

Land Information Memorandum

L210624

Application

102633-287	No.	L210624
Parry Fields Lawyers	Application date	15/03/21
PO Box 8020	Issue date	22/03/21
Riccarton	Phone	03 348 8480
Christchurch 8440	Fax	-

Property

Valuation No.	2405534100
Location	870 Selwyn Road
Legal Description	Lot 2 SP 75821 Lot 2 Dp 355996 Blk Iii Blk Vii Leeston Sd
Owner	Quinn Michael Nicholas & McFerran Suzanne Maree
Area (hectares)	6.1080

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	\$375,000
Capital Value	\$1,160,000
Improvements	\$785,000

Current Rates Year 2020 to 2021

Annual Rates	\$3,077.85
Current Instalment	\$ 769.50
Current Year - Outstanding Rates	\$ 0.00
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

- | | |
|----------|---|
| 15/03/05 | Resource Consent R307350
To Create 4 Lots In The Inner Plains Completion Certificate 17/10/05
Granted By Local Authority Officer 30/05/05 |
| 31/01/97 | Resource Consent R302576
Boundary Adjustment To Create Lot Smaller Than Smallest Existing
Completion Certificate 10/07/97
Consent Approved 8/05/97 |

Planning Note

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

18/05/20	Building Consent 200265 Workshop Code Compliance Certificate Issued 10/12/20
22/06/17	Building Consent 170775 Domestic Dwelling Alterations & Additions Code Compliance Certificate Issued 19/07/18
31/05/05	Building Consent 050515 Domestic Sleepout Code Compliance Certificate Issued 18/06/09
28/01/02	Building Consent 011592 Greenhouse Extension Code Compliance Certificate Issued 31/07/02
9/05/01	Building Consent 010486 Farm Shed Code Compliance Certificate Issued 24/08/01
9/05/01	Building Consent 010488 Change Of Use-Farm Shed To Office/Staffroom Code Compliance Certificate Issued 11/09/01

29/10/99	Building Consent 990723 Co2 Tank & Shelter Code Compliance Certificate Issued 30/10/00
16/10/97	Building Consent R417807 Irrigation Shed Code Compliance Certificate Issued 25/08/98
16/10/97	Building Consent R417808 Boiler House Code Compliance Certificate Issued 25/08/98
16/10/97	Building Consent R417809 Greenhouse Code Compliance Certificate Issued 25/08/98
16/10/97	Building Consent R417810 Farm Shed Code Compliance Certificate Issued 25/08/98
30/04/91	Building Permit H043961 Erect Dwelling
30/04/91	Building Permit 0291 Plumbing/Drainage

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

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

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

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

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

Services

Water Council water supply not available
Own potable water supply required

For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

Sewer Council sewer scheme not available
On-site sewage treatment and disposal

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

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

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

No pool registered to this property.

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 & Lismore stony 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

ypical Soil Profile - 0-200 (brown very stony silt), 200-600 (yellowish brown stony fine sandy loam), 600 >2000 (sandy gravels)

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: 22 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

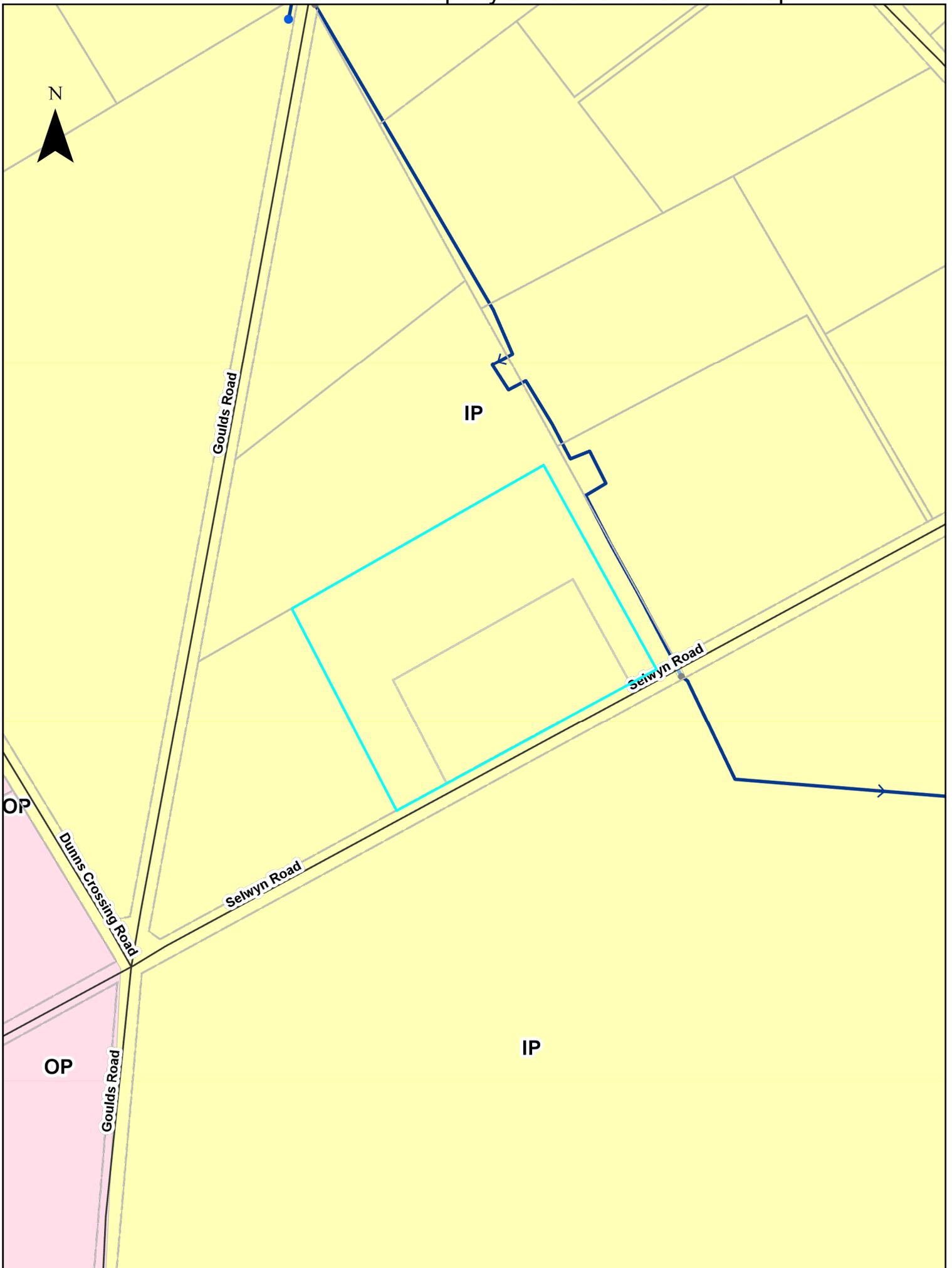
Inner Plains

Outer Plains

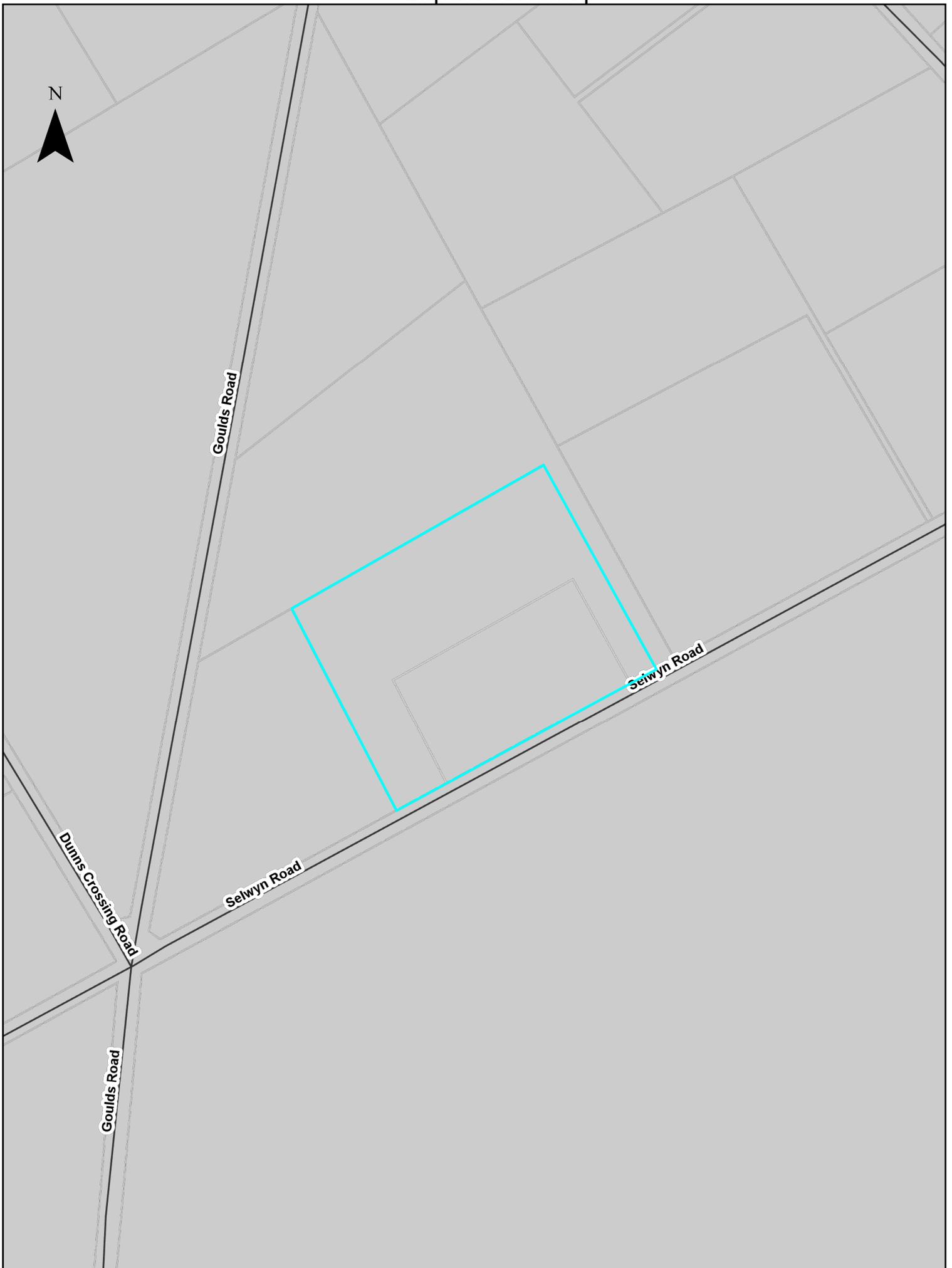
Malvern Hills

Key Activity Centre

Property zone and water race map



Liquefaction map



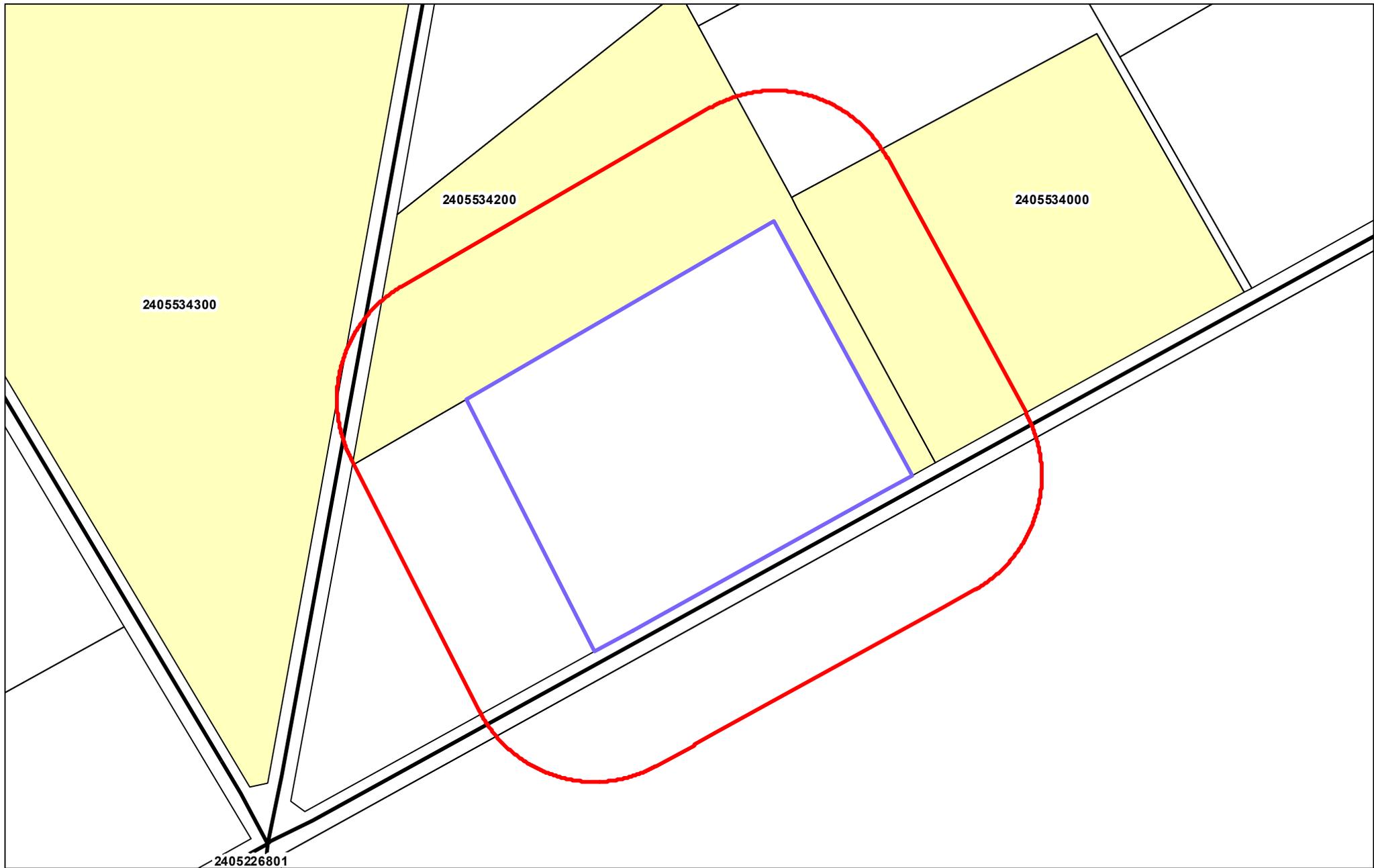
RESOURCE CONSENT INFORMATION

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

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

Resource Consent Status Codes:

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



Cadastral Information derived from
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Resource Consent Map 100m Buffer



Assessment ID	Consent Number	Proposal	Status	Date
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
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
2405534300	175522	To install and operate a standalone telecommunications facility.	DDEL	2017-09-27

Code Compliance Certificate**010486****Section 43(3), Building Act 1991****APPLICANT**ALAN SHADWELL FAMILY TRUST
10 INVERNESS LANE
BALMORAL HILL
CHRISTCHURCH

Issue date 24/08/01

Project

Description	New Construction Being Stage 1 of an intended 1 Stage FARM SHED
Intended Life	Indefinite, but not less than 50 years
Intended Use	FARM SHED
Estimated Value	\$28,905
Location	SELWYN ROAD, ROLLESTON
Legal Description	LOT 2 DP 75821 BLK III VII LEESTON SD
Valuation No.	2405534100

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:



Date: December 23, 2020

Code Compliance Certificate**011592****Section 43(3), Building Act 1991****APPLICANT**G B SHADWELL
870 SELWYN ROAD
R D 5
CHRISTCHURCH

Issue date

31/07/02

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage GREENHOUSE EXTENSION
Intended Life	Specified as 25 years
Intended Use	
Estimated Value	\$150,000
Location	SELWYN ROAD, ROLLESTON - RAPID: 0770870
Legal Description	LOT 2 DP 75821 BLK III VII LEESTON SD
Valuation No.	2405534100

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:



Code Compliance Certificate**050515****Section 95, Building Act 2004****The Owner**

Name of Owner:	Shadwell Geoffrey Bruce & Alan Doyle & Shadwell Vaipou & Botherway Barry L		
Mailing address:	870 Selwyn Road, RD 8, Christchurch 7678		
Street address/registered office:			
Phone number:			
Landline:	Daytime:		
Mobile:	After hours:		
Facsimile number:			
Email address:			
Website:			

The Building Work

Street Address of Building:	870 SELWYN ROAD, ROLLESTON		
Legal Description of land where building is located:	LOT 2 DP 75821 BLK III VII LEESTON SD		
Valuation Number:	2405534100		
Current lawfully established use:	DOMESTIC SLEEPOUT		
Type of work:	Domestic Sleepout with facilities.		
Estimated Value:	\$19,300		
Location of building within site/block number:			
Building Name:	Year Construction Commenced:	2005	

Code Compliance Certificate:

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

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	870 Selwyn Road, Springston
Legal description of land where building is located:	LOT 2 DP 75821
Building name:	N/A
Location of building within site/block number:	870 Selwyn Road Springston
Level/unit number:	N/A
Current, lawfully established, use:	7.0.1 Outbuildings with 1 occupant
Year first constructed:	2020

The owner

Name of owner:	MN Quinn & SM Mcferran
Contact person:	Michael Quinn
Mailing address:	870 Selwyn Road, Springston
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0273804692
Daytime:	Landline: N/A Mobile: 0273804692
After hours:	Landline: N/A Mobile: 0273804692
Facsimile number:	No information provided
Email address:	threeboysquinn@hotmail.com
Website:	No information provided
First point of contact for communications with the council/building consent authority:	

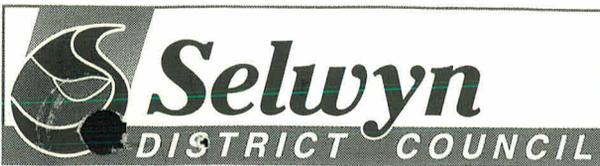
Building work

Building consent number:	BC200265
Description:	Workshop
Issued by:	Selwyn District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that - the building work complies with the building consent.

Signature: Rowell Des Forges
Position: Building Control Officer
On behalf of: Selwyn District Council
Date: 10 December 2020



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

REF No.....

Code Compliance Certificate

990723

Section 43(3), Building Act 1991

APPLICANT

G B & V B SHADWELL
SELWYN RD
R D 5
CHRISTCHURCH

Issue date 30/10/00

Project

Description	New Construction Being Stage 1 of an intended 1 Stages CO2 TANK & SHELTER
Intended Life	Indefinite, but not less than 50 years
Intended Use	CO2 TANK & SHELTER
Estimated Value	\$7,500
Location	SELWYN RD, ROLLESTON
Legal Description	LOT 2 DP 75821 BLK III VII LEESTON SD
Valuation No.	2405534100

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:

Date: October 30, 2000

SERVICE CENTRES:

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-8080

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

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

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

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 870 Selwyn Road , Springston
Legal description of land where building is located: LOT 2 DP 75821
Building name: N/A
Location of building within site/block number: 870 Selwyn Road
Springston
Level/unit number: N/A
Current, lawfully established, use: SH (Sleeping Single Home)
Number of occupants: N/A
Year first constructed: 2017

The owner

Name of owner: M N Quinn & S M McFerran
Contact person: M N Quinn & S M McFerran
Mailing address: PO Box 8770, Riccarton, Christchurch
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: N/A
Daytime: Landline: N/A Mobile: N/A
After hours: Landline: N/A Mobile: N/A
Facsimile number: N/A
Email address: threeboysquinn@hotmail.com
First point of contact for communications with the council/building consent authority:

Building work

Building consent number: 170775
Description: Domestic Dwelling Alterations & Additions
Issued by: Selwyn District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

Signature: Ian Buckle

Position: Building Control Officer

On behalf of: Selwyn District Council

Date: 19 July 2018

BC 170775

- 1 NOV 2017

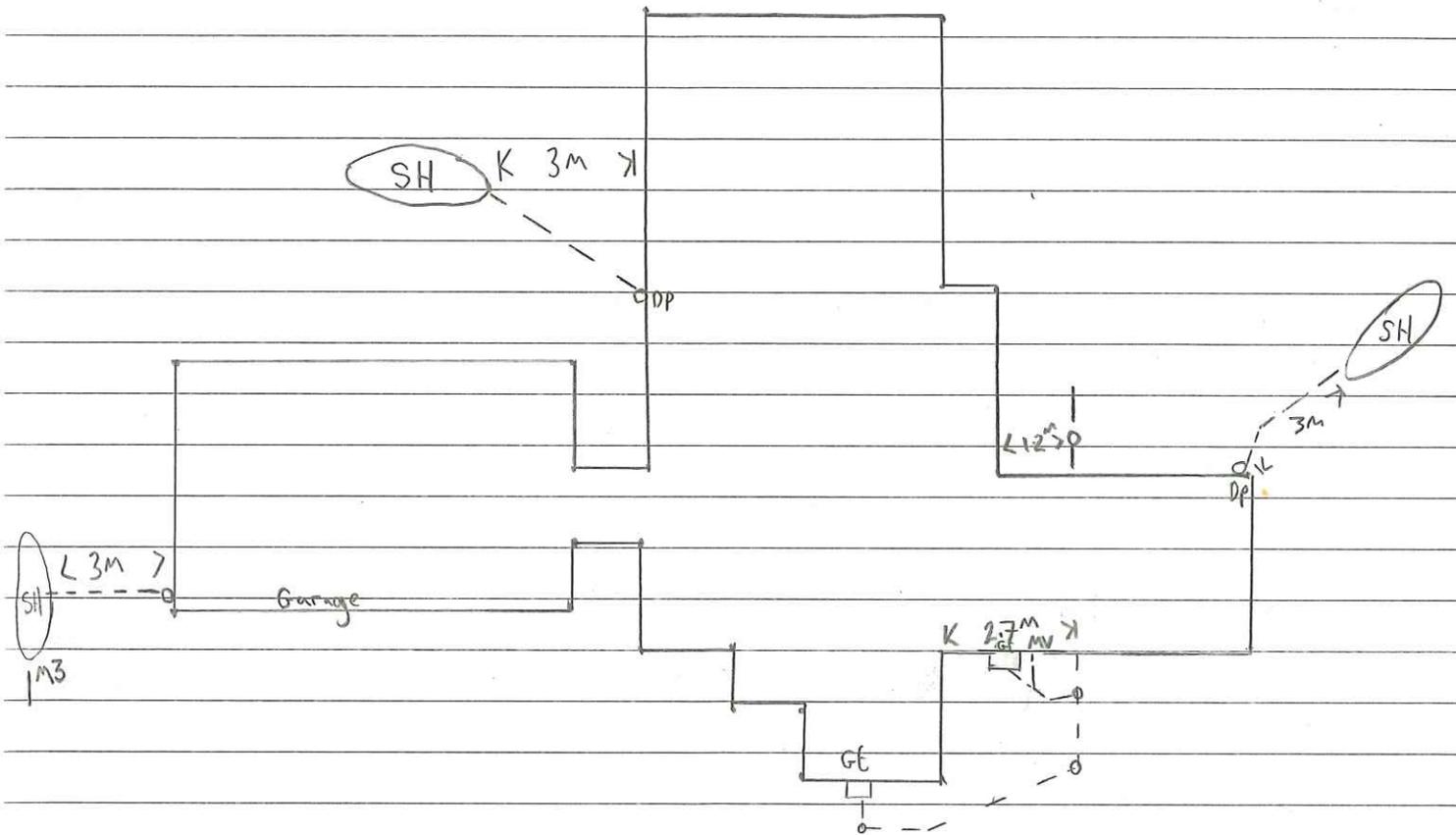
Mike Greer Homes 124048

3/10/17

870 Selwyn Road
Springston
Consent # BC 170775

Pipe Rite Ltd.

REGO # 17121
GRADE Sewer 18"
Storm 1080



QUINN ALTERATION for
**MICHAEL QUINN & SUZANNE
McFERRAN**
**870 SELWYN ROAD SPRINGSTON
7678**

CONSULTANTS

Structural Engineers

Landscape

Contractor

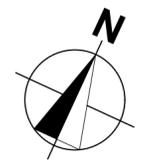
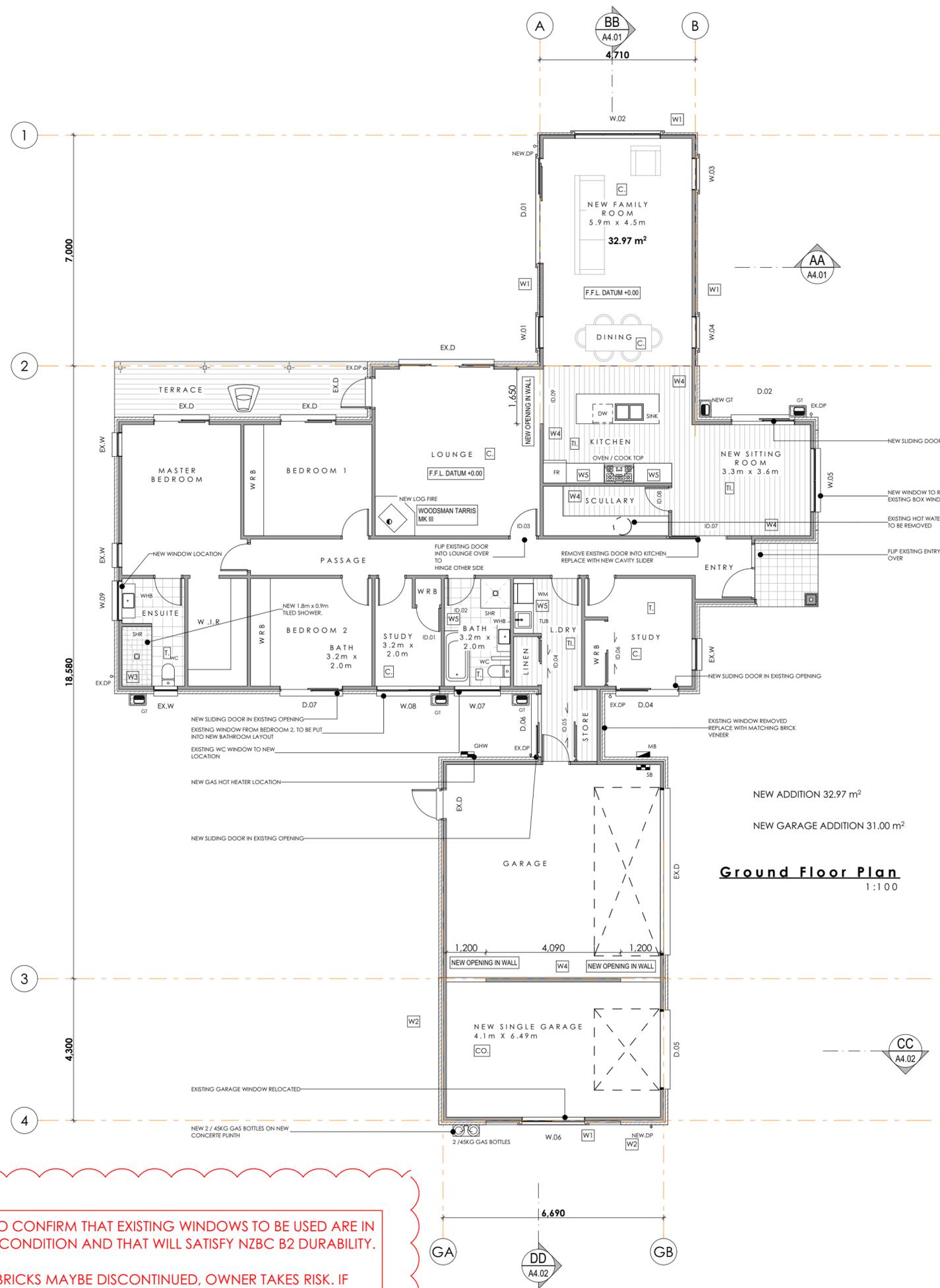
ISSUES

PIM

RESOURCE CONSENT

BUILDING CONSENT

NOTES



NOTES:
ALL DIMENSION ARE TO BE VERIFIED BY CONTRACTOR ON SITE BEFORE COMMENCING ANY WORK.
KITCHEN BENCHES FORMICA BENCH TOPS & SELECTED WHITE MELAMINE CABINETS, WITH LAZER CUT EDGES.

FLOOR FINISHES:
T. SELECTED CERMAIC FLOOR TILES, ON ARDEX SUPERFLEX WATERPROOF MEMBRANE.
CO. CONCRETE, SMOOTH FLOAT FINISH TO GARAGE FLOOR.
C. SELECTED CARPET ON UNDERLAY
TL. SELECTED TIMBER OVERLAY

LEGEND:
GT GULLY TRAP LOCATION
NEW DP 74mm DIA DOWNPIPE (UNLESS OTHER WISE NOTED)
MB METERBOX LOCATION
SB SWITCHBOARD LOCATION
EX.DP EXISTING DOWNPIPE LOCATION
GWH NEW GAS HOT WATER HEATER

WALL FINISHES:
W1 SELECTED JAMES HARDIE LINEA WEATHERBOARDS CLADDING ON H3.1 TREATED 50x20mm TIMBER CAVITY ON BUILDING PAPER, ON 90x45mm TIMBER FRAMING @ 600CRS. WITH 10mm GIBB'D & R2.8 F.G. INSULATION.
W2 SELECTED 70 SERIES BRICK WORK TO MATCH EXISTING, ON 50mm CAVITY, ON BUILDING WRAP, ON 90x45mm TIMBER FRAMING @ 600CRS. WITH 10mm GIBB'D & R2.8 F.G. INSULATION.
W3 300x100mm CERMAIC WALL TILES TO TILED SHOWERS AREA, ON 10mm GIBB'D AQUALINE PLASTER BOARD ON 90x45mm @ 600CRS.
W4 10mm GIBB'D E/S ON 90x45mm SG8 TIMBER FRAMING @ 600CRS.
W5 10mm GIBB'D E/S ON 90x45mm SG8 TIMBER FRAMING @ 600CRS, WITH 2 COATS OF ENAMEL PAINT TO WET AREAS.

BUILDER TO CONFIRM THAT EXISTING WINDOWS TO BE USED ARE IN A GOOD CONDITION AND THAT WILL SATISFY NZBC B2 DURABILITY.
EXISTING BRICKS MAYBE DISCONTINUED, OWNER TAKES RISK. IF DISCONTINUED- BEST MATCH SHOULD BE CHOSEN.

REV.	DATE	NOTES
A	12/02/2017	DEVELOP DESIGN ISSUE
B	28/03/2017	CONSENT APPLCN. ISSUE
C	06/06/2017	CONSENT APPLCN. ISSUE

PROPOSED GROUND FLOOR PLAN

SCALE: 1:100 @ A2

DATE: 14/06/2017

PROJ. No: 6102-28

PROJ. STATUS: FOR BUILDING CONSENT
SHT. NO.: REV.

A2.01 C

DO NOT SCALE THESE DRAWINGS.
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR COMMENT PRIOR TO MANUFACTURE.



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

REF No.....

Code Compliance Certificate **010488**
Section 43(3), Building Act 1991

APPLICANT

ALAN SHADWELL FAMILY TRUST
10 INVERNESS LANE
BALMORAL HILL
CHRISTCHURCH
Issue date 11/09/01

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages CHANGE OF USE-FARM SHED TO OFFICE/STAFFROOM
Intended Life	Indefinite, but not less than 50 years
Intended Use	CHANGE OF USE- FARM SHED TO OFFICE/STAFFROOM
Estimated Value	\$21,161
Location	SELWYN ROAD, ROLLESTON
Legal Description	LOT 2 DP 75821 BLK III VII LEESTON SD
Valuation No.	2405534100

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: 

Date: September 11, 2001



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

REF NO:

C O D E C O M P L I A N C E C E R T I F I C A T E
Section 43(3), Building Act 1991

Applicant

G SHADWELL
SELWYN ROAD
R D 5
CHRISTCHURCH

Consent Details

Consent/PIM No.: R417808
Date issued: 25/08/98
Valn No: 2405534100

Project Descrn:

NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
BOILER HOUSE

Intended Life:

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

BOILER HOUSE

Project Location:

SELWYN ROAD, SPRINGSTON

Legal Description:

LOT 2 DP 58095 BLK III VII LEESTON SD -I NT IN R/W

Estimated Value:

\$ 14,000

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

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: *H. Shadwell* **POSITION:** *Senior Inspector* **DATE:** *25-8-98*



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

REF NO:

C O D E C O M P L I A N C E C E R T I F I C A T E
Section 43(3), Building Act 1991

Applicant

G SHADWELL
SELWYN ROAD
R D 5
CHRISTCHURCH

Consent Details

Consent/PIM No.: R417809
Date issued: 25/08/98
Valn No: 2405534100

Project Descrn:

NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
GREENHOUSE

Intended Life:

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

GREENHOUSE

Project Location:

SELWYN ROAD, SPRINGSTON

Legal Description:

LOT 2 DP 58095 BLK III VII LEESTON SD -I NT IN R/W

Estimated Value:

\$ 166,000

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

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME:

POSITION:

Senior Inspector

DATE:

25-8-98

SERVICE
CENTRES:

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

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

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



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

REF NO:

C O D E C O M P L I A N C E C E R T I F I C A T E
Section 43(3), Building Act 1991

Applicant

G SHADWELL
SELWYN ROAD
R D 5
CHRISTCHURCH

Consent Details

Consent/PIM No.: R417810
Date issued: 25/08/98
Valn No: 2405534100

Project Descrn:

NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
FARM SHED

Intended Life:

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

FARM SHED

Project Location:

SELWYN ROAD, SPRINGSTON

Legal Description:

LOT 2 DP 58095 BLK III VII LEESTON SD -I NT IN R/W

Estimated Value:

\$ 8,000

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

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

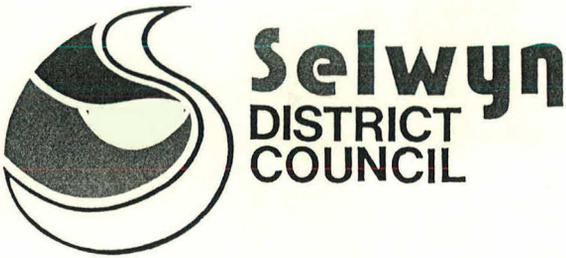
SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME:

POSITION:

DATE:

25-8-98



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

REF NO:

C O D E C O M P L I A N C E C E R T I F I C A T E
Section 43(3), Building Act 1991

Applicant

G SHADWELL
SELWYN ROAD
R D 5
CHRISTCHURCH

Consent Details

Consent/PIM No.: R417807
Date issued: 25/08/98
Valn No: 2405534100

Project Descrn:

NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
IRRIGATION SHED

Intended Life:

INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses:

IRRIGATION SHED

Project Location:

SELWYN ROAD, SPRINGSTON

Legal Description:

LOT 2 DP 58095 BLK III VII LEESTON SD -I NT IN R/W

Estimated Value:

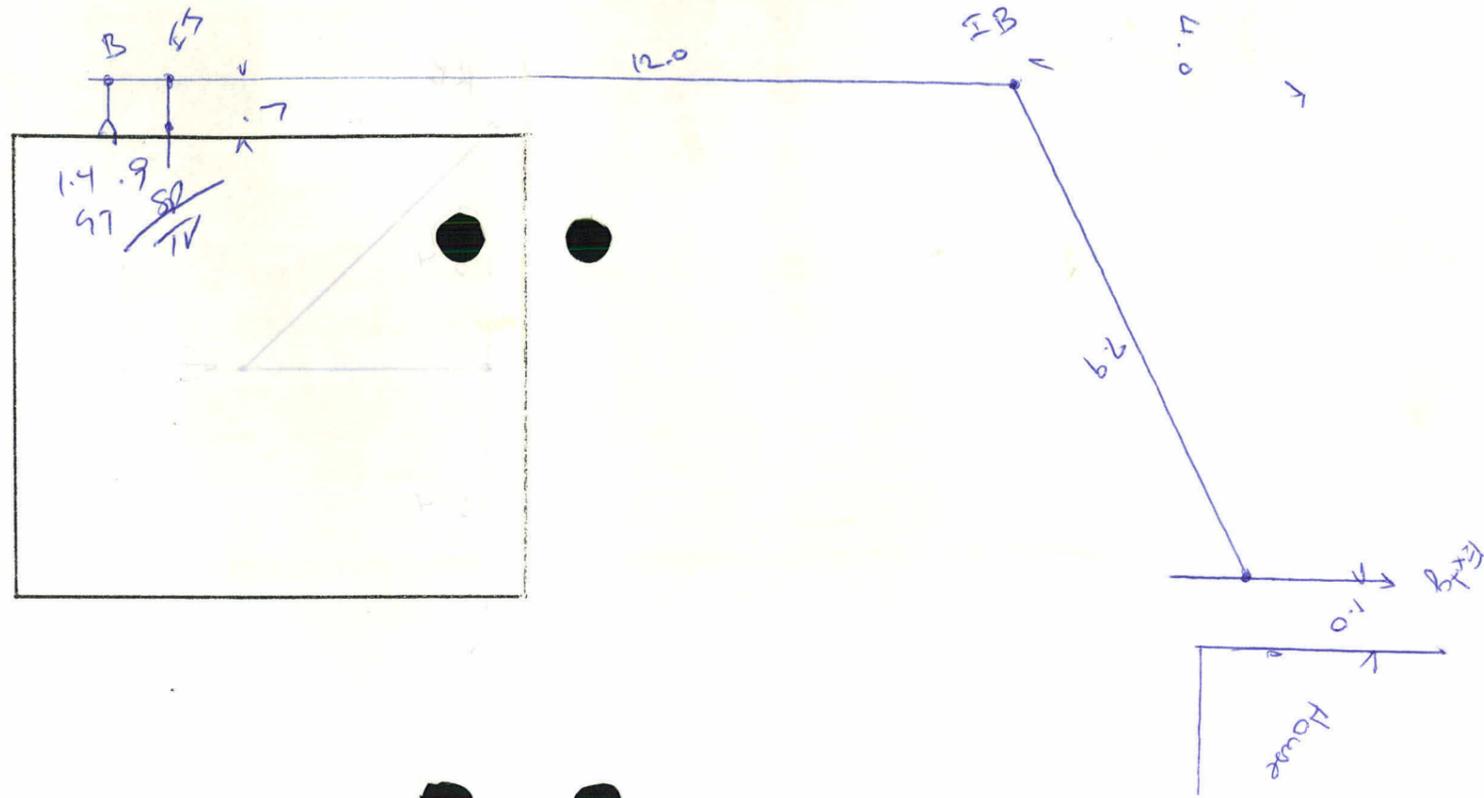
\$ 7,000

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

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

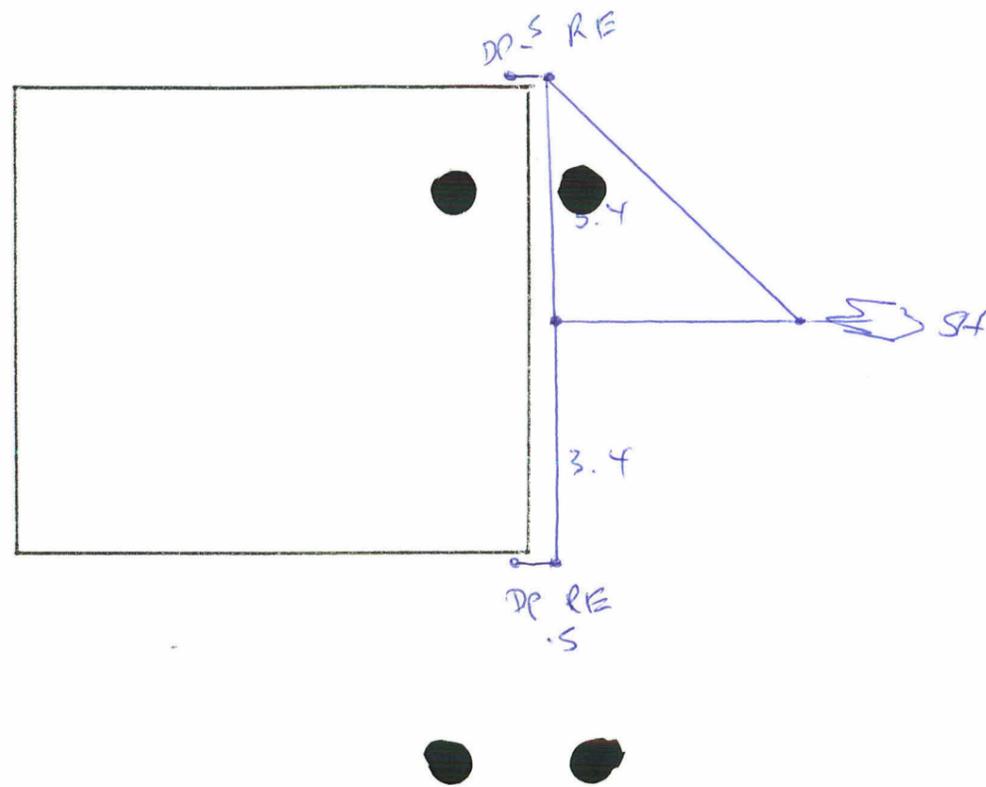
NAME: *R. Shadwell* POSITION: *Senior Director* DATE: *25-8-98*



Shadwell & Bothenway
 Drainage Sewer

870 Selwyn Road
 sleepout

050515
 12/8/05



K+T. Drainage :- (16404) Mark Taylor.
 Shadwell & Bolthorway 870
 Drainage Stormwater

Selwyn Road
 steepont

050515

12/8/05



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: 22/03/21
Account No: 803328
Order No.

Tax Invoice 155979

Quantity	Description	Rate	Amount
	L210624 22/03/21 : 102633-287 : Parry Fields Lawyers : Chri 2405534100 : 870 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.: 155979
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.

