

## Land Information Memorandum

## L211572

### Application

Christian John O`Malley  
17 Clipston Place  
Christchurch 8025

No.	L211572
Application date	4/08/21
Issue date	11/08/21
Phone	021 454111
Fax	-

### Property

Valuation No.	2419018507
Location	1544 West Coast Road
Legal Description	RS 6469 BLK X Rolleston SD
Owner	Morris Norman Harry A
Area (hectares)	13.3546

No certificate of title was submitted with this application, a copy can be obtained from Land Information New Zealand 112 Tuam Street, such as to check for covenants, easements, etc.

### Rates

Rateable Value

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

Revaluation Year	2018
Land	\$1,960,000
Capital Value	\$2,520,000
Improvements	\$560,000

#### Current Rates Year 2021 to 2022

Annual Rates	\$6,857.95
Current Instalment	\$1,714.50
Current Year - Outstanding Rates	\$1,173.20
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/09/21

Next Revaluation Due 2021.

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

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District

libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

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

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

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

### **Planning/Resource Management**

Operative District Plan Zoning: EDA - Yorktown

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

As a result, some of the Proposed rules apply from the date of notification – 5 October 2020. These are generally rules that relate to the things we look after, like listed historic notable trees, Sites and Areas of Significance to Māori, indigenous biodiversity and provisions associated with protecting the natural character of surface water bodies. In some cases, resource consent may be required under either or both the operative and proposed district plans.

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

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

[www.selwyn.govt.nz/proposedplan](http://www.selwyn.govt.nz/proposedplan)

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

[www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview)

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

### **Planning Note**

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

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

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

Part of the site is identified as being on the LLUR.

Please note: The information provided on this LIM has come from the information lodged against the property file/information and GIS at the time of processing. Please note that the resource consents listed are

based on what is available on our general property information, and there may be other resource consents for the property which have not been added to the property record.

**Building**

13/07/12	Building Consent 121018 Solid Fuel Heater Code Compliance Certificate Issued 2/10/12
14/08/97	Building Consent R417571 Dwelling Demolition Code Compliance Certificate Issued 28/09/99
19/07/96	Building Consent R415708 Dwelling Code Compliance Certificate Issued 11/03/97
14/02/92	Building Permit J61778 Relocate Skyline Building To Be Used As Sleepout
18/01/80	Building Permit J058432 Erect Garage
26/11/70	Building Permit C031245 Erect Garage / Workshop
12/06/62	Building Permit 252 Plumbing & Drainage  Building Permit 78900 Alterations To Dwelling

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

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out. All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

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

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

### **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**            This Property Is Connected To The Edendale Water Supply.  
Water Is Metered.

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

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

**Sewer**            Council Sewer Scheme Not Available  
On-Site Sewage Treatment And Disposal

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

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

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

As this property may have or require consents from Environment Canterbury so to may the surrounding properties for a variety of discharges. This could have an adverse effect on this property in relation to odour, potable water supply quality, or be of a general nuisance factor.

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

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

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

### **Stormwater 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.

Note- Adequate soakage for stormwater to soakholes may not be available at depths 0-9m.

### **Water Race**

An open or piped stock water race may run through or adjacent to this property. Properties are rated for stock water races as outlined in Council's Policy W109. Water Races are covered by the Selwyn District Council Stock Water Race Bylaw 2018. Property owners have responsibilities for; maintenance, adjacent vegetation control, providing access and fencing stock. A building setback applies to all races. Council approval is required for planting of the water races and installation of any structure in the race including culverts.

Potential Water Race Closures and processes are outlined on Council's website.

All closures are subject to Council approval.

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

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

***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**

Council refuse and recycling collection is available on Thursday.

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**

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

Land Notes: This property is within the area encompassed by the 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS). The published Strategy outlines a range of strategic transportation initiatives to cater for long term growth in this area of the District. This includes the upgrading of existing roads and the provision of new roads which may affect private property. Further information on this Study can be viewed on the Councils website [www.selwyn.govt.nz](http://www.selwyn.govt.nz) under "Transportation and Roding".

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 to Central Plains Water Trust. With these resource consents, Central Plains Water Limited has the ability to convey and apply irrigation water land within the command area, subject to obtaining approval from the owners of the land. This property is also directly affected by a global resource consent issued by Selwyn District Council to Central Plains Water Trust for the construction, operation and maintenance of the distribution network of the Central Plains Water Enhancement Scheme (RC15573). This means that 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.

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

Land Notes: This property is within the West Melton Observatory Lighting Area. All external lighting must be shielded so that any light spill is directed at an angle between 90 and 270 degrees from the vertical, and so there is no light spill onto adjoining properties or road reserves.

#### **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**

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

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

**Land Transport Requirements**

Sandy Knolls Road is a formed and sealed local road maintained by Selwyn District Council. West Coast Road is a State Highway (SH73) maintained by Waka Kotahi New Zealand Transport agency.

**Special Land Features**

	<b>NZS3604:2011</b>	<b>AS/NZS1170:2002</b>
Wind Region	A	A7
Snow Zone	N4	N4 sub-alpine
Earthquake	Zone 2	Z Factor: 0.3
Approximate Altitude (Amsl)	110m	110m
Exposure Zone	B	

**Exposure Zone Descriptions****Zone B: Low**

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

**Zone C: Medium**

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

**Zone D: High**

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

**Microclimatic Considerations**

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

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

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

**Flooding: Flood Management Area - 500 year event**

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

<https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/>:



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

DHI Water and Environment Ltd report – Regional Policy Statement Modelling for SDC – District Plan. The report identifies areas that may be affected by flooding in heavy rainfall events in the Selwyn District. For more information please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz) or visit 2 Norman Kirk Drive, Rolleston.

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: None known

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Eyre shallow sandy loam

Special Soil Conditions: Sandy Clay Soils

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

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

#### **Licences/Environmental Health**

No information located.

#### **Network Utility Operators**

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

#### **Other Information**

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

- a) Discharge consents.
- b) Well permits.
- c) Consents to take water.
- d) The existence of contamination and/or hazardous sites.
- e) Flooding.
- f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

### Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on (03) 3472800.
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
  - a) The information may be relevant to the purposes for which this report is obtained;
  - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Prospective purchasers should be aware that the Building Act 2004, contains a list of building work in Schedule 1 (Building work for which building consent not required). The list of work in Schedule 1 has been regularly reviewed and amended over the years with more types of building work added on several occasions, for example amendments which became effective in November 2013, means that council may not have records for the removal or demolition of buildings on this property. It is important that prospective purchaser's understand that it is the owners responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work. It is also important to check when the work was actually done, as the amendments to the schedule cannot be applied retrospectively to work.

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

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

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

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.

6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Name: Alexis White



Date: 11 August 2021

# Legend

## Railway



Railway

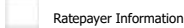
## Road



Selwyn Roads

All Road Labels

## Rating



Ratepayer Information

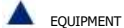
Title Owners



Parcels

## Water

### Water\_pt



EQUIPMENT



FACILITY



FIRE\_PLANT



HYDRANT



IRRIGATION



NODE



OBSOLETE



SUPPLY\_POINT



TANK



VALVE

### Water\_In



DIM LINE



DUCT



IRRIGATION



NON SDC SERVICE



OBSOLETE



OUTLINE



PIPE



SITE\_BOUNDARY

## Sewer

Manhole Labels

### Sewer\_pt



CHAMBER



EQUIPMENT



FACILITY



MANHOLE



NODE



VALVE

### Sewer\_In



OUTLINE



DIM LINE



DUCT



IRRIGATION



NON SDC SERVICE



OBSOLETE



OUTLINE



PIPE\_GRAVITY



PIPE\_RISINGMAIN



SITE\_BOUNDARY



Sewer\_py

## Stormwater

### Storm\_pt



CHAMBER



EQUIPMENT



FACILITY



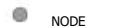
INLET/OUTLET



MANAGEMENT



MANHOLE



NODE



SOAKHOLE



SUMP



VALVE

### Storm\_In



CHANNEL



DIM LINE



MANAGEMENT



NON SDC SERVICE



OBSOLETE



OUTLINE



PIPE



SITE\_BOUNDARY



Soakhole w/Hoz Soakage



StopBank

### Storm\_py

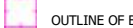


CATCHMENTS



CONSENT AREA

GROUNDWATER LESS 6M



OUTLINE OF BASIN

RATED AREA



Stormwater Management Area

Storm\_In\_Labels

## WaterRaces

### WRace\_pt



DISCHARGE



DIVIDE



EQUIPMENT



GATE



GRILL



HEADWALL



MANHOLE



NODE



POND



SITE



SHAFT



SOAKHOLE

### WRace\_In



AQUEDUCT



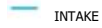
CULVERT



DIM LINE



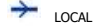
EMERGENCY DISCHARGE



INTAKE



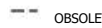
LATERAL



LOCAL



MAIN



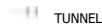
OBSOLETE



OUTLINE



SIPHON



TUNNEL

## Drain

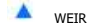
### CDrain\_pt



GATE



Site



WEIR

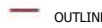
### CDrain\_In



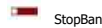
DRAIN



ECan



OUTLINE



StopBank



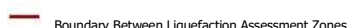
Site Boundary

CDrain\_In Label

## LiquefactionReview



Project Extent

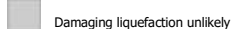


Boundary Between Liquefaction Assessment Zones

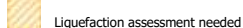
## Liquefaction Susceptibility



DBH TC Zoned Area



Damaging liquefaction unlikely



Liquefaction assessment needed

## Zones

### Dairy Processing



DPMA



NCB



West Melton Observatory Zone

### Planning Zones



High Country



Port Hills



Existing Development Area



Living 1



Living 2



Living 3



Living X



Living WM



Living Z



Deferred Living



Business 1



Business 2



Business 3



Inner Plains



Outer Plains

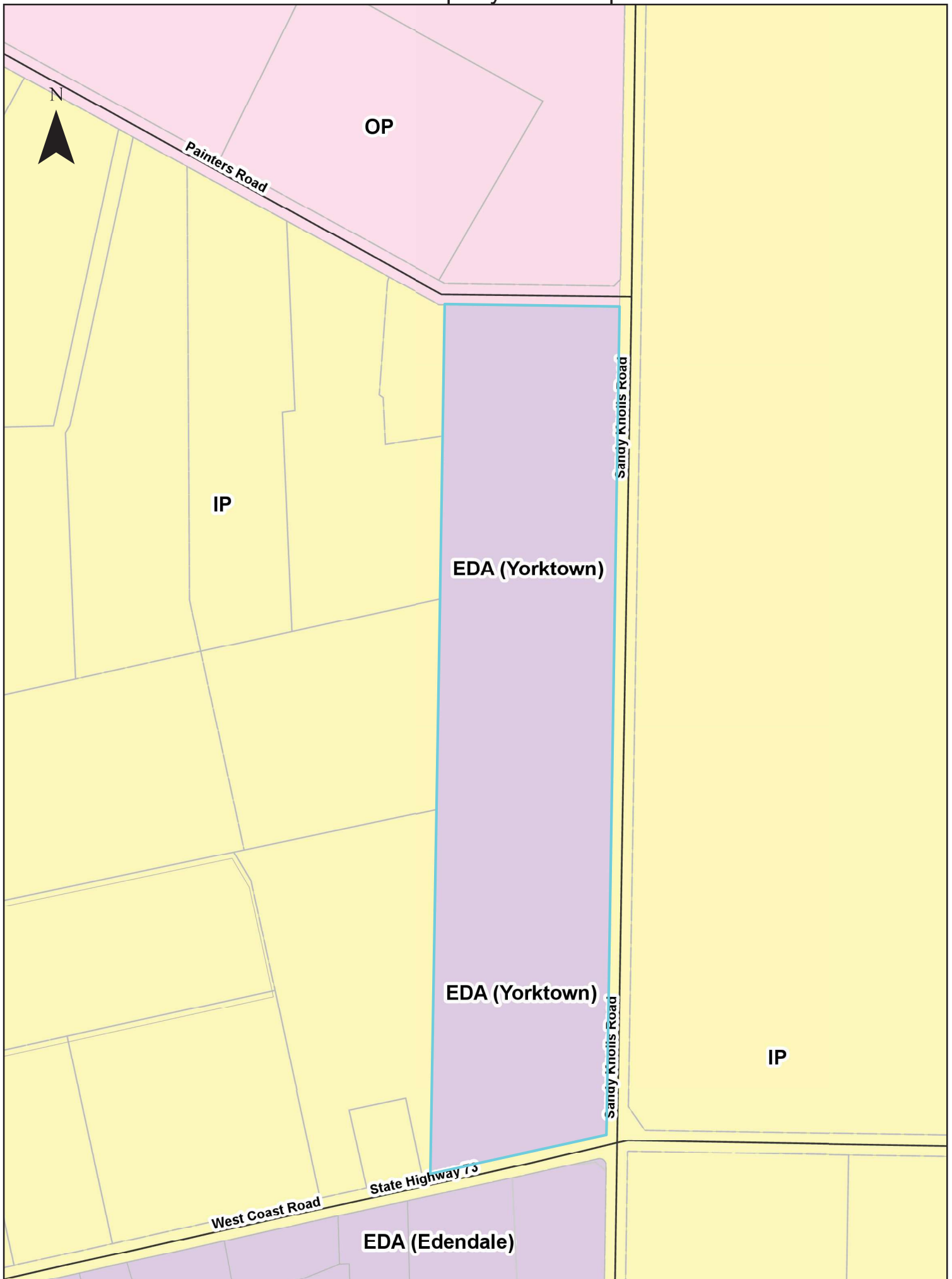


Malvern Hills

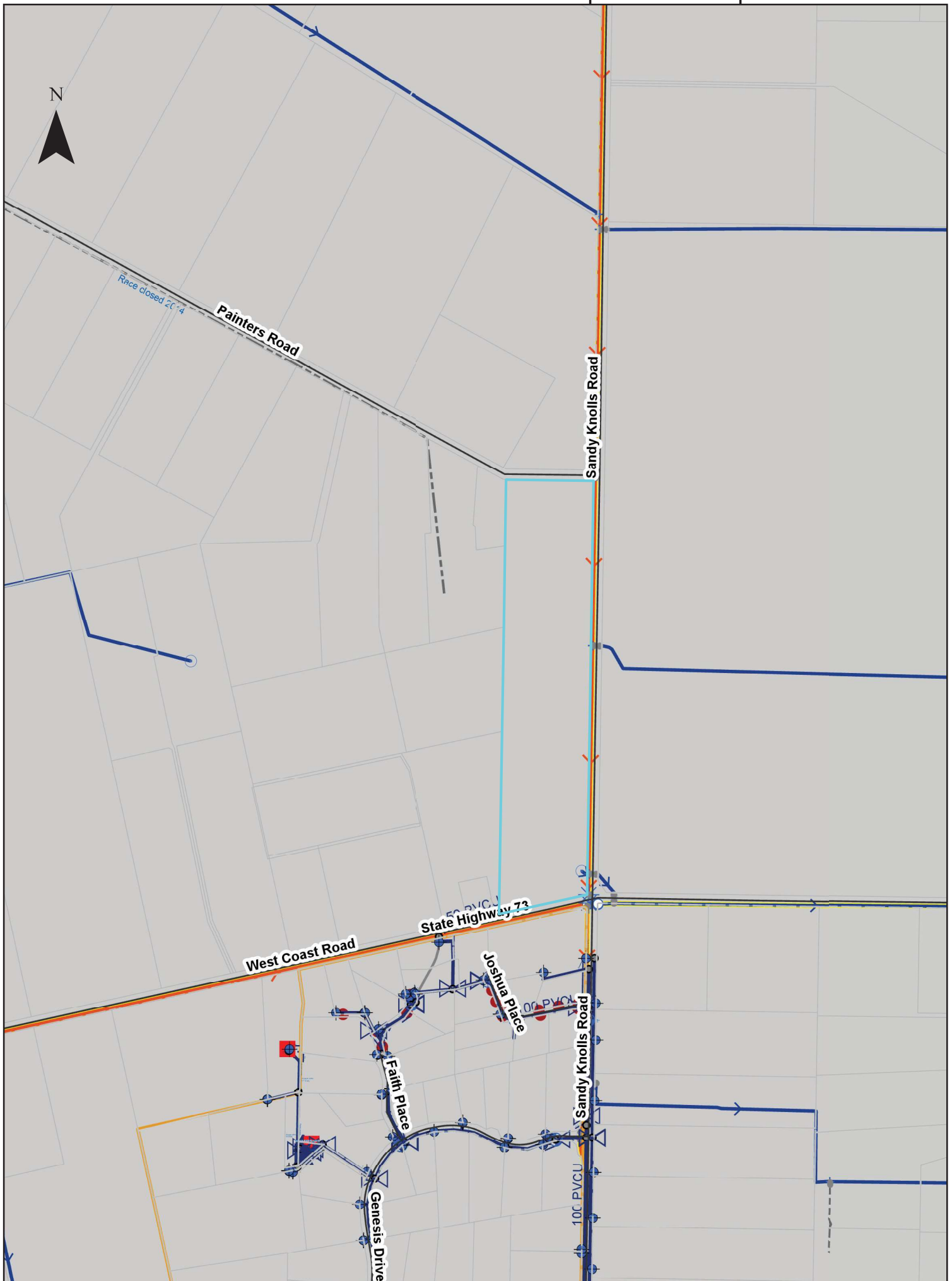


Key Activity Centre

# Property Zone Map



# Services and Liquefaction Map

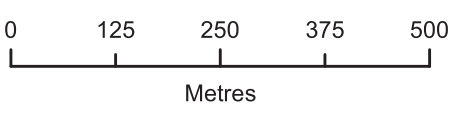


Race closed 2014

50 PVCU  
State Highway 73

100 PVCU  
Joshua Place

100 PVCU  
Sandy Knolls Road



Date: 10/08/2021  
Cadastral Information derived from Land Information  
New Zealand's Digital Cadastral Database (DCDB)  
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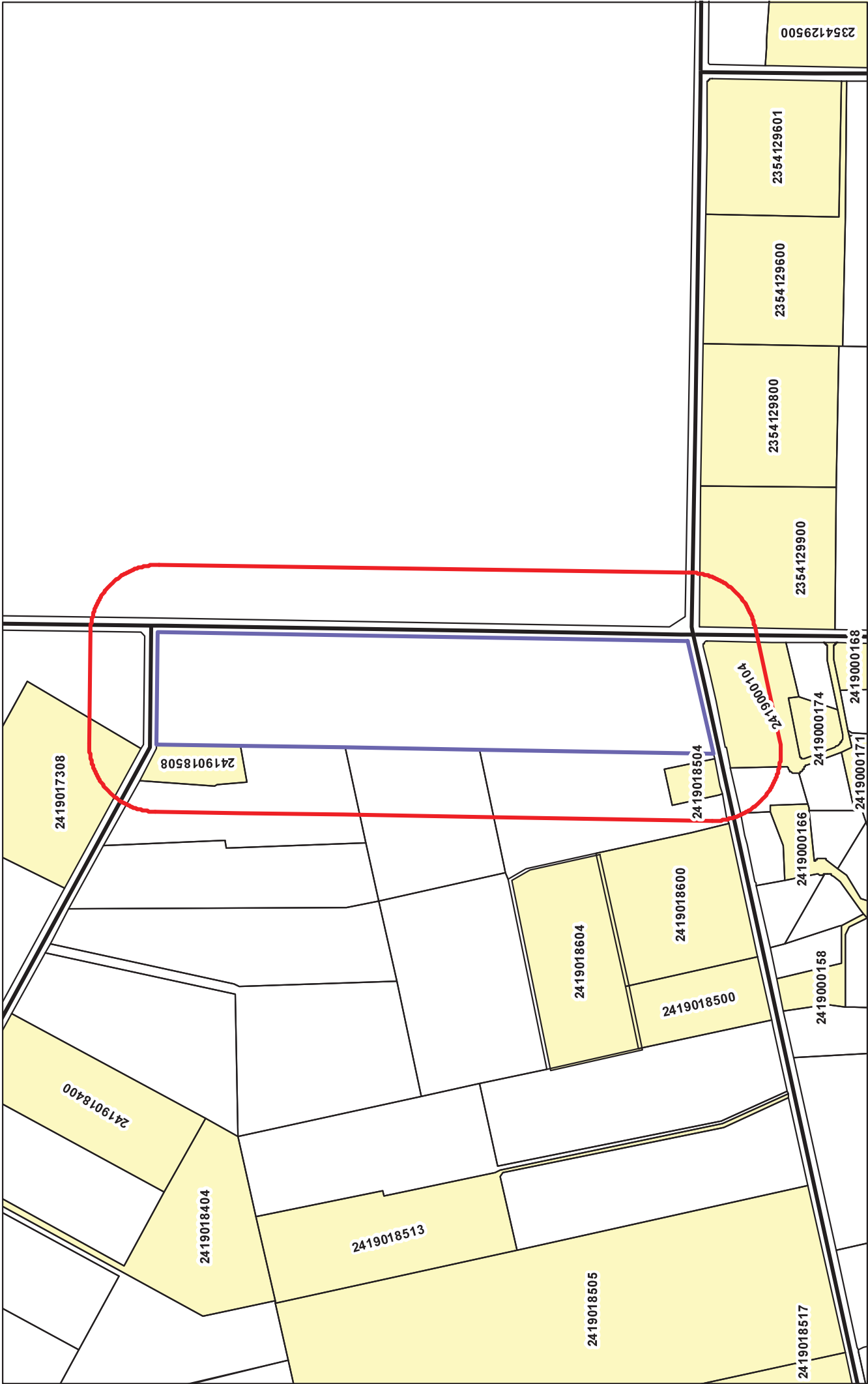
## RESOURCE CONSENT INFORMATION

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

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

### Resource Consent Status Codes:

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



# Resource Consent Map

100m Buffer

Cadastral Information derived from  
 Land Information New Zealand's Digital Cadastral Database (DCDB)  
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Assessment ID	Consent Number	Proposal	Status	Date
2419018508	R303314	SUBDIVISION OF EXISTING DWELLING ON .8 HA FROM 4.8 HA LOT ZONED RURAL A MALVERN	AP	1998-07-02
2419018504	145620	To erect a dwelling breaching the road boundary setback.	GDEL	2015-02-13
2419018504	R302330	TO OPERATE A HAIRDRESSING BUSINESS FROM HOME	AP	1996-09-02
2354129900	085161	TO ESTABLISH AND OPERATE A COMMERCIAL CAFE INCLUDING WINE TASTING AND SALES	GDEL	2008-08-14
2354129900	085117	TO ESTABLISH AND OPERATE A COMMERCIAL CAFE INCLUDING WINE TASTING AND SALES. ALSO SEE VARIATION TO CHANGE OPENING TIMES OF CAFE 115077		
2354129900	115077	CHANGE OF CONDITIONS OF 085117 TO CHANGE OPERATING HOURS AT FLAVOURS VINEYARD CAFE	GDEL	2011-04-20
2419000104	195591	To remove and disturb soil under the NES	GDEL	2019-10-18
2419000104	105120	TO ERECT AN OVERSIZED FAMILY FLAT IN A NON-COMPLYING POSITION	GDEL	2010-11-04
2419017308	R301843	BOUNDARY ADJUSTMENT	AP	1995-11-03
2419017308	R303649	BOUNDARY ADJUSTMENT	AP	1999-02-19

**Code Compliance Certificate****121018****Section 95, Building Act 2004****The Owner**

Name of Owner:	Morris Norman Harry A
Mailing address:	286 Yaldhurst Road, Avonhead, Christchurch 8042
Street address/registered office:	
Phone number:	
Landline:	Daytime:
Mobile:	After hours:
Facsimile number:	
Email address:	
Website:	

**The Building Work**

Street Address of Building:	544 West Coast Road, Sandy Knolls
Legal Description of land where building is located:	RS 6469 BLK X ROLLESTON SD
Valuation Number:	2419018507
Current lawfully established use:	DETACHED DWELLING
Type of work:	Solid Fuel Heater
Estimated Value:	\$3,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced:2012

**Code Compliance Certificate:**

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



---

Carl Greening  
Selwyn District Council Building Consent Authority Signatory

Issue Date: 2/10/12



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

REF No.....

**Code Compliance Certificate**

**R417571**

**Section 43(3), Building Act 1991**

**Application**

N H A MORRIS  
7 BENGAL DR  
CHRISTCHURCH

Issue date

28/09/99

**Project**

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE DWELLING DEMOLITION
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	DWELLING DEMOLITION
Estimated Value	\$1,000
Location	WEST COAST RD, SANDY KNOLLS
Legal Description	RS 6469 BLK X ROLLESTON SD
Valuation No.	2419018507

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

Name:

Date: 6-10-99

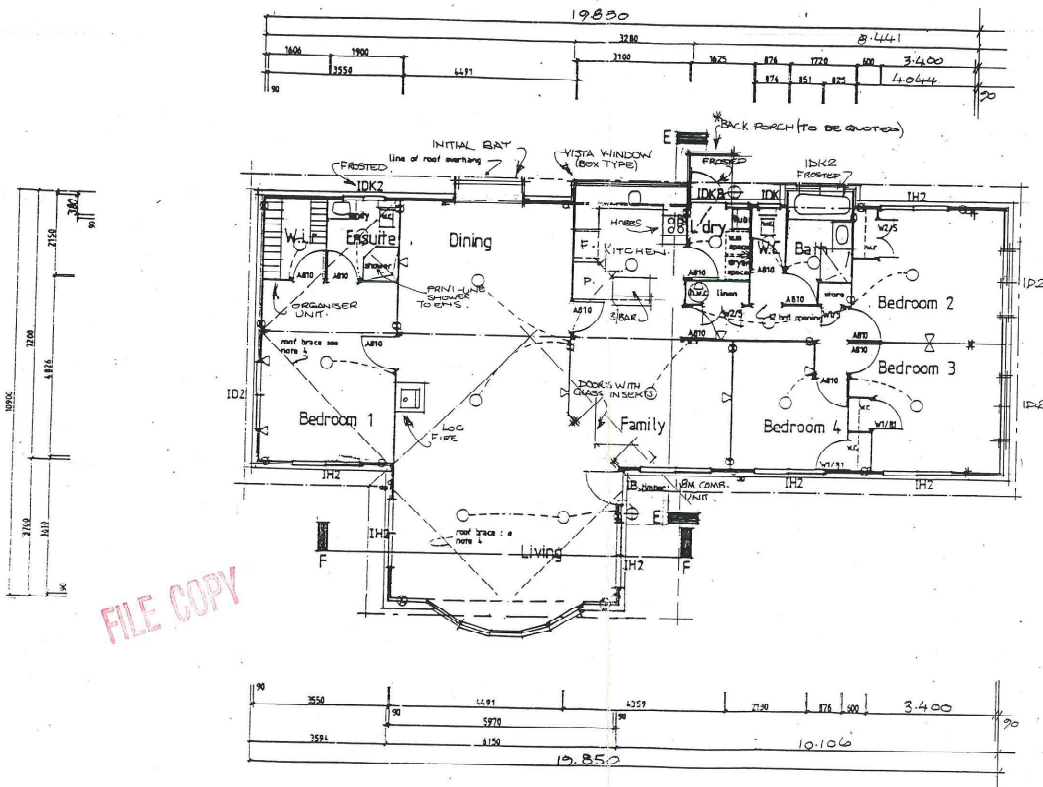
SERVICE CENTRES:

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

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

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

Note: All Dimensions shown are "Over Frame" The Builder is to allow for the approved veneer and cavity.



**Costed:**  
**Alterations: 28/3/96**  
 - MOVIE - LINE SHOWER TO END  
 - HOOKS TO KITCHEN  
 - POINT TO FAMILY WITH  
 SUNS HANGERS.  
 - REMOVE INITIAL BAY  
 WINDOW.  
 - NO SHOWER OVER  
 BATH IN BATHROOM.

11/1/96  
 - ID2 TO BEDROOM 3  
 - INITIAL BAY WINDOW  
 BACK  
 28' ROOF  
 EXTEND EAVES OVER  
 ENTRY.  
 BACK PORCH TO BE  
 QUOTED.  
 BATHROOM EXIT  
 SEPARATE SKI TO  
 BATHROOM.

FILE COPY

This plan developed for the purchaser is copyright to Stonewood Homes Ltd.



STONEWOOD HOMES LTD  
 247 Main South Road, Sockburn.  
 P.O. Box 11346 Christchurch.  
 Ph. (03) 343-9122. Fax (03) 348-0037

Proposed home for: MORRIS  
 LOT PT RS 6469. D.P. BLK X RSD MAIN WEST COAST

ALBATROSS		Plan number	71294	Sheet	1
Version	1.0	Date	24-1-96	Drawn by	
Checked by		Scale		Rev	



**Selwyn**  
DISTRICT  
COUNCIL

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

REF NO: .....

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

**Applicant**

N H MORRIS  
7 BENGAL DRIVE  
CHRISTCHURCH

**Consent Details**

Consent/PIM No.: R415708  
Date issued: 11/03/97  
Valn No: 2419018507

**Project Descrn:** NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGE  
DWELLING

**Intended Life:** INDEFINITE, BUT NOT LESS THAN 50 YEARS

**Intended Uses:** DWELLING

**Project Location:** WEST COAST RD, AYLESBURY

**Legal Description:** PT RS 6469

**Estimated Value:** \$ 164,886

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

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: *R. D. [Signature]* POSITION: *Senior Inspector* DATE: *12-3-97*

SERVICE CENTRES:	LINCOLN GERALD STREET, LINCOLN PH: (03) 325-3288	LEESTON HIGH STREET, LEESTON PH: (03) 324-3859	DARFIELD SOUTH TERRACE, DARFIELD PH: (03) 318-8416
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## **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.

Follow the simple directions below to help your tree survive.

When should I water?

During the dry summer periods of November – March and if your trees shows signs of drought stress like wilting and upward curling or rolling, browning of leaves, twig and branch dieback.

If you can, avoid watering during the hottest part of the day.

Any method below can be followed once a fortnight while during dry periods

- If your tree has been planted with a piped watering system. Lift the cap pour down 15-20 litres of water and replace the cap to allow the water to slowly soak into the root zone of the tree.
- If you have in-ground irrigation on your berm lawn, let it run an extra 30 minutes in the zone where you have trees. This will allow the water to penetrate through the turf and thatch and allow more water to soak down to the roots of the tree.
- You can also use a garden hose turned on to a very slow trickle placed 40-90cm from the trunk. Turn the water on to deliver a very slow trickle and let the water soak into the ground for about 2 hours around the tree pit.

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**



## **INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES**

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

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

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

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



# Be water wise



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

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

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

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

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

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

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

## How much water do you use?

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

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



## Tips for managing your water use

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

### Your garden and lawn

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

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



### Outdoors

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

### Indoors

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



2 Norman Kirk Drive, Rolleston, New Zealand  
 PO Box 90, Rolleston 7643  
 Telephone (03) 347-2800  
 Toll-free Darfield (03) 318-8338  
 Enquiries: accounts.receivable@selwyn.govt.nz

Christian John O'Malley  
 17 Clipston Place  
 Christchurch 8025

**GST Number:** 53-113-451  
**Invoice Date:** 11/08/21  
**Account No:** 805439  
**Order No.**

### Tax Invoice 163597

Quantity	Description	Rate	Amount
	L211572 11/08/21 : NAH Paid : Christian John O'Malley 2419018507 : 1544 West Coast Road		
	Land Information Memorandum Fee		250.00 *
			<u>\$250.00</u>
	(* Incl GST \$32.61)		

**Total incl. GST** \$250.00

(Please detach and return this portion with your payment)

#### REMITTANCE ADVICE

Christian John O'Malley  
 17 Clipston Place  
 Christchurch 8025

**Account No.:** 805439  
**Invoice No.:** 163597  
**Total Due:** **\$250.00**

**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.

