

# Land Information Memorandum **L250412**

## Application

Harcourts Four Seasons  
Harcourts Four Seasons Realty Ltd  
395 Main South Road  
Christchurch 8042

<b>No.</b>	L250412
<b>Application date</b>	28/02/2025
<b>Issue date</b>	10/03/2025
<b>Phone</b>	033499919

## Property

<b>Valuation No.</b>	2419000172
<b>Location</b>	5 Joshua Place
<b>Legal Description</b>	LOT 10 DP 378670 BLK X ROLLESTON SD
<b>Owner</b>	Hextall Philip John and Sharman Gail Helena Betty
<b>Area (hectares)</b>	0.5174

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

<b>Revaluation Year</b>	2024
<b>Land</b>	\$ 570,000
<b>Capital Value</b>	\$ 1,370,000
<b>Improvements</b>	\$ 800,000

### Current Rates Year 2024 to 2025

<b>Annual Rates</b>	\$ 4,406.25
<b>Current Instalment</b>	\$ 1,101.60
<b>Current Year - Outstanding Rates</b>	\$ 682.25
<b>Arrears for Previous Years</b>	\$ 0.00
<b>Next Instalment Due</b>	15/03/25

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: GRUZ

#### Operative District Plan Zoning: EDA (Edendale)

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://selwyn.govt.nz/property-And-building/planningstrategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

11/10/05                      Resource Consent R307726  
To Subdivide Into 10 Rural Residential Allotments  
Section 224 Issued 8/08/07  
Granted By Local Authority Officer 30/11/05

### 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)

SCA-RD10

## Building

13/04/23	Building Consent 230455 Construction Of Outbuilding – Double Garage Code Compliance Certificate Issued 5/10/2023
27/11/13	Building Consent 132398 4 Bedroom Domestic Dwelling With Detached Garage/Sleep-Out. Code Compliance Certificate Issued 23/06/2015

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 metered water supply connected to the Edendale 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>

Please note this property has a water meter and charges are a rate which are payable by the property owner. Therefore, please ensure a meter reading is requested on settlement so you are not liable for previous owner's 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.

The water supply is metered and billed 6 monthly for every cubic meter of water used.

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.

Effluent disposal systems in this area have a limited life unless specifically designed.

## **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.

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

## **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

Council refuse and recycling collection available from Sandy Knolls Road 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

### 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

This property is within the Observatory Lighting Control Overlay. There are restrictions for non-residential artificial outdoor lighting to manage sky glow effects. For further information visit <http://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996).

## Area-specific matters

None known

## Land Notes

Land Notes: Council holds the following reports:

- 23/08/2013 – Geotechnical Report – Kirk Roberts Consulting Engineers

Please contact our Information Management Team at [Information.Management@selwyn.govt.nz](mailto:Information.Management@selwyn.govt.nz) for further information.

Land Notes: Central Plains Water Trust holds various resource consents to convey and apply irrigation water to land and to construct and operate a distribution network for the Central Plains Water Enhancement Scheme. Although this property is within the command area of the Scheme, it will not be directly affected by the distribution network.

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

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

Land Notes: 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 one a list of sites that could be potentially contaminated due to a suspected previous use as Orchard (stone fruit).

This information has been included as required disclosure of information currently held by Selwyn District Council in relation to the property. Applicants must themselves consider whether or not any additional investigations are required for the applicant's purposes relating to the existence or otherwise of contamination from previous sites.

Environment Canterbury may also hold information on their Listed Land Use Register (LLUR).

## 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

Sandy Knolls Road is a formed and sealed local road maintained by Selwyn District Council. Direct access from Joshua Place is via a private right of way not maintained by 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>	106m	-
<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 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/Waikirikiriri floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikiriri.

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

## **Slippage**

None known

## **Ground Water Level**

Less than 30m below ground

## **Soil Type**

Eyre shallow sandy loam

Eyre stony sandy loam and shallow sandy loam

Hatfield deep sandy loam

## Liquefaction and Subsidence

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

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

## Licences/Environmental Health

No information located.

## Network Utility Operators

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

## Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:
  - a) Discharge consents.
  - b) Well permits.
  - c) Consents to take water.
  - d) The existence of contamination and/or hazardous sites.
  - e) Flooding.
  - f) Clean air discharge compliance.

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

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

## Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 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: 10 March 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

— Living West Melton (South)

## Liquefaction Drains and Water Race

## Liquefaction Drains and Water Race

## 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

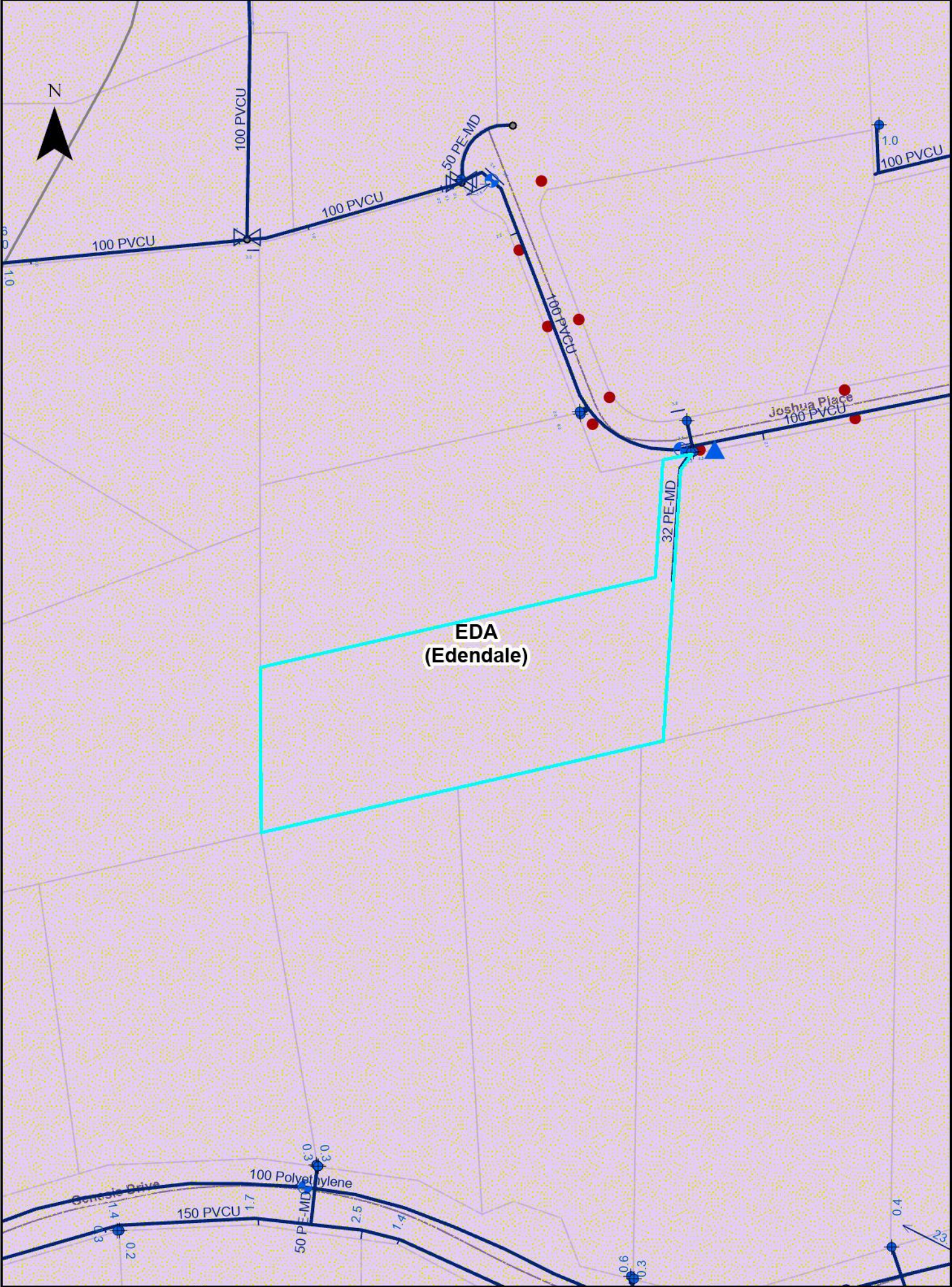
— Potentially Significant Sites

— Confirmed SNA Sites

— Significant Natural Areas (Final 115)



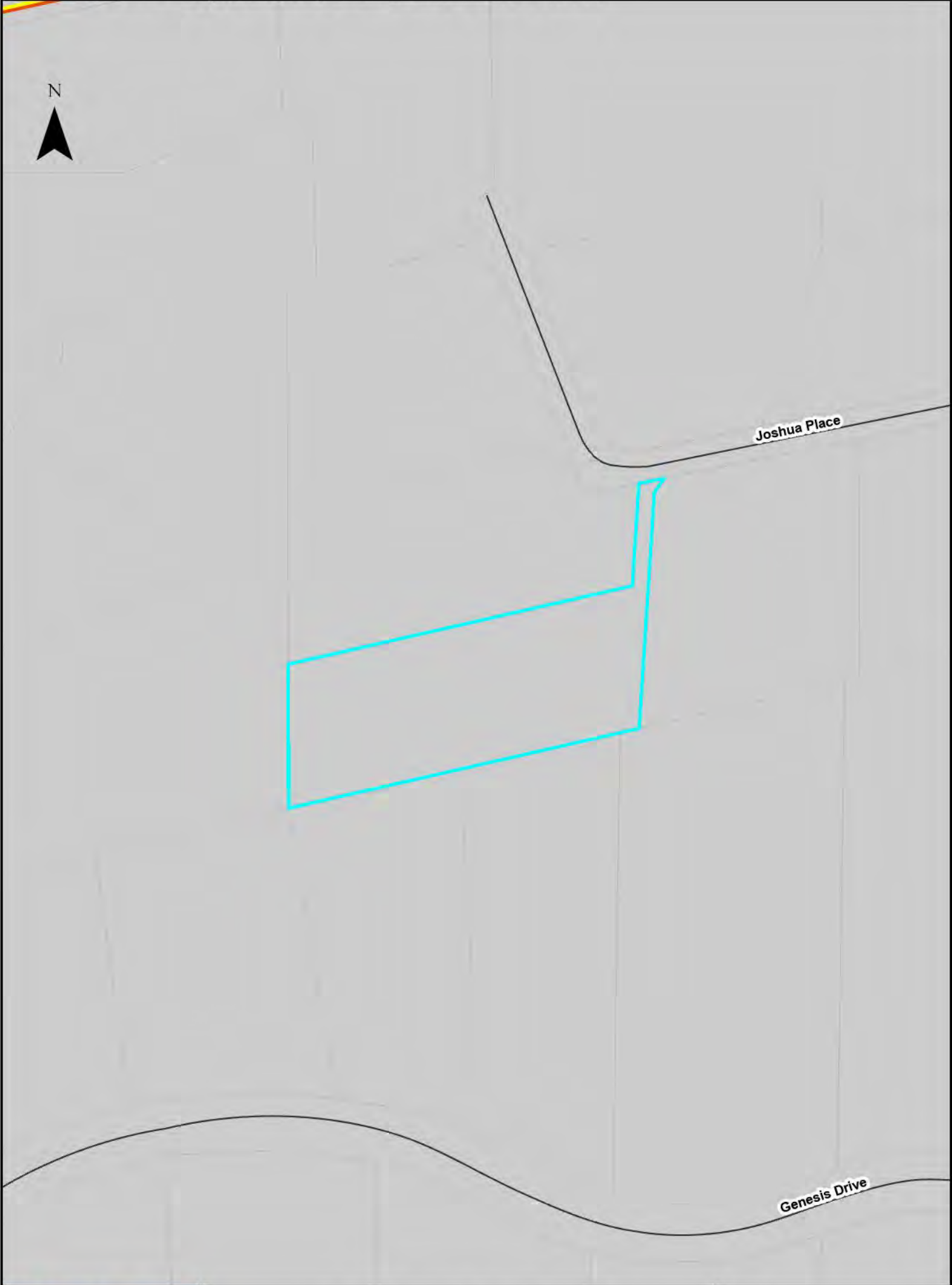
LIM REPORT - Zone and Water Services





# 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:

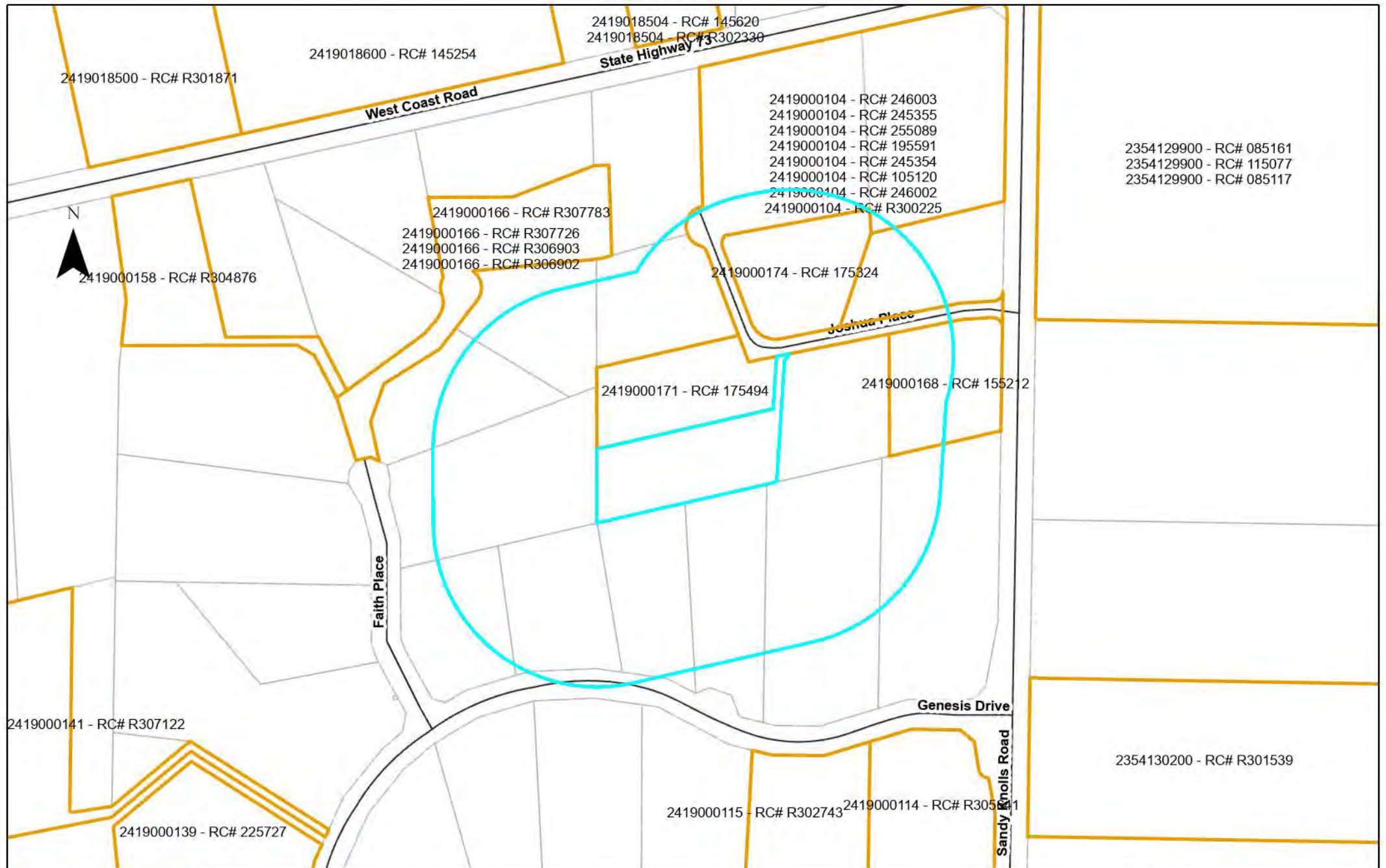
GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued
DN	Decision Notified



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

2419000172



Assessment_ID	RC Number	Proposal	Decision Date
2419000104	105120	TO ERECT AN OVERSIZED FAMILY FLAT IN A NON-COMPLYING POSITION	2010-11-04
2419000104	255089	Change of conditions to change conditions 6, 7, 19, 28 and 32, to add conditions 7a and 7b and to cancel conditions 20, 27, 29, 33 and 34 of RC245354.	2025-02-14
2419000104	R300225	SUBDIVISION CONSENT	
2419000104	245354	To undertake a four-lot subdivision.	2025-01-12
2419000104	245355	To enable one additional allotment to access an existing private Right-of-Way and for internal setback non-compliances.	2025-01-12
2419000104	246002	Cancellation of two consent notices RC245002 is sought under section 221 of the Act.	2025-01-14
2419000104	246003	Cancellation of an Amalgamation Condition to facilitate the subdivision holding Lot 14 DP 309872, Lot 9 DP 309872 and Lot 17 DP 411848 together.	2025-01-14
2419000104	195591	To remove and disturb soil under the NES	2019-10-18
2419000168	155212	To erect a dwelling with attached oversized family flat.	2015-06-04
2419000171	175494	To erect a dwelling with ancillary buildings exceeding permitted site coverage.	2017-09-07
2419000174	175324	To erect a dwelling/garage with a non-complying road boundary setback	2017-07-12

## Form 7

### Code compliance certificate

*Section 95, Building Act 2004*

#### The building

Street address of building: 5 Joshua Place, West Melton  
Legal description of land where building is located: LOT 10 DP 378670  
Building name: N/A  
Location of building within site/block number: 5 Joshua Place  
West Melton  
Level/unit number: 0  
Current, lawfully established, use: 7.0.1 Outbuildings  
Year first constructed: 2023

#### The owner

Name of owner: PJ Hextall & GH Sharman  
Contact person: Phil Hextall  
Mailing address: 5 Joshua Place, West Melton  
Street address/registered office: N/A  
Phone number: Landline: N/A Mobile: 0217470005  
Daytime: Landline: N/A Mobile: 0217470005  
After hours: Landline: N/A Mobile: 0217470005  
Facsimile number: No information provided  
Email address: feelipjean@gmail.com  
Website: No information provided  
First point of contact for communications with the council/building consent authority:

#### Building work

Building consent number: BC230455  
Description: Construction of outbuilding – Double garage  
Issued by: Selwyn District Council

#### Code compliance

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

Signature: Chris Westwood

Position: Building Surveyor Commercial Inspection

On behalf of: Selwyn District Council

Date: 05 October 2023

# Code Compliance Certificate



## Section 95, Building Act 2004

### The Building

**Street address of building:** 5 Joshua Place, West Melton

**Legal description of land where building is located:** LOT 10 DP 378670

**Building name:** N/A

**Location of building within site/block number:** 5 Joshua Place, West Melton

**Level/unit number:** N/A

**Current, lawfully established, use:** 2.0.2 Detached Dwelling

**Number of Occupants:** N/A

**Year first constructed:** 2013

### The Owner

**Name of owner:** P J Hextall & G H B Sharman

**Contact person:** P J Hextall & G H B Sharman

**Mailing address:** 2/25 Grove Road, Addington, Christchurch

**Street address/registered office:** 2/25 Grove Road, Addington, Christchurch

**Phone number:** 021747005

**Mobile:** 021747005

**Facsimile number:** N/A

**Email address:** eelipjean@gmail.com

**First point of contact for communications with the council/building consent authority:** Bryan Doull

### Building Work

**Building consent number:** BC132398

**Issued by:** Selwyn District Council

## **Code Compliance**

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

- the building work complies with the building consent.

Carl Petersen

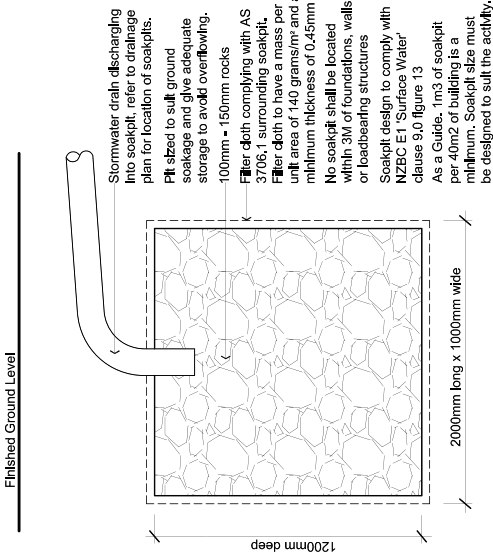
Building Control Officer

On behalf of: Selwyn District Council

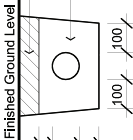
Issue Date: 23 June 2015



Finished Ground Level

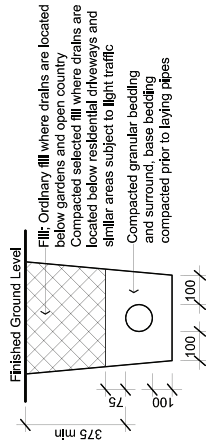


### ROCK SOAKPIT DETAIL



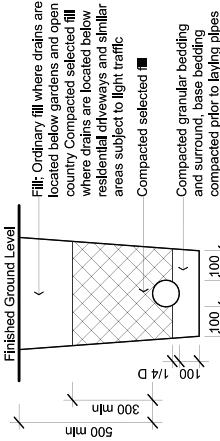
### BEDDING / BACKFILLING DETAIL

125mm - 375mm COVER



### BEDDING / BACKFILLING DETAIL

375mm - 500mm COVER



### BEDDING / BACKFILLING DETAIL

500mm MIN. COVER

#### Site Notes:

- The contractor to verify all site boundaries and dimensions prior to settling out building
- All foulwater drainage above ground to comply with G13/AS1
- All foulwater drainage below ground to comply with G13/AS2
- All surface water drainage to comply with E1/AS1
- Hardstanding concrete driveway, entry and patio slabs to be exposed aggregate finished with slip resistance co-efficient rating to comply with NZBC D1 'Access' Table 2
- Entry and patio slabs to be 150mm min. below finished floor level and fall away from building foundations at a minimum gradient of 1:500
- All dimensions given from site boundary are to face of exterior cladding / veneer

General Note :-  
New Sewer & Stormwater pipes to be connected to Existing Connections

#### Legend

Sewer Pipe

S/W Pipe

80mmØ Down Pipe

Gully Trap

Overflow Relief Gully Trap

80mm Terminal Vent

Inspection Opening

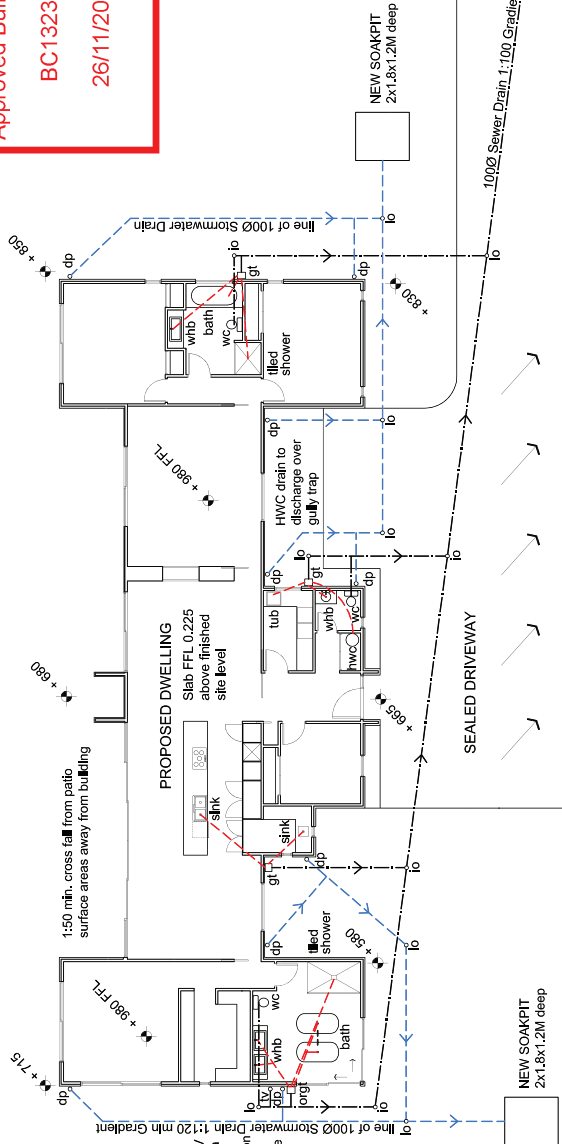
Drainage Pipe Sizes as follows:

- New UPVC Stormwater Drain 100mmØ 1:120 Fall
- New UPVC Sewer Drain 100mmØ 1:80 Fall
- Sink & Dishwasher Waste 50mmØ 1:20 Fall
- Laundry Tub & W/M Waste 40mmØ 1:20 Fall
- Wash Hand Basin Waste 40mmØ 1:40 Fall
- Shower Waste 40mmØ 1:40 Fall
- Bath Waste 40mmØ 1:40 Fall
- WC Waste 80mmØ 1:20 Fall

Note: All waste pipes with a run to Gully Trap of greater than 3.5M are to be fitted with an Air Admittance Valve.

All WC pans to be fitted with AA Valves as back vents where drainage runs exceed 1.5M in length with a gradient of 1:100

Selwyn District Council  
Approved Building Consent Document  
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26/11/2013  
geogr



Note: Surface water run-off to fall away from driveway towards garden

NEW SEPTIC TANK LOCATION

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DWELL HOMES Ltd  
Federation Drive, Rotorua 6540  
Phone No: (03) 377 6832  
www.dwellhomes.co.nz  
Email: build@dwellhomes.co.nz

rev / date / description

A	25/11/13	S.D.C. R.F.I. G13 - Foul Water: Drawing amended with additional information to comply with NZ building standards
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site details

Lot Number:	10
DP:	378670
House Area:	322M <sup>2</sup>
Site Area:	5174M <sup>2</sup>
Site Coverage:	6.22%

PHIL HEXTALL & GAIL SHARMAN  
NEW RESIDENCE at  
Lot 10 JOSHUA PLACE  
WEST MELTON

client

project title

lot number

drawing title

BLOCK / DRAINAGE PLAN

scale	1:10	1:200	date	24/06/13
drawn	BD	job no.	168	
rev		drawn		
status		drawn		
PERMIT		drawn		
D168-02		drawn		
A		drawn		

DO NOT SCALE OFF DRAWINGS - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE WORK COMMENCES

ARCHITECTURE • PLANNING • INTERIORS  
784 WEEDEONS ROSS ROAD WEST MELTON  
E: bddesign@extra.co.nz M: 021 250 1108



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

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

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

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

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

# Be water wise



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

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

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

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

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

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

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

## How much water do you use?

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

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





## Tips for managing your water use

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

### Your garden and lawn

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

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



### Outdoors

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

### Indoors

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