

Land Information Memorandum**L201335****Application**

281644-300/Ari Segaran
Cameron & Co
PO Box 1985
Christchurch 8140

No.	L201335
Application date	23/07/20
Issue date	31/07/20
Phone	03 3793110
Fax	

Property

Valuation No.	2355229201
Location	Tosswill Road
Legal Description	Lots 2 5 DP 538252
Owner	Suburban Estates Limited
Area (hectares)	17.2862

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	\$1,560,000
Capital Value	\$1,580,000
Improvements	\$20,000

Current Rates Year 2020 to 2021

Annual Rates	\$3,316.75
Current Instalment	\$ 829.20
Current Year - Outstanding Rates	\$ 829.20
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/09/20

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 section 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.

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative District Plan Zoning: Prebbleton Living Z/Rural Inner Plains

4/09/19	Resource Consent 195533 To Undertake A Subdivision To Create 122 Residential Lots. L/U Rc 195534 Decision Notified 6/11/19 Granted By Local Authority Officer 6/11/19
4/09/19	Resource Consent 195534 To Carry Out Earthworks And Construct Roads Associated With S/D. Nes. S/D Rc 195533 Decision Notified 6/11/19 Granted By Local Authority Officer 6/11/19
28/02/19	Resource Consent 195093 To Undertake A Subdivision By Way Of Boundary Adjustment Section 224 Issued 19/09/19 Granted By Local Authority Officer 2/04/19
28/02/19	Resource Consent 195136 Consent Required Under The Nes. S/D 195093 Deferred Under Section 37 27/03/19

17/10/18 Resource Consent 185552
To Establish And Operate A Swim School In A Rural Zone
Decision Notified 19/12/18
Granted By Local Authority Officer 19/12/18

Planning Note

A Resource Consent may not be required to erect a dwelling on this property subject to compliance with servicing, bulk, locations and vehicle access/parking requirements of the District Plan.

No dwelling can be erected until a 224C is issued for the underlying subdivision.

Note that this subdivision has not been issued with a Completion Certificate and that further works or inspections maybe required before this Certificate can be issued.

Subdivision approved but no certificate of Title issued

If you are purchasing this property 'off the subdivision plans' meaning that no Certificate of Title has yet been issued, it is strongly recommended that you thoroughly check the conditions of the subdivision consent which created this allotment. These conditions may place restrictions on how the site is used which will be recorded on the Certificate of Title though a consent notice or covenant.

There is a consent notice on the Certificate of Title to this property.

A portion of the site in the Living Z zone is on the Listed Land Use Register. A portion on the site in the Rural Inner Plains zone is located in the RRS Area 9.

Building

At the time of issuing this report there are no known buildings sited on this property.

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

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

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

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

Services

Water Council water supply not available
 Own potable water supply required

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

This property is located within the protection zone of a community water supply well. For further information, please contact Environment Canterbury – Phone 0800 324 636.

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

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.

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.

Stormwater Disposal to be determined with new subdivision. Please contact Council's Water Services Team for further information

This property may be located within an area covered by Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Note – the above describes the current roof water disposal type and does not reflect the future situation, which should be determined as part of the subdivision (if applicable). For more information please contact Council.

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

Water Race

There is a closed water race on this property, the channel may or may not have been filled by the property owners. Council is not responsible for maintenance of any remaining channels.

Drains

An Environment Canterbury classified drain runs through or adjacent to this property. This may have implications on the landowner's use of this land. For further information regarding structures, fencing and planting (all within 7.5 metres of the drain); stock access, and maintenance requirements please contact the Central Area Senior Engineering Officer at Environment Canterbury – phone 03 365 3828.

Kerbside Waste Collections

Council refuse, recycling and organic collection is available on Tuesday

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 accessways 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 Council's website www.selwyn.govt.nz under 'Transportation and Roding'.

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and the New Zealand Transport Agency.

The Selwyn District Council is developing a number of strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website www.selwyn.govt.nz or by contacting the planning department on (03) 347 2868.

Land Notes: This property is located within the Lowes Road ODP Area (Appendix 34) or a Living Z Zone. All fencing on your property must comply with Rule 4.13 of the District Plan, which prevents the height of any fence between the front building façade and the street, or a private Right of Way or shared access (over which the allotment has legal access), exceeding 1 metre. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m. Side boundary fences must drop down to a maximum of 1m in height at least 3 metres back from the front boundary. If your fencing proposal does not comply with the maximum heights specified a resource consent will be required.

Land Notes: The Listed Land Use Register (LLUR) has information relating to this property. Please contact Environment Canterbury for a copy of the property statement and/or a site management plan.

Land Notes: Council holds the Desk-based Ground Contamination Assessment Plan Change 7 Area report from Tonkin & Taylor dated January 2011, Geotechnical Reports, a Natural Hazards Assessment, a DSI Report and a PSI Report. If you would like a copy of these reports, please contact the Council's LIM Team – Phone 03 3472 800

Land Notes: This property may have high tension power lines over the site and it is recommended that Transpower be contacted regarding any use of the site in relation to the power lines.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Tosswill Road is a formed and sealed collector road maintained by the Selwyn District Council

Collector Roads: Roads that provide the link between local roads and arterials within areas of population or activities.

Special Land Features

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 sub-alpine
Earthquake	Zone 2	Z Factor: 0.3
Approximate Altitude (Amsl)	20m	20m
Exposure Zone	C	

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/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 or visit 2 Norman Kirk Drive, Rolleston.

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: This site may contain areas of filled ground. Council does not hold site specific information on subsoil classifications or ground bearing capacities for this site. Therefore if the applicant intends to erect a building on this property, they will need to carry out on site subsoil investigations to verify that '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 a Building Consent.

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Wakanui deep silt loam

Taitapu deep silt loam on clay loam

Special Soil Conditions: Sandy Clay Soils

Liquefaction and Subsidence: The site is located in a zone of variable susceptibility to liquefaction. For further information visit www.ecan.govt.nz and put '1702192' in the search box and select documents.

An assessment will need to be carried out on this site to establish the level of susceptibility to liquefaction. The scope of this investigation must be determined by a CPEng Geotechnical engineer and all testing shall be carried out under the guidance of the CPEng Geotechnical engineer. Furthermore the ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, specific design may be required.

Licences/Environmental Health

No information located.

Selwyn District Public Libraries

Residents and ratepayers of the Selwyn District may join any library in the District without charge. Please note: photo identification and proof of address is required.

The following is a list of the libraries within Selwyn:

Darfield Library, 1 South Terrace – Phone 03 318 7780 or 03 3472780

Leeston Library, 19 Messines Street – Phone 03 3472 871

Lincoln Library, 22 Gerald Street – Phone 03 3472 876

Rolleston Library, 94 Rolleston Drive – Phone 03 3472 880

In addition to these locations, the library website has a wide range of information resources, including (online) e-books, e-magazines, e-audio materials for loan.

Selwyn's libraries also provide in-library lifelong learning programmes for all ages, and also outreach services where resources and programmes are delivered to the more remote parts of the district.

If you want to know, call on of the libraries listed above or check days and times of opening and a range of other information on the website: <http://libraries.selwyn.govt.nz> or email an enquiry to: libraries@selwynlibraries.co.nz

Network Utility Operators

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

Other Information

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

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

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

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

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on (03) 3472800.
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
 - a) The information may be relevant to the purposes for which this report is obtained;
 - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Perspective purchasers should be aware that as a result of amendments to the Building Act 2004, Schedule 1) Building work exempt from the need to obtain building consents) that became effective in November 2013, council may not have records for the removal or demolition of buildings on this property. It is the perspective purchaser's responsibility to verify that any or all buildings listed that have been issued with a building consent/permit and erected on the property still exist.
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: Robyn Mills

A handwritten signature in dark ink, appearing to read 'Robyn Mills', is written over a horizontal line. The signature is stylized with large, flowing letters.

Date: 31 July 2020



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

Cameron & Co
PO Box 1985
Christchurch 8140

GST Number: 53-113-451
Invoice Date: 31/07/20
Account No: 803208
Order No.

Tax Invoice 142529

Quantity	Description	Rate	Amount
	L201335 31/07/20 : 281644-300/Ari Segaran : Cameron & Co 2355229201 : Tosswill Road		
	Land Information Memorandum Fee		204.40 *
			\$204.40
	(* Incl GST \$26.66)		

Total incl. GST \$204.40

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Cameron & Co
PO Box 1985
Christchurch 8140

Account No.: 803208
Invoice No.: 142529
Total Due: \$204.40

Amount Enclosed:


Payment can be made by internet banking to the following account: 03 1587 0050000 00.

Please enter your invoice number in the particulars field, and your account number in the code field.





Legend

Railway


 Railway


Road

 Selwyn Roads

 All Road Labels

Rating


 Ratepayer Information

 Title Owners

 Parcels

WaterRaces

 DISCHARGE

 DIVIDE

 EQUIPMENT

 GATE

 GRILL

 HEADWALL

 MANHOLE


 NODE


 POND


 SITE


 SHAFT


 SOAKHOLE


 AQUEDUCT


 CULVERT


 DIM LINE


 EMERGENCY DISCHARGE


 INTAKE


 LATERAL


 LOCAL

 MAIN

 OBSOLETE

 OUTLINE

 SIPHON

 TUNNEL

Drain

 GATE

 Site

 WEIR

 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

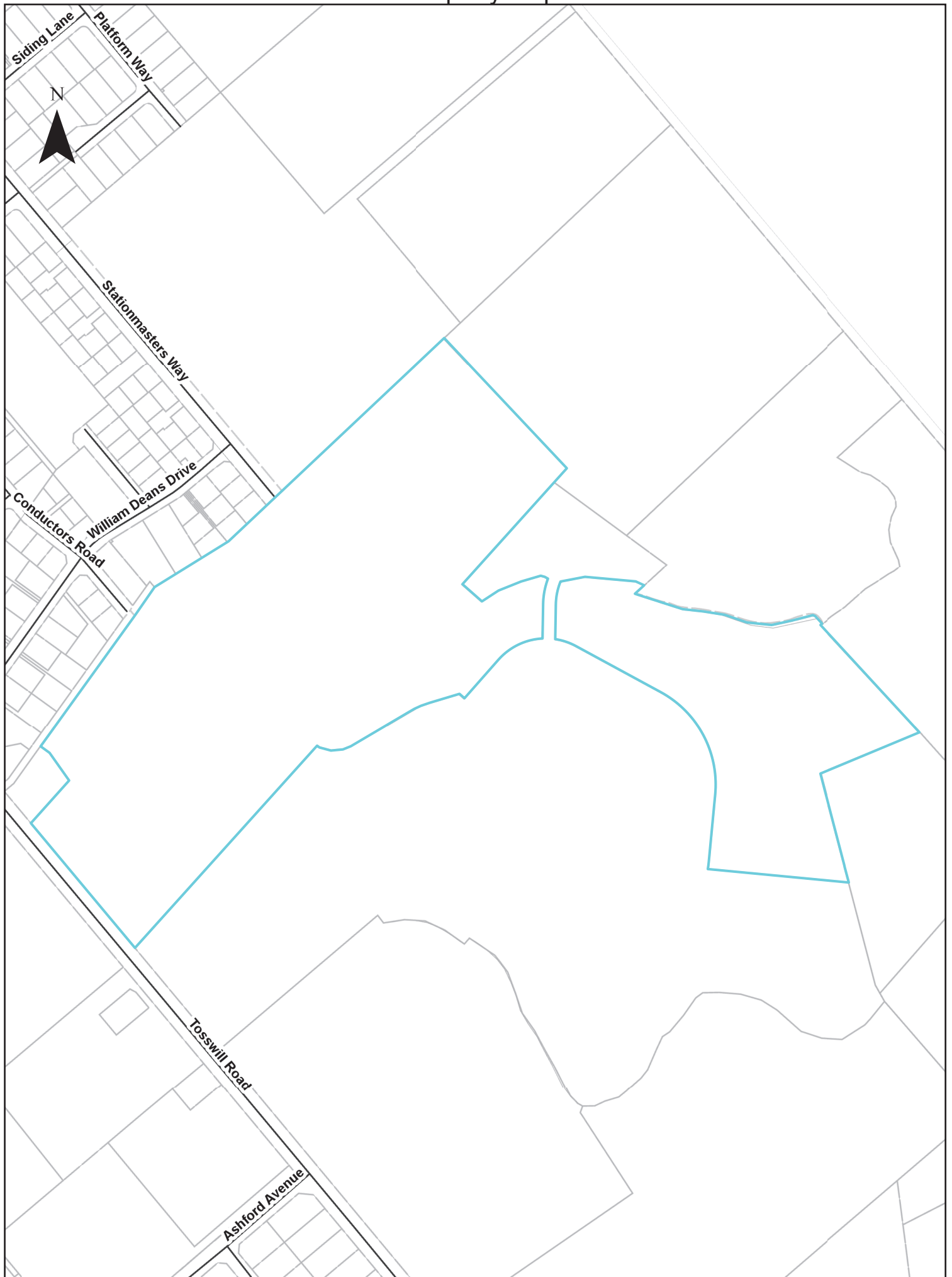
 Inner Plains

 Outer Plains

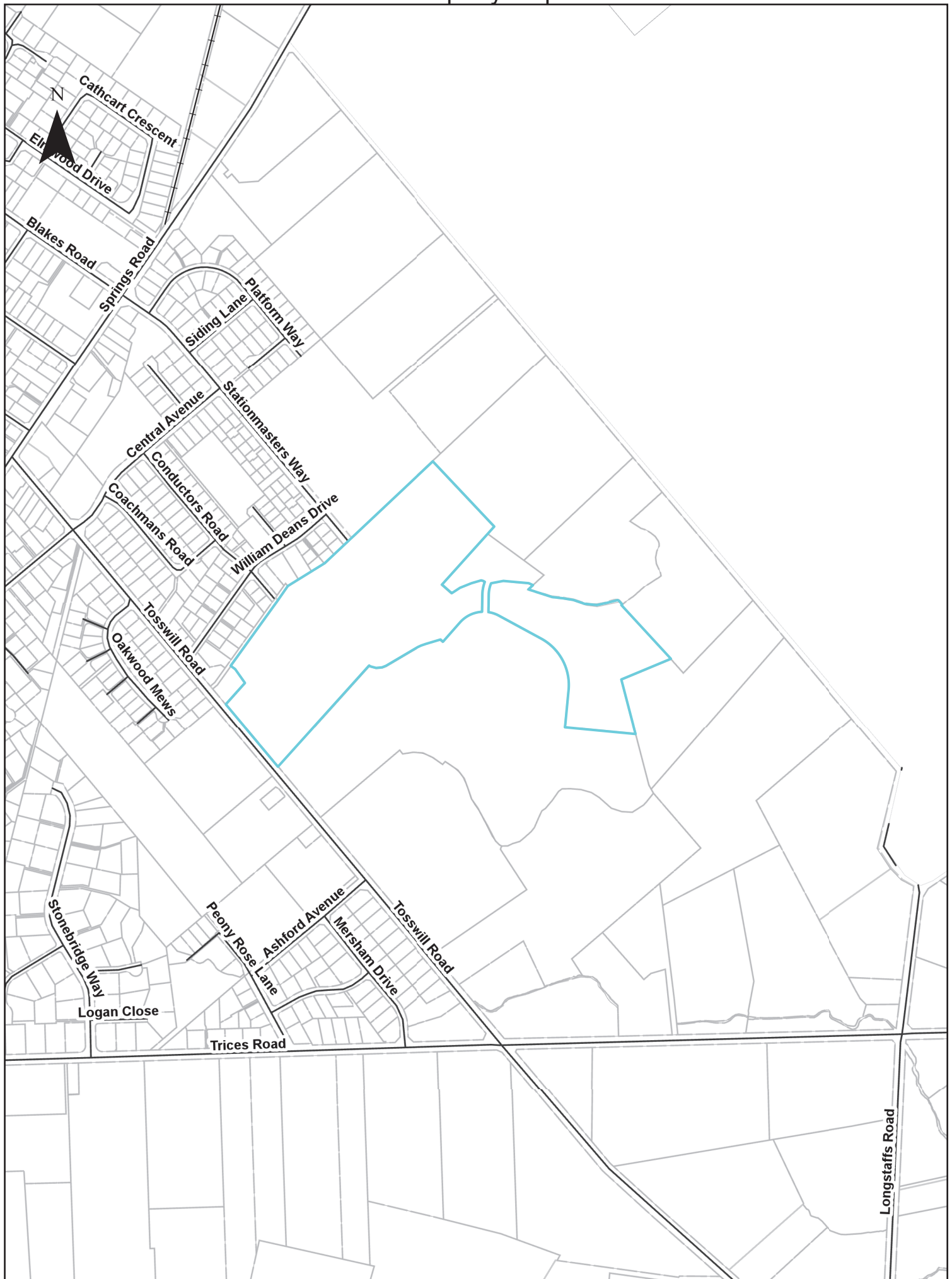
 Malvern Hills

 Key Activity Centre

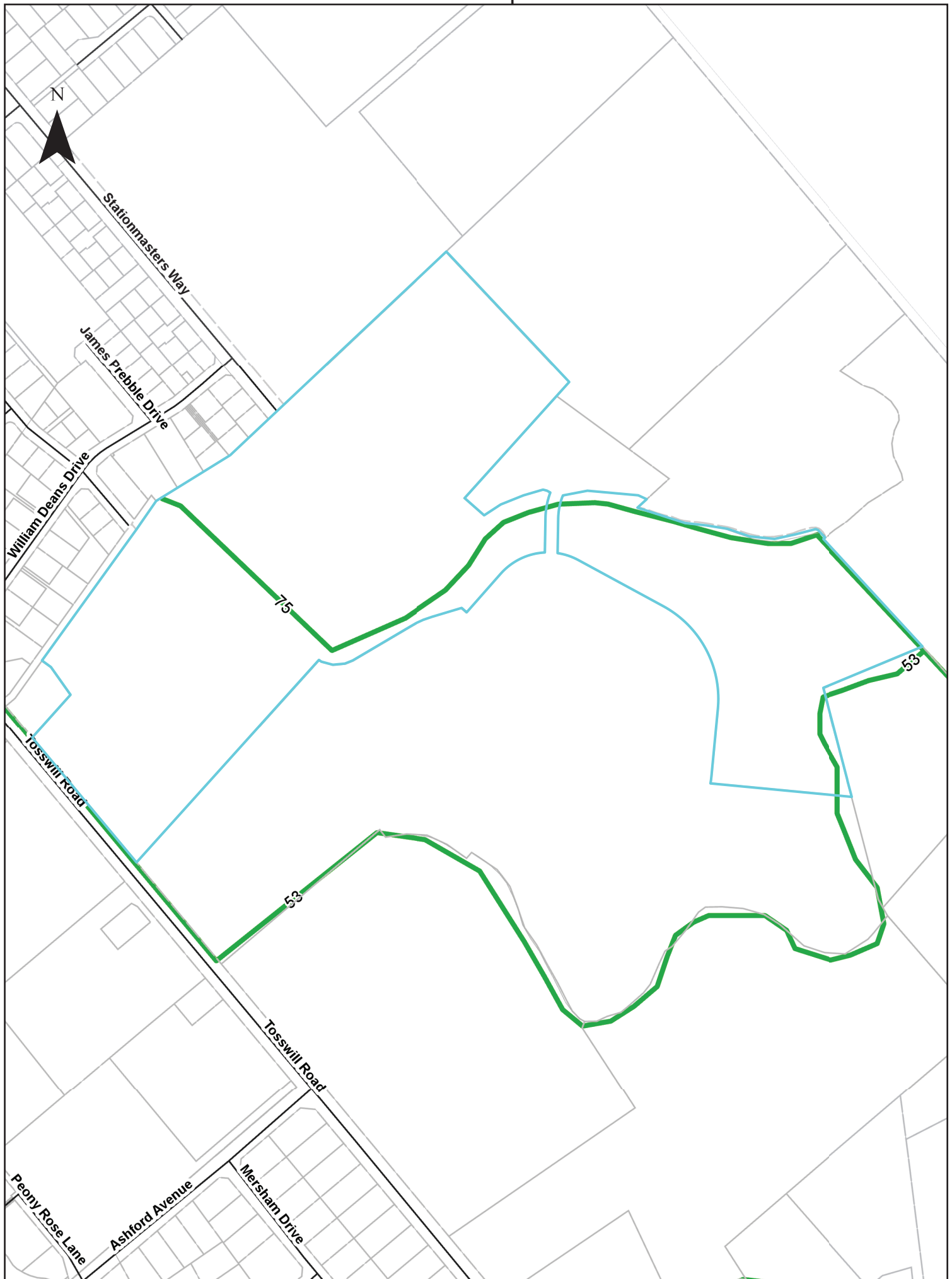
Property Map 1



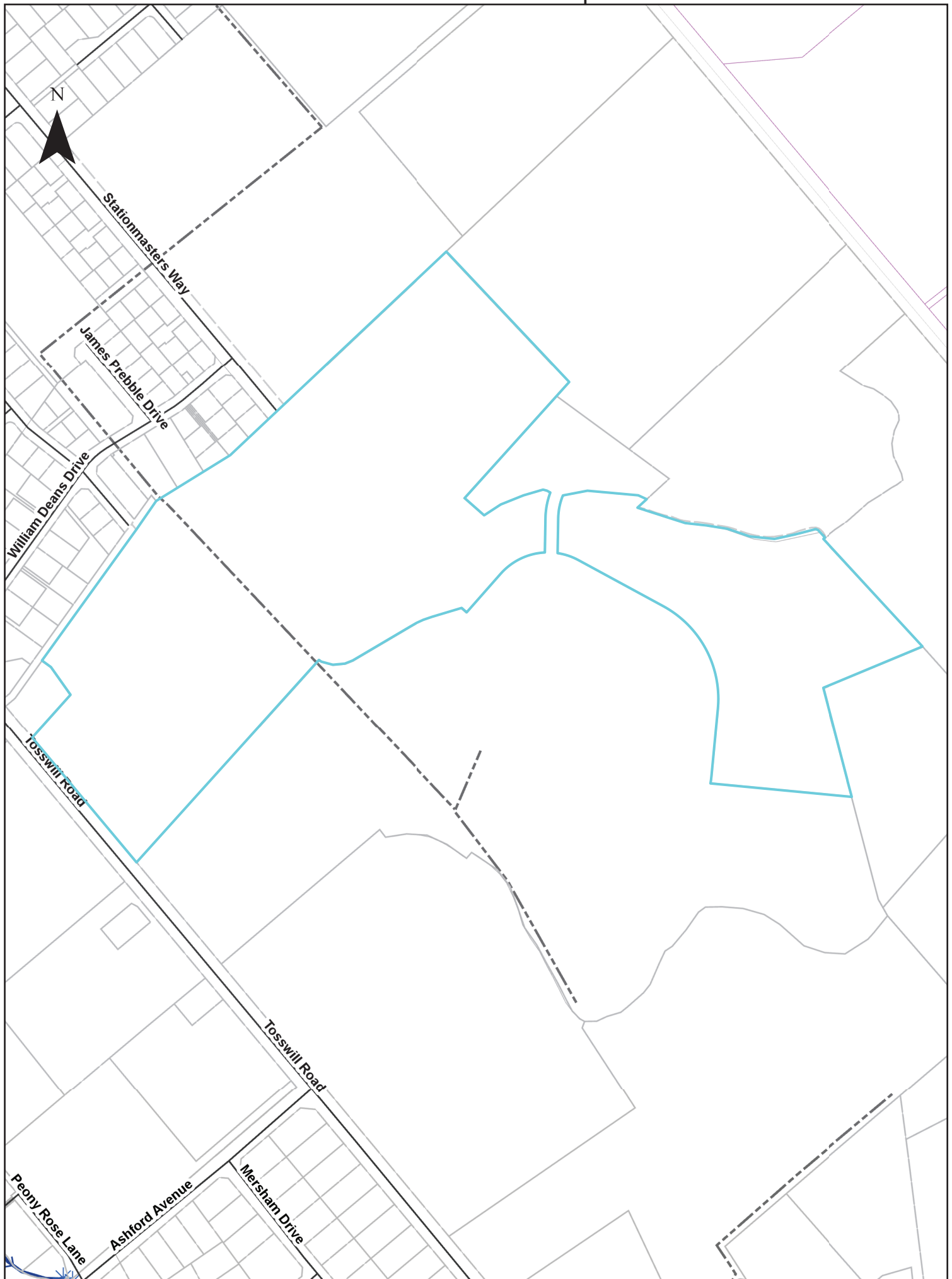
Property Map 2



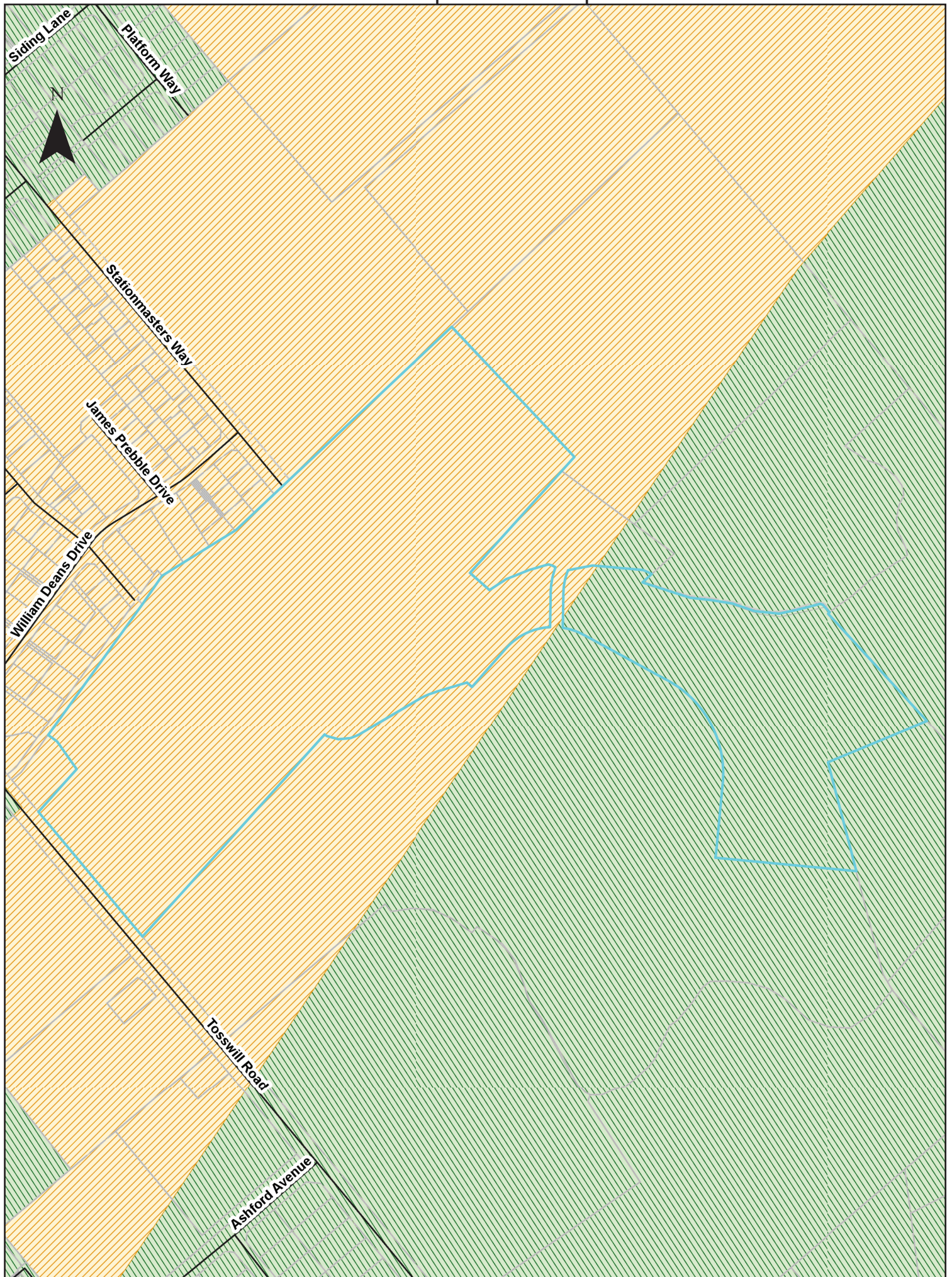
Drain Map



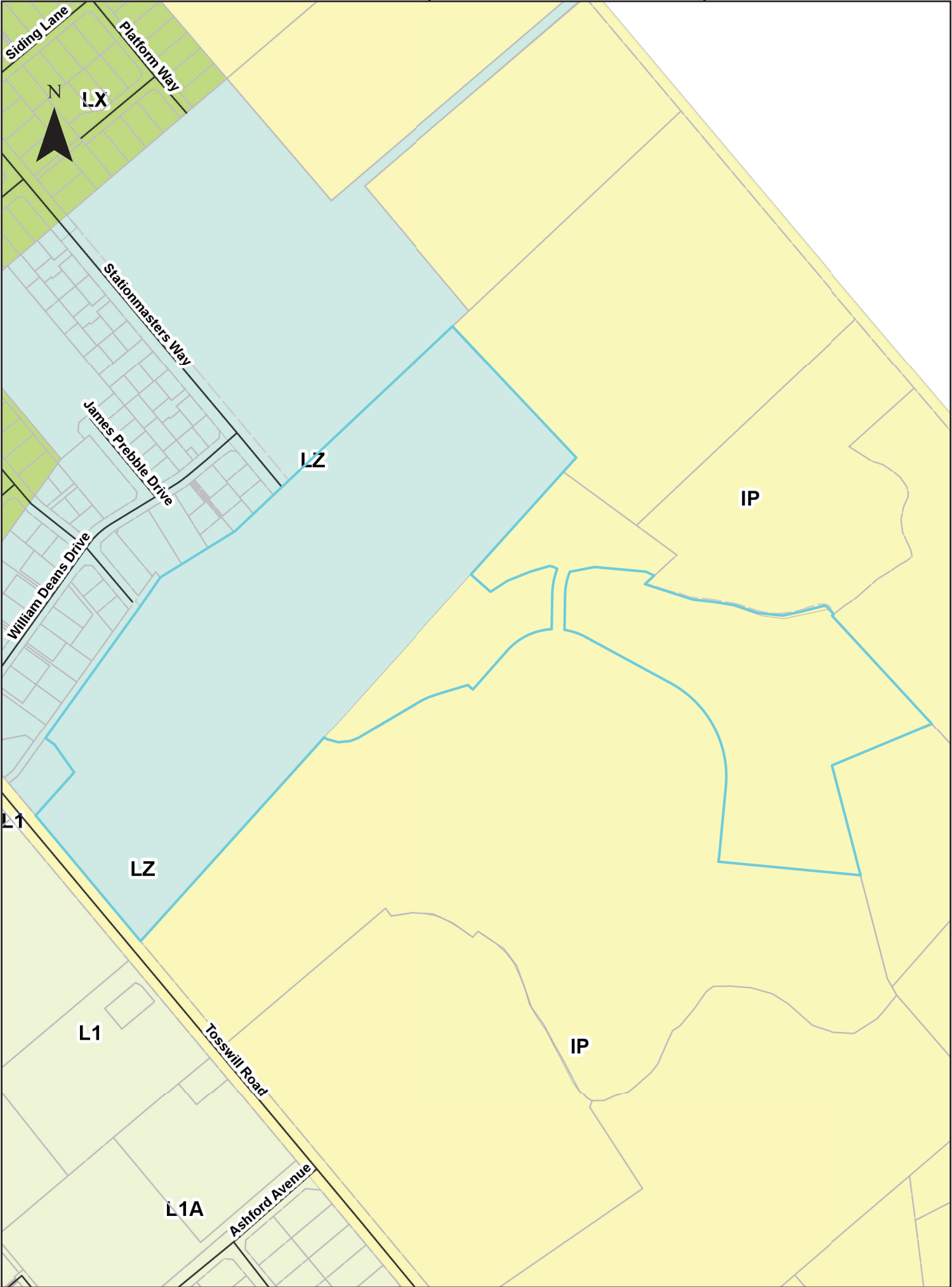
Water Race Map



Liquefaction Map



Operative District Plan Map



RESOURCE CONSENT INFORMATION

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

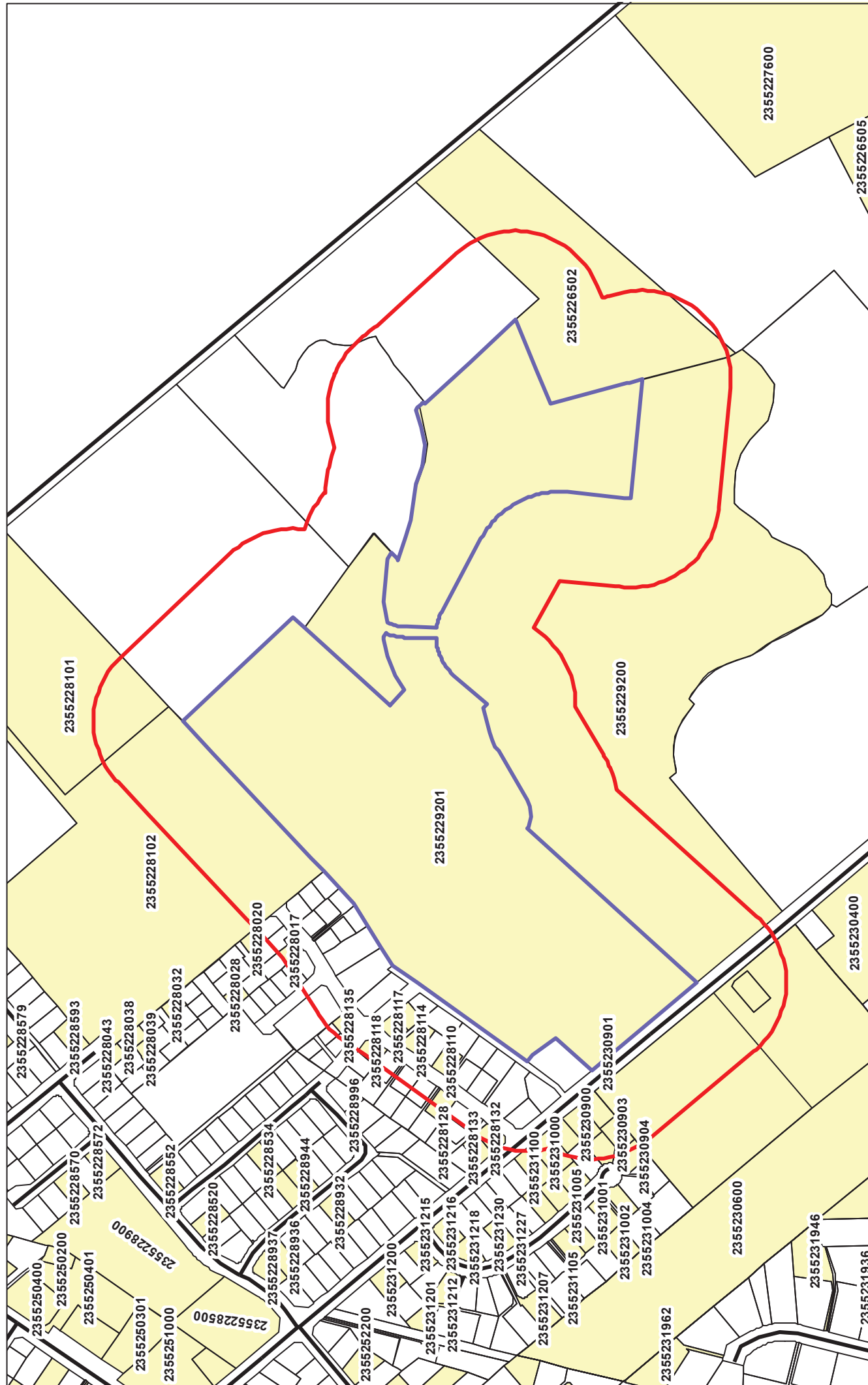
- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the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

Resource Consent Status Codes:

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



Cadastral Information derived from
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Assessment ID	Consent Number	Proposal	Status	Date
2355230904	R305352	TO ERCT A DWELLING WITH NON COMPLYING SITING	GDEL	2002-02-11
2355228114	185620	VARIATION- To amend condition 26 of resource consent RC175697		
2355228114	165612	Establish an accessway, to remain unformed. See RC165574 S/D	GDEL	2016-11-15
2355228114	165574	To undertake a subdivision to create 3 residential lots. See RC165612 L/U	GDEL	2016-11-15
2355228114	175116	To undertake a subdivision to create 2 residential lots	GDEL	2017-03-23
2355228114	075502	SUBDIVIDE TO CREATE TWO LOTS & AMALGAMATE BOTH LOTS WITH ADJOINING LOTS IN MIXED ZONE	GDEL	2008-02-05
2355228114	085024	TO UNDERTAKE EARTHWORKS TO CREATE STORMWATER TREATMENT & DETENTION PONDS	GDEL	2008-02-08
2355228114	085217	VARIATION TO 085024 TO UNDERTAKE EARTHWORKS WITH MAXIMUM VOLUME OF 8000m3	GDEL	2008-07-03
2355228114	R301112	TO ERCT DWELLING IN CONJUNCTION WITH SANDERSONIA PRODUCTION	AP	1994-08-04
2355228114	R302569	BOUNDARY ADJUSTMENT	AP	1997-02-17
2355228020	205225	Lot 54 - To erect a dwelling with an attached garage with a non-complying road boundary setback and a garage door width.	GDEL	2020-05-15
2355229201	185552	To establish and operate a swim school in a rural zone	GDEL	2018-12-19
2355228117	195435	To construct a four bedroom dwelling with an attached garage forward of the front facade	GDEL	2019-08-09
2355228117	205065	To attach trellising creating non-complying fencing.	GDEL	2020-03-02
2355228118	205009	To construct a vehicle crossing in a non-complying position in relation to an existing vehicle crossing.	GDEL	2020-01-24
2355228118	185591	To undertake a 76 lot residential subdivision. L/U 185592	GDEL	2019-03-21
2355228118	175697	To undertake a subdivision to create 64 allotments. L/U 175698	GDEL	2018-03-28
2355228118	175698	To carry out Earthworks. NES. S/D 175697	GDEL	2018-03-28
2355228133	195708	To retain an existing non-complying vehicle crossing.	GDEL	2019-11-25
2355228110	195724	To change conditions 1 and 2 of Resource Consent RC195351.	GDEL	2019-12-03
2355228110	195351	To construct a 3 bedroom dwelling with an attached garage with a vehicle crossing in a non-complying position within 7m of a shared accessway	GDEL	2019-08-01
2355230901	095143	TO ERCT SHED WITH ATTACHED PERGOLA IN A NON-COMPLYING SITING	GDEL	2009-06-12
2355226502	105182	SUBDIVIDE TO CREATE 2 X 4HA LOTS	GDEL	2010-07-12
2355230600	165409	Install four extra lights and poles to tennis courts at the Prebbleton domain.	GDEL	2017-02-21
2355230600	085302	OUTLINE PLAN TO ERCT LIGHTING STANDARDS AT PREBBLETON RECREATION RESERVE	GDEL	2008-11-05
2355230600	105357		GCOM	2010-12-15
2355230600	075389	OUTLINE PLAN TO ERCT REPLACEMENT STORAGE BUILDING	GDEL	2007-09-20
2355230600	D200162	To designate land as SDC-154 Prebbleton Domain for Recreation and Community Facility purposes.		
2355230900	R304666	SUBDIVISION INTO 7 RES LOTS & BALANCE TO VEST AS ROAD	GDEL	2000-10-20
2355228102	195357	To establish and operate a care home facility and retirement village	GDEL	2019-10-02
2355228102	195377	To undertake a nineteen lot subdivision in three stages; and surrender consent notice 10779937.3 as it relates to RT782833.	GDEL	2019-11-06
2355228132	195629	To construct two vehicle crossings on a residential lot one with a non-complying vehicle crossing siting and one with a non-complying width	GDEL	2019-10-21
2355230903	R305717	TO ERCT DWELLING WITH NON COMPLYING SITING	GDEL	2002-09-12
2355228017	205366	To erect a dwelling and attached garage with non-complying vehicle crossing and garage door exceeding 3 metres in width		

2355229200	195533	To undertake a subdivision to create 122 residential lots. L/U RC 195534	GDEL	2019-11-06
2355229200	195534	To carry out Earthworks and construct roads associated with S/D. NES. S/D RC 195533	GDEL	2019-11-06
2355229200	195136	Consent required under the NES. S/D 195093		
2355229200	195093	To undertake a subdivision by way of boundary adjustment	GDEL	2019-04-02
2355229200	R304477	SUBDIVISION OF 2 LOTS IN GREEN BELT INTO 3 LOTS > 4 HA	AP	2000-07-14
2355229200	R304478	TO ERECT A DWELLING ON EACH LOT CREATED BY R304477	AP	2000-07-14
2355229200	R305872	NON COMPLYING BOUNDARY ADJUSTMENT TO CREATE 1 X 1HA LOT WITH EXISTING DWG & BALANCE LOT OF 32 HA WITH EXISTING DWG	DHP	2003-02-20
2355229200	R305873	TO RETAIN EXISTING DWG ON REDUCED AREA CREATED BY R305872	DHP	2003-02-20
2355228101	R304110	TO ERECT DWELLING ON 4 HA IN GREEN BELT	AP	1999-11-22
2355230902	R305440	TO ERECT DWELLING > 20 M IN LENGTH	GDEL	2002-03-22
2355231007	R305656	TO ERECT A DWELLING WITH NON COMPLYING SITING	GDEL	2002-08-13
2355228116	195380	To construct a 3 bedroom dwelling with an attached garage forward of the front facade	GDEL	2019-07-30
2355231000	R304531	SUBDIVISION INTO 17 RES LOTS	GDEL	2000-08-16
2355231000	R304239	SUBDIVISION OF 8093 SQ M ZONED RES INTO 2 LOTS	AP	2000-03-10
2355231000	R304292	GARAGE/SHED CLOSER TO RECESSION PLANE OF 2.5M SEE CONSENT R304239	AP	2000-03-08
2355231000	R300589	TO EXTEND EXISTING DWELLING TO WITHIN 2m OF GARAGE	AP	1993-05-13
2355228135	185618	To subdivide three comprehensive medium density lots into 13 separate residential lots (Lot 33 DP 535051, Lot 34 DP 535051 and balance lot Lot 101 DP 535051)	GDEL	2019-06-13
2355228135	185619	To carry out comprehensive residential development: (Lot 33 DP 535051, Lot 34 DP 535051 and balance lot Lot 101 DP 535051)	GDEL	2019-06-13
2355228128	185592	To undertake earthworks associated with RC185591	GDEL	2019-03-21
2355231100	R304953	TO ERECT DWELLING WITH NON COMPLYING POSITION	GDEL	2001-05-31
2355231100	R304479	SUBDIVISION OF 1.6 HA ZONED RES 3B INTO 2 LOTS	AP	2000-06-29



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.



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 then 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

FENCE DESIGNS THAT WORK

Open style fencing

Open fences often consist of pool fencing along reserves or parks. This type of fencing works well when being alternated with close-board fencing or plantings to increase privacy.

Benefits are:

- Less potential for graffiti
- Sturdy
- Clearly defines boundary, while providing openness
- Allows for informal passive surveillance
- Can be used to keep the pets/kids in



Best practice design

Use dark colours for fence to merge into landscape.

Support and soften open fence with complementary plantings.



FENCE DESIGNS THAT WORK

Low fencing



This type of fence consists of small or low level fencing that is supported by plantings. Hedges and gardens offer many of the same benefits as taller fences and are cost effective in comparison to enclosed tall fences. They also offer the following advantages:

- Less potential for graffiti
- Perceived extension of property
- Softer appearance to edges that adds to attractive neighbourhoods
- Complementary to the Selwyn context: leafy, green, open
- Can be individually designed to change with the seasons

Best practice design

Continue planting themes from reserves onto your property.

Frame vies from you property out across the park to visually increase the size of your property.



URBAN FENCING

in the Selwyn District

A best practice guide to residential fencing

WHO DOES THIS FENCING GUIDE APPLY TO?



Fencing within a **Living Z** area or within the **Lowes Road Outline Development Plan** area.



PUTTING UP A NEW FENCE ?

Fences are more than just physical barriers marking your private property. In whatever shape, form, style or construction, fences play an important role and can:

- Provide security and privacy
- Add to attractive neighbourhood street scenes
- Support creating safe spaces for children
- Assist in keeping pets safe
- Reduce the impact from traffic noise
- Provide wind shelter
- Complement the built form of house & garage

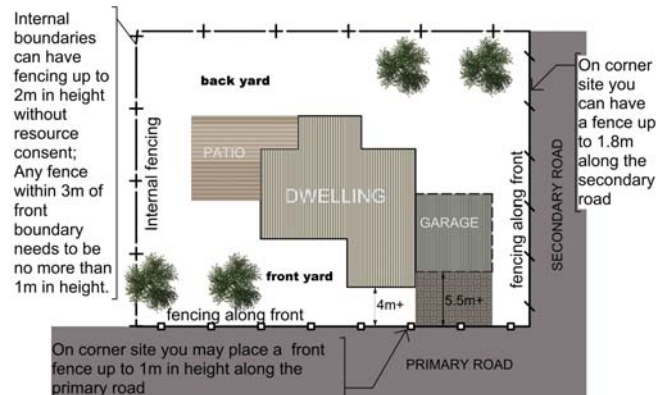
The style one uses for their fencing largely depends on its location and the intended purpose. By choosing a fence style that complies with the CPTED (Crime Prevention through Environmental Design) guidelines and the District Plan rules, one can contribute to a safer, more attractive neighbourhood.

Contrary to common belief, a higher fence doesn't make your property safer. High close-board fences tempt taggers, help burglars to hide their activities from passing foot traffic or neighbours and can cause traffic issues, if positioned on corners. Informal passive surveillance achieved by open views between the street or the reserve and your house promotes safer environments that are ultimately more enjoyable to explore.

Selwyn Council wants to encourage fencing options along the street and reserves that are practical, are attractive and help to reduce crime by increasing surveillance between public and private spaces.

GOOD PRACTICE IN FENCE DESIGN

Rule 4.13 Fencing along the road boundary



Rule 4.13

- ✓ All fencing between the front building façade and the street shall be a max. of 1m in height
- ✓ All fencing between the front building façade and a private right of way shall be a max. of 1m in height
- ✓ All fencing between the front building façade and a shared access over which the allotment has legal access shall be a max. of 1m in height

For further examples & information, please contact the Duty Planner on:

Selwyn District Council

Policy and Strategy Team, Environmental Services

Phone: 03 347 2800

GOOD PRACTICE IN FENCE DESIGN

Rule 4.17 Fencing along reserve boundary



Rule 4.17

- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be limited to a single fence to be erected within 5m of that boundary and
- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be a max. of 1.2m in height and
- ✓ All fencing of any allotment that shares a boundary with a public reserve or a walkway shall be at least 50% transparent where it exceeds 1.2m in height