

## Land Information Memorandum

## L190379

### Application

Kerry Watson/Falcons Landing	No.	L190379
GW Rolleston Limited	Application date	21/02/19
PO Box 36511	Issue date	28/02/19
Merivale	Phone	021 341 363
Christchurch 8146	Fax	

### Property

Valuation No.	2405514701
Location	Branthwaite Drive, Rolleston
Legal Description	Lot 16 DP 509805
Owner	GW Rolleston Limited
Area (hectares)	1.6757

The certificate of title submitted with this application, shows easements, covenants, encumbrances or caveats registered on the title, for further information a copy of these can be obtained from Land Information New Zealand 112 Tuam Street.

### Rates

#### Rateable Value

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

Revaluation Year	2018
Land	\$650,000
Capital Value	\$655,000
Improvements	\$5,000

#### Current Rates Year 2018 to 2019

Annual Rates	\$1,128.55
Current Instalment	\$ 282.15
Current Year - Outstanding Rates	\$ 282.15
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/03/19

Next Revaluation Due 2021.

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

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

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

Please contact the Councils rates section if you require clarification (03) 347 2800.

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

### Outstanding Requisitions

No outstanding requisitions located.

### Planning/Resource Management

Operative District Plan Zoning: Rolleston Living Z

19/07/18	Resource Consent 185381 Variation - To Change Condition 2 Or Resource Consent Rc175169 Decision Notified 13/08/18 Granted By Local Authority Officer 13/08/18
2/11/17	Resource Consent 175617 Variation To Change Conditions 2, 4, 12, 77 And Cancel Condition 35 Of Resource Consent 175169 Decision Notified 24/11/17 Granted By Local Authority Officer 24/11/17
4/04/17	Resource Consent 175169 To Undertake A Subdivision To Create 537 Residential Lots. See L/U 175172 Nes Section 224 Issued 22/11/18 Granted By Local Authority Officer 18/07/17
4/04/17	Resource Consent 175172 Earthworks Associated With 175169 Nes Decision Notified 18/07/17 Granted By Local Authority Officer 18/07/17

7/12/16 Resource Consent 165663  
To Undertake A Subdivision To Create 18 Residential Lots In 8 Stages.  
Section 224 Issued 15/05/17  
Granted By Local Authority Officer 23/01/17

#### Planning Note

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

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

#### Building

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

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

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

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

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

#### Services

##### Water and Sewer

S224 Completion Certificate for the subdivision has not been issued. Water and sewer reticulation and stormwater disposal has not been accepted by Council. Water and sewer will not be available to the property until the S224 has been issued. If the dwelling is occupied prior to water supply and sewerage being available this will become a dangerous or insanitary building pursuant to Section 121 of the Building Act 2004.

##### Stormwater To soak holes

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

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

### Kerbside Waste Collections

Council refuse, organic and recycling collection is available on Friday

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

The Selwyn District Council is developing a number of strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website [www.selwyn.govt.nz](http://www.selwyn.govt.nz) or by contacting the planning department on (03) 347 2868.

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

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

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

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

Land Notes: Council holds the Desk-based Ground Contamination Assessment Plan Change 7 Area report from Tonkin & Taylor dated January 2011. If you would like a copy of this report, please contact the Councils LIM Team – Phone 03 3472 800

### Compliance with Swimming Pool Bylaw

No pool registered to this property.

### Land Transport Requirements

Branthwaite Drive is a formed and sealed local road maintained by Selwyn District Council. Other roads are under construction due to subdivision.

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

### Special Land Features

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 sub-alpine
Earthquake	Zone 2	Z Factor: 0.3
Approximate Altitude (Amsl)	40m	40m
Exposure Zone	B	

### Exposure Zone Descriptions

#### Zone B: Low

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

#### Zone C: Medium

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

**Zone D: High**

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

**Microclimatic Considerations**

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

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

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

Flooding: None known

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: None known

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Templeton moderately deep fine 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.

**Selwyn District Public Libraries**

Residents and ratepayers of the Selwyn District may join any library in the District without charge. Please note: photo identification and proof of address is required.

The following is a list of the libraries within Selwyn:

Darfield Library, 1 South Terrace – Phone 03 318 7780 or 03 3472780

Leeston Library, 19 Messines Street – Phone 03 3472 871

Lincoln Library, 22 Gerald Street – Phone 03 3472 876

Rolleston Library, 94 Rolleston Drive – Phone 03 3472 880

In addition to these locations, the library website has a wide range of information resources, including (online) e-books, e-magazines, e-audio materials for loan.

Selwyn's libraries also provide in-library lifelong learning programmes for all ages, and also outreach services where resources and programmes are delivered to the more remote parts of the district.

If you want to know, call on of the libraries listed above or check days and times of opening and a range of other information on the website: <http://libraries.selwyn.govt.nz> or email an enquiry to: [libraries@selwynlibraries.co.nz](mailto:libraries@selwynlibraries.co.nz)

**Network Utility Operators**

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

**Other Information**

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

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

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

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

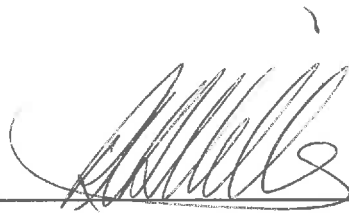
**Notes**

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on (03) 3472800.
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
  - a) The information may be relevant to the purposes for which this report is obtained;
  - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Perspective purchasers should be aware that as a result of amendments to the Building Act 2004, Schedule 1) Building work exempt from the need to obtain building consents) that became effective in November 2013, council may not have records for the removal or demolition of buildings on this property. It is the perspective purchaser's responsibility to verify that any or all buildings listed that have been issued with a building consent/permit and erected on the property still exist.
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: Robyn Mills






Date: 28/02/19




## Legend

-  District Boundary
-  Township Boundary
-  Selwyn Roads
-  All Road Labels
-  Railway
-  Sub Division
-  Ratepayer Information
-  Parcels

### Liquefaction Susceptibility

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

### Dairy Processing

-  DPMA
-  NCB
-  West Melton Observatory Zone

### Planning Zones

-  High Country
-  Port Hills
-  Existing Development Area
-  Living 1
-  Living 2
-  Living 3
-  Living X
-  Living WM
-  Living Z
-  Deferred Living
-  Business 1
-  Business 2
-  Business 3
-  Inner Plains
-  Outer Plains
-  Malvern Hills
-  Key Activity Centre

Property Map



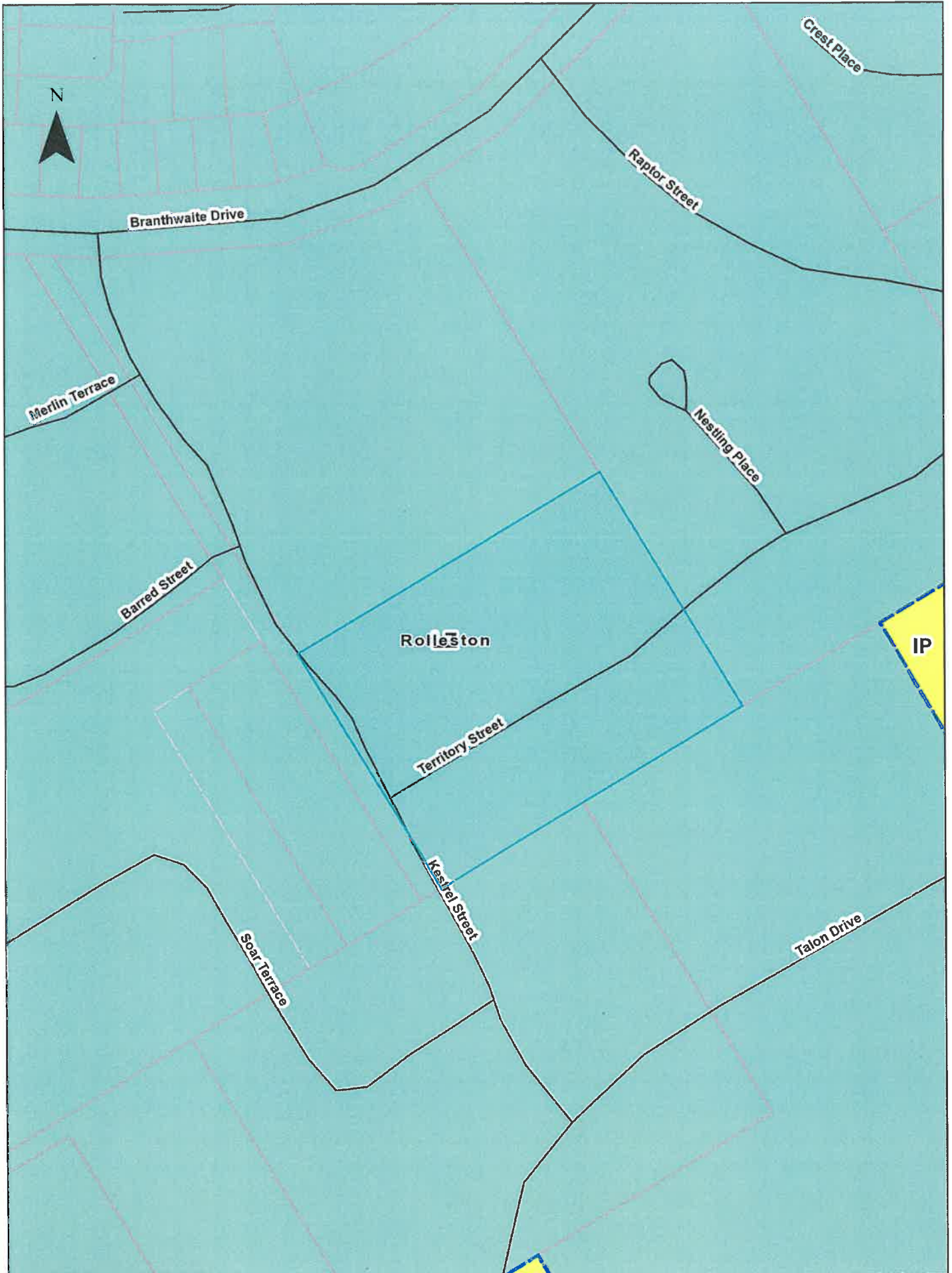


# Liquefaction Map





Operative District Plan Map



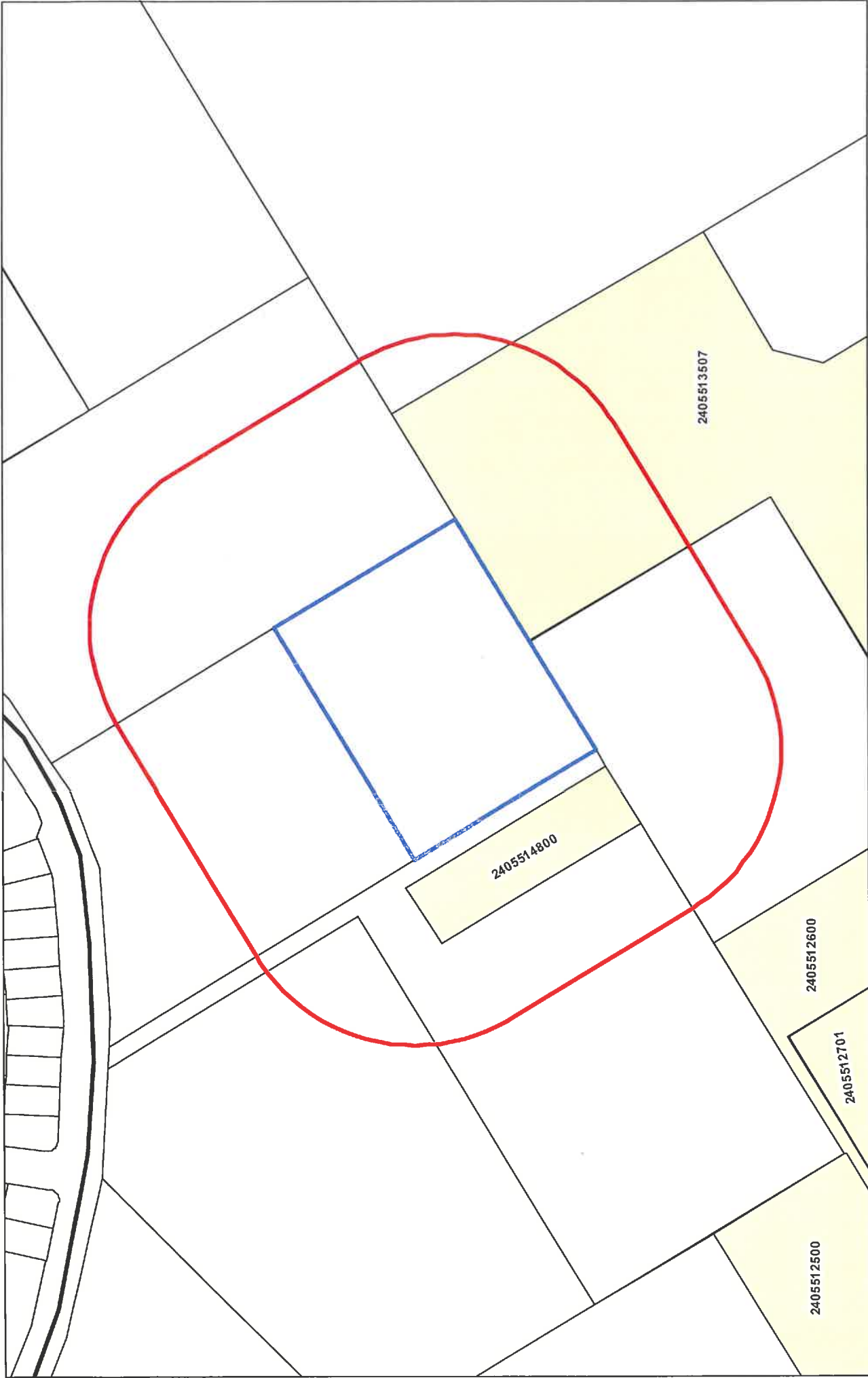
## RESOURCE CONSENT INFORMATION

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



# Resource Consent Map

100m Buffer

Cadastral information derived from  
Land Information New Zealand's Digital Cadastral Database (DCDB)  
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Assessment ID	Consent Number	Proposal	Status	Date
2405513507	185322	To undertake a subdivision to create 44 residential lots. L/U185323	GDEL	2018-08-15
2405513507	185323	To undertake earthworks exceeding the maximum volume permitted. NES. S/D185322	GDEL	2018-08-15
2405514800	R304918	TO ERECT IMPLEMENT SHED IN N/C POSITION	GDEL	2001-05-15