

Land Information Memorandum

L191257

Application

Tim Rankin/ 102633-236
 Parry Fields Lawyers
 PO Box 8020
 Riccarton
 Christchurch 8440

No.	L191257
Application date	11/07/19
Issue date	17/07/19
Phone	03 348 8480
Fax	-

Property

Valuation No.	2405528900
Location	35 Dynes Road
Legal Description	RS 41726 Block III Leeston Survey District
Owner	Howden Keith Douglas
Area (hectares)	2.4299

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

Rates

Rateable Value

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

Revaluation Year	2018
Land	\$1,000,000
Capital Value	\$1,200,000
Improvements	\$200,000

Current Rates Year 2019 to 2020

Annual Rates	\$2,694.25
Current Instalment	\$ 673.55
Current Year - Outstanding Rates	\$ 673.55
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/09/19

Next Revaluation Due 2021.

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

The rates for the year commencing 1st July 2019 to 30th June 2020 will be adopted at the Council meeting in July 2019 and will be available after that date. For further information please contact our Rates department – phone 3472 800.

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

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

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

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

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative District Plan Zoning: Rolleston Living Z

Planning Notes

Please Note Council holds a copy of a Point Strip Agreement.

Building

11/09/01	Building Consent 011161 Solid Fuel Heater Code Compliance Certificate Issued 24/06/03
15/12/97	Building Consent R417931 Garage Code Compliance Certificate Issued 25/03/98
6/06/91	Building Permit 0419p/0420d Plumbing & Drainage For Dwelling
13/03/91	Building Permit H043918 Erect Dwelling
6/09/89	Building Permit G002174 Erect Storage Shed

4/09/89 Building Permit G002169
Erect Workshop

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

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

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

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

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

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

There is an existing domestic onsite wastewater treatment system on this property. The owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

Any new or replacement domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

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 hole

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

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

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.

Copy of drainage plan attached.

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: 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 you fencing proposal does not comply with the maximum heights specified a resource consent will be required.

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

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

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

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Dynes Road is a formed and sealed local road maintained by the 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: None known

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Eyre shallow sandy loam

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

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

Licences/Environmental Health

No information located.

Selwyn District Public Libraries

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

The following is a list of the libraries within Selwyn:

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

Leeston Library, 19 Messines Street – Phone 03 3472 871

Lincoln Library, 22 Gerald Street – Phone 03 3472 876

Rolleston Library, 94 Rolleston Drive – Phone 03 3472 880

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

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

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

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: Chaya Stevens













Date: 17/07/19

Legend

	District Boundary		IRRIGATION
	Township Boundary		NON SDC SERVICE
	Railway		OBSOLETE
	Selwyn Roads		OUTLINE
	All Road Labels		PIPE_GRAVITY
	Ratepayer Information		PIPE_RISINGMAIN
	Parcels		SITE_BOUNDARY

Water_pt

	EQUIPMENT
	FACILITY
	FIRE_PLANT
	HYDRANT
	IRRIGATION
	NODE
	OBSOLETE
	SUPPLY_POINT
	TANK
	VALVE




Water_In

	DIM LINE
	DUCT
	IRRIGATION
	NON SDC SERVICE
	OBSOLETE
	OUTLINE
	PIPE
	SITE_BOUNDARY
	Manhole Labels

Sewer_pt

	CHAMBER
	EQUIPMENT
	FACILITY
	MANHOLE
	NODE
	VALVE










Sewer_In

	OUTLINE
	DIM LINE
	DUCT

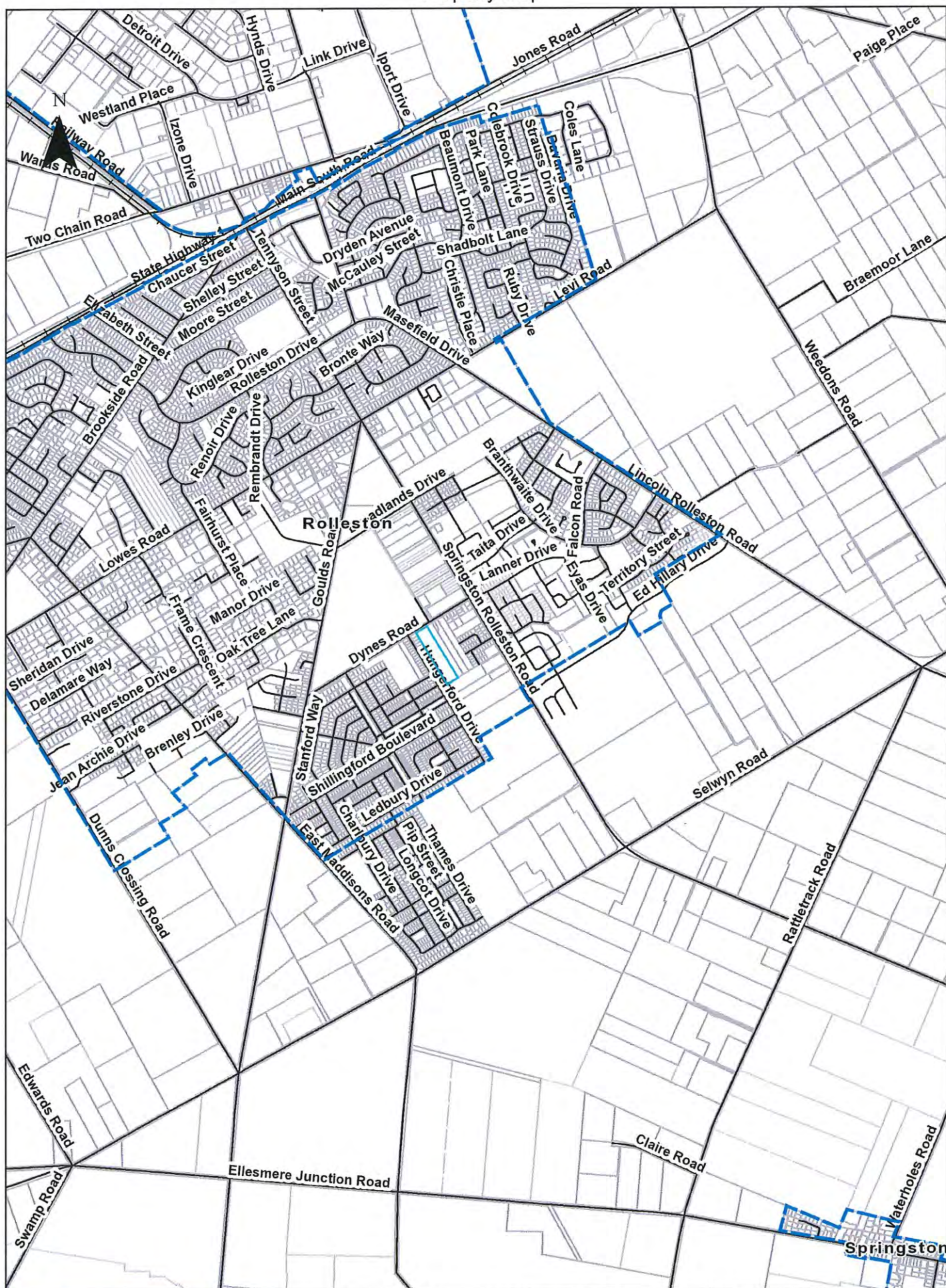
Storm_pt

	CHAMBER
	EQUIPMENT
	FACILITY
	INLET/OUTLET
	MANAGEMENT
	MANHOLE
	NODE
	SOAKHOLE
	SUMP
	VALVE

Storm_In

	CHANNEL
	DIM LINE
	MANAGEMENT
	NON SDC SERVICE
	OBSOLETE
	OUTLINE
	PIPE
	SITE_BOUNDARY
	Soakhole w/Hoz Soakage
	StopBank
	Stormwater Management Area
	Storm_In_Labels

Property Map



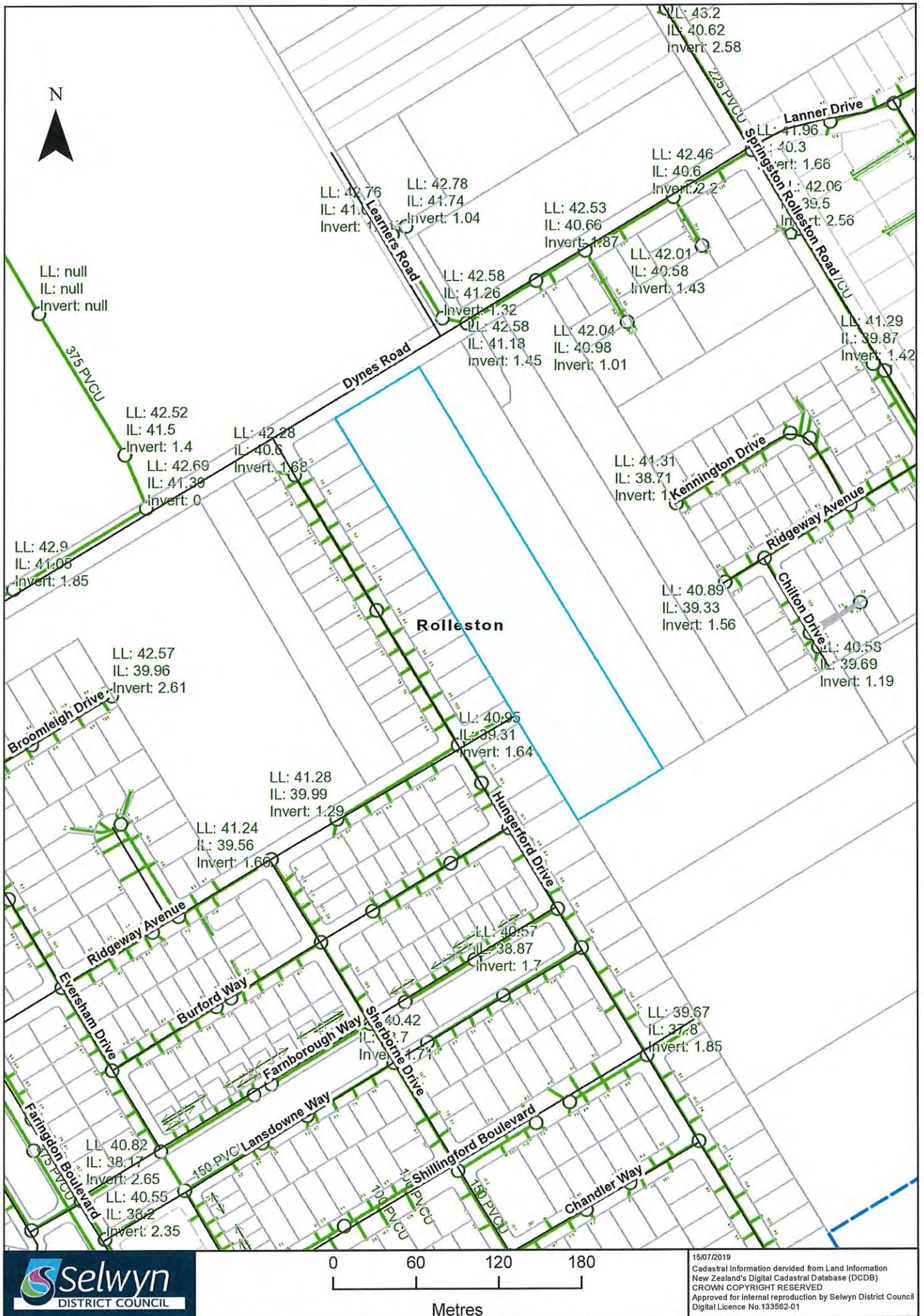
Property Map



Water Supply Map



Sewer Map



Stormwater Map



Liquefaction Map



Operative District Plan Map



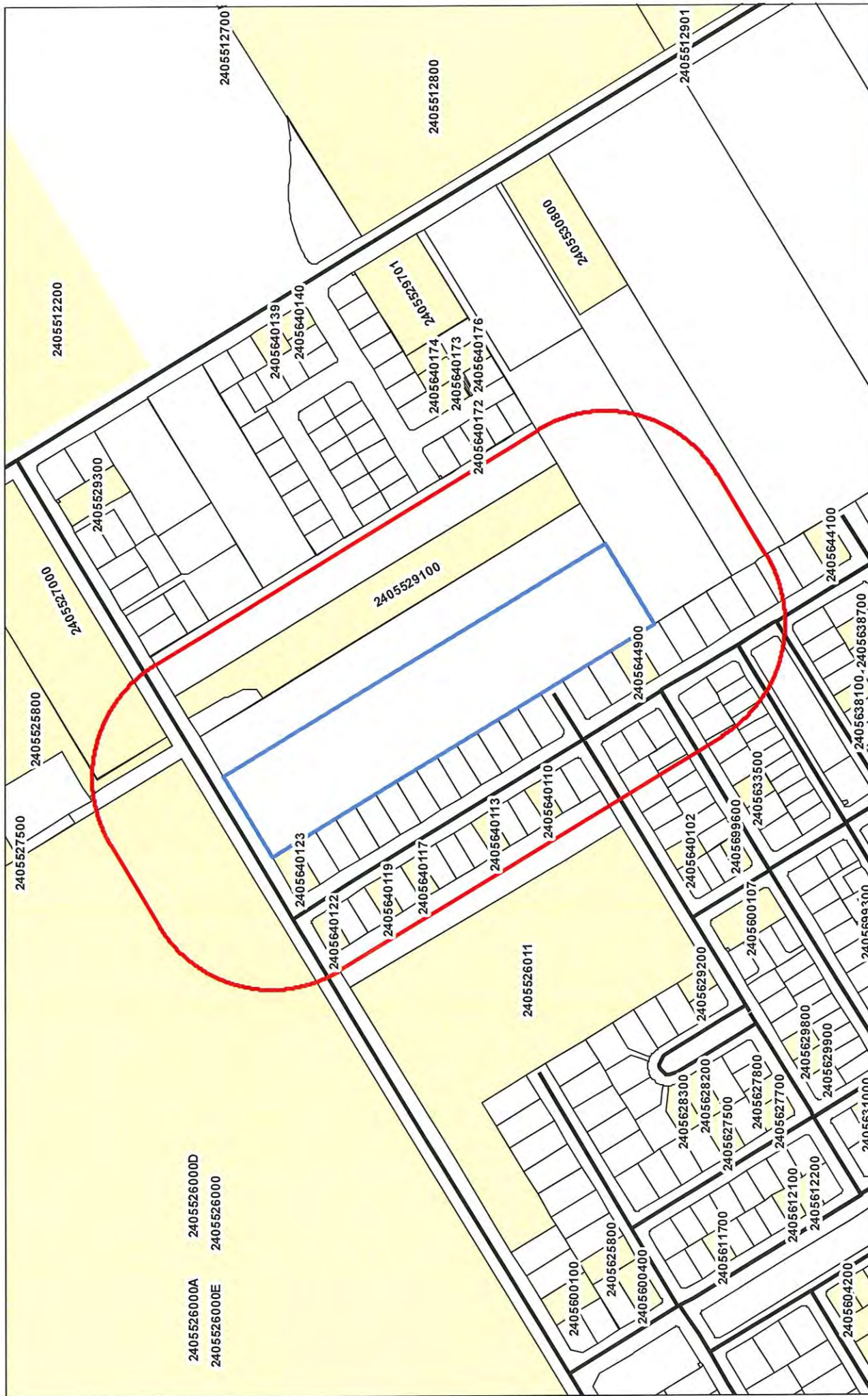
RESOURCE CONSENT INFORMATION

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

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

Resource Consent Status Codes:

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



Resource Consent Map

100m Buffer

Cadastral information derived from
Land Information New Zealand's Digital Cadastral Database (DCDB)
CROWN COPYRIGHT RESERVED
Approved for internal reproduction by Selwyn District Council
Digital Licence No. 133562-01

Assessment ID	Consent Number	Proposal	Status	Date
2405640117	185145	To erect a dwelling which exceeds site coverage	GDEL	2018-04-12
2405526000	D110019	Notice of Requirement for a designation for a public project to use land for recreation and community purposes "Rolleston Recreation Precinct"	AP	2011-08-24
2405526000	165436	To erect a sports facility and storage shed	GDEL	2016-08-23
2405526000	155478	To erect a shed adjacent to existing. Rolleston Men's Shed		
2405526000	155482	Outline plan approval to install lighting and power to Foster Recreation Park.	GDEL	2015-09-08
2405526000	175459	Outline Plan to erect a billboard frame for community events and tourism.	GCOM	2017-08-28
2405526000	175295	Outline plan to construct a Destination Childrens Playground at Fosters Recreation Reserve	GDEL	2017-06-15
2405526000	175164	Outline plan to construct a car park at Fosters Recreation Reserve	GDEL	2017-04-10
2405526000	185414	OUTLINE PLAN - To erect 11 directory signs at Foster park	GDEL	2018-08-23
2405526000	165410	Outline plan approval for a temporary toilet block at Foster Recreation Park	GDEL	2016-08-01
2405526000	165452	To install 3 sports fields & 1 hockey turf, Contoured mound adjacent to Dunns Road and irrigation for above and Light Poles for hockey turf	GDEL	2016-09-09
2405526000	R305389	SUBDIVISION INTO 9 LOTS OF APPROX 1 HA & BALANCE LOT OF 3 HA	GDEL	2002-04-05
2405526000	175524	Outline Plan for installation of sports fields, lighting, accessories, planting, landscaping.	GDEL	2017-09-22
2405526000	175599	Outline Plan - To carry out an extension to Rolleston Men's Shed.	GDEL	2017-10-26
2405526000	175393	To install a glass partition in the existing foyer/reception area to create a private meeting space.	GDEL	2017-07-24
2405526000	175342	Outline plan: To install a 3 pan toilet block in Foster Park	GDEL	2017-07-14
2405526000	135179	Outline plan for nstallation of temporary signage within the Foster Recreation Precint advertising the proposed development.	GCOM	2013-05-02
2405526000	135052	Outline plan to establish freestanding signage at the Selwyn Aquatic Centre	GDEL	2013-02-25
2405526000	145508	Outline plan approval for Rolleston Men's Shed	GDEL	2014-10-16
2405526000	145517	To establish, operate and maintain a mobile phone tower	GDEL	2014-11-21
2405526000	145522	Outline Plan for construction and installation of a water storage tank for irrigation purposes at Foster Recreation park.	GDEL	2014-10-09
2405526000	R307820	TO CREATE FOUR LOTS OF ATLEAST 4HA IN THE INNER PLAINS	GDEL	2006-01-20
2405526000	D190059	Alter the designation for Rolleston Recreation Precinct (now referred to as Foster Park).		
2405526000	R300630	TO ADJUST BOUNDARIES TO CREATE ONE 800 SQ MTR TITLE AND ONE 49 ACRE TITLE	AP	1993-07-14
2405526000	195065	OUTLINE PLAN - To construct rooms and an ancillary LPG storage shed; with an associated 83 space car park on Foster Park	GCOM	2019-05-09
2405526000	195130	To install a two pan gabled roof Permaloo Toilet Unit	GDEL	2019-04-12
2405526000	195192	OUTLINE PLAN - To undertake extensions to the existing Selwyn Aquatic Centre	GDEL	2019-05-03
2405526000	115252	OUTLINE PLAN TO ESTABLISH AND OPERATE THE ROLLESTON AQUATIC CENTRE FACILITY	GCOM	2011-09-22
2405526000A	D170053	Rolleston Recreation Precinct designation alteration		2017-12-13
2405526000A	R303402	SUBDIVISION OF 19.8 HA ZONED RU RES 1 INTO 2 LOTS 1 X 12 HA & 1 X 7 HA APPROX	AP	1998-08-01
2405640123	165624	Fast track - To erect a dwelling with a non-complying internal boundary setback	GDEL	2016-11-28
2405640113	175447	To erect a dwelling/garage exceeding site coverage	GDEL	2017-08-21
2405525800	175364	To establish and operate a preschool		2017-10-05
2405525800	175489	To carry out three lot subdivision	GDEL	2017-10-05

2405644900	155669	A retrospective consent to retain a 1.8m fence, located on the south side of the property forward of the front of the fa�ade of the dwelling.	GDEL	2015-12-08
2405526000D	195277	To carry out bulk earthworks in association with the expansion of Selwyn Aquatic Centre.	GCOM	2019-06-17
2405527000	175113	To retrospectively relocate three cabins	GDEL	2017-04-24
2405640110	175035	To erect a garage forward of the front fa�ade of the dwelling		
2405640122	185172	To erect a dwelling breaching the recession plane, with garage in front of the front fa�ade and with the vehicle crossing in a non-complying position	GDEL	2018-05-03
2405640119	175073	To erect a dwelling/garage with a non-complying road boundary setback	GDEL	2017-03-08
2405529100	125341	Two lot residential subdivision	GDEL	2012-10-24
2405529100	125342	To retain existing dwellings in non-complying positions resulting from 125341	GDEL	2012-10-24
2405529100	165523	To undertake a subdivision to create 2 residential lots		
2405526000E	195323	OUTLINE PLAN APPROVAL - To construct a 63m2 extension to the existing Engineering workshop (Rolleston Men's Shed)	GDEL	2019-07-03



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO:

CODE COMPLIANCE CERTIFICATE
Section 43(3), Building Act 1991

Applicant

K D HOWDEN
DYNES RD
R D 5
CHRISTCHURCH

Consent Details

Consent/PIM No.: R417931
Date issued: 25/03/98
Valn No: 2405528900

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
GARAGE

Intended Life: SPECIFIED AS 50 YEARS

Intended Uses: GARAGE

Project Location: DYNES RD, ROLLESTON

Legal Description: RS 41726 BLK III LEESTON SD

Estimated Value: \$ 7,200

The costs of issuing this Code Compliance Certificate including
final inspection, where carried out, will be invoiced seperately.

This is a final code compliance certificate issued in respect of
all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: [Signature] POSITION: Senior Inspector DATE: 25-3-98

SERVICE
CENTRES:

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-3859

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8416



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

Code Compliance Certificate

011161

Section 43(3), Building Act 1991

APPLICANT

K D HOWDEN
DYNES ROAD
R D 5
CHRISTCHURCH

Issue date 24/06/03

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages SOLID FUEL HEATER
Intended Life	Specified as 25 years
Intended Use	SOLID FUEL HEATER
Estimated Value	\$2,400
Location	DYNES ROAD, ROLLESTON RAPID: 0240035
Legal Description	RS 41726 BLK III LEESTON SD
Valuation No.	2405528900

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

Signed for and on behalf of the Council:

Name:

SERVICE CENTRES:
LEEESTON
HIGH STREET, LEEESTON
PH: (03) 324-8080

DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

ROLLESTON COMMUNITY CENTRE
ROLLESTON DRIVE, ROLLESTON
PH: (03) 347-9669

DRAINAGE PLAN

DATE: 06/06/91

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

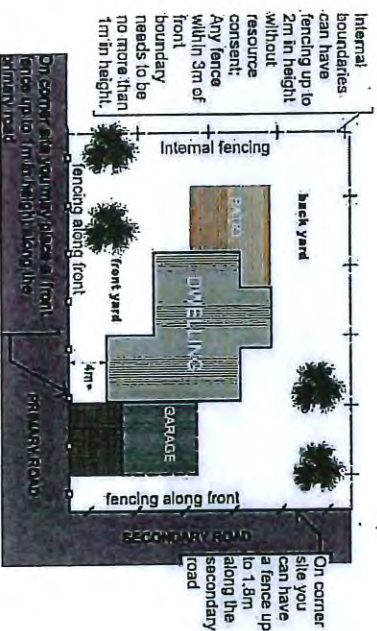
The style one uses for their fencing largely depends on its location and the intended purpose. By choosing a fence style that complies with the CPTED (Crime Prevention through Environmental Design) guidelines and the District Plan rules, one can contribute to a safer, more attractive neighbourhood.

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 facade and the street shall be a max. of 1m in height
- ✓ All fencing between the front building facade and a private right of way shall be a max. of 1m in height
- ✓ All fencing between the front building facade 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:

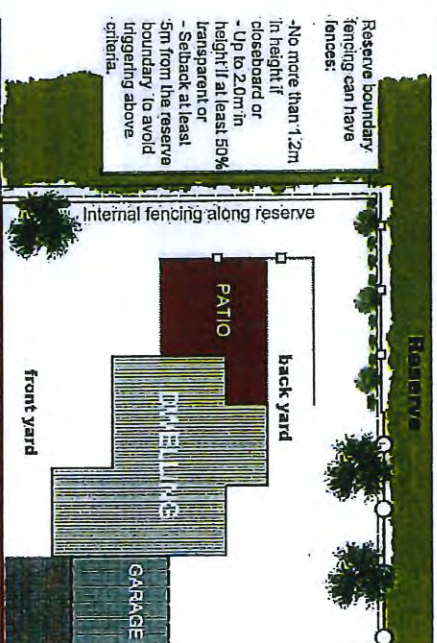
Selwyn District Council

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



IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

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

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

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

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

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

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

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

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

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

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

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

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

CARE FOR ESTABLISHING STREET TREES

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

Follow the simple directions below to help your tree survive.

When should I water?

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

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

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

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

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

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

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

Be water wise



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

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

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

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

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

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

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

How much water do you use?

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

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



Tips for managing your water use

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

Your garden and lawn

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

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



Outdoors

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

Indoors

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

Land Information Memorandum

L162075

Application

102633-144/Tim Rankin	No.	L162075
Parry Fields Lawyers	Application date	28/11/16
PO Box 8020	Issue date	2/12/16
Riccarton	Phone	03 348 8480
Christchurch 8440	Fax	03 348 6305

Property

Valuation No.	2405529100
Location	21 Dynes Road
Legal Description	Lot 2 DP 458444
Owner	Grieg Robert Bruce
Area (hectares)	1.1325

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	\$415,000
Capital Value	\$550,000
Improvements	\$135,000

Current Rates Year 2016 to 2017

Annual Rates	\$1,699.90
Current Instalment	\$ 434.25
Current Year - Outstanding Rates	\$ 431.45
Arrears for Previous Years	\$ 0.00
Next Instalment Due	17/02/17

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: Rolleston Living Z

- | | |
|----------|---|
| 21/09/16 | Resource Consent 165523
To Undertake A Subdivision To Create 2 Residential Lots
Withdrawn 3/11/16 |
| 27/09/12 | Resource Consent 125341
Two Lot Residential Subdivision
Section 224 Issued 18/03/13
Granted By Local Authority Officer 24/10/12 |
| 27/09/12 | Resource Consent 125342
To Retain Existing Dwellings In Non-Complying Positions Resulting From 125341
Decision Notified 24/10/12
Granted By Local Authority Officer 24/10/12 |

Building

- | | |
|------------|---|
| 12/08/11 | Building Consent 110898
Eq Consent - Partial Releveling Of Piles For Dwelling
Code Compliance Certificate Issued 15/08/13 |
| 21/09/87 | Building Permit E060549
Erect Workshop & Lean To On Glasshouse |
| 21/09/87 | Building Permit E060550
Erect Garage & Carport |
| 22/01/1973 | Building Permit E07319
Erect Patio Shade |

8/03/71 Building Permit C028213
Erect Haybarn

29/11/66 Building Permit B107600
Erect Store Shed

29/11/66 Building Permit B107599
Erect Garage

23/11/66 Building Permit
Septic Tank & Drainage

7/03/66 Building Permit B107596
Relocate Dwelling

Building Note:

Please refer to the attached report from Property Check dated 5/03/03 regarding the Log Burners. The Selwyn District Council holds this material for information only and accepts NO liability for its content or accuracy.

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.

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

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

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.

There is an existing domestic onsite wastewater treatment system on this property. The owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

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.

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 Roothing".

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

Land Notes: Please refer to the attached Desk-based Ground Contamination Assessment Plan Change 7 Area report from Tonkin & Taylor dated January 2011. If you would like a copy please contact Council's LIM team – Phone 03 347 2800.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Dynes Road is a formed and sealed local road maintained by the 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)	40m	40m
Exposure Zone	B	

Exposure Zone Descriptions**Zone B: Low**

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

Zone C: Medium

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

Zone D: High

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

Microclimatic Considerations

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

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

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

Flooding: None known

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: None known

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Eyre shallow sandy loam

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

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

Licences/Environmental Health

No information located.

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: Sofia Mailau



Date: 2/12/16

Parry Fields Lawyers
PO Box 8020
Riccarton
Christchurch 8440

GST Number: 53-113-451
Invoice Date: 2/12/16
Customer No: 803328
Order No.

Tax Invoice 90646

Quantity	Description	Rate	Amount
	L162075 2/12/16 : 102633-144/Tim Rankin : Parry Fields Law 2405529100 : 21 Dynes Road		
	Land Information Memorandum Fee		204.40 *
			\$204.40
	(* Incl GST \$26.66)		

Total incl. GST \$204.40

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Parry Fields Lawyers
PO Box 8020
Riccarton
Christchurch 8440

Customer No.: 803328
Invoice No.: 90646
Total Due: \$204.40

Amount Enclosed:

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

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



Property Map

N




Road


— Selwyn Roads


Railway

+ Railway

Rating

 Sub Division

 Ratepayer Information

 Parcels

Property Map



Road

— Selwyn Roads

Railway

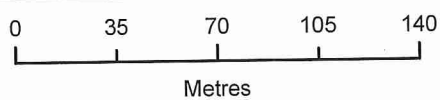
+ Railway

Rating

□ Sub Division

□ Ratepayer Information


□ Parcels





30 November 2016
Cadastral Information derived from Land Information
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Water


 EQUIPMENT


 FACILITY


 FIRE_PLANT


 HYDRANT


 IRRIGATION


 NODE

 OBSOLETE


 SUPPLY_POINT


 TANK


 VALVE


 DIM LINE


 DUCT


 IRRIGATION

 NON SDC SERVICE


 OBSOLETE

 OUTLINE


 PIPE

 SITE_BOUNDARY


Road


 Selwyn Roads


Railway

 Railway

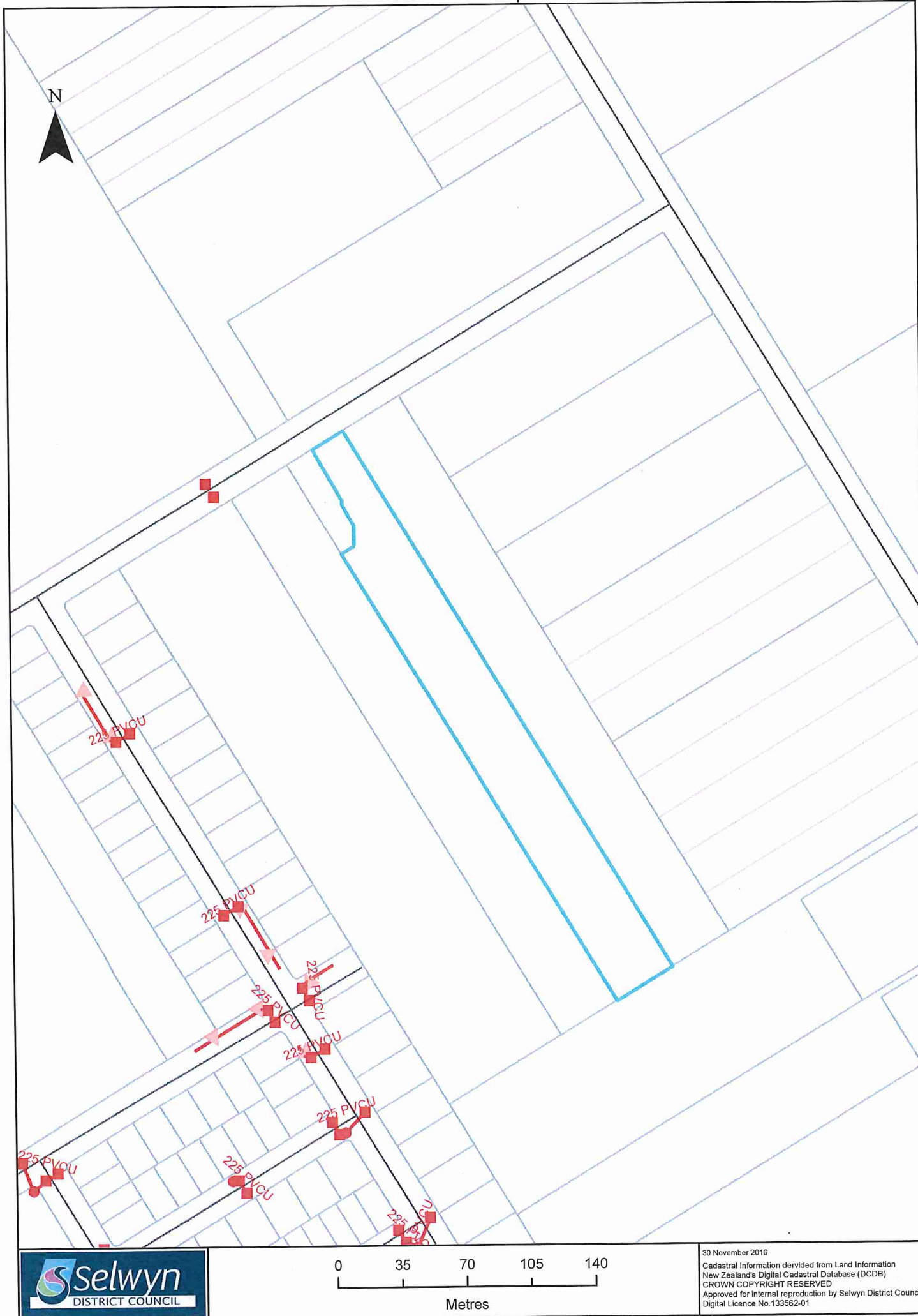
Rating

 Sub Division

 Ratepayer Information

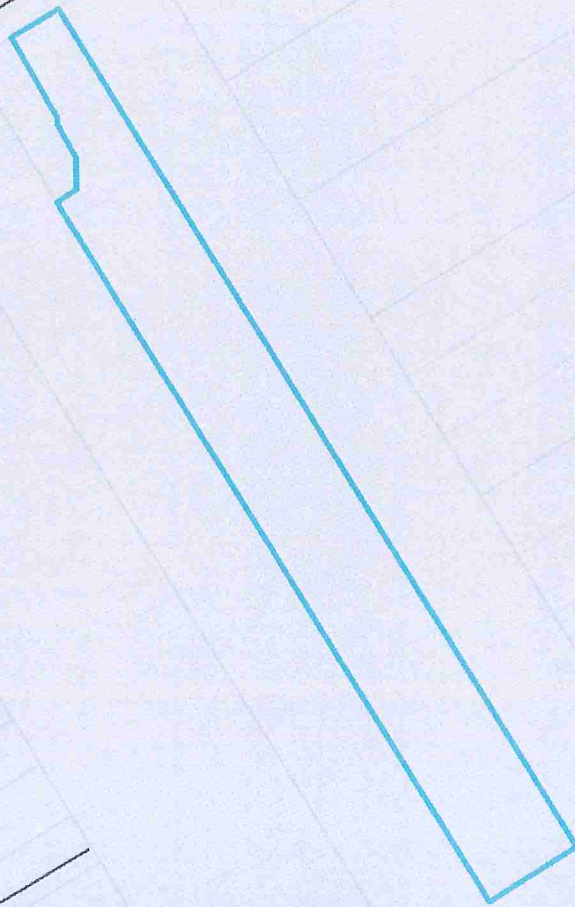
 Parcels

Stormwater Map



Stormwater	Road
 CHAMBER	 Selwyn Roads
 EQUIPMENT	Railway
 FACILITY	 Railway
 INLET/OUTLET	Rating
 MANAGEMENT	 Sub Division
 MANHOLE	 Ratepayer Information
 NODE	 Parcels
 SOAKHOLE	
 SUMP	
 VALVE	
 CHANNEL	
 DIM LINE	
 MANAGEMENT	
 NON SDC SERICE	
 OBSOLETE	
 OUTLINE	
 PIPE	
 SITE_BOUNDARY	
 Soakhole w/Hoz Soakage	
 StopBank	
 CATCHMENTS	
 CONSENT AREA	
GROUNDWATER LESS 6M	
 OUTLINE OF BASIN	
RATED AREA	
 Stormwater Management Area	
Storm_In_Labels	

Liquefaction Map








Road

— Selwyn Roads




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

Code Compliance Certificate**110898****Section 95, Building Act 2004****The Owner**

Name of Owner:	Grieg Robert Bruce
Mailing address:	23 Dynes Road, RD 8, Christchurch 7678
Street address/registered office:	
Phone number:	
Landline:	Daytime: 347 9033
Mobile: 027 501 8521	After hours:
Facsimile number:	
Email address:	
Website:	

The Building Work

Street Address of Building:	21 DYNES ROAD, ROLLESTON
Legal Description of land where building is located:	RURAL SEC 41725 BLK III LEESTON SD
Valuation Number:	2405529100
Current lawfully established use:	DETACHED DWELLING
Type of work:	EQ CONSENT - PARTIAL RELEVELLING OF PILES FOR DWELLING
Estimated Value:	\$30,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced: 2011

Code Compliance Certificate:

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

COPY



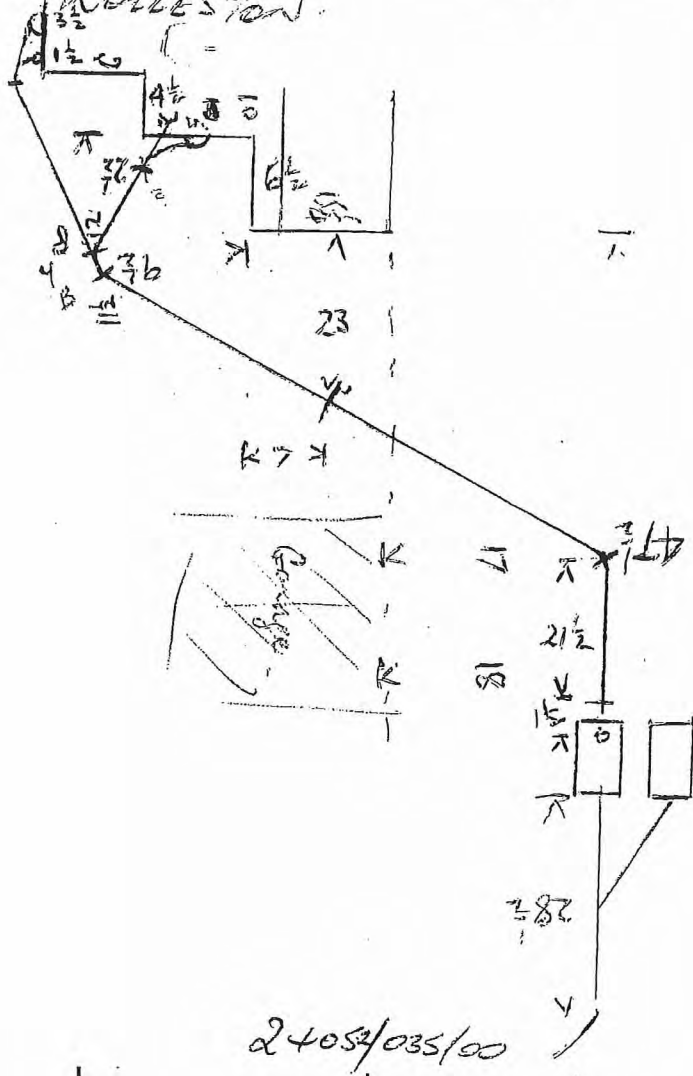
Geoff Stevenson
Selwyn District Council Building Consent Authority Signatory

Issue Date: 15/08/13

24055/291/00

2405/135

FERGUSON
DYNES RD
COLLETON



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

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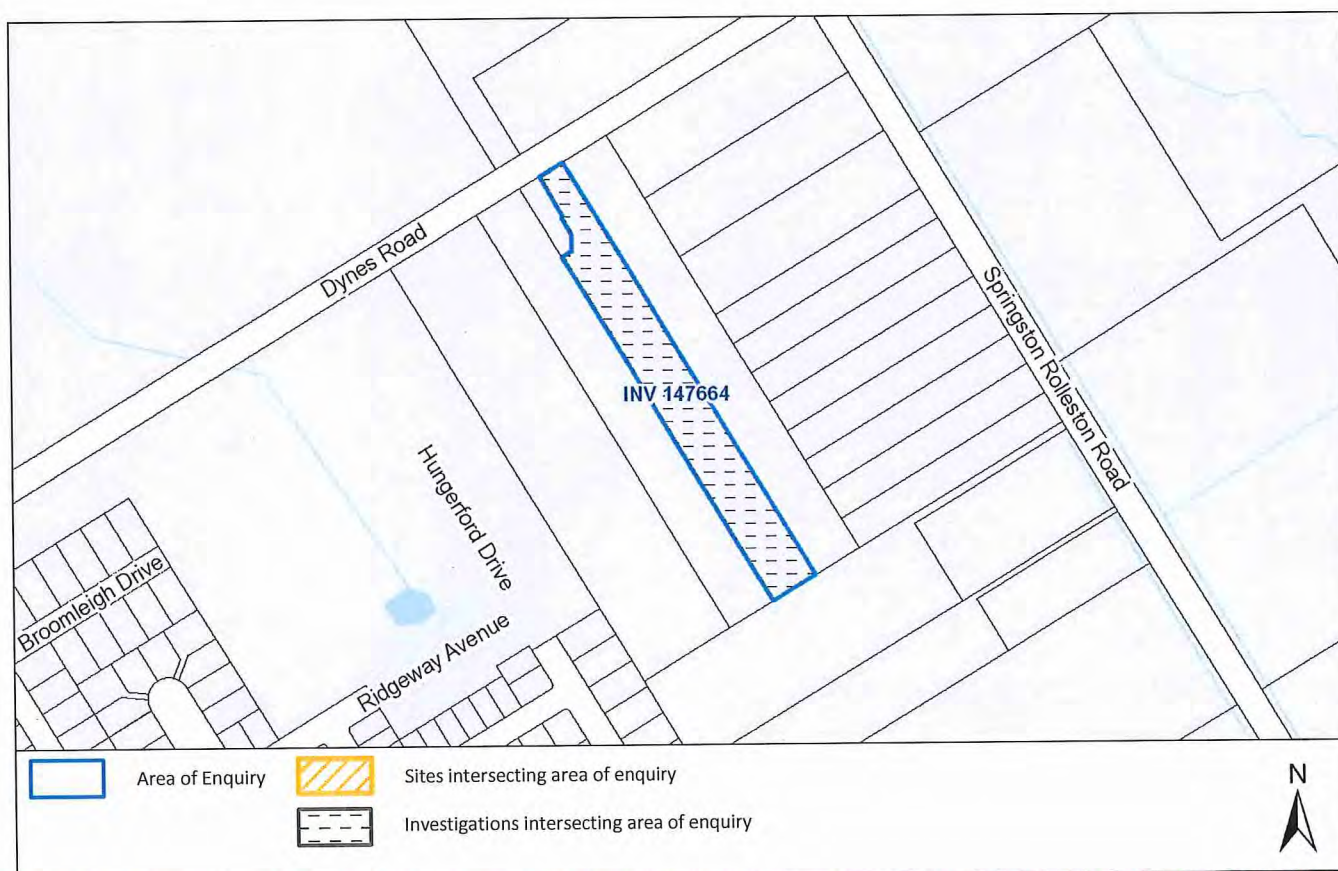
Date:

30 November 2016

Land Parcels:

Lot 2 DP 458444

Valuation No(s): 2405529100



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

15 Oct 2016 INV 147664: Soil Contamination Risk, Stage 1 - Preliminary Site Investigation, 21 Dynes Road, Rolleston
(Preliminary Site Investigation)
Malloch Environmental Ltd

Summary of investigation(s):

Environment Canterbury has received a Preliminary Site Investigation report that includes all or part of the property you have selected.

A Preliminary Site Investigation seeks to identify potential sources of contamination resulting from current and historical land uses.

The preliminary site investigation may not have found any potential sources of contamination on the property you have enquired about. Where potential sources of contamination have been identified, a site identification number (e.g. SIT 1234) and land uses from the Hazardous Activities and Industries List (HAIL) will be shown on your statement.

This report has not yet been audited.

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ152734.

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

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.

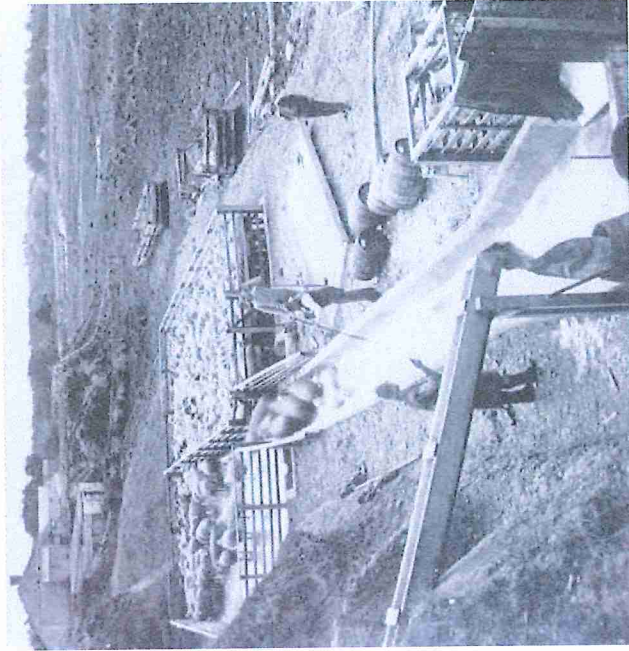
We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

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)



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



E13/102

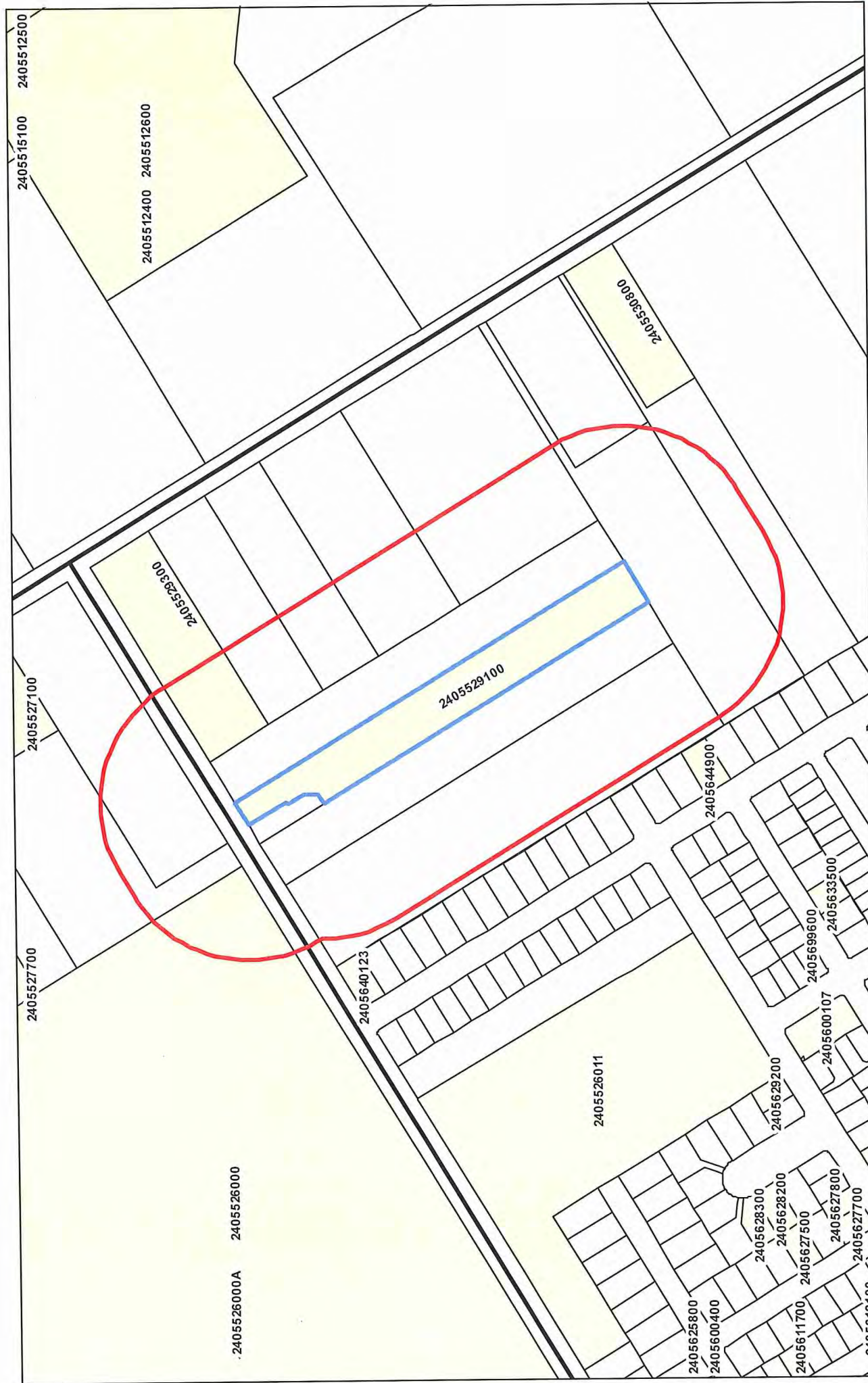
RESOURCE CONSENT INFORMATION

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

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

Resource Consent Status Codes:

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



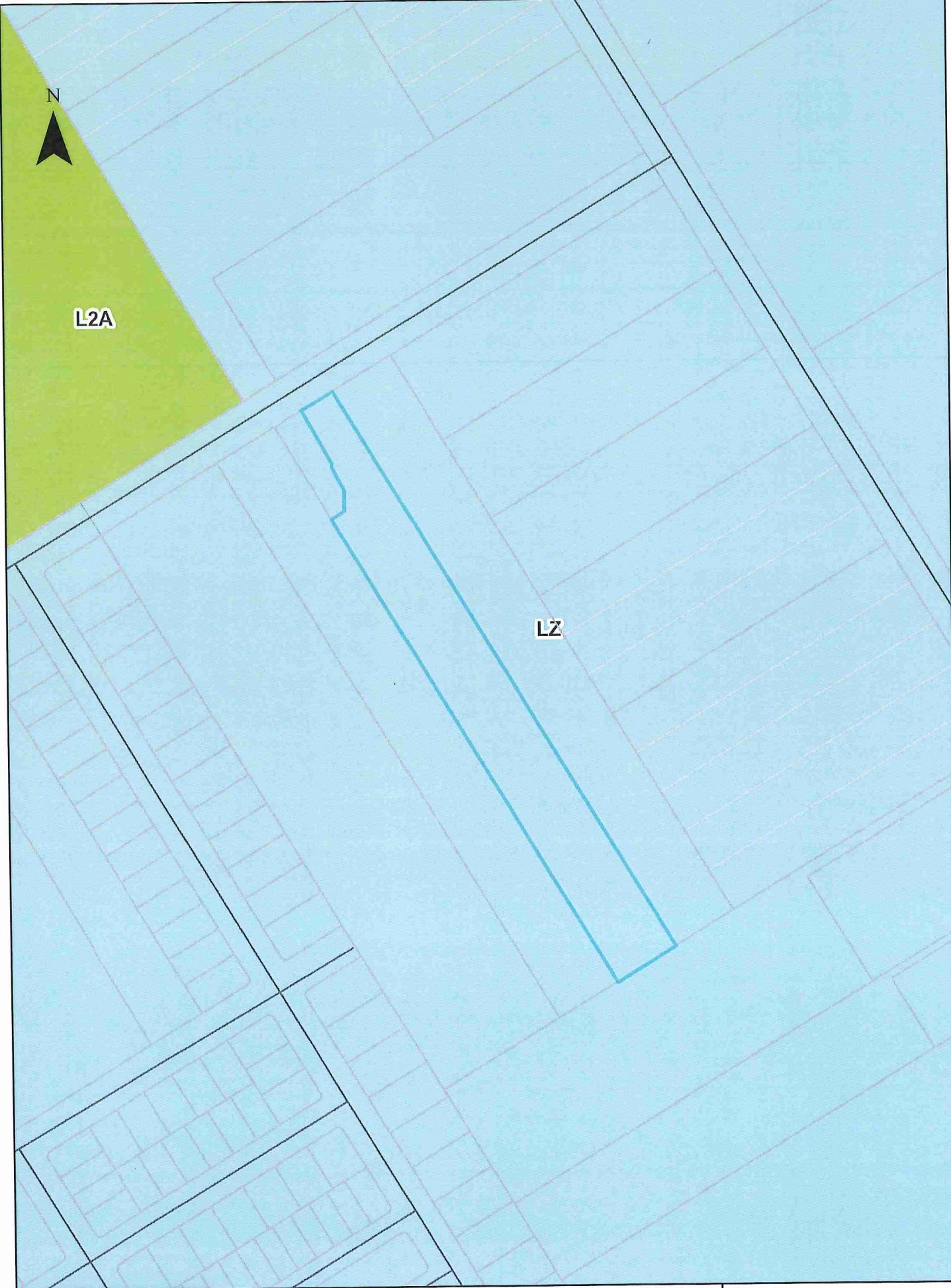
Resource Consent Map

100m Buffer

Cadastral information derived from
 Land Information New Zealand's Digital Cadastral Database (DCDB)
 CROWN COPYRIGHT RESERVED
 Approved for internal reproduction by Selwyn District Council
 Digital Licence No. 133562-01

Assessment ID	Consent Number	Proposal	Status	Date
2405526000	135052	Outline plan to establish freestanding signage at the Selwyn Aquatic Centre	GDEL	2013-02-25
2405526000	135179	Outline plan for installation of temporary signage within the Foster Recreation Precinct advertising the proposed development.	GCOM	2013-05-02
2405526000	145508	Outline plan approval for Rolleston Men's Shed	GDEL	2014-10-16
2405526000	145522	Outline Plan for construction and installation of a water storage tank for irrigation purposes at Foster Recreation park.	GDEL	2014-10-09
2405526000	145517	To establish, operate and maintain a mobile phone tower	GDEL	2014-11-21
2405526000	155478	To erect a shed adjacent to existing		
2405526000	155482	Outline plan approval to install lighting and power to Foster Recreation Park.	GDEL	2015-09-08
2405526000	115252	OUTLINE PLAN TO ESTABLISH AND OPERATE THE ROLLESTON AQUATIC CENTRE FACILITY	GCOM	2011-09-22
2405526000	165410	Outline plan approval for a temporary toilet block at Foster Recreation Park	GDEL	2016-08-01
2405526000	165452	To install 3 sports fields & 1 hockey turf, Contoured mound adjacent to Dunns Road and irrigation for above and Light Poles for hockey turf	GDEL	2016-09-09
2405526000	165436	To erect a sports facility and storage shed	GDEL	2016-08-23
2405526000	R305389	SUBDIVISION INTO 9 LOTS OF APPROX 1 HA & BALANCE LOT OF 3 HA	GDEL	2002-04-05
2405526000	R307820	TO CREATE FOUR LOTS OF ATLEAST 4HA IN THE INNER PLAINS	GDEL	2006-01-20
2405526000A	R303402	SUBDIVISION OF 19.8 HA ZONED RU RES 1 INTO 2 LOTS 1 X 12 HA & 1 X 7 HA APPROX	AP	1998-08-01
2405529100	125341	Two lot residential subdivision	GDEL	2012-10-24
2405529100	125342	to retain existing dwellings in non-complying positions resulting from 125341	GDEL	2012-10-24
2405529100	165523	To undertake a subdivision to create 2 residential lots		
2405529300	165592	To undertake a subdivision to create 15 residential lots.		
2405529300	165644	To construct a vehicle accessway with a non-complying width		

Operative District Plan Map



Road

— Selwyn Roads

Railway

+ Railway

Rating

□ Sub Division

□ Ratepayer Information

□ Parcels

Zones

□ West Melton Observatory Zone

□ 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
CHECK**

Property Check

5/03/03

"INFORMATION ONLY"

The Selwyn District Council holds this material for information only and accepts **NO** liability for its content or accuracy.

Bede Rolton
Rolton McDuff
PO Box 25285
CHRISTCHURCH

COPY

Re: Log Burners - 21A & 21B Dynes Road, Rolleston

Dear Mr Rolton

Further to instructions received on your behalf from Steve Morgan of 1st National Real Estate, to inspect the above heaters, I have pleasure in submitting the following report.

21B

An in-built Kent log burner was installed approximately 12 years ago and unfortunately the local authority have no records of a permit and/or final inspection. From my inspection the heater has been installed to a satisfactory standard and I feel would have complied with the building regulations in force at that time, subject to the below mentioned remedial works.

Installation

The in-built Kent unit is located in the Dining Room and has been set into an existing brick fireplace. The heater stands on a non-combustible hearth constructed of tiles over concrete which measures 350mm from the firebox door to the hearth edge (minimum requirement 300mm).

The flue is a single steel liner set into an existing brick chimney stack. As this steel liner is fully enclosed within the chimney stack I am unable to comment on its overall condition.

Observations / Recommendations

- 1) To comply with current seismic regulations the unit would require permanently fixing to its base, this could be by means of two 8mm diameter Dynabolts secured through the base of the unit into the concrete hearth.
- 2) The cowl is missing from the terminal point of the flue and require reinstating.
- 3) There is deterioration to the firebox, repairs will be required in the future.

21A

A free standing Woodsman Ebony log burner was installed approximately 12-15 years ago by previous owners of the property and unfortunately the local authority have no records of a permit and/or final inspection. From my inspection the heater has been installed to a satisfactory standard however the below mentioned remedial works will be required to enable the unit to comply with current building regulations and the manufacturers specifications.

Installation

The free standing unit is located in the Lounge and has been set onto a non-combustible hearth constructed of tiles over concrete which measures 220mm from the firebox door to the hearth edge (minimum requirement 265mm). The back of the unit is positioned 160mm from the rear wall which has been lined with plasterboard (minimum requirement 150mm with shield fitted).

The flue is a single steel liner to the ceiling level fitted with a metal glue guard and a steel ceiling plate.

As there is no access into the roof space/loft removing the ceiling cover plate indicated the flue is triple lined through the ceiling and roof and extends above the roof line approximately 1m where a stainless steel cowl has been fitted to the terminal point.

Observations / Recommendations

- 1) To comply with current seismic regulations the unit would require permanently fixing to its base, this could be by means of two 8mm diameter Dynabolts secured through the base of the unit into the concrete hearth.
- 2) The hearth will require extending in a non combustible material to a minimum of 265mm from the firebox door.

As a flue guard has been installed the unit is adequately positioned from the surrounding walls.

Viewing the wet back connections indicated that there was no leakage at the time of inspection.

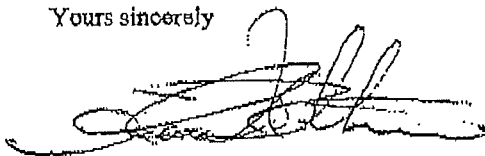
As no Certificate of Compliance can be issued retrospectively I would suggest that a copy of this letter be passed to the local authority, together with a letter requesting that consideration be given to hold our report on the property file for future reference.

As requested the approximate costs of the repairs would be \$350.00.

I trust this report meets with your requirements however should you have any queries please do not hesitate to contact me.

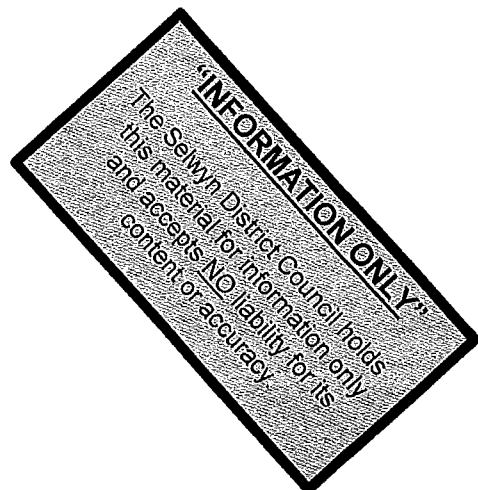
Assuring you of our best attention at all times.

Yours sincerely



Maurice Valentine
CONSULTANT

REF: 21019:MV/KFF



27/03/2003 17:00

033778908
033778908

27/03/2003 17:05

64-3-388-6966

ROLTON MACDUFF

PROPERTYCHECK

PAGE 02/02

PAGE 02/02



**PROPERTY
CHECK**

Property Check

25/03/03

Bede Rolton
Rolton MacDuff
PO Box 25285
CHRISTCHURCH

Re:- 21A & 21B Dynes Road, Rolleston

Dear Mr Rolton

Further to our report dated 05/03/03 a re-inspection of the heaters at the above property has taken place and it can be confirmed that the remedial works required have now been completed to a satisfactory standard and I would consider the unit to be in an acceptable condition for insurance purposes.

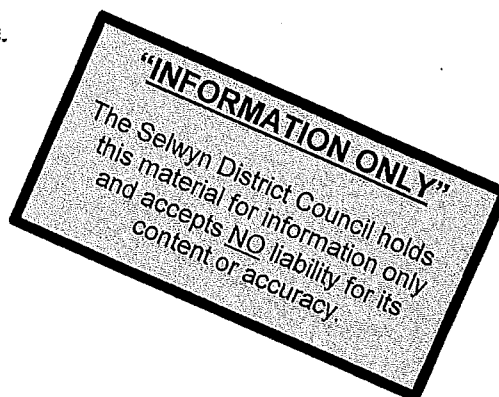
As no Certificate of Compliance can be issued retrospectively I would recommend a copy of both reports be passed to the City Council, together with a letter requesting that they be placed on the property file for future reference.

Assuring you of our best attention at all times.

Yours sincerely

Maurice Valentine, MNZIOB, REAIQP
CONSULTANT

REF:21019AMV:AM



Land Information Memorandum

L191258

Application

Tim Rankin/ 102633-236	No.	L191258
Parry Fields Lawyers	Application date	11/07/19
PO Box 8020	Issue date	17/07/19
Riccarton	Phone	03 348 8480
Christchurch 8440	Fax	-

Property

Valuation No.	2405529000
Location	19 Dynes Road
Legal Description	Lot 50 D P 8530 Block 111 Leeston Survey District
Owner	Whittington Brian Richard
Area (hectares)	1.2141

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

Rates

Rateable Value	
The date of Selwyn's last General Revaluation was 1/07/18. For further information please contact Council's Rates Department.	
Revaluation Year	2018
Land	\$530,000
Capital Value	\$535,000
Improvements	\$5,000
Current Rates Year 2019 to 2020	
Annual Rates	\$ 709.65
Current Instalment	\$ 177.40
Current Year - Outstanding Rates	\$ 177.40
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/09/19
Next Revaluation Due 2021.	
The rates listed for this property are correct as at the date of this report being issued.	
The rates for the year commencing 1 st July 2019 to 30 th June 2020 will be adopted at the Council meeting in July 2019 and will be available after that date. For further information please contact our Rates department – phone 3472 800.	

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

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

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

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

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative District Plan Zoning: Rolleston Living Z

Planning Note

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

Building

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

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

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

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

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

Services

Water	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 new or replacement domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

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 Soakholes

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

Refuse, organic and recycling collection is available on Friday

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

Land and Building Classifications

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

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

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

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

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

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.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Dynes 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: None known

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Eyre shallow sandy loam

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

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

Licences/Environmental Health

No information located.

Selwyn District Public Libraries

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

The following is a list of the libraries within Selwyn:

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

Leeston Library, 19 Messines Street – Phone 03 3472 871

Lincoln Library, 22 Gerald Street – Phone 03 3472 876

Rolleston Library, 94 Rolleston Drive – Phone 03 3472 880

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

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

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

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: Chaya Stevens



Date: 17/07/19

Legend












- + Railway
- Selwyn Roads
- All Road Labels

-  Sub Division
-  Ratepayer Information
-  Parcels




Storm_pt

-  CHAMBER
-  EQUIPMENT
-  FACILITY
-  INLET/OUTLET
-  MANAGEMENT
-  MANHOLE
-  NODE
-  SOAKHOLE
-  SUMP
-  VALVE




Storm_In

-  CHANNEL
-  DIM LINE
-  MANAGEMENT
-  NON SDC SERICE
-  OBSOLETE
-  OUTLINE
-  PIPE
-  SITE_BOUNDARY
-  Soakhole w/Hoz Soakage
-  StopBank
-  Stormwater Management Area
- Storm_In_Labels

Liquefaction Susceptibility

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

Dairy Processing

-  DPMA
-  NCB
-  West Melton Observatory Zone

Planning Zones

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

Property Map

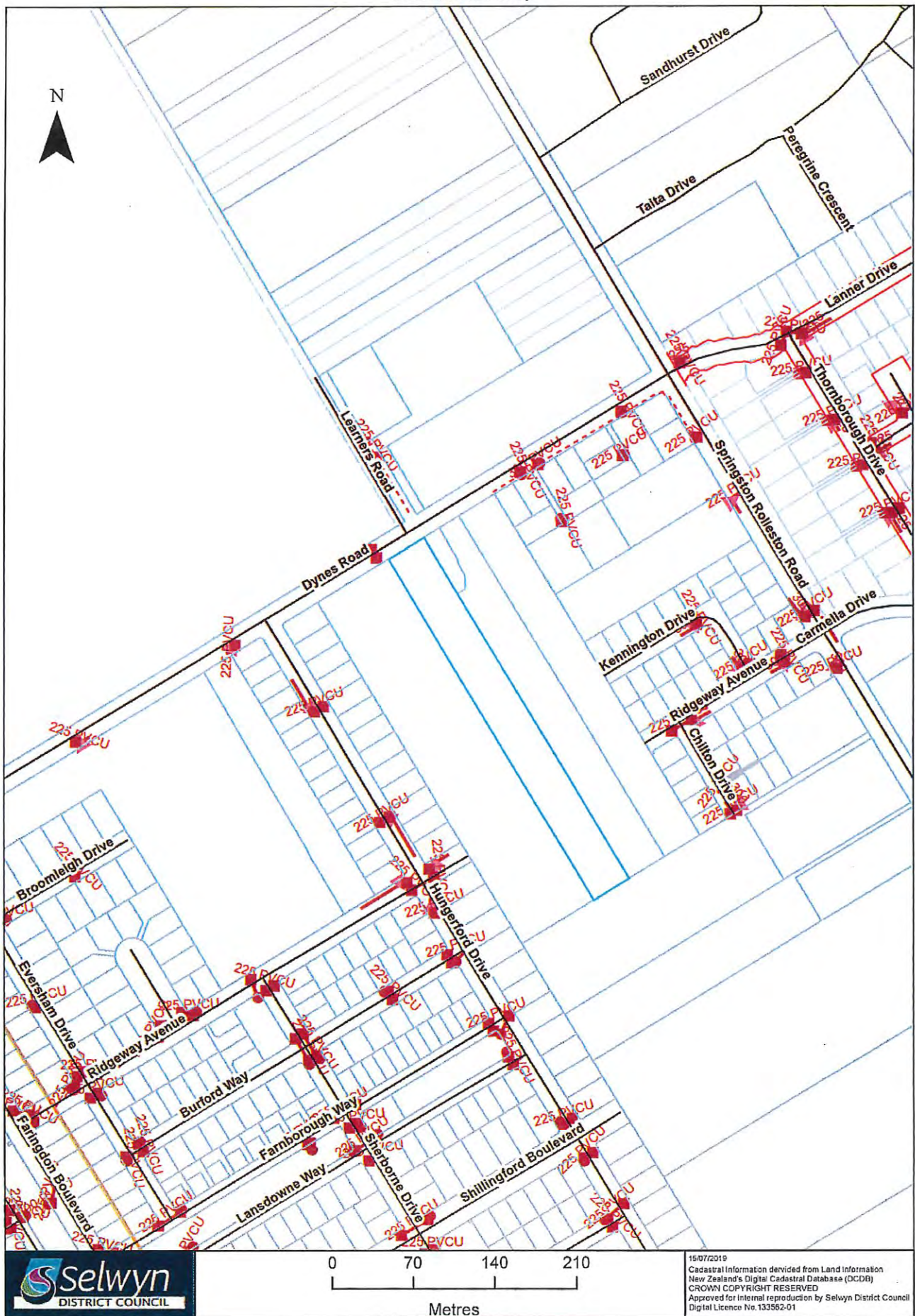


Property Map

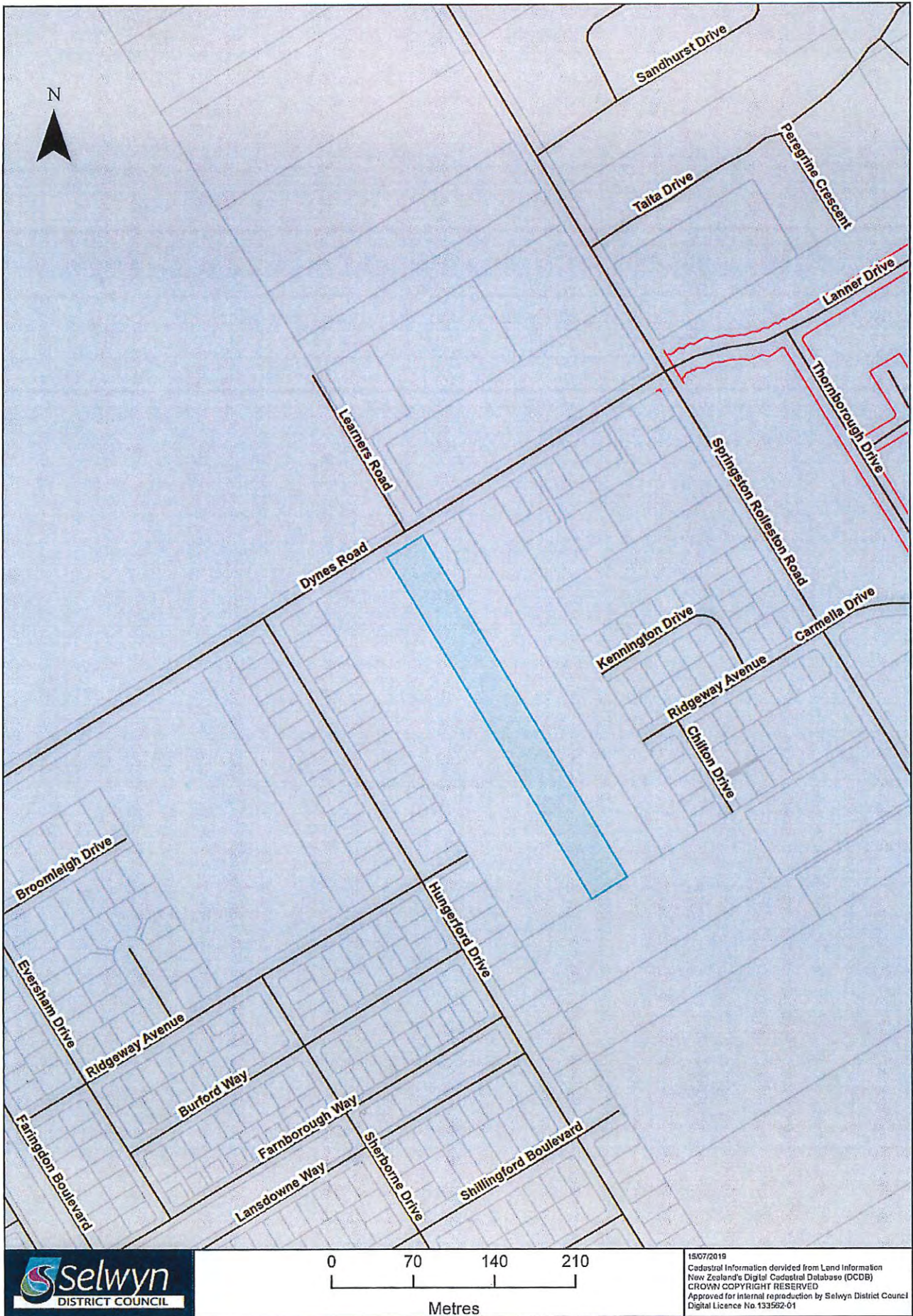


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Stormwater Map



Liquefaction Map



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Operative District Plan Map



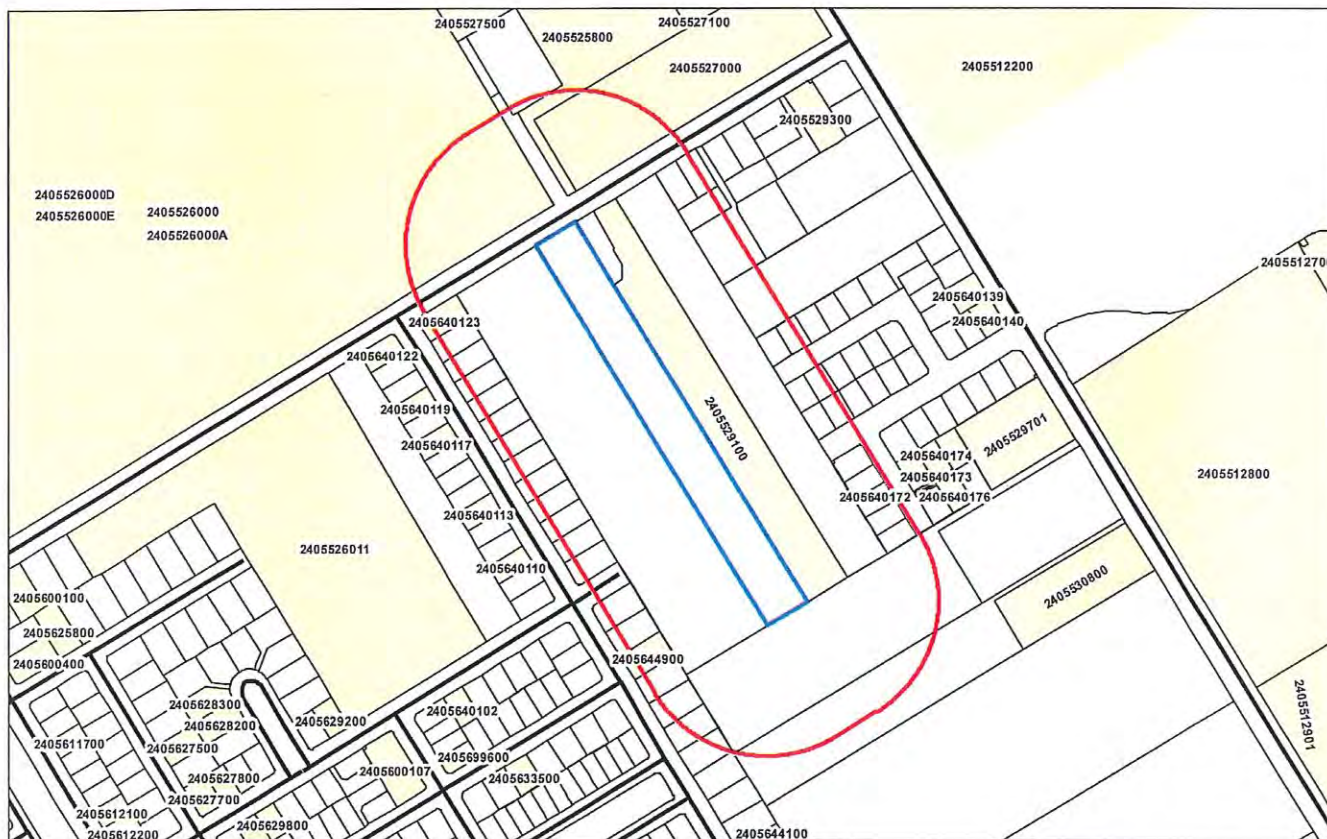
RESOURCE CONSENT INFORMATION

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

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

Resource Consent Status Codes:

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



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Resource Consent Map 100m Buffer



Assessment ID	Consent Number	Proposal	Status	Date
2405526000	175524	Outline Plan for installation of sports fields, lighting, accessories, planting, landscaping.	GDEL	2017-09-22
2405526000	175599	Outline Plan - To carry out an extension to Rolleston Men's Shed.	GDEL	2017-10-26
2405526000	175393	To install a glass partition in the existing foyer/reception area to create a private meeting space.	GDEL	2017-07-24
2405526000	R307820	TO CREATE FOUR LOTS OF ATLEAST 4HA IN THE INNER PLAINS	GDEL	2006-01-20
2405526000	R305389	SUBDIVISION INTO 9 LOTS OF APPROX 1 HA & BALANCE LOT OF 3 HA	GDEL	2002-04-05
2405526000	115252	OUTLINE PLAN TO ESTABLISH AND OPERATE THE ROLLESTON AQUATIC CENTRE FACILITY	GCOM	2011-09-22
2405526000	135179	Outline plan for installation of temporary signage within the Foster Recreation Precinct advertising the proposed development.	GCOM	2013-05-02
2405526000	135052	Outline plan to establish freestanding signage at the Selwyn Aquatic Centre	GDEL	2013-02-25
2405526000	145508	Outline plan approval for Rolleston Men's Shed	GDEL	2014-10-16
2405526000	145517	To establish, operate and maintain a mobile phone tower	GDEL	2014-11-21
2405526000	145522	Outline Plan for construction and installation of a water storage tank for irrigation purposes at Foster Recreation park.	GDEL	2014-10-09
2405526000	D110019	Notice of Requirement for a designation for a public project to use land for recreation and community purposes "Rolleston Recreation Precinct"	AP	2011-08-24
2405526000	D190059	Alter the designation for Rolleston Recreation Precinct (now referred to as Foster Park).		
2405526000	R300630	TO ADJUST BOUNDARIES TO CREATE ONE 800 SQ MTR TITLE AND ONE 49 ACRE TITLE	AP	1993-07-14
2405526000	195065	OUTLINE PLAN - To construct rooms and an ancillary LPG storage shed; with an associated 83 space car park on Foster Park	GCOM	2019-05-09
2405526000	195130	To install a two pan gabled roof Permaloo Toilet Unit	GDEL	2019-04-12
2405526000	195192	OUTLINE PLAN - To undertake extensions to the existing Selwyn Aquatic Centre	GDEL	2019-05-03
2405526000	185414	OUTLINE PLAN - To erect 11 directory signs at Foster park	GDEL	2018-08-23
2405526000	165410	Outline plan approval for a temporary toilet block at Foster Recreation Park	GDEL	2016-08-01
2405526000	165452	To install 3 sports fields & 1 hockey turf, Contoured mound adjacent to Dunns Road and irrigation for above and Light Poles for hockey turf	GDEL	2016-09-09
2405526000	165436	To erect a sports facility and storage shed	GDEL	2016-08-23
2405526000	155478	To erect a shed adjacent to existing Rolleston Men's Shed		
2405526000	155482	Outline plan approval to install lighting and power to Foster Recreation Park.	GDEL	2015-09-08
2405526000	175342	Outline plan: To install a 3 pan toilet block in Foster Park	GDEL	2017-07-14
2405526000	175459	Outline Plan to erect a billboard frame for community events and tourism.	GCOM	2017-08-28
2405526000	175295	Outline plan to construct a Destination Childrens Playground at Fosters Recreation Reserve	GDEL	2017-06-15
2405526000	175164	Outline plan to construct a car park at Fosters Recreation Reserve	GDEL	2017-04-10
2405526000A	D170053	Rolleston Recreation Precinct designation alteration		2017-12-13
2405526000A	R303402	SUBDIVISION OF 19.8 HA ZONED RU RES 1 INTO 2 LOTS 1 X 12 HA & 1 X 7 HA APPROX	AP	1998-08-01
2405640123	165624	Fast track - To erect a dwelling with a non-complying internal boundary setback	GDEL	2016-11-28
2405525800	175364	To establish and operate a preschool		2017-10-05
2405525800	175489	To carry out three lot subdivision	GDEL	2017-10-05
2405644900	155669	A retrospective consent to retain a 1.8m fence, located on the south side of the property forward of the front of the fa�ade of the dwelling.	GDEL	2015-12-08

2405526000D	195277	To carry out bulk earthworks in association with the expansion of Selwyn Aquatic Centre.	GCOM	2019-06-17
2405527000	175113	To retrospectively relocate three cabins	GDEL	2017-04-24
2405529100	125341	Two lot residential subdivision	GDEL	2012-10-24
2405529100	125342	to retain existing dwellings in non-complying positions resulting from 125341	GDEL	2012-10-24
2405529100	185523	To undertake a subdivision to create 2 residential lots		
2405526000E	195323	OUTLINE PLAN APPROVAL - To construct a 63m2 extension to the existing Engineering workshop (Rolleston Men's Shed)	GDEL	2019-07-03



IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

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

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

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

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

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

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

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

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

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

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

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

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

CARE FOR ESTABLISHING STREET TREES

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

Follow the simple directions below to help your tree survive.

When should I water?

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

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

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

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

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

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

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

Be water wise



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

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

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

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

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

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

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

How much water do you use?

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

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



Tips for managing your water use

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

Your garden and lawn

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

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



Outdoors

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

Indoors

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

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

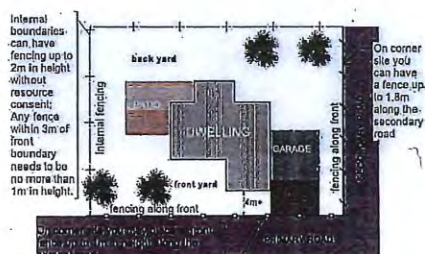
The style one uses for their fencing largely depends on its location and the intended purpose. By choosing a fence style that complies with the CPTED (Crime Prevention through Environmental Design) guidelines and the District Plan rules, one can contribute to a safer, more attractive neighbourhood.

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

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 your property out across the park to visually increase the size of your property.

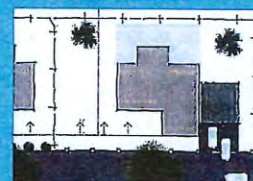


URBAN FENCING

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.



FENCING in the Selwyn District. A best practise guide to residential fencing

Land Information Memorandum

L191259

Application

Tim Rankin/ 102633-236	No.	L191259
Parry Fields Lawyers	Application date	11/07/19
PO Box 8020	Issue date	17/07/19
Riccarton	Phone	03 348 8480
Christchurch 8440	Fax	-

Property

Valuation No.	2405529200
Location	19 Dynes Road
Legal Description	Lot 48 D P 8530 Block 111 Leeston Survey District
Owner	Whittington Brian Richard
Area (hectares)	1.2141

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

Rates

Rateable Value

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

Revaluation Year	2018
Land	\$530,000
Capital Value	\$840,000
Improvements	\$310,000

Current Rates Year 2019 to 2020

Annual Rates	\$2,226.65
Current Instalment	\$ 556.65
Current Year - Outstanding Rates	\$ 556.65
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/09/19

Next Revaluation Due 2021.

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

The rates for the year commencing 1st July 2019 to 30th June 2020 will be adopted at the Council meeting in July 2019 and will be available after that date. For further information please contact our Rates department – phone 3472 800.

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

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

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

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

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative District Plan Zoning: Rolleston Living Z

Planning Notes

Council holds a copy of a Point Strip Agreement which places restrictions on access to the adjoining land and/or infrastructure if the site is subdivided/developed.

Building

20/07/92	Building Permit K38238 Kitchen Extension
8/07/92	Building Permit A028p/A029d Plumbing For Kitchen Extension
20/06/88	Building Permit F017544 Install Games Room
6/01/86	Building Permit D035260 Erect Office & Toilet
6/01/86	Building Permit 3057p/3058d Plumbing & Drainlaying For Toilet & Shower
28/02/80	Building Permit J020583 Erect Shed
19/11/75	Building Permit G55482 Erect Shed

15/05/74	Building Permit 907/908 Drainage & Plumbing
25/03/74	Building Permit F46477 Erect Dwelling & Garage
9/11/70	Building Permit C028108 Additions To Implement Shed
23/07/68	Building Permit A068931 Erect Bach & Pump House
30/11/67	Building Permit A012163 Erect Implement Shed

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

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

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

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

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

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

There is an existing domestic onsite wastewater treatment system on this property. The owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

Any new or replacement domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

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 hole

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

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

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.

Copy of drainage plan attached.

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

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

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

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Dynes Road is a formed and sealed local road maintained by the 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: This site may contain areas of filled ground. Council does not hold site specific information on subsoil classifications or ground bearing capacities for this site. Therefore if the applicant intends to erect a building on this property, they will need to carry out on site subsoil investigations to verify that '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 a Building Consent.

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Eyre shallow sandy loam

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

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

Licences/Environmental Health

No information located.

Selwyn District Public Libraries

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

The following is a list of the libraries within Selwyn:

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

Leeston Library, 19 Messines Street – Phone 03 3472 871

Lincoln Library, 22 Gerald Street – Phone 03 3472 876

Rolleston Library, 94 Rolleston Drive – Phone 03 3472 880

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

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

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

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: Chaya Stevens



Date: 17/07/19



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

Parry Fields Lawyers
PO Box 8020
Riccarton
Christchurch 8440

GST Number: 53-113-451
Invoice Date: 17/07/19
Account No: 803328
Order No.

Tax Invoice 126382

Quantity	Description	Rate	Amount
	L1m L191258 Tim Rankin/ 102633-236 19 Dynes Road VAL: 2405529000 L1m L191257 Tim Rankin/102633-236 35 Dynes Road VAL: 2405528900 L1m L191259 Tim Rankin/ 102633-236 19 Dynes Road VAL:2405529200		
	Land Information Memorandum Fee		204.40 *
1	Land Information Memorandum Fee	100.00	100.00 *
1	Land Information Memorandum Fee	100.00	100.00 *
			\$404.40
	(* Incl GST \$52.74)		

Total incl. GST \$404.40

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Parry Fields Lawyers
PO Box 8020
Riccarton
Christchurch 8440

Account No.: 803328
Invoice No.: 126382
Total Due: **\$404.40**

Amount Enclosed:

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




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



Legend

	District Boundary		IRRIGATION
	Township Boundary		NON SDC SERVICE
	Railway		OBSOLETE
	Selwyn Roads		OUTLINE
	All Road Labels		PIPE_GRAVITY
	Ratepayer Information		PIPE_RISINGMAIN
	Parcels		SITE_BOUNDARY

Water_pt

	EQUIPMENT
	FACILITY
	FIRE_PLANT
	HYDRANT
	IRRIGATION
	NODE
	OBSOLETE
	SUPPLY_POINT
	TANK
	VALVE




Water_In

	DIM LINE
	DUCT
	IRRIGATION
	NON SDC SERVICE
	OBSOLETE
	OUTLINE
	PIPE
	SITE_BOUNDARY
	Manhole Labels

Sewer_pt

	CHAMBER
	EQUIPMENT
	FACILITY
	MANHOLE
	NODE
	VALVE













Sewer_In

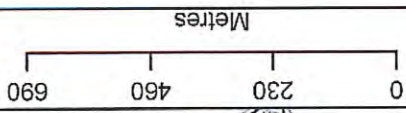
	OUTLINE
	DIM LINE
	DUCT

Storm_pt

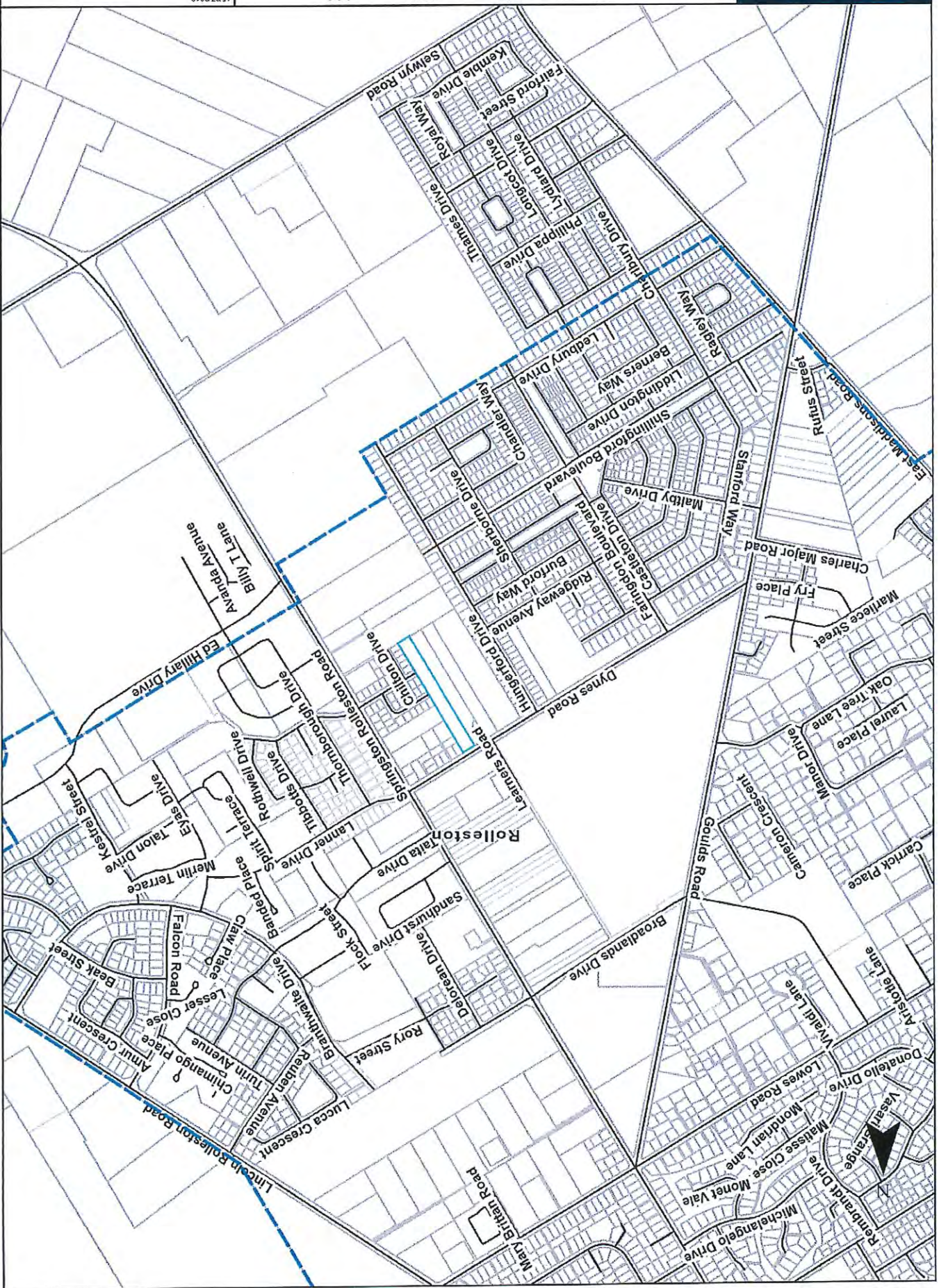
	CHAMBER
	EQUIPMENT
	FACILITY
	INLET/OUTLET
	MANAGEMENT
	MANHOLE
	NODE
	SOAKHOLE
	SUMP
	VALVE

Storm_In

	CHANNEL
	DIM LINE
	MANAGEMENT
	NON SDC SERVICE
	OBSOLETE
	OUTLINE
	PIPE
	SITE_BOUNDARY
	Soakhole w/Hoz Soakage
	StopBank
	Stormwater Management Area
	Storm_In_Labels



Property Map



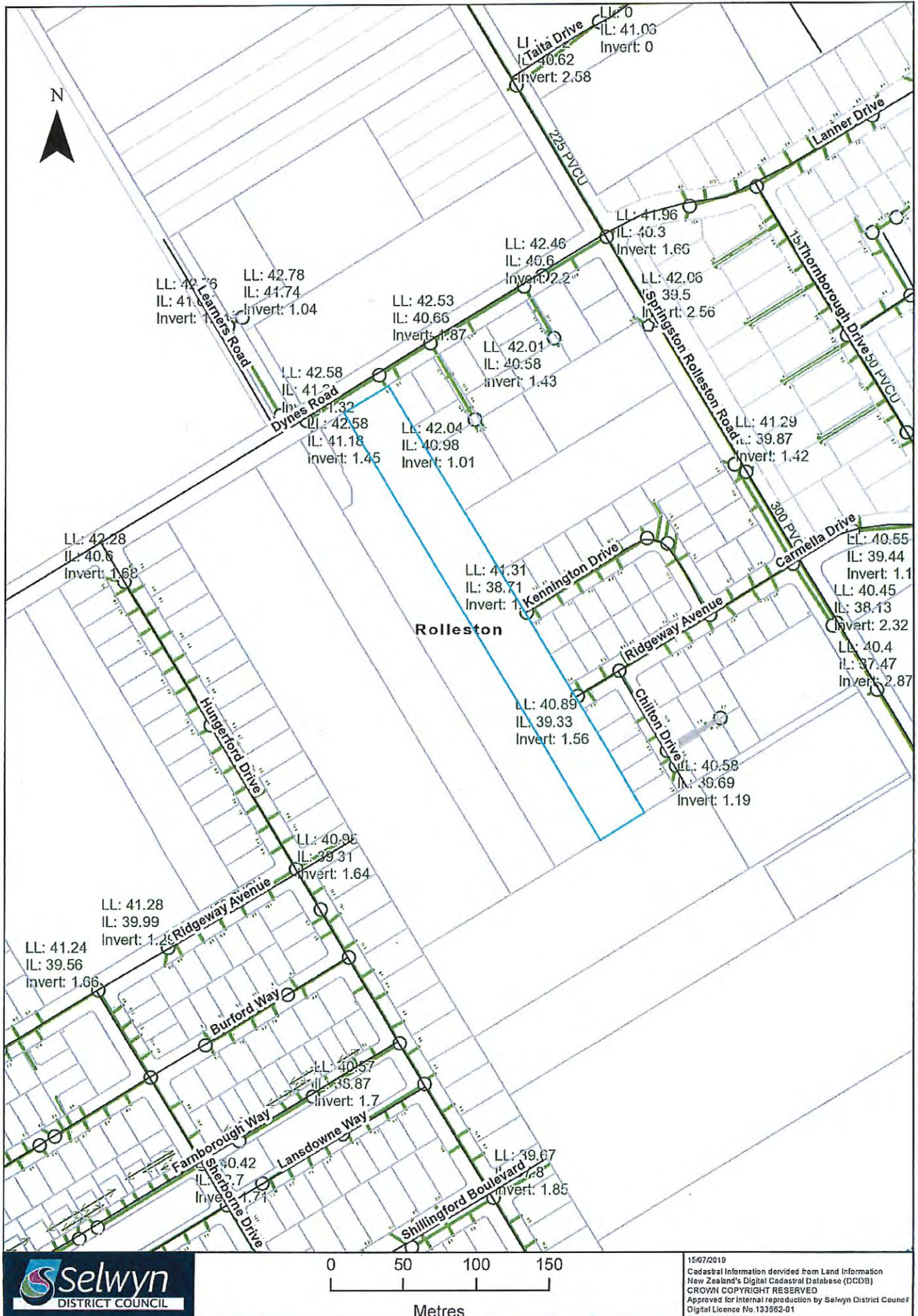
Property Map



Water Supply Map



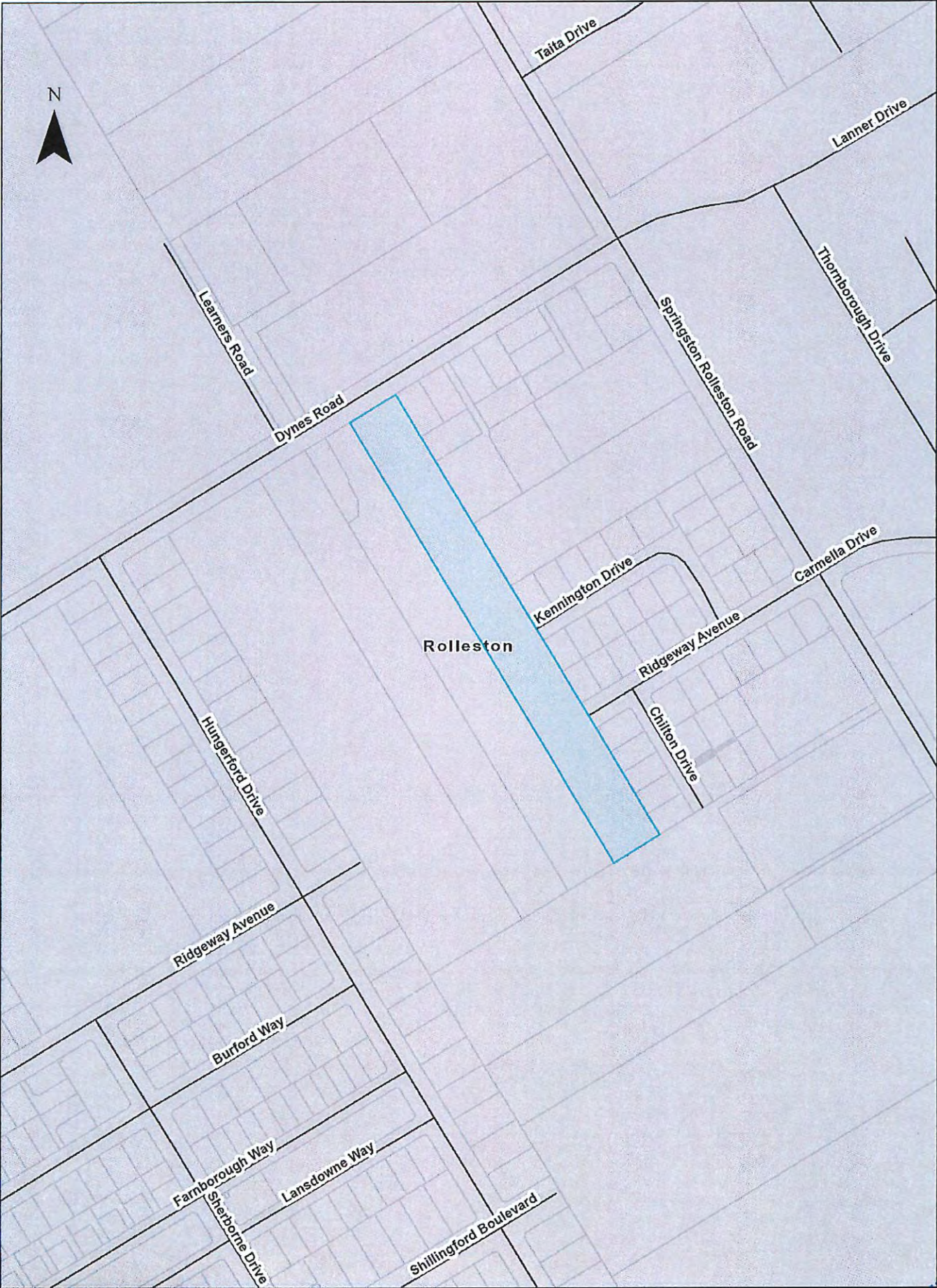
Sewer Map



Stormwater Map



Liquefaction Map



Operative District Plan Map



IP

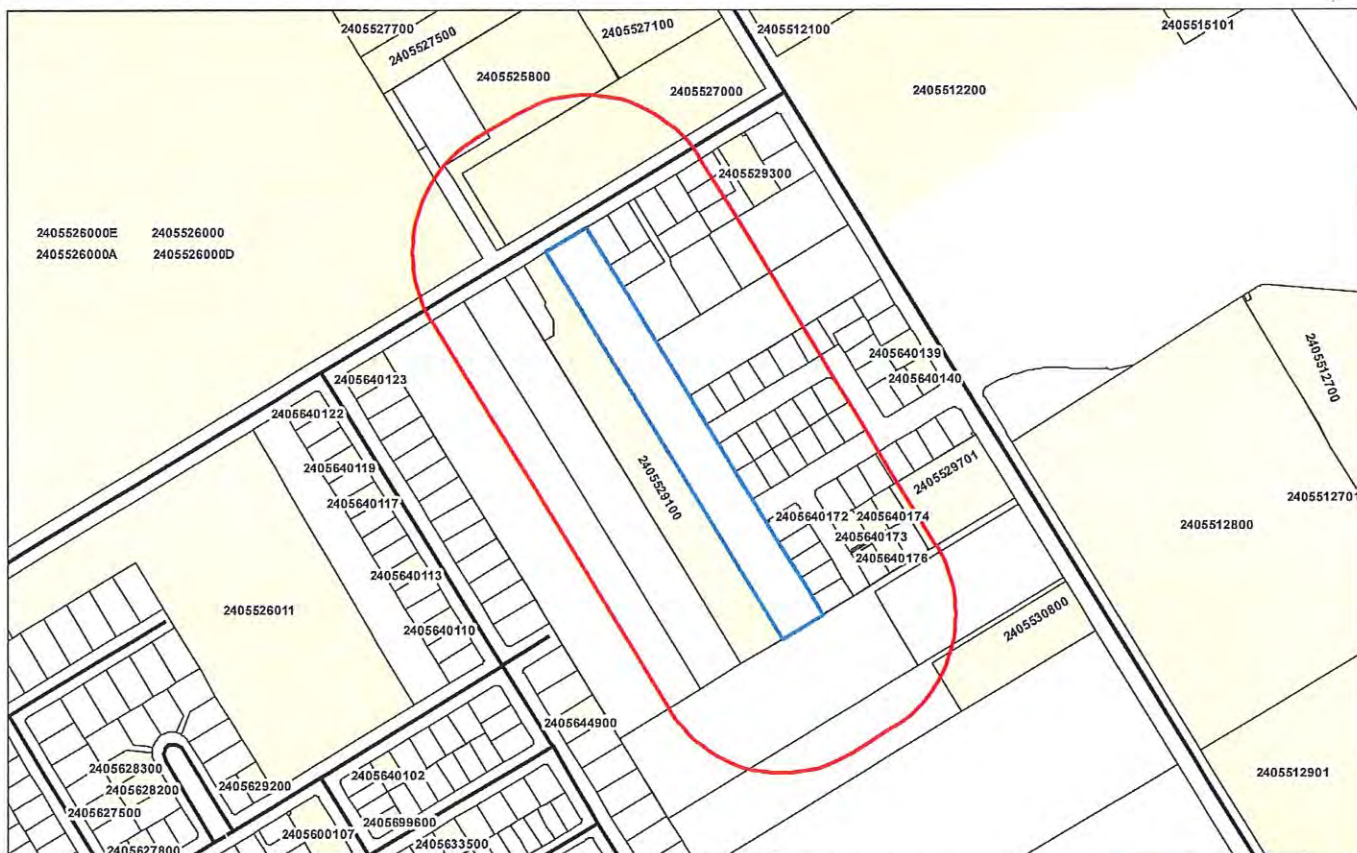
RESOURCE CONSENT INFORMATION

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



Cadastral information derived from
Land Information New Zealand's Digital Cadastral Database (DCDB)
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Digital Licence No. 133562-01

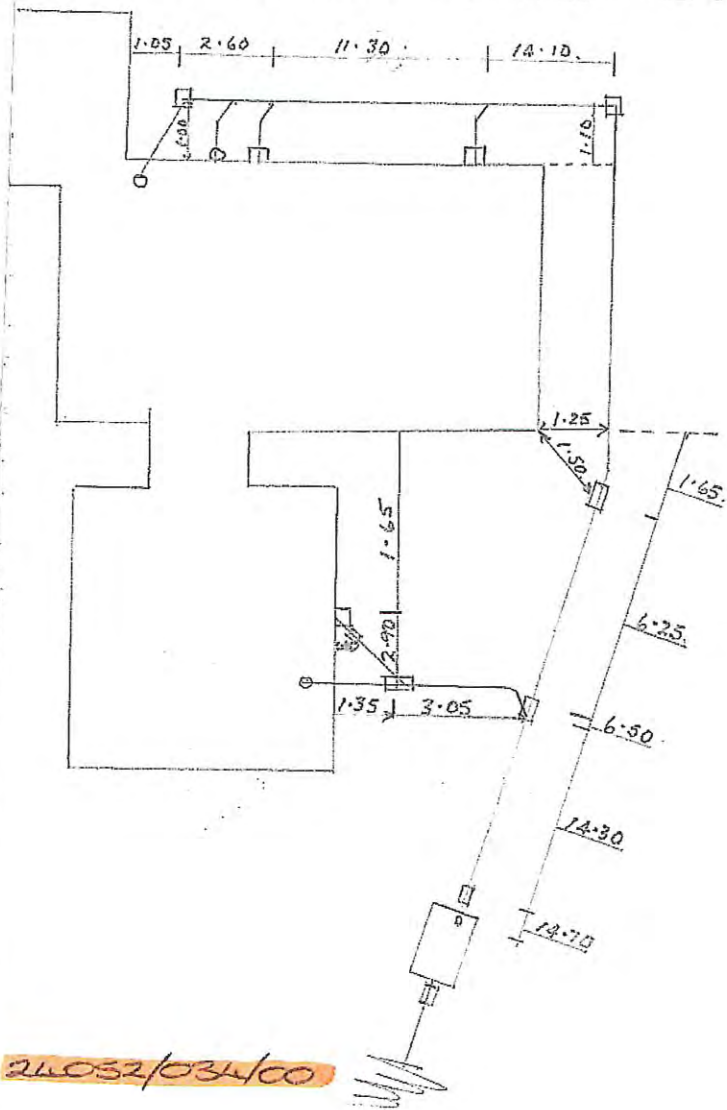
Resource Consent Map
100m Buffer



Assessment ID	Consent Number	Proposal	Status	Date
2405640172	195223	Application for right of way under section 348 of LGA	GDEL	2019-06-24
2405529100	125341	Two lot residential subdivision	GDEL	2012-10-24
2405529100	125342	to retain existing dwellings in non-complying positions resulting from 125341	GDEL	2012-10-24
2405529100	165523	To undertake a subdivision to create 2 residential lots		
2405526000E	195323	OUTLINE PLAN APPROVAL - To construct a 63m2 extension to the existing Engineering workshop (Rolleston Men's Shed)	GDEL	2019-07-03
2405529701	175208	To undertake a residential boundary adjustment	GDEL	2017-05-18
2405526000D	195277	To carry out bulk earthworks in association with the expansion of Selwyn Aquatic Centre.	GCOM	2019-06-17
2405527000	175113	To retrospectively relocate three cabins	GDEL	2017-04-24
2405640176	195075	To erect a dwelling up a Right of Way with a garage positioned forward of the front facade	GDEL	2019-04-08
2405640174	PB198069	FAST TRACK - To erect a dwelling with restricted discretionary siting	GDEL	2019-03-25
2405530800	R304854	BOUNDARY ADJUSTMENT	GDEL	2001-10-01
2405640173	195076	To erect a dwelling located up a Right of Way with the garage being located 6.0m forward of the front facade of the dwelling.	GDEL	2019-04-08
2405526000	175524	Outline Plan for installation of sports fields, lighting, accessories, planting, landscaping.	GDEL	2017-09-22
2405526000	175599	Outline Plan - To carry out an extension to Rolleston Men's Shed.	GDEL	2017-10-26
2405526000	175393	To install a glass partition in the existing foyer/reception area to create a private meeting space.	GDEL	2017-07-24
2405526000	155478	To erect a shed adjacent to existing Rolleston Men's Shed		
2405526000	155482	Outline plan approval to install lighting and power to Foster Recreation Park.	GDEL	2015-09-08
2405526000	175295	Outline plan to construct a Destination Childrens Playground at Fosters Recreation Reserve	GDEL	2017-06-15
2405526000	175164	Outline plan to construct a car park at Fosters Recreation Reserve	GDEL	2017-04-10
2405526000	185414	OUTLINE PLAN - To erect 11 directory signs at Foster park	GDEL	2018-08-23
2405526000	165410	Outline plan approval for a temporary toilet block at Foster Recreation Park	GDEL	2016-08-01
2405526000	165452	To install 3 sports fields & 1 hockey turf, Contoured mound adjacent to Dunns Road and irrigation for above and Light Poles for hockey turf	GDEL	2016-09-09
2405526000	165436	To erect a sports facility and storage shed	GDEL	2016-08-23
2405526000	145517	To establish, operate and maintain a mobile phone tower	GDEL	2014-11-21
2405526000	145522	Outline Plan for construction and installation of a water storage tank for irrigation purposes at Foster Recreation park.	GDEL	2014-10-09
2405526000	R307820	TO CREATE FOUR LOTS OF ATLEAST 4HA IN THE INNER PLAINS	GDEL	2008-01-20
2405526000	R305389	SUBDIVISION INTO 9 LOTS OF APPROX 1 HA & BALANCE LOT OF 3 HA	GDEL	2002-04-05
2405526000	175342	Outline plan: To install a 3 pan toilet block in Foster Park	GDEL	2017-07-14
2405526000	175459	Outline Plan to erect a billboard frame for community events and tourism.	GCOM	2017-08-28
2405526000	195130	To install a two pan gabled roof Permaloo Toilet Unit	GDEL	2019-04-12
2405526000	195182	OUTLINE PLAN - To undertake extensions to the existing Selwyn Aquatic Centre	GDEL	2019-05-03
2405526000	115252	OUTLINE PLAN TO ESTABLISH AND OPERATE THE ROLLESTON AQUATIC CENTRE FACILITY	GCOM	2011-09-22
2405526000	135179	Outline plan for installation of temporary signage within the Foster Recreation Precinct advertising the proposed development.	GCOM	2013-05-02
2405526000	135062	Outline plan to establish freestanding signage at the Selwyn Aquatic Centre	GDEL	2013-02-25
2405526000	145508	Outline plan approval for Rolleston Men's Shed	GDEL	2014-10-16

2405526000	D110019	Notice of Requirement for a designation for a public project to use land for recreation and community purposes "Rolleston Recreation Precinct"	AP	2011-08-24
2405526000	D190059	Alter the designation for Rolleston Recreation Precinct (now referred to as Foster Park).		
2405526000	R300630	TO ADJUST BOUNDARIES TO CREATE ONE 800 SQ MTR TITLE AND ONE 49 ACRE TITLE	AP	1993-07-14
2405526000	195065	OUTLINE PLAN - To construct rooms and an ancillary LPG storage shed; with an associated 63 space car park on Foster Park	GCOM	2019-05-09
2405526000A	D170053	Rolleston Recreation Precinct designation alteration		2017-12-13
2405526000A	R303402	SUBDIVISION OF 19.8 HA ZONED RU RES 1 INTO 2 LOTS 1 X 12 HA & 1 X 7 HA APPROX	AP	1998-08-01
2405525800	175364	To establish and operate a preschool		2017-10-05
2405525800	175489	To carry out three lot subdivision	GDEL	2017-10-05

B. WHITTINGTON DYNES RD. ROLLESTON.
DRAINLAYER D. JACKSON 8-9-75

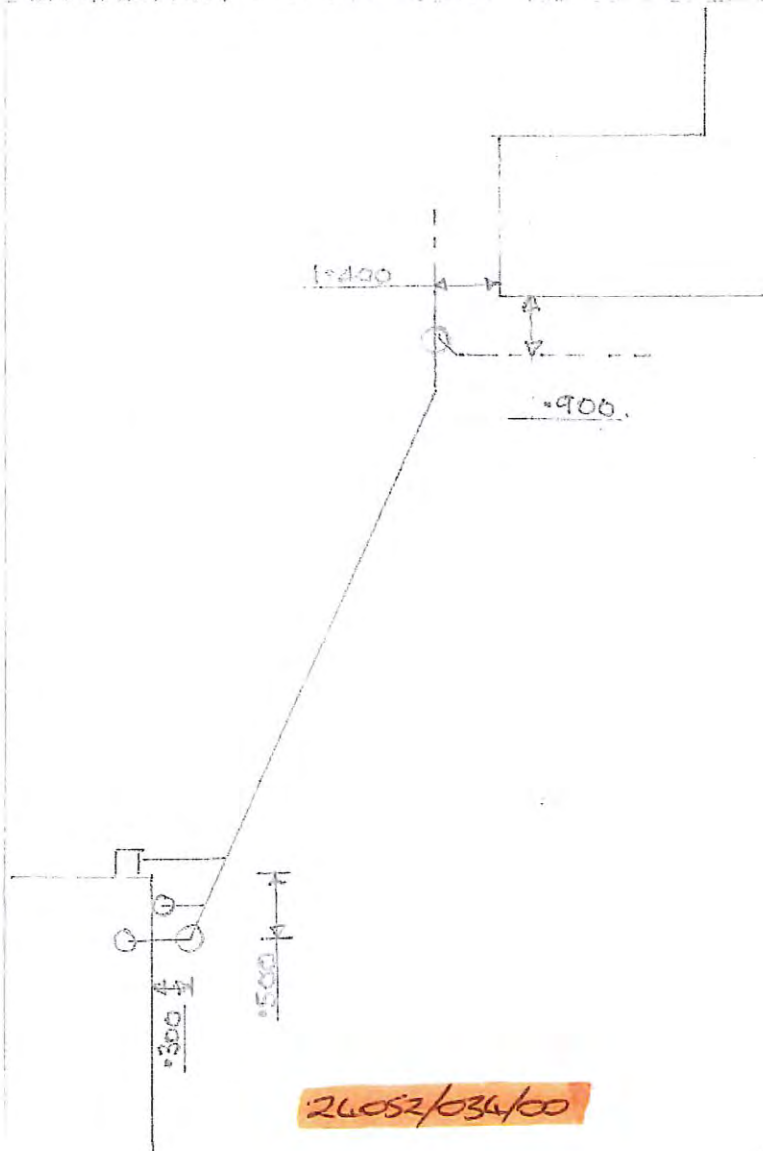


DRAINAGE PLAN

BC/PERMIT No: 907/908

DATE: 08-09-75

B. R. WHITTINGTON: LYNES RD COLLISION
DRAINLAYER: J. F. WRIGHT 5-16-12-86



26052/034/00

DRAINAGE PLAN

BOY PERMIT No: 3057P/30580

DATE: 16/12/86

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 your property out across the park to visually increase the size of your property.

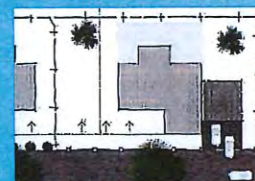


URBAN FENCING

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.



FENCING in the Selwyn District. A best practice guide to residential fencing

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

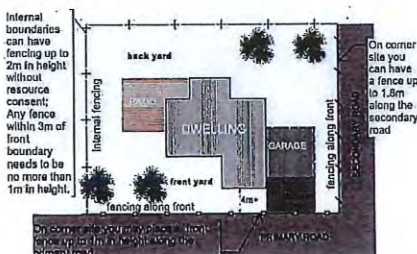
The style one uses for their fencing largely depends on its location and the intended purpose. By choosing a fence style that complies with the CPTED (Crime Prevention through Environmental Design) guidelines and the District Plan rules, one can contribute to a safer, more attractive neighbourhood.

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



IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

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

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

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

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

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

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

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

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

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

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

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

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

CARE FOR ESTABLISHING STREET TREES

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

Follow the simple directions below to help your tree survive.

When should I water?

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

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

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

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

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

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

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

Be water wise



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

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

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

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

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

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

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

How much water do you use?

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

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



Tips for managing your water use

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

Your garden and lawn

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

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



Outdoors

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

Indoors

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