

Land Information Memorandum **L242164**

Application

Emma Harrington
Agri Realty Limited
PO Box 933
Christchurch 8140

No.	L242164
Application date	22/10/2024
Issue date	31/10/2024
Phone	0279432358

Property

Valuation No.	2423000501
Location	720 Sleemans Road
Legal Description	LOT 2 DP 475329 LOT 1 DP 59131
Owner	Ferrari Simonetta
Area (hectares)	11.5124

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 1/09/21. For further information please contact Council's Rates Department.

Revaluation Year	2021
Land	\$ 435,000
Capital Value	\$ 1,270,000
Improvements	\$ 835,000

Current Rates Year 2024 to 2025

Annual Rates	\$ 4,306.40
Current Instalment	\$ 1,076.60
Current Year - Outstanding Rates	\$ 1,076.70
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/12/24

Next Revaluation Due 2024.

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 on 0800 SELWYN (735 996).

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

Planning/Resource Management

Partially Operative District Plan: GRUZ

Operative District Plan Zoning: Rural Outer Plains

The Council has undertaken a review of the Operative District Plan and through this process it has developed a New District Plan ('The Partially Operative 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.

The period for lodging appeals against decisions on the Partially Operative District Plan closed on the 6th of October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27th November 2023. Many provisions in Partially Operative District Plan are now beyond challenge and are operative/treated as operative (pursuant cl 103 of Schedule 1 and s86F of the Resource Management Act (1991). The Operative District Plan now only applies where a relevant provision in the Partially Operative District Plan remains subject to appeal. For more information visit <https://selwyn.govt.nz/property-And-building/planningstrategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

24/02/14	Resource Consent 145073 Pt Lot 2 Lot 8 Lot 1. Subdivision by way of boundary adjustment. Section 224 Issued 22/05/14 Granted By Local Authority Officer 24/03/14
15/02/11	Resource Consent 115043 To Undertake Repairs On Heritage Dwelling Due To Earthquake Decision Notified 23/08/11 Granted By Local Authority Officer 23/08/11

Resource Consent R300237

Tourist Facility Consisting Of Restaurant, Hold Small Functions, Increase Accommodation And Directional Signs

Decision Notified 7/07/92

Consent Approved 7/07/92

Planning Notes

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, fill certificates and other relevant property files listed are based on what is available on our general property information, and that there may be other documents for the property which have not yet been added to the property record.

Resource Consents often contain a multitude of information and reports that are not ordinarily separately referenced or included in the LIM itself. Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

Preliminary Site Investigation Reports, Detailed Investigation Site Reports and Geotechnical Reports are submitted as part of the subdivision Resource Consent Process it is not likely to be currently of relevance in relation to the "land concerned", otherwise it would be elsewhere noted on the LIM to the extent any issues still apply following subdivision).

Any resource applications or consents that may contain information relating to the land which is not otherwise included in the LIM, including Geotechnical, Environmental and other expert reports, can be obtained via Selwyn District Council Information Management team on information.management@selwyn.govt.nz

SCA-RD3

There is a consent notice on the Record of Title to this property. This records a condition/s of a subdivision consent which must be complied on an ongoing basis.

Building

8/03/17 Building Consent 170386
 Marquee
 Exemption Granted 9/03/17

29/10/12 Building Consent 121011
 Studio Workshop

No code compliance certificate has been issued by Selwyn District Council for this building consent.

Additional building work and inspections may be needed before a full code compliance certificate can be issued.

More information is available on the attached inspection report dated 16/11/15

4/04/96 Building Consent R415137
 Dwelling Alteration (Ensuite)
 Code Compliance Certificate Issued 3/10/96

23/05/94 Building Consent R412528
 Drainage
 Code Compliance Certificate Issued 17/05/99

4/10/91 Building Permit 0621D
 Drainage
 Permit Only

17/05/73 Building Permit F48662
 Erect Implement Shed / Granary
 Permit Only

19/03/70 Building Permit 724
 Drainage
 Permit Only

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

Building Consent 182279

Marquee

Exemption Granted 19/12/18

Building Consent EX0108

Earthquake Repairs - Relocation Of Water Tanks, Roof Repairs, Re-Instatement Of Chimneys, Repairs To Internal Walls And Floors/Ceiling Linings, Surface Finishes And Repainting Internally And Externally

Exemption Granted 8/11/10

Compliance Schedule

This building has a compliance schedule issued to it – R770073 – Gunyah Country Lodge.

Specified systems are systems or features in a building that help to provide a safe environment for users. The compliance schedule states the specified systems and their performance standards including the inspection, testing and maintenance procedures, frequency and who should perform inspections.

Owners of buildings with specified systems are required to have a compliance schedule and to provide the Council with an annual Building Warrant of Fitness (BWOFF) under the Building Act 2004.

BWOFF status – current

BWOFF due – (date) 1/07/25

For more information see the Building Warrant of Fitness Process information booklet available on Council's website.

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.

Schedule 1 Exempt Building Work

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation. Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

Services

Water

Council water scheme is available and connected.

This property has a restricted water supply connected to the Hororata Acheron Water Supply Scheme. For any further information, please contact water.services@selwyn.govt.nz.

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

The water supply for this property is restricted and rated at **2** Units. As a restricted supply you are required to have a minimum of 3 days on property tank storage. i.e. if you receive 2 units your minimum tank size will be 6000 litres.

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be owned by the property owner and will be maintained under the building compliance schedule in addition to any other on-site backflow devices deemed necessary by the building department.

If, during a Civil Defence emergency event the water supply is not operational, Council's immediate focus for its staff and resources will be to bring the supply back into operation. Depending on the size and scale of the event, it may be difficult to meet everyone's needs so property owners are asked to take personal responsibility for drinking water.

As a precaution, the Council would also recommend from a drinking water perspective that a property owner also has bottled water available to meet their immediate drinking water needs of all individuals living on the property for a 72hr period (the recommended amount is 4 litres of water per person per 24hrs).

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 is not available.

On-site sewage treatment and disposal.

The property is not serviced through Council sewer network. Any onsite wastewater treatment or changes to it will require Environment Canterbury consent.

If 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 of 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 and may require consent from the surrounding properties for a variety of discharges. This could have an adverse effect on the neighbouring 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.

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 to the product manufacturers.

Stormwater

Stormwater to soakhole

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.

Copy of drainage plan attached.

If you have any questions about the Water, Sewage or Stormwater information above please contact the Selwyn District Council Water Department at 0800 SELWYN or contactus@selwyn.govt.nz

Kerbside Waste Collections

Council refuse and recycling collection is not available

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.

Land and Building Classifications

Energy Infrastructure and Transport

None known

Hazard and Risk

Reference: Plains Flood Management Overlay

This property is identified in the Partially Operative District Plan as being located within a Natural Hazard Overlay. For further information visit <https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/> or contact the duty planner on 0800SELWYN (0800735996)

Reference: Liquefaction Unlikely Overlay

This property is identified in the Partially Operative District Plan as being located within a Natural Hazard Overlay. For further information visit <http://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800SELWYN (0800735996)

Culture and Heritage

Reference Heritage Item H117 – Gunyah Homestead

This property has been identified in the Partially Operative District Plan as containing or being in close proximity to an item of historical value. There are restrictions on what works can and cannot be carried out on this item or within its heritage setting. For further information visit <https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996)

The site may also form part of a recognised archaeological site. Evidence of archaeological remains may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and or glass, crockery, ditches, banks, old building foundations, artefacts of Māori and European origin or human burials. When there is a reasonable cause to suspect an archaeological site may be modified, damaged or destroyed in the cause of any activity, such as earthworks fencing or

landscaping an archaeological authority from the New Zealand Historic Place Trust Pouhere Taonga is required for the work to proceed lawfully. This is a requirement regardless of whether resource from Selwyn District Council as required or not. For further information please contact the New Zealand Historic Places Trust Pouhere Taonga at infosouthern@heritage.org.nz or (03)3579629

Gunnyah homestead is a category LB historic building. should the property owner wish to make alterations or additions they may require the approval of one or more of the following authorities: Historical Places Trust and/or consent from the Selwyn District Council.

Natural Environment

None known

District-wide matters

None known

Area-specific matters

None known

Land Notes

Land Notes: This property is located within the command area of the Central Plains Water Enhancement Scheme in accordance with resource consents issued by Canterbury Regional Council and to Central Plains Water Trust. With the resource consents, Central Plains Water Limited has the ability to convey and apply irrigation water to land within the command area, subject to obtaining approval from the owners of the land. Central Plains Water Trust also holds several consents issued by Selwyn District Council for the construction, operation, and maintenance of the distribution network for the Central Plains Water Enhancement Scheme. This property is directly affected by a consented distribution network which passes through the property. If the consented distribution network is not utilised, this property may be directly affected by a separate global resource consent (RC15573), which enables the distribution network to be constructed, operated and maintained anywhere within the command area (certain exclusions). Based on either of the above consents, the distribution network infrastructure may run through this property. However, this cannot occur unless agreement is provided from the landowner or Central Plains Water Limited exercises its powers of compulsory acquisition as a requiring authority under the Resource Management Act 1991.

Land Notes: For further information on the Central Plains Water Enhancement Scheme including relevant maps, please contact Selwyn District Council and/or Central Plains Water Limited.

Property owners can contact Central Plains Water Limited (CPW) to update their details on (03) 928 2960.

Land Notes: There are earthquake folds near this property. Refer to the attached map.

Land Notes: Council holds the following reports:

- 19/3/12 – Site Investigation Report – OTS

Please contact our Information Management Team at Information.Management@selwyn.govt.nz for further information.

Listed Land Use Register (LLUR):

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publicly available database administered by Environment Canterbury called the Listed Land Use Register (LLUR). The Selwyn District Council may not hold information that is held on the LLUR, therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz.

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirement

Sleemans Road and Rockwood Road are formed and unsealed local roads maintained by the Selwyn District Council.

Special Land Features

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A – Lee Zone	A7 – Outer Zone
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	290m	-
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.

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

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

Slippage

None known

Ground Water Level

Less than 30m below ground

Soil Types

- Ashley deep silt loam
- Terrace scarp
- Ruapuna shallow and stony silt loam, bouldery phase

Liquefaction and Subsidence

None known

Licences/Environmental Health

- 28/02/24 FOOD PREMISES R740103 : Letter Sent 23/04/24 : Expires 28/04/25 : Outstanding requisitions from inspection dated 17/08/06
- 27/11/03 MANAGER'S CERTIFICATE : Manager R960101 : Letter Sent 16/10/06 : Expires 27/11/06
- 27/11/03 MANAGER'S CERTIFICATE : Manager R960102 : Letter Sent 16/10/06 : Expires 27/11/06
- 6/08/01 ON LICENCE : General R910046 : Ceased Operating 30/06/05 : Expires 6/08/02

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 0800 SELWYN (375 996).
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. Schedule 1 Exempt Building Work

Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

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.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

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.

Information Management Team

Date: 31 October 2024

Legend

Subdivision_Areas

Subdivision areas

Address

Addresses (LINZ)

Boundaries

District Boundary
Township Boundary

Railway

Railway

Road

Selwyn Roads
All Road Labels

Rating

Ratepayer Information
Title Owners

Land_Owners

Selwyn District Council
DoC
Environment Canterbury
North Canty Fish and Game Council

Water

Water_pt
EQUIPMENT - BORE
EQUIPMENT _ GENERATOR
EQUIPMENT - SAMPLE TAP
EQUIPMENT - OTHER
FACILITY
FIRE PLANT
HYDRANT
IRRIGATION
NODE
OBSOLETE
SUPPLY POINT
TANK
VALVE

Water_In
DIM LINE
DUCT
IRRIGATION
NON SDC SERVICE
OBSOLETE
OUTLINE
PIPE - TREATED
PIPE - UNTREATED
PIPE - SEWER
SITE_BOUNDARY
MANHOLE
NODE
SOAKHOLE
SUMP
VALVE
Storm_In
CHANNEL
DIM LINE
MANAGEMENT
NON SDC SERICE
OBSOLETE
OUTLINE
PIPE
SITE_BOUNDARY

Sewer

Manhole Labels
Sewer_pt
CHAMBER
EQUIPMENT
FACILITY
MANHOLE
NODE
VALVE
Storm_py
CATCHMENTS
CONSENT AREA
GROUNDWATER LESS 6M
OUTLINE OF BASIN
RATED AREA
Stormwater Management Area
Storm_In_Labels

Sewer_In
OUTLINE
DIM LINE
DUCT
IRRIGATION
NON SDC SERVICE
OBSOLETE
OUTLINE
PIPE_GRAVITY
PIPE_RISINGMAIN
SITE_BOUNDARY
WaterRaces
WRace_pt
DISCHARGE
DIVIDE
EQUIPMENT
GATE
GRILL
HEADWALL
MANHOLE
NODE
POND
SITE

Stormwater

Storm_pt
CHAMBER
EQUIPMENT
FACILITY
INLET/OUTLET
MANHOLE
POND
SITE

SHAFT
SOAKHOLE
WRace_In
AQUEDUCT
CULVERT
DIM LINE
EMERGENCY DISCHARGE
INTAKE
LATERAL
LOCAL
MAIN
OBSOLETE
OUTLINE
SIPHON
TUNNEL
SDC Cleaned

Drain

CDrain_pt
GATE
Site
WEIR
CDrain_In
DRAIN
ECan
OUTLINE
StopBank
Site Boundary
CDrain_In Label

Well

Springs - SPRGSV
Wells - WELLFV
Assessed For Groundwater Quality - QGWW
Assessed For Surface Water Quality - QSWV
Community Drinking Water Protection Zones - ECAN

LiquefactionReview

Project Extent
Boundary Between Liquefaction Assessment Zones

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

Biodiversity

Canterbury Plains SDC AB and C Classes
Endangered Flora and Fauna
Potentially Significant Sites
Confirmed SNA Sites
Significant Natural Areas (Final 115)

Zones

West Melton Observatory Zone
Planning Zones
High Country
Port Hills
Existing Development Area
Living 1
Living 2
Living 3
Living X
Living West Melton (North)
Living Z
Deferred Living
Business 1
Business 2
Business 3
Inner Plains
Outer Plains
Malvern Hills
Key Activity Centre
Living West Melton (South)

Proposed CPW

Headrace
Sheffield Pond Flood Extent
Distribution Network
Command Area (Ex. H & D Network)

UDSZones

UDS Traffic Zones
CRETS

LLUR

Activities
Investigations
Sites

Potentially Contaminated Sites

Verified Note
Verified Comment
Not Verified

Designations

Designations

Floods

Estimated 2013 Flood Photo Locations
2.7M AMSL
GW Spring Holes
SDC Recorded Flood Sites
Ecan Defined Flood Zones

Tsunami Evacuation zone

Tsunami Initial Evacuation Area

Refuse

Refuse Dropoff points
Organic Route

Rubbish/Recycling Route

Monday Week 1
Monday Week 2
Tuesday Week 1
Tuesday Week 2
Wednesday Week 1
Wednesday Week 2
Thursday Week 1
Thursday Week 2
Friday Week 1
Friday Week 2
No Collection

Organic Bin
Rubbish Bin
Day Unknown

Recycling Bin & Pick Up Schedule

Monday, Recycling week 1
Monday, Recycling week 2
Tuesday, Recycling week 1
Tuesday, Recycling week 2
Wednesday, Recycling week 1
Wednesday, Recycling week 2
Thursday, Recycling week 1
Thursday, Recycling week 2
Friday, Recycling week 1
Friday, Recycling week 2
General Refuse Charge

Pools

Swimming Pools
Error, Empty, Expired, In Progress, Complaint, NonC
Removed

PlanningMisc

NZ Defence Force Buffer
Māori Freehold Land
RRS14 Preliminary Locations

EcanRiverProtectionScheme

Properties Beside Rivers
Halswell Staff Gauges
Halswell Floodgates
Halswell Drainage

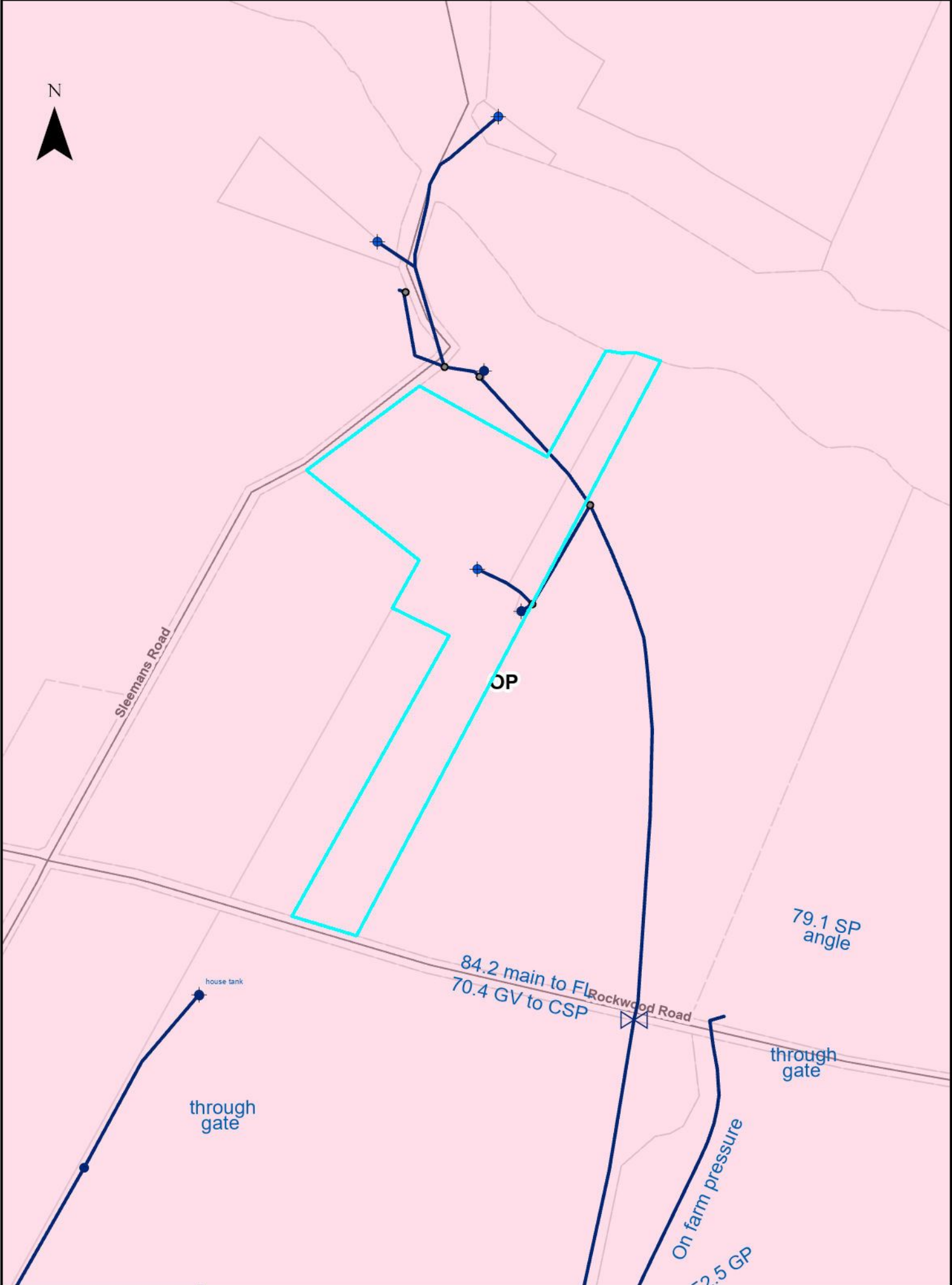
GreendaleFault

Greendale Fault 50m Buffer
Fault Lines (GNS 2013)
Folds (GNS 2013)

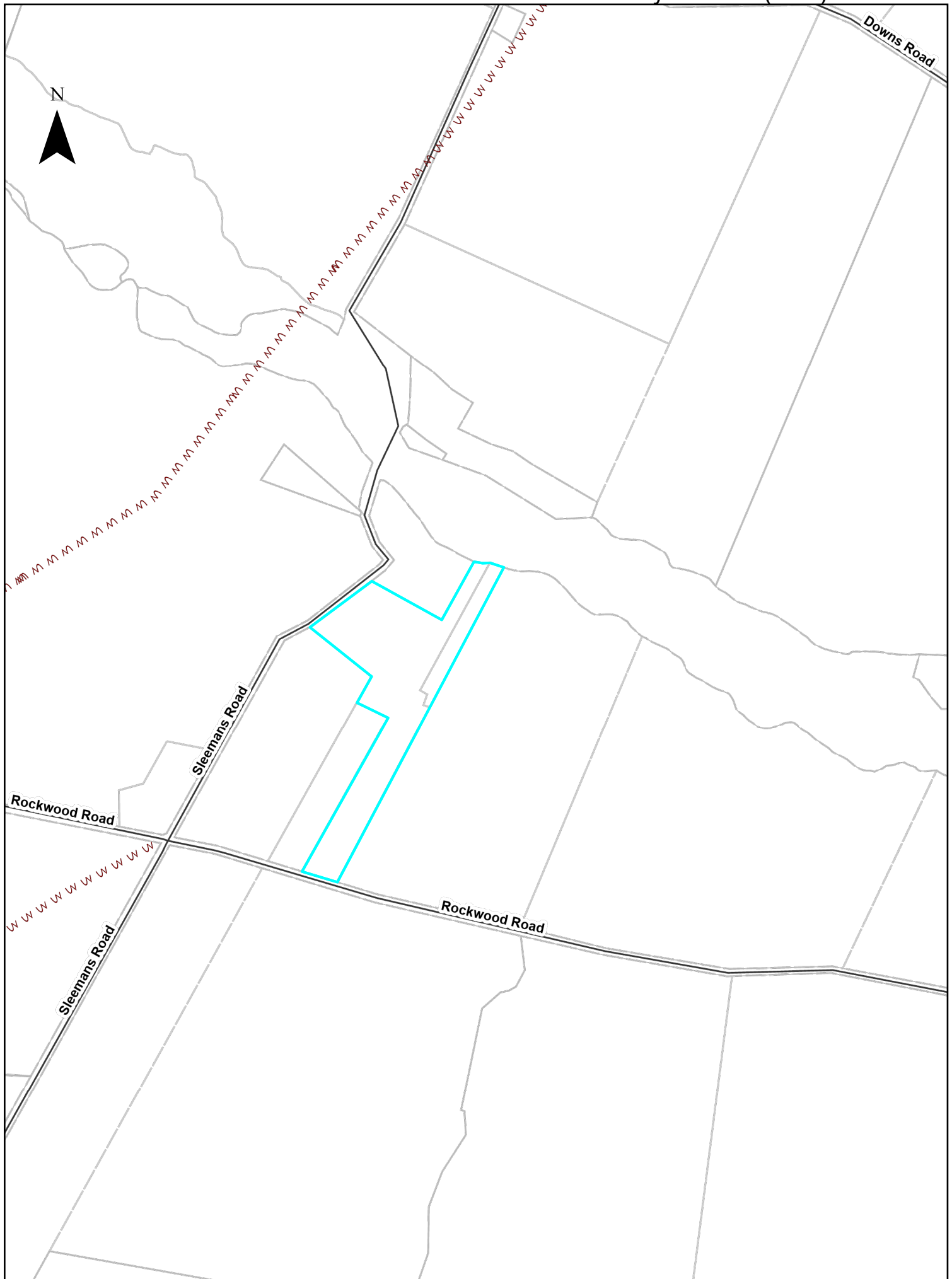
HororataHeightRestrictions

Final Height Splays
Runways
Hororata Airport Land Parcel

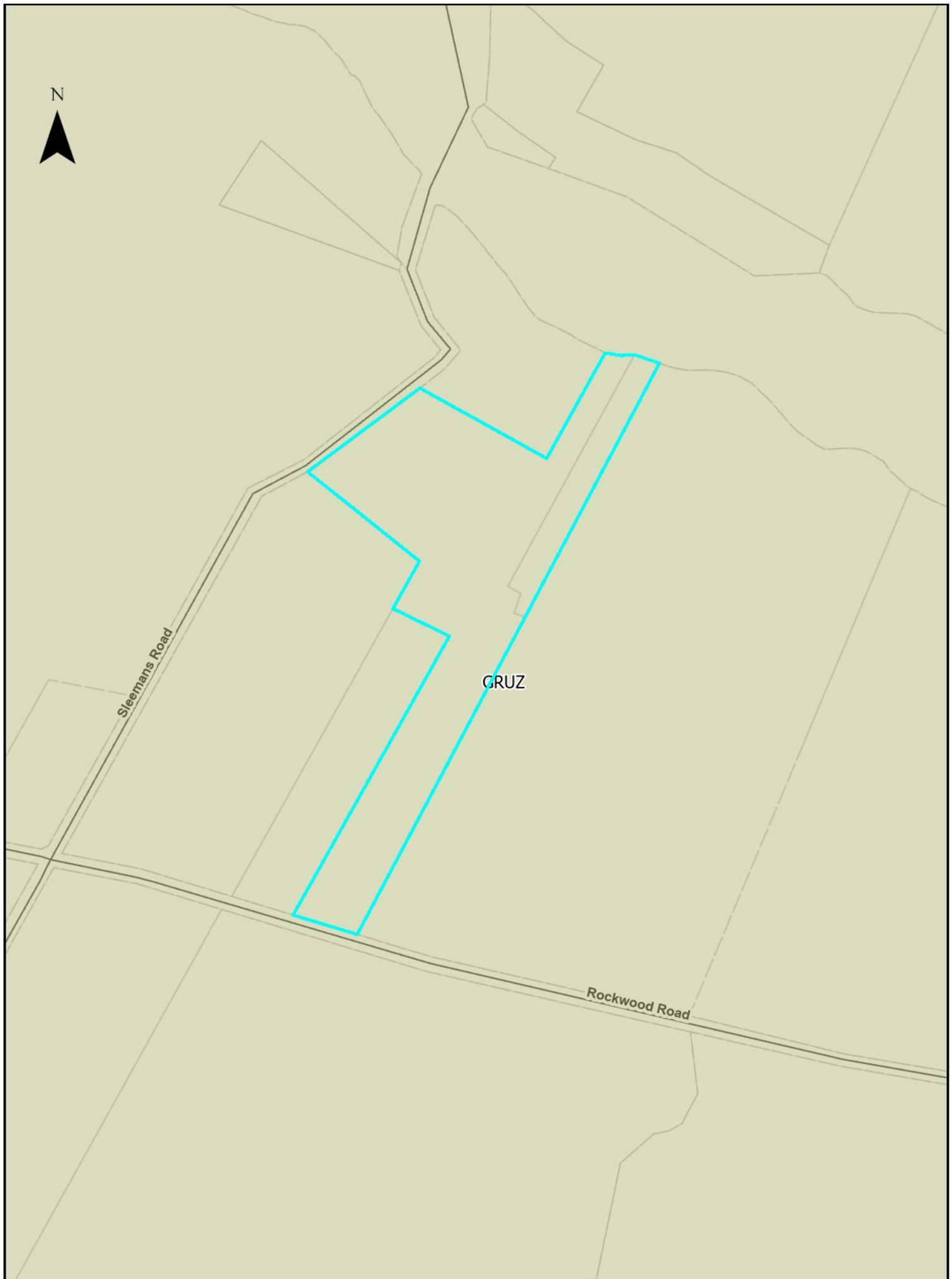
LIM REPORT - Zone and Water Services



LIM REPORT - Nearby FOLDS (fault) MAP



LIM REPORT - PODP Zone and Precinct



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.

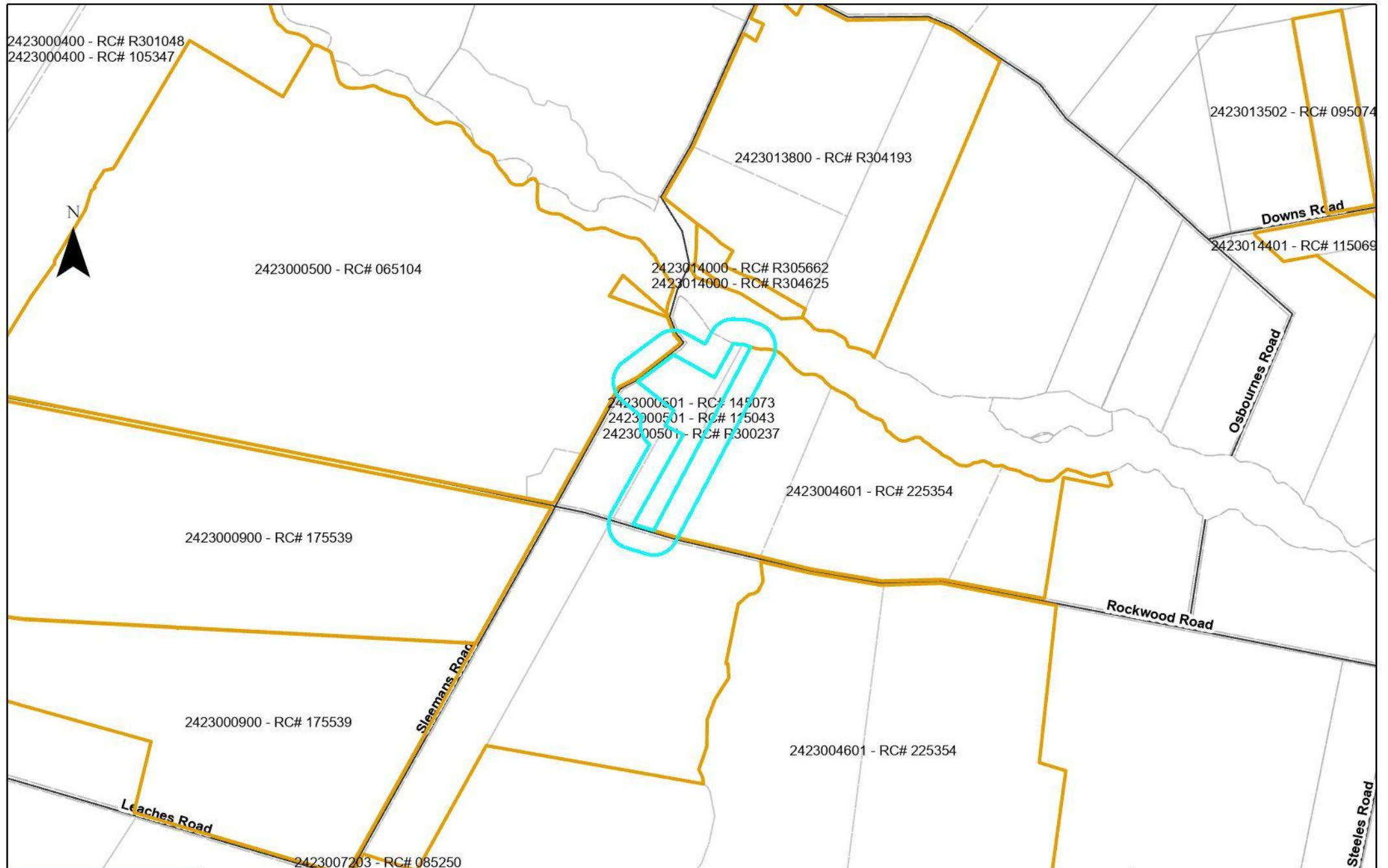
Resource Consent Status Codes:

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
DN	Decision Notified

ADN	Appeal Decision Notified
AE	Appeal expiry
AEC	Appeal Heard by Environment
AN	Abatement Notice
AR	Appeal received
ARI	Application returned incomplete
AWD	Appeal withdrawn
CC	Cancelled
CCI	Certificate Compliance Issued
D37	Deferred under s.37
D37E	s.37 deferral ends
D91	Deferred under s.91
D91E	s.91 deferral ends
ECDN	Environment Court Decision notified
FI	Further Information
FICR	Further Information request - no clock restart
FR	Formally received
HD	Hearing Date
HH	Hearing held
INV	Invoiced
IR	Information received
LAPS	Lapsed
LD	Lodged
LN	Limited Notified
LS	Lapsed
ODN	Objection decision notified
OH	On Hold
OR	Objection received

PA	Pre- application
PN	Publically notified
PS	Process suspended
RAD	Recommendation adopted by Council
RRA	Recommendation to required authority
S223	Section 223
S224	Section 224
SC	submissions closed
WAR	Written Approval Requested
WARE	Written Approvals Received

2423000501



Assessment_ID	RC Number	Proposal	Decision Date
2423000500	065104	CERTIFICATE OF COMPLIANCE FOR EXTRACTION, PROCESSING AND STOCKPILING OF GRAVEL	
2423000501	115043	TO UNDERTAKE REPAIRS ON HERITAGE DWELLING DUE TO EARTHQUAKE	2011-08-23
2423000501	R300237	TOURIST FACILITY CONSISTING OF RESTAURANT, HOLD SMALL FUNCTIONS, INCREASE ACCOMM AND DIRECTIONAL SIGNS	1992-07-07
2423000501	145073	Pt Lot 2 Lot 8 Lot 1. Subdivision by way of boundary adjustment.	2014-03-24
2423004601	225354	To erect a second dwelling to be used an oversized family flat	2022-06-02

FILE**Code Compliance Certificate****R412528****Section 43(3), Building Act 1991****Application**D S & C M LATTER
c/- R B SWEENEY
22 TORLESSE CRES, DARFIELD

Issue date 17/05/99

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGES DRAINAGE
Intended Life	SPECIFIED AS 15 YEARS
Intended Use	DRAINAGE
Estimated Value	\$300
Location	SLEEMANS RD, DARFIELD
Legal Description	LOT 1 DP 59131 BLK X XIV HORORATA SD-SUB J TO ELECTRIC POWER EASEMENT DP 6702
Valuation No.	2423000501

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

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

*File Only.
Should have been
issued 1994
SJK 17/05/99.*

Signed for and on behalf of the Council:**Name:** _____**Date:** _____



Selwyn DISTRICT COUNCIL

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

REF NO:

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

Applicant

D S & C M LATTER
SLEEMANS RD
R D 2, DARFIELD
CANTERBURY

Consent Details

Consent/PIM No.: R415137
Date issued: 3/10/96
Valn No: 2423000501

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
DWELLING ALTERATION (ENSUITE)

Intended Life: SPECIFIED AS 15 YEARS

Intended Uses: DWELLING ALTERATION (ENSUITE)

Project Location: SLEEMANS RD, GLENROY

Legal Description: LOT 1 DP 59131 BLK X XIV HORORATA SD
SUBJ TO ELECTRIC POWER EASEMENT DP

Estimated Value: \$ 34,000

The Council's total charges payable for the issue of this Code Compliance Certificate will be payable on receipt of the invoice.

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: *B. J. Here* POSITION: REGULATORY
MANAGER DATE: 3.10.96

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

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

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

INSPECTION NOTICE

Inspections are to be booked by the owner or builder:

 Name: S. Ferrari Consent No: 121011

 Site Address/Rapid No: 720 Steemans Rd. Officer: 32

 Name: Carl P.

 Type of building work: Studio / Workshop.

 On 16/11/2015 at 1012 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
g	Post line bracing	n	Cladding	u	Inspection
					☐ Pass
					☐ Fail

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

INSPECTION NOTES:

11:00. Sener. 100m RC. to existing septic tank.

80m stack. to be extended. above roof line.

open vent provision to be installed. within 10m. of head of drain

Gully to have means of changing outside storage. area.

Ensure 300mm cover achieved to all drains.

1420. S/W. in chip.

Stacks to ~~pro~~ complete. provide. evidence of compliance.

As-built to provide.

(Craig Anderson. Certifying Draughtsman.

ENTERED

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 ☒

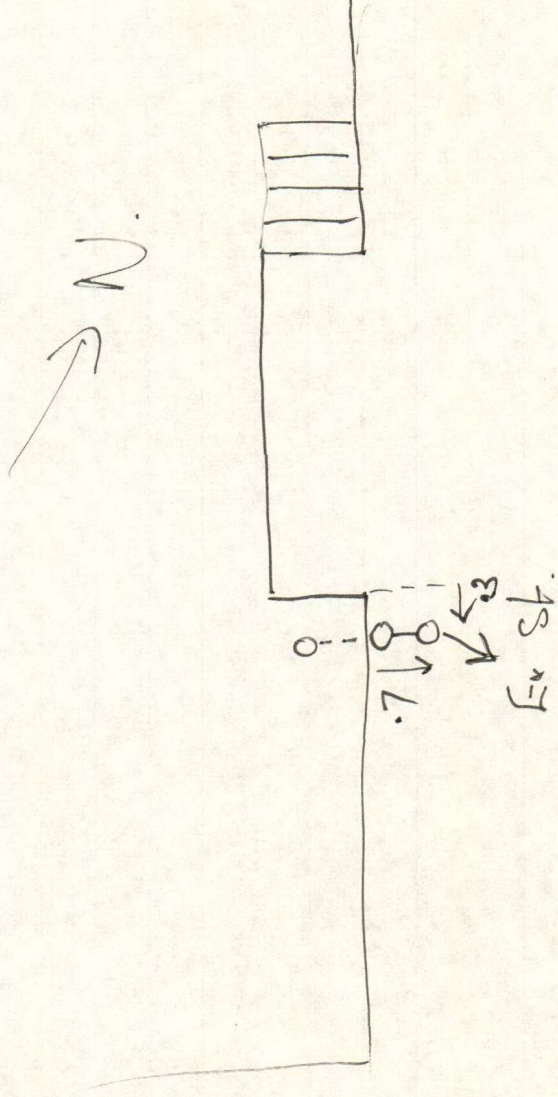
 Some work is not satisfactory or is incomplete, as detailed above, and rectification is required. ☐

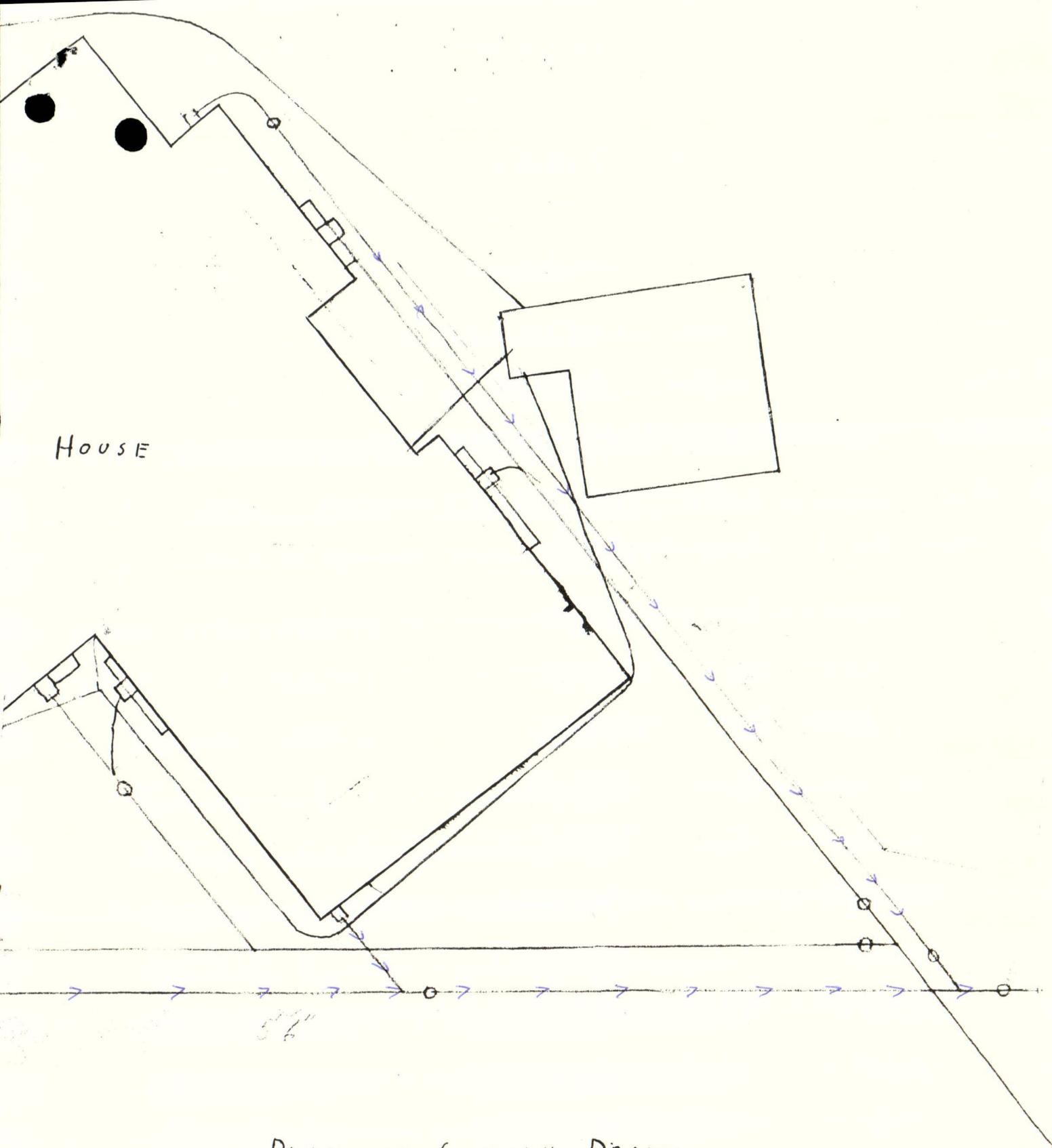
 A notice to fix will be issued ☐

Notice to:	Contractor ☐	Owner ☐	Agent ☐	Occupier ☐	Signed: <u>G. French</u>
By:	Telephone ☐	Fax ☐	Posting ☐	Left on Site ☒	

24230-005-01

Cymbah.
2.06.94
2412528.





PLAN OF GUNYAH DRAINS

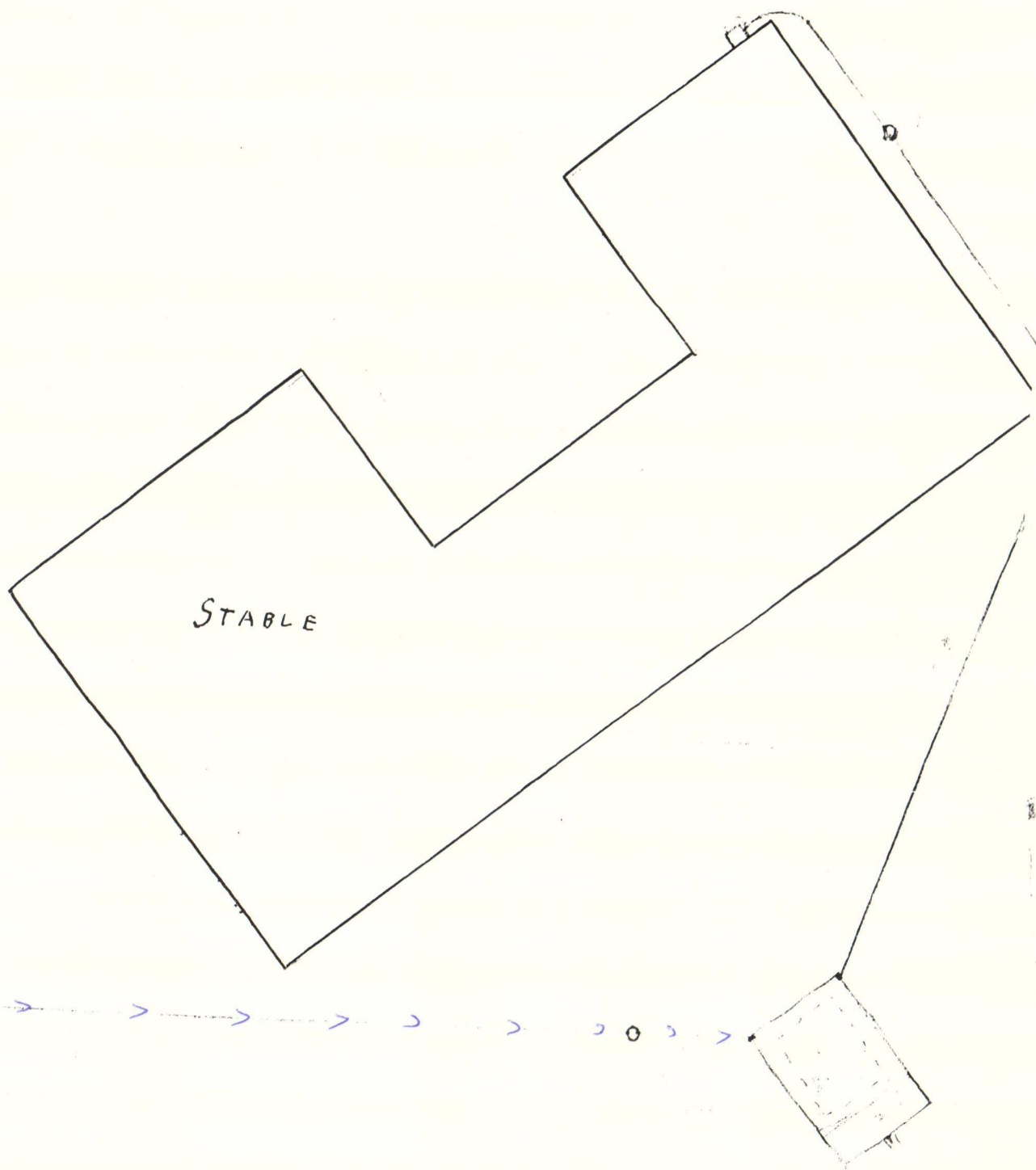
Rainwater Drains shewn thus —————

Drains from W.C.s " " - - - - -

Other Drains " "

Cleaning Eyes " " o

Scale 8 Feet = 1 Inch



PLAN OF GUNYAH DRAINS

Rainwater Drains shewn thus

Drains from W.C.s

Other Drains

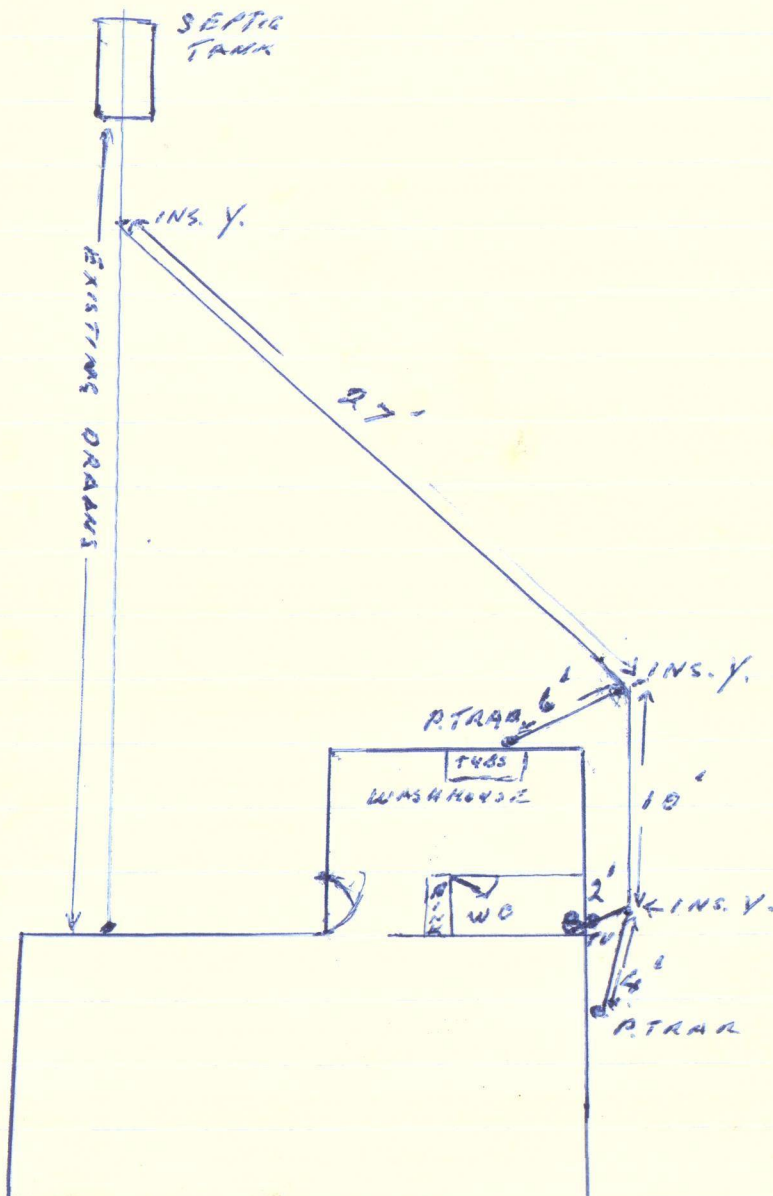
FRASFIELD LTD
PLANNING DRAWINGS
METHUEN

PLAN OF DRAINS

T.H. GRAY GLENROD.

R.D.H. MORRIS

SCALE 1/8" = 1'





INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

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

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

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

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

Be water wise



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

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

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

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

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

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

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

How much water do you use?

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

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



Tips for managing your water use

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

Your garden and lawn

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

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



Outdoors

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

Indoors

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



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

Agri Realty Limited
PO Box 933
Christchurch 8140

GST Number: 53-113-451
Invoice Date: 31/10/2024
Account No: 803472
Order No.

Tax Invoice 221683

Qty	Description	Rate	GST	Amount
L242164	31/10/24 : Emma Harrington : Agri Realty Limited			
2423000501	: 720 Sleemans Road			
	Non Residential - Land Information Memorandum		58.70	450.00
Subtotal				391.30
GST				58.70
Total Amount				\$450.00

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Agri Realty Limited
PO Box 933
Christchurch 8140

Account No.: 803472
Invoice No.: 221683
Total Due: **\$450.00**

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.

You are welcome to pay your invoice online by visiting our
website <https://www.selwyn.govt.nz>

