

# Land Information Memorandum **L252149**

## Application

Stephan Charles Knowler  
Stephan Knowler  
18 Bella Vita Drive  
Lincoln 7608

<b>No.</b>	L252149
<b>Application date</b>	15/09/2025
<b>Issue date</b>	25/09/2025
<b>Phone</b>	0272299522

## Property

<b>Valuation No.</b>	2404018829
<b>Location</b>	297 Pannetts Road
<b>Legal Description</b>	LOTS 1-3 DP 10087 BLK XII LEESTON SD
<b>Owner</b>	White Hananh Rose
<b>Area (hectares)</b>	13.1852

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

## Rates

### Rateable Value

The date of Selwyn's last General Revaluation was 1/09/24. For further information please contact Council's Rates Department.

<b>Revaluation Year</b>	2024
<b>Land</b>	\$ 640,000
<b>Capital Value</b>	\$ 1,320,000
<b>Improvements</b>	\$ 680,000

### Current Rates Year 2025 to 2026

<b>Annual Rates</b>	\$ 5,373.35
<b>Current Instalment</b>	\$ 1,343.35
<b>Current Year - Outstanding Rates</b>	\$ 2,850.43
<b>Arrears for Previous Years</b>	\$ 1,371.48
<b>Next Instalment Due</b>	15/12/25

Next Revaluation Due 2027.

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

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

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

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

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

## Planning/Resource Management

### Partially Operative District Plan: GRUZ

#### Operative District Plan Zoning: Rural Outer Plains

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

The period for lodging appeals against decisions on the Partially Operative District Plan closed on the 6<sup>th</sup> of October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27<sup>th</sup> November 2023. Many provisions in Partially Operative District Plan are now beyond challenge and are operative/treated as operative (pursuant cl 103 of Schedule 1 and s86F of the Resource Management Act (1991). The Operative District Plan now only applies where a relevant provision in the Partially Operative District Plan remains subject to appeal. For more information visit <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

Resource Consent R303576

To Establish & Operate A Camping Ground In Ru A Zone Ellesmere

Withdrawn 15/05/24

## Planning Notes

The information provided on this LIM has come from the information lodged against the property file/information and GIS at the time of processing. Please note that the resource consents, fill certificates and other relevant property files listed are based on what is available on our general property information, and that there may be other documents for the property which have not yet been added to the property record.

Resource Consents often contain a multitude of information and reports that are not ordinarily separately referenced or included in the LIM itself. Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

Preliminary Site Investigation Reports, Detailed Investigation Site Reports and Geotechnical Reports are submitted as part of the subdivision Resource Consent Process it is not likely to be currently of relevance in relation to the "land concerned", otherwise it would be elsewhere noted on the LIM to the extent any issues still apply following subdivision).

Any resource applications or consents that may contain information relating to the land which is not otherwise included in the LIM, including Geotechnical, Environmental and other expert reports, can be obtained via Selwyn District Council Information Management team on [information.management@selwyn.govt.nz](mailto:information.management@selwyn.govt.nz)

SCA-RD2

## Building

19/06/96	Building Consent R415602 Hay Shed Code Compliance Certificate Issued 12/03/1997
21/02/96	Building Consent R414940 Dwelling Code Compliance Certificate Issued 28/09/1998
17/05/71	Building Permit 458 Drainage & Plumbing Permit only
4/08/64	Building Permit A120663 Erect Lean-To Shed Permit only

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

There is a claim with Weathertight Homes Resolution Service - 30/05/08 Info supplied by Weathertight Homes.

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

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

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

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

## **Schedule 1 Exempt Building Work**

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation. Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

## **Services**

### **Water**

Council water scheme is 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.

### **Sewer**

Council sewer scheme is not available.

On-site sewage treatment and disposal.

The property is not serviced through Council sewer network. Any onsite wastewater treatment or changes to it will require Environment Canterbury consent.

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

Any new or replacement of domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a



permitted activity and will require a building consent from Selwyn District Council prior to installation.

Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury and may require consent from the surrounding properties for a variety of discharges. This could have an adverse effect on the neighbouring property in relation to odour, potable water supply quality, or be of a general nuisance factor.

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

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

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

## **Stormwater**

Stormwater to soakhole and or land drainage available

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

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

## **Copy of drainage plan attached.**

*If you have any questions about the Water, Sewage or Stormwater information above please contact the Selwyn District Council Water Department at 0800 SELWYN or [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz)*

## **Drains**

A Council classified drain runs through or adjacent to this property. This may have implications in terms of land drainage maintenance. These drains have also been identified as potentially having highly significant ecological and biodiversity values. For further information regarding fencing, planting, stock access, cleaning requirements please contact the Selwyn District Council on 0800 SELWYN (0800735996).

## Kerbside Waste Collections

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these access ways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

### Selwyn District Council - Collection Days & Routes

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

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

Please contact Council for further detail.

## Land and Building Classifications

### Energy Infrastructure and Transport

None known

### Hazard and Risk

Reference: Plains Flood Management Overlay and Tsunami Policy Overlay

This property is identified in the Partially Operative District Plan as being located within a Natural Hazard Overlay. For further information visit

<https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/> or contact the duty planner on 0800SELWYN (0800735996)

### Culture and Heritage

Reference SASM 30 and SASM 35

This property has been identified in the Partially Operative District Plan as containing or being in close proximity to an item of historical value. There are restrictions on what works can and cannot be carried out on this item or within its heritage setting. For further information visit

<https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996)

The site may also form part of a recognised archaeological site. Evidence of archaeological remains may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and or glass, crockery, ditches, banks, old building foundations, artefacts of Māori and European origin or human burials. When there is a reasonable cause to suspect an archaeological site may be modified, damaged or destroyed in the cause of any activity, such as earthworks fencing or landscaping an archaeological authority from the New Zealand Historic Place Trust Pouhere Taonga is required for the work to proceed lawfully. This is a requirement regardless of whether resource from Selwyn District Council as required or not. For further information please contact the New Zealand Historic Places Trust Pouhere Taonga at [infosouthern@heritage.org.nz](mailto:infosouthern@heritage.org.nz) or (03)3579629

## **Natural Environment**

None known

## **District-wide matters**

None known

## **Area-specific matters**

None known

## **Land Notes**

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".

Land Notes: An Environment Canterbury administered river protection scheme runs through or adjacent to this property. This may have implications on the landowner's use of land adjacent to the river. For further information regarding vegetation clearance, planting, erection of fencing or other structures, stock access and environment Canterbury maintenance requirements please contact the Area Engineer (Central) Officer at Environment Canterbury – phone 03 365 3828.

## **Listed Land Use Register (LLUR):**

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publicly available database administered by Environment Canterbury called the Listed Land Use Register (LLUR). The Selwyn District Council may not hold information that is held on the LLUR, therefore, it is recommended that you check Environment Canterbury's online database at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

## Residential Swimming Pool

No pool registered to this property.

## Land Transport Requirement

Pannetts Road is a formed and sealed local road maintained by Selwyn District Council.

## Special Land Features

	NZS3604:2011	AS/NZS1170:2002
<b>Wind Region</b>	A	A7
<b>Snow Zone</b>	N4	N4 Sub-alpine
<b>Earthquake</b>	Zone: 2	Z Factor: 0.3
<b>Approximate Altitude (Amsl)</b>	7m	-
<b>Exposure Zone</b>	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.

## 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/Waikirikirī floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikirī.

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.

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

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

Flooding: This property is located in the Lower Plains Flood Area. This may have planning implications under the Operative District Plan, for example when applying to: subdivide; or erect a dwelling or principal building.

### **Alluvion**

None known

### **Avulsion**

None known

### **Erosion**

None known

### **Land Fill**

None known

### **Slippage**

None known

### **Ground Water Level**

Less than 30m below ground

### **Soil Type**

Temuka deep silt loam and deep silt loam on clay loam, strongly gleyed phase

Selwyn moderately deep sandy loam on sand and shallow sandy loam and stony sand

Paparua deep and moderately deep sandy loam

Taitapu deep and moderately deep silt loam

## Liquefaction and Subsidence

The site is located in a zone of variable susceptibility to liquefaction. For further information visit [www.ecan.govt.nz](http://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.

## Network Utility Operators

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

## Other Information

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

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

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

## Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and

other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:

- a) The information may be relevant to the purposes for which this report is obtained;
- b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.

3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

#### 4. Schedule 1 Exempt Building Work

Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

It is the owners' responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Information Management Team

Date: 25 September 2025

# LIM Report Legend

## Base Layers

### Road

— Road

### Railway

—+— Railway

### District Boundary

--- District Boundary

### Township Boundary

--- Township Boundary

### Ratepayer Information

Ratepayer Information

### Parcels

Parcels

## PODP - Zones and Precincts

### Precincts

Commercial Precincts

Industrial Precincts

Airfield Precincts

Rural Precincts

## Zones

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

## Zone and Water Services

### Water\_pt

- EQUIPMENT - BORE
- EQUIPMENT \_ GENERATOR
- EQUIPMENT - SAMPLE TAP
- EQUIPMENT - OTHER
- FACILITY
- FIRE PLANT
- HYDRANT
- IRRIGATION
- NODE
- OBSOLETE
- SUPPLY POINT
- TANK
- VALVE

## Water\_In

- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE\_BOUNDARY

### Sewer\_pt

- CHAMBER
- EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- VALVE

### Sewer\_In

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

## Storm\_pt

- CHAMBER
- EQUIPMENT
- FACILITY
- INLET/OUTLET
- MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- VALVE

### Storm\_In

- CHANNEL
- DIM LINE
- MANAGEMENT
- NON SDC SERICE
- OBSOLETE
- OUTLINE
- PIPE
- SITE\_BOUNDARY
- Soakhole w/Hoz Soakage
- StopBank

### Storm\_py

- CATCHMENTS
- CONSENT AREA
- GROUNDWATER LESS 6M
- OUTLINE OF BASIN
- RATED AREA

## Stormwater Management Area

- Stormwater Management Area

## West Melton Observatory Zone

- West Melton Observatory Zone

## Planning Zones

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

## Liquefaction Drains and Water Race

- GATE
- Site
- WEIR

### CDrain\_pt

- GATE
- Site
- WEIR

## CDrain\_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

### WRace\_pt

- DISCHARGE
- DIVIDE
- EQUIPMENT
- GATE
- GRILL
- HEADWALL
- MANHOLE
- NODE
- POND
- SHAFT
- SOAKHOLE

### WRace\_In

- AQUEDUCT
- CULVERT
- DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- LATERAL
- LOCAL
- MAIN
- OBSOLETE
- OUTLINE
- SIPHON
- TUNNEL

## SDC Cleaned

- SDC Cleaned

## Project Extent

- Project Extent

## Boundary Between Liquefaction Assessment Zones

- Boundary Between Liquefaction Assessment Zones

## Liquefaction Susceptibility

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

## Ecan River Protection Scheme

- Properties Beside Rivers
- Halswell Staff Gauges
- Halswell Floodgates
- Halswell Drainage

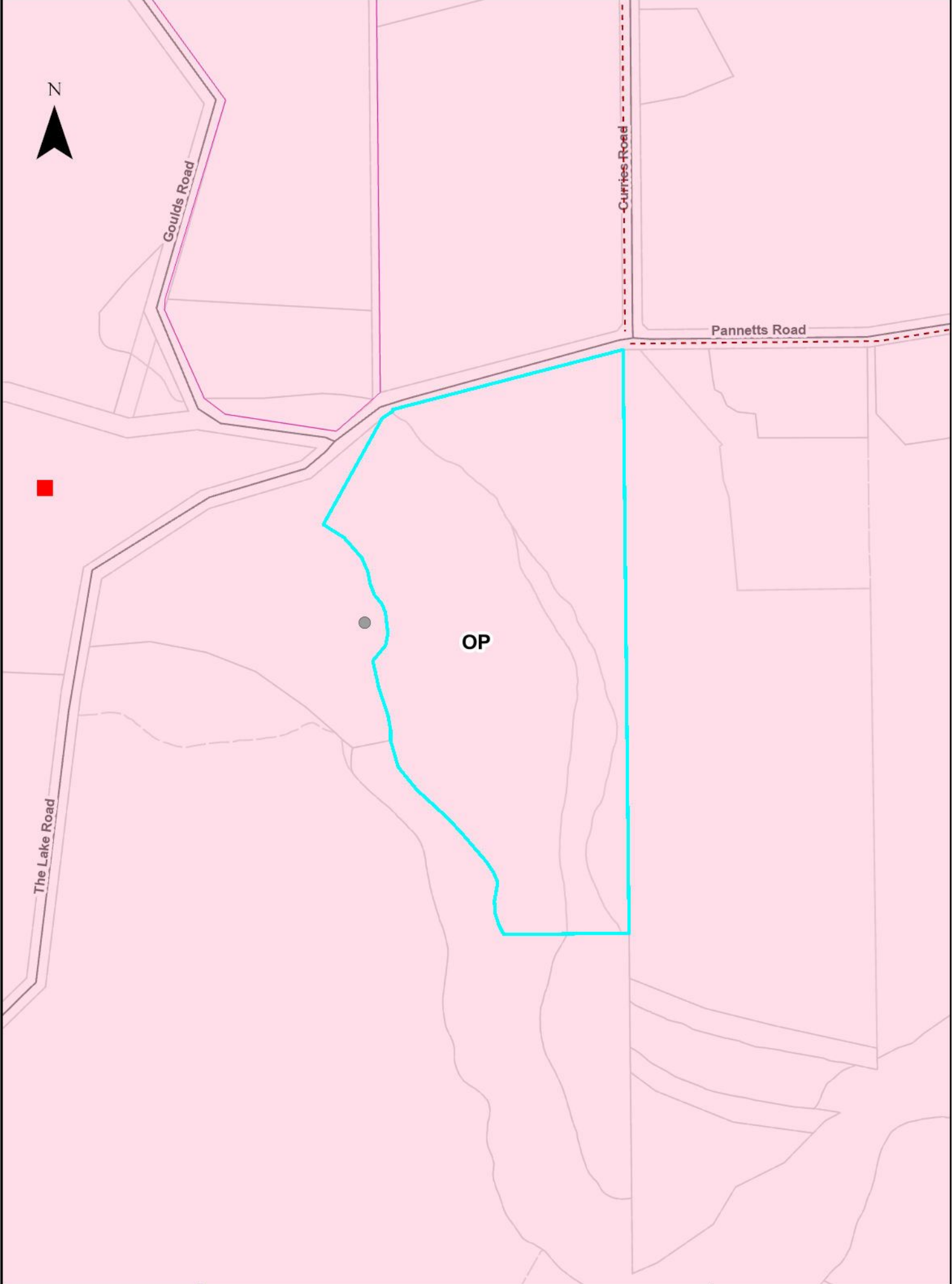
## Greendale Fault

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

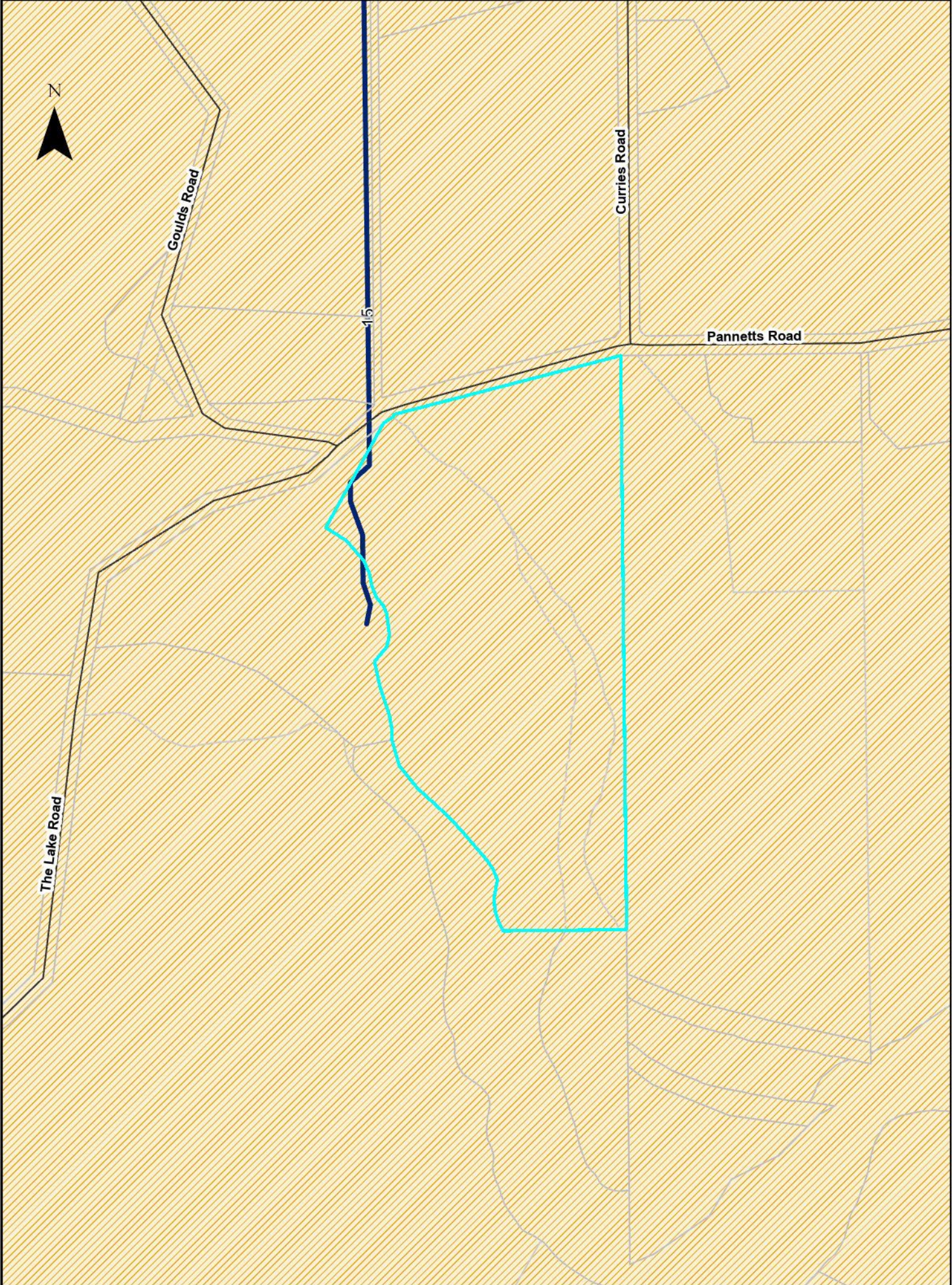
## Biodiversity

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



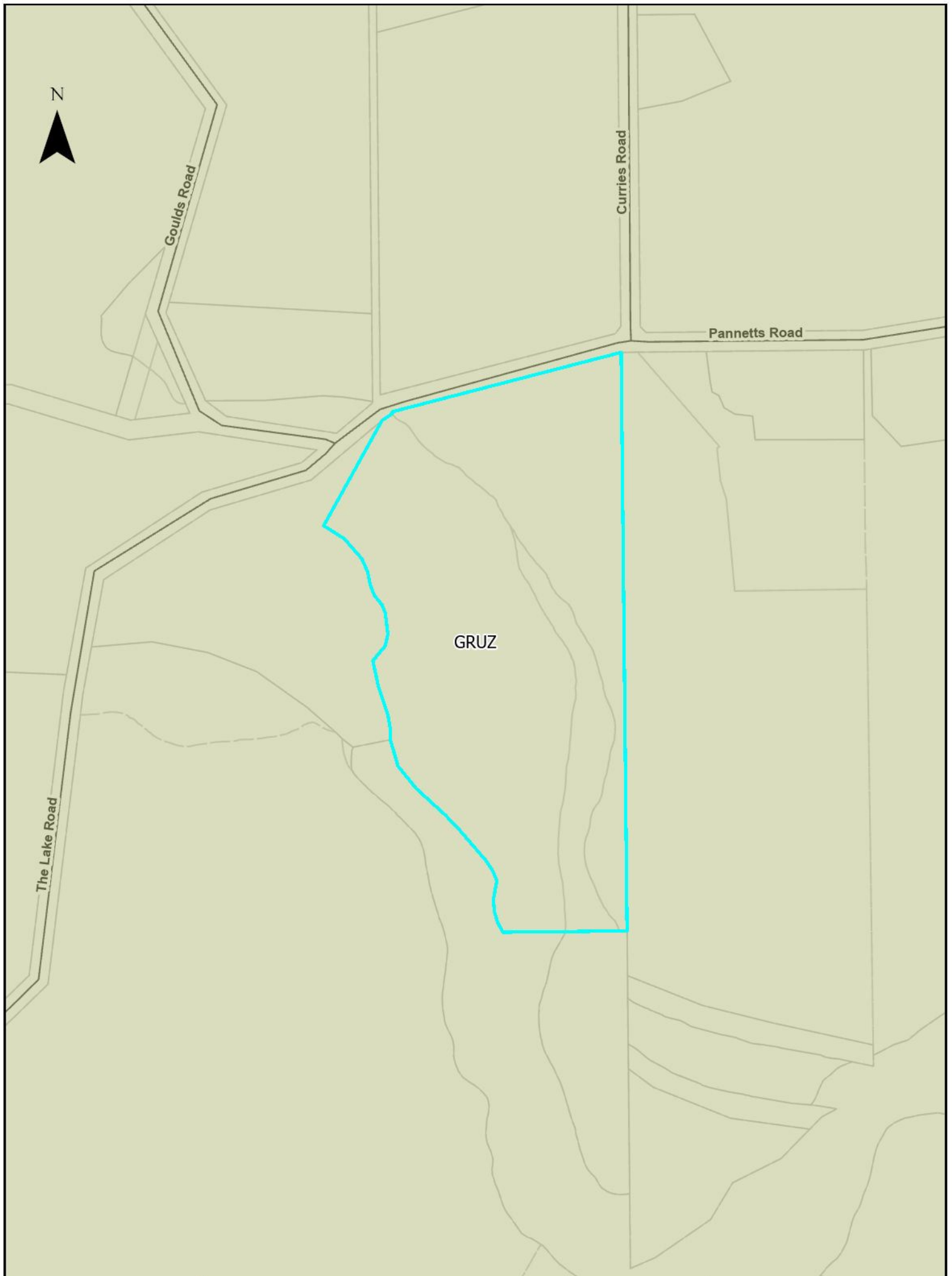




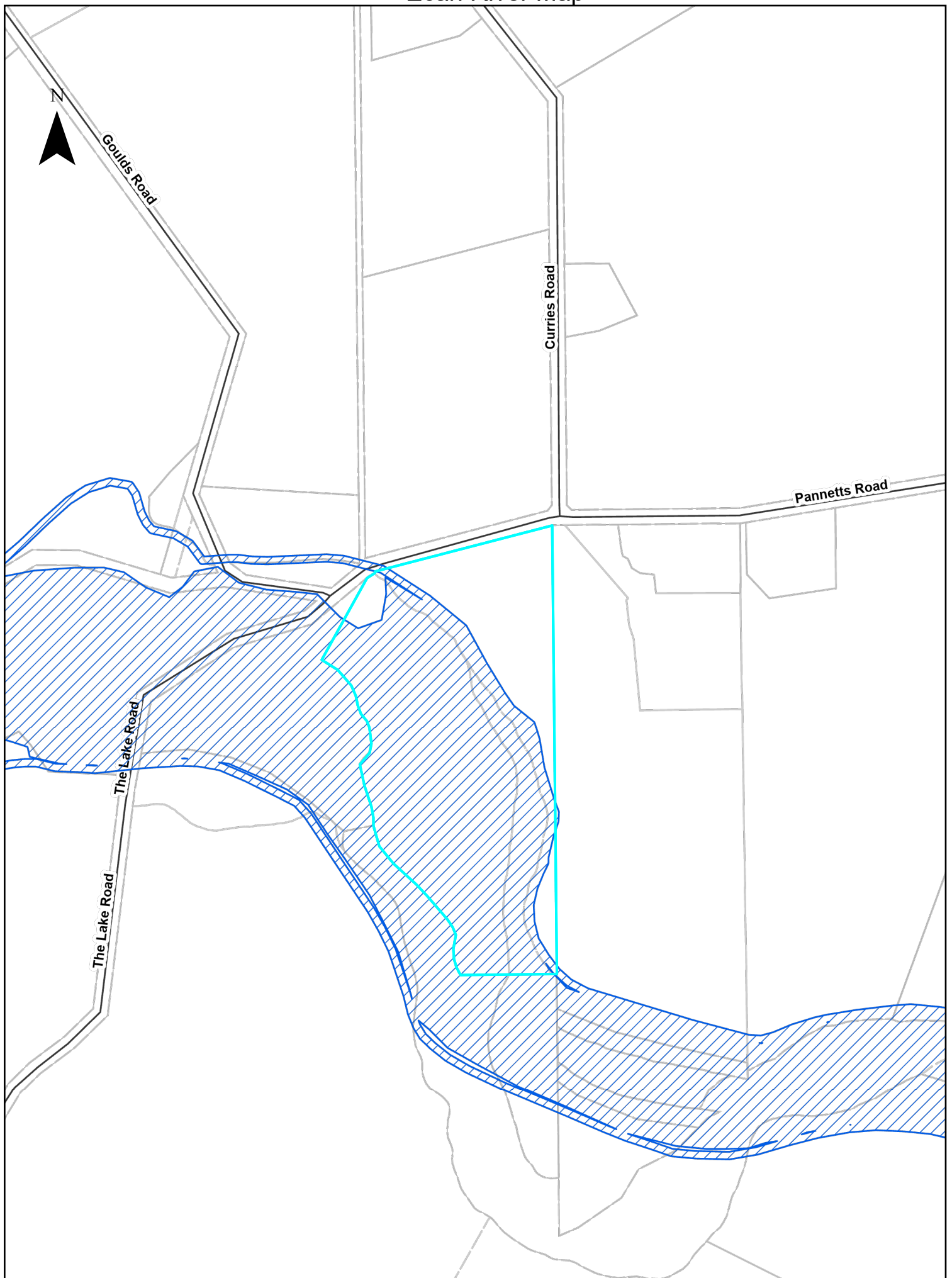




# LIM REPORT - PODP Zone and Precinct



# Ecan River 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.

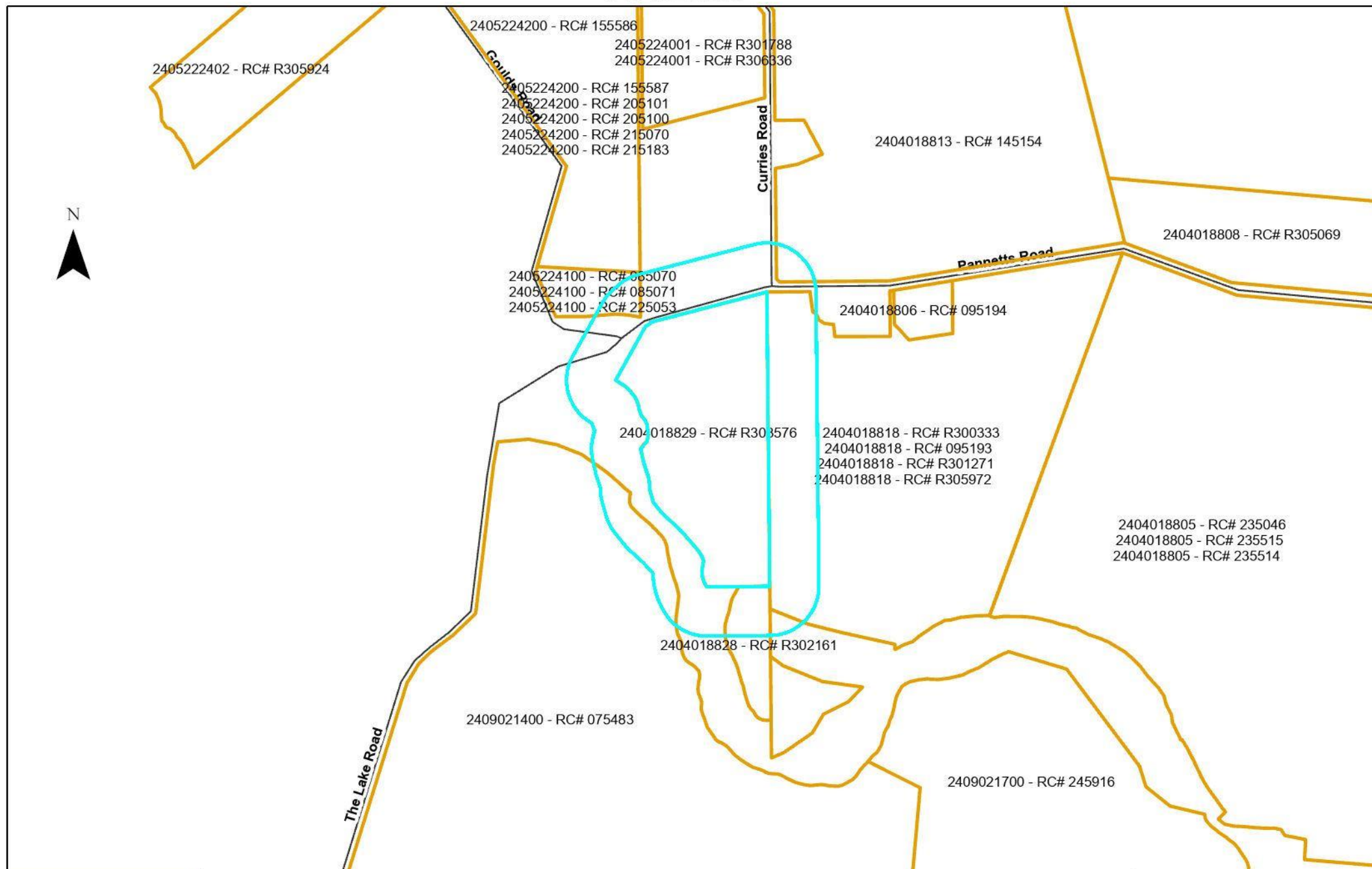
### Resource Consent Status Codes:

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
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

2404018829





Assessment_ID	RC Number	Proposal	Decision Date
2404018813	145154	Fast Track. Erect a wintering shed for housing cows	2014-04-03
2404018818	095193	RURAL BOUNDARY ADJUSTMENT TO CREATE 1.22HA LOT AND AMALGAMATE BALANCE AREA WITH ADJOINING RESULTING IN 39.81HA IN THE LOWER PLAINS FLOOD AREA	2009-09-25
2404018818	R305972	TO ERECT DWELLING ON LOT < 20 HA ZONED OUTER PLAINS & FLOOD AREA	2005-02-14
2404018818	R300333	LAND USE - ESTABLISHMENT OF BOTTLING PLANT	1992-12-14
2404018818	R301271	BOUNDARY ADJUSTMENT SUBDIVISION LEAVING DWELLING ON 1.35 HA WITH BAL LOT AMALGAMATED	1994-12-05
2404018828	R302161	TO ERECT A DWELLING IN FLOOD ZONE	1996-03-12
2404018829	R303576	TO ESTABLISH & OPERATE A CAMPING GROUND IN RU A ZONE ELLESMERE	
2409021400	075483	TO ESTABLISH A TRANSPORTABLE BUILDING FOR MANUFACTURING PURPOSES	
2405224100	225053	To undertake flood protection works in relation to a relocated dwelling in a floodplain	2022-02-25
2405224100	085070	SUBDIVIDE TO CREATE TWO LOTS OF 1.85HA WITH EXISTING DWELLING AND 20HA TO BE AMALGAMATED WITH ADJOINING LOT WITH NO BUILD COVERNANT OVER PROPOSED LOT 1	2008-05-07
2405224100	085071	TO RETAIN EXISTING DWELLING ON REDUCED LOT CREATED BY 085070	2008-05-07





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

REF NO: .....

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

**Applicant**

B A CAMERON  
PO BOX 76  
LINCOLN

**Consent Details**

Consent/PIM No.: R414940  
Date issued: 25/09/98  
Valn No: 2404018829

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

**Intended Life:** SPECIFIED AS 50 YEARS

**Intended Uses:** DWELLING

**Project Location:** PANNETTS RD, SPRINGSTON

**Legal Description:** LOTS 1-3 DP 10087 BLK XII LEESTON SD

**Estimated Value:** \$ 132,000

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

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

**SIGNED FOR AND ON BEHALF OF THE COUNCIL:**

**NAME:** *R. Dwyer* **POSITION:** *Senior Engineer* **DATE:** *28-9-98*



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

REF NO: .....

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

**Applicant**

K S CAMERON  
LAKESIDE  
R D 3  
LEESTON

**Consent Details**

Consent/PIM No.: R415602  
Date issued: 11/03/97  
Valn No: 2404018829

**Project Descrn:** NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
HAY SHED

**Intended Life:** SPECIFIED AS 50 YEARS

**Intended Uses:** HAY SHED

**Project Location:** PANNETTS RD, SPRINGSTON

**Legal Description:** LOTS 1-3 DP 10087 LOT 1 DP 54981 PT RS  
5596 BLK XII LEESTON SD

**Estimated Value:** \$ 3,500

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

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: *R. Dwyer* POSITION: *Senior Inspector* DATE: *12-3-97*

SERVICE  
CENTRES:

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

LEESTON  
HIGH STREET, LEESTON  
PH: (03) 324-3859

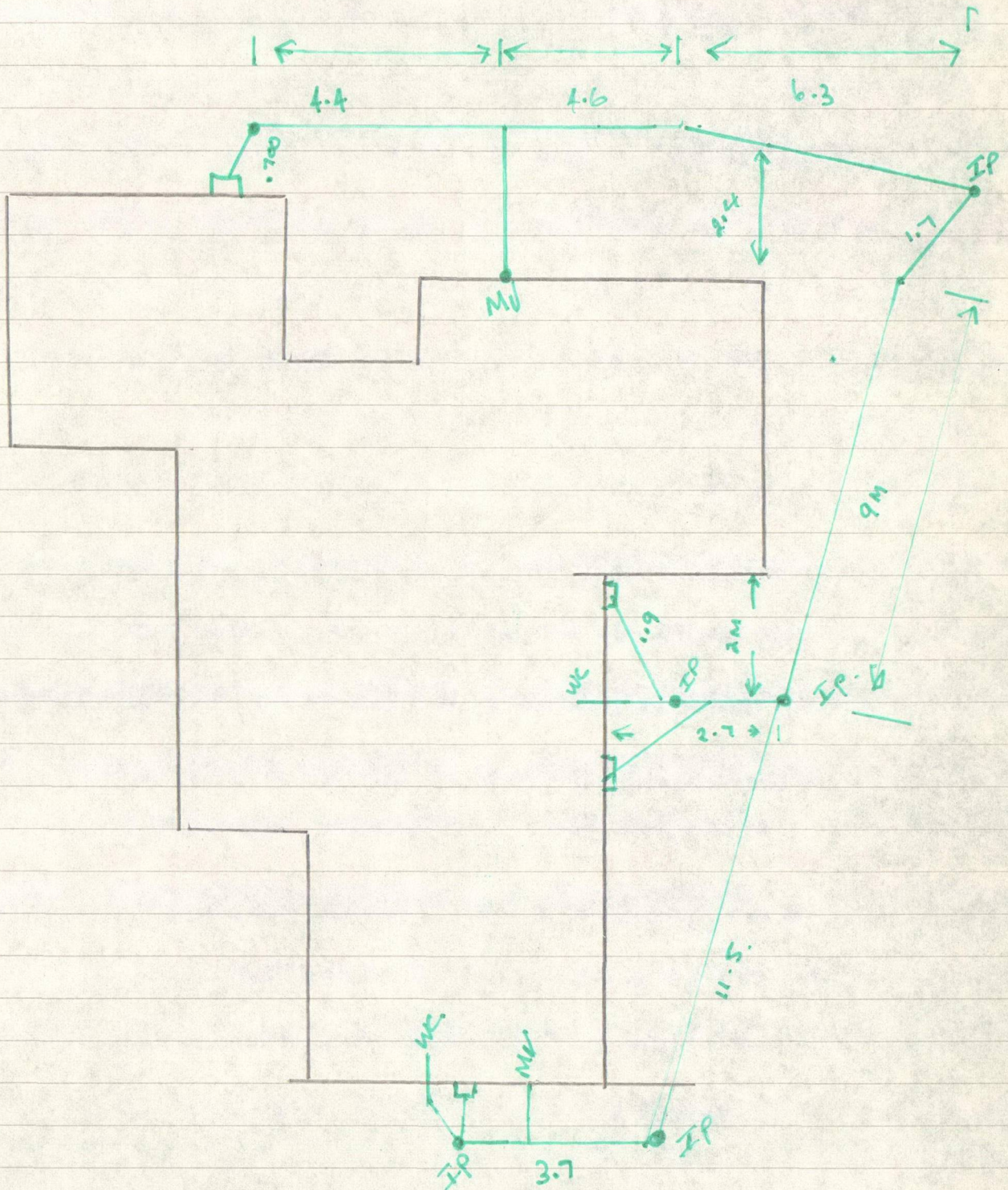
DARFIELD  
SOUTH TERRACE, DARFIELD  
PH: (03) 318-8416



D/L

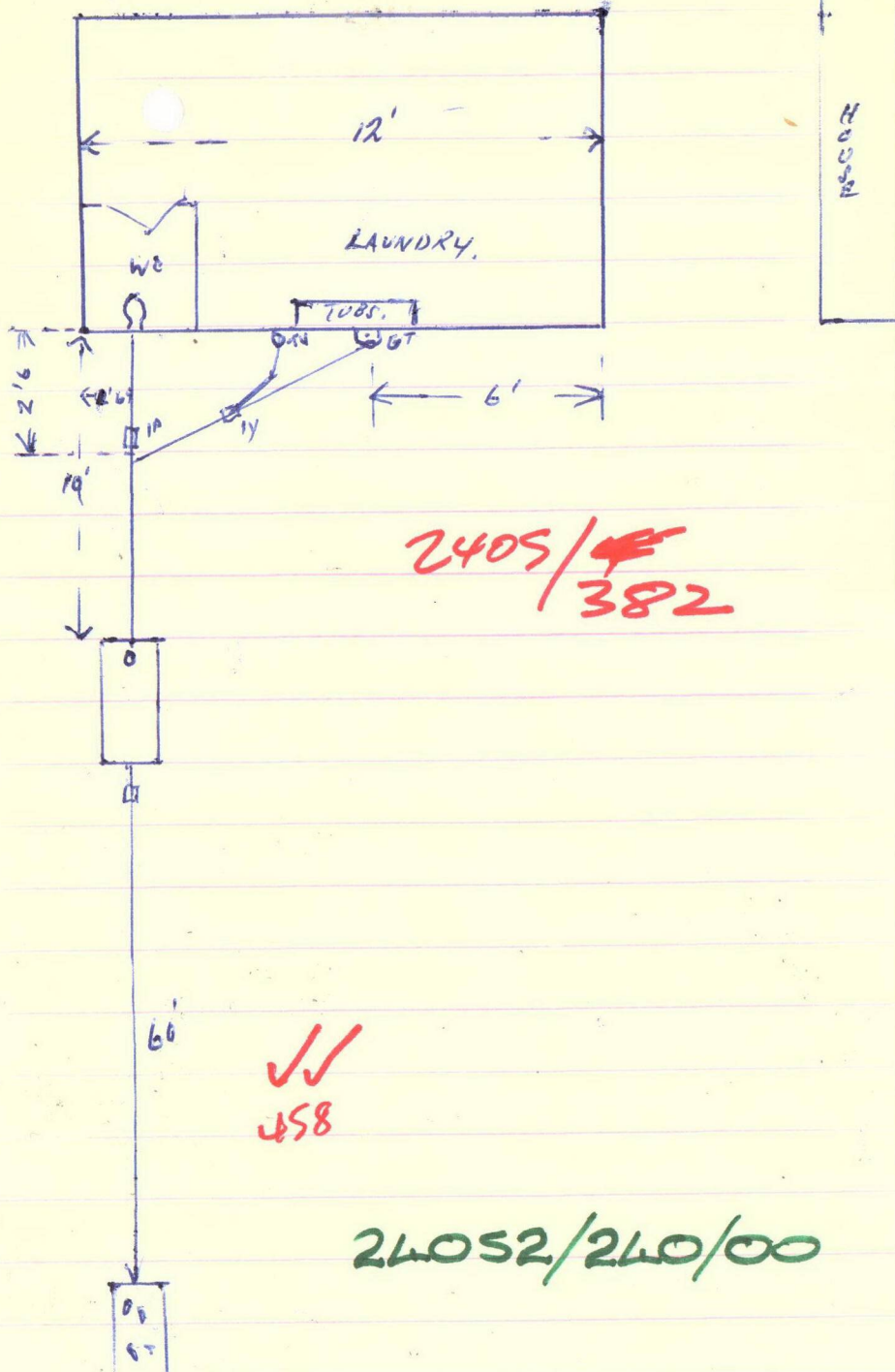
C. McCracken T.C. contracting

Cameon R 414940

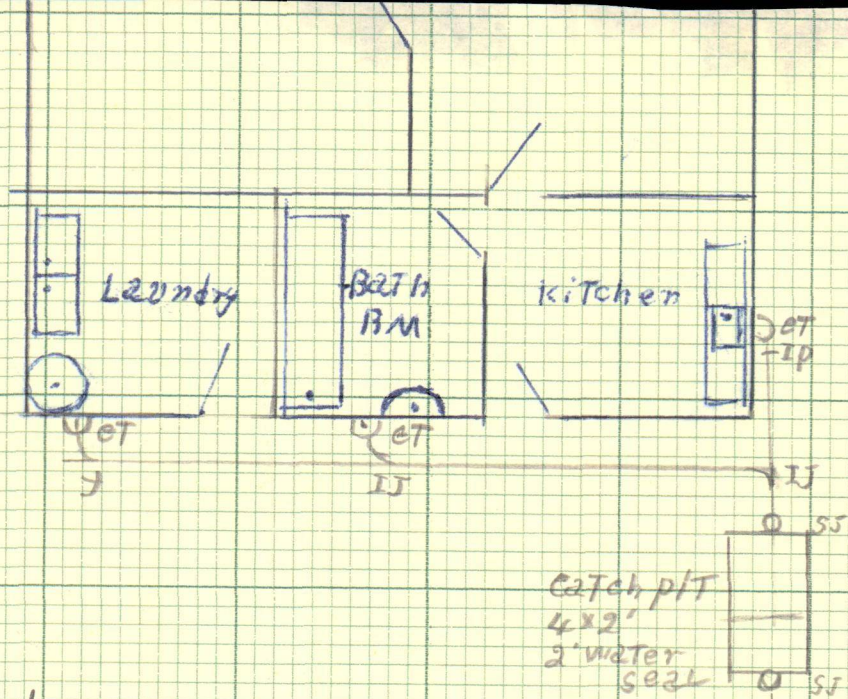




COTTAGE. M.G. F. GAN. Spungsin Pih.







R. Sutton  
Springston South.

Field Tiles 1 1/2" Metal 9" under 6" Over

24052/240

2L052/2L0/00

Fig 1.1/1.1



Dear Resident,

I am writing to advise you that a property you own or live at is located within a tsunami evacuation zone and what you should do to receive an alert in the event of a tsunami.

An updated tsunami zone has been drawn up for the Selwyn District based on new tsunami modelling from GNS Science and commissioned by Environment Canterbury. **Your property is within the new tsunami evacuation zone**. A map of the new tsunami zone is included with this letter.

## Tsunami evacuation information for your household

The evacuation zone is shaded in orange on the attached map and is referred to as the 'Orange Zone'. This means that in the event of a major tsunami you may need to evacuate this zone.

Official warnings may be given through an Emergency Mobile Alert to your phone, via Selwyn Gets Ready, radio, television, or social media. If there is an announcement to evacuate the zone you are in, follow the instructions immediately.

The map also shows a 'Red Zone'. This is limited to marine and beach areas and Te Waihora Lake Ellesmere. In a smaller tsunami that does not require an evacuation, people may be warned to stay out of this zone because of strong and unpredictable currents at the coast, on the lake and at river mouths.

There are three main tsunami scenarios which could affect Canterbury:

1. A major, but distant earthquake generating a tsunami threat to New Zealand – in this scenario we could have up to 15 hours warning.
2. An earthquake located closer to New Zealand which could generate a tsunami with a much shorter warning time of up to a few hours.
3. An earthquake just offshore with no time to issue an official warning. **If you are at the coast and feel a strong earthquake that makes it hard to stand up, or a weak rolling earthquake that lasts a minute or more, or see a sudden rise or fall in sea level, or hear loud and unusual noises from the sea, move immediately to the nearest high ground, or as far inland as you can.**

The zones are periodically reviewed, based on the latest science. We will update you if there are any changes.

## Sign up to Selwyn Gets Ready

Selwyn District Council offers a free emergency alerting system to residents, which sends text and email alerts to subscribed households in the event of an emergency like a tsunami, wildfire, snow or severe weather.

We strongly recommend that your household subscribe to this service. To join visit [selwyn.getsready.net](http://selwyn.getsready.net).

## Be prepared to respond

If you receive a warning to evacuate the 'Orange Zone' you should immediately move inland, out of the evacuation area. It is preferable if residents self-evacuate to a relative or friends house outside the evacuation zone. If you can't do that you can go to one of the evacuation points in Southbridge, Leeston or Lincoln (see attached map for locations).

We recommend you and your family know your evacuation route and take time to make a plan for how you would evacuate. This could include having essential items ready to go and making a plan for pets and animals.

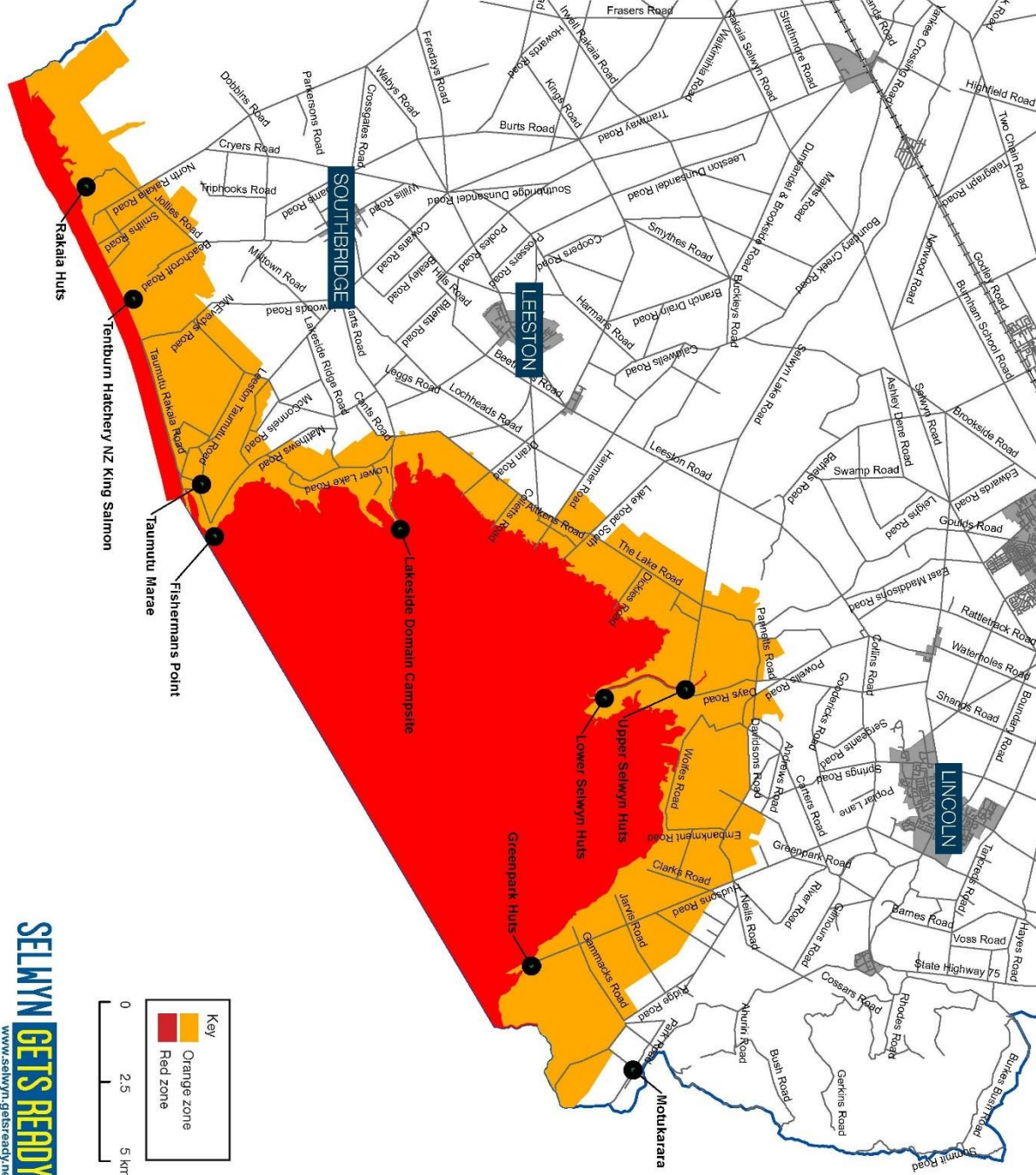
Further information is available on the Council website [selwyn.govt.nz/tsunami](http://selwyn.govt.nz/tsunami) or if you would like to discuss any of the information in this letter please contact the council's emergency management team on 0800 SELWYN (735 996).



Al Lawn  
Civil Defence Manager



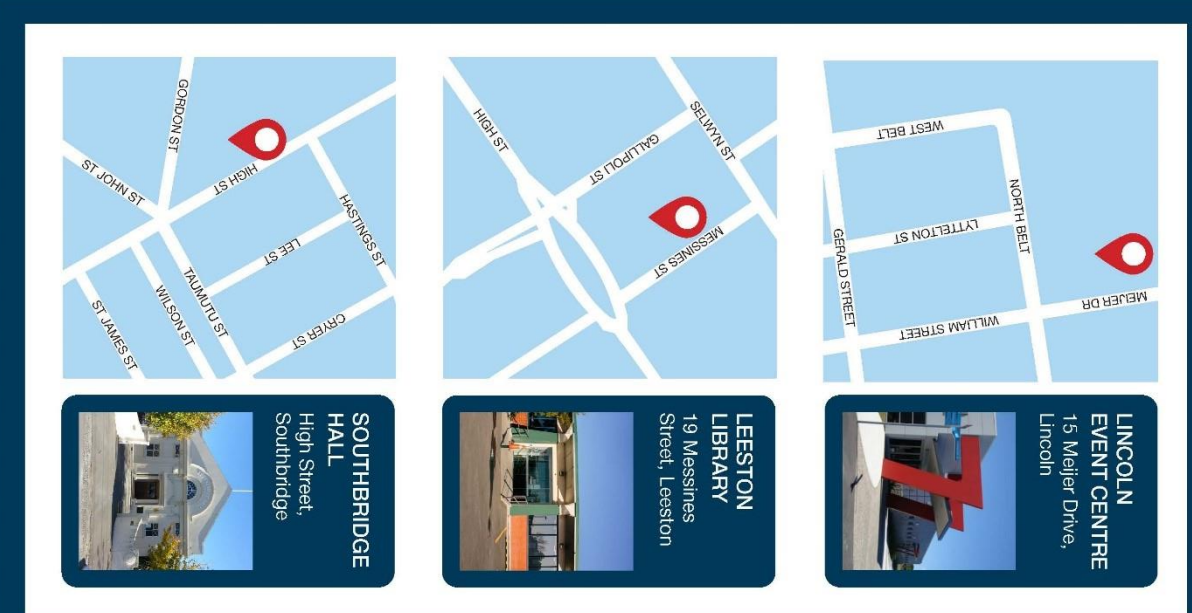
# Selwyn tsunami zones



**SELWYN GETS READY**

[www.selwyn-getsready.net](http://www.selwyn-getsready.net)

# Emergency Centre Locations





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

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

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

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

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

# Be water wise



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

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

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

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

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

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

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

## How much water do you use?

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

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





## Tips for managing your water use

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

### Your garden and lawn

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

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



### Outdoors

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

### Indoors

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



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](mailto:accounts.receivable@selwyn.govt.nz)

Stephan Knowler  
18 Bella Vita Drive  
Lincoln 7608

**GST Number:** 53-113-451  
**Invoice Date:** 25/09/2025  
**Account No:** 806547  
**Order No.**

## Tax Invoice 241677

Qty	Description	Rate	GST	Amount
L252149	25/09/25 : Stephan Charles Knowler : Stephan Knowle			
2404018829	: 297 Pannetts Road			
	Non Residential - Land Information Memorandum		58.70	450.00
Subtotal				391.30
GST				58.70
Total Amount				<b>\$450.00</b>

(Please detach and return this portion with your payment)

### REMITTANCE ADVICE

Stephan Knowler  
18 Bella Vita Drive  
Lincoln 7608

**Account No.:** 806547  
**Invoice No.:** 241677  
**Total Due:** **\$450.00**

### 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.

You are welcome to pay your invoice online by visiting our website <https://www.selwyn.govt.nz>

