

Land Information Memorandum

L221563

Application

GW Wilfield Ltd
PO Box 9301
Tower Junction
Christchurch 8149

No.	L221563
Application date	27/09/22
Issue date	10/10/22
Phone	021 341 363
Fax	-

Property

Valuation No.	2354144700
Location	Weedons Ross Road
Legal Description	Lot 723 DP 558751
Owner	GW Wilfield Ltd
Area (hectares)	17.4627

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

Rates

Rateable Value

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

Revaluation Year	2021
Land	\$6,340,000
Capital Value	\$6,340,000
Improvements	\$ 0

Current Rates Year 2022 to 2023

Annual Rates	\$7,509.15
Current Instalment	\$1,877.30
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/12/22

Next Revaluation Due 2024.

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

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

Operative District Plan Zoning:

West Melton Living WM (South)

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

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

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

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

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

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

www.selwyn.govt.nz/proposedplan

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

www.selwyn.govt.nz/districtplanreview

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

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

- 23/06/22 Resource Consent 225425
To Subdivide Three Allotments In Ten Stages To Create A Total Of 179 Residential Allotments.
Further Information Received 11/09/22
- 23/06/22 Resource Consent 225426
To Undertake Earthworks, To Seek Consent Under Nes And To Alter Or Cancel Consent
Notices.
Formally Received 23/06/22
- 29/03/21 Resource Consent 215227
To Undertake A Subdivision To Create 92 Residential Allotments, Two Road Allotments, Two
Reserve Allotments And A Balance Rural Lot
Decision Notified 3/06/21
Granted By Local Authority Officer 3/06/21
- 29/03/21 Resource Consent 215228
To Undertake Earthworks Associated With Rc215227
Decision Notified 3/06/21
Granted By Local Authority Officer 3/06/21
- 23/09/19 Resource Consent 195572
Extension Of Time For Resource Consent 145470 - To Undertake A Subdivision In Three
Stages To Create 158 Residential And Rural-Residential Lots And A Balance Rural Lot, With
Roads And Reserves To Vest
Decision Notified 30/09/19
Granted By Local Authority Officer 30/09/19
- 12/11/18 Resource Consent Pc180059
Rezoning Of Existing Living 2 And Living 2a Zones In The Wilfield Subdivision Rezoned To
Living West Melton (Living Wm) South.
Decision Notified 7/04/21
Granted By Council 10/03/21
- 4/07/18 Resource Consent 185357
To Undertake A Subdivision To Create Two Lots
Decision Notified 18/07/18
Granted By Local Authority Officer 18/07/18
- 18/12/17 Resource Consent 175715
To Undertake A Subdivision To Create Eight Lots
Section 224 Issued 20/12/18
Granted By Local Authority Officer 3/05/18

- 10/02/17 Resource Consent 175068
To Undertake A Subdivision To Create 29 Residential Lots. Stage 6 Wilfield. See L/U 175069
Withdrawn 17/07/17
- 10/02/17 Resource Consent 175069
Roading Non-Compliances. See S/D 175068
Withdrawn 17/07/17
- 12/12/16 Resource Consent 165672
Variation To Rc155110 Stage 4 Of Gw Wilfield Subdivision. See Rc145470 Stg 1-3, Rc165427
Stg 5
Section 224 Issued 2/05/17
Granted By Local Authority Officer 22/12/16
- 12/07/16 Resource Consent 165383
To Change Conditions 2, 3, 8, 9, 27, 48 And 68 Of Resource Consent 145470 (As Amended By
155098, 155417 And 155584). See Land Use 145471 Stage 4 155110 Nes
Section 224 Issued 18/11/16
Granted By Local Authority Officer 5/08/16
- 19/10/15 Resource Consent 155584
Variation To Change Conditions Of Rc145470 Altering Staging Of Stage 3 To Stg 3a & 3b.
Section 224 Issued 18/11/16
Granted By Local Authority Officer 23/12/15
- 4/08/15 Resource Consent 155417
Change Condition 2 Of Resource Consent 145470 (As Amended By 155098)
Section 224 Issued 18/11/16
Granted By Local Authority Officer 25/08/15
- 4/03/15 Resource Consent 155110
To Undertake Stage 4 Of Gw Wilfield Subdivision. See Rc145470 Stg 1-3, Rc165672 Stg 4
Variation, Rc165427 Stg 5
Section 224 Issued 2/05/17
Granted By Local Authority Officer 9/09/15
- 10/09/14 Resource Consent 145471
To Undertake Earthworks Associated With Subdivision 145470, Including Remediation Of
Contaminated Land. Nes.
Decision Notified 16/01/15
Granted By Local Authority Officer 16/01/15

Planning Notes

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

PDP Zonings: GRUZ

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

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

Subdivision approved but no certificate of Title issued

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

Reference: Plains Flood Management Overlay

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

Reference: Liquefaction Unlikely Overlay

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

RC225425 & RC225426 not approved at date of LIM check.

Building

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

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

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

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

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

Schedule 1 Exempt Building Work

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

Services

Water This property has a restricted water supply connected to the Council Water Supply Scheme. For any further information, please contact water.services@selwyn.govt.nz.

The Selwyn District Council Water Bylaw 2008 is applicable. A copy can be found at <http://www.selwyn.govt.nz/your-council/bylaws/current-bylaws>

The water supply for this property is restricted and rated at 3 Units. As a restricted supply you are required to have a minimum of 3 days on property tank storage. I.e if you receive 2 units your minimum tank size will be 6000 litres.

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be owned by the property owner and will be maintained under the building compliance schedule in addition to any other on site backflow devices deemed necessary by the building department.

If, during a Civil Defence emergency event the water supply is not operational, Council's immediate focus for its staff and resources will be to bring the supply back into operation. Depending on the size and scale of the event, it may be difficult to meet everyone's needs so property owners are asked to take personal responsibility for drinking water.

As a precaution, the Council would also recommend from a drinking water perspective that a property owner also has bottled water available to meet their immediate drinking water needs of all individuals living on the property for a 72hr period (the recommended amount is 4 litres of water per person per 24hrs).

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.

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

Water Race 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.

Sewer The Council Sewer Scheme is not available
On-site sewage treatment and disposal

The property is not serviced through Council sewer network. Any onsite waste water 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 To Soak Hole

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

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

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

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

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

Land and Building Classifications

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

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

Land Notes: This property is located within 300 metres of an intensive livestock production facility. This can have planning implications if erecting a dwelling or subdividing. For further information please contact Council's Planning Department on 0800 SELWYN (0800735996).

Land Notes: Council holds the following reports

- 20/11/2020 – Miyamoto – Geotechnical Report for Proposed Plan change
- 01/03/2017 - Gillman Wheelanb - Engineers Certificate
- 04/2016 – Malloch Environmental Ltd - Soil Contamination Risk stage 4 validation report
- 05/2016 – Malloch Environmental Ltd – Soil Contamination Risk stage 5 monitoring and management plan
- 11/2014 - Malloch Environmental Ltd – Soil contamination Risk stage 2 Detailed Site investigation
- 07/09/2016 – Site Solutions – Statement of suitability of earth fill for residential development wilfield subdivision stage 2
- 25/10/2016 - Site Solutions – Statement of suitability of earth fill for residential development wilfield subdivision stage 3A1
- 08/2014 – Geotechnical Appraisal Wilfield Subdivision
- 06/2014 - Malloch Environmental Ltd – Soil Contamination Risk stage 1 Preliminary Site investigation and XRF screening report
- 16/12/2014 – Contamination Ecan Comment • 09/01/2015 – Contamination Ecan comment
- 12/2014 – Malloch Environmental Ltd – Soil Contamination Risk Stage 3 Remediation action plan
- 22/09/2014 – Geotech Consulting Ltd – Geotechnical peer review
- 08/2014 – Davie Lovell Smith – Wilfield Subdivision West Melton Infrastructure Report Revision 1
- 12/04/2019 – Land Tech Consulting – Geotechnical Investigation Report
- 11/2016 - Malloch Environmental Ltd – Soil contamination Risk stage 4 Validation Report

Please contact our Information Management Team at Information.Management@selwyn.govt.nz for further information.

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

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

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

Ridgeland Way and Coopworth Mews are formed and sealed local roads maintained by Selwyn District Council.

Special Land Features

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 Sub-Alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	84 M	-
Exposure Zone	B	-

Exposure Zone Descriptions

Zone B: Low

Inland areas with little risk from wind blown sea-spray salt deposits

Zone C: Medium

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

Zone D: High

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

Flooding: Flood Management Area - 500 year event

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

<https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/> :

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

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

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Templeton deep sandy loam on sand

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

Templeton moderately deep fine sandy loam and Halkett sand

Halkett deep sand

Eyre shallow sandy loam

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

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

Licences/Environmental Health

No information located.

Network Utility Operators

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

Other Information

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

- a) Discharge consents.
- b) Well permits.
- c) Consents to take water.
- d) The existence of contamination and/or hazardous sites.
- e) Flooding.
- f) Clean air discharge compliance.

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

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

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 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.

Name: Kate Lewis



Date: 10 October 2022

Legend

Subdivision_Areas

Subdivision areas

Address

Addresses (LINZ)

Boundaries

District Boundary
Township Boundary

Railway

Railway

Road

Selwyn Roads
All Road Labels

Rating

Ratepayer Information
Title Owners

Land_Owners

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

Water

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

Water_In
DIM LINE
DUCT
IRRIGATION
NON SDC SERVICE
OBSOLETE
OUTLINE
PIPE - TREATED
PIPE - UNTREATED
PIPE - SEWER
SITE_BOUNDARY
MANHOLE
NODE
SOAKHOLE
SUMP
VALVE
Storm_In
CHANNEL
DIM LINE
MANAGEMENT
NON SDC SERICE
OBSOLETE
OUTLINE
PIPE
SITE_BOUNDARY

Sewer

Manhole Labels
Sewer_pt
CHAMBER
EQUIPMENT
FACILITY
MANHOLE
NODE
VALVE
Storm_py
CATCHMENTS
CONSENT AREA
GROUNDWATER LESS 6M
OUTLINE OF BASIN
RATED AREA
Stormwater Management Area
Storm_In_Labels

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

Stormwater

Storm_pt
CHAMBER
EQUIPMENT
FACILITY
INLET/OUTLET
MANHOLE
NODE
POND
SITE

WaterRaces

WRace_pt
DISCHARGE
DIVIDE
EQUIPMENT
GATE
GRILL
HEADWALL
MANHOLE
NODE
POND
SITE

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

Drain

CDrain_pt
GATE
Site
WEIR
CDrain_In
DRAIN
ECan
OUTLINE
StopBank
Site Boundary
CDrain_In Label

Well

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

LiquefactionReview

Project Extent
Boundary Between Liquefaction Assessment Zones

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

Biodiversity

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

Zones

West Melton Observatory Zone

Planning Zones

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

Proposed CPW

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

UDSZones

UDS Traffic Zones
CRETS

LLUR

Activities
Investigations
Sites

Potentially Contaminated Sites

Verified Note
Verified Comment
Not Verified

Designations

Designations

Floods

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

Tsunami Evacuation zone

Tsunami Initial Evacuation Area

Refuse

Refuse Dropoff points
Organic Route

Rubbish/Recycling Route

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

Organic Bin
Rubbish Bin
Day Unknown

Recycling Bin & Pick Up Schedule

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

Pools

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

PlanningMisc

NZ Defence Force Buffer
Māori Freehold Land
RRS14 Preliminary Locations

EcanRiverProtectionScheme

Properties Beside Rivers
Halswell Staff Gauges
Halswell Floodgates
Halswell Drainage

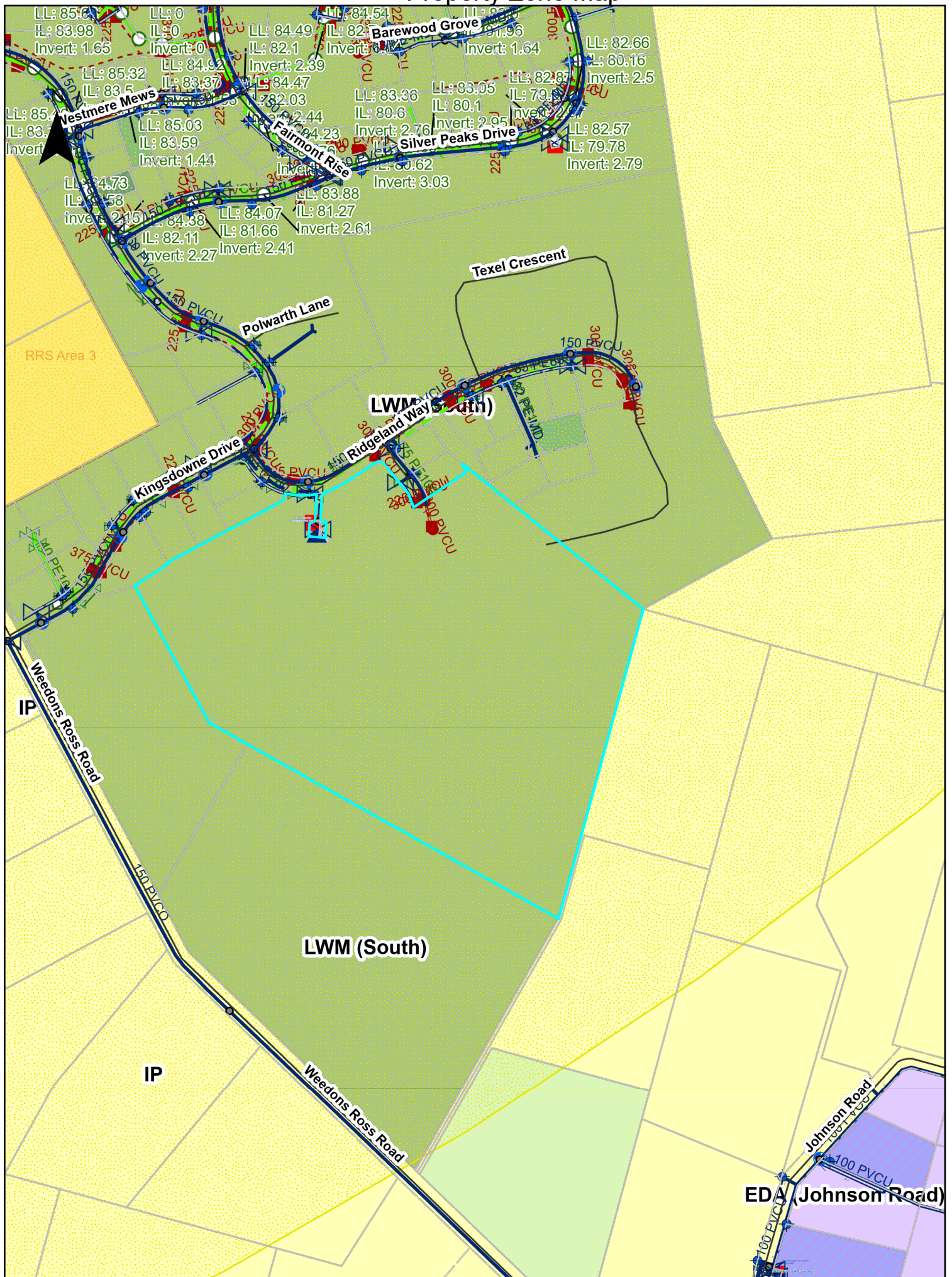
GreendaleFault

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

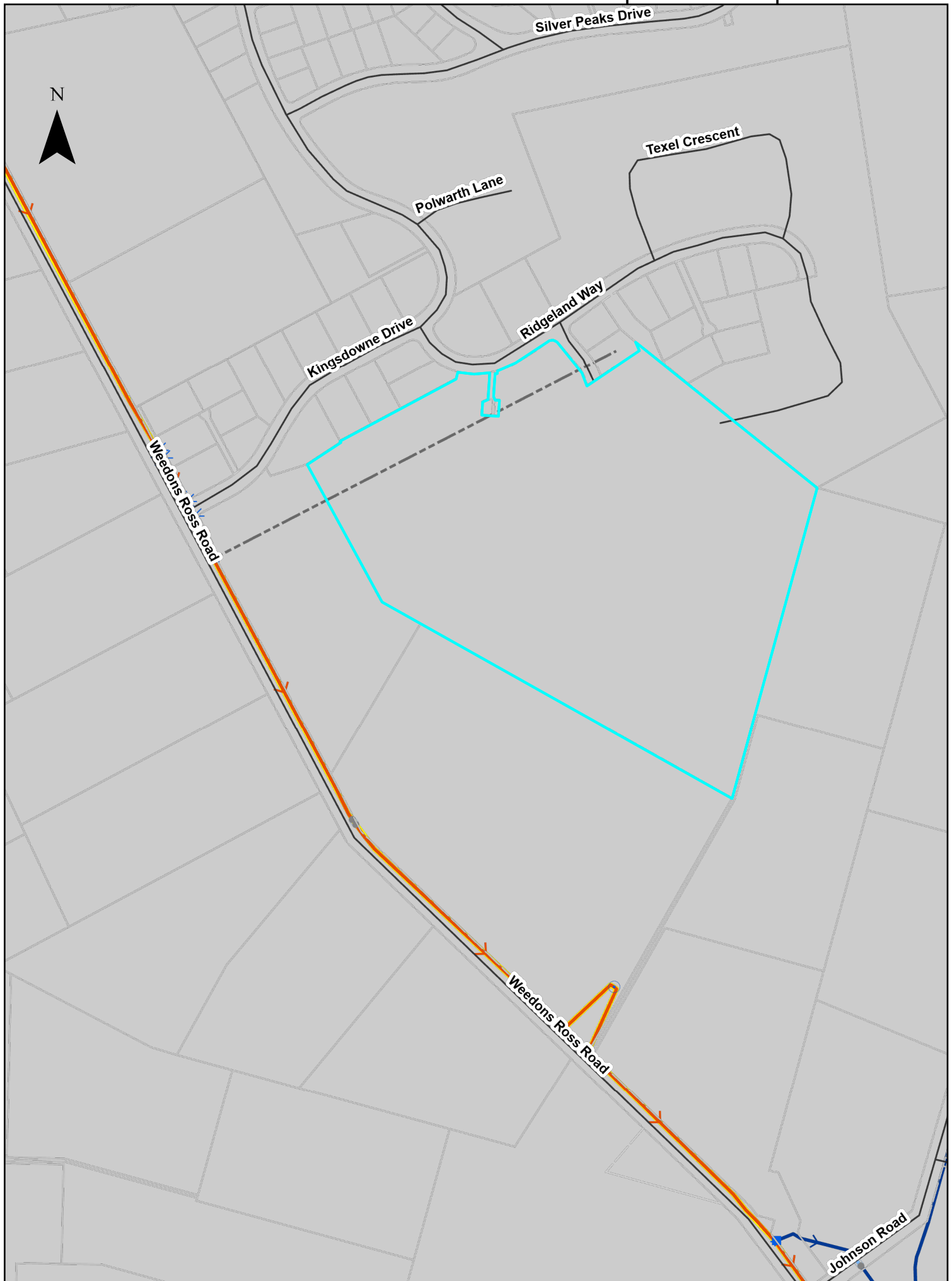
HororataHeightRestrictions

Final Height Splays
Runways
Hororata Airport Land Parcel

Property Zone Map



Water Race and Liquefaction Map



RESOURCE CONSENT INFORMATION

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

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council’s District Plan.

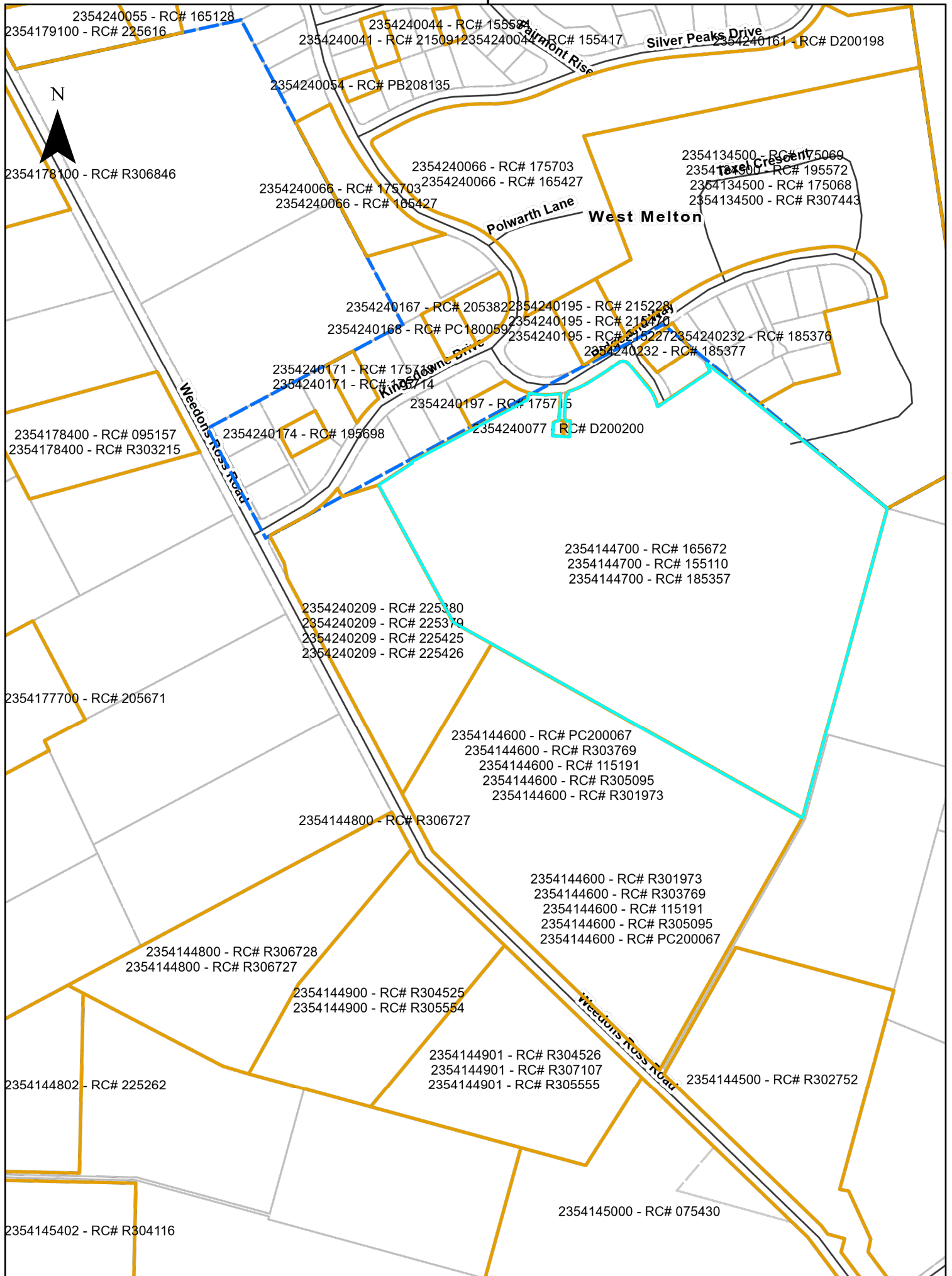
Resource Consent Status Codes:

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

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

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

RC Map



Assessment_ID	RC Number	Proposal	Decision Date
2354240066	175703	To undertake an amalgamation to create Lots 270 and 271 (Wilfield Stage 8)	2018-02-07
2354240066	165427	To undertake subdivision to create 34 residential lots. Stage 5a - 5d of Wilfield. See also 145470, 155417, 155584, 165383.	2016-12-19
2354240077	D200200	To designate land as SDC-192 West Melton (W) Ridgeland Way Well for Water Well purposes.	
2354240167	205382	To construct a vehicle crossing in a non-complying position in relation to an intersection	2020-07-22
2354240168	PC180059	Rezoning of existing Living 2 and Living 2A zones in the Wilfield subdivision rezoned to Living West Melton (Living WM) South.	2021-03-10
2354240171	175714	To exceed site coverage and construct a non-complying accessway. S/D175713	2018-05-03
2354240171	175713	To undertake a subdivision to create eight allotments (Wilfield Stage 8F). L/U 175174	2018-05-03
2354240174	195698	To erect a dwelling and detached garage that exceeds site coverage.	2019-11-19
2354240195	215227	To undertake a subdivision to create 92 residential allotments, two road allotments, two reserve allotments and a balance rural lot	2021-06-03
2354240195	215228	To undertake earthworks associated with RC215227	2021-06-03
2354240195	215470	To undertake a three lot residential subdivision (Lot 100)	2021-07-19
2354240197	175715	To undertake a subdivision to create eight lots	2018-05-03
2354240209	225379	To undertake a subdivision to create 2 lots (L/U RC225380)	2022-07-26
2354240209	225380	A consent under NES associated with subdivision consent RC225379	2022-07-26

2354134500	R307443	TO CARRY OUT EARTHWORKS FOR A SEWAGE TREATMENT FACILITY	
2354134500	195572	Extension of time for Resource Consent 145470 - To undertake a subdivision in three stages to create 158 residential and rural-residential lots and a balance rural lot, with roads and reserves to vest	2019-09-30
2354134500	175068	To undertake a subdivision to create 29 residential lots. Stage 6 Wilfield. See L/U 175069	
2354134500	175069	Roading non-compliances. See S/D 175068	
2354144600	115191	EXTENSION OF TIME TO R305095 FOR THREE YEARS TO EXPAND AN EXISTING INTENSIVE POULTRY OPERATION	2011-07-29
2354144600	R305095	TO EXTEND EXISTING POULTRY SHED AND TO ERECT & OPERATE TWO FURTHER SHEDS ALSO SEE 115191 FOR EXTENSION OF TIME.	2002-04-29
2354144600	PC200067	To rezone approximately 33.4 hectares of Rural Zone, to Living WM South Zone, at West Melton.	2022-02-09
2354144600	R301973	TO EXTEND 1 BROILER SHED & ERECT 2 FURTHER SHEDS OF 1379 SQ METRES EACH IN NON-COMPLYING POSITION	1996-01-12
2354144600	R303769	EXTENSION TO R301973	
2354144700	185357	To undertake a subdivision to create two lots	2018-07-18
2354144700	165672	Variation to RC155110 Stage 4 of GW Wilfield subdivision. See RC145470 Stg 1-3, RC165427 Stg 5	2016-12-22
2354144700	155110	To undertake Stage 4 of GW Wilfield subdivision. See RC145470 Stg 1-3, RC165672 Stg 4 variation, RC165427 Stg 5	2015-09-09
2354240209	225425	To subdivide three allotments in ten stages to create a total of 179 residential allotments.	

2354240209	225426	To undertake earthworks, to seek consent under NES and to alter or cancel consent notices.	
2354240232	185376	To subdivide to create 11 residential lots	2018-08-15
2354240232	185377	To erect a dwelling on each lot created by subdivision 185376 breaching site coverage.	2018-08-15



IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

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

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

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

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

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

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

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

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

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

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

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

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

CARE FOR ESTABLISHING STREET TREES

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

Follow the simple directions below to help your tree survive.

When should I water?

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

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

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

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

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

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

Thank you for your assistance and co-operation

Reserves Maintenance Staff

Selwyn District Council

Be water wise



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

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

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

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

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

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

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

How much water do you use?

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

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



Tips for managing your water use

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

Your garden and lawn

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

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



Outdoors

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

Indoors

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



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

GW Wilfield Ltd
PO Box 9301
Tower Junction
Christchurch 8149

GST Number: 53-113-451
Invoice Date: 10/10/2022
Account No: 805395
Order No.

Tax Invoice 184386

Qty	Description	Rate	GST	Amount
L221563	5/10/22 : GW Wilfield Ltd : Christchurch			
2354144700	Weedons Ross Road			
	Land Information Memorandum		32.61	250.00
Subtotal				217.39
GST				32.61
Total Amount				\$250.00

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

GW Wilfield Ltd
PO Box 9301
Tower Junction
Christchurch 8149

Account No.: 805395
Invoice No.: 184386
Total Due: **\$250.00**

Amount Enclosed:

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

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

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

