

**Land Information Memorandum****L220895****Application**

56 Riverstone  
Calder and Co. Residential  
149 Victoria Street  
Christchurch 8013

No.	L220895
Application date	7/06/22
Issue date	14/06/22
Phone	-
Fax	-

**Property**

Valuation No.	2405535329
Location	56 Riverstone Drive, Rolleston
Legal Description	LOT 18 DP 510089
Owner	Nomdo Amy Lee : Nomdo Ulrich Karl
Area (hectares)	0.0653

The certificate of title submitted with this application, shows easements, covenants, encumbrances or caveats registered on the title, for further information a copy of these can be obtained from Land Information New Zealand 112 Tuam Street.

**Rates**

Rateable Value

The date of Selwyn's last General Revaluation was 1/09/21. For further information please contact Council's Rates Department.

Revaluation Year	2021
Land	\$415,000
Capital Value	\$860,000
Improvements	\$445,000

## Current Rates Year 2021 to 2022

Annual Rates	\$3,611.95
Current Instalment	\$ 913.40
Current Year - Outstanding Rates	\$ 866.85
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/06/22

Next Revaluation Due 2024.

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

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

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

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

Please contact the Councils rates team if you require clarification on 0800 SELWYN (735 996).

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

### **Planning/Resource Management**

Operative District Plan Zoning: Rolleston Living 1

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

- |          |  |
|----------|--|
| 7/11/16  | Resource Consent 165605<br>To Carry Out Subdivision Creating 24 Lots.<br>Section 224 Issued 8/08/17<br>Granted By Local Authority Officer 23/11/16             |
| 16/05/16 | Resource Consent 165257<br>To Subdivide To Create 24 Residential Lots Plus One Utility Lot<br>Withdrawn 9/06/17<br>Granted By Local Authority Officer 19/10/16 |

10/01/06 Resource Consent 065009  
Subdivision Of 4 Ha Zoned Living 2a Into 4 Lots With An Average Of 1 Hectare  
Section 224 Issued 26/10/07  
Granted By Local Authority Officer 19/06/06

**Planning Note**

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.

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

Reference Plains Flood Management Overlay  
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://apps.canterburymaps.govt.nz/SelwynNaturalHazards/> or contact the duty planner.

**Building**

8/09/17 Building Consent 171688  
4 Bedroom Domestic Dwelling With Attached Garage  
Code Compliance Certificate Issued 23/04/18

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 Rolleston Water Supply. Water is metered.

This property has metered water supply connected to the Rolleston 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** This property is connected to the Rolleston Sewer Scheme

**Stormwater to Soakholes**

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.

***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, organic and recycling collection is available Friday.

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.

Copy of drainage plan attached.

**Land and Building Classifications**

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

Land Notes: The flight paths for the Christchurch International Airport takes air traffic over this general area.

Land Notes: Council holds the following reports Geotech report and PSI Report Please contact our Information Management Team at [Information.Management@selwyn.govt.nz](mailto:Information.Management@selwyn.govt.nz) for further information.

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](http://www.selwyn.govt.nz) or by contacting the planning department on (03) 347 2868.

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 Roading".

**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 Requirements**

Riverstone Drive is a formed and sealed local road maintained by Selwyn District Council.

This property maybe effected by proposed roading and access changes relating to the Waka Kotahi NZ Transport Agency Rolleston Flyover and State Highway Access Improvement Project. Further information and contact details can be found at [www.nzta.govt.nz/rollestonflyover](http://www.nzta.govt.nz/rollestonflyover)

**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)	45 M	
Exposure Zone	B	

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

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

**Zone C: Medium**

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

**Zone D: High**

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

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

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

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

ECan report R19/41 – Selwyn River/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: Lismore stony silt 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**

Vehicle Crossing VX181113

VX - Final Surfacing 20/08/18

**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.



Name: Chaya Stevens

\_\_\_\_\_ Date: 14 June 2022

**Legend**

**Subdivision\_Areas**

Subdivision areas

**Address**

Addresses (LINZ)

**Boundaries**

District Boundary  
Township Boundary

**Railway**

Railway

**Road**

Selwyn Roads  
All Road Labels

**Rating**

Ratepayer Information  
Title Owners

**Land\_Owners**

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

**Water**

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**

Manhole Labels  
CHAMBER  
EQUIPMENT  
FACILITY  
MANHOLE  
NODE  
VALVE

**Sewer\_In**

OUTLINE  
DIM LINE  
DUCT  
IRRIGATION  
NON SDC SERVICE  
OBSOLETE  
OUTLINE  
PIPE\_GRAVITY  
PIPE\_RISINGMAIN  
SITE\_BOUNDARY

**Stormwater**

Storm\_pt  
CHAMBER  
EQUIPMENT  
FACILITY  
INLET/OUTLET

**MANAGEMENT**

MANHOLE  
NODE  
SOAKHOLE  
SUMP  
VALVE  
CHANNEL  
DIM LINE  
MANAGEMENT  
NON SDC SERICE  
OBSOLETE  
OUTLINE  
PIPE  
SITE\_BOUNDARY

**Storm\_In**

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  
SDC Cleaned

**Drain**

CDrain\_pt  
GATE  
Site  
WEIR

**CDrain\_In**

DRAIN  
ECan  
OUTLINE  
StopBank  
Site Boundary  
CDrain\_In Label

**Well**

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

**LiquefactionReview**

Project Extent  
Boundary Between Liquefaction Assessment Zones

**Liquefaction Susceptibility**

DBH TC Zoned Area  
Damaging liquefaction unlikely  
Liquefaction assessment needed

**Biodiversity**

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

**Zones**

West Melton Observatory Zone

**Planning Zones**

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

**Proposed CPW**

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

**UDSZones**

UDS Traffic Zones  
CRETS

**LLUR**

Activities  
Investigations  
Sites

**Potentially Contaminated Sites**

Verified Note  
Verified Comment  
Not Verified

**Designations**

Designations

**Floods**

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

**Tsunami Evacuation zone**

Tsunami Initial Evacuation Area

**Refuse**

Refuse Dropoff points  
Organic Route

**Rubbish/Recycling Route**

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

**Organic Bin**

Rubbish Bin  
Day Unknown

**Recycling Bin & Pick Up Schedule**

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

**Pools**

**Swimming Pools**

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

**PlanningMisc**

NZ Defence Force Buffer  
Māori Freehold Land  
RRS14 Preliminary Locations

**EcanRiverProtectionScheme**

Properties Beside Rivers  
Halswell Staff Gauges  
Halswell Floodgates  
Halswell Drainage

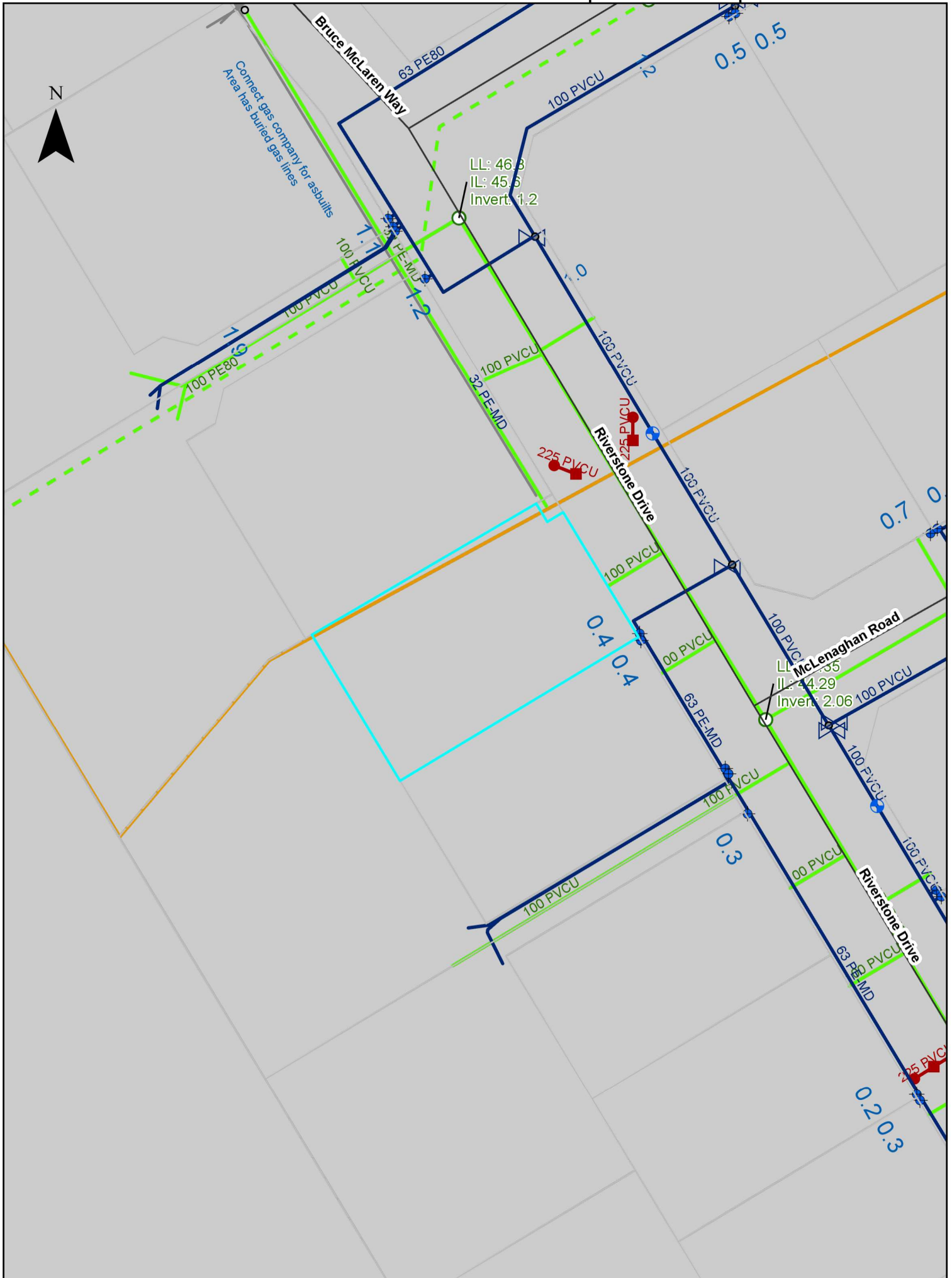
**GreendaleFault**

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

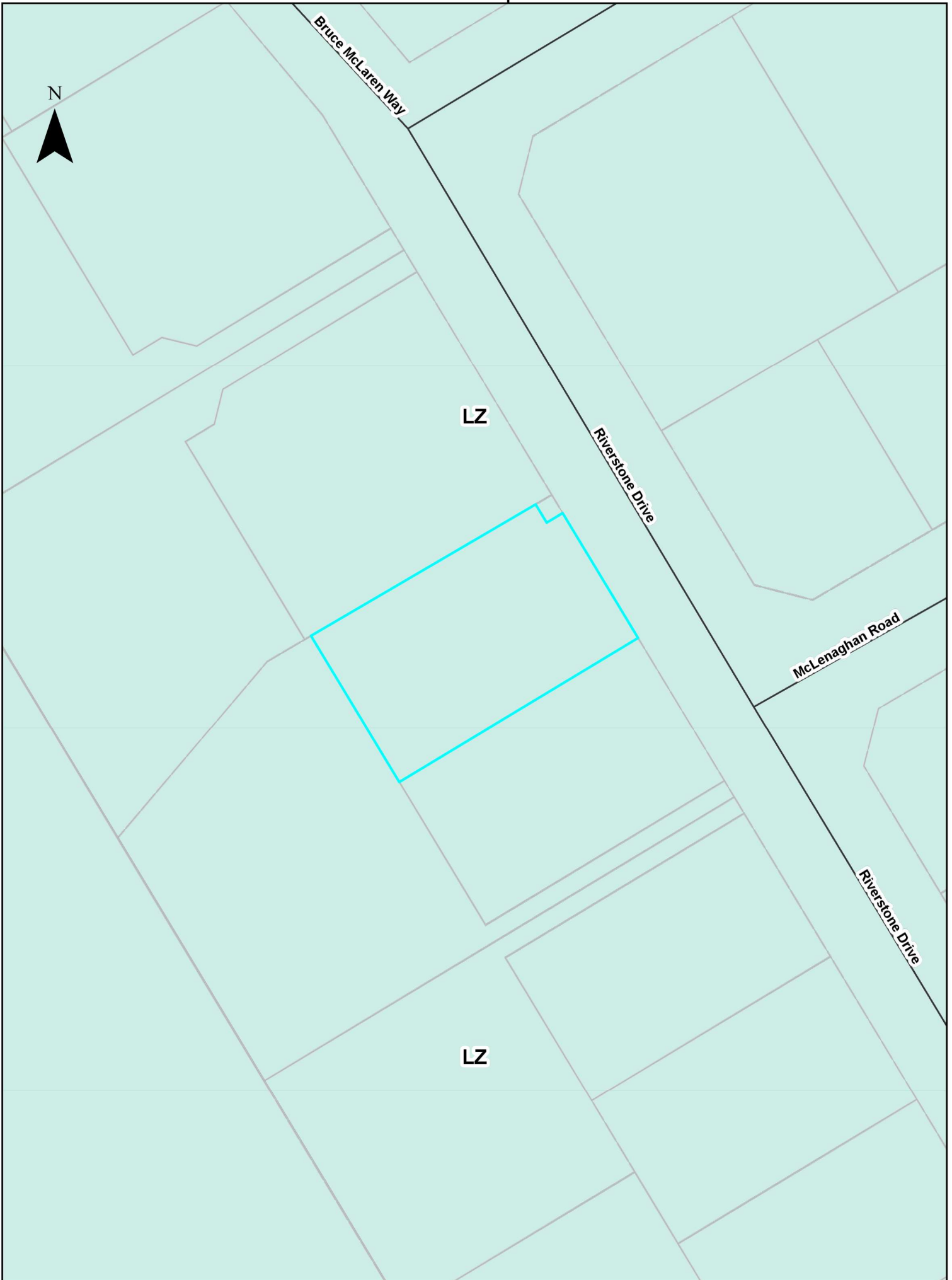
**HororataHeightRestrictions**

Final Height Splays  
Runways  
Hororata Airport Land Parcel

# Services and Liquefaction Map



# Zone Map



N



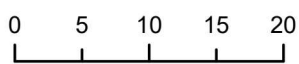
LZ

Riverstone Drive

McLenaghan Road

Riverstone Drive

LZ



Metres

## 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.

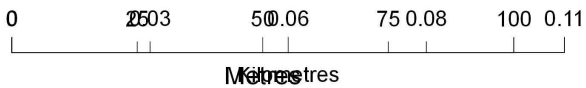
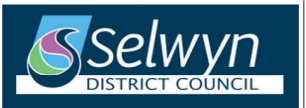
### Resource Consent Status Codes:

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

# 2405535329



Date: 10/09/2022  
Cadastral Information derived from Land Information  
New Zealand's Digital Cadastral Database (DCDB)  
CROWN COPYRIGHT RESERVED  
Approved for internal reproduction by Selwyn District Council  
Digital Licence No: 133560-01  
Data Projection: NZGD 2000 New Zealand Transverse Mercator



<b>Assessment ID</b>	<b>Consent Number</b>	<b>Proposal</b>	<b>Status</b>	<b>Date</b>
2405537100	205502	VARIATION - To change conditions 1 and 3 of resource consent RC165703 & RC195318	DN	2020-09-22
2405535300	165605	To carry out subdivision creating 24 lots.	S224	2016-11-23
2405537100	125237	To erect dwellings on the lots created by 125197 in accordance with the Living Z zone rules	DN	2012-10-11
2405535300	175252	Lot 3. To erect a dwelling/garage with a non-complying road boundary setback and internal boundary setback.	DN	2017-06-21
2405537100	165703	To establish and operate a retirement village business	DN	2017-08-02
2405535310	215371	To install a 10m long in ground swimming pool with a non-complying siting	DN	2021-06-24
2405537100	195141	VARIATION - To change conditions 1 and 3 of Resource consent RC165703	DN	2019-04-02
2405537100	105228	SUBDIVIDE TO CREATE 3 LOTS ZONED LIVING 2A	DN	2010-08-24
2405535240	195187	To construct a vehicle crossing within 7m of a neighbouring right of way	DN	2019-04-30
2405535325	175608	To construct a vehicle crossing in a non-complying position.	DN	2017-10-27
2405537100	215338	VARIATION - To change conditions 1 and 3 of resource consent RC165703	DN	2021-06-02
2405537100	125163	Variation to RC105228 to increase size of Lots 1 and 2 reducing the balance lot to 2.62 hectares.	WD	2012-07-23

2405535300	065009	SUBDIVISION OF 4 HA ZONED LIVING 2A INTO 4 LOTS WITH AN AVERAGE OF 1 HECTARE	S224	2006-06-19
2405537100	185361	VARIATION - To changes conditions 1 and 3 of resource consent RC165703	DN	2018-07-11
2405535320	175634	To construct a vehicle crossing in a non-complying position.	DN	2017-11-24
2405535510	185539	To construct a non-complying vehicle crossing	DN	2018-10-16
2405535300	165257	To subdivide to create 24 residential lots plus one utility lot	WD	2016-10-19
2405537100	125197	Non-complying subdivision to create 18 residential lots zoned Living 2A - To Planit (J Ashley)Also see 125237	DN	2012-10-11
2405535331	195557	To construct a vehicle crossing in a non-complying position	DN	2019-09-25
2405537100	215911	Variation - To change Condition 1 of resource consent RC165703.	DN	2021-12-15
2405535300	175218	Lot 17. To construct a vehicle crossing in a non-complying position in relation to a right of way.	DN	2017-05-04
2405535301	175546	To carry out subdivision creating 8 lots.	S224	2017-10-17
2405537100	195318	VARIATION - To change conditions 1 and 3 of resource consent RC165703	DN	2019-07-18
2405535323	175543	To construct vehicle crossing in non-complying siting. Lot 12 of S/D.	DN	2017-10-03

## Form 7

# Code Compliance Certificate

## Section 95, Building Act 2004

### The Building

**Street address of building:** 56 Riverstone Drive, Rolleston

**Legal description of land where building is located:** of S/D of Lot 4 DP 378727

**Building name:** N/A

**Location of building within site/block number:** 56 Riverstone Drive  
Rolleston

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

**Current, lawfully established, use:** 2.0 Housing: 2.0.2 Detached Dwelling

**Number of Occupants:** N/A

**Year first constructed:** 2017

### The Owner

**Name of owner:** R L & L L Harvey

**Contact person:** Regan Harvey

**Mailing address:** 18 Mendip Place , Casebrook , Christchurch

**Street address/registered office:** N/A

**Phone number:** N/A

**Mobile:** 0272137638

**Facsimile number:** N/A

**Email address:** regan.harvey@movelogistics.co.nz

**First point of contact for communications with the council/building consent authority:** Lance Dixon (Dixon Design Ltd); Mailing Address: 704 Hills Rd

Christchurch 8051; Phone: 3862502; Email: dixondesign@xtra.co.nz

## **Building Work**

**Building consent number:** 171688

**Description:** 4 Bedroom Domestic Dwelling with Attached Garage

**Issued by:** Selwyn District Council

## **Code Compliance**

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

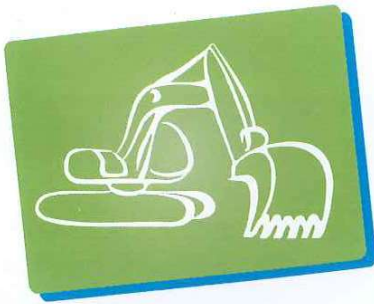
- the building work complies with the building consent.

Aaron Brown

Building Consent Officer

On behalf of: Selwyn District Council

Issue Date: 23 Apr 2018



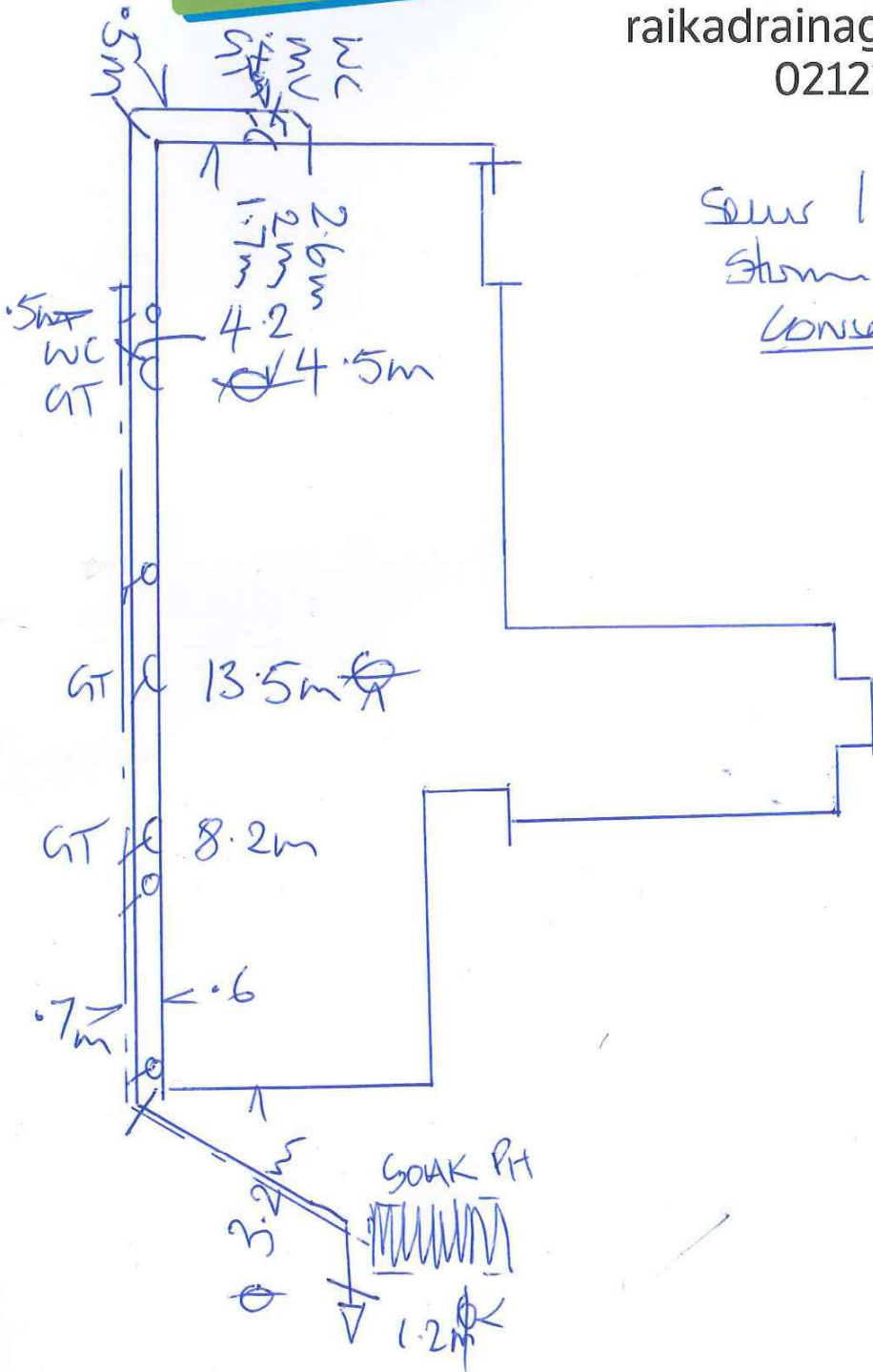
# Raika DRAINAGE

BC 171688

raikadrainage@gmail.com 57

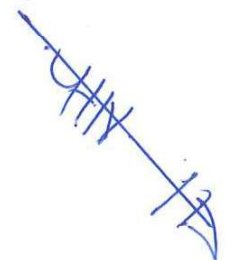
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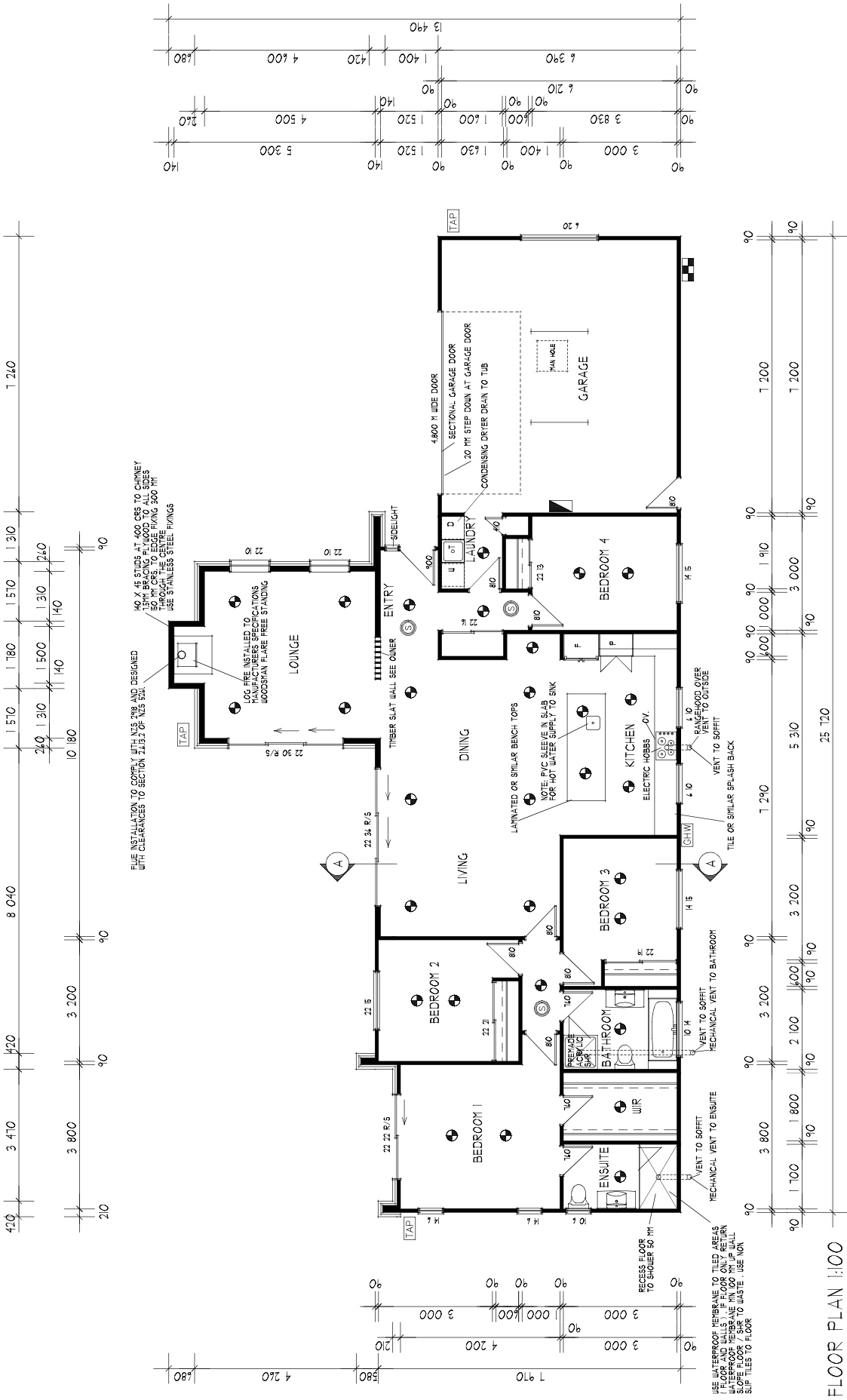
25 OCT 2017



Sewer 1:60  
Storm 1:60  
Consent 171688

Riverstone drive





FLOOR PLAN 1:100

**NOTE: DETAIL FRAMEWORK, SUPPORT, AND THERMAL MOVEMENT - COMPLIANT WITH G9/AS1 4.3 AND 4.3**  
**NOTE: SLIP RESISTANCE FOR WALKING SURFACES TO BE COMPLYING WITH NZS 3910 (AS1 TABLE 2, CLAUSE 2.1) AND COMMENTS 1 AND 2**  
**UNLINED AND TOP PLATE EYING SCHEDULE SEE LUMBERLOCK TABLE IN SPECIFICATIONS**  
**SEE TRUSS LAYOUT FOR ALL LINTEL SIZES UNLESS OTHERWISE SHOWN ON THE DRAWINGS**

**NOTE: HOT WATER SYSTEMS COMPLYING WITH NZS 5505 SATISFY THE REQUIREMENTS OF NZBC 5.3.1.3.3.3.1 WITH HIGH FACILITY**  
**SEE HOT WATER PIPE INSULATION APPLIANCES**  
**NOTE: FLOOR FINISHES FOR WET AREAS, ROOFS COMPLYING WITH THE REQUIREMENTS OF NZBC E3 - INTERNAL FLOORING WILL ALSO BE REQUIRED**  
**NOTE: ALL ENTRANCES AND EXITS TO COMPLY WITH NZS 5501 (AS1) TABLE 2.1.3.2.3.3.1. REFER FLOORING TO THE NON-SLIP FINISH TO TREADS**

**FLOOR FINISH**  
 ENSUITE FLOOR VINYL OR TILES  
 BATHROOM FLOOR VINYL OR TILES  
 KITCHEN FLOOR VINYL OR TILES  
 LAUNDRY FLOOR VINYL OR TILES

**SMOKE ALARM**  
 TO BE INSTALLED TO NZBC F1 AS1 3.1.3.2.3.3.3 WITH HIGH FACILITY

**DOWNLIGHT**  
 FITTINGS SHALL BE CA 80, CA 185, OR IC-F FOR RESIDENTIAL INSTALLATIONS AS SPECIFIED IN AS/NZS 1698.1.1.

**FLUORESCENT LINEAR LIGHT FITTING**  
 LIGHTING MIN LUMINANCE PER M<sup>2</sup> AS PER NZBC G8/AS1 TABLE 1

**LEGEND:**  
 SMOKE ALARM  
 DOWNLIGHT  
 FLUORESCENT LINEAR LIGHT FITTING  
 TAP  
 DISTRIBUTION BOARD  
 METER BOX  
 GAS HOT WATER

**HARVEY RESIDENCE LOT 18 RIVERSTONE DRIVE ROLLESTON**

# 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.



## 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

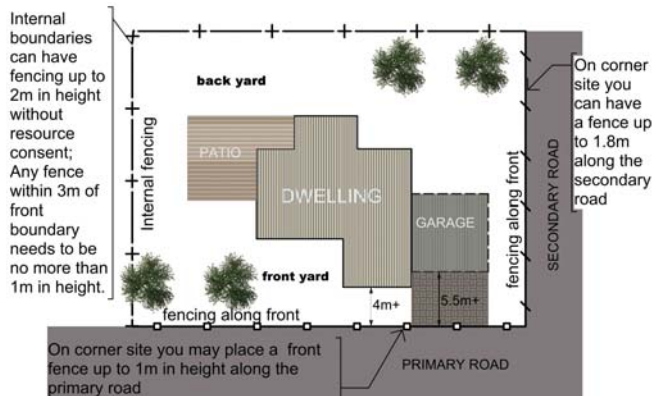
The style one uses for their fencing largely depends on its location and the intended purpose. By choosing a fence style that complies with the CPTED (Crime Prevention through Environmental Design) guidelines and the District Plan rules, one can contribute to a safer, more attractive neighbourhood.

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:

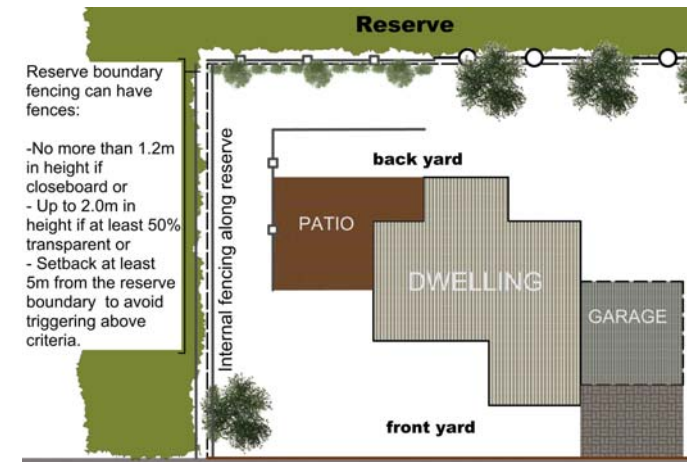
Selwyn District Council

Policy and Strategy Team, Environmental Services

Phone: [03 347 2800](tel:033472800)

## 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



## **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**



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

Calder and Co. Residential  
 149 Victoria Street  
 Christchurch 8013

**GST Number:** 53-113-451  
**Invoice Date:** 14/06/22  
**Account No:** 805674  
**Order No.**

### Tax Invoice 178501

Quantity	Description	Rate	Amount
	L220895 14/06/22 : 56 Riverstone : Calder and Co. Residenti 2405535329 : 56 Riverstone Drive, Rolleston		
	Land Information Memorandum Fee		250.00 *
			\$250.00
	(* Incl GST \$32.61)		

**Total incl. GST** \$250.00

(Please detach and return this portion with your payment)

#### REMITTANCE ADVICE

Calder and Co. Residential  
 149 Victoria Street  
 Christchurch 8013

**Account No.:** 805674  
**Invoice No.:** 178501  
**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.

