

Land Information Memorandum**L202259****Application**

102633-287/Tim Rankin	No.	L202259
Parry Fields Lawyers	Application date	16/10/20
PO Box 8020	Issue date	2/11/20
Riccarton	Phone	03 348 8480
Christchurch 8440	Fax	

Property

Valuation No.	2405531700
Location	417 Springston Rolleston Road
Legal Description	LOT 1 DP 60892 BLK III LEESTON SD
Owner	Hughes Developments Ltd :
Area (hectares)	4.0000

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

Rates**Rateable Value**

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

Revaluation Year	2018
Land	\$900,000
Capital Value	\$1,350,000
Improvements	\$450,000

Current Rates Year 2020 to 2021

Annual Rates	\$3,034.85
Current Instalment	\$ 758.70
Current Year - Outstanding Rates	\$ 758.70
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/12/20

Next Revaluation Due 2021.

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

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

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

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

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

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative District Plan Zoning: Rural Inner Plains

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

As a result, some of the Proposed rules apply from the date of notification – 5 October 2020.

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

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

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

www.selwyn.govt.nz/proposedplan

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

www.selwyn.govt.nz/districtplanreview

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

Planning Note

Reference: (EIB Management Overlay: EIB Canterbury Plains Area)

The Council is undertaking a District Plan Review and through this process this property has been identified by the Proposed District Plan as containing or being in close proximity to an area of Natural Character. The Proposed District Plan contains restrictions on what earthworks can and cannot be carried out in this area. All provisions relating to earthworks within areas of Natural Character have immediate legal effect and a resource consent may be required under the Proposed District Plan.

For further information visit <https://yoursay.selwyn.govt.nz/selwyndistrictplanreview> or contact the Planning Department

Reference (Plains Flood Management Overlay and Liquefaction Damage Unlikely Overlay)

The District Plan Review has considered the potential effects of Natural Hazards such as flooding, tsunami, wildfire and geotechnical hazards such as land instability, liquefaction and fault lines on properties across the District. This property is identified by the Proposed District Plan as being located within a Natural Hazard Overlay.

For further information visit <https://yoursay.selwyn.govt.nz/selwyndistrictplanreview> or contact the Planning Department

PDP – the site is located in an Urban Growth Overlay

Building

27/01/05	Building Consent 041410 Domestic Dwelling Alteration/Addition Withdrawn 17/05/05
7/03/03	Building Consent 030188 Farm Building Code Compliance Certificate Issued 14/05/03
21/08/98	Building Consent R418893 Dwelling Addition Code Compliance Certificate Issued 23/12/99
14/04/93	Building Consent R410925 Dwelling Alterations Code Compliance Certificate Issued 23/12/99
17/09/87	Building Permit E060548 Erect Haybarn / Tractor Shed
29/04/87	Building Permit E003300 Install S/Fuel Heater
12/02/86	Building Permit D035296

Dwelling Alterations

10/09/79	Building Permit H98767 Erect Garage
1/12/71	Building Permit 507 Install Toilet & Terminal Vent
25/11/71	Building Permit 506 Drainage To Septic Tank
25/02/66	Building Permit B62971 Relocate Building For Pig Fattening House

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.

Building Consent 130396

Remove Solid Fuel Heater And Install New Cement Board Base And Tiles, Reinstall Solid Fuel Heater - Wet

Withdrawn 25/11/14

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 is available and connected. Water Is Metered

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

Please note this property has a water meter and water meter charges are a rate and are payable by the property owner. Therefore please ensure a meter reading is requested on settlement so you are not liable for previous owners water charges. Solicitors must ensure that when settling rates with Council on the sale of a property that water meter charges are also included in the settlement calculation.

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 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.

Water Race

An open or piped stockwater race may run through or adjacent to this property. Irrespective of whether the race is used, properties are rated for stockwater as outlined in Council's Policy W109. Property owners have responsibilities for; maintenance, providing access and fencing stock. A building setback applies to all races. Council approval is required for planting of the water races and installation of any structure in the race including culverts.

Potential Water Race Closures

Council has indicated in its Long Term Plan 2015-2025 that it will:

Proactively progress the closure of the Haldon water race intake (within the Ellesmere Water Race Scheme) including the down gradient race network which is supplied by this intake. Targeted Stream Augmentation will possibly be taken into account with some lengths of races remaining open to convey this flow.

Progress ratepayer initiated water race closures once approved by the Water Race Committee for closure.

Work with Central Plains Water to develop a concept for converting the Kowai River sourced water race network (part of the Malvern Water Race Scheme) into a combined water race and irrigation network. This concept will then be used for further consultation with the community.

Work with Environment Canterbury and key stakeholders to realise opportunities to use consented stock water for environmental enhancement including targeted stream augmentation.

Investigate options for integration of the stock water races with Central Plains Water.

The above intention may have a future impact on any water races that serve this property. Affected land owners will be consulted prior to any water race closures.

For further information on water races, please contact Selwyn District Council's Asset Department on phone 03 347 2800.

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

Land Notes: 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: This property adjoins an area of land which has been accepted as a special Housing Area under the Housing Accord Special Housing Areas Act 2013. This means that although the zoning of the adjoin area is rural, a residential subdivision application has been lodged which if granted will create approximately 950 residential lots. For more information please contact Selwyn District Council Planning team.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Springston Rolleston Road and Selwyn Road are formed and sealed arterial roads maintained by Selwyn District Council.

Arterial Roads: Roads which are of strategic district importance linking together significant areas of population and activity.

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)	30 M	30 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: Flood Management Area - 500 year event

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

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

DHI Water and Environment Ltd report – Regional Policy Statement Modelling for SDC – District Plan. The report identifies areas that may be affected by flooding in heavy rainfall events in the Selwyn District.

For more information please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email contactus@selwyn.govt.nz or visit 2 Norman Kirk Drive, Rolleston.

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: None known

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Eyre shallow silt loam

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

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

Licences/Environmental Health

No information located.

Selwyn District Public Libraries

Residents and ratepayers of the Selwyn District may join any library in the District without charge. Please note: photo identification 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: 02 November 2020

Legend

Railway


 Railway

Road

 Selwyn Roads

All Road Labels

Rating


 Ratepayer Information

Title Owners

 Parcels

Water


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

Sewer

Manhole Labels

Sewer_pt

 CHAMBER

 EQUIPMENT

 FACILITY

 MANHOLE

 NODE


 VALVE


Sewer_In


 OUTLINE

 DIM LINE


 DUCT


 IRRIGATION


 NON SDC SERVICE

 OBSOLETE

 OUTLINE

 PIPE_GRAVITY


 PIPE_RISINGMAIN


 SITE_BOUNDARY

 Sewer_py

Stormwater


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


Storm_py


 CATCHMENTS

 CONSENT AREA

 GROUNDWATER LESS 6M

 OUTLINE OF BASIN


 RATED AREA

 Stormwater Management Area


Storm_In_Labels

WaterRaces

WRace_pt


 DISCHARGE


 DIVIDE

 EQUIPMENT

 GATE

 GRILL

 HEADWALL


 MANHOLE

 NODE

 POND

 SITE

 SHAFT

 SOAKHOLE

WRace_In

 AQUEDUCT

 CULVERT

 DIM LINE


 EMERGENCY DISCHARGE


 INTAKE

 LATERAL

 LOCAL

 MAIN

 OBSOLETE

 OUTLINE

 SIPHON

 TUNNEL

Drain

CDrain_pt

 GATE


 Site


 WEIR

CDrain_In

 DRAIN

 ECan

 OUTLINE


 StopBank

 Site Boundary

CDrain_In Label


LiquefactionReview


 Project Extent

 Boundary Between Liquefaction Assessment Zones

Liquefaction Susceptibility

 DBH TC Zoned Area

 Damaging liquefaction unlikely

 Liquefaction assessment needed

Zones


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

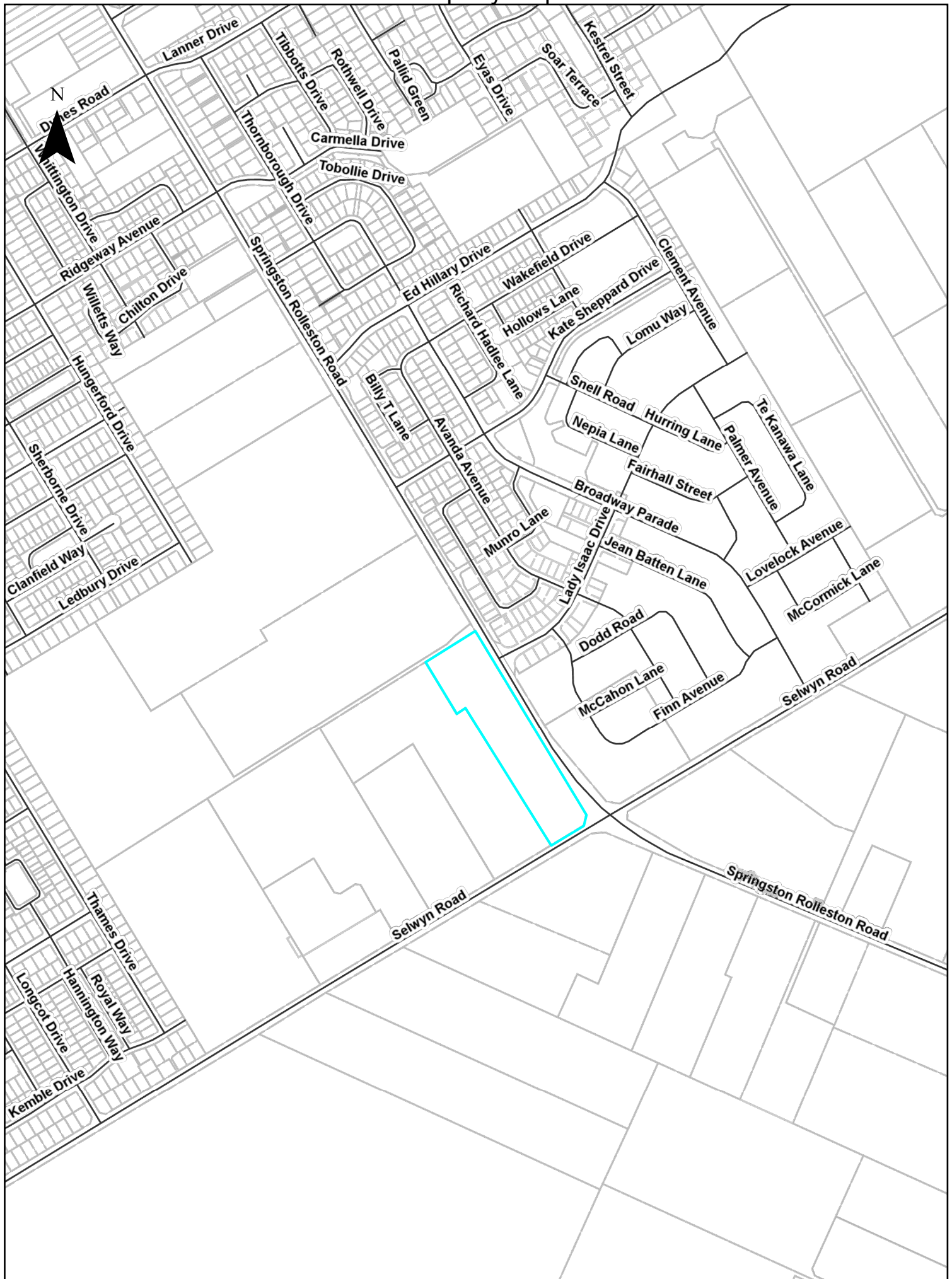
 Inner Plains

 Outer Plains

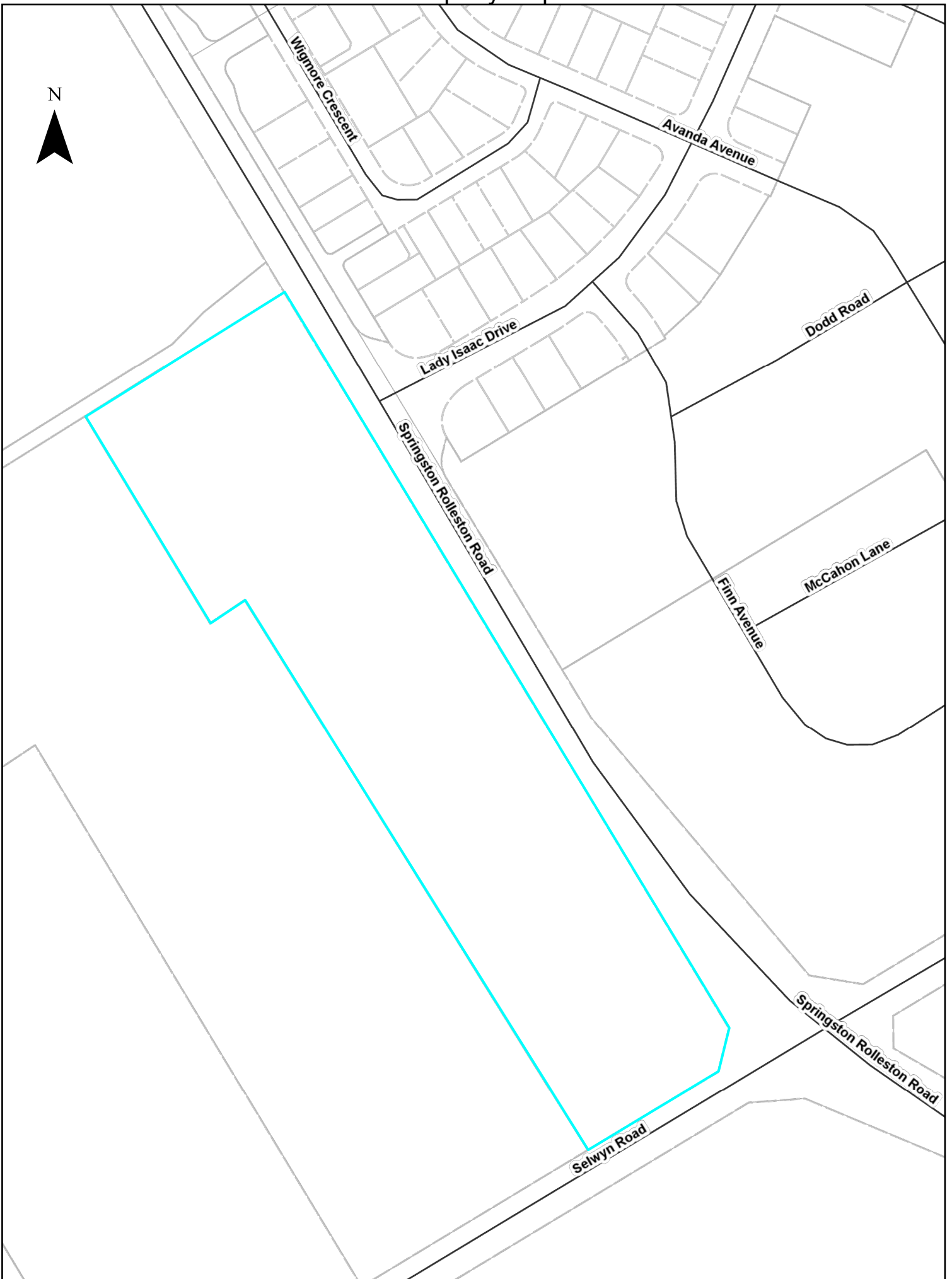
 Malvern Hills

 Key Activity Centre

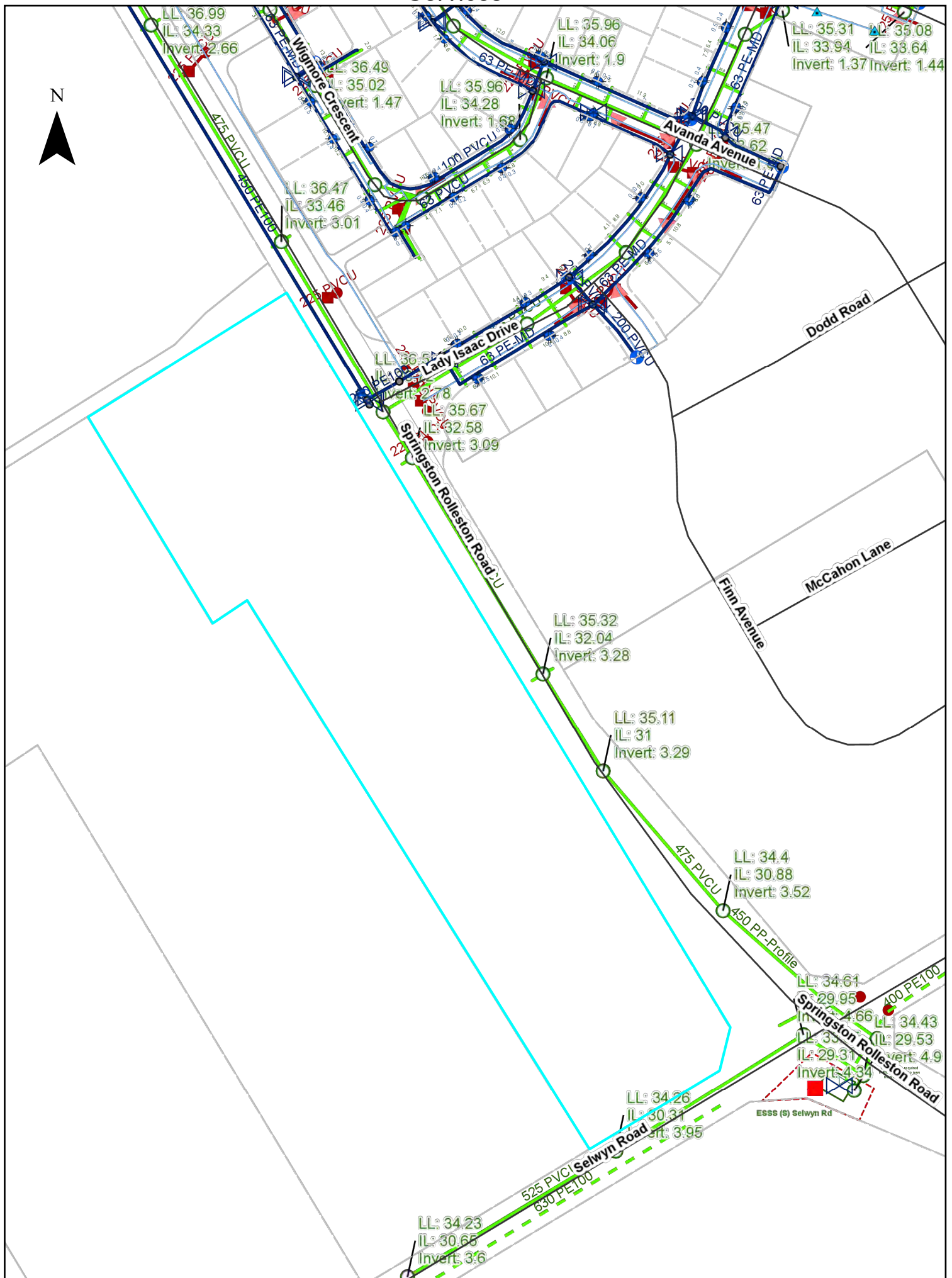
Property Map



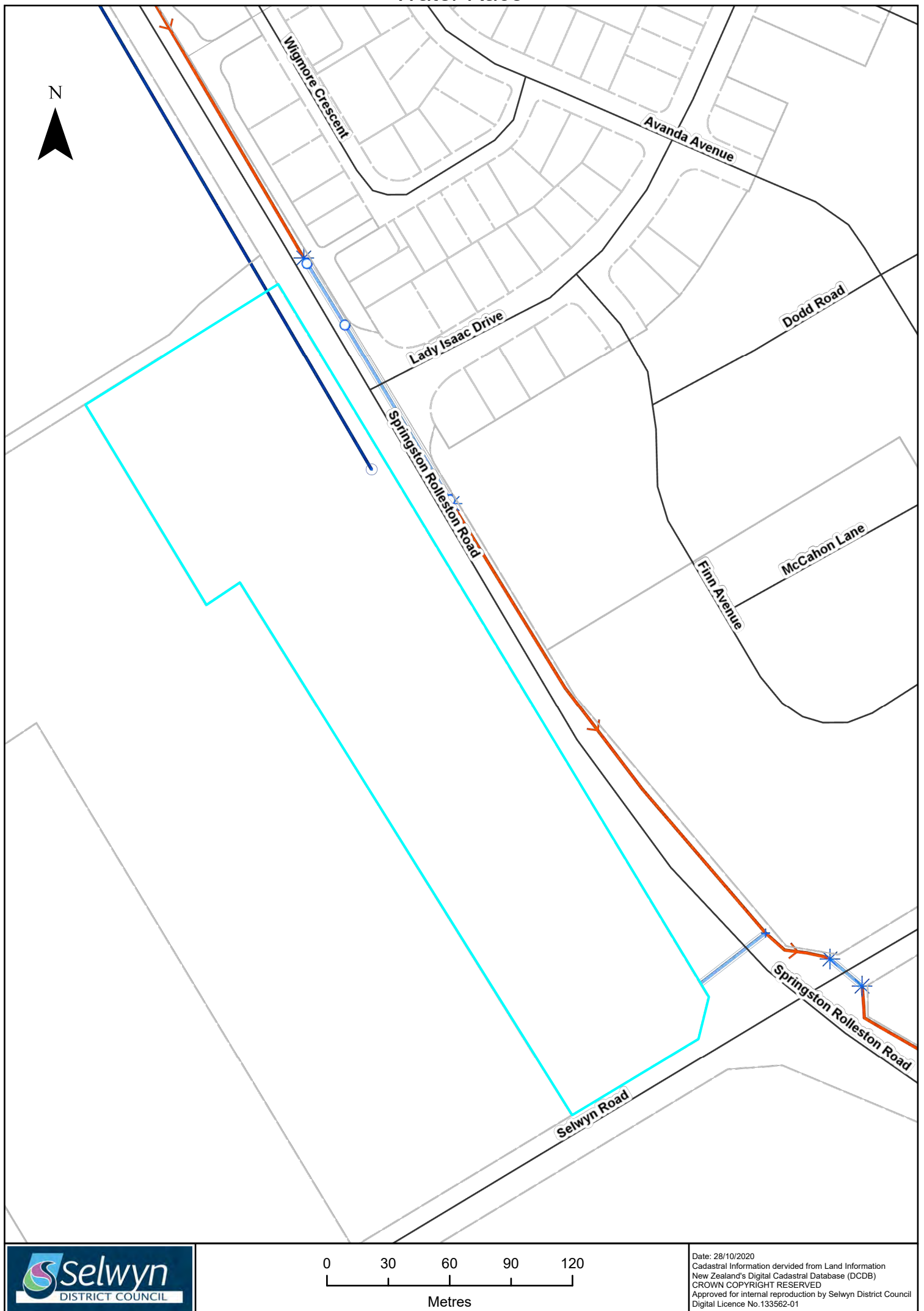
Property Map



Services



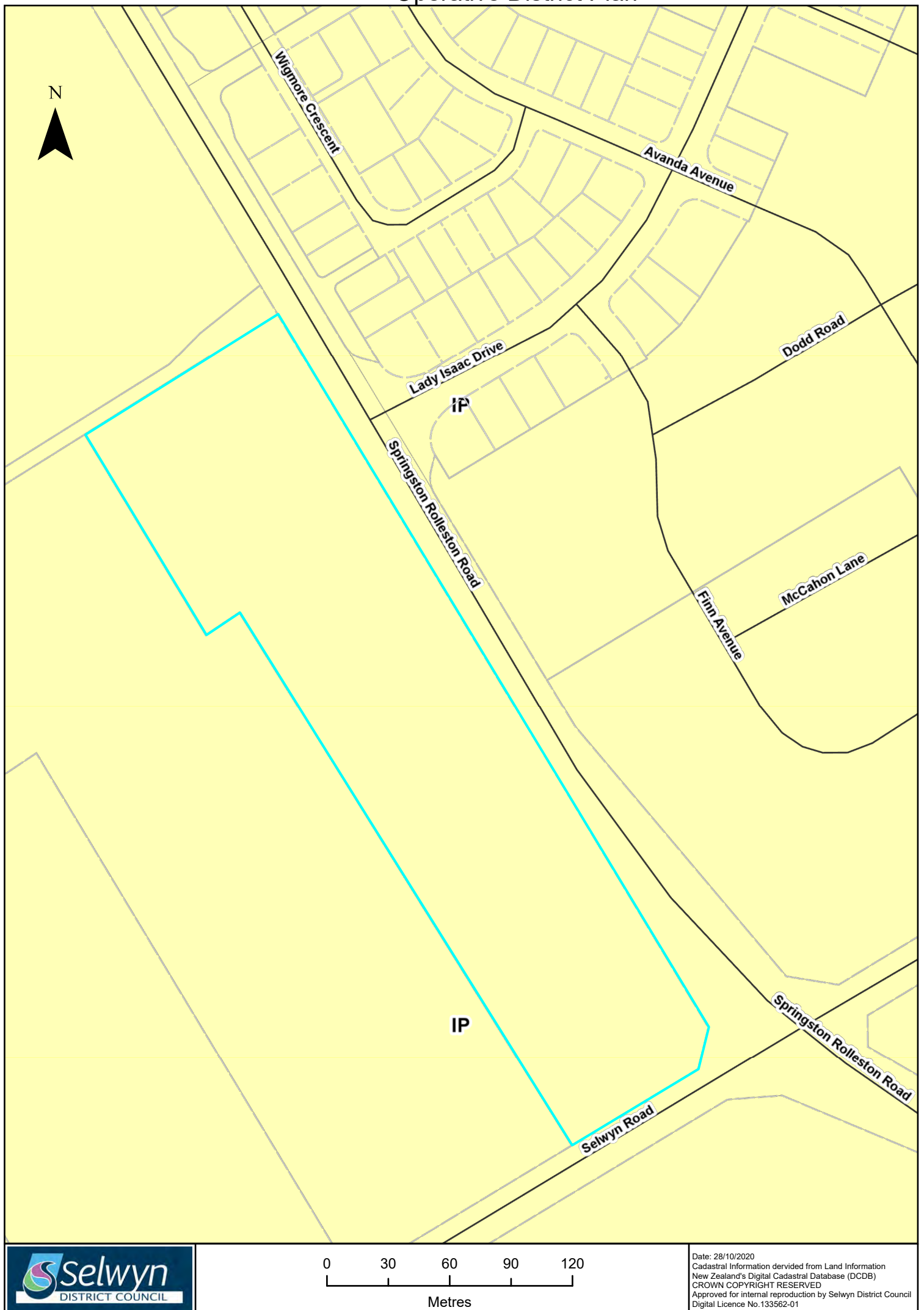
Water Race



Liquefaction



Operative District Plan



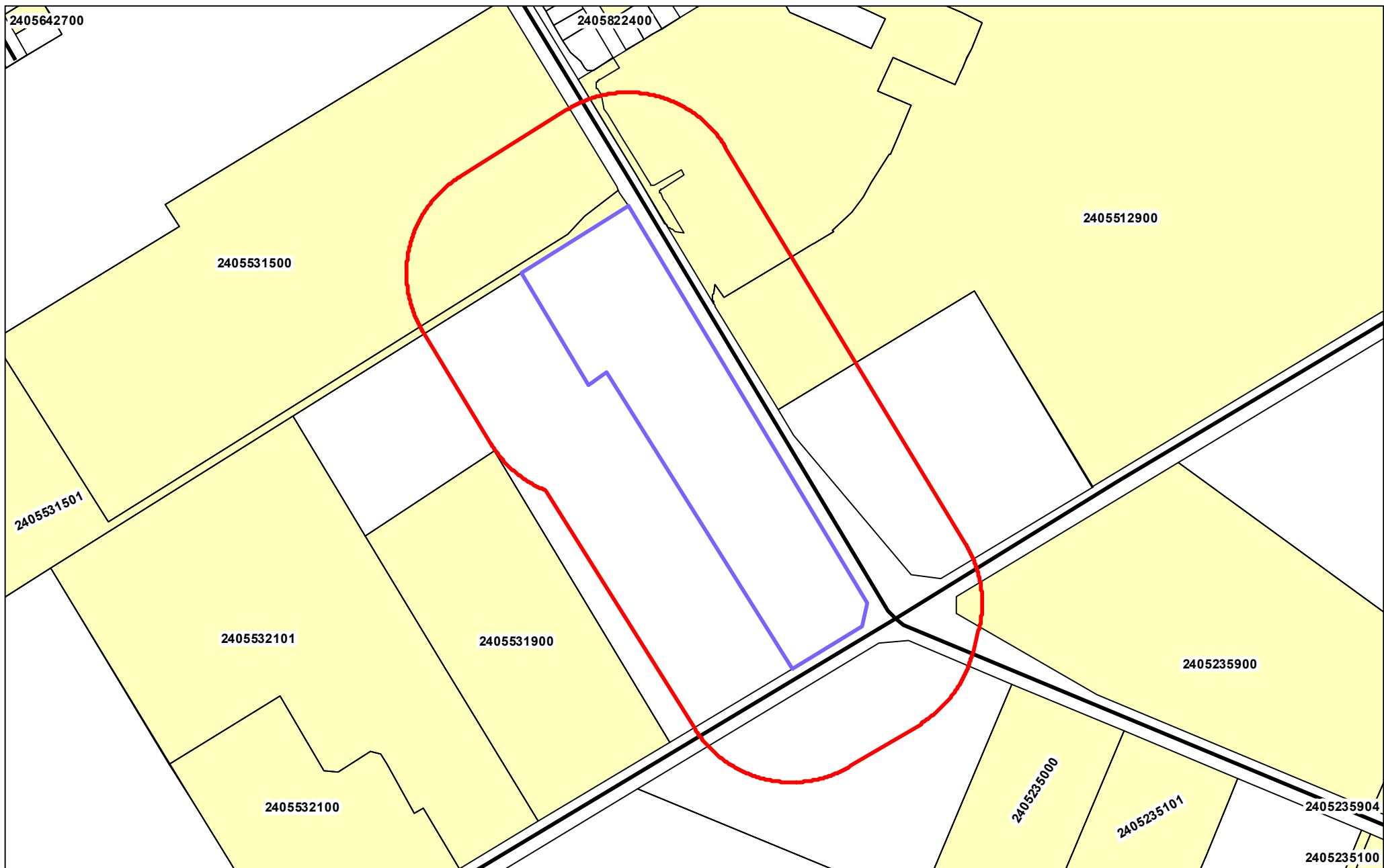
RESOURCE CONSENT INFORMATION

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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Resource Consent Map

100m Buffer



Assessment ID	Consent Number	Proposal	Status	Date
2405512900	205071	To construct a vehicle crossing within the required setback from an intersection.		
2405512900	205152	VARIATION - To vary RC185649 to exceed garage door width.		
2405512900	185506	For an extension of time to give effect to resource consents RC165454, RC165455 and RC165509	GDEL	2018-10-19
2405512900	205222	VARIATION - Lot 179 - To change condition 3 of resource consent RC165508 (as varied by RC185649)	GDEL	2020-06-12
2405512900	205284	Lot 200 - To erect a dwelling 151m2.		
2405512900	205296	Lot 200 - To change condition 3 of resource consent RC165508.	GDEL	2020-06-12
2405512900	205554	To change condition 2 of resource consent RC165508 as varied by 185649.	GDEL	2020-10-16
2405512900	205243	Lot 280 - To change condition 3 of resource consent RC165508 (as varied by RC185649).	GDEL	2020-05-25
2405512900	205231	Lot 159 - VARIATION - To change condition 3 of resource consent RC165508 (as previously varied by RC185649).	GDEL	2020-05-21
2405512900	175074	To undertake a residential boundary adjustment. HASHA		
2405512900	085126	SUBDIVIDE 36.19HA TO CREATE 3.793HA LOT, A BALANCE LOT OF 32.19HA & CORNER SPLAY OF 2067m2 IN THE INNER PLAINS ZONE	GDEL	2008-05-21
2405512900	085127	TO ERECT A DWELLING ON AN UNDERSIZED LOT ZONED INNER PLAINS	GDEL	2008-05-21
2405512900	D200166	To designate land as SDC-158 Rolleston (S) Broadway Pde Wastewater Pump Station for Wastewater Pump Station purposes.		
2405512900	205071	To construct a vehicle crossing within the required setback from an intersection.		
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2405512900	D200166	To designate land as SDC-158 Rolleston (S) Broadway Pde Wastewater Pump Station for Wastewater Pump Station purposes.		
2405235900	175351	To relocate a dwelling	GDEL	2017-10-24
2405235900	185473	VARIATION - To cancel condition 3 & 4 of resource consent RC175351	GDEL	2018-09-19
2405235900	R306416	SUBDIVISION OF 11.7HA ZONED RU B/INNER PLAINS TO CREATE LOT 1 OF 4.9HA & LOT 2 OF 6.8HA WITH EXISTING DWELLING	GDEL	2003-12-09
2405235900	R306417	TO ERECT A DWELLING ON LOT 1 & RETAIN AN EXISTING DWELLING ON REDUCED AREA ON LOT 2 OF R306416	GDEL	2003-12-09
2405531500	R304066	SUBDIVISION OF 22 HA ZONED RU B INTO 2 LOTS > 10 HA	AP	1999-12-10
2405531500	R304067	TO ERECT A DWELLING ON EACH LOT TO BE CREATED BY R304066	AP	1999-12-10
2405531501	065490	TO ERECT SHED IN NON-COMPLYING POSITION	GDEL	2007-01-16

Code Compliance Certificate**030188****Section 43(3), Building Act 1991****APPLICANT**

J L & G C WISE
CHASEWOOD
SPRINGSTON ROLLESTON ROAD
R D 5 CHRISTCHURCH

Issue date 14/05/03

Project

Description	New Construction Being Stage 1 of an intended 1 Stages FARM BUILDING
Intended Life	Indefinite, but not less than 50 years
Intended Use	Fully enclosed farm building - 82sqm - non ha
Estimated Value	\$8,000
Location	SPRINGSTON/ROLL ROAD,SPRINGSTON RAPID:0830417
Legal Description	LOT 1 DP 60892 BLK III LEESTON SD
Valuation No.	2405531700

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:**



INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

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

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

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

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

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.



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
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REF No.....

Code Compliance Certificate

030188

Section 43(3), Building Act 1991

APPLICANT

J L & G C WISE
CHASEWOOD
SPRINGSTON ROLLESTON ROAD
R D 5 CHRISTCHURCH

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Signed for and on behalf of the Council:

Name:

SERVICE
CENTRES:

LEESTON
HIGH STREET, LEESTON
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DARFIELD
SOUTH TERRACE, DARFIELD
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