

Land Information Memorandum

L171783

Application

| | | |
|----------------------|------------------|-------------|
| 102633-170 | No. | L171783 |
| Parry Fields Lawyers | Application date | 8/11/17 |
| PO Box 8020 | Issue date | 14/11/17 |
| Riccarton | Phone | 03 348 8480 |
| Christchurch 8440 | Fax | 03 348 6305 |

Property

| | |
|-------------------|-------------------------|
| Valuation No. | 2405533001 |
| Location | 800 Selwyn Road |
| Legal Description | Lot 2 DP 424089 |
| Owner | Hughes Developments Ltd |
| Area (hectares) | 6.0000 |

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 1/07/15. For further information please contact Council's Rates Department.

| | |
|------------------|-------------|
| Revaluation Year | 2015 |
| Land | \$1,200,000 |
| Capital Value | \$1,370,000 |
| Improvements | \$170,000 |

Current Rates Year 2017 to 2018

| | |
|----------------------------------|------------|
| Annual Rates | \$2,971.95 |
| Current Instalment | \$ 743.00 |
| Current Year - Outstanding Rates | \$ 743.00 |
| Arrears for Previous Years | \$ 0.00 |
| Next Instalment Due | 17/11/17 |

Next Revaluation Due 2018.

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: Rural Inner Plains

6/09/16 Resource Consent 165485
To Undertake A Subdivision To Create 162 Residential Lots. Stage 5 - 7 See 165486 & 165487 Hasha
Written Approval Requests To Affected Parties 6/09/16

6/09/16 Resource Consent 165486
To Undertake Comprehensive Development. See Rc165485 & 165487 Hasha
Written Approval Requests To Affected Parties 6/09/16

6/09/16 Resource Consent 165487
Earthworks Associated With S/D 165485 See 165486 Hasha
Written Approval Requests To Affected Parties 6/09/16

Planning Note

Any dwelling erected on a Lot created by RC 165485 must meet the requirements of RC165486.

Building

28/05/10 Building Consent 100424
Domestic Dwelling
Code Compliance Certificate Issued 7/01/15

8/02/10 Building Consent 100031
Farm Building
Code Compliance Certificate Issued 26/03/10

Building Consent 171887
Childcare Centre
Noc Code Compliance 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 may be required before a full Code Compliance Certificate can be issued. For further information refer to attached copy of inspection sheet dated 14/11/17

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 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 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.

Copy of drainage plan attached.

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 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 Roding".

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

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

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Selwyn Road and East Maddisons Road are formed and sealed local roads both 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) | 30m | 30m |
| 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: 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. 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: 14/11/17

Legend

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

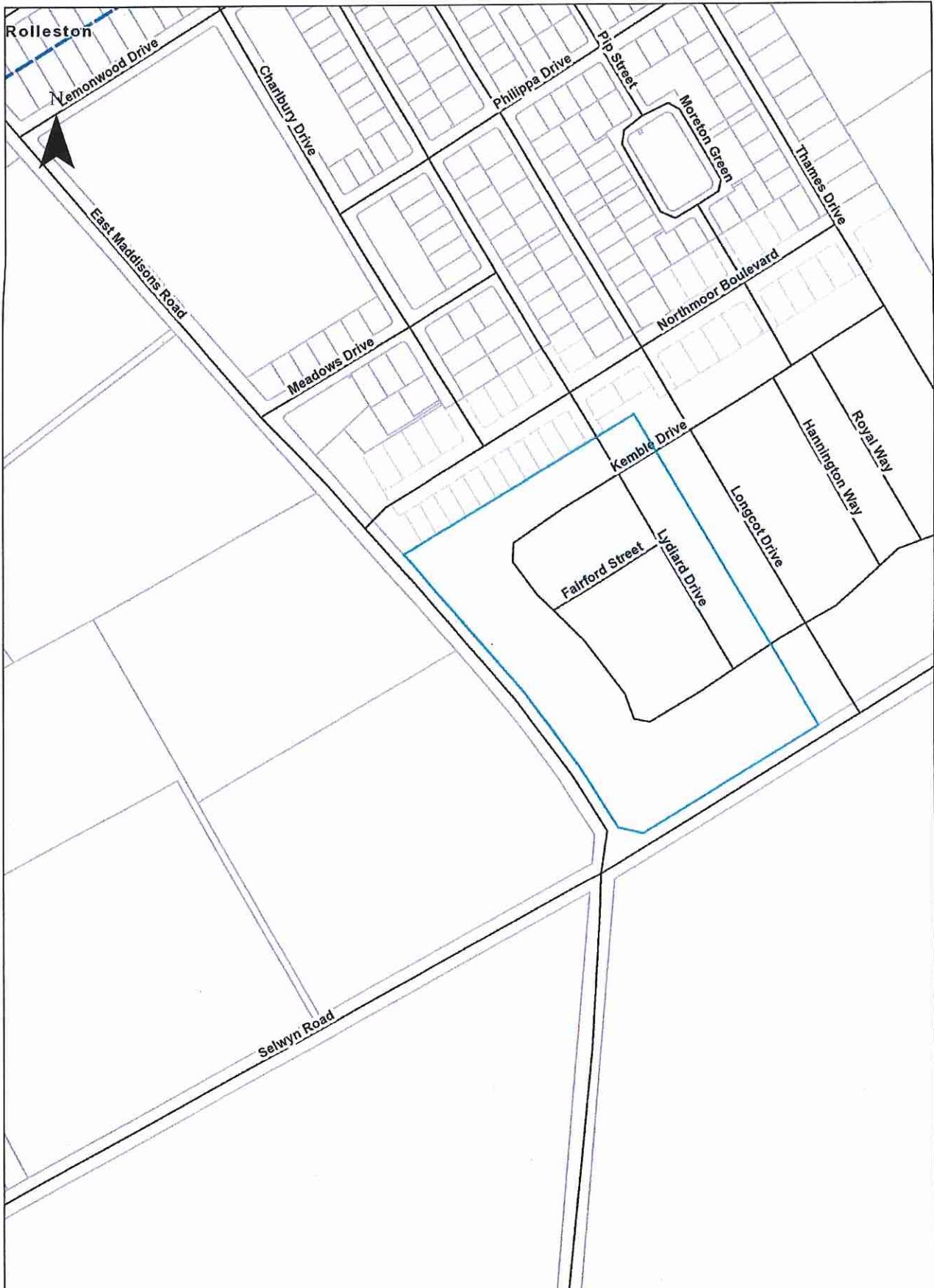
Liquefaction Susceptibility

-  DBH TC Zoned Area
-  Damaging liquefaction unlikely
-  Liquefaction assessment needed
-  West Melton Observatory Zone

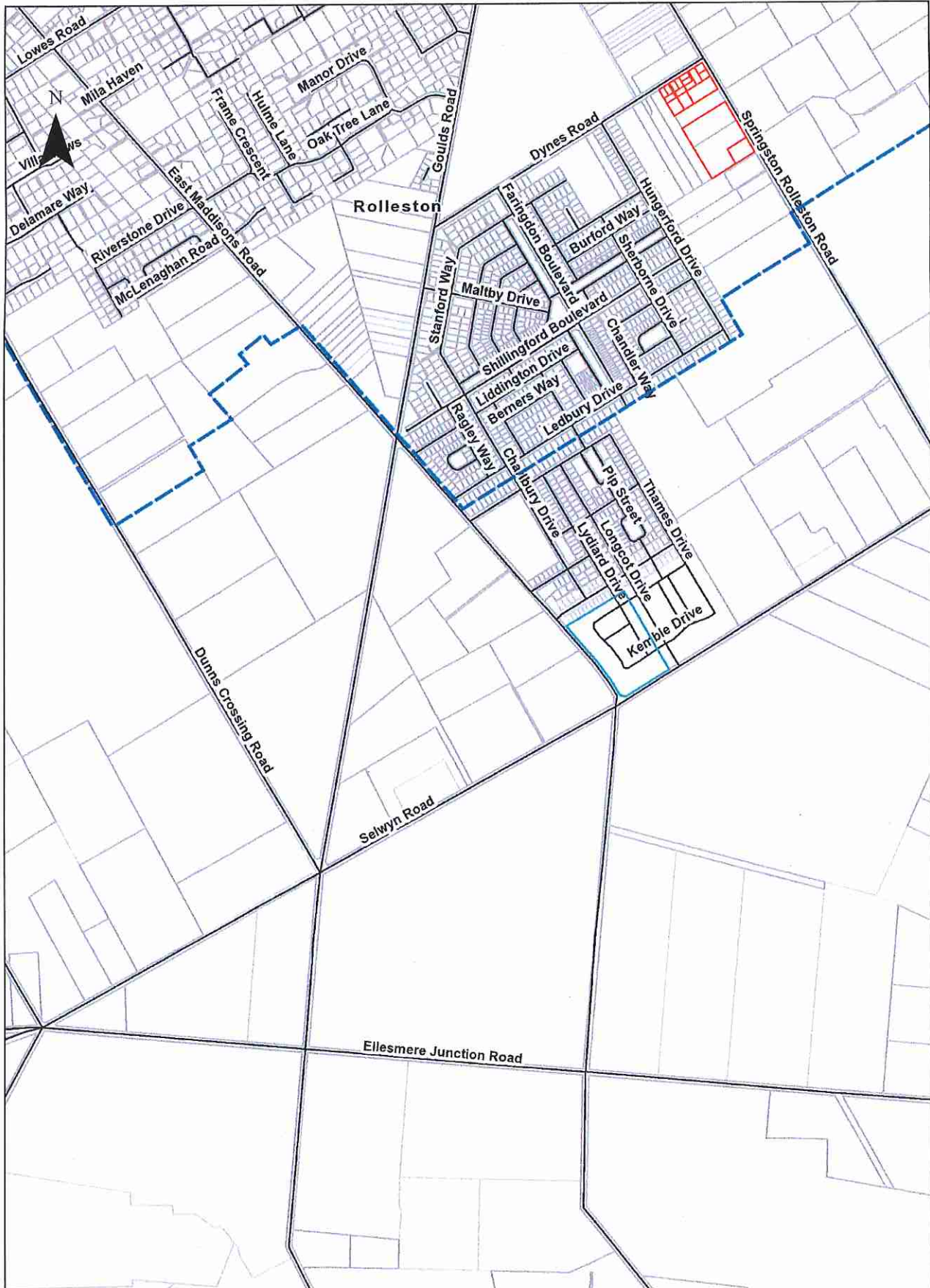
Planning Zones

-  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

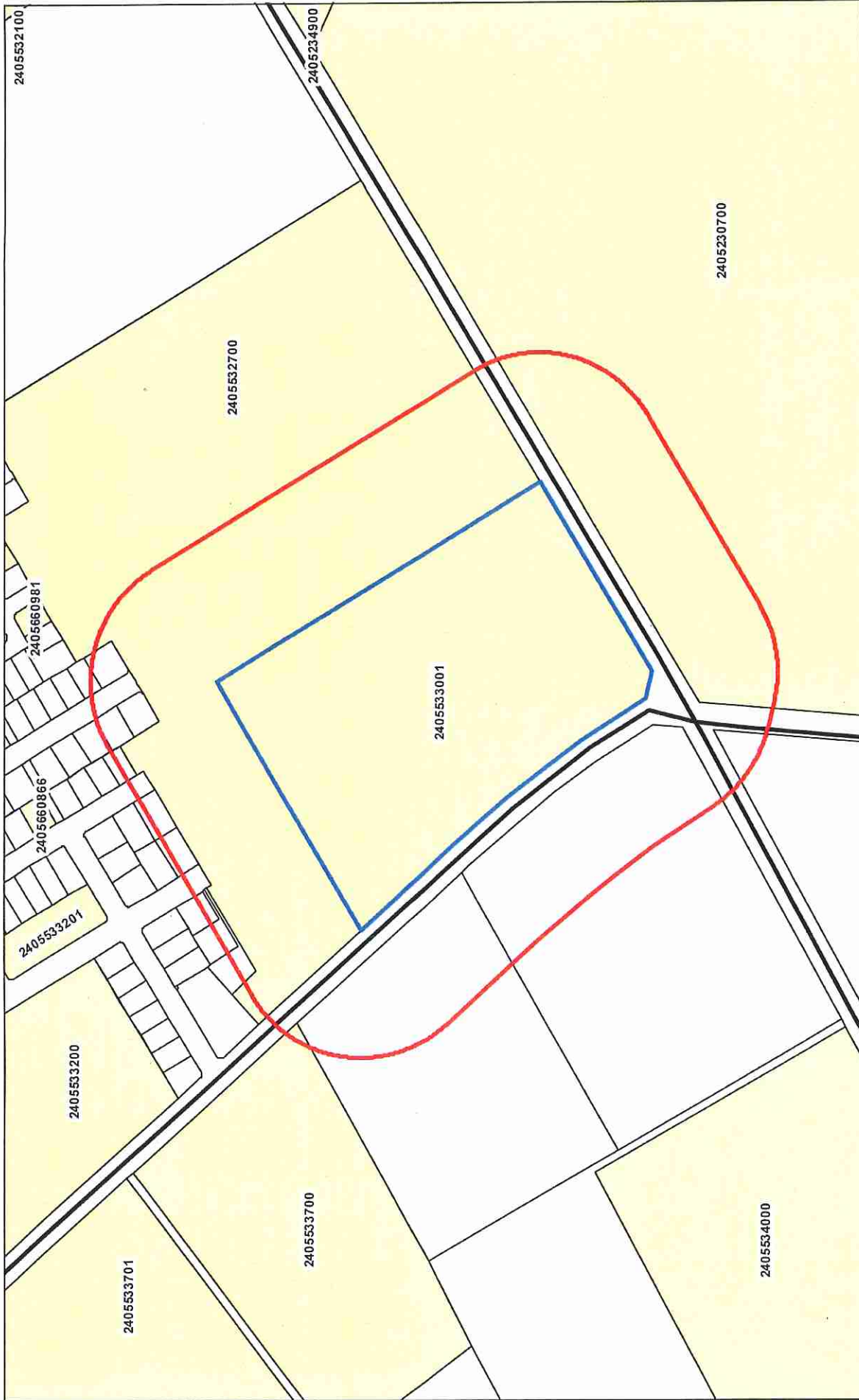


Property Map



Liquefaction Map





Cadastral Information derived from
Land Information New Zealand's Digital Cadastral Database (DCDB)
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Resource Consent Map 100m Buffer



Operative District Plan Map



14 November 2017



Horizon Resources Ltd
PO Box 13141
Tauranga Central
Tauranga 3141

Dear Sir or Madam,

Reference Number: 171887

Project Location: Corner East Maddison Road & Meadows Drive , Rolleston

Legal Description: LOT 518 of S/D of Lot 2 DP 424089

Project Description: Childcare Centre

IR Number: 1

Inspection Results:

WASTEPIPES (UNDERSLAB) - 14 Nov 2017 @ 08:00 by Carl Greening

Inspection Outcome: **FAIL** - The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

G12 - Water Supply:

The hot water cylinder relief drain pipework is not appropriately sized & protected for durability with continuous fall and sleeved through the concrete. Please rectify so that building work conforms with the building consent and advise when work is ready for re-inspection.

Specific reinspection of these matters is required before building work may proceed.

Your next inspection will be: **Wastepipes (Underslab)**

Please contact us 48 hours before you require this to book your inspection.

History

| Inspection Name | Summary |
|------------------------|----------------|
| Prepour | - |

Wastepipes (Underslab)

FAIL - 14 Nov 2017

Reinspection required

| | |
|--------------------|---|
| Floor Slab | - |
| Framing / Pre-wrap | - |
| Post Wrap | - |
| Preline | - |
| Post Line | - |
| Drainage | - |
| Final | - |
| Final Documents | - |

Yours Sincerely,

Carl Greening

Building Control Officer

On behalf of: Selwyn District Council

Code Compliance Certificate**100031****Section 95, Building Act 2004****The Owner**

| | |
|-----------------------------------|-----------------------|
| Name of Owner: | Kenoway Trust No 1 |
| | Kenoway Trust |
| Mailing address: | 800 Selwyn Road |
| | RD8 Christchurch 7678 |
| Street address/registered office: | |
| Phone number: | |
| Landline: | Daytime: 3479245 |
| Mobile: 0274325969 | After hours: |
| Facsimile number: | 3479245 |
| Email address: | burrell@xtra.co.nz |
| Website: | |

The Building Work

| | |
|--|--|
| Street Address of Building: | 800 SELWYN ROAD, ROLLESTON |
| Legal Description of land where building is located: | LOT 2 DP424089 |
| Valuation Number: | 2405533001 |
| Current lawfully established use: | FARM BUILDING |
| Type of work: | 3 Bay Farm Building, 1 Bay Enclosed, unlined and non-habitable – 81sqm |
| Estimated Value: | \$13,500 |
| Location of building within site/block number: | |
| Building Name: | Year Construction Commenced: 2010 |

Code Compliance Certificate:

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

COPY

COPY



Selwyn District Council Building Consent Authority Signatory

Issue Date: 26/03/10

Code Compliance Certificate**100424****Section 95, Building Act 2004****COPY****The Owner**

| | |
|-----------------------------------|---|
| Name of Owner: | Kenoway Trust No 1 |
| Mailing address: | C/- J Burrell, 800 Selwyn Road, RD 8, Christchurch 7678 |
| Street address/registered office: | |
| Phone number: | |
| Landline: | Daytime: |
| Mobile: 0274325969 | After hours: |
| Facsimile number: | |
| Email address: | burrell@xtra.co.nz |
| Website: | |

The Building Work

| | |
|--|-----------------------------------|
| Street Address of Building: | 800 SELWYN ROAD, ROLLESTON |
| Legal Description of land where building is located: | LOT 2 DP 424089 |
| Valuation Number: | 2405533001 |
| Current lawfully established use: | DETACHED DWELLING |
| Type of work: | DOMESTIC DWELLING & NEW SHED |
| Estimated Value: | \$140,000 |
| Location of building within site/block number: | |
| Building Name: | Year Construction Commenced: 2010 |

Code Compliance Certificate:

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

COPY
John Clarke
Selwyn District Council Building Consent Authority Signatory

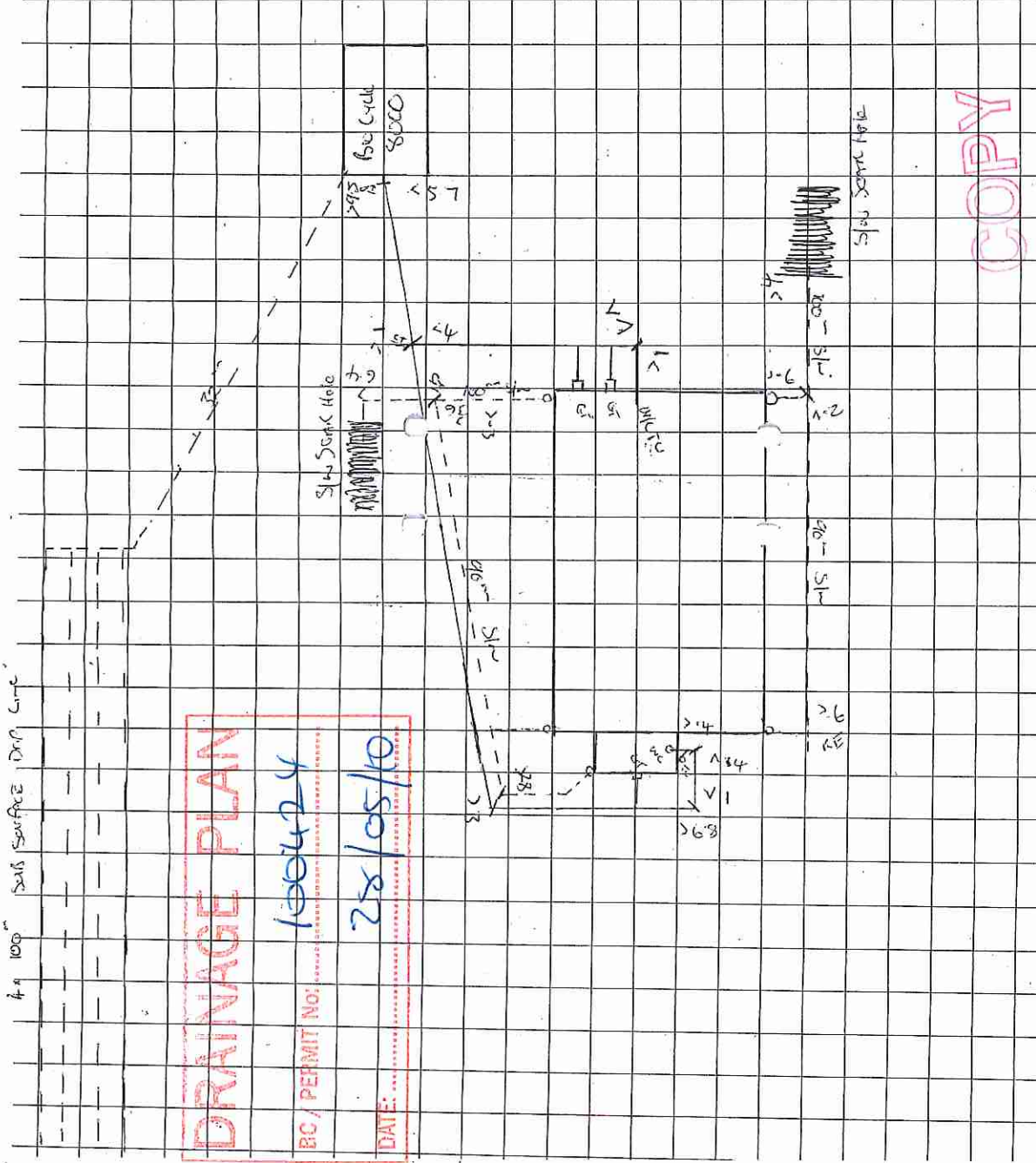
Issue Date: 5/01/15

KEY:

- S: Sewer line
- GT: Gulley Trap
- ORG: Overflow Relief Gulley
- MV: Main Vent
- BAV: Branch Vent
- AAV: Air Admittance Valve
- W/C: Toilet
- IP: Inspection Point
- SW: Storm Water line
- DP: Down Pipe

AS BUILT PLUMBING/DRAINAGE PLAN

| | |
|---|--------------------------|
| Building Consent Number: 100424 | |
| Project Address: 800 Selwyn RD | |
| Date | Issue |
| SCALE: | |
| Name of Tradesman: K-T Drainage | |
| Registration Number: 11423 | |
| Contact Details: Box 20126 Bishop Dacre | |
| Pipe Dia: | Gradient: Type/Location: |
| 100 | 1 in 80 100 STORMWATER |
| 90 | 1 in 80 90 STORMWATER |
| 100 | 1 in 90 100 SEWER |





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.



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: 08 November 2017

Land Parcels: Lot 2 DP 424089

Valuation No(s): 2405533001



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

22 Apr 2016 INV 131045: INV131045 Preliminary and Detailed Site Environmental Investigation, Faringdon South subdivision, Rolleston (Detailed Site Investigation)
ENGEO

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 currently 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.

INV131045: Preliminary Environmental Site Investigation, Faringdon South Subdivision, Rolleston. April 2016

Site history: The site is located on the northeast corner of Selwyn Road and East Maddisons Road and is currently legally described as Lot 2 DP 75986. The site appears to have been agricultural grazing land until a piggery was established on it around 1994 - 1998. A small orchard was established in the southeast corner from around 2000 - 2016. It is understood that the site is scheduled to undergo a change of land use and be subdivided into residential lots.

In April 2016, ENGEO published the findings of a combined preliminary site investigation (PSI) and detailed site investigation (DSI) for the site.

Preliminary Site Investigation

The PSI covered Lot 1 DP 327430, Lot 2 DP 327430, Lot 1 DP 424089, Lot 2 DP 424089, Lot 1 DP 75986, and Lot 2 DP 75986.

The HAIL ID project had suggested the presence of a poultry farm on the site, and an area within the site (SIT120741) was listed as A-10 persistent pesticide bulk storage. The PSI identified that a piggery was in fact operating in the area, and therefore this site has now been listed as verified non-HAIL.

The category of LLUR entry SIT120741 has been changed to verified non-HAIL since sufficient information has been provided in the PSI to verify that no activities (included under the Ministry for the Environment's Hazardous Activities and Industries List) have ever occurred there.

Detailed Site Investigation

The detailed site investigation covered only the orchard area of land identified as Lot 2 DP 75986.

Investigation objective: To evaluate and identify conditions indicative of releases and threatened releases of hazardous substances on, at in or to the subject property and report and the potential risk posed to future site users.

Results: Five soil samples were collected from 4 locations across the orchard area. Samples were collected from 0.1m below ground level, with deeper samples collected but not analysed, pending the results of the shallow soil samples. Sampling analyses included heavy metals arsenic, cadmium, chromium, copper, lead, nickel and zinc, and organochlorine pesticides (OCPs). Heavy metals results (in all samples) were below background concentrations. All OCP results were less than laboratory detection limits.

Conclusions: The laboratory test results for the soil samples taken from the orchard area indicated that soil concentrations were below background concentrations for the area and there were no exceedances of the NES soil contaminant standards for health, for the intended future land use of the site (residential).

Justification for proposed category: The limited DSI adequately characterised the orchard area (Lot 2 DP 75986) and the category of "at or below background concentrations" has been assigned to the site record. The remaining areas addressed by the PSI are not considered to have supported any hazardous activities or industries.

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ183904.

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.

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.

¹The 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.

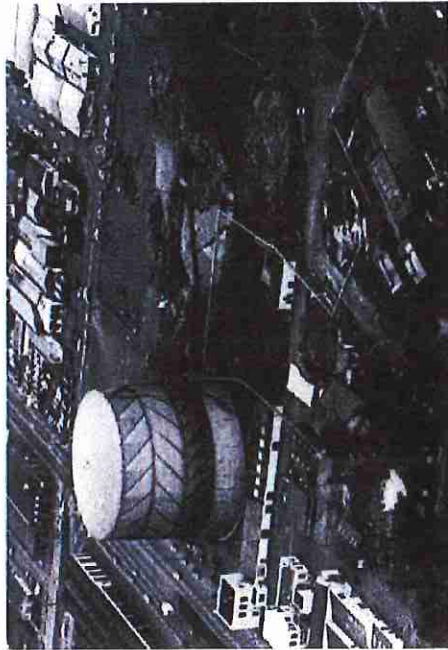
Please refer to the Site Categories and Definitions factsheet for further information.

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.

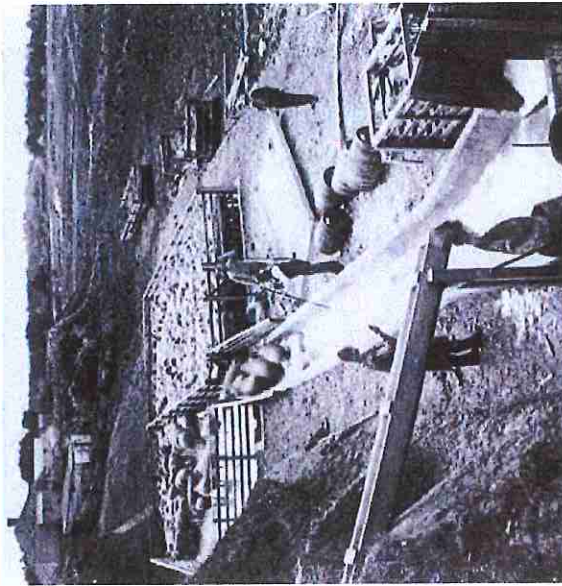
We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

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
Kaitiaki Take Kōwhiri

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 Talao ki Waitaha

E13/102

Keep safe

Trimming trees near power lines can be extremely hazardous and should not be underestimated. We recommend you hire professionals with the necessary expertise and safety procedures to competently carry out tree trimming. If you need to remove or prune trees near overhead lines, please contact us and we'll refer you to an experienced contractor.

Trim early

Keep branches and vegetation at least 1.5 metres away from low voltage lines or at least 4 metres from high voltage lines. As a tree owner you may be liable for any damage caused by carrying out trimming or felling of trees. If you intend to work within 4 metres of overhead power lines, please go to our website oriongroup.co.nz to request a free close approach consent before you start.

Replace or cut down

One of the best things a tree owner can do to reduce the risk caused by trees near power lines is to think carefully before planting. Be mindful of the ongoing maintenance required to ensure that trees remain clear of power lines. Fast growing species such as Willows, Eucalyptus, Poplar, Acacia and Prunus to name a few, cause problems as they can easily grow 2 – 3 metres or more in a growing season. The only way fast growing species can be managed is by either cutting them twice a year, cutting them a greater distance from the power lines or having them completely removed. The natural shedding of bark and/or branches by certain species of trees also causes undue risk to power lines.

If you have any doubts about the management of your trees, please contact us on **03 363 9898** or **0800 363 9898** or visit the Safety section of our website oriongroup.co.nz.

Trees and power lines

Power lines are an important part of our everyday lives, bringing electricity to our homes and businesses.

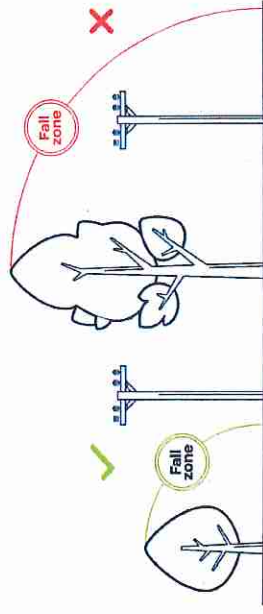
The Orion logo is a stylized, bold, sans-serif wordmark in white, set against a dark, curved background that resembles a night sky or a road at night. The logo is positioned in the bottom right corner of the page.

Orion

Trees need to be pruned to keep branches and vegetation away from overhead power lines. If trees aren't managed, it can result in power outages. It can also cause vegetation touching lines to become electrically "live" heightening the risk of electrocution to anyone coming into contact with it. Branches touching lines can also start fires.

Your responsibilities

As a tree owner you are responsible for looking after your trees. The Electricity (Hazards from Trees) Regulations 2003 provides guidance on the tree owner's responsibility. You are liable for any damage to the electricity network if your trees damage any lines or equipment. The word "trees" includes all types of vegetation including shrubs, hedges and climbing vines.



Tree owners of tall 'fall distance' trees that are not covered by the regulations are potentially liable for any damage caused to lines or associated electricity network equipment, including any damages that may be claimed by affected third parties.

How we manage trees near power lines

Orion's tree management programme is largely governed by the Electricity (Hazards from Trees) Regulations 2003 and involves the monitoring and pruning or removal of trees that threaten to come into contact with power lines. Through this programme we work with tree owners to minimise the risk of their trees touching power lines. We are responsible for the first cut of trees near power lines, where the first cut is on a property basis.

We undertake periodic pruning of trees within the notice zone. The intent of this pruning is to support safety and reduce the risk of power outages.

The pruning by us does not remove the tree owner's responsibilities and in the case of fast growing species may not be sufficient to ensure that trees remain outside of the growth limit zone. You will be notified prior to any periodic pruning being carried out and the work will be completed by arborists carrying Orion identification.

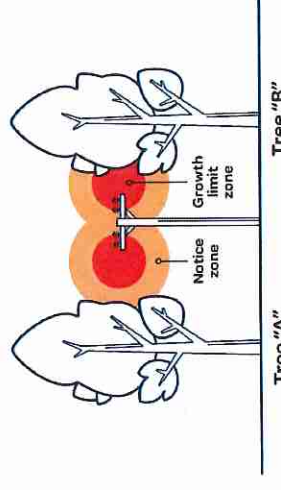
Maintaining clearance zones around power lines

It is a legal requirement that electricity network operators and occupiers of private property maintain safe clearance distances between vegetation and power lines.

A clearance zone is the minimum safe distance between vegetation and power lines. It allows the power lines to safely swing in windy conditions without being damaged or starting fires. For the distances required between trees and power lines, please see our Zones diagram below.

If we become aware of a tree which is within the 'Notice zone' (see Tree "A" in the diagram below) we are required to issue the tree owner with a Hazard Warning notice. For trees within the 'Growth limit zone' (see Tree "B" in the diagram below) we are required to issue the tree owner with a Cut or Trim notice.

Zones



| Overhead line | Notice zone | Growth limit zone |
|-----------------------------|-------------|-------------------|
| 66,000 volts (high voltage) | 5.0 metres | 4.0 metres |
| 33,000 volts (high voltage) | 3.5 metres | 2.5 metres |
| 11,000 volts (high voltage) | 2.6 metres | 1.6 metres |
| 400V/230V (low voltage) | 1.5 metres | 0.5 metres |

Note:

- 1) These distances are from the power line, not the power pole
- 2) These distances are a minimum and apply in all conditions including high wind or snow
- 3) In most instances the power lines that go to a house or building are low voltage power lines. Power lines that go down a street may be low or high voltage.

If you see a tree touching power lines and sparking, or another hazardous tree condition, please contact Orion immediately on 03 363 9898 or 0800 363 9898.



INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

When considering buying a rural property, especially if it is a small block, there are some important things that need to be considered.

Zoned rural these areas are foremost for Horticultural and Agricultural farming, plus their associated activities. As these activities operate 24 hours a day seven days a week, it is important to appreciate that as towns and cities have their own unique characteristics, so too do rural areas.

In particular your attention is drawn to the following matters that are part of the rural character of the District.

- (a) Use of agricultural chemicals including ground or aerial application of sprays and fertilisers, subject to manufacturers instructions, adopted codes of practice and other formal controls.
- (b) Some farming activities may commence early in the morning or operate through the night such as harvesting of crops, operation of irrigators or bringing dairy cows in for milking.
- (c) Although excessive noise is not permitted the noise levels associated with permitted land uses such as orchard sprayers, birdscarers, cowsheds (especially at dawn), woolsheds, use of working dogs, aircraft for rural management, tractors, headers and assorted agricultural machinery will in the majority of situations not be considered excessive. Farm animals may make a substantial amount of noise especially deer during the roar, bulls, animals at weaning time, roosters, donkeys and peacocks.
- (d) There are a variety of rural odours including those from established piggeries, spraying of animal effluent on pasture, silage, growing of certain crop species, burning of orchard prunings, hedge prunings and stubble, application of fertilisers, spray from farm chemicals and composting.
- (e) District roads are used to move stock from one part of a farm to another, or one property to another. It is therefore in the landowners best interests to maintain stock proof road boundary fences and gates.
- (f) The existing state of district roads serving the property must be recognised, particularly if any road is unsealed. Unsealed roads can create dust. Dust can also be generated from paddocks when they are being worked or during strong winds.
- (g) Fencelines along road frontages do not always follow the legal road boundary. The road boundary can frequently be located inside what looks like private property.
- (h) Rural dwellings depend upon septic tanks and on-site systems for the disposal of sewage. The septic tanks are the responsibility of the property owner and require regular maintenance to ensure proper functioning.
- (i) Council water supply is not available to every property. Where it is not available, and the landowner seeks to construct a new dwelling, the District Council will not issue a Code Compliance Certificate until the owner provides proof that a potable water supply is available.

FENCE DESIGNS THAT WORK

Open style fencing

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

Benefits are:

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

Best practice design

Use dark colours for fence to merge into landscape.

Support and soften open fence with complementary plantings.



FENCE DESIGNS THAT WORK

Low fencing



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

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

Best practice design

Continue planting themes from reserves onto your property.

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



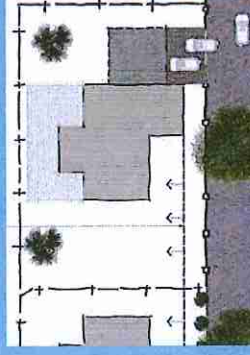
URBAN FENCING



in the Selwyn District

A best practice guide to residential fencing

WHO DOES THIS FENCING GUIDE APPLY TO?



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



PUTTING UP A NEW FENCE ?



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

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

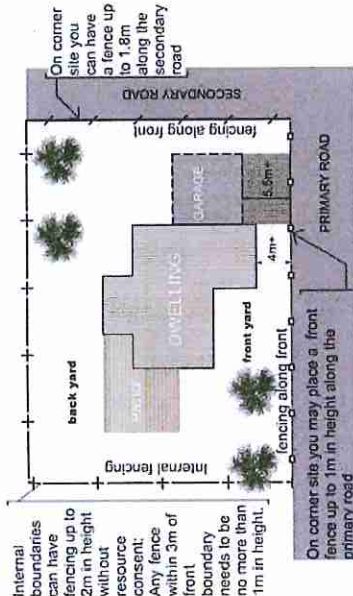
The style one uses for their fencing largely depends on its location and the intended purpose. By choosing a fence style that complies with the CPTED (Crime Prevention through Environmental Design) guidelines and the District Plan rules, one can contribute to a safer, more attractive neighbourhood.

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

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

GOOD PRACTICE IN FENCE DESIGN

Rule 4.13 Fencing along the road boundary



Rule 4.13

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

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

Selwyn District Council

Policy and Strategy Team, Environmental Services

Phone: 03 347 2800

GOOD PRACTICE IN FENCE DESIGN

Rule 4.17 Fencing along reserve boundary



Rule 4.17

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