Land Information Memorandum L151652

Application

101969-1/Tim Rankin	No.	L151652
Parry Fields Lawyers	Application date	2/11/15
PO Box 8020	Issue date	6/11/15
Riccarton	Phone	03 348 8480
Christchurch 8440	Fax	03 348 6305

Property

Valuation No.	2405526001
Location	East Maddisons Road
Legal Description	Lot 1 DP 372247
Owner	Hughes Developments Ltd
Area (hectares)	4.0000

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/07/12. For further information please contact Council's Rates Department.

Revaluation Year	2012
Land	$2,040,000
Capital Value	$2,045,000
Improvements	$5,000

Current Rates Year 2015 to 2016	
Annual Rates	$1,872.90
Current Instalment	$ 468.20
Current Year - Outstanding Rates	$ 468.20
Arrears for Previous Years	$ 0.00
Next Instalment Due	18/11/15

Next Revaluation Due 2015.

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.

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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

10/09/15 Resource Consent 155495
Variation To Rc 155142. Condition 16 Change Stage 6a Lot 7004 To Be Not Vested In Roading. Lot 7004 To Be Recognised As A Utility Lot.
Decision Notified 10/09/15
Granted By Local Authority Officer 10/09/15

20/03/15 Resource Consent 155142
Undertake Subdivision Creating 105 Residential Lots. Faringdon Stage 6 A-E
Section 224 Issued 5/11/15
Granted By Local Authority Officer 22/05/15

20/03/15 Resource Consent 155143
Undertake Earthworks In Association With Rc155142
Decision Notified 13/05/15
Granted By Local Authority Officer 13/05/15

23/12/11 Resource Consent 115379
Staged Subdivision To Create 137 Residential Lots (Foster Block/Farington)Refer 125398 For Variation. Now Replaced By 125421 Objection
Decision Notified 12/10/12
Granted By Local Authority Officer 12/10/12

13/12/05 Resource Consent R307820
To Create Four Lots Of Atleast 4ha In The Inner Plains
Completion Certificate 6/07/06
Granted By Local Authority Officer 20/01/06

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

Building

21/10/15	Building Consent 151764
	3 Bedroom Domestic Dwelling With Attached Garage
	No Code Compliance Certificate Has Yet Been Issued.

Note that this building has not been issued with an Code Compliance Certificate from Selwyn District Council and that further building works and inspections maybe required before a full Code Compliance Certificate can be issued. No inspections have been carried out to date.

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	Council water supply 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 not available
	On-site sewage treatment and disposal

Any replacement to onsite sewage treatment and disposal in relation to construction and location will need to meet the requirements of the Selwyn District Council and Environment Canterbury (Canterbury Regional Council). This is due to the variable nature of the soil substrata installations which requires specific investigation and design.

Land Note: Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury.
As this property may have or require consents from Environment Canterbury so to may the surrounding properties for a variety of discharges. This could have an adverse effect on this 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 – phone 3653828.

Land Note: 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 the product manufacturers.

Stormwater To soak holes

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

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

Kerbside Waste Collections

Council refuse, organic and recycling collection available 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: The flight paths for the Christchurch International Airport takes air traffic over this general area.

Land Notes:Please see attached a Statement from Environment Canterbury's Listed Land Use Register (LLUR)

Land Notes: The Council holds a copy of a Geotechnical Report for this property and a Desk-based Ground Contamination Assessment Plan Change 7 Area report from Tonkin & Taylor dated January 2011.If you would like a copy of these reports please contact Selwyn District Council LIM Team on 03 347 2800.

Land Notes:Please refer to the attached Geotechnical Peer Review Report from Geotech Consulting Ltd dated December 2011.

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. If you fencing proposal does not comply with the maximum heights specified a resource consent will be required. Rule 4.13 also prevents garages from occupying more than 50% of the width of the building façade facing the road, or a private Right of Way or shared access (over which the allotment has legal access), without a resource consent being obtained.

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 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 under "Transportation and Roading".

Swimming Pool Compliance

No pool registered to this property.

Land Transport Requirements

East Maddisons Road is a formed and sealed local road maintained by Selwyn District Council

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)	40 m	40 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.

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: Council has received a Statement of Suitability of Earth Fill for this site. A copy of the certificate is attached for your information and to assist you in determining whether on site subsoil investigations to verify that 'Good Ground' and subsoil classification in accordance with NZS1170 need to be carried out if erecting a building on this property.

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Lismore stony and shallow silt 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 is required.

The following is a list of the libraries within Selwyn:

Darfield Library, South Terrace
Leeston Library, Messines Street
Lincoln Library, Gerald Street
Rolleston Library, Rolleston Drive
Glentunnel Library, Homebush Road
Tai Tapu Library, Old Tai Tapu Road

The Mobile Library visits many smaller communities in the District, most of which do not have a library nearby.

For a list of Library hours, stopping points for the Mobile Library or enquiries regarding Library services in Selwyn, please phone the Rolleston Library on (03) 347 7750 or visit the libraries website at http://libraries.selwyn.govt.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.

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.

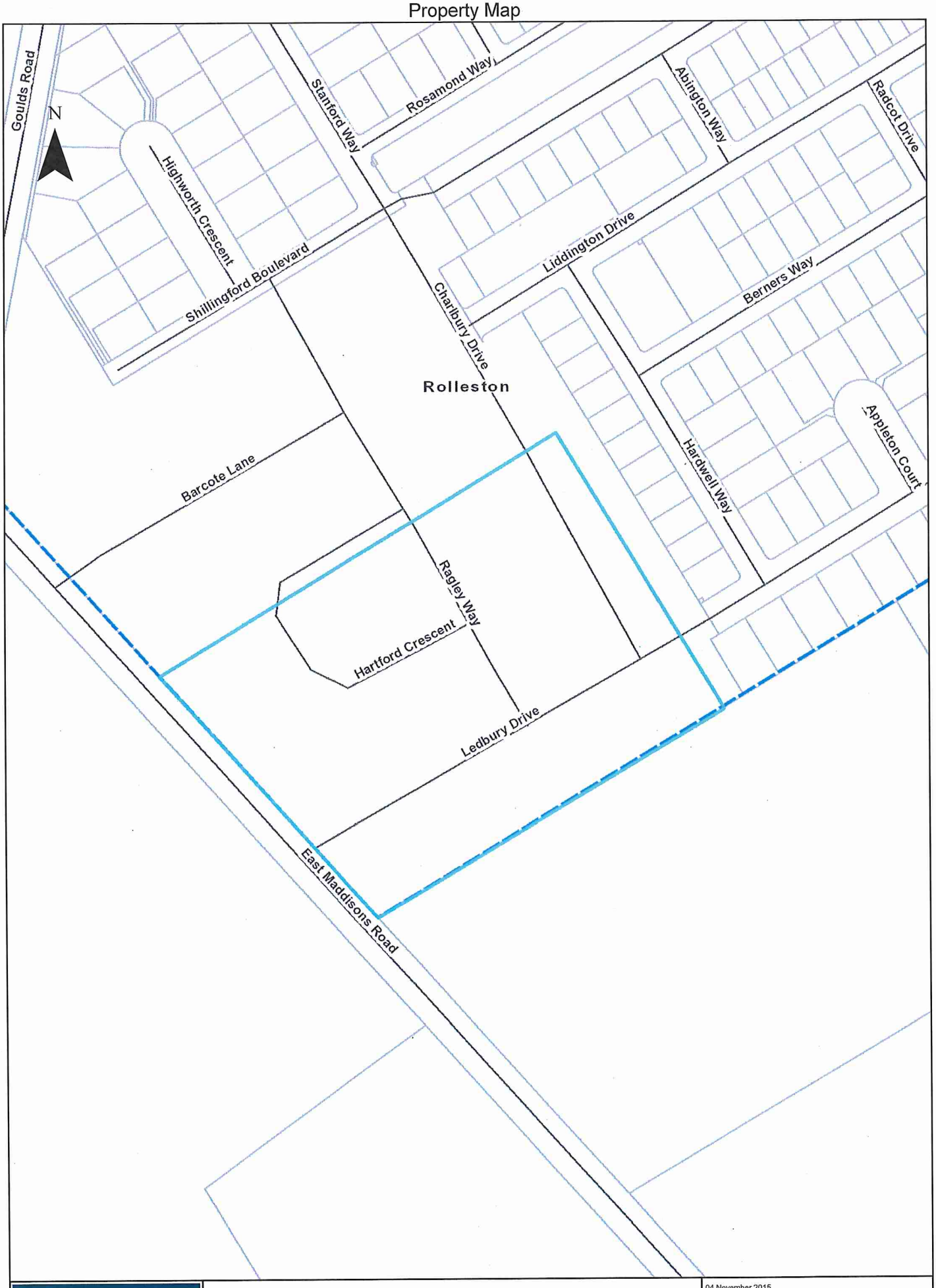
3. Perspective purchasers should be aware that as a result of amendments to the Building Act 2004, Schedule 1) Building work exempt from the need to obtain building consents) that became effective in November 2013, council may not have records for the removal or demolition of buildings on this property. 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.

4. 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.

5. 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: Chaya Stevens Date: 6/11/15

Property Map



Selwyn DISTRICT COUNCIL

0 35 70 105 140

Metres

04 November 2015

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

Property Map

Selwyn DISTRICT COUNCIL

0 112.5 225 337.5 450

Metres

04 November 2015

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Boundary

District Boundary

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Road

Selwyn Roads

All Road Labels

Railway

Railway

Rating

Sub Division

Ratepayer Information

Parcels

Liquefaction Map

Boundary
District Boundary
Township Boundary
Road
Selwyn Roads
All Road Labels
Railway
Railway
Liquefaction Review
Project Extent
Boundary Between Liquefaction Assessment Zones
DBH TC Zoned Area
Damaging liquefaction unlikely
Liquefaction assessment needed
Rating
Sub Division
Ratepayer Information
Parcels

RESOURCE CONSENT INFORMATION

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

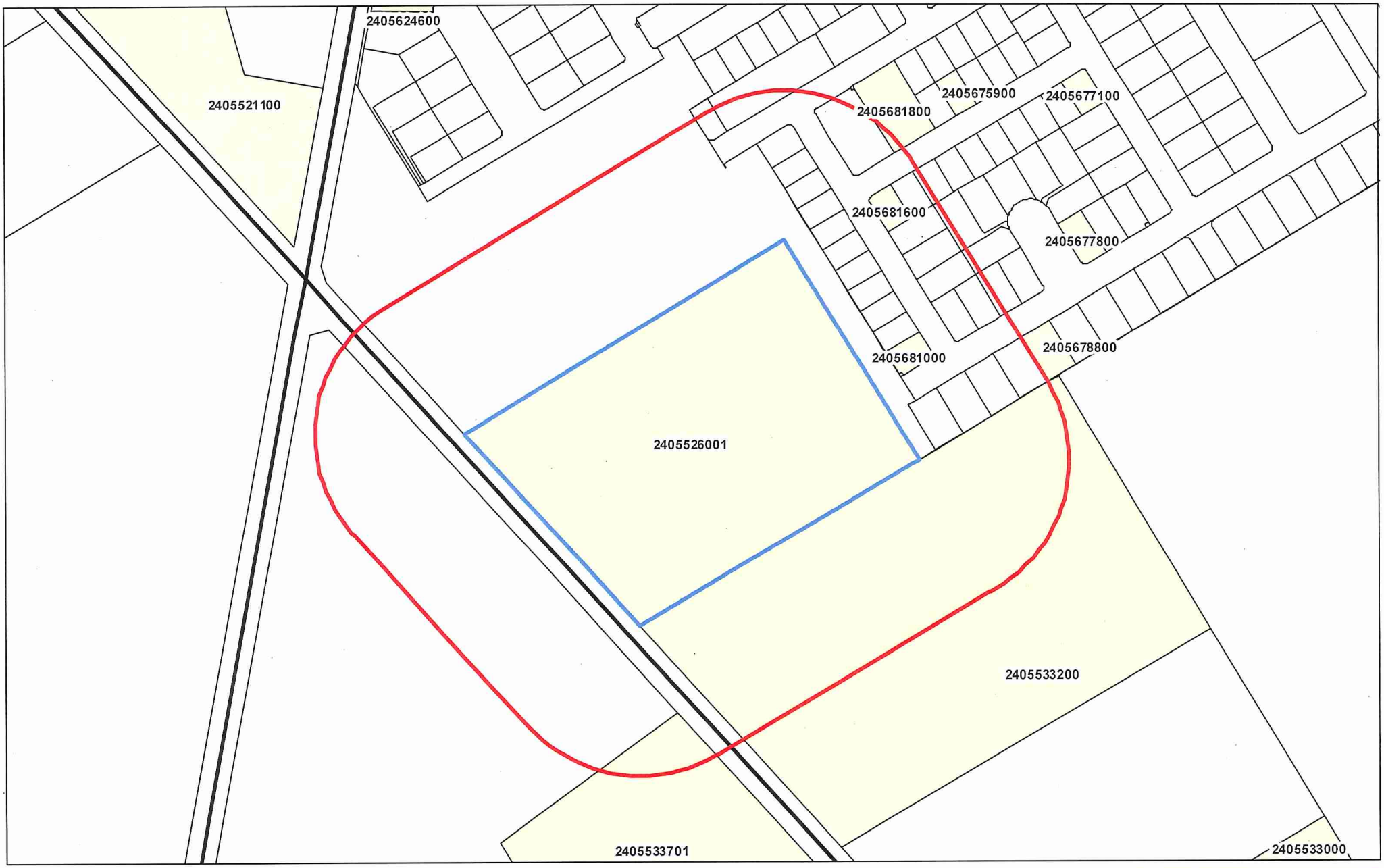
- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.

- 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



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Land Information New Zealand's Digital Cadastral Database (DCDB)
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Resource Consent Map

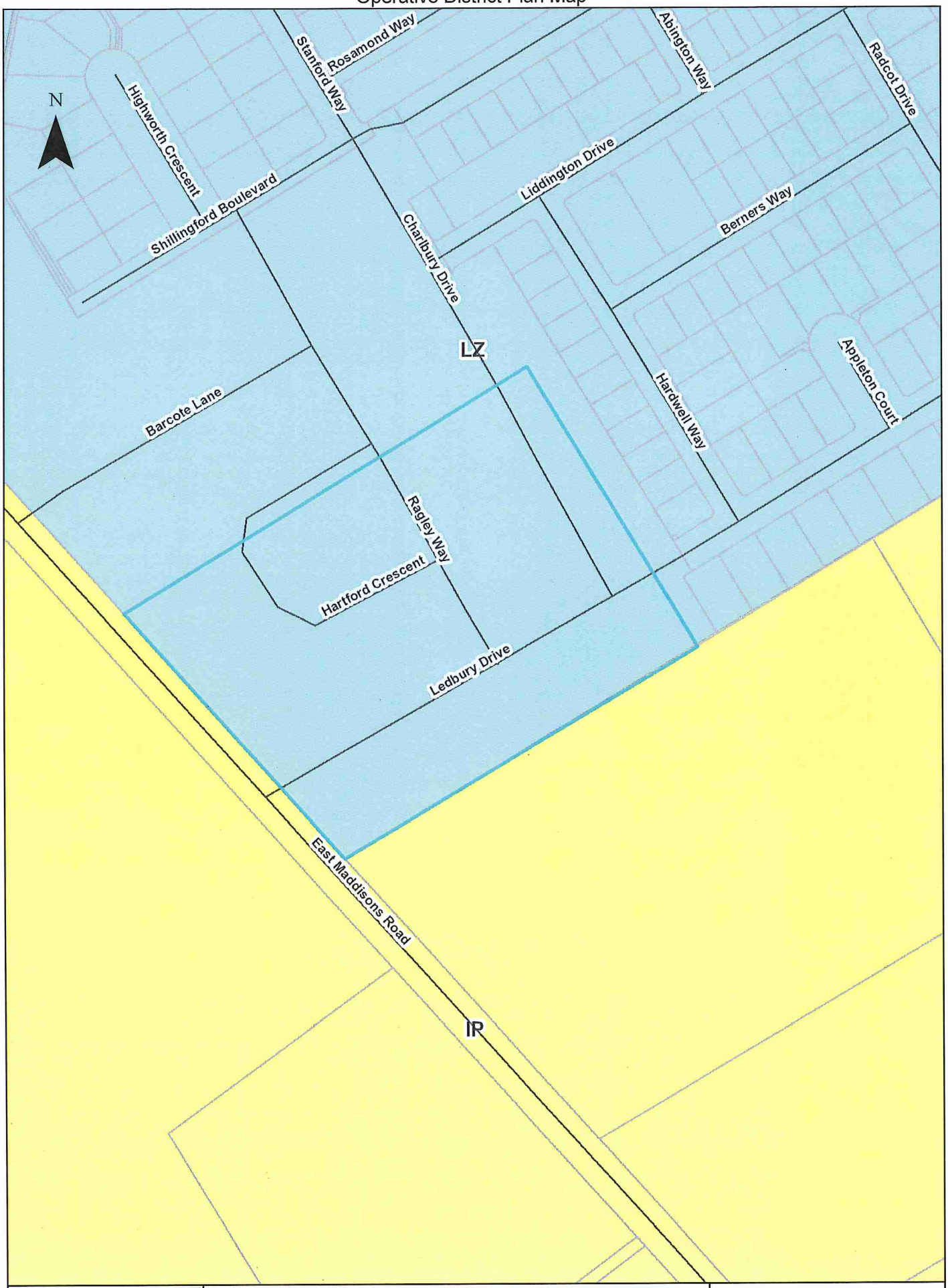
100m Buffer

N

Selwyn DISTRICT COUNCIL

Assessment ID	Consent Number	Proposal	Status	Date
2405526001	115379	STAGED SUBDIVISION TO CREATE 137 RESIDENTIAL LOTS (FOSTER BLOCK/FARINGTON)Refer 125398 for variation. Now replaced by 125421	GDEL	2012-10-12
2405526001	155142	Undertake Subdivision creating 105 Residential Lots. Faringdon Stage 6 A-E	GDEL	2015-05-22
2405526001	155143	Undertake Earthworks in Association with RC155142	GDEL	2015-05-13
2405526001	155495	Variation to RC 155142. Condition 16 change Stage 6A Lot 7004 to be not vested in roading. Lot 7004 to be recognised as a utility lot.	GDEL	2015-09-10
2405533200	155575	To carry out a boundary adjustment.		
2405533200	D150044			
2405533200	R306358	SUBDIVISION OF 10HA ZONED RURAL B/INNER PLAINS TO CREATE LOT 1 OF 6HA WITH EXISTING DWELLING AND LOT 2 OF 4HA	GDEL	2003-11-24
2405533200	R306359	TO ERECT A DWELLING ON LOT 2 OF R306358	GDEL	2003-11-24
2405533701	105270	RELOCATE DWELLING & DECOMMISSION EXISTING DWELLING (PACKING SHED)	GDEL	2010-09-28
2405533701	115001	TO ESTABLISH AN AUTOMOTIVE & HORTICULTURAL BUSINESS IN THE INNER PLAINS ZONE	GDEL	2011-03-02
2405533701	145654	Variation to change conditions 2 & 3 of 115001 relating to vehicle crossing/access	GDEL	2015-01-15
2405681600	155314	To erect a dwelling where the garage is forward of front faÃ§ade.	GDEL	2015-06-26
2405681800	155264	To undertake comprehensive development subdivision creating 6 residential lots in two stages in Stg 5C of Faringdon.	GDEL	2015-06-05
2405681000	155248	To erect a dwelling in non-complying setback from road boundary.	GDEL	2015-05-14

Operative District Plan Map



Road
Selwyn Roads
All Road Labels
Railway
Railway
Rating
Sub Division
Ratepayer Information
Parcels
Zones
West Melton Observatory Zone
High Country
Port Hills
Existing Devlopment 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

Environment Canterbury
Regional Council
Kaunihera Taiao ki Waitaha

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information.
For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement
from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.

Environment Canterbury
Regional Council
Kaunihera Taiao ki Waitaha

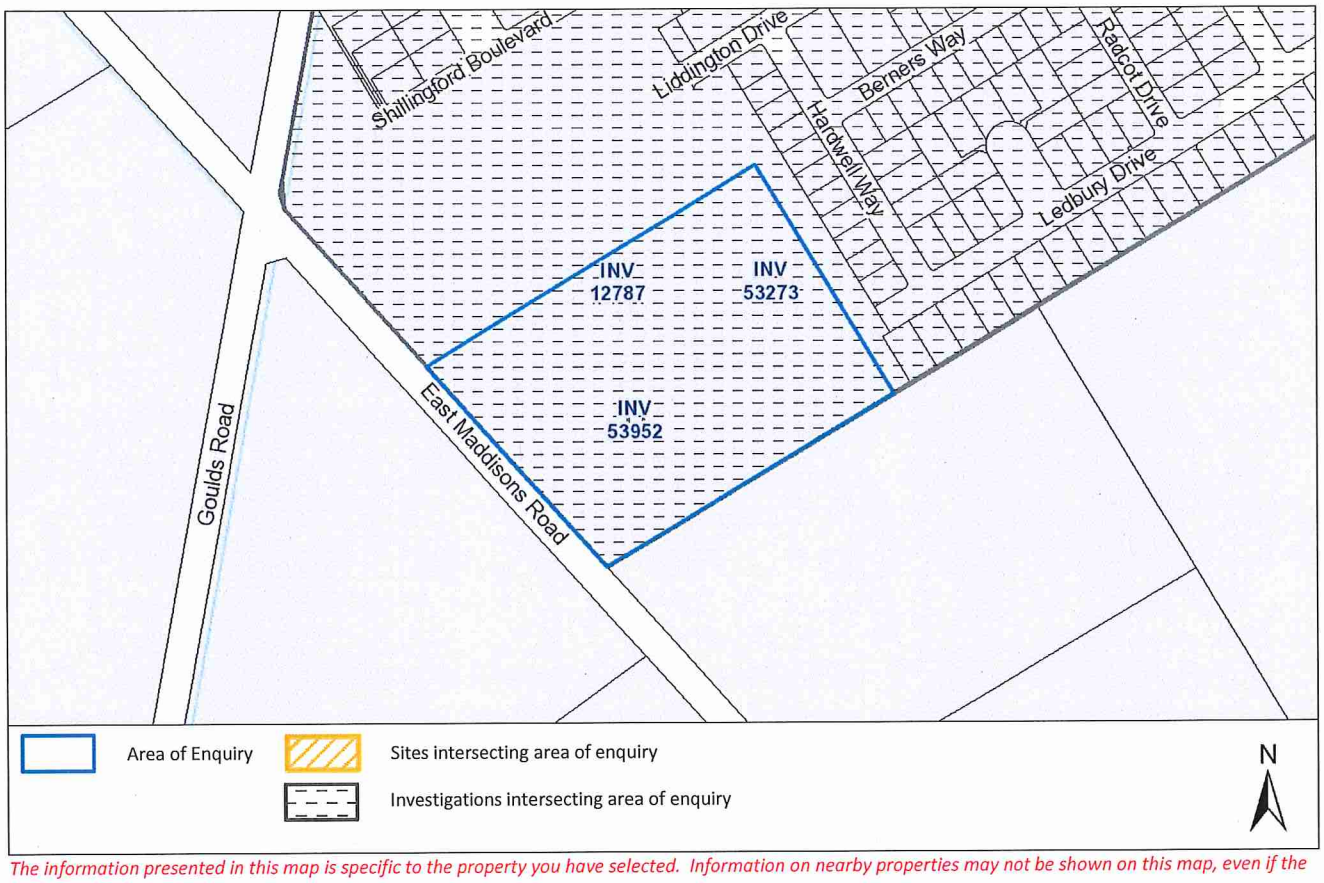
Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Date:	04 November 2015
Land Parcels:	Lot 1 DP 372247 Valuation No(s): 2405526001



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Summary of sites:

There are no sites associated with the area of enquiry.

Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

Information held about other investigations on the Listed Land Use Register

2 Sep 2013 **INV 53952: Detailed Site Investigation - Faringdon Development, Rolleston, Canterbury** (Detailed Site Investigation)
Golder Associates

1 Jan 2011 **INV 12787: Desk-Based Ground Contamination Assessment Plan Change 7 Area** (Preliminary Site Investigation)
Tonkin and Taylor Ltd

Summary of investigation(s):

Report 1: Desk Based Study of Selwyn Plan Change 7 Area, Tonkin & Taylor – This report was not provided for audit. Subsequent investigations supercede the findings of this report.

The area covered by the investigations included in this audit is located in south of Rolleston and is referred to as the Faringdon Development. The area is bounded by Dynes Road to the north, and the intersection of Goulds Road and East Maddison Road to the west.

In October 2012 Golder Associates published a preliminary site investigation (PSI) which presents a desk based assessment of potential sources of contamination and assesses the associated risks relative to a proposed residential development of the land. At the time the PSI was published, the development is planned to occur in 9 stages (areas). The PSI did not identify any hazardous activities or industries across the areas designated under Stages 1, 2, 5, 6, 7 and 8. The area designated as Stage 3 held sheep pens where a mobile sheep dip was reportedly used. An open face shed and adjacent land where vintage vehicles have been stored for an extended period of time was also identified on Stage 3 land. On the area designated as Stage 4, pesticides and fungicides may have been used for lucerne and barley growing. A historical observatory tower was identified in the area designated as Stage 9. Lead paint and/or asbestos were indicated as potential contaminant sources.

The PSI Report also discussed potential sources of contamination on the portion of land referred to as the "Foster Lot" (northeast section of Lot 3001 DP 468978), which is not part of the development plan. Risks associated with those HAILs were only assessed relative to their impacts on the adjacent parcels under development. The exact location of those activities within this parcel of land was not reported The identified HAILs are spray treatment of sheep (A8- live stock dip and spray races) and 1 historical and 2 present day (one disused) above ground petroleum storage tanks (A17- storage tanks and drums for chemicals and fuels). The historical tank reportedly burned after electrical wires fell on the land. The report reasons that the fire would have completely consumed the fuel leaving no soil contamination. However no effort was made to validate this supposition. The location of that former tank is 50 metres from any land curently under development. The PSI report also states that a small scale agricultural spraying business was run out of this property that treated land with herbicides. The report provides anecdotal evidence from the former land owner that the spray chemicals were only ever stored on this land; never diluted, formulated or applied there. It is not clear if mixing and spraying equipment was stored on the land. The report also says that the contractor never treated the adjacent lands that are under developed (i.e., Stage 1-9).

At the time of this audit all three areas identified as requiring further investigation and possible management during development (parts of Stage 3, 4, and 6) are included in the legal land parcel described as Lot 3001 DP 468978; the area of the former Observatory Tower in the Stage 9 area is located on the land known as Lot 1 DP 372247.

In August 2013, Golder Associates published an addendum to the October 2012 PSI Report indicating that a boundary adjustment had been applied for involving the Stage 3 section of land and the "Foster's Lot" section of land. The adjustment will incorporate a portion of the original Stage 3 section into the Foster Lot.

In September 2013, Golder Associates prepared a detailed site investigation (DSI) report. A limited number of soil samples were collected to investigate the presence or absence of contamination associated with use of pesticides on the Stage 3 Section of land, and lead and asbestos associated with the former Observatory tower located on the Stage 9 section of land. At the time of this audit both areas of investigation are parts of the land known as Lot 3001 DP 468978.

Six soil samples were collected from the Stage 3 area and analysed for persistent contaminants (lead, arsenic and organochlorine, organonitrogen and organophosphorus pesticides). Three soil samples were collected adjacent to the foundation of the former Observatory tower in the Stage 9 area to determine whether or not lead was present at unacceptable levels. The presence of absence of asbestos was assessed visually.

All soil samples results from both areas were below the laboratory limit of detection. Lead and arsenic results from Stage 3 were at or below applicable regional background.

The three surface soil lead results from near the former Observatory Tower (Stage 9, Lot 1 DP 372247) exceeded regional background were below the NES lead standard for residental land use. Soil sampling in the two areas is considered sufficient.

The report does not describe observations made with regard to the presence possible asbestos containing materials near the former Observatory Tower (Stage 9, Lot 1 DP 372247). It is assumed that no material that may contain asbestos was observed.

The Detailed Site Investigation report also includes as a Site Management Plan written to aid in the management of biological waste that may be encountered during the development of sections of land that were identified in the PSI as having an offal pit on them (Offal pits are not considered a HAIL activity).

No further action is required to investigate HAIL activities identified in the areas described as Stage 1 through Stage 9 of the proposed development. Portions of the land that will remain in the owership of the original land owners continue to have HAIL activities that have not been investigated.

1 Oct 2012 **INV 53273: Preliminary Site Investigation and Addendum - Faringdon Development, Rolleston, Canterbury** (Preliminary Site Investigation)
Golder Associates

Summary of investigation(s):

Desk Based Study of Selwyn Plan Change 7 Area, Tonkin & Taylor – This report was not provided for audit. Subsequent investigations supercede the findings of this report.

The area covered by the investigations included in this audit is located in south of Rolleston and is referred to as the Faringdon Development. The area is bounded by Dynes Road to the north, and the intersection of Goulds Road and East Maddison Road to the west.

In October 2012 Golder Associates published a preliminary site investigation (PSI) which presents a desk based assessment of potential sources of contamination and assesses the associated risks relative to a proposed residential development of the land. At the time the PSI was published, the development is planned to occur in 9 stages (areas). The PSI did not identify any hazardous activities or industries across the areas designated under Stages 1, 2, 5, 6, 7 and 8. The area designated as Stage 3 held sheep pens where a mobile sheep dip was reportedly used. An open face shed and adjacent land where vintage vehicles have been stored for an extended period of time was also identified on Stage 3 land. On the area designated as Stage 4, pesticides and fungicides may have been used for lucerne and barley growing. A historical observatory tower was identified in the area designated as Stage 9. Lead paint and/or asbestos were indicated as potential contaminant sources.
The PSI Report also discussed potential sources of contamination on the portion of land referred to as the "Foster Lot" (northeast section of Lot 3001 DP 468978), which is not part of the development plan. Risks associated with those HAILs were only assessed relative to their impacts on the adjacent parcels under development. The exact location of those activities within this parcel of land was not reported The identified HAILs are spray treatment of sheep (A8- live stock dip and spray races) and 1 historical and 2 present day (one disused) above ground petroleum storage tanks (A17- storage tanks and drums for chemicals and fuels). The historical tank reportedly burned after electrical wires fell on the land. The report reasons that the fire would have completely consumed the fuel leaving no soil contamination. However no effort was made to validate this supposition. The location of that former tank is 50 metres from any land curently under development. The PSI report also states that a small scale agricultural spraying business was run out of this property that treated land with herbicides. The report provides anecdotal evidence from the former land owner that the spray chemicals were only ever stored on this land; never diluted, formulated or applied there. It is not clear if mixing and spraying equipment was stored on the land. The report also says that the contractor never treated the adjacent lands that are under developed (i.e., Stage 1-9).

At the time of this audit all three areas identified as requiring further investigation and possible management during development (parts of Stage 3, 4, and 6) are included in the legal land parcel described as Lot 3001 DP 468978; the area of the former Observatory Tower in the Stage 9 area is located on the land known as Lot 1 DP 372247.

In August 2013, Golder Associates published an addendum to the October 2012 PSI Report indicating that a boundary adjustment had been applied for involving the Stage 3 section of land and the "Foster's Lot" section of land. The adjustment will incorporate a portion of the original Stage 3 section into the Foster Lot.

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ112810.

Disclaimer: ***The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).***

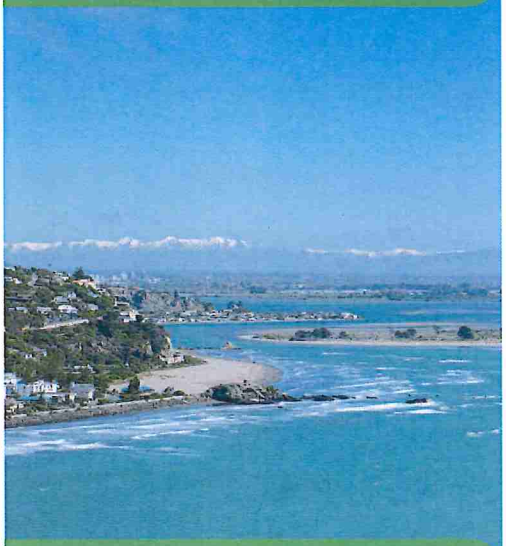
The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Listed Land Use Register

What you need to know



Everything is connected

What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)[1]. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

[1]The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

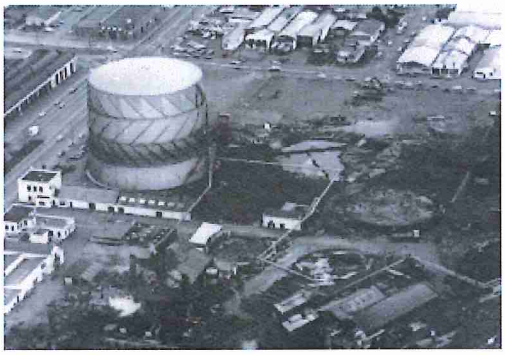
Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.

Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.

I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:
Calling from Christchurch: (03) 353 9007
Calling from any other area: 0800 EC INFO (32 4636)

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

Everything is connected
Promoting quality of life through balanced resource management.
www.ecan.govt.nz E13/101

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz

Environment Canterbury
Regional Council
Kaunihera Taiao ki Waitaha

E13/102

APPENDIX A

STATEMENT OF SUITABILITY OF EARTHFILL
FOR RESIDENTIAL DEVELOPMENT

To **Christchurch City Council**
PO Box 237
CHRISTCHURCH

Attention Mr Murray Washington

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision **Faringdon Stage 4b 4c and 4d Subdivision**

Owner/Developer **R D Hughes Development Ltd**

Location **Corner of Goulds and Dynes Roads, Rolleston**

The earth fill shown on the attached plan Davie Lovell-Smith Ltd Stage 4b-d Earthworks -Asbuilt dated September 2014 has been placed in compliance with the terms of NZS 4431:1989.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is registered in terms of the Engineers Registration Act 1924.

Andrew Hall (Registration Number 246334)
Address **C/- Davie, Lovell-Smith Limited, PO Box 679, Christchurch**

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in this report, Contract No 18329-001, which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included.

The attached plan Davie Lovell-Smith Ltd H18329 Stage 4b-d Earthworks – Earthfill Report shows that most building lots within the Subdivision site are affected by filling to some extent.

In the opinion of the inspecting engineer the following special limitations should be observed:

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- This report deals with the fill material only, not the underlying existing material

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

.....
Chartered Professional Engineer
15 October 2014

on behalf of: R D Hughes Development Limited

APPENDIX A

STATEMENT OF SUITABILITY OF EARTHFILL
FOR RESIDENTIAL DEVELOPMENT

To **Christchurch City Council**
PO Box 237
CHRISTCHURCH

Attention Mr Murray Washington

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision **Faringdon Stage 5 Subdivision**

Owner/Developer **R D Hughes Development Ltd**

Location **Corner of Goulds and Dynes Roads, Rolleston**

The earth fill shown on the attached plan Davie Lovell-Smith Ltd Stage 4a Earthworks -Asbuilt dated June 2014 has been placed in compliance with the terms of NZS 4431:1989.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is registered in terms of the Engineers Registration Act 1924.

Andrew Hall (Registration Number 246334)
Address **C/- Davie, Lovell-Smith Limited, PO Box 679, Christchurch**

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in this report, Contract No 18329-001, which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included.

The attached plan Davie Lovell-Smith Ltd H18329 Stage 4b Earthworks - Asbuilt shows that all building lots within the Subdivision site are affected by filling to some extent.

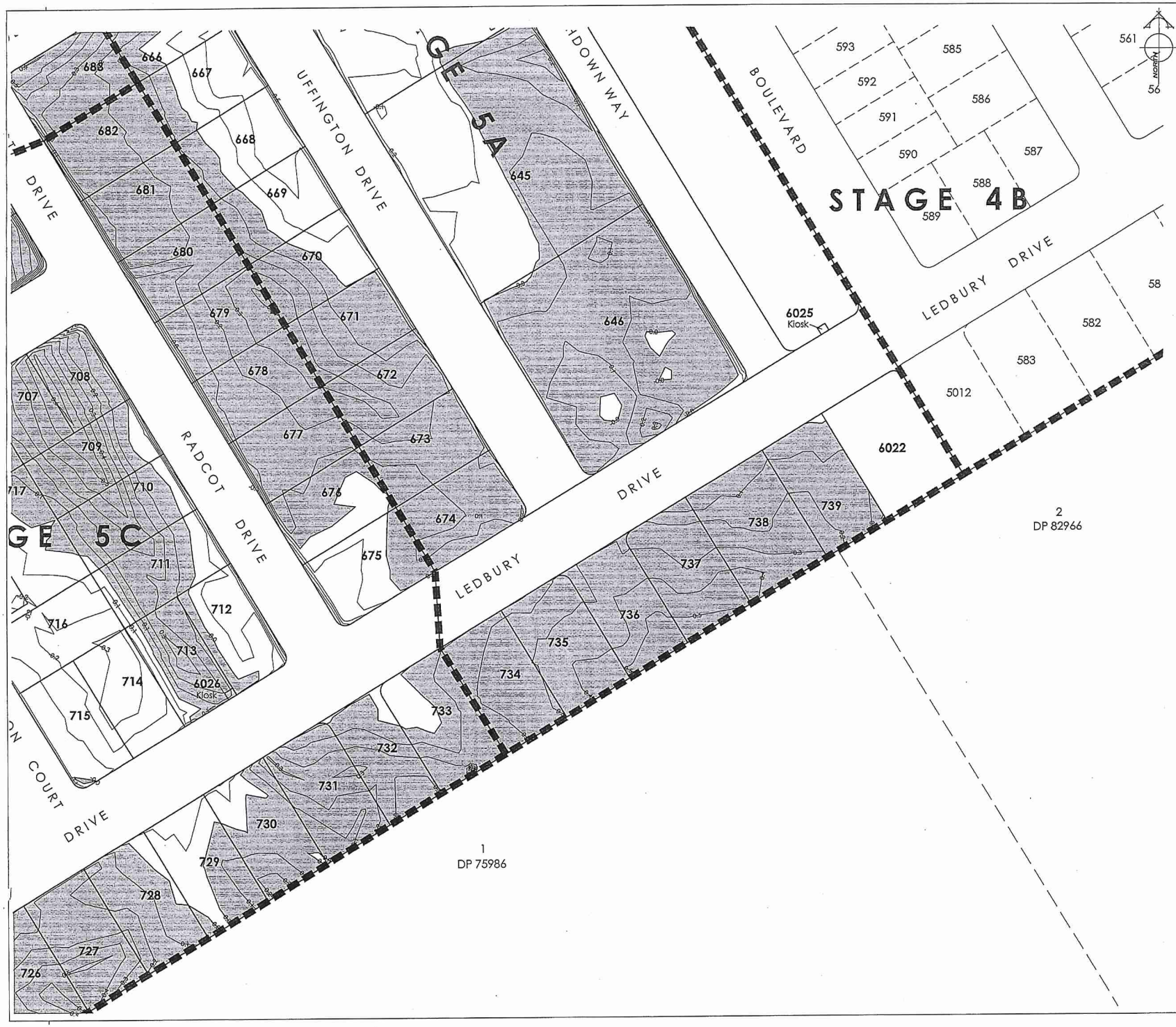
In the opinion of the inspecting engineer the following special limitations should be observed:

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- This report deals with the fill material only, not the underlying existing material

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

.....
Chartered Professional Engineer
30 March 2015

on behalf of: R D Hughes Development Limited



AMENDMENTS :

AUTHORISATION	DATE	DESCRIPTION

NOTES:

1) THIS PLAN HAS BEEN PREPARED FOR EARTH FILL ASBUILT PURPOSES ONLY. NO LIABILITY IS ACCEPTED IF THE PLAN IS USED FOR ANY OTHER PURPOSE.

2) ANY MEASUREMENTS TAKEN FROM INFORMATION WHICH IS NOT DIMENSIONED ON THE ELECTRONIC COPY ARE AT THE RISK OF THE RECIPIENT.

LEGEND :

CONTOURS SHOWN ARE APPROXIMATELY CUT (-ve) AND FILL (+ve) AT 0.1m INTERVALS.

CUT

FILL

DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

118 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
Hughes Developments Limited
Faringdon - Stages 5A-5D
Rolleston

SHEET TITLE:
Earthfill Asbuilt
Lots 6020, 6021, 6022 & 6024
DP 478629

DRAWING STATUS
Asbuilt

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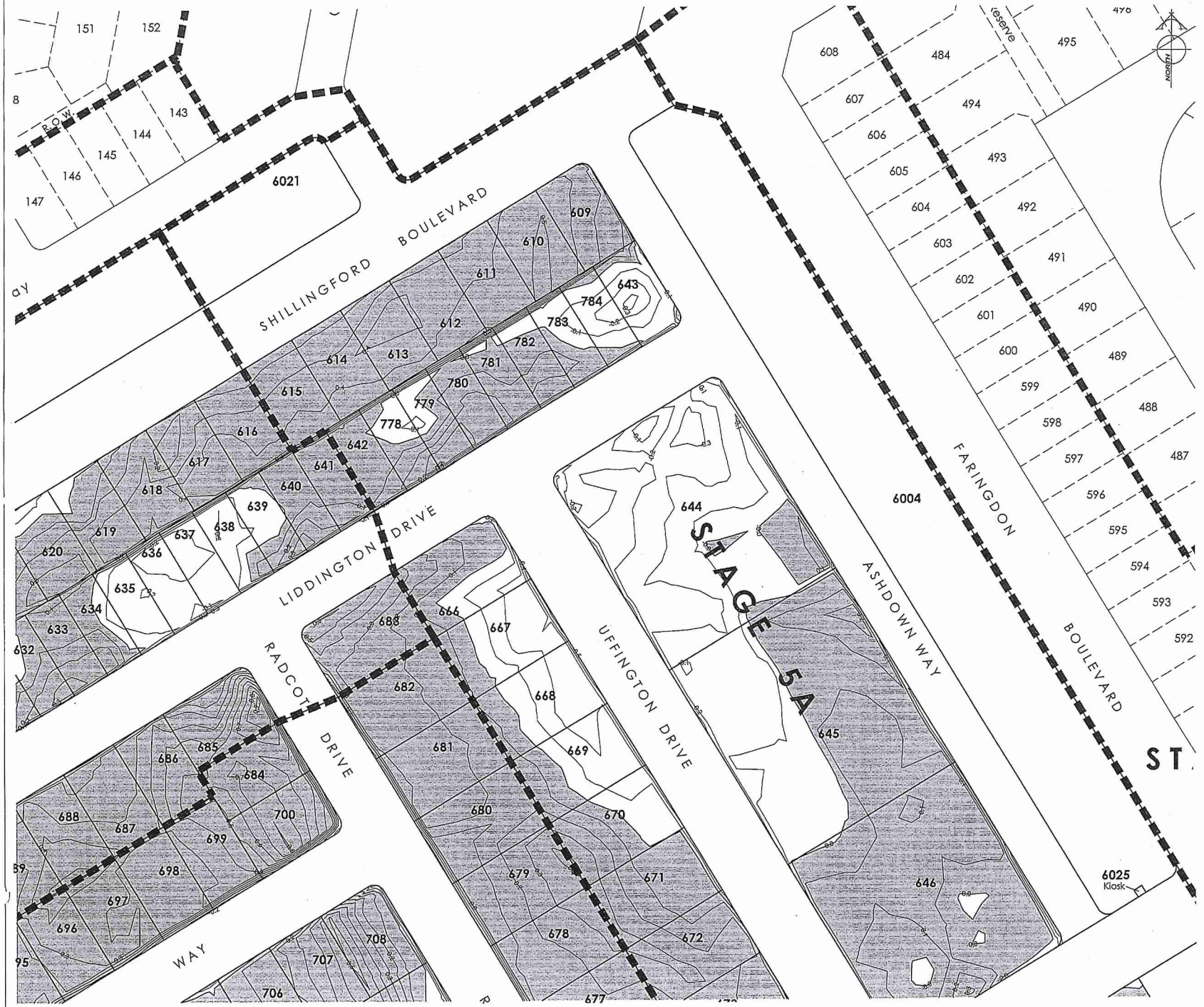

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CUT

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DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 670 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
Hughes Developments Limited
Faringdon - Stages 5A-5D
Rolleston

SHEET TITLE:
Earthfill Asbuilt
Lots 6020, 6021, 6022 & 6024
DP 478629

DRAWING STATUS
Asbuilt

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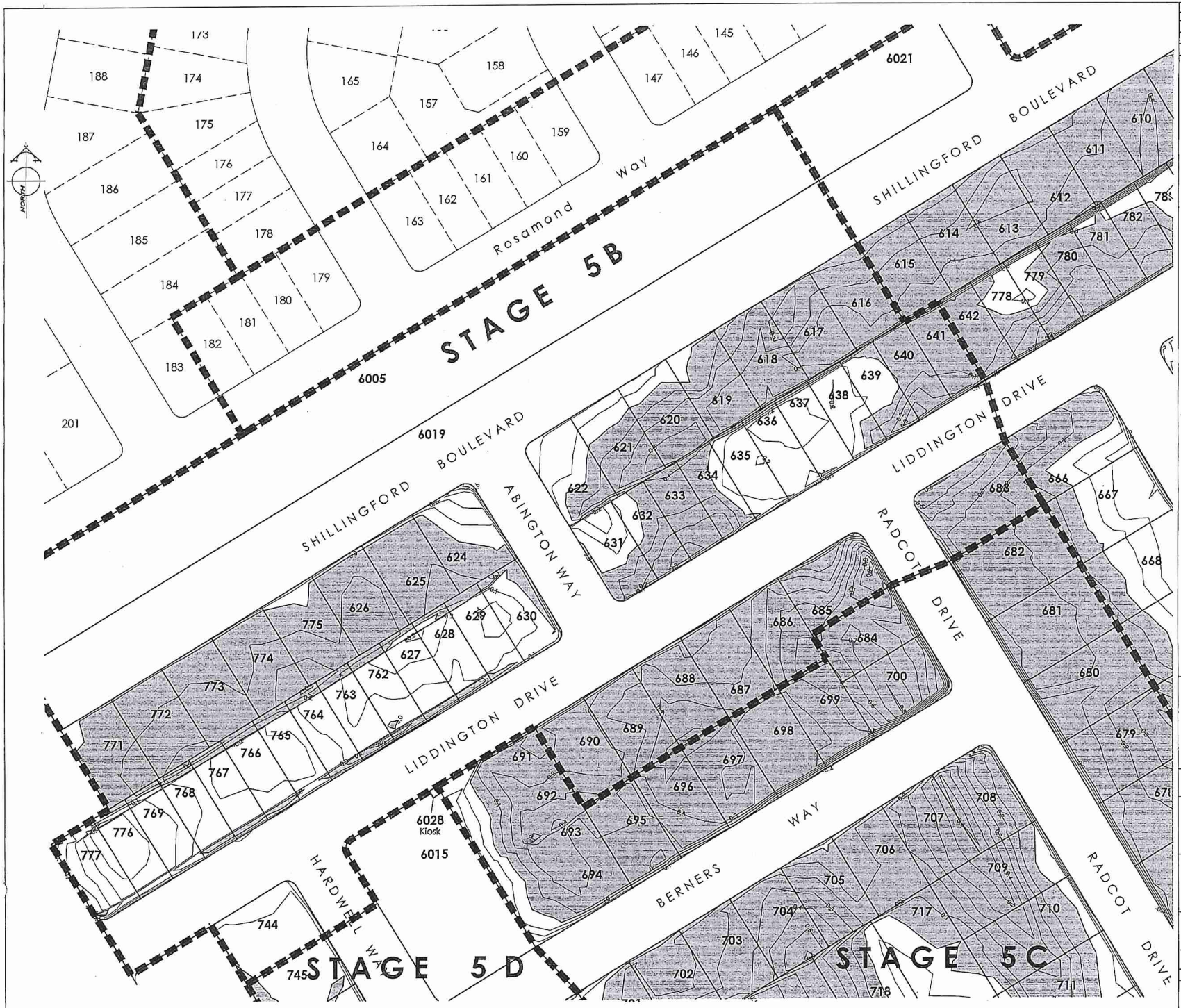

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CUT

FILL

DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0703 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
Hughes Developments Limited
Faringdon - Stages 5A-5D
Rolleston

SHEET TITLE:
Earthfill Asbuilt
Lots 6020, 6021, 6022 & 6024
DP 478629

DRAWING STATUS
Asbuilt

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AMENDMENTS:

AMENDMENT	DATE	DESCRIPTION

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CUT

FILL

DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0783 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
Hughes Developments Limited
Faringdon - Stages 5A-5D
Rolleston

SHEET TITLE:
Earthfill Asbuilt
Lots 6020, 6021, 6022 & 6024
DP 478629

DRAWING STATUS
Asbuilt

SCALE: 1:500@A1 1:1000@A3 DATE: February 2015

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DRAWING No: H18522 SHEET No: EF04 R0

APPENDIX A

STATEMENT OF SUITABILITY OF EARTHFILL
FOR RESIDENTIAL DEVELOPMENT

To **Christchurch City Council**
PO Box 237
CHRISTCHURCH

Attention Mr Murray Washington

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision	**Faringdon Stage 1 Subdivision**
Owner/Developer	**R D Hughes Development Ltd**
Location	**Corner of Goulds and Dynes Roads, Rolleston**

The earth fill shown on the attached plan Davie Lovell-Smith Ltd H181157 Stage 1 Earthworks - Asbuilt dated March 2012 has been placed in compliance with the terms of NZS 4431:1989.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is registered in terms of the Engineers Registration Act 1924.

Andrew Hall (Registration Number 246334)
Address **C/- Davie, Lovell-Smith Limited, PO Box 679, Christchurch**

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in this report, Contract No 17913-001, which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included.

The attached plan Davie Lovell-Smith Ltd H17913 Stage 1 Earthworks - Asbuilt shows that all building lots with the exception of Lots 61 and 62 within the Subdivision site are affected by filling to some extent.

In the opinion of the inspecting engineer the following special limitations should be observed:

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- This report deals with the fill material only, not the underlying existing material

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

.....
Chartered Professional Engineer
25 March 2013

on behalf of: R D Hughes Development Limited

AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION
R2	18.06.12	ROAD 9 DELETED, ALTERATION OF LOT 110, 109, 108
R3	5.07.12	REMOVAL OF LOT 124-128 BATTERS
R4	25.07.12	LOWERING OF LOTS IN SOUTH SECTION OF SUB DIVISION
R5	22.08.12	GOULDS ROAD ENTRANCE THROUGH ROAD
R6	23.09.12	ROAD 3 BOTTOM SECTION REGRADED

NOTES:

1. METAL DEPTHS TO BE CONFIRMED OR INCREASED FOLLOWING CHECKING OF SUBGRADE CBR STRENGTH ONCE EXCAVATED. MINIMUM OF CBR=4
2. ALL SERVICES TO BE FULLY SEARCHED & PILOTED PRIOR TO TRENCHING.
3. ALL DRIVEWAYS TO CCC CSS SD608: 150mm DEPTH CONCRETE WITH REINFORCING MESH LAID ON 50mm DEPTH SAP20.
4. ALL FOOTPATHS TO CCC CSS SD607
5. ALL SEWER & STORMWATER PIPES TO BE uPVC, WITH THE FOLLOWING STIFFNESS RATINGS:-
   Ø100mm SN10
   Ø150mm SN8
   Ø225mm SN8
   Ø300mm SN8
6. ALL SEWER LATERALS TO BE Ø100mm uPVC EXCLUDING 134 & 137.
7. SEWER & STORMWATER PIPELAYING TO SD344 WITH TYPE F HAUNCHING.
8. REFER TO ELECTRICAL / TELECOM STREETLIGHT RETICULATION PLANS FOR RELEVANT DETAILS.
9. ALL LEVELS ARE IN TERMS OF MEAN SEA LEVEL.
10. ALL WATERMAINS TO BE Ø150mm uPVC PN 12.5. ALL SUBMAINS TO BE Ø63mm PE80B PN 12.5. WATER LATERALS TOBE Ø32mm PE80B PN 12.5.
11. CONTOUR INTERVAL:
    0.1m MINOR
    1.0m MAJOR

HUGHES

LEGEND:

CONTOURS SHOWN ARE APPROXIMATELY CUT (-ve) AND FILL (+ve) AT 0.1m INTERVALS.

CUT

ENGINEERED FILL

	NAME	SIGNED	DATE
DESIGNED BY			
CHECKED BY			

DAVIE LOVELL·SMITH

PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
Telephone: 03 379-0703 Fax: 03 379-5664 E-mail: office@dls.co.nz

JOB TITLE:

R.D. Hughes Developments Limited
Faringdon, Rolleston

RMA115379

SHEET TITLE:

Earthworks Plan Stage 1

DRAWING STATUS

Earthfill Report

SCALE: 1:1000@A1 1:2000@A3 DATE: April 2013

CAD FILE: [illegible]

DRAWING No: H17913 SHEET No: E01.0

REVISION: R0

APPENDIX A

STATEMENT OF SUITABILITY OF EARTHFILL
FOR RESIDENTIAL DEVELOPMENT

To **Christchurch City Council**
PO Box 237
CHRISTCHURCH

Attention Mr Murray Washington

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision **Faringdon Stage 3 Subdivision**

Owner/Developer **R D Hughes Development Ltd**

Location **Corner of Goulds and Dynes Roads, Rolleston**

The earth fill shown on the attached plan Davie Lovell-Smith Ltd Stage 2 Earthworks -Asbuilt dated October 2013 has been placed in compliance with the terms of NZS 4431:1989.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is registered in terms of the Engineers Registration Act 1924.

Andrew Hall (Registration Number 246334)
Address **C/- Davie, Lovell-Smith Limited, PO Box 679, Christchurch**

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in this report, Contract No 18163-001, which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included.

The attached plan Davie Lovell-Smith Ltd H18163 Stage 2 Earthworks - Asbuilt shows that all building lots within the Subdivision site are affected by filling to some extent.

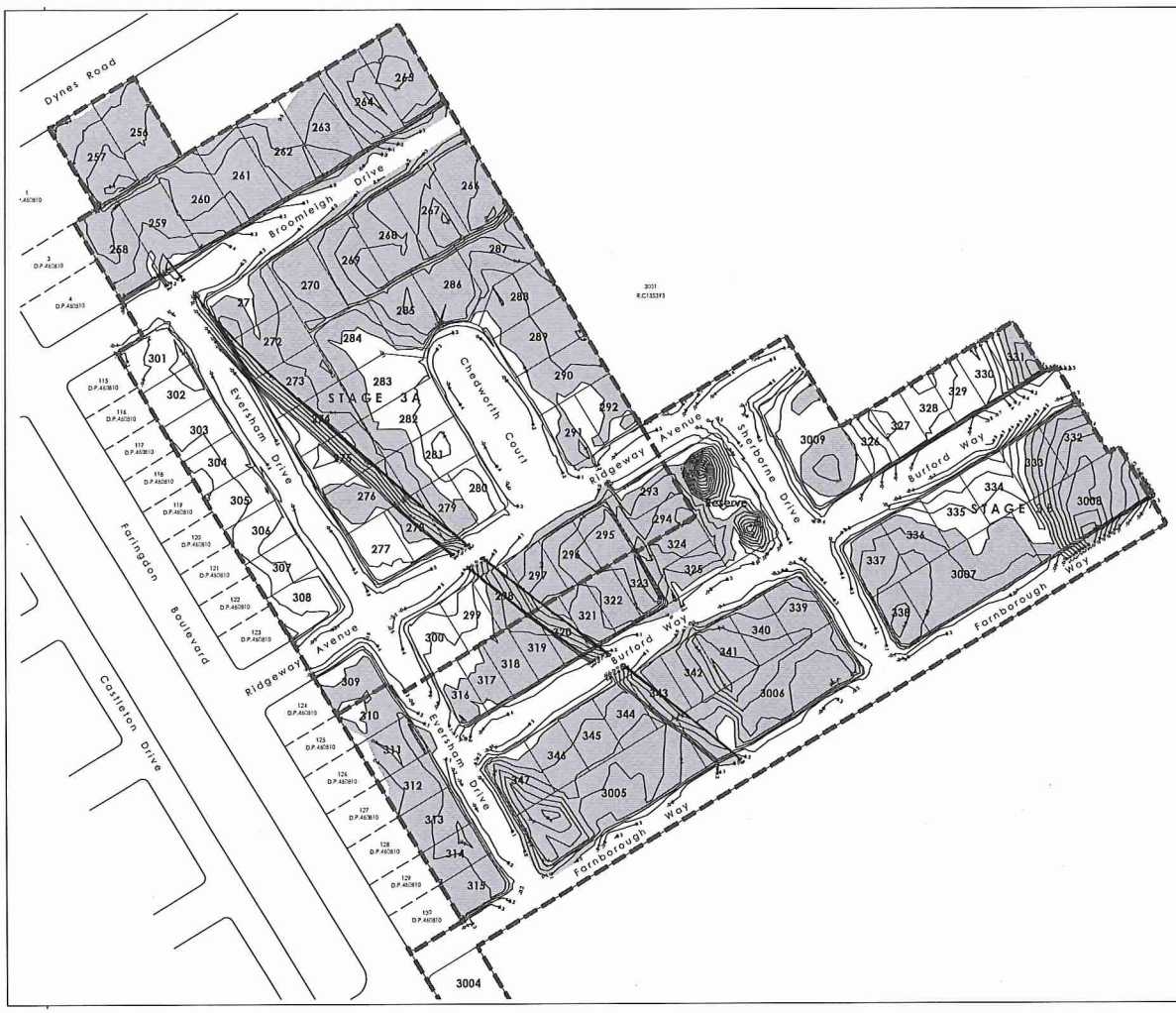
In the opinion of the inspecting engineer the following special limitations should be observed:

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- This report deals with the fill material only, not the underlying existing material

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

.....
Chartered Professional Engineer
25 February 2014

on behalf of: R D Hughes Development Limited



AMENDMENTS

AMENDMENT	DATE	DESCRIPTION

NOTES:

CONTOURS SHOWN ARE APPROXIMATELY CUT (-ve) AND FILL (+ve) AT 0.1m INTERVALS.

CUT

ENGINEERED FILL

DAVIE LOVELL-SMITH

PLANNING SURVEYING ENGINEERING

118 Wrights Road P.O.Box 679 Christchurch 1, New Zealand
Telephone 03 379-3793 Fax 03 379-3664 E-mail office@dls.co.nz

JOB TITLE:

R.D. Hughes Developments Limited Faringdon, Rolleston

SHEET TITLE:

Earthworks - Asbuilt

DRAWING STATUS:

Stages 3A & 3B Asbuilt

SCALE: 1:750@A1 1:1500@A3 DATE: February 2014

CAD FILE: J:\18260\ASBUILT\H18260.EW3T_SDC.dwg REVISION:

DRAWING No: H18260.AB.EW SHEET No: R0

APPENDIX A

STATEMENT OF SUITABILITY OF EARTHFILL
FOR RESIDENTIAL DEVELOPMENT

To **Christchurch City Council**
PO Box 237
CHRISTCHURCH

Attention Mr Murray Washington

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision **Faringdon Stage 2 Subdivision**

Owner/Developer **R D Hughes Development Ltd**

Location **Corner of Goulds and Dynes Roads, Rolleston**

The earth fill shown on the attached plan Davie Lovell-Smith Ltd Stage 2 Earthworks -Asbuilt dated October 2013 has been placed in compliance with the terms of NZS 4431:1989.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is registered in terms of the Engineers Registration Act 1924.

Andrew Hall (Registration Number 246334)
Address **C/- Davie, Lovell-Smith Limited, PO Box 679, Christchurch**.

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in this report, Contract No 18163-001, which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included.

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.....
Chartered Professional Engineer
26 June 2013

on behalf of: R D Hughes Development Limited

Maltby Drive
Maltby Drive
Maltby Drive
Goulds Road
Stanford Way
Rossall Crescent
Brittan Drive
Fernham Way
Castleton Drive
Rosamond Way
Rosamond Way
Highworth Crescent
Boulevard
Shillingford
STAGE 2A
STAGE 2B
Reserve
CONTOURS SHOWN ARE APPROXIMATELY
CUT (-ve) AND FILL (+ve) AT
0.1m INTERVALS.
CUT
ENGINEERED FILL
NON ENGINEERED FILL
DAVIE LOVELL·SMITH
PLANNING SURVEYING ENGINEERING
R.D. Hughes
Developments Limited
Faringdon, Rolleston
Earthworks - Asbuilt
Stages 2A & 2B Asbuilt
SCALE: 1:750@A1
1:1500@A3
DATE: November 2013
H18163.AB.EW
R0

125453

3680
30 December 2011

GEOTECH
consulting ltd

Selwyn District Council
PO Box
Rolleston

Attention R Carruthers

Dear Ms Carruthers,

RE: Subdivision – Foster Block, Goulds Road, Rolleston, Geotechnical Report Peer Review

Geotech Consulting has been asked to carry out a peer review on the geotechnical report for this 8 lot subdivision. The report is by Geoscience Ltd dated 21 December 2011, for RD Hughes Developments Ltd. In particular the peer review is to ensure compliance with the CERA guidelines for the assessment of liquefaction potential at subdivision consent stage.

The report includes a summary of available Ecan well log data close to the site, and comments on 12 test pits and 91 scala penetrometer tests carried out on the site.

The data provided indicates that the site is underlain with a shallow topsoil and silt cover with gravel from between about 0.1 and 0.6m depth. The Ecan well logs on or close to the site demonstrate a deep sequence of gravel from close to the ground surface to at least several tens of metres with a water table at about 9 to 11m depth. It is reported that no liquefaction has been recorded in the area, (and none would be expected), despite the very strong shaking experienced in the September 2010 Darfield earthquake.

We agree that there is minimal to no liquefaction potential at the site. The extent of work reported complies with the intent of the CERA requirements, in my opinion. The site would be TC1 Technical land classification.

Yours faithfully
Geotech Consulting Limited

J F McCahon

Ian McCahon

Dr. Mark Yetton E-mail myetton@geotech.co.nz
Nick Traylen E-mail ntraylen@geotech.co.nz
Ian McCahon E-mail mccahon@geotech.co.nz

Tel (03) 9822 538
Fax (03) 3257 555
PO Box 130 122
4 / 6 Raycroft Street
Christchurch 8141 New Zealand

GEOLOGICAL & ENGINEERING SERVICES

Be water wise

Selwyn DISTRICT COUNCIL

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.

IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

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

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

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

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

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

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

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

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

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

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

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

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

CARE FOR ESTABLISHING STREET TREES

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

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 you 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 them 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 you tree requires any tree maintenance.

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

FENCE DESIGNS THAT WORK

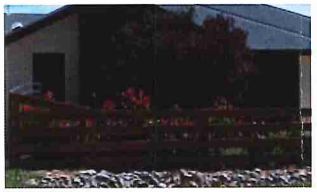
Open style fencing

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

Benefits are:

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

Best practice design



Use dark colours for fence to merge into landscape.

Support and soften open fence with complementary plantings.

FENCE DESIGNS THAT WORK

Low fencing

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

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

Best practice design

Continue planting themes from reserves onto your property.

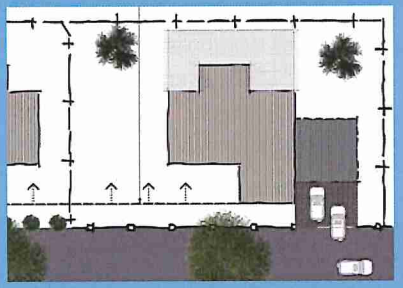
Frame vies from you property out across the park to visually increase the size of your property.

URBAN FENCING

in the Selwyn District

A best practice guide to residential fencing

WHO DOES THIS FENCING GUIDE APPLY TO?



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

Selwyn DISTRICT COUNCIL

PUTTING UP A NEW FENCE ?

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

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

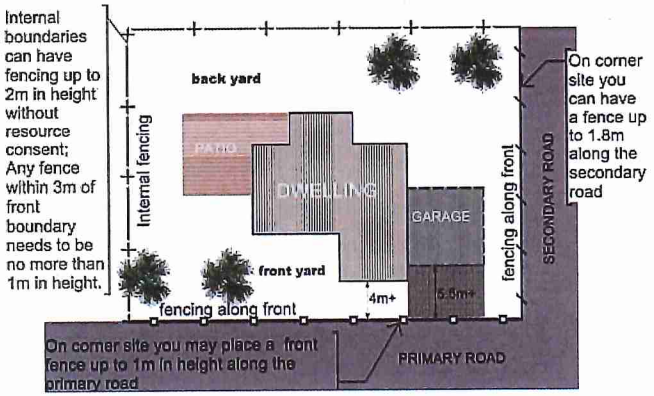
The style one uses for their fencing largely depends on its location and the intended purpose. By choosing a fence style that complies with the CPTED (Crime Prevention through Environmental Design) guidelines and the District Plan rules, one can contribute to a safer, more attractive neighbourhood.

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

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

GOOD PRACTICE IN FENCE DESIGN

Rule 4.13 Fencing along the road boundary



Rule 4.13

√ All fencing between the front building façade and the street shall be a max. of 1m in height

√ All fencing between the front building façade and a private right of way shall be a max. of 1m in height

√ All fencing between the front building façade and a shared access over which the allotment has legal access shall be a max. of 1m in height

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

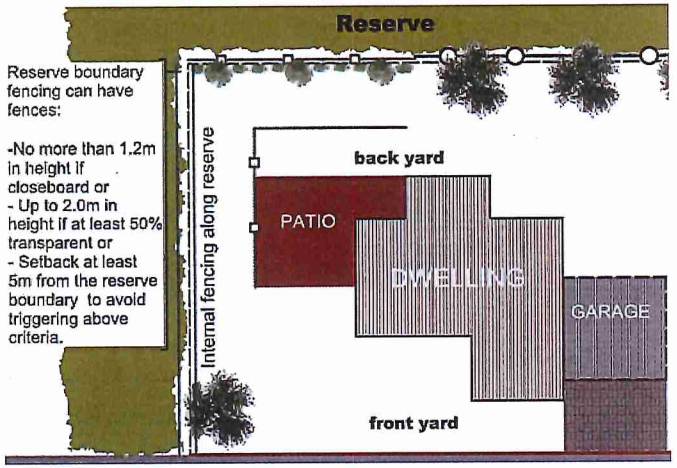
Selwyn District Council

Policy and Strategy Team, Environmental Services

Phone: 03 347 2800

GOOD PRACTICE IN FENCE DESIGN

Rule 4.17 Fencing along reserve boundary



Rule 4.17

√ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be limited to a single fence to be erected within 5m of that boundary and

√ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be a max. of 1.2m in height and

√ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be at least 50% transparent where it exceeds 1.2m in height