

Land Information Memorandum

L210622

Application

102633-827	No.	L210622
Parry Fields Lawyers	Application date	15/03/21
PO Box 8020	Issue date	24/03/21
Riccarton	Phone	03 348 8480
Christchurch 8440	Fax	-

Property

Valuation No.	2405534000
Location	844 Selwyn Road
Legal Description	Lot 1 DP 343803
Owner	Prebble Gregory Bruce & Prebble Catherine Elizabeth
Area (hectares)	6.2124

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	\$580,000
Capital Value	\$1,430,000
Improvements	\$850,000

Current Rates Year 2020 to 2021

Annual Rates	\$3,853.40
Current Instalment	\$ 963.35
Current Year - Outstanding Rates	\$ 75.23
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/06/21

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 team 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.

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

- | | |
|----------|--|
| 15/10/04 | Resource Consent R307111
To Create 2 Lots > 4 Ha Zoned Rural B / Inner Plains Completion Certificate 23/06/05
Granted By Local Authority Officer 1/02/05 |
| 15/10/04 | Resource Consent R307112
To Retain Dwelling On Lot 1 & Erect A Dwelling On Lot 2 Decision Notified 1/02/05
Granted By Local Authority Officer 1/02/05 |

Planning Notes

Reference (Plains Flood Management 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

This site is subject to a proposed plan change. More information can be found at <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes/plan-change-64,-rezone-land-from-rural-inner-plains-to-living-z,-faringdon>

Please note: The information provided on this LIM has come from the information lodged against the property file/information and GIS at the time of processing. Please note that the resource consents listed are based on what is available on our general property information, and there may be other resource consents for the property which have not been added to the property record.

Building

- 3/11/20 Building Consent 202277
Remove Exterior Bifold Doors To Pool Room And Good Openings, Install Glass Pool Fence.
No Code Compliance Certificate Has Yet Been Issued.
Note that this building has not been issued with an Code Compliance Certificate from Selwyn District Council and that further building works and inspections maybe required before a full Code Compliance Certificate can be issued. For further information refer to attached copy of inspection sheet dated 17/02/21
- 15/04/02 Building Consent 020331
Farm Bldg Addition Including Amenities
No Code Compliance Certificate Has Yet Been Issued.
Note that this building has not been issued with an Code Compliance Certificate from Selwyn District Council and that further building works and inspections maybe required before a full Code Compliance Certificate can be issued. For further information refer to attached copy of inspection sheet dated 11/08/2020
- 15/10/01 Building Consent 011272
Dwelling With Solid Fuel Heater Attached Garage And Swimming Pool
No Code Compliance Certificate Has Yet Been Issued.
Note that this building has not been issued with an Code Compliance Certificate from Selwyn District Council and that further building works and inspections maybe required before a full Code Compliance Certificate can be issued. For further information refer to attached copy of inspection sheet dated 10/10/14

- 14/06/01 Building Consent 010671
Farm Shed Extension
No Code Compliance Certificate Has Yet Been Issued.
Note that this building has not been issued with an Code Compliance Certificate from Selwyn District Council and that further building works and inspections maybe required before a full Code Compliance Certificate can be issued. For further information refer to attached copy of inspection sheet dated 10/10/14
- 16/07/98 Building Consent R418825
Farm Shed
Code Compliance Certificate Issued 26/07/00

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.

Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury.

As this property may have or require consents from Environment Canterbury so to may the surrounding

properties for a variety of discharges. This could have an adverse effect on this property in relation to odour, potable water supply quality, or be of a general nuisance factor.

Information regarding what consents have been granted for this or surrounding properties can be obtained by contacting the issuing authority Environment Canterbury – phone 3653828.

Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited onto the land over time. If any soil tests have been carried out, please forward a copy to the Council in order for the records to be updated.

For those properties not connected to a Council reticulated sewer system, it is important that the effluent system is regularly checked and maintained. You should also be aware of the limits on what can and should not be disposed of through these systems. Any concerns should be referred to an organization that carries out checks and maintenance or the product manufacturers.

Stormwater Disposal to be determined with new subdivision, contact Asset Dept for more information.

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 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 access ways 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.

Water Race

An open or piped stock water race may run through or adjacent to this property. Properties are rated for stock water races as outlined in Council's Policy W109. Water Races are covered by the Selwyn District Council Stock Water Race Bylaw 2018. Property owners have responsibilities for; maintenance, adjacent vegetation control, 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 and processes are outlined on Councils website.

All closures are subject to Council approval.

Public initiated closures require 80% of affect property agreement before can be considered by council.

For further information on water races, please contact Selwyn District Council's Water Services Team.

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 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.

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

Residential Swimming Pool

Council's Swimming Pool Register confirms that there is a swimming pool/spa pool on this property. It is the owners responsibility to ensure the ongoing compliance of the pool area restricts access to children. The legislation also requires three yearly inspections within six months before or after the anniversary date of your pool. Council generally undertake these inspections, unless notified by the pool owner that an Independently Qualified Pool Inspector (IQPI) has been engaged and records of the inspection filed with Council.

For further information, and associated inspection costs please refer to the [Frequently Asked Questions](#) on the Councils website. Alternatively phone the Building Advisory Team on 03 347 2839.

Land Transport Requirements

Selwyn 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)	30m	30m
Exposure Zone	B	

Exposure Zone Descriptions**Zone B: Low**

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

Zone C: Medium

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

Zone D: High

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

Microclimatic Considerations

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

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

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

Flooding: 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/Waikirikiri floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikiri.

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: Lismore stony and shallow silt loam

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

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

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. 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 the Building Act 2004, contains a list of building work in Schedule 1 (Building work for which building consent not required). The list of work in Schedule 1 has been regularly reviewed and amended over the years with more types of building work added on several occasions, for example amendments which became effective in November 2013, means that council may not have records for the removal or demolition of buildings on this property. It is important that perspective purchaser's understand that it is the owners responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work. It is also important to check when the work was actually done, as the amendments to the schedule cannot be applied retrospectively to work.

Perspective purchasers are advised as part of their due diligence process to verify that all buildings that exist on the site have been issued with a building consent/permit or seek details from the current owner to satisfy themselves if the building work was carried out and complied with the Schedule 1 provisions.

Further information on Building work that does not require a building consent go to <https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/>

Noting this is the latest amendment which came into effect on the 30 October 2020, previous versions of schedule can be viewed under versions and amendments to the Building Act 2004 at <http://www.legislation.govt.nz/act/public/2004/0072/latest/versions.aspx>

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: Alexis Jordyn-Edser



Date: 24 March 2021

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

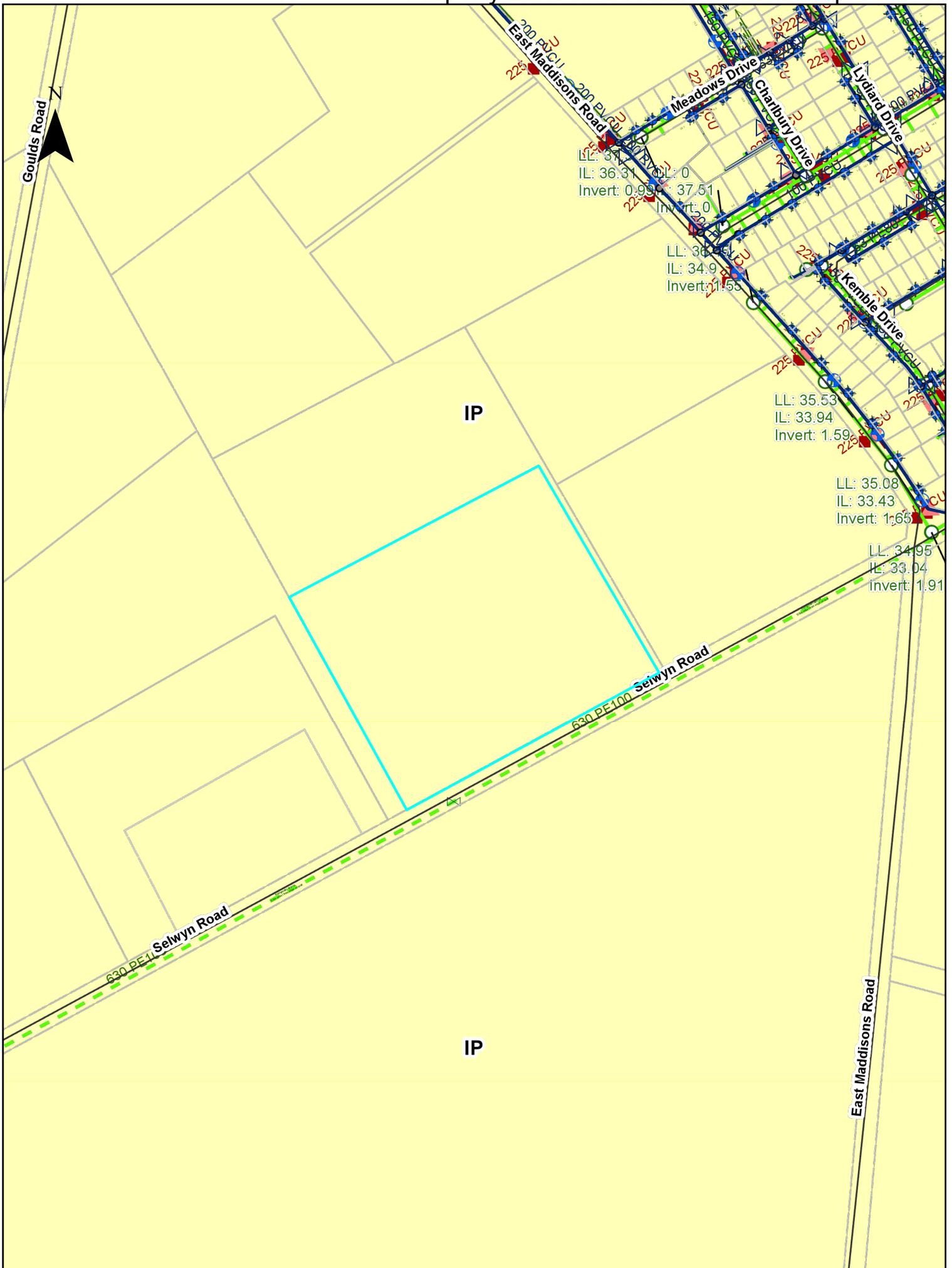
Inner Plains

Outer Plains

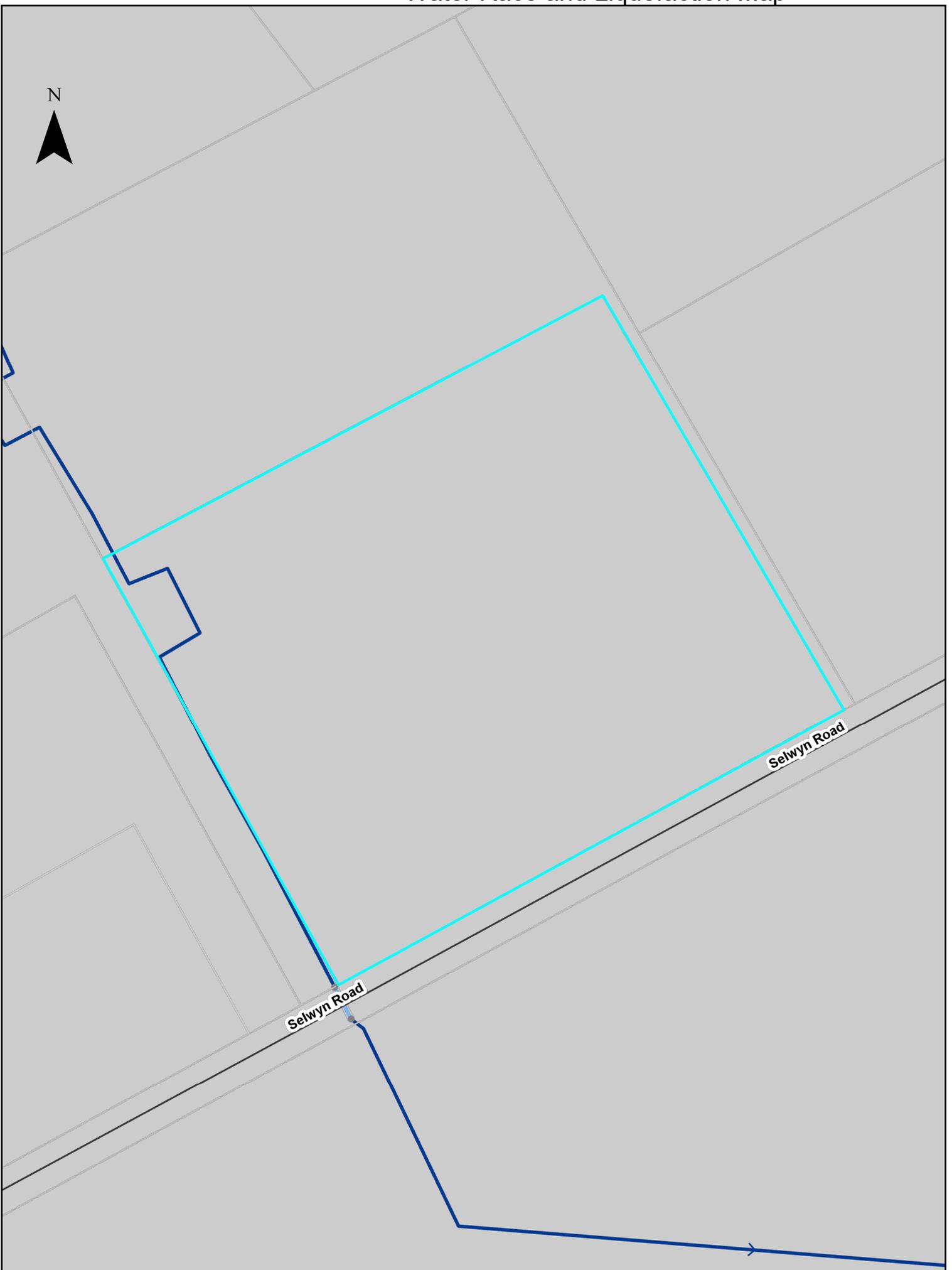
Malvern Hills

Key Activity Centre

Property Zone and Water Services Map

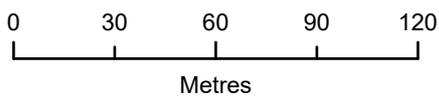


Water Race and Liquefaction Map



Selwyn Road

Selwyn Road



Date: 19/03/2021
Cadastral Information derived from Land Information
New Zealand's Digital Cadastral Database (DCDB)
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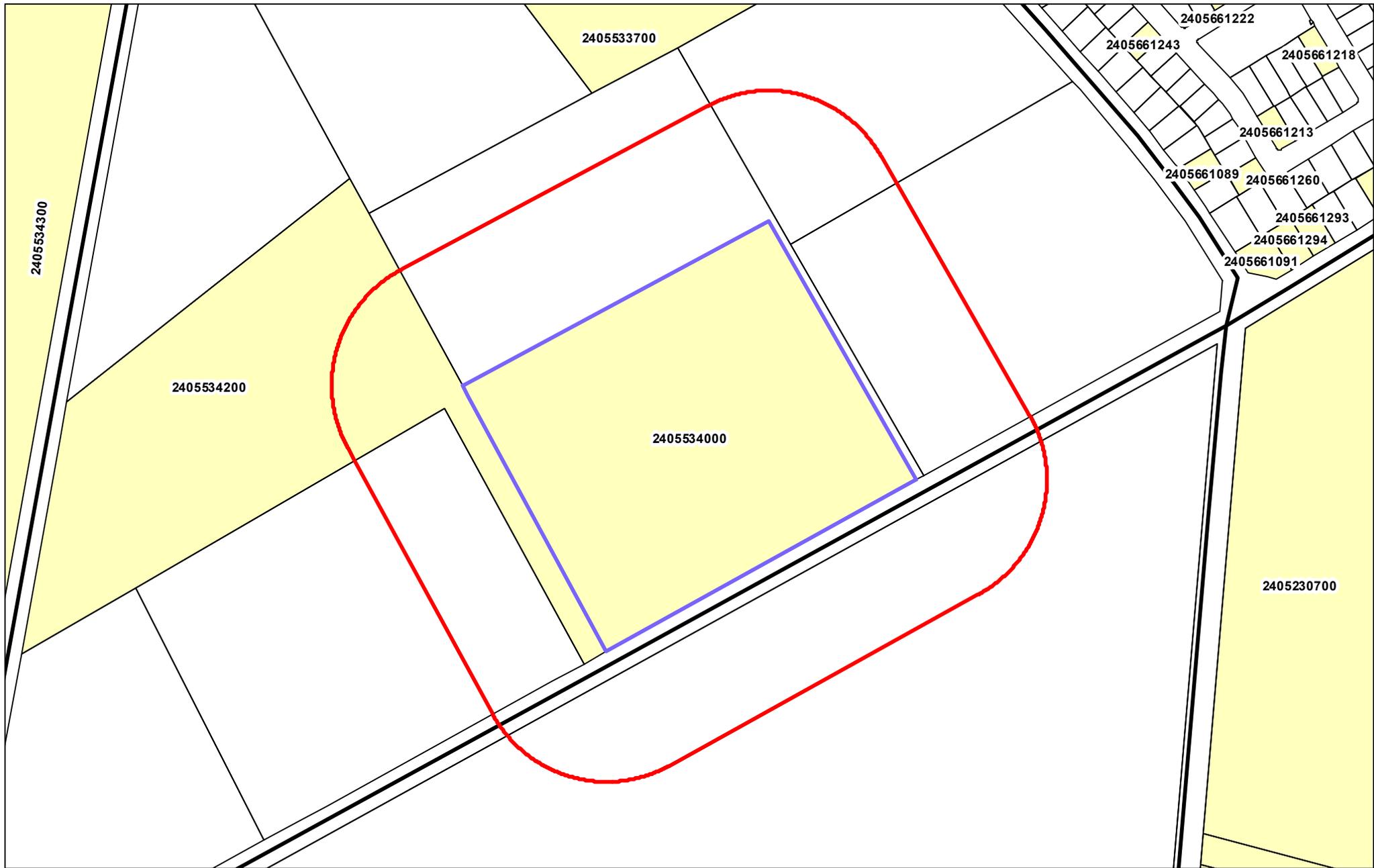
RESOURCE CONSENT INFORMATION

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
2405534000	R307111	TO CREATE 2 LOTS > 4 HA ZONED RURAL B / INNER PLAINS	GDEL	2005-02-01
2405534000	R307112	TO RETAIN DWELLING ON LOT 1 & ERECT A DWELLING ON LOT 2	GDEL	2005-02-01
2405534200	175696	To construct a single relocatable dwelling to be shifted off-site.	GDEL	2017-12-20
2405534200	R307350	TO CREATE 4 LOTS IN THE INNER PLAINS	GDEL	2005-05-30



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

REF No.....

Code Compliance Certificate

R418825

Section 43(3), Building Act 1991

APPLICANT

G B & C E PREBBLE
6 LAIRD PL
WEST MELTON, R D 6
CHRISTCHURCH

Issue date 26/07/00

Project

Description	New Construction Being Stage 1 of an intended 1 Stages FARM SHED
Intended Life	Specified as 50 years
Intended Use	FARM SHED
Estimated Value	\$2,600
Location	SELWYN RD, SPRINGSTON
Legal Description	LOT 2 DP 74660 BLK III LEESTON SD
Valuation No.	2405534000

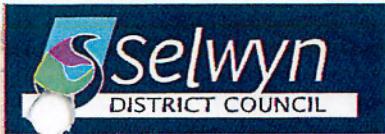
This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

COPY

Signed for and on behalf of the Council:

Name: 

Date: July 26, 2000



INSPECTION NOTICE

This project was inspected pursuant to sections 222 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

Page 1 of 2

Owner's Name:	Greg Prebble	Building Consent:	010671
Project Address:	844 SELWYN ROAD SPRINGSTON	Inspector:	John Haddow
		Date:	10 October 2014
		Time of Inspection:	12:42
Classified Use: (NZBC A1)	OUTBUILDINGS		
Description:	6 Bay extension to existing Barn		

Type of Inspection:	PRACTICAL COMPLETION
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This project was inspected pursuant to sections 222 and 230 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

Outcome:	PASS: All building work visible at the time of this inspection complies with the building consent and the relevant clauses of the New Zealand Building Code current at the time the building consent was issued.
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Inspection Notes:

1. Top bolt fixing at top of middle pole – nut not fully tightened.
2. Six bay extension to existing farm building constructed in accordance with building consent. Front of bays are open to environment (bay at corner to existing farm building subject to further building consent (refer 020331). Therefore, requirement E2.2 does not apply to this agricultural building because moisture from the outside penetrating it, or accumulating within it, or both, is unlikely to impair significantly all or any of its amenity, durability, and stability.
3. Council considers that substantial completion was achieved by 31 December 2001. Council consider that the durability requirements of NZBC Clauses B2.3.1(b) and (c) have been achieved and an amendment to the Building Consent for a modification to NZBC Clause B2.3.1 Limit on Application will be required prior to issuance of the Code Compliance Certificate.

DIRECTIVES:

- A. Tighten nut referenced at para 1 above.
- B. Make a formal application to amendment to the building consent as referenced at paragraph 3 above.
- C. Make a formal application for the Code Compliance Certificate for this project.

COPY

Notice to:	Contractor <input type="checkbox"/>	Owner <input checked="" type="checkbox"/>	Agent <input type="checkbox"/>	Occupier <input type="checkbox"/>	Signature of Recipient:
By:	Telephone <input type="checkbox"/>	E-Mail <input checked="" type="checkbox"/>	Posting <input checked="" type="checkbox"/>	Left on site <input type="checkbox"/>	



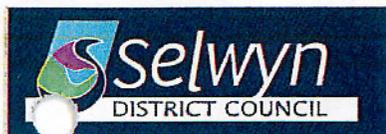
INSPECTION NOTICE

This project was inspected pursuant to sections 222 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

Page 2 of 2

IMPORTANT INFORMATION

- i. Retain this inspection notice, on site, with the consented documents for this project.
- ii. The consented plans & specifications relating to the building consent must be readily available, on site, during the inspection. Failure to provide these documents will result in the termination of the inspection and recorded as FAILED. Re-inspection will incur additional cost.
- iii. It is the responsibility of the Owner to ensure that all inspections identified in the building consent are carried out and authority given for building work to proceed. Missed inspections may result in additional work to demonstrate compliance with the building consent. A missed inspection will be considered as grounds for the Building Consent Authority to refuse to issue the Code Compliance Certificate for the project.



INSPECTION NOTICE

This project was inspected pursuant to sections 222 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

Page 1 of 3

Owner's Name:	Greg Prebble	Building Consent:	011272
Project Address:	844 SELWYN ROAD SPRINGSTON	Inspector:	John Haddow
		Date:	10 October 2014
		Time of Inspection:	09:12
Classified Use: (NZBC A1)	HOUSING – Detached Dwelling		
Description:	5 Bedroom Domestic Dwelling, 2 storey in part, with swimming pool.		

Type of Inspection:	Practical Completion
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This project was inspected pursuant to sections 222 and 230 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

Outcome:	FAIL: Some building elements DO NOT COMPLY with the building consent or the relevant clauses of the New Zealand Building Code current at the time the building consent was issued.
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Inspection Notes:

With the exception of the practical completion inspection (Final) dated 10 February 2006, processing and inspections related with this building consent were carried out by "In-Spect Building Certification Co Ltd". The practical completion inspection by "In-Spect" and Selwyn District Council in 2004 and 2006 respectively both recorded the outcomes as a "Fail". Today's inspection was carried out in response to the owner's application for a Code Compliance Certificate. A review of our records indicates that substantial completion was achieved on, or before, 9 February 2004; the date that the building certifier carried out their practical completion inspection of the project.

The mortar bed for the first brick course to South Wall of the garage exceeds the 20mm maximum permitted by NZS3604:1999 and NZS4210:1989 (30mm observed). The owner, Mr Greg Prebble, stated that there was no damage caused by the Canterbury earthquake sequence below the top two brick courses. Therefore, Council accepts that the building element has met the performance requirements of the relevant building code clauses.

Neither of the pergolas have not been installed; therefore, they are excluded from this building consent by way of a site variation.

1. OBSERVATIONS

- 1.1. Below ground storm water disposal system not functioning down stream of down pipe riser located at main entry. Water was level with the top of the riser (weather: dry and sunny at time of inspection).
- 1.2. All window/door heads require sealant at junction with soffit.
- 1.3. Several storm water gutters have insufficient grade to down pipes; residual water up to 15mm deep observed at time of visit.
- 1.4. Precipitated moisture is somehow tracking behind the roof cladding at the valley tray (Northwest valley) – flow observed during inspection.
- 1.5. Exposed reinforcing steel (starter bars) at vehicle entry to Garage (2.4m opening).
- 1.6. The repointed mortar (EQ repair) has cracked in several areas.
- 1.7. There is insufficient cover to the brick ends at the aluminium window/door jambs and the garage door trims and therefore at increased risk of penetration of wind driven moisture.

This project was inspected pursuant to sections 222 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

Page 2 of 3

- 1.8. Fibre-cement weatherboards have been used instead of cedar shiplap weatherboards referenced in the consented plans and specifications and have not been installed in accordance with the manufacturer's installation instructions (eg flashing issue where there are no window scribes installed).
- 1.9. The joints between the fibre-cement sheets around the upper floor deck enclosure have deteriorated sufficient to facilitate a moisture ingress pathway.
- 1.10. There are several exposed brick ties on the veneer wall between the windows of bedrooms 2 and 3 (West elevation); this is contrary to good trade practice and compromises the durability of the ties.
- 1.11. There are multiple pulled fixings on the ridge capping (several areas)
- 1.12. The external window pane to bedroom 2 (North elevation) has impact damage.
- 1.13. The gutter support cleats under the skylights over the swimming pool are badly corroded indicating a consistently high moisture content (cleats outside this area are not corroded).
- 1.14. The upper storey fibre cement soffit boards have not been painted indicating an overall lack of normal maintenance.
- 1.15. The 50x50x3mm washers have not been installed to the 90x90 verandah posts. In addition, the posts have substantial black mould.
- 1.16. The coping to the masonry wall has not been installed; external moisture can easily penetrate the central core (Durability issue).
- 1.17. There is black mould on the internal face of most of the aluminium window/door sill troughs throughout the building indicating inadequate air circulation.
- 1.18. The shower enclosure in the guest bathroom appears to be leaking (staining observed).
- 1.19. The shower liner in the main bathroom is below the height of the shower rose.
- 1.20. The kitchen range extractor fan is not functioning.
- 1.21. The W/C, off the rear entry, is leaking.
- 1.22. The internal wall linings above the external joinery to the heated swimming pool has been recently repainted. However, the rafters above the swimming pool are stained significantly by condensation streaking indicating that the condensate (internal moisture) may have penetrated the wall lining material (note pool was unheated at time of inspection. The brick veneer drainage holes have been sealed with a mortar fillet along the length of the walls; this is a recent addition. The vents to the top brick course are still open to the enclosed pool area. Further investigation by the owners is required to ascertain the extent (if any) of internal moisture penetration resulting from high humidity levels generated by the heated swimming pool.
- 1.23. The upstands installed to the gulley traps now prevent the removal of the cover grate.
- 1.24. The seismic restraint for the 2x 45Kg LPG cylinders is poorly fixed to the brick veneer.
- 1.25. The 15mm gas pipe, from the LPG isolation valve, is not sleeved and sealed where it penetrates through the veneer cladding.
- 1.26. Notwithstanding the unsigned Producer Statement from Mr Jim Gardner (NZHHA 1286), dated 19/09/03, confirming that the Fisher Lochinvar log fire is installed in accordance with the manufacturer's installation instructions and NZS2918:2001; the flue mounted heat shield is loose and closer to the flue than the minimum 25mm permitted by figure 4.3(a) of NZS2918:2001.
- 1.27. There is insufficient closing off to the veneer cavity at the garage vehicle accesses. This was also noted on inspection dated 10/02/06.
- 1.28. The consented drawings identify the waterproofing membrane to the enclosed deck as being Butynol. However, an alternative, unidentified, fibrous liquid product has been used. Unable to verify compliance.
- 1.29. Enclosed deck floor membrane has bubbled, in several places, at the ply substrate edge fixing
- 1.30. The overflow provision for the enclosed deck, including associated drainage pipework, does not comply with the minimum requirements as detailed in NZBC Clause E2/AS1.

COPY



INSPECTION NOTICE

This project was inspected pursuant to sections 222 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

- 1.31. A timber capping, with mitred corner joints, has been installed over the enclosed balustrade with pin-punched nails fixed through the top of the capping. In several areas the timber has lifted to provide an external moisture ingress pathway.
- 1.32. Roofing underlay is generally poorly installed and there are gaps due to insufficient lapping. There are several unsealed penetrations through the roof cladding (viewed through the gaps in the underlay).
- 1.33. Water staining to the attic trusses, either side of the velux windows, in the storage room above the garage indicates the ingress of external moisture past the window flashings (water staining also observed to the particle board flooring directly below the windows).

2. NON-COMPLIANCE WITH NZBC

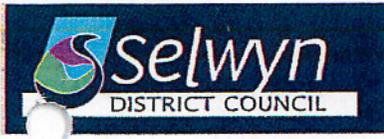
2.1. With regard to the deficiencies detailed at items 1.1. to 1.33. above, Council is not satisfied on reasonable grounds that the building in its current state complies with the performance requirements of the following New Zealand Building Code Clauses: B1 (Structure), B2 (Durability), C1 (Outbreak of Fire – 2001), E1 (Surface Water), E2 (External Moisture), E3 (Internal Moisture), G4 (Ventilation), G11 (Gas as an Energy Source) and G13 (Foul Water).

Notice to:	Contractor <input checked="" type="checkbox"/>	Owner <input checked="" type="checkbox"/>	Agent <input type="checkbox"/>	Occupier <input type="checkbox"/>	Signature of Recipient:
By:	Telephone <input type="checkbox"/>	E-Mail <input checked="" type="checkbox"/>	Posting <input checked="" type="checkbox"/>	Left on site <input type="checkbox"/>	

IMPORTANT INFORMATION

- i. Retain this inspection notice, on site, with the consented documents for this project.
- ii. The consented plans & specifications relating to the building consent must be readily available, on site, during the inspection. Failure to provide these documents will result in the termination of the inspection and recorded as FAILED. Re-inspection will incur additional cost.
- iii. It is the responsibility of the Owner to ensure that all inspections identified in the building consent are carried out and authority given for building work to proceed. Missed inspections may result in additional work to demonstrate compliance with the building consent. A missed inspection will be considered as grounds for the Building Consent Authority to refuse to issue the Code Compliance Certificate for the project.

COPY



INSPECTION NOTICE

This project was inspected pursuant to sections 222 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

Page 1 of 2

Owner's Name:	Greg Prebble	Building Consent:	020331
Project Address:	844 SELWYN ROAD SPRINGSTON	Inspector:	John Haddow
		Date:	10 October 2014
		Time of Inspection:	12:42
Classified Use: (NZBC A1)	OUTBUILDINGS		
Description:	Alteration of corner Bay in existing Barn (see also BCs R418825 and 010671) with Change of Use from Outbuilding to Detached Dwelling (family flat).		

Type of Inspection:	PRACTICAL COMPLETION
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This project was inspected pursuant to sections 222 and 230 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

Outcome:	PASS: All building work visible at the time of this inspection complies with the building consent and the relevant clauses of the New Zealand Building Code current at the time the building consent was issued.
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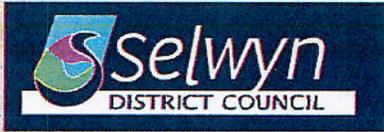
Inspection Notes:

Facilities for sleeping, food storage & preparation, cooking and sanitation observed during inspection. Owner confirmed the space is being used as a dwelling and a change in use has occurred.

- External moisture has penetrated the habitable space in several areas. The building work does not, therefore, comply with NZBC Clause B2 (Durability) and E2 (External Moisture).
- The vanity/basin at the wall junction does not comply with NZBC Clause E3 (Internal Moisture).
- The shower is leaking past enclosure and therefore does not comply with NZBC Clause E3 (Internal Moisture).
- The Hot Water Cylinder (installed possibly as a replacement cylinder in 2013) is not seismically restrained and therefore does not comply with NZBC Clause G12 (Water Supply).
- Some internal linings are not painted which compromises the manufacturer's warranty on durability which in turn fails to comply with the durability requirements of NZBC Clause B2.

Overall, the building has been poorly maintained such that compliance with NZBC Clause B2 (Durability) is compromised. Therefore, for the reasons detailed above, Council is unable to issue a Code Compliance Certificate for the building work covered by this building consent at this time.

Notice to:	Contractor <input type="checkbox"/>	Owner <input checked="" type="checkbox"/>	Agent <input type="checkbox"/>	Occupier <input type="checkbox"/>	Signature of Recipient:
By:	Telephone <input type="checkbox"/>	E-Mail <input checked="" type="checkbox"/>	Posting <input checked="" type="checkbox"/>	Left on site <input type="checkbox"/>	



INSPECTION NOTICE

This project was inspected pursuant to sections 222 of the Building Act 2004 and Section 174 of the Local Government Act 2002.

Page 2 of 2

IMPORTANT INFORMATION

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17 February 2021



Hughes Developments Ltd
PO Box 848
Christchurch 8140

Dear Sir or Madam,

Reference Number: BC202277

Project Location: 844 Selwyn Road
Springston

Legal Description: LOT 2 DP 74460

Project Description: This is an application for an amendment to the Building consent 011272: Dwelling attached garage with solid Fuel Heater and swimming pool

Amendment 1: B2 Modification

Amendment 2: Remove exterior bifold doors to pool room and make good openings, install glass pool fence.

IR Number: 1

Inspection Results:

POST WRAP / CAVITY - 17 Feb 2021 @ 12:39 by Malcolm Dowding

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

E2 - Wall Cladding - Standard Systems (Weatherboard / Sheet / Profiled Metal):

1. Provide details on how the cladding at the base will be sealed to prevent moisture egress, as cladding will be seated on existing tiles.

These may be viewed at time of next inspection.

Site Communication: OK to clad posts and complete soffits

Your next inspection will be: **Final**

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

Please ensure all work for inspection is ready the day before. All re-inspections will incur an additional inspection fee.

Outstanding Required Documents for this Building

Final

www.selwyn.govt.nz

2 Norman Kirk Drive, Rolleston / PO Box 90, Rolleston 7643

Tel.: (03) 347 2839 Fax: (03) 347 2799 Email: buildingadmin_designndocument@selwyn.govt.nz

- F2: Swimming Pool Fencing - Compliance Documentation
- B1: Fencing - Construction Monitoring Records PS3 PS4
- Form 6 - CCC application

History

Inspection Name

Post Wrap / Cavity

Final

Yours Sincerely,

Malcolm Dowding

Building Control Officer - Contractor

On behalf of: Selwyn District Council

Summary

FAIL - 17 Feb 2021

View at next inspection

-

Swimming Pool Assessment Prompt Sheet

Fencing of Swimming Pools Act 1987 & Building Act

Building Consent/ Valuation number: BC011272 / 2405534000

Property Owner: Prebble Gregory Bruce

Property Address: SELWYN ROAD

Council Assessor: Dante S. Quiñanola

Date: 11 February 2010

<p>Pool Type: <u>DOUBLE GLAZED & SCREENED</u></p> <ul style="list-style-type: none"> ❖ Does pool comply with the following schedules under the Fencing of Swimming pools Act 1987? ❖ Is the pool exempt from the Fencing of Swimming Pools Act 1987 (section 5)? <u>Y/N</u> (delete one) ❖ Has the pool a special exemption from the Territorial authority (section 6)? <u>Y/N</u> (delete one) <p>Height:</p> <ul style="list-style-type: none"> • Schedule 1(1)(a) ≥1.2m above ground • Schedule 1(1)(b) ≥1.2m from any permanent projection • Schedule 1(2) perforated material/ mesh/ netting <p>Ground clearance:</p> <ul style="list-style-type: none"> • Schedule 2 ground clearances ≤100mm. <p>Materials:</p> <ul style="list-style-type: none"> • Schedule 3 materials/ components durability • Schedule 4 panel spacing ≤100mm any point • Schedule 5 fence inaccessible for climbing from outside • Schedule 5A(a) horizontal support dist. ≤900mm. • Schedule 5A(b) no other horizontal support in between • Schedule 6 perforated material/ netting/ mesh ≤50mm. • Schedule 7 perforated material firmly attached <p>Gates and Doors:</p> <ul style="list-style-type: none"> • Schedule 8(a) not open towards pool area • Schedule 8(b) clear of hold-open obstruction • Schedule 8(c) ok when lifted up/pulled-down <p>Operation of gates and doors:</p> <ul style="list-style-type: none"> • Schedule 9(1) fitted with latching device • Schedule 9(2) latch device thru hole ≤1.2m • Schedule 9(3) latch device on outside ≤1.5m • Schedule 10 self-closing if opened at 150mm <p>Doors in walls of buildings:</p> <ul style="list-style-type: none"> • Schedule 11 locking device fitted to prevent from being readily opened by child of 6 yrs. 	<p>Does the pool need to comply with the Building Code?</p> <p>If yes, does pool comply with the following relevant New Zealand Building Code clauses:</p> <p>F4.3.4 Barriers:</p> <ul style="list-style-type: none"> • F4.3.4(a) continuous & extend • F4.3.4(b) appropriate height • F4.3.4(c) adequate rigidity • F4.3.4(d) able to withstand impact/pressure • F4.3.4(e) prevents people falling through • F4.3.4(f) restrict access to immediate area • F4.3.4(g) restrict passage/guard change level • F4.3.4(h) built in a way not for seating <p>F4.3.5 barriers in addition to performance F4.3.4:</p> <ul style="list-style-type: none"> • F4.3.5(a) self-closing/ self-latching device • F4.3.5(b) no climbing step <p>Classification:</p> <p>NOTES:</p> <p><i>SWIMMING POOL WHOLLY ENCLOSED IN A BUILDING, AUTOMATICALLY EXEMPT UNDER S5 OF THE FENCING OF SWIMMING POOLS ACT 1987. OWNER ADVISED TO INSTALL BACKFLOW PREVENTION DEVICE ON TAP TO PREVENT BACK-SIPHONING INTO POTABLE WATER SUPPLY.</i></p> <p><i>* SWIMMING POOL COMPLIES WITH FENCING OF SWIMMING POOLS ACT 1987.</i></p>
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✓ Satisfactory
 X Not Satisfactory
 N/A Not Applicable

This is not an inspection record; it serves as an onsite prompt and simply indicates that the features listed have been assessed. Refer to related correspondence for further information and/ or required action.



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531
011272

REF No.....

25 October 2006

C & G Prebble
844 Selwyn Rd

ROLLESTON

File Copy

Dear Mr & Mrs Prebble

CODE COMPLIANCE CERTIFICATE INSPECTION

As you may be aware I carried out a final inspection for you Dwelling at 844 Selwyn Rd.

All items of work required by the inspection notice dated the 10/2/06 have been completed to the satisfaction of council.

Before council can issue the full Code Compliance Certificate the issues relating to the pool area must be attended to.

The inspection notice dated the 10/2/06 & 17/10/06 stated the pool area needs to be covered by an exemption given by the Selwyn district council.

An exemption can only be granted for existing work. As your pool is seen as new work related to the construction of the new dwelling it cannot be given an exemption and must be made to fully comply with the Fencing of Swimming Pools act 1987.

I have enclosed some information with regard to pool fencing which may be suitable for use in your situation. Alternatively pool fencing set within the jambs of the exiting doors may be acceptable or you may find an alternative way to comply.

An inspection of this work will be required before code compliance can be given

If you have any questions regarding this letter please ring me on 0274 902 125.

Yours Faithfully

Ian Burford
Building Inspector, Selwyn District Council

CC Orange Builders.

SERVICE CENTRES:

LEESTON
HIGH STREET, LEESTON
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

INSPECTION NOTICE

Inspections are to be booked by the owner or builder:

Name: Hughes Development Consent No: 020331
 Site Address/Rapid No: 844 Selwyn Rd. Officer: Karen Fitzpatrick
 Name: _____

Type of building work: 2 Storey Dwelling

On 11 / 8 / 2020 at 9:30 am/pm this site was inspected pursuant to the Building Act 2004 [Section 222/230] and the Local Government Act 2002 [Section 174]. The purpose of the inspection was:-

a	Siting & founds	h	Bond Beam	o	Other
b	Slab	i	Blockfill	p	Resource Consent
c	Pre Wrap	j	Heating unit	q	Complaint/investigation
d	Post Wrap	k	Sanitary drainage	r	Compliance Schedule
e	Half height veneer	l	Stormwater drainage	s	WOF/ c/s audit
f	Preline/Plumbing	m	Pile/pole holes	t	Final Inspection
g	Post line bracing	n	Cladding	u	Final Inspection

Pass
 Fail

BUILDING WORK MAY PROCEED MAY NOT PROCEED RE-INSPECTION YES NO

INSPECTION NOTES:

Discussed fencing of pool options; Mechanical ventilation if maintained or filling of pool. Amendment to consent required with option to remediate areas.

To repair/replace roofing underlay. Noticeable areas where this has not been installed correctly.

To replace smoke alarms down stairs as they have been removed.

Safety glazing to down stairs bathroom.

To replace insulation in ceiling. Insure pipes lagged and clearance of downlights maintained.

Seal soffit where vent terminates through.

Seal vents with 1m of gas bottles

NOTE: A Code Compliance Certificate Application is required for 2004 Building Act Consents

Owner/Builder/Contractor confirms floor height is as recommended by Environment Canterbury

INSTRUCTIONS

All work inspected is in accordance with the Building Consent

Satisfactory: Work may proceed when minor items above have been attended to

Some work is not satisfactory or is incomplete, as detailed above, and rectification is required.

A notice to fix will be issued

Notice to: Contractor Owner Agent Occupier Signed: [Signature]
 By: Telephone Fax Posting Left on Site



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 on 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.



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: 24/03/21
Account No: 803328
Order No.

Tax Invoice 156088

Quantity	Description	Rate	Amount
	L210622 24/03/21 : 102633-827 : Parry Fields Lawyers : Chri 2405534000 : 844 Selwyn 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

Account No.: 803328
Invoice No.: 156088
Total Due: \$204.40

Amount Enclosed:

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

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

