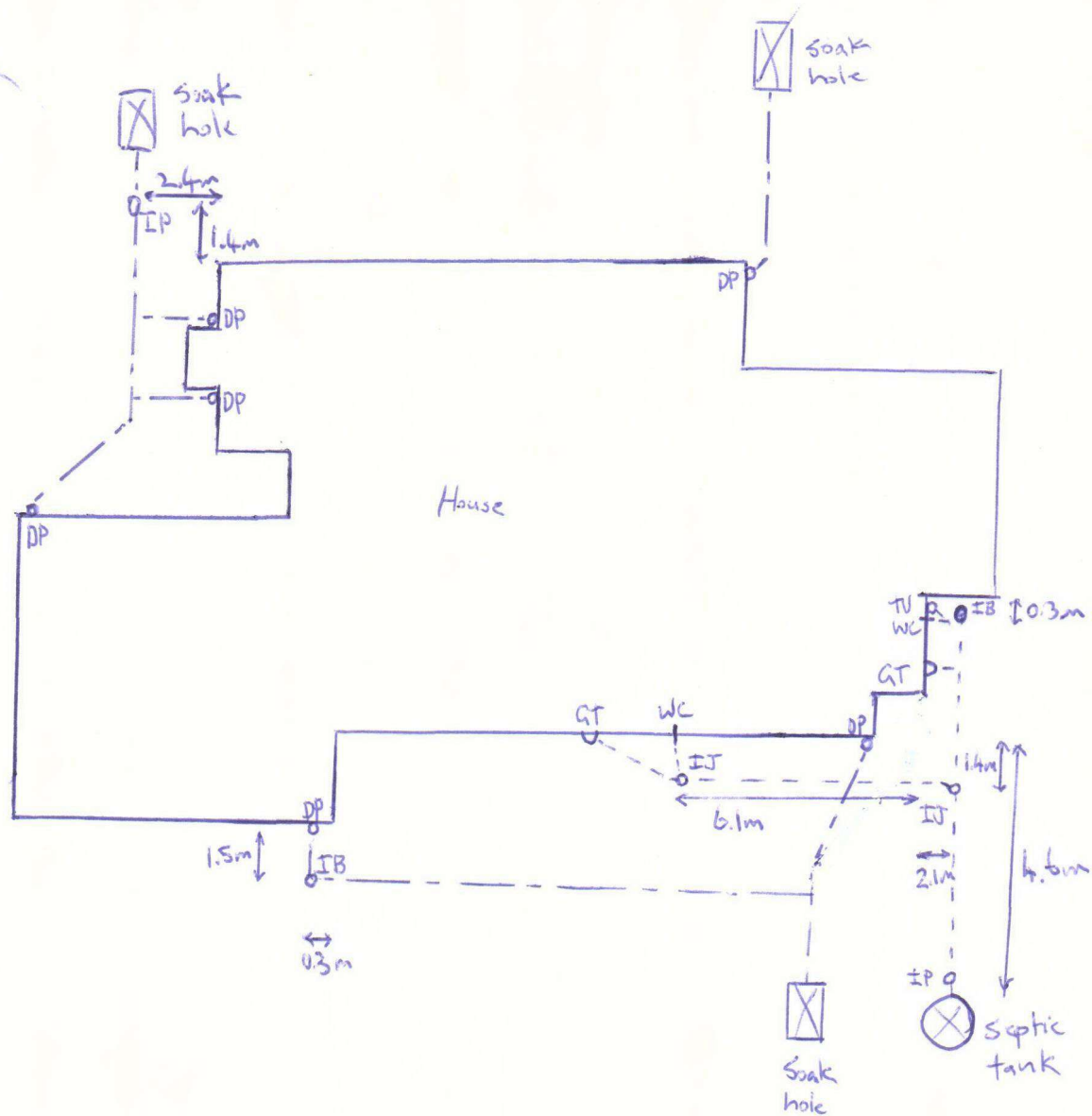


Selwyn District Council Building Consent Authority Signatory

Issue Date: 5/10/13

Making More Drainage
08184

Building consent no
091183



Flood Assessment Certificate

FC250335

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



Property Address:	Falcons Run Subdivision Stages 1-17
Legal Description:	Lots 1- 263 of RC245401 (as varied by 255548)
Date of Issue:	20 August 2025
This certificate is valid until:	20 August 2027

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 per the following:

LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)
1	38.09	40	37.11	79	37.45
2	38.07	41	36.95	80	37.32
3	37.99	42	37.28	81	37.33
4	37.94	43	37.19	82	37.14
5	37.98	44	37.16	83	37.29
6	38.10	45	37.13	84	37.30
7	38.00	46	37.09	85	37.30
8	38.07	47	37.06	86	37.30
9	38.15	48	37.98	87	37.25
10	38.15	49	38.09	88	37.57
11	38.12	50	38.11	89	37.37
12	38.19	51	38.10	90	37.27
13	38.23	52	38.07	91	37.17
14	38.24	53	38.05	92	37.07
15	38.23	54	38.02	93	36.94
16	38.20	55	37.99	94	36.86
17	38.17	56	37.95	95	37.03
18	38.14	57	37.93	96	37.13
19	38.10	58	37.83	97	37.23
20	38.07	59	37.84	98	37.34
21	38.09	60	37.93	99	37.41
22	38.15	61	37.97	100	37.48
23	38.22	62	37.95	101	37.89
24	37.85	63	37.92	102	38.01
25	37.90	64	37.91	103	37.78
26	37.90	65	37.85	104	37.91
27	37.89	66	37.82	105	37.81
28	37.69	67	37.84	106	37.63
29	37.69	68	37.68	107	37.49
30	37.84	69	37.67	108	37.57
31	37.73	70	37.61	109	37.53
32	37.69	71	37.78	110	37.36
33	37.40	72	37.43	111	37.21
34	37.41	73	37.52	112	37.36
35	37.45	74	37.57	113	37.31
36	37.35	75	37.60	114	37.05
37	37.31	76	37.58	115	36.94
38	37.23	77	37.56	116	37.16
39	37.15	78	37.53	117	37.03

LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)
118	37.00	166	36.24	214	36.49
119	36.96	167	36.23	215	36.51
120	36.83	168	36.23	216	36.54
121	36.91	169	36.30	217	36.56
122	36.86	170	36.35	218	36.58
123	36.85	171	36.59	219	36.65
124	36.75	172	36.61	220	36.71
125	36.71	173	36.83	221	36.74
126	36.86	174	36.83	222	36.77
127	36.83	175	36.86	223	36.78
128	36.80	176	36.78	224	36.77
129	36.77	177	36.67	225	36.87
130	36.65	178	36.63	226	36.90
131	36.48	179	36.48	227	36.87
132	36.34	180	36.46	228	36.84
133	36.32	181	36.50	229	36.80
134	36.33	182	36.52	230	36.88
135	36.33	183	36.67	231	36.80
136	36.34	184	36.51	232	36.67
137	36.41	185	36.36	233	36.80
138	36.05	186	36.30	234	36.74
139	36.24	187	36.42	235	36.57
140	36.24	188	37.18	236	36.49
141	36.23	189	37.06	237	36.66
142	36.23	190	36.93	238	36.51
143	36.15	191	36.91	239	36.41
144	36.08	192	36.91	240	36.33
145	36.08	193	36.91	241	36.33
146	36.39	194	36.91	242	36.15
147	36.31	195	36.95	243	36.15
148	36.30	196	37.02	244	36.16
149	36.29	197	37.10	245	36.20
150	36.31	198	36.86	246	36.20
151	36.39	199	36.81	247	36.20
152	36.54	200	36.76	248	36.27
153	36.68	201	36.71	249	36.34
154	36.78	202	36.67	250	36.31
155	36.84	203	36.62	251	36.31
156	36.85	204	36.58	252	36.26
157	36.82	205	36.56	253	36.20
158	36.87	206	36.55	254	36.17
159	36.85	207	36.54	255	36.21
160	36.82	208	36.50	256	36.25
161	36.68	209	36.48	257	36.30
162	36.64	210	36.46	258	36.33
163	36.60	211	36.43	259	36.35
164	36.42	212	36.36	260	36.36
165	36.36	213	36.44	261	36.37
				262	36.35
				263	36.33

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

Land Information Memorandum

L252740

Application

Yoursection FR Limited
PO Box 9301
Tower Junction
Christchurch 8149

No.	L252740
Application date	11/11/2025
Issue date	21/11/2025
Phone	021341363

Property

Valuation No.	2405509501
Location	156 Lincoln Rolleston Road
Legal Description	LOT 2 DP 427521
Owner	Yoursection FR Limited
Area (hectares)	4.0705

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	\$4,500,000
Capital Value	\$4,950,000
Improvements	\$ 450,000

Current Rates Year 2025 to 2026

Annual Rates	\$ 10,561.85
Current Instalment	\$ 2,640.45
Current Year - Outstanding Rates	\$ 2,640.45
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/12/25

Next Revaluation Due 2027.

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

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

If a ratepayer in the district purchases additional properties, that ratepayer 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: MRZ

Operative District Plan Zoning: Rural 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://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

7/10/25

Resource Consent 255899

Change Of Conditions To Change Condition 1 Of Rc245401 (As Varied By Rc255548).

Process Suspended By Applicant 4/11/25

7/10/25

Resource Consent 255900

Change Of Conditions To Change Condition 1 Of Rc245402 (As Varied By Rc255548).

Process Suspended By Applicant 4/11/25

- 4/07/25 Resource Consent 255548
Change Of Conditions Pursuant To Section 127 To Vary Conditions 1,23, 124, 132,133 & 140 Of Rc245401 And Condition 1 Of Rc245402. These Generally Seek To Align This With A Proposal To The North (Rc255546/7).
Decision Notified 12/08/25
Granted By Independent Commissioner(S) 8/08/25
- 30/05/24 Resource Consent 245401
Subdivide 6 Allotments To Create 265 Residential Allotments, 19 Allotments To Vest As Road, Seven Allotments To Vest As Reserve, 15 Access Lots And 2 Utility Allotments.
Section 224 Issued 22/10/25
Granted By Independent Commissioner(S) 13/11/24
- 30/05/24 Resource Consent 245402
To Undertake Earthworks, Roothing/Access And Opd Non-Compliances Associated With Subdivision Rc245401
Decision Notified 13/11/24
Granted By Independent Commissioner(S) 13/11/24
- 30/05/24 Resource Consent 245403
Land Use Consent Under The Nes To Subdivide A Site Containing A Hail Site And Change The Use Of That Site Associated With Subdivision Rc245401.
Withdrawn 5/12/24 (Found On Parent Property: 2405509500)
- 22/10/09 Resource Consent 095260
Subdivide To Create 3 X 4ha Lots
Section 224 Issued 1/04/11
Granted By Local Authority Officer 4/11/09

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

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)

Building

12/08/15	Building Consent 150888 Swimming Pool Code Compliance Certificate Issued 07/07/17
5/04/12	Building Consent 120411 Garage Workshop Code Compliance Certificate Issued 27/07/12
23/12/11	Building Consent 111119 Domestic Dwelling Code Compliance Certificate Issued 16/07/13

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 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

Stormwater to soakhole

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

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

Copy of drainage plan attached.

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

Water Races

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

Kerbside Waste Collections

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, OR
- you have a new property and either:
 - o you have requested for your property to be added to the route and it is in the process of being added, OR
 - o you have not yet requested for your property to be added to the route, OR

Please contact 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: 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 Council's website www.selwyn.govt.nz under "Transportation and Roding".

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and 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: The flight paths for the Christchurch International Airport takes air traffic over this general area.

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

Council's Swimming Pool Register shows that there is a swimming pool/spa pool on this property.

The last recorded inspection for the swimming pool/spa on this property was on 25/08/23, and it complied.

All residential swimming pools must have barriers that restrict access to the pool and immediate pool area by unsupervised children. The pool owner is responsible for ensuring barriers meet New Zealand Building Code clause F9 – Restricting access to residential pools.

Council is required to check the pool barrier at least once every three years to confirm they meet requirements. There will be a fee to cover the inspection and associated administration work.

Inspections can be completed by:

- a council inspector, or
- an Independently Qualified Pool Inspector (IQPI).

The pool owner must let council know if using an IQPI to do inspections and provide council with a copy of inspection records.

For more information on residential pools is available on Councils website or call 0800 SELWYN (0800735996).

Land Transport Requirement

Lincoln Rolleston Road is a formed and sealed arterial road maintained by Selwyn District Council.

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

Natural Hazards

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

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

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

You can obtain further information about natural hazard matters from:

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

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 landslide 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 Building Act reports

The Council holds the following geotechnical report(s) from previous building 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:

- Hartnell House – Lot 2, Soil Test Report, Mike Wilton Consulting commissioned by Homes by Parklane, 26/10/11. This report affects only 1 property. Purpose of the report: building consent

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/Waikirikiriri 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

	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 Types

Templeton deep silt loam and silt loam on sand

Eyre shallow silt loam

Land Fill

None known

Licences/Environmental Health

20/08/25

Flood Assessment Certificate FC250335

Licence issued 20/08/25

Expires 20/08/27

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.
8. This Land Information Memorandum includes natural hazard information deemed by Selwyn District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.
9. Selwyn District Council and Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Selwyn District Council or Environment Canterbury if you would like to enquire about this information.

Information Management Team

Date: 21 November 2025

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

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

Sewer_pt

- ◊ CHAMBER
- ▲ EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- ⊗ VALVE

Sewer_In

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

Storm_pt

- CHAMBER
- ▲ EQUIPMENT
- FACILITY
- ✱ INLET/OUTLET
- ▣ MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- ⊗ VALVE

Storm_In

- CHANNEL
- DIM LINE
- MANAGEMENT
- NON SDC SERICE
- OBSOLETE
- OUTLINE
- PIPE
- SITE_BOUNDARY
- ▲ Soakhole w/Hoz Soakage
- StopBank

Storm_py

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

Stormwater Management Area

- Stormwater Management Area

West Melton Observatory Zone

- West Melton Observatory Zone

Planning Zones

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

Liquefaction Drains and Water Race

CDrain_pt

- ▲ GATE
- Site
- ▲ WEIR

CDrain_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

WRace_pt

- DISCHARGE
- + DIVIDE
- △ EQUIPMENT
- GATE
- ▣ GRILL
- ✱ HEADWALL
- MANHOLE
- NODE
- ⊕ POND
- SITE
- SHAFT
- SOAKHOLE

WRace_In

- AQUEDUCT
- CULVERT
- ↔ DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- LATERAL
- LOCAL
- MAIN
- OBSOLETE
- 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

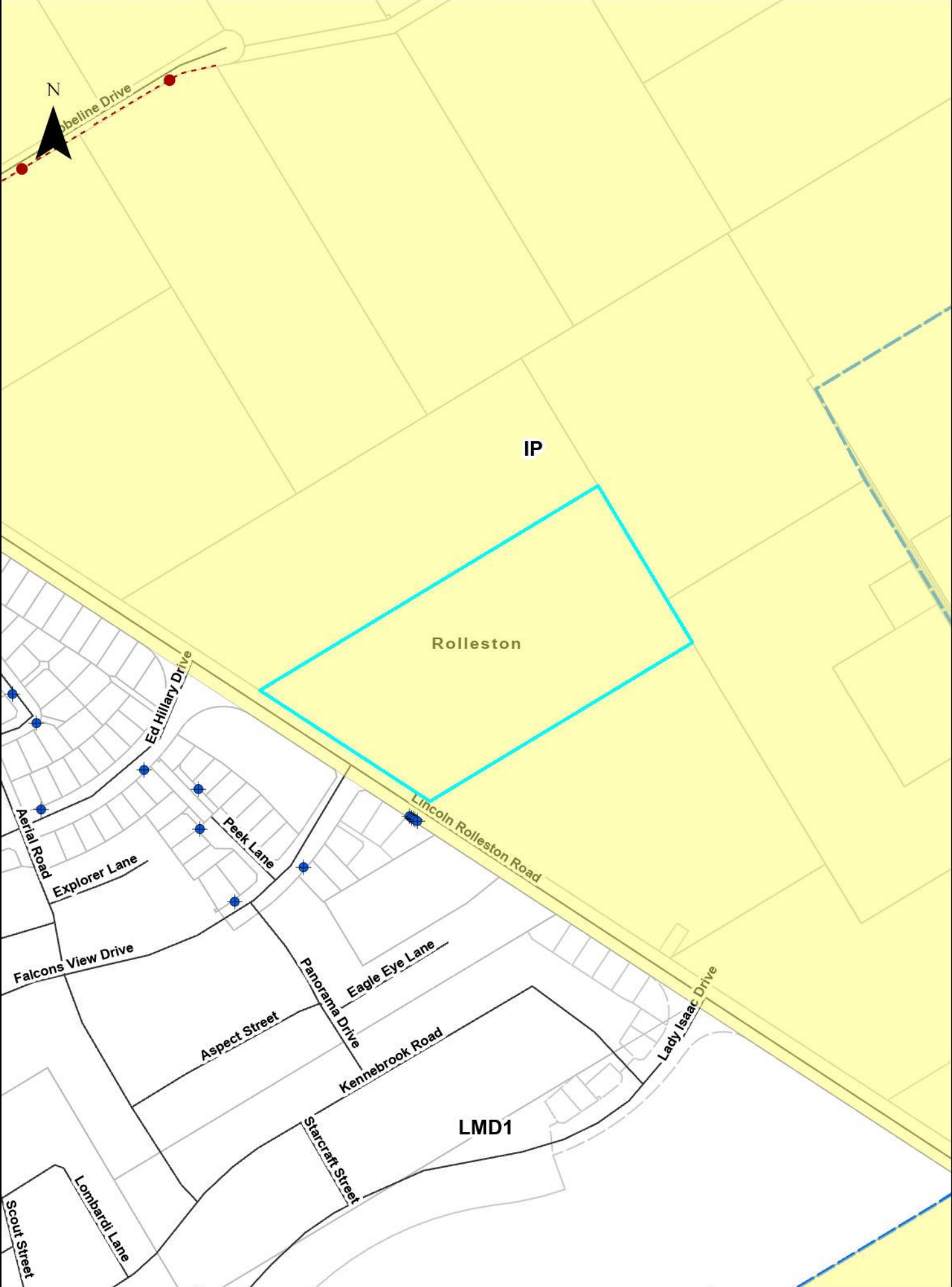
Greendale Fault

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

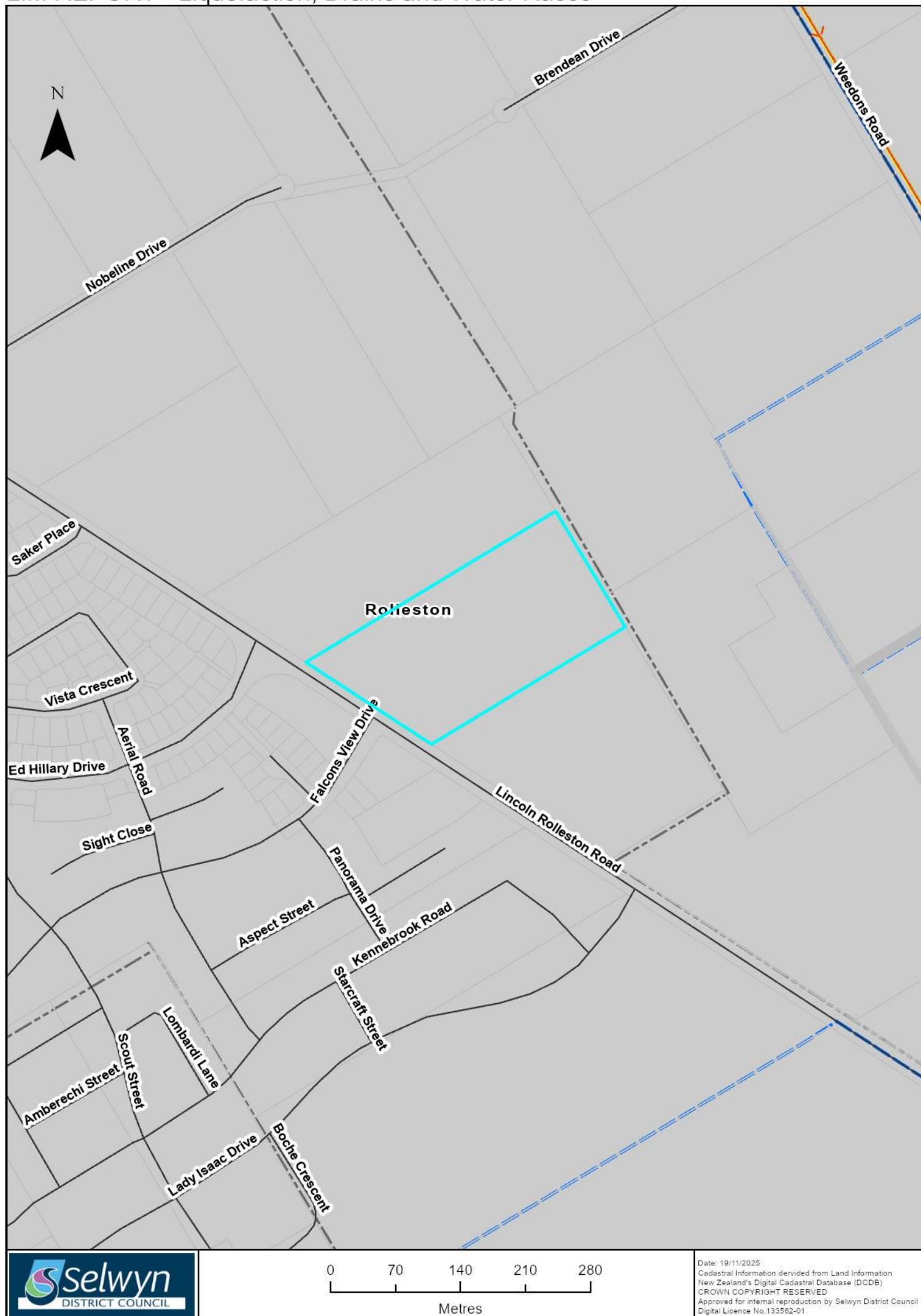
Biodiversity

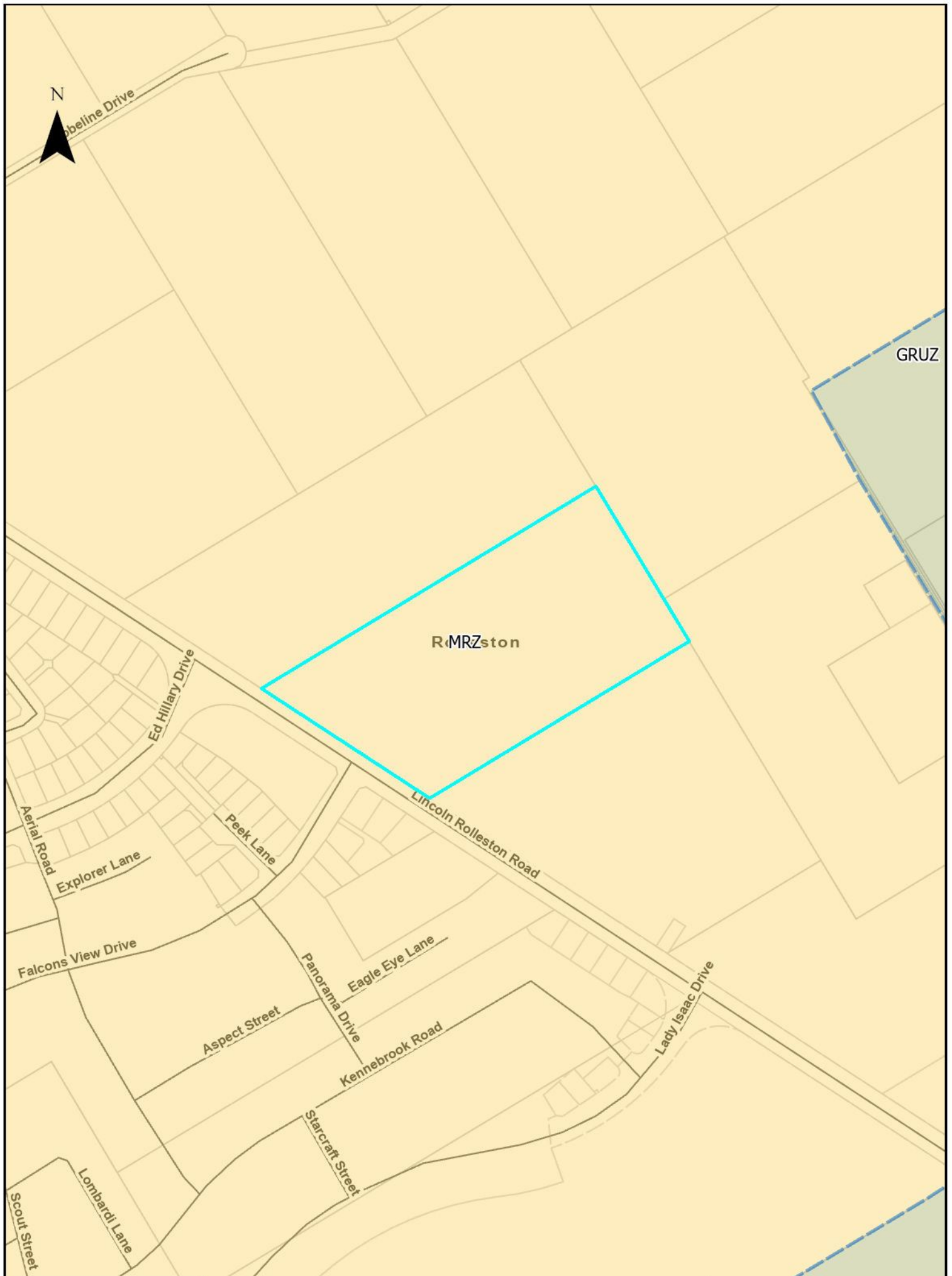
- ◆ Canterbury Plains SDC AB and C Classes
- Endangered Flora and Fauna
- Potentially Significant Sites
- ▣ Confirmed SNA Sites
- Significant Natural Areas (Final 115)

LIM REPORT - Zone and Water Services



LIM REPORT - Liquefaction, Drains and Water Races





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.

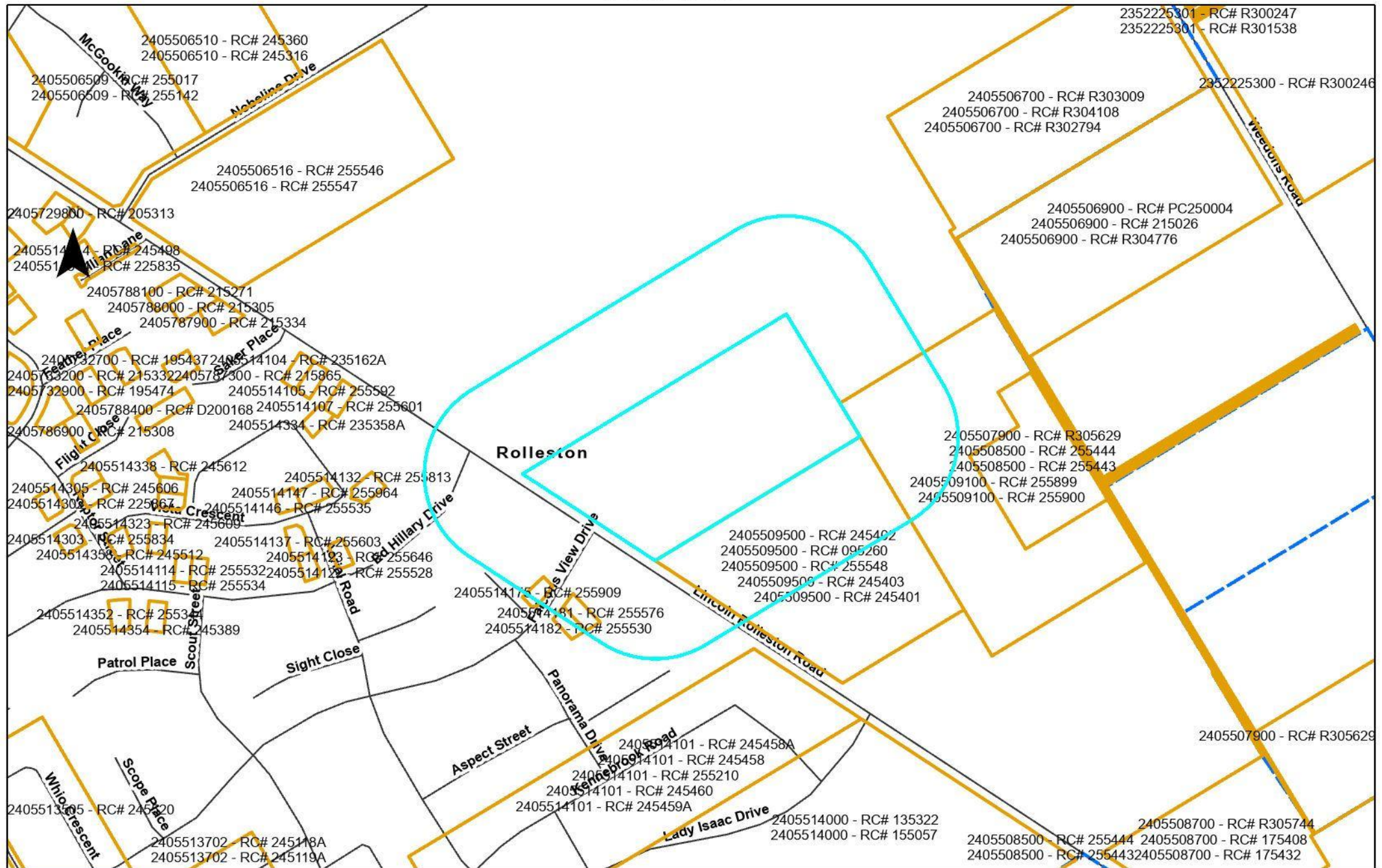
Resource Consent Status Codes:

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

2405509501



Assessment_ID	RC Number	Proposal	Decision Date
2405509100	255899	Change of Conditions to change condition 1 of RC245401 (as varied by RC255548).	
2405509100	255900	Change of Conditions to change condition 1 of RC245402 (as varied by RC255548).	
2405509500	095260	SUBDIVIDE TO CREATE 3 X 4HA LOTS	2009-11-04
2405509500	245403	Land Use consent under the NES to subdivide a site containing a HAIL site and change the use of that site associated with subdivision RC245401.	
2405509500	255548	Change of conditions pursuant to section 127 to vary conditions 1,23, 124, 132,133 & 140 of RC245401 and condition 1 of RC245402. These generally seek to align this with a proposal to the north (RC255546/7).	2025-08-08
2405509500	245401	Subdivide 6 allotments to create 265 residential allotments, 19 allotments to vest as road, seven allotments to vest as reserve, 15 access lots and 2 utility allotments.	2024-11-13
2405509500	245402	To undertake earthworks, roading/access and OPD non-compliances associated with subdivision RC245401	2024-11-13
2405514175	255909	To establish a residential unit that does not meet the glazing, fencing, parking, and a vehicle crossing requirements.	
2405514181	255576	To erect a residential unit exceeding building coverage	2025-08-11
2405514182	255530	To establish a residential unit that does not meet the setback, outlook space, and vehicle crossing requirements.	2025-08-29

Code Compliance Certificate**111119****Section 95, Building Act 2004****The Owner**

Name of Owner:	Hartnell Kevin John & Hartnell Amy Elizabeth		
Mailing address:	156 Lincoln Rolleston Road, RD 8, Christchurch 7678		
Street address/registered office:			
Phone number:			
Landline:	Daytime:		
Mobile:	After hours:		
Facsimile number:			
Email address:			
Website:			

The Building Work

Street Address of Building:	156 Lincoln Rolleston Road, Rolleston		
Legal Description of land where building is located:	LOT 2 DP 427521		
Valuation Number:	2405509501		
Current lawfully established use:	Detached Dwelling		
Type of work:	Domestic Dwelling		
Estimated Value:	\$312,100		
Location of building within site/block number:			
Building Name:	Year Construction Commenced:	2012	

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that the Building work complies with the Building Consent



Chris Westwood
Selwyn District Council Building Consent Authority Signatory

Issue Date: 16/07/13

Code Compliance Certificate**120411****Section 95, Building Act 2004****The Owner**

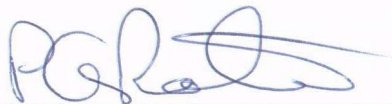
Name of Owner:	Hartnell Kevin John & Hartnell Amy Elizabeth
Mailing address:	30 Kinglear Drive, Rolleston 7614
Street address/registered office:	
Phone number:	
Landline:	Daytime: 3477 251
Mobile: 021 266 366	After hours:
Facsimile number:	
Email address:	amy_wombat@yahoo.com
Website:	

The Building Work

Street Address of Building:	148 Lincoln Rolleston Road, Rolleston
Legal Description of land where building is located:	LOT 2 DP 427521
Valuation Number:	2405509501
Current lawfully established use:	OUTBUILDING
Type of work:	Garage Workshop
Estimated Value:	\$20,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced:2012

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that the Building work complies with the Building Consent



Peter Robertson
Selwyn District Council Building Consent Authority Signatory

Issue Date: 27/07/12

Code Compliance Certificate



Section 95, Building Act 2004

The Building

Street address of building: 156 Lincoln Rolleston Road, Rolleston

Legal description of land where building is located: LOT 2 DP 427521

Building name: N/A

Location of building within site/block number: 156 Lincoln Rolleston Road, Rolleston

Level/unit number: N/A

Current, lawfully established, use: 7.0.1 Outbuildings

Number of Occupants: 5

Year first constructed: 2015

The Owner

Name of owner: K J & A E Hartnell

Contact person: K J & A E Hartnell

Mailing address: 156 Lincoln Rolleston Road, Rd 8, Christchurch

Street address/registered office: 156 Lincoln Rolleston Rd, Canterbury, Rolleston, 7675

Phone number: 3477251

Mobile: N/A

Facsimile number: N/A

Email address: amy_wombat@yahoo.com

First point of contact for communications with the council/building consent authority: Barbara Withers

Building Work

Building consent number: BC150888

Description: Swimming Pool

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.

Daryl Fortuin

Building Inspector

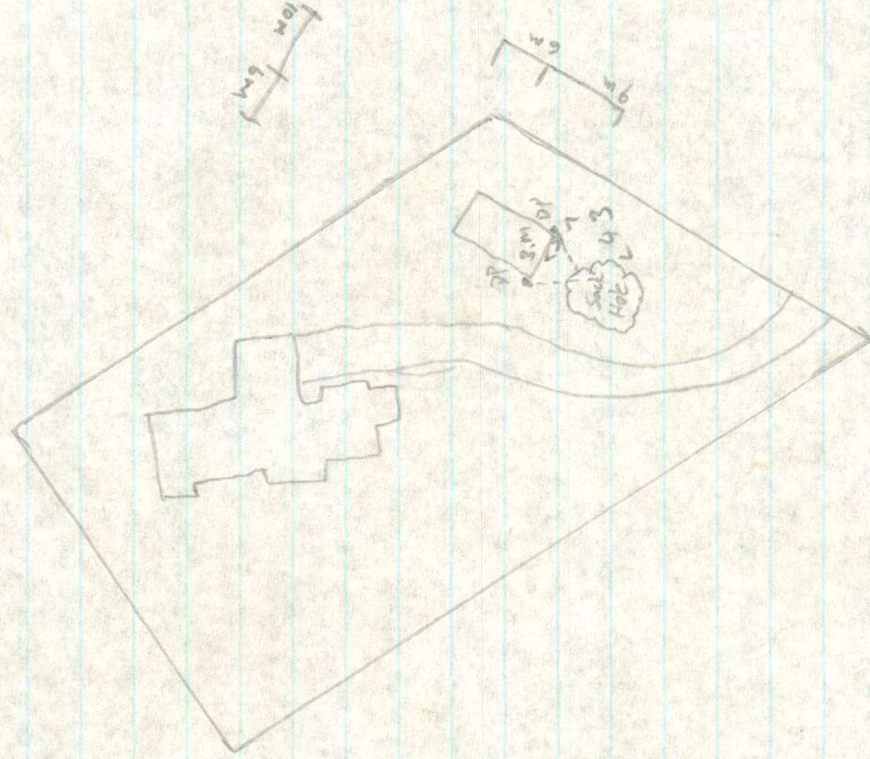
On behalf of: Selwyn District Council

Issue Date: 07 Jul 2017

100m Pipe
Layed 1:100

J Holmes Drainage
12401

ConCent
120411

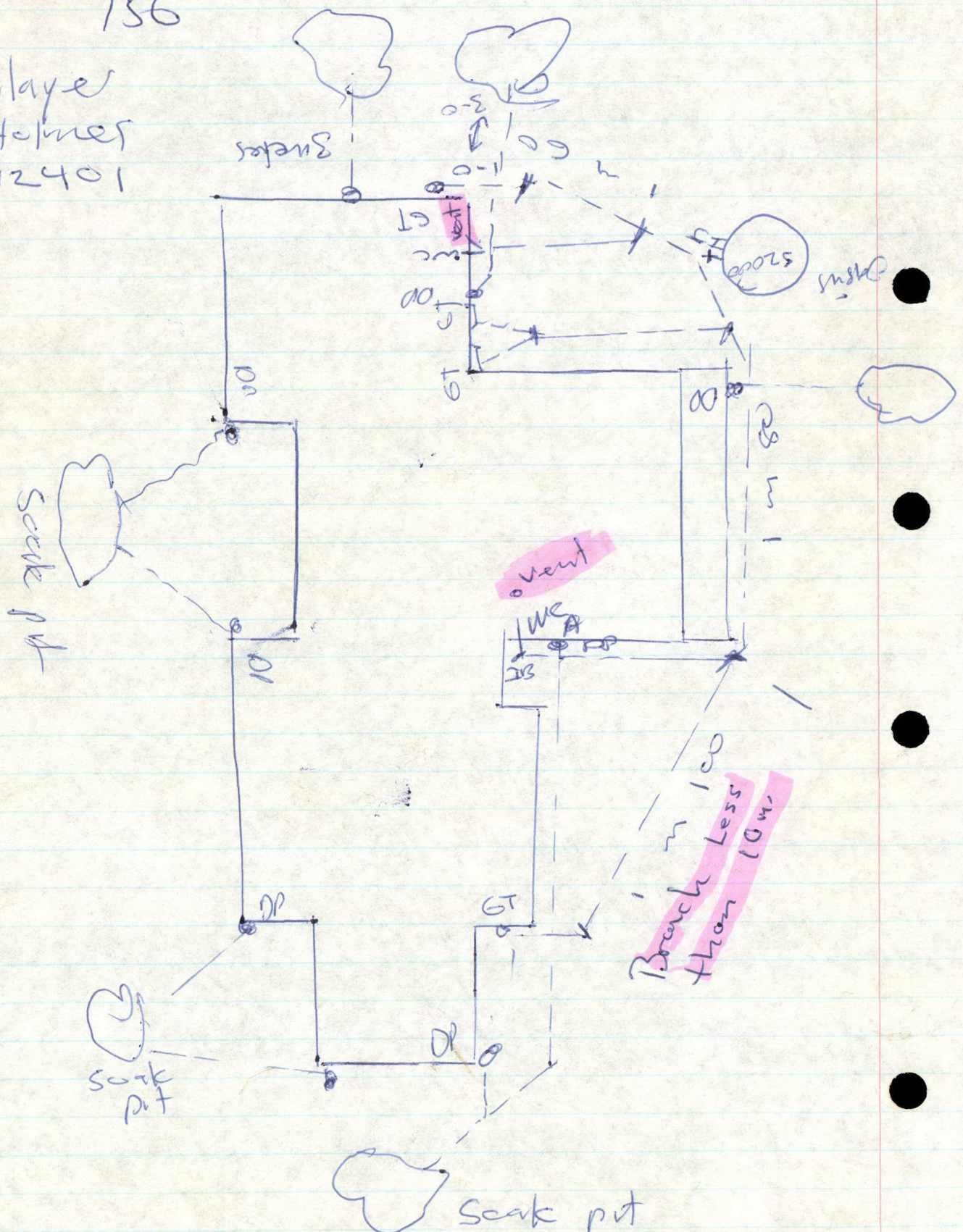


Consent 111119

100 mm Sewer — 1:100
100 mm storm water 1:

~~148~~ 156 Lined in Rafterton Rd

Drainlayer
JK Holmes
12401



Land Information Memorandum

L252739

Application

Yoursection FR Limited
PO Box 9301
Tower Junction
Christchurch 8149

No.	L252739
Application date	11/11/2025
Issue date	21/11/2025
Phone	021341 363

Property

Valuation No.	2405509500
Location	148 Lincoln Rolleston Road
Legal Description	Lot 900 DP 614406
Owner	Yoursection FR Limited
Area (hectares)	3.9714

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	\$4,500,000
Capital Value	\$4,500,000
Improvements	\$ 0

Current Rates Year 2025 to 2026

Annual Rates	\$ 8,223.10
Current Instalment	\$ 2,055.75
Current Year - Outstanding Rates	\$ 2,055.75
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/12/25

Next Revaluation Due 2027.

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

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

If a ratepayer in the district purchases additional properties, that ratepayer 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: MRZ

Operative District Plan Zoning: Rural 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://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

7/10/25	Resource Consent 255899 Change Of Conditions To Change Condition 1 Of Rc245401 (As Varied By Rc255548). Process Suspended By Applicant 4/11/25
7/10/25	Resource Consent 255900 Change Of Conditions To Change Condition 1 Of Rc245402 (As Varied By Rc255548). Process Suspended By Applicant 4/11/25

- 4/07/25 Resource Consent 255548
Change Of Conditions Pursuant To Section 127 To Vary Conditions 1,23, 124, 132,133 & 140 Of Rc245401 And Condition 1 Of Rc245402. These Generally Seek To Align This With A Proposal To The North (Rc255546/7).
Decision Notified 12/08/25
Granted By Independent Commissioner(S) 8/08/25
- 30/05/24 Resource Consent 245401
Subdivide 6 Allotments To Create 265 Residential Allotments, 19 Allotments To Vest As Road, Seven Allotments To Vest As Reserve, 15 Access Lots And 2 Utility Allotments.
Section 224 Issued 22/10/25
Granted By Independent Commissioner(S) 13/11/24
- 30/05/24 Resource Consent 245402
To Undertake Earthworks, Roothing/Access And Opd Non-Compliances Associated With Subdivision Rc245401
Decision Notified 13/11/24
Granted By Independent Commissioner(S) 13/11/24
- 30/05/24 Resource Consent 245403
Land Use Consent Under The Nes To Subdivide A Site Containing A Hail Site And Change The Use Of That Site Associated With Subdivision Rc245401.
Withdrawn 5/12/24
- 22/10/09 Resource Consent 095260
Subdivide To Create 3 X 4ha Lots
Section 224 Issued 1/04/11
Granted By Local Authority Officer 4/11/09

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

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)

Building

29/01/21	Building Consent 210045 Solid Fuel Heater Code Compliance Certificate Issued 22/02/21
17/10/05	Building Consent 050761 Domestic Dwelling Alterations & Additions Code Compliance Certificate Issued 16/02/06
2/07/97	Building Consent R417344 Store Shed Code Compliance Certificate Issued 26/07/00
27/03/91	Building Permit J08362 Extend Dwelling Incl Garage And S/Fuel Heater Permit Only
28/08/87	Building Permit E060527 Erect Back Door Porch Permit Only
18/06/86	Building Permit D035454 Erect Implement Shed Permit Only
24/10/84	Building Permit C013598 Erect Dwelling Permit Only
24/10/84	Building Permit 2838p/2839d Septic Tank And Drainage Permit Only

No Code Compliance Certificate is required for a Building Permit. For those Building Consents with numbers that follow on from R410707 a Code Compliance Certificate is required. Consent R410707 is the first Building Consent issued by this Council which was not necessarily for this property.

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

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

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

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

Schedule 1 Exempt Building Work

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

Services

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 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

Stormwater to soakhole

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

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

Copy of drainage plan attached.

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

Water Races

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

Kerbside Waste Collections

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, OR
- you have a new property and either:
 - o you have requested for your property to be added to the route and it is in the process of being added, OR
 - o you have not yet requested for your property to be added to the route, OR

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

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and 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: The flight paths for the Christchurch International Airport takes air traffic over this general area.

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.

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 \(Appeals Version\)](#)
- [Selwyn District Council Natural Hazard Map](#) – 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

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 landslide and rockfall hazard.

Liquefaction and Subsidence

Liquefaction / Geotechnical risk

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

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

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

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

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

Tsunami

None known

Flooding and Inundation

District Plan information relating to flooding and inundation

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

Plains Flood Management Overlay

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

[Selwyn River/Waikirikiriri 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

	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 Types

Templeton deep silt loam and silt loam on sand

Eyre shallow silt loam

Land Fill

None known

Licences/Environmental Health

20/08/25

Flood Assessment Certificate FC250335

Licence issued 20/08/25 : Expires 20/08/27

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.
8. This Land Information Memorandum includes natural hazard information deemed by Selwyn District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.
9. Selwyn District Council and Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Selwyn District Council or Environment Canterbury if you would like to enquire about this information.

Information Management Team

Date: 21 November 2025

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

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

Sewer_pt

- ◊ CHAMBER
- ▲ EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- ⊗ VALVE

Sewer_In

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

Storm_pt

- CHAMBER
- ▲ EQUIPMENT
- FACILITY
- ✱ INLET/OUTLET
- ▣ MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- ⊗ VALVE

Storm_In

- CHANNEL
- DIM LINE
- MANAGEMENT
- NON SDC SERICE
- OBSOLETE
- OUTLINE
- PIPE
- SITE_BOUNDARY
- ▲ Soakhole w/Hoz Soakage
- StopBank

Storm_py

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

Stormwater Management Area

- Stormwater Management Area

West Melton Observatory Zone

- West Melton Observatory Zone

Planning Zones

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

Liquefaction Drains and Water Race

- ▲ GATE
- Site
- ▲ WEIR

CDrain_pt

- ▲ GATE
- Site
- ▲ WEIR

CDrain_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

WRace_pt

- DISCHARGE
- + DIVIDE
- △ EQUIPMENT
- GATE
- ▣ GRILL
- ✱ HEADWALL
- MANHOLE
- NODE
- ⊕ POND
- SITE
- SHAFT
- SOAKHOLE

WRace_In

- AQUEDUCT
- CULVERT
- ↔ DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- LATERAL
- LOCAL
- MAIN
- OBSOLETE
- 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

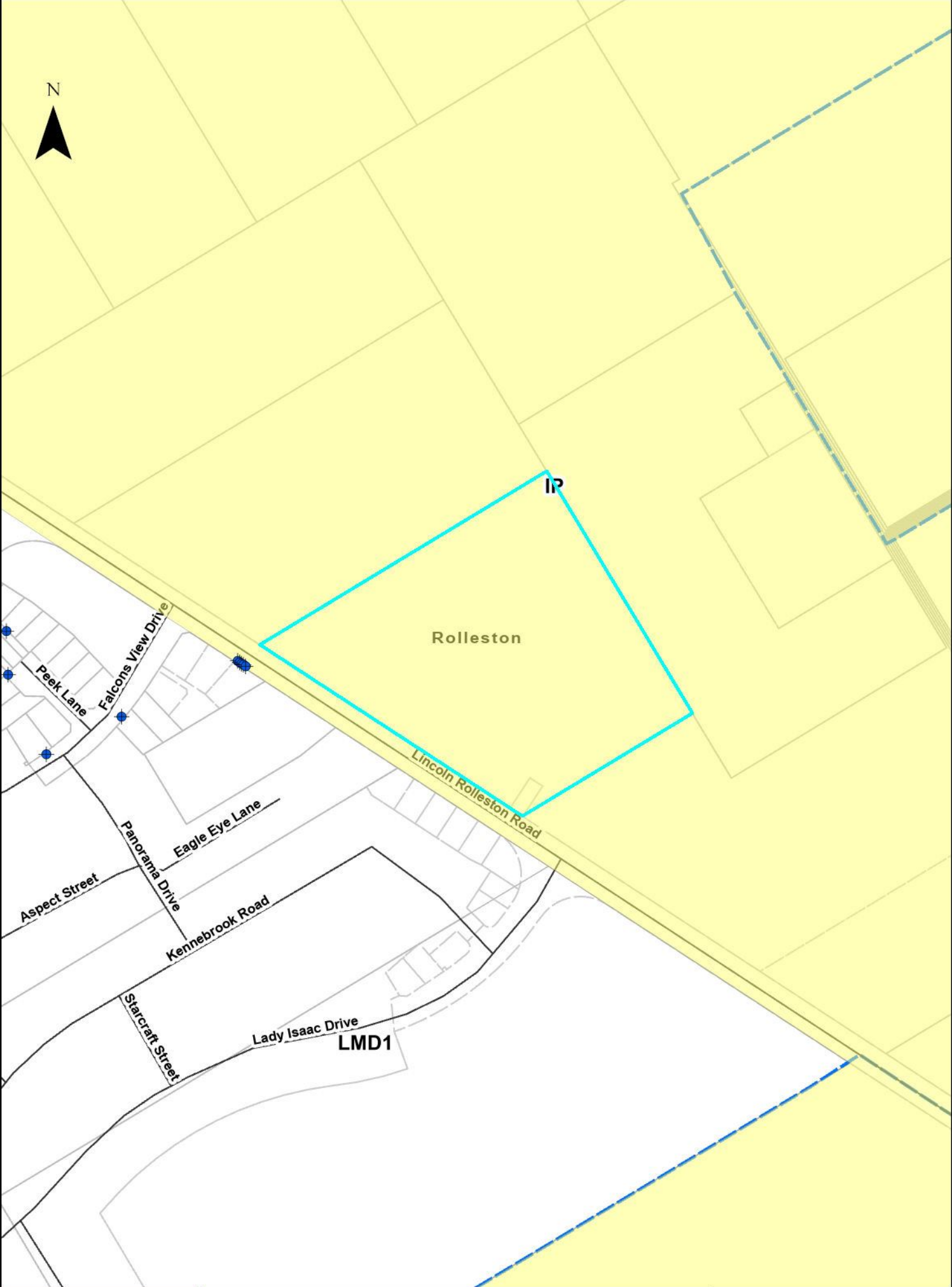
Greendale Fault

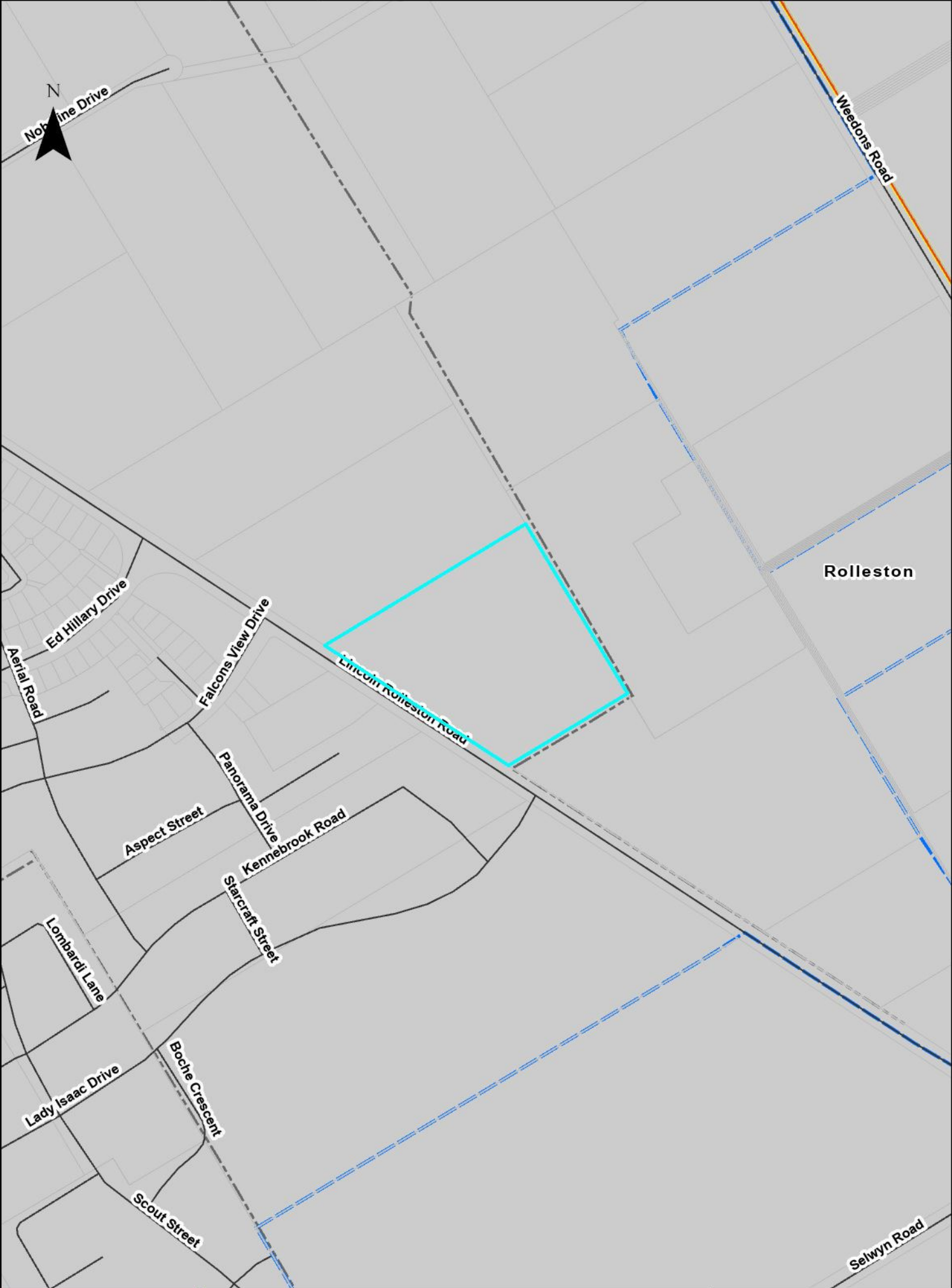
- Greendale Fault 50m Buffer
- Fault Lines (GNS 2013)
- Folds (GNS 2013)

Biodiversity

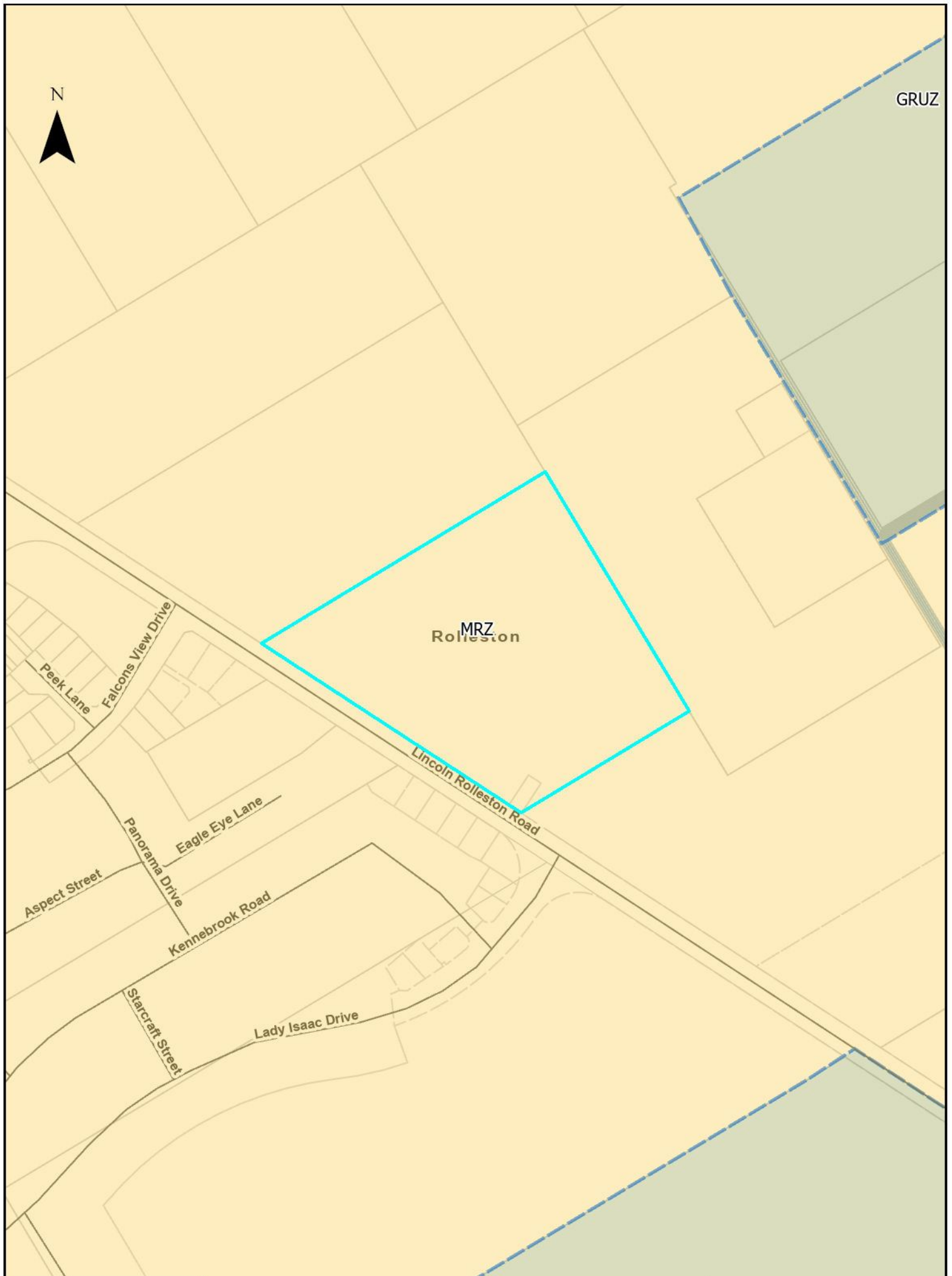
- ◆ Canterbury Plains SDC AB and C Classes
- Endangered Flora and Fauna
- Potentially Significant Sites
- Confirmed SNA Sites
- Significant Natural Areas (Final 115)

LIM REPORT - Zone and Water Services





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.

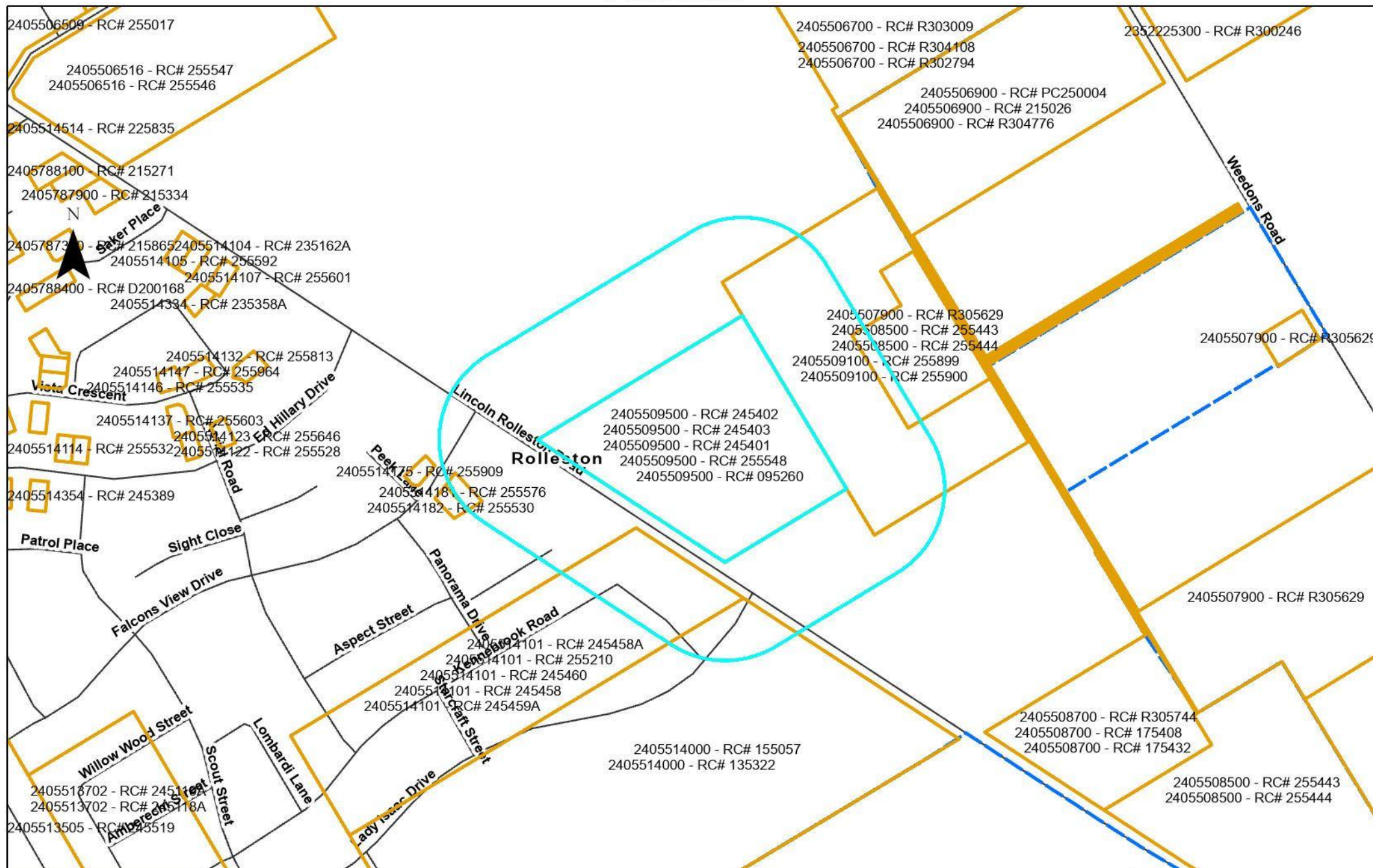
Resource Consent Status Codes:

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

2405509500



Assessment_ID	RC Number	Proposal	Decision Date
2405507900	R305629	CERTIFICATE OF COMPLIANCE TO ERECT DWELLING ON 4 HA LOT ZONED INNER PLAINS	2002-07-10
2405508500	255444	To undertake earthworks associated with RC255443.	
2405508500	255443	To undertake a subdivision to create 48 residential lots.	
2405514000	135322	Undertake a subdivision of an existing property into 3 lots of 4.14ha each in 2 stages	
2405514000	155057	To undertake a subdivision creating three new lots in two stages. Replacement of 135322 which was withdrawn.	2015-02-20
2405514101	245460	To cancel consent notices on Lots 700-703 RC245118 requiring minimum number of lots associated with RC245458	2025-08-05
2405514101	255210	To undertake a commercial show home activity in a residential zone, with associated parking.	2025-04-28
2405514101	245458	To undertake a subdivision to create 282 residential lots, 1 balance lot, 2 recreation reserves, 3 local purpose reserves, 1 utility reserve and associated roads as part of Stage 7-17 of Broadfield Grange subdivision	2025-08-05
2405514101	245458A	Change of Conditions to vary condition 1 of RC245458	2025-10-29
2405514101	245459A	Change of Conditions to vary condition 1 of RC245459	2025-10-29
2405514181	255576	To erect a residential unit exceeding building coverage	2025-08-11
2405509100	255899	Change of Conditions to change condition 1 of RC245401 (as varied by RC255548).	

2405509100	255900	Change of Conditions to change condition 1 of RC245402 (as varied by RC255548).	
2405509500	095260	SUBDIVIDE TO CREATE 3 X 4HA LOTS	2009-11-04
2405509500	245403	Land Use consent under the NES to subdivide a site containing a HAIL site and change the use of that site associated with subdivision RC245401.	
2405509500	255548	Change of conditions pursuant to section 127 to vary conditions 1,23, 124, 132,133 & 140 of RC245401 and condition 1 of RC245402. These generally seek to align this with a proposal to the north (RC255546/7).	2025-08-08
2405509500	245401	Subdivide 6 allotments to create 265 residential allotments, 19 allotments to vest as road, seven allotments to vest as reserve, 15 access lots and 2 utility allotments.	2024-11-13
2405509500	245402	To undertake earthworks, roading/access and OPD non-compliances associated with subdivision RC245401	2024-11-13

Code Compliance Certificate
050761
Section 95, Building Act 2004
The Owner

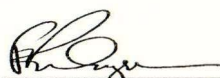
Name of Owner:	Sewell Alan Donal & Sewell Louise
Mailing address:	Lincoln/Rolleston Road, R D 5, Christchurch 8021
Street address/registered office:	
Phone number:	
Landline:	Daytime: 363 8670
Mobile: 0272480474	After hours: 347 9271
Facsimile number:	
Email address:	lsewell@ihug.co.nz
Website:	

The Building Work

Street Address of Building:	LINCOLN ROLLESTON ROAD, ROLLESTON
Legal Description of land where building is located:	LOT 16 DP 47504 BLK IV LEESTON SD
Valuation Number:	2405509500
Type of Work:	DOMESTIC DWELLING ALTERATIONS & ADDITIONS
Intended Use:	Alteration to 1st Floor WC to include new shower (additional 1.5sqm), add/alter 1st Floor Bedroom Wardrobes.
Estimated Value:	\$10,000
Location of building within site/block number:	
Building Name:	Year first Constructed:

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that-
the Building work complies with the Building Consent



Selwyn District Council Building Consent Authority Signatory

Position: Team Leader Compliance

Issue Date: 16/02/06

 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

Form 7

Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	148 Lincoln Rolleston Road, Rolleston
Legal description of land where building is located:	LOT 1 DP 427521
Building name:	N/A
Location of building within site/block number:	148 Lincoln Rolleston Road Rolleston
Level/unit number:	N/A
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling with 4 occupants
Year first constructed:	1984

The owner

Name of owner:	AD & L Sewell
Contact person:	AD & L Sewell
Mailing address:	148 Lincoln Rolleston Road, RD 8, Christchurch
Street address/registered office:	N/A
Phone number:	Landline: 033479271 Mobile: N/A
Daytime:	Landline: 033479271 Mobile: N/A
After hours:	Landline: 033479271 Mobile: N/A
Facsimile number:	No information provided
Email address:	sewell_louise@yahoo.co.nz
Website:	No information provided
First point of contact for communications with the council/building consent authority:	

Building work

Building consent number:	BC210045
Description:	solid fuel heater
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: 22 February 2021

Code Compliance Certificate

R417344

Section 43(3), Building Act 1991

APPLICANT

A D & L SEWELL
LINCOLN/ROLLESTON ROAD
R D 5
CHRISTCHURCH

Issue date

26/07/00

Project

Description	New Construction Being Stage 1 of an intended 1 Stages STORE SHED
Intended Life	Specified as 50 years
Intended Use	STORE SHED
Estimated Value	\$10,000
Location	LINCOLN ROLLESTON RD, ROLLESTON
Legal Description	LOT ⁴²⁷⁵²¹ 16 DP 47504 BLK IV LEESTON SD
Valuation No.	2405509500

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

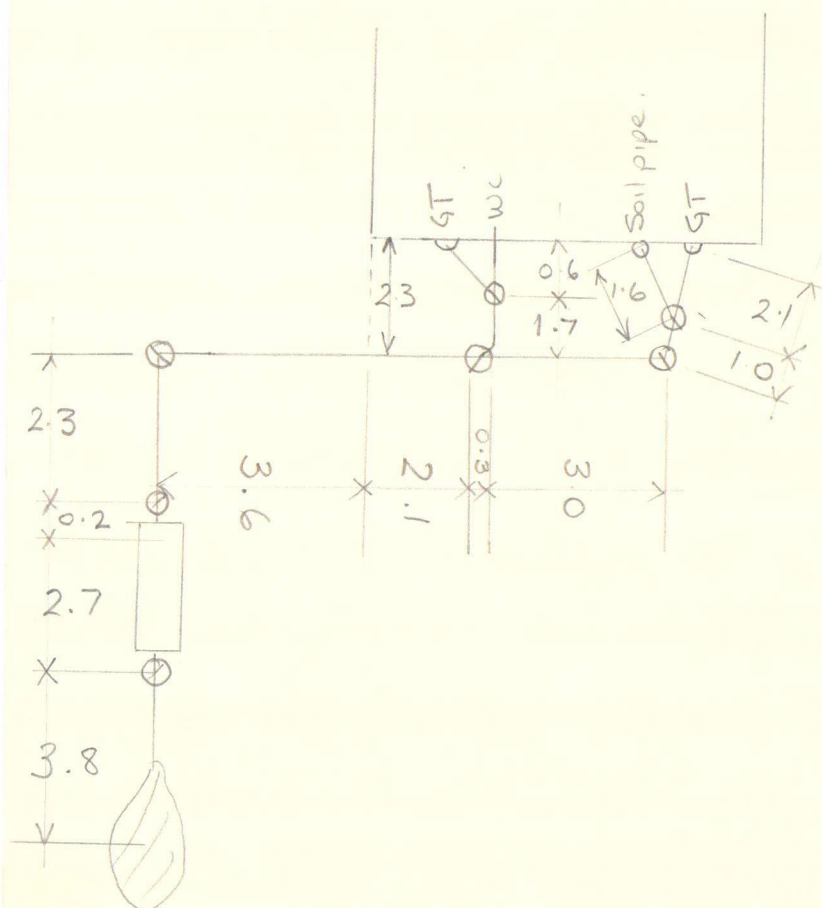
Signed for and on behalf of the Council:

Name:



Date: July 26, 2000

K. Farrant
23/4/85



24052/017/03

Flood Assessment Certificate

FC250335

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



Property Address:	Falcons Run Subdivision Stages 1-17
Legal Description:	Lots 1- 263 of RC245401 (as varied by 255548)
Date of Issue:	20 August 2025
This certificate is valid until:	20 August 2027

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 per the following:

LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)
1	38.09	40	37.11	79	37.45
2	38.07	41	36.95	80	37.32
3	37.99	42	37.28	81	37.33
4	37.94	43	37.19	82	37.14
5	37.98	44	37.16	83	37.29
6	38.10	45	37.13	84	37.30
7	38.00	46	37.09	85	37.30
8	38.07	47	37.06	86	37.30
9	38.15	48	37.98	87	37.25
10	38.15	49	38.09	88	37.57
11	38.12	50	38.11	89	37.37
12	38.19	51	38.10	90	37.27
13	38.23	52	38.07	91	37.17
14	38.24	53	38.05	92	37.07
15	38.23	54	38.02	93	36.94
16	38.20	55	37.99	94	36.86
17	38.17	56	37.95	95	37.03
18	38.14	57	37.93	96	37.13
19	38.10	58	37.83	97	37.23
20	38.07	59	37.84	98	37.34
21	38.09	60	37.93	99	37.41
22	38.15	61	37.97	100	37.48
23	38.22	62	37.95	101	37.89
24	37.85	63	37.92	102	38.01
25	37.90	64	37.91	103	37.78
26	37.90	65	37.85	104	37.91
27	37.89	66	37.82	105	37.81
28	37.69	67	37.84	106	37.63
29	37.69	68	37.68	107	37.49
30	37.84	69	37.67	108	37.57
31	37.73	70	37.61	109	37.53
32	37.69	71	37.78	110	37.36
33	37.40	72	37.43	111	37.21
34	37.41	73	37.52	112	37.36
35	37.45	74	37.57	113	37.31
36	37.35	75	37.60	114	37.05
37	37.31	76	37.58	115	36.94
38	37.23	77	37.56	116	37.16
39	37.15	78	37.53	117	37.03

LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)	LOT NUMBER	FFL (m NZVD2016)
118	37.00	166	36.24	214	36.49
119	36.96	167	36.23	215	36.51
120	36.83	168	36.23	216	36.54
121	36.91	169	36.30	217	36.56
122	36.86	170	36.35	218	36.58
123	36.85	171	36.59	219	36.65
124	36.75	172	36.61	220	36.71
125	36.71	173	36.83	221	36.74
126	36.86	174	36.83	222	36.77
127	36.83	175	36.86	223	36.78
128	36.80	176	36.78	224	36.77
129	36.77	177	36.67	225	36.87
130	36.65	178	36.63	226	36.90
131	36.48	179	36.48	227	36.87
132	36.34	180	36.46	228	36.84
133	36.32	181	36.50	229	36.80
134	36.33	182	36.52	230	36.88
135	36.33	183	36.67	231	36.80
136	36.34	184	36.51	232	36.67
137	36.41	185	36.36	233	36.80
138	36.05	186	36.30	234	36.74
139	36.24	187	36.42	235	36.57
140	36.24	188	37.18	236	36.49
141	36.23	189	37.06	237	36.66
142	36.23	190	36.93	238	36.51
143	36.15	191	36.91	239	36.41
144	36.08	192	36.91	240	36.33
145	36.08	193	36.91	241	36.33
146	36.39	194	36.91	242	36.15
147	36.31	195	36.95	243	36.15
148	36.30	196	37.02	244	36.16
149	36.29	197	37.10	245	36.20
150	36.31	198	36.86	246	36.20
151	36.39	199	36.81	247	36.20
152	36.54	200	36.76	248	36.27
153	36.68	201	36.71	249	36.34
154	36.78	202	36.67	250	36.31
155	36.84	203	36.62	251	36.31
156	36.85	204	36.58	252	36.26
157	36.82	205	36.56	253	36.20
158	36.87	206	36.55	254	36.17
159	36.85	207	36.54	255	36.21
160	36.82	208	36.50	256	36.25
161	36.68	209	36.48	257	36.30
162	36.64	210	36.46	258	36.33
163	36.60	211	36.43	259	36.35
164	36.42	212	36.36	260	36.36
165	36.36	213	36.44	261	36.37
				262	36.35
				263	36.33

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



IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

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

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

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

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

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

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

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

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

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

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

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

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

CARE FOR ESTABLISHING STREET TREES

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

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

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

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

Be water wise



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

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

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

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

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

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

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

How much water do you use?

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

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



Tips for managing your water use

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

Your garden and lawn

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

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



Outdoors

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

Indoors

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