

#### DISCLAIMER

"The contents of this document do not form part of any contract.  
This document has been compiled using information provided by third parties,  
and Bayleys accepts no responsibility for its accuracy or completeness.  
In all cases, interested parties should conduct their own verification  
of the information in this document, as well as their own investigation  
and analysis of the property described in it.  
All parties are urged to take legal advice before entering into any contract  
or agreement regarding the property described herein"



# Land Information Memorandum

# L252339

## Application

Tracey Thomas  
Whalan and Partners Ltd  
PO Box 36533  
Merivale  
Christchurch 8146

<b>No.</b>	L252339
<b>Application date</b>	3/10/2025
<b>Issue date</b>	14/10/2025
<b>Phone</b>	033033093

## Property

<b>Valuation No.</b>	2423021802
<b>Location</b>	2 Hobbs Street, Hororata
<b>Legal Description</b>	SEC 1 SO 5031 BLK XII HORORATA SD-SUBJ T O EASEMENTS ON DP 62423
<b>Owner</b>	Driftwood Enterprises 2008 Limited
<b>Area (hectares)</b>	0.0928

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 1/09/24. For further information please contact Council's Rates Department.

<b>Revaluation Year</b>	2024
<b>Land</b>	\$ 200,000
<b>Capital Value</b>	\$ 400,000
<b>Improvements</b>	\$ 200,000

### Current Rates Year 2025 to 2026

<b>Annual Rates</b>	\$ 5,327.25
<b>Current Instalment</b>	\$ 1,331.80
<b>Current Year - Outstanding Rates</b>	\$ 1,331.80
<b>Arrears for Previous Years</b>	\$ 0.00
<b>Next Instalment Due</b>	15/12/25

Next Revaluation Due 2027.

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: SETZ

#### Operative District Plan Zoning: Hororata Living 1

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 6<sup>th</sup> of October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27<sup>th</sup> 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://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

3/08/06	Resource Consent 065277 Variation To R306701 To Extend Cafe Trading Hours Decision Notified 19/10/06 Granted By Local Authority Officer 19/10/06
22/03/04	Resource Consent R306701 To Establish And Operate A Cafe Decision Notified 11/05/04 Granted By Local Authority Officer 11/05/04

## 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](mailto:information.management@selwyn.govt.nz)

A resource consent may not be required to establish a residential unit on this property subject to compliance with the provisions of the District Plan. For further information visit <https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996).

## Building

30/08/06	Building Consent 061288 Commercial Alterations & Additions Code Compliance Certificate Issued 23/10/08
19/07/04	Building Consent 040714 Change Of Use - Domestic Dwelling To Commercial Cafe Code Compliance Certificate Issued 16/09/04
16/05/95	Building Consent R413847 Convert Post Office To Dwelling Code Compliance Certificate Issued 13/01/04

Note: The structure under investigation is an 26m<sup>2</sup> Engineered umbrella by Johnston & Cousins. This umbrella does not fall under Schedule 1 Exemptions as it is used by the public. It is also not its own height away from the street boundary. The closest distance to street boundary is 1780mm. We will be taking a discretionary approach to the Umbrella deck outdoor area. We are happy on reasonable grounds that the engineered structure of the umbrella and the installation of it, will not cause a concern for public safety.

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 Water Supply Scheme. For any further information, please contact [water.services@selwyn.govt.nz](mailto: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 1 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](mailto:contactus@selwyn.govt.nz)*

## Kerbside Waste Collections

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.

### [Selwyn District Council - Collection Days & Routes](#)

If your address shows “no results found”, this means

- your property is not serviced directly by kerbside collections, OR
- you have a new property and either:
  - o you have requested for your property to be added to the route and it is in the process of being added, OR
  - o you have not yet requested for your property to be added to the route, OR

Please contact Council for further detail.

## 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

None known

## Natural Environment

None known

## District-wide matters

None known

## Area-specific matters

### Des CNZ-4 Hororata Exchange Requiring Authority Chorus NZ Ltd

This property has been identified in the Partially Operative District Plan as containing or being in close proximity to a designated site. For further information visit <https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996)

## Land Notes

There are height restrictions for buildings and trees surrounding the Hororata Domain which may affect this property. Please refer to the attached map to see location of these restrictions. For further information please refer to Variation No. 27 in the District Plan or alternatively contact Council's Planning Department on 0800 SELWYN (0800735996).

## 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](http://www.llur.ecan.govt.nz).

## Residential Swimming Pool

No pool registered to this property.

## Land Transport Requirement

Hobbs Street is a formed and sealed local road and Hororata Road is a formed and sealed arterial road. Both roads are maintained by Selwyn District Council.

## Special Land Features

	NZS3604:2011	AS/NZS1170:2002
<b>Wind Region</b>	A	A7
<b>Snow Zone</b>	N4	N4 Sub-alpine
<b>Earthquake</b>	Zone: 2	Z Factor: 0.3
<b>Approximate Altitude (Amsl)</b>	186m	-
<b>Exposure Zone</b>	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 Model

Ecan has commissioned a flood model 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. [View the flood model results.](#)

More detail can be found in the technical report [Selwyn District Flood Model - Hydraulic Model Build Report](#)

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

Flooding: This property is located within an area which may be subject to flooding or surface water ponding during high rainfall events. For further information you are advised to contact Environment Canterbury - phone 3653828, 200 Tuam Street, Christchurch

Note: This request can take up to 10 working days to process.

**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 Type**

Hororata stony and shallow silt loam

**Liquefaction and Subsidence**

None known

**Licences/Environmental Health**

2/03/25

ON LICENCE R910160

Licence issued 24/03/25

Expires 2/03/28

22/01/25

FOOD PREMISES R740553 : Letter Sent 18/01/24 : Expires 22/01/26

25/10/20

FOOD PREMISES R740215 : Food Act 2014 - Registration Surrendered  
18/01/21 : Expires 25/12/21 : Outstanding requisitions from inspection dated 4/09/06

17/03/20

ON LICENCE : Cafe R910151 : Temporary Authority 25/01/21 : Expires

17/03/21

22/12/18 ON LICENCE R910102 : Ceased Operating 2/03/21 : Expires 22/12/21  
27/11/11 ON LICENCE R910070 : Letter Sent 11/09/13 : Expires 27/11/13

## 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: 14 October 2025

# LIM Report Legend

## Base Layers

### Road

— Road

### Railway

—+ Railway

### District Boundary

⬡ District Boundary

### Township Boundary

⬡ Township Boundary

### Ratepayer Information

⬡ Ratepayer Information

### Parcels

⬡ Parcels

### PODP - Zones and Precincts

### Precincts

⬡ Commercial Precincts

⬡ Industrial Precincts

⬡ Airfield Precincts

⬡ Rural Precincts

## Zones

- ⬡ Large lot residential zone
- ⬡ Low density residential zone
- ⬡ General residential zone
- ⬡ Medium density residential zone
- ⬡ Settlement zone
- ⬡ General rural zone
- ⬡ Neighbourhood centre zone
- ⬡ Local centre zone
- ⬡ Large format retail zone
- ⬡ Town centre zone
- ⬡ General industrial zone
- ⬡ Special purpose zone

## Zone and Water Services

### 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

## 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

## 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

⬡ Stormwater Management Area

## West Melton Observatory Zone

⬡ 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)

## Liquefaction Drains and Water Race

- ▲ GATE
- Site
- ▲ WEIR

## CDrain\_pt

- ▲ GATE
- Site
- ▲ WEIR

## CDrain\_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

## 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

## SDC Cleaned

— SDC Cleaned

## Project Extent

⬡ Project Extent

## Boundary Between Liquefaction Assessment Zones

— Boundary Between Liquefaction Assessment Zones

## Liquefaction Susceptibility

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

## Ecan River Protection Scheme

- ⬡ Properties Beside Rivers
- ▲ Halswell Staff Gauges
- ◆ Halswell Floodgates
- Halswell Drainage

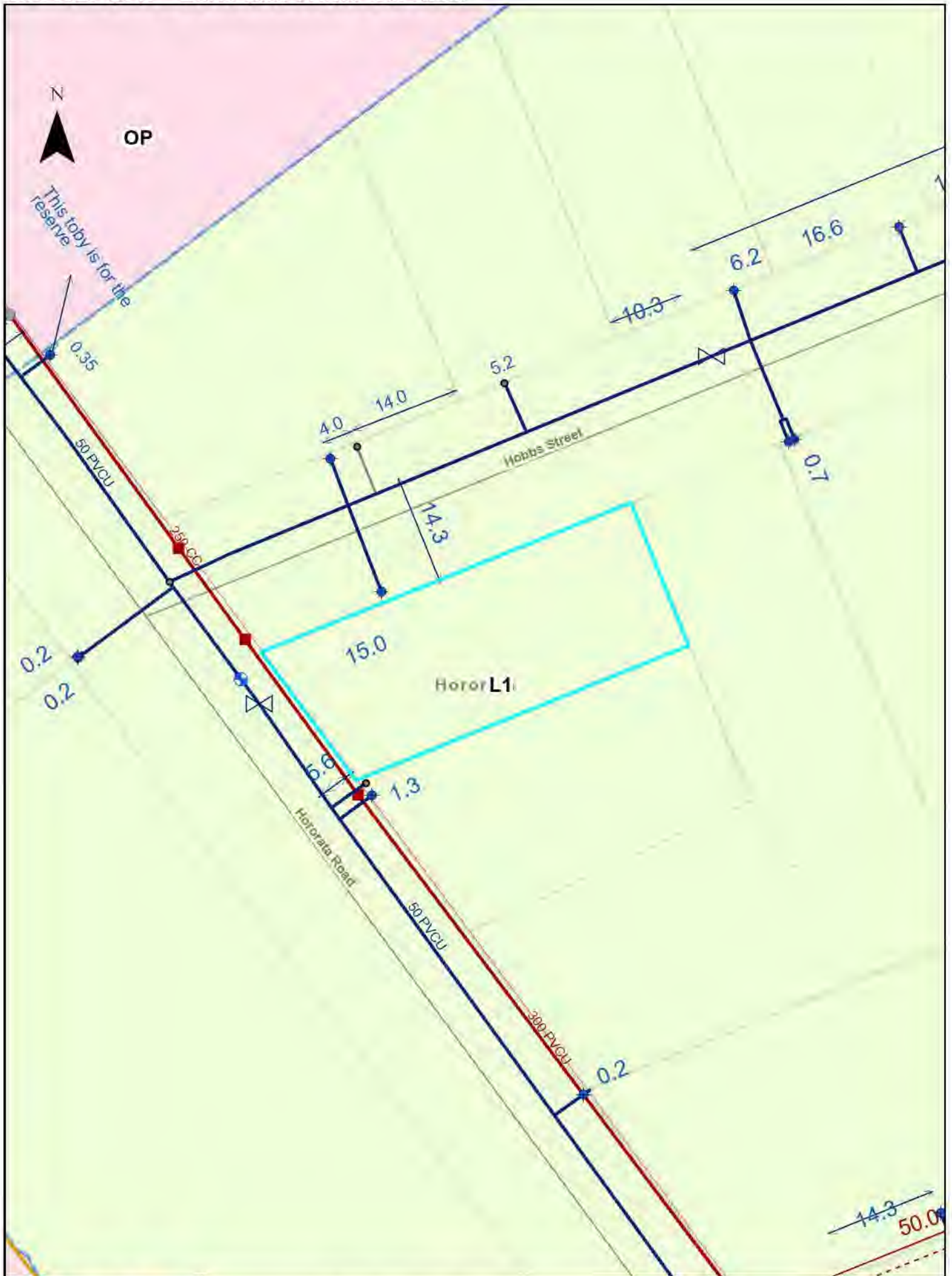
## Greendale Fault

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

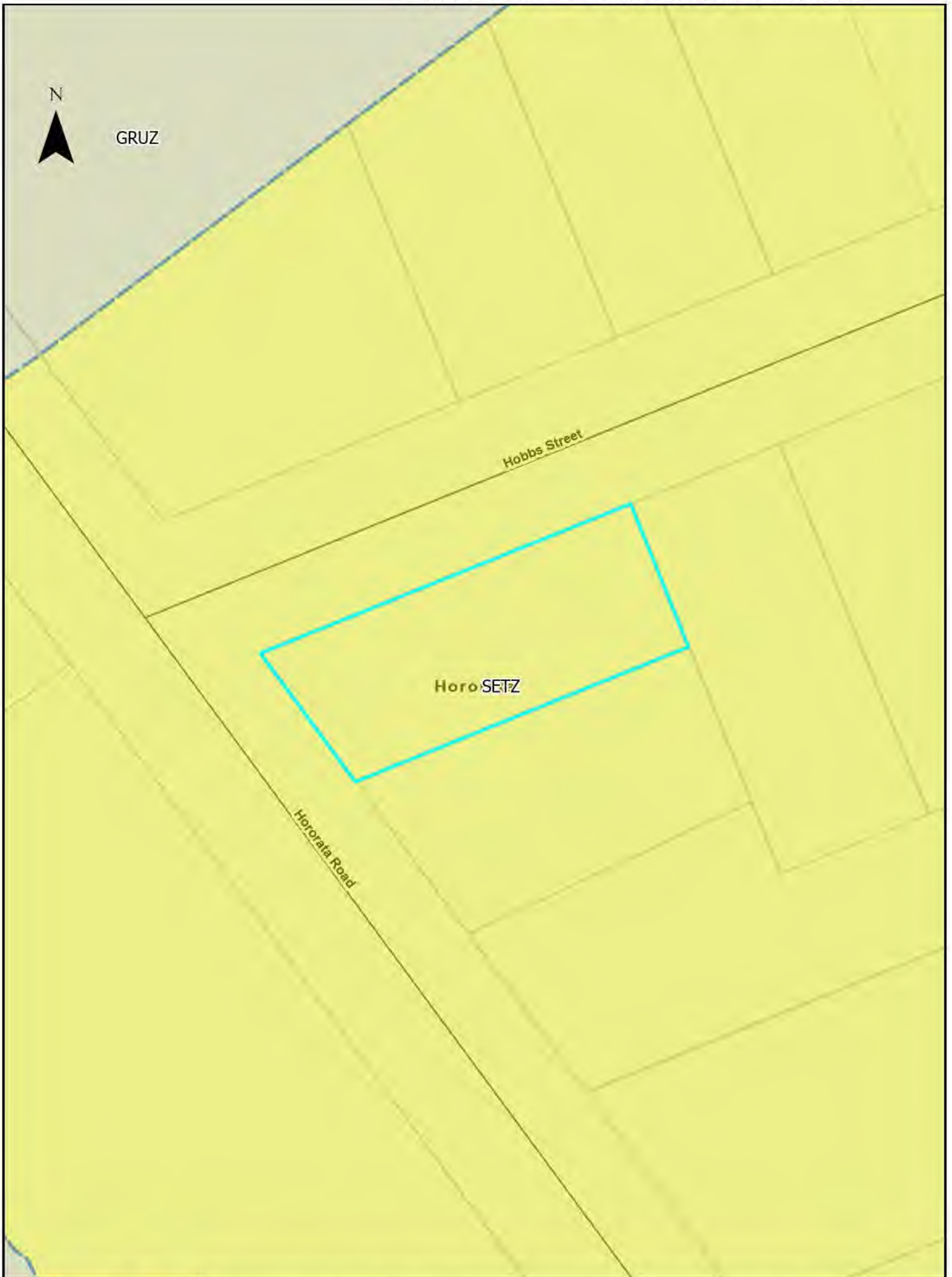
## Biodiversity

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

# LIM REPORT - Zone and Water Services



# 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.

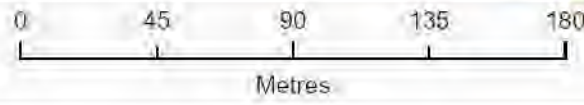
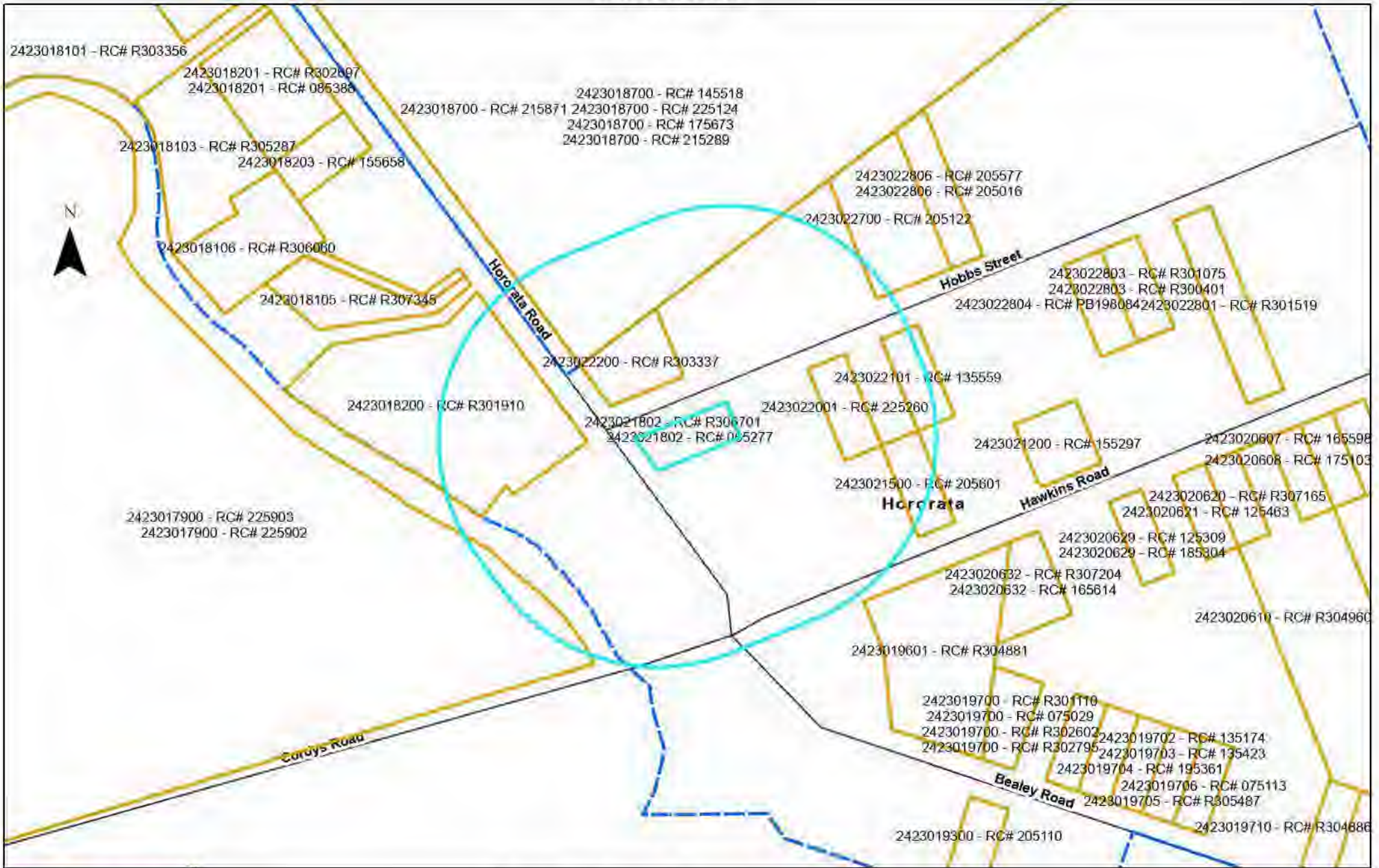
- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the 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



User: D:\06023  
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 Date: 17/06/2010 10:56:24 AM

Assessment_ID	RC Number	Proposal	Decision Date
2423017900	225902	To undertake a 6 lot fee simple subdivision (L/U 225903)	
2423017900	225903	To create undersized lots and retain existing dwellings associated with resource consent RC225902	
2423018200	R301910	SUBDIVISION OF 4 HA INTO 3 LOTS IN SET ZONE	1996-05-10
2423018700	145518	Outline Plan to erect four flagpoles at entrance to Hororata Domain	2014-10-09
2423018700	215289	OUTLINE PLAN - To install an accessible toilet	2021-05-03
2423018700	215871	To construct a replacement public toilet	2021-11-15
2423018700	225124	To construct a replacement public toilet.	2022-02-28
2423018700	175673	OUTLINE PLAN - To undertake demolition of existing tennis club rooms and replace with similar structure.	2017-12-11
2423021500	205601	To relocate an existing dwelling onto the subject site.	2020-10-07
2423021802	065277	VARIATION TO R306701 TO EXTEND CAFE TRADING HOURS	2006-10-19
2423021802	R306701	TO ESTABLISH AND OPERATE A CAFE	2004-05-11
2423022001	225260	To relocate an existing dwelling to the site.	2022-04-14
2423022101	135559	Lot 1. Relocate a dwelling	
2423022200	R303337	TO ERECT AN OFFICE/SLEEPOUT RESULTING IN ACCESSORY BUILDINGS EXCEEDING 100 SQ M	1998-06-22

2423022700	205122	To establish and operate a home-based mechanical workshop in an existing building in a Living Zone.	2020-03-20
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COPY

2 NORMAN KIRK DRIVE  
PO BOX 90, ROLLESTON 7643  
PH: (03) 347 2800 FAX: (03) 347 2799

REF No.....

**Code Compliance Certificate** **061288**  
**Section 95, Building Act 2004**

**The Owner**

Name of Owner: Avery Janette Margaret & Edwards Mary Jane  
Mailing address: c/- O Webb, PO Box 69, Hororata  
Street address/registered office: 91 CORDYS ROAD, HORORATA  
Phone number:  
Landline: Daytime:  
Mobile: 021 2256633 After hours: 03 318 0880  
Facsimile number:  
Email address:  
Website:

**The Building Work**

Street Address of Building: 2 HOBBS STREET, HORORATA  
Legal Description of land where building is located: SEC 1 SO 5031 BLK XII HORORATA SD-SUBJ T O EASEMEN  
Valuation Number: 2423021802  
Type of Work: COMMERCIAL ALTERATIONS & ADDITIONS  
Intended Use: Commercial alteration to entry - relocate entry door in entry lobby - 0m  
Estimated Value: \$250  
Location of building within site/block number:  
Building Name: HORORATA CAFE Year Construction Commenced: 1950's

**Code Compliance Certificate:**

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

Selwyn District Council Building Consent Authority Signatory

Issue Date: 23/10/08

SERVICE CENTRES:	LEESTON HIGH STREET, LEESTON PH: (03) 347-2820	DARFIELD SOUTH TERRACE, DARFIELD PH: (03) 318-8338	LINCOLN GERALD STREET, LINCOLN PH: (03) 347-2875
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HIGH STREET, LEESTON  
 PRIVATE BAG 1, LEESTON  
 PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

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

COPY

**Application**

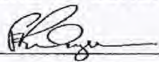
T & V VERNAL P O BOX 47 R D 2 HORORATA	No. 040714 Issue date 16/09/04
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**Project**

Description	Other Buildings - alterations & additions Being Stage 1 of an intended 1 Stages CHANGE OF USE - DOMESTIC DWELLING TO COMMERCIAL CAFE
Intended Life	Indefinite, but not less than 50 years
Intended Use	Change of Use - Domestic dwelling into Commercial Cafe. Purpose Group = CS, FHC = 2, Max Occupant Load = 40.
Estimated Value	\$6,000
Location	2 HOBBS STREET, HORORATA
Legal Description	SEC 1 SO 5031 BLK XII HORORATA SD-SUBJ T O EASEMENTS ON DP 62423
Valuation No.	2423021802

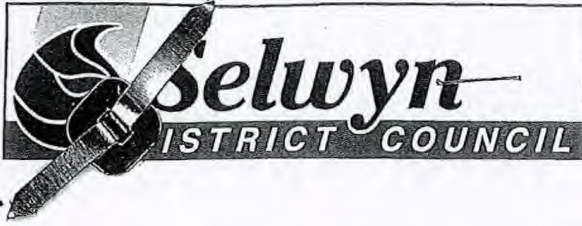
This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

**Signed for and on behalf of the Council:**

Name: 

Date: \_\_\_\_\_

SERVICE CENTRES:	LEESTON HIGH STREET, LEESTON PH: (03) 324-8080	DARFIELD SOUTH TERRACE, DARFIELD PH: (03) 318-8338	LINCOLN GERALD STREET, LINCOLN PH: (03) 325-3288	ROLLESTON COMMUNITY CENTRE ROLLESTON DRIVE, ROLLESTON PH: (03) 347-9669
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HIGH STREET, LEESTON  
 PRIVATE BAG 1, LEESTON  
 PH: (03) 324-8080 FAX: (03) 324-3531

COPY

REF No.....

**Code Compliance Certificate**

Section 43(3), Building Act 1991

**Application**

TRUSTEES EXECUTORS & AGENCY CO G C & D V MCGLINN C/- 93 WINDERMERE ROAD PAPANUI, CHRISTCHURCH	No. Issue date	R413847 13/01/04
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**Project**

Description	ADDITIONS AND ALTERATIONS Being Stage 1 of an intended 1 Stages CONVERT POST OFFICE TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	CONVERT POST OFFICE TO DWELLING
Estimated Value	\$10000
Location	2 HOBBS ST, HORORATA
Legal Description	SEC 1 SO 5031 BLK XII HORORATA SD-SUBJ T O EASEMENTS ON DP 62423
Valuation No.	2423021802

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:

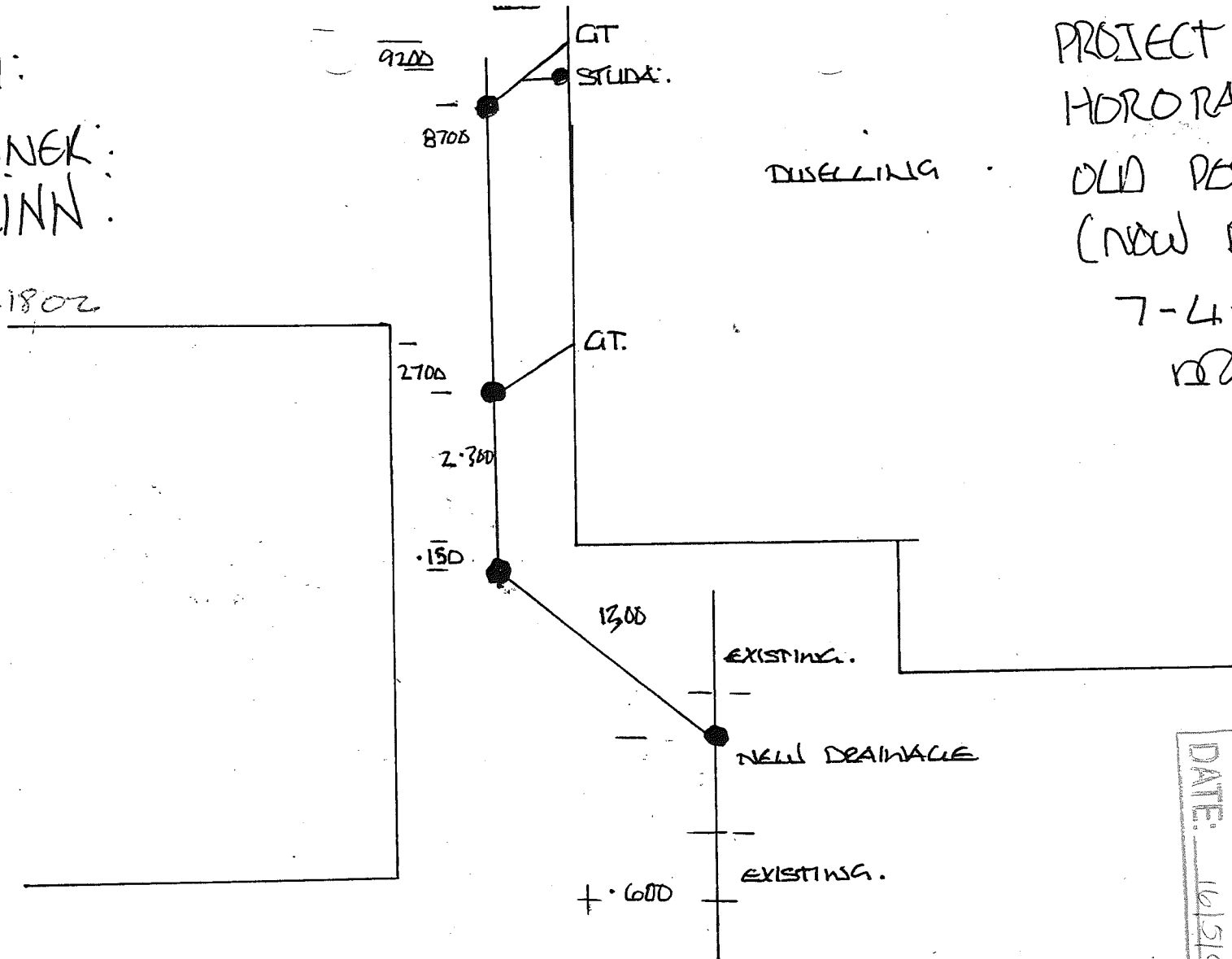
Date:

SERVICE CENTRES:	LEESTON HIGH STREET, LEESTON PH: (03) 324-8080	DARFIELD SOUTH TERRACE, DARFIELD PH: (03) 318-8338	LINCOLN GERALD STREET, LINCOLN PH: (03) 325-3288	ROLLESTON COMMUNITY CENTRE ROLLESTON DRIVE, ROLLESTON PH: (03) 347-9669
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✓ R413847:

NEW OWNER:  
G. MCGLINN

2423021802



PROJECT LOCATION  
HOROPATA:

OLD POST OFFICE  
(NOW DWELLING)

7-4-98.

*[Signature]*

**DRAINAGE PLAN**

BC / PERMIT NO: R413847

DATE: 10/5/95

24230-218-02



The Hororata Cafe

Cafe

Cafe

Cafe

12/10/2010 13:35



12/10/2010 12:49



12/10/2010 12:50

Alma Cafe

Alma

12/10/2010 12:50

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12/10/2010 12:50



12/10/2010 12:50



12/10/2010 12:51



12/10/2010 12:51

<b>Building Inspection Information for 91 Cordys Rd (MR#352) Hororata</b>	<b>Event Master Record Number: not recorded</b>
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**Current Situation:** Stage: **Completed** Damage: **Habitable / Damaged** Stickered: **Yellow**

<b>House Number</b>	<b>Street</b>	<b>Town/City</b>	<b>ValNum</b>
91	Cordys Rd (MR#352)	Hororata	2423021802
<b>Owner</b>	<b>Owner Ph.</b>	<b>Occupier</b>	<b>Occupier Ph.</b>
Olive Webb (hororata café Owner)	3318080		
<b>Common Name</b>		<b>Collapsed?</b>	<b>Owner Opinion</b>
		No	Safe
<b>Storeys (above ground)</b>	<b>Use</b>	<b>Priority</b>	<b>Stage</b>
1	Residential		Completed
<b>Date Received (d/m/yy)</b>	<b>Access</b>	<b>Property Issues</b>	
dd/mm/yy		Need inspection	

**Inspections (earliest to latest)**

<b>Inspected:</b>	<b>Inspected by</b>	<b>Damage Status</b>	<b>Sticker Colour</b>
	Geoff & Sean	Habitable / Damaged	Yellow

**Assessment**  
Racking damage to walls, interior bracing panels BLI 3 off need replacing

**Recommendations**  
Owner advised building consen required. Brick panel at deck entry needs to be rebuilt

**Engineer's Report**

<b>Report Date</b>	<b>Report Result *</b>	<b>Our Comments</b>

**Severely Damaged Buildings Progress**

To be used when buildings are marked Red - Unsafe to Occupy

<b>Postal Address (if different from street address)</b>	<b>Insurer:</b>
	<b>SDP Heritage Listed?</b>
	<b>Historic Places Trust (HPT):</b>
	<b>HPT Involvement in Demo:</b>

The information included on this page is for another property and was incorrectly included in this LIM report.

Please refer to final page of this document.



## **IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS**

### **STREET TREES AND IRRIGATION**

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

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

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

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

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

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

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

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

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

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

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

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

#### CARE FOR ESTABLISHING STREET TREES

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

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

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

Thank you for your assistance and co-operation

Reserves Maintenance Staff  
**Selwyn District Council**

# Be water wise



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

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

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

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

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

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

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

## How much water do you use?

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

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



## Tips for managing your water use

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

### Your garden and lawn

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

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



### Outdoors

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

### Indoors

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

**From:** Rachel Burt <[rachel.burt@selwyn.govt.nz](mailto:rachel.burt@selwyn.govt.nz)>  
**Sent:** Wednesday, 28 January 2026 1:39 PM  
**To:** Kayla Dynes <[Kayla.Dynes@bayleyscantebury.co.nz](mailto:Kayla.Dynes@bayleyscantebury.co.nz)>  
**Subject:** Re: 2 Hobbs Street, Hororata

You don't often get email from [rachel.burt@selwyn.govt.nz](mailto:rachel.burt@selwyn.govt.nz). [Learn why this is important](#)

Good afternoon Kayla

Thank you for your patience. We have determined that the rapid building assessment is for a different property, please disregard this. The LIMs team have advised that they would not re-issue the LIM in these instances.

The photos of the cafe were taken during a rapid building assessment (RBA) but we are unable to locate the document to accompany them. The photos have been reviewed by the Building Operations Manager and the RBA would have resulted in the cafe being white stickered as there are no significant hazards. The damage looks to be cosmetic and would not have required a consent to remedy or any follow up assessment.

Kind regards

Rachel