

Land Information Memorandum **L252164**

Application

Stephan Charles Knowler
Stephan Knowler
18 Bella Vita Drive
Lincoln 7608

No.	L252164
Application date	16/09/2025
Issue date	26/09/2025
Phone	0272299522

Property

Valuation No.	2416026701
Location	35 Leeston And Lake Road
Legal Description	LOT 1 DP 66048 BLK II SOUTHBRIDGE SD
Owner	Scott Thaddeus Blaikie and Scott Bridget Anne
Area (hectares)	0.1454

Rates

Rateable Value

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

Revaluation Year	2024
Land	\$ 300,000
Capital Value	\$ 620,000
Improvements	\$ 320,000

Current Rates Year 2025 to 2026

Annual Rates	\$ 4,789.10
Current Instalment	\$ 1,197.30
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	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: GRZ

Operative District Plan Zoning: Leeston Living 1

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 6th of October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27th 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>

31/01/17	Resource Consent 175047 Fast Track - Retrospective Application To Erect A Dwelling/Garage With A Non-Complying Internal Boundary Setback Decision Notified 16/02/17 Granted By Local Authority Officer 16/02/17
26/11/02	Resource Consent R305899 To Erect A Garage With Non Complying Siting Decision Notified 17/12/02 Granted By Local Authority Officer 17/12/02

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

Building

12/12/02	Building Consent 021530 Domestic Garage Code Compliance Certificate Issued 01/03/2013
14/02/77	Building Permit G56039 Erect Garage Permit only
6/06/75	Building Permit 1293d Connect To Sewer 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.

Building Consent 170040
Conversion Of Garage Into 2 Bedrooms And Entry
Code Compliance Certificate Issued 03/04/2017

Building Consent R412279
Dwelling Renovations
Withdrawn 4/12/98

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

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

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

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

Schedule 1 Exempt Building Work

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

Services

Water

Council water scheme is available and connected.

This property has metered water supply connected to the Leeston Scheme. For any further information, please contact water.services@selwyn.govt.nz.

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

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

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

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be owned by the property owner and will be maintained under the building compliance schedule in addition to any other on-site backflow devices deemed necessary by the building department.

If, during a Civil Defence emergency event the water supply is not operational, Council's immediate focus for its staff and resources will be to bring the supply back into operation. Depending on the size and scale of the event, it may be difficult to meet everyone's needs so property owners are asked to take personal responsibility for drinking water.

As a precaution, the Council would also recommend from a drinking water perspective that a property owner also has bottled water available to meet their immediate drinking water needs of all individuals living on the property for a 72hr period (the recommended amount is 4 litres of water per person per 24hrs).

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

Sewer

Council sewer scheme is available and connected.

Stormwater

Stormwater to Reticulated Network

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

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

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

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

Reference: Liquefaction Unlikely Overlay

This property is identified in the Partially Operative District Plan as being located within a Natural Hazard Overlay. For further information visit <http://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800SELWYN (0800735996)

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

None known

Area-specific matters

None known

Land Notes

None known

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.

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirement

Leeston and Lake Road is a formed and sealed local road maintained by Selwyn District Council

Special Land Features

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	15m	-
Exposure Zone	C	-

Exposure Zone Descriptions

Zone B: Low

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

Zone C: Medium

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

Zone D: High

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

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 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 within an area which is known to have a high ground water table, which may contribute to surface water ponding during periods of high rainfall.

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

Waterton shallow clay loam

Liquefaction and Subsidence

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

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

Licences/Environmental Health

No information located.

Network Utility Operators

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

Other Information

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

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

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

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
 - a) The information may be relevant to the purposes for which this report is obtained;
 - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Schedule 1 Exempt Building Work

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

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

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

Any information of this nature held by Council has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.
5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Information Management Team

Date: 26 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
- SITE
- SHAFT
- SOAKHOLE

WRace_In

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

SDC Cleaned

- SDC Cleaned

Project Extent

- Project Extent

Boundary Between Liquefaction Assessment Zones

- Boundary Between Liquefaction Assessment Zones

Liquefaction Susceptibility

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

Ecan River Protection Scheme

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

Greendale Fault

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

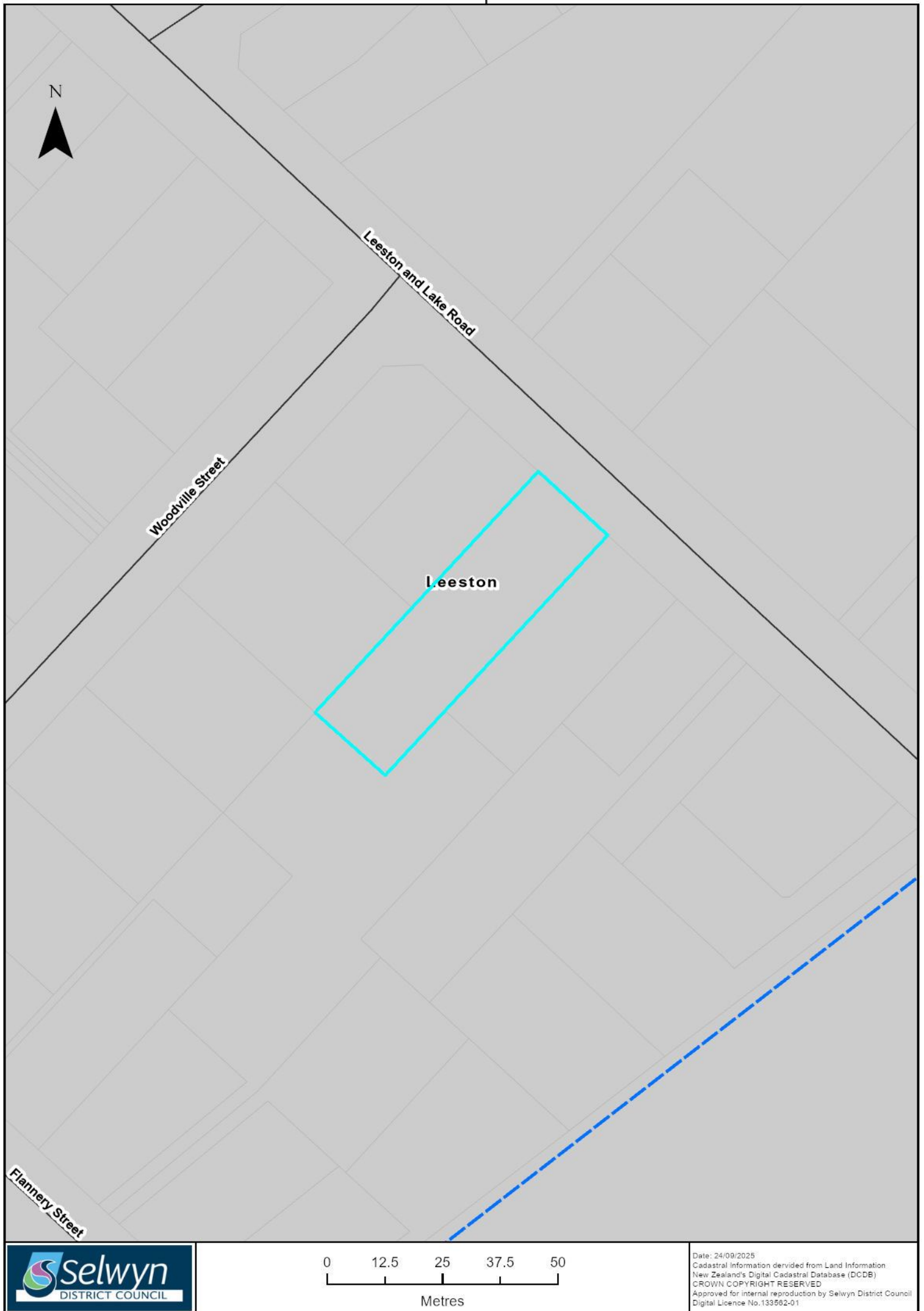
Biodiversity

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

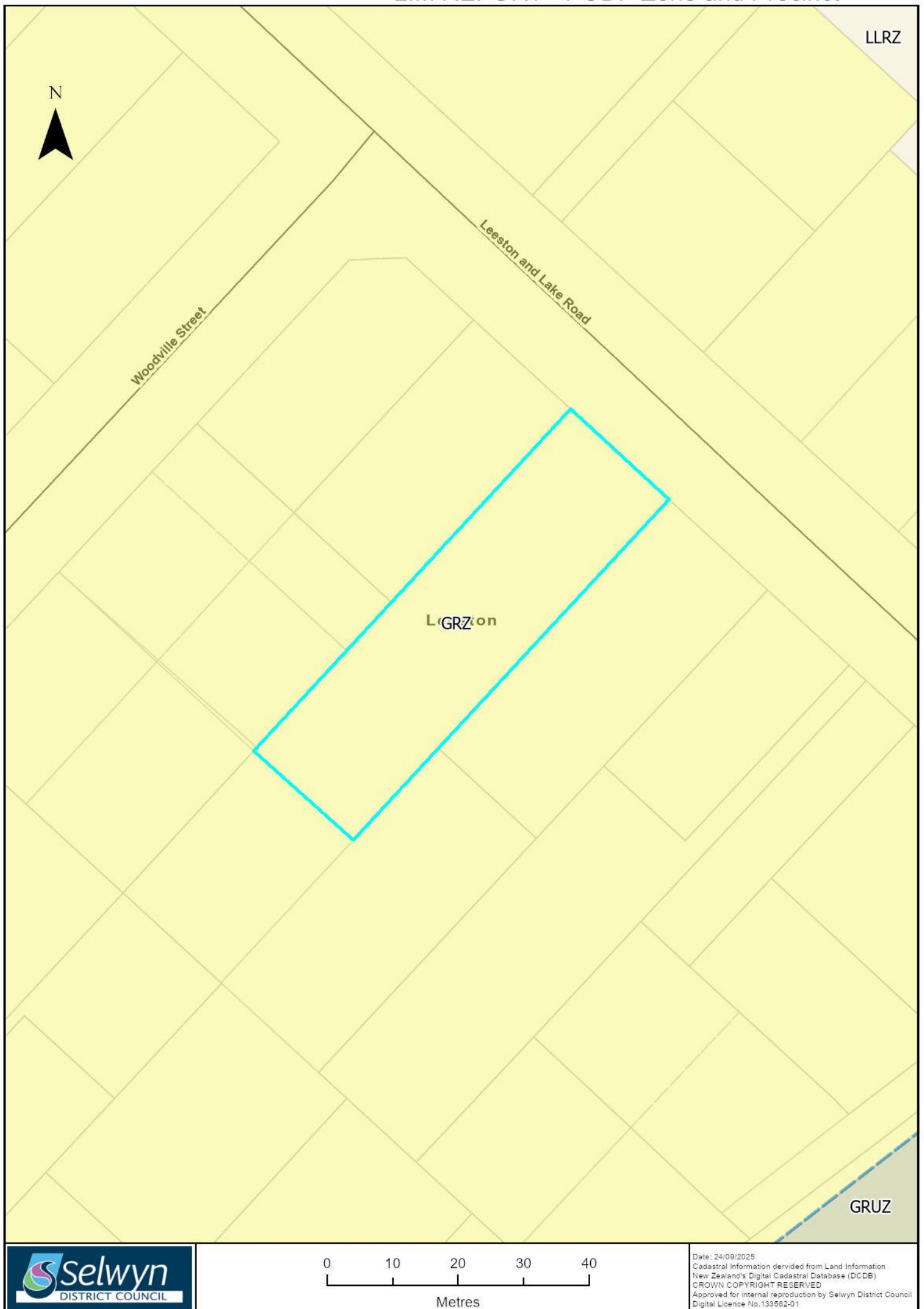
This map illustrates the sanitary sewerage system for Leeton, featuring a network of pipes in various materials and sizes. Key features include:

- Map Labels:**
 - L2A** (top right)
 - OP** (bottom right)
 - Leeton** (center)
 - Woodville Street** (left side)
 - Leeton and Lake Road** (middle right)
 - 125 Polyethylene** (middle right)
 - stormwater main part of classified land drainage** (top right)
 - stormwater goes into classified land drain** (top right)
- Pipe Materials and Sizes:**
 - 100 PVCU** (Polyvinyl Chloride Unplasticized)
 - 150 PVCU**
 - 225 PVCU**
 - 300 PVCU**
 - 600 PVCU**
 - 100 AC** (Asbestos Cement)
 - 150 AC**
 - 225 AC**
 - 300 AC**
 - 600 AC**
 - 100 PE-HD** (Polyethylene High Density)
 - 150 PE-HD**
 - 225 PE-HD**
 - 300 PE-HD**
 - 600 PE-HD**
- Elevations and Slopes:**
 - LL: 18.51** (Left Level)
 - IL: 16** (Invert Level)
 - Invert: 2.51**
 - LL: 18.49**
 - IL: 15.92**
 - Invert: 2.57**
 - LL: 18.12**
 - IL: 15.65**
 - Invert: 2.47**
 - 7.6**, **12.4**, **37.2**, **38.0**, **4.3**, **0.6**, **0.5**, **4.7**, **2.6**, **10.0**, **14.0**, **4.6**
- Other Features:**
 - 0.6:1** (Slope indicator)
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LIM - Liquefaction



LIM REPORT - PODP Zone and Precinct



RESOURCE CONSENT INFORMATION

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

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

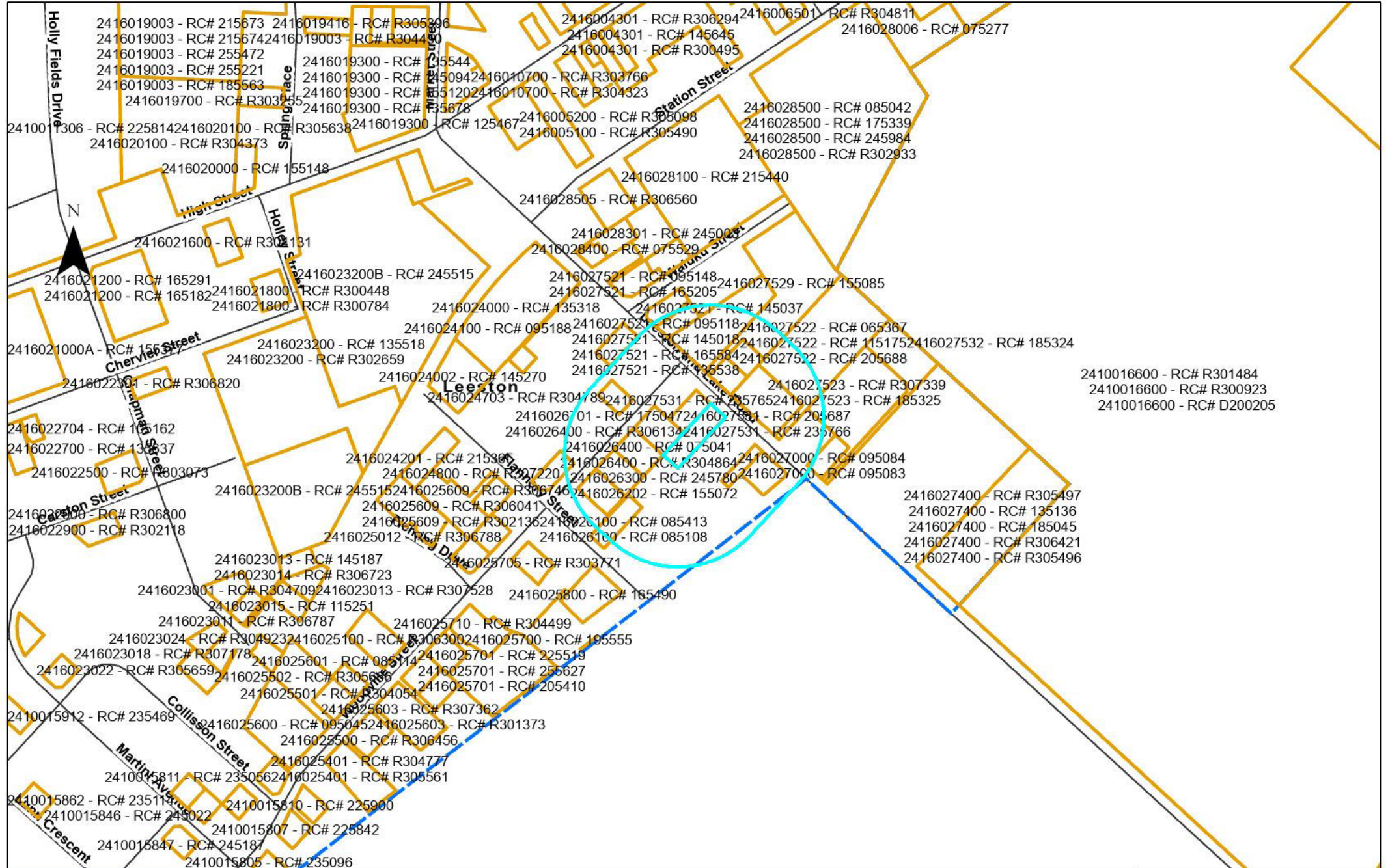
Resource Consent Status Codes:

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

ADN	Appeal Decision Notified
AE	Appeal expiry
AEC	Appeal Heard by Environment
AN	Abatement Notice
AR	Appeal received
ARI	Application returned incomplete
AWD	Appeal withdrawn
CC	Cancelled
CCI	Certificate Compliance Issued
D37	Deferred under s.37
D37E	s.37 deferral ends
D91	Deferred under s.91
D91E	s.91 deferral ends
ECDN	Environment Court Decision notified
FI	Further Information
FICR	Further Information request - no clock restart
FR	Formally received
HD	Hearing Date
HH	Hearing held
INV	Invoiced
IR	Information received
LAPS	Lapsed
LD	Lodged
LN	Limited Notified
LS	Lapsed
ODN	Objection decision notified
OH	On Hold
OR	Objection received

PA	Pre- application
PN	Publically notified
PS	Process suspended
RAD	Recommendation adopted by Council
RRA	Recommendation to required authority
S223	Section 223
S224	Section 224
SC	submissions closed
WAR	Written Approval Requested
WARE	Written Approvals Received

2416026701



Assessment_ID	RC Number	Proposal	Decision Date
2416026100	085108	SUBDIVIDE TO CREATE TWO LOTS OF 490m2 AND 961m2 ZONED LIVING 1	2008-05-14
2416026100	085413	TO ERECT SECOND DWELLING ON RESIDENTIAL LOT	
2416026200B	R304765	XLEASE	2001-03-28
2416026200B	R304796	TO ERECT SECOND DWELLING ON 1093 SQ M ZONED RES	2001-02-20
2416026202	155072	To remediate and manage a contaminated residential site and erect a dwelling upon that site. NES.	2015-03-06
2416026300	245780	To undertake a boundary adjustment to create a one lot subdivision.	2025-02-12
2416026400	075041	INCREASE THE HEIGHT OF EXISTING SHED IN NON-COMPLYING POSITION	2007-02-08
2416026400	R306134	TO ERECT A GARAGE WITH N/C SITING	2003-06-12
2416026400	R304864	ACCESSORY BUILDING EXTENSION IN NON COMPLYING POSITION	2001-04-18
2416026601	165643	Fast track - To erect a garage with a non-complying internal boundary setback	2016-12-07
2416026701	R305899	TO ERECT A GARAGE WITH NON COMPLYING SITING	2002-12-17
2416026701	175047	Fast track - Retrospective application to erect a dwelling/garage with a non-complying internal boundary setback	2017-02-16
2416026900	R303469	TO ERECT DWELLING & GARAGE WITH NON-COMPLYING SITING	1998-10-19
2416027000	095083	TO RELOCATE DWELLING AND GARAGE	2009-11-11
2416027000	095084	BOUNDARY ADJUSTMENT	2009-07-21

2416027521	065022	SUBDIVISION OF 1.3HA INTO 2 RESIDENTIAL LOTS AND 2 LOTS ZONED LIVING 2A	2006-05-15
2416027521	095118	RIGHT OF WAY SECTION 348 OF LGA	2009-06-16
2416027521	095148	CHANGE OF CONDITION - TO EMPLOY NOT MORE THAN 16 STAFF AT ANY ONE TIME	2009-07-24
2416027521	R307547	VARIATION TO R307085 TO CHANGE HOURS FROM 8.30 TO 3.30PM	2005-07-12
2416027521	R307085	TO ESTABLISH & OPERATE A PRE SCHOOL CENTRE	2004-11-30
2416027521	165205	To construct and operate an extension to an existing preschool.	2016-06-27
2416027521	165584	To change condition 3 (staff & children numbers) of RC165205	2016-11-14
2416027521	135538	Boundary adjustment to create two new lots of 3053m2 and 8811m2 respectively	2013-10-09
2416027521	145018	Lot 2. Variation. To change condition 3 of R307084	
2416027521	145037	Lot 1. Variation. Change condition 9 to reflect changes to the wording and information on the PRE CHOOOL sign.	2014-02-07
2416027522	065367	SUBDIVIDE TO CREATE 3 LOTS OF 849m2 & BALANCE LOT OF 8273m2 ZONED LIVING 1 & LIVING 2A. ALSO SEE 115175 FOR VARIATION	2006-12-19
2416027522	115175	VARIATION TO 065367 TO AMEND SUBDIVISION	2011-08-02
2416024703	R304789	TO ERECT GARAGE IN NON COMPLYING POSITION	2001-02-12
2416024800	R307220	TO EXTEND A DWELLING IN NON-COMPLYING POSITION	2005-02-25
2416027522	205688	Land use consent to establish future dwellings within Lot 6 in accordance with the Living 1 Zone site coverage allowance	2020-12-11

2416027523	185325	To retain an accessory building breaching an internal boundary setback. S/D185324	2018-09-12
2416027523	R307339	TO CREATE 3 LOTS OF 821 M2 & BALANCE LOT OF 8610 M2	2005-03-23
2416027527	R305900	AMALGAMATION & RE-SUBDIVISION OF 14 LOTS ZONED INDUSTRIAL/ OUTER PLAINS INTO 4 RURAL RESIDENTIAL LOTS	2003-04-17
2416027528	PB198068	FAST TRACK - To erect an accessory building with restricted siting	2019-03-15
2416027529	155085	FAST TRACK. To erect dwelling with attached garage which breaches the recession plane along the south-eastern internal boundary.	2015-02-25
2416027531	235765	To undertake a boundary adjustment and amalgamation	2024-06-19
2416027531	235766	To cancel amalgamation condition	2024-06-19
2416027531	205687	To undertake a subdivision to create three fee simple lots	2020-12-11
2416027600	R307478	TO CREATE TWO RESIDENTIAL LOTS IN LIVING 1 ZONE	2005-07-12
2416027601	065055	TO RELOCATE DWELLING	2006-04-03

Code Compliance Certificate

Section 436, Building Act 2004

Application

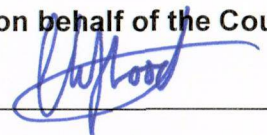
T H & K C BREADING	No.	021530
C/- VERSATILE BUILDINGS	Issue date	1/03/13
P O BOX 11336		
CHRISTCHURCH		

Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages DOMESTIC GARAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	Garage 36sqm - domestic - non habitable
Location	35 LEESTON LAKE ROAD, LEESTON RAPID:NONE
Legal Description	LOT 1 DP 66048 BLK II SOUTHBRIDGE SD
Valuation No.	2416026701

The Building Consent Authority named below is satisfied, on reasonable grounds, that the building work complies with the Building Code in place at the time the consent was granted.

Signed for and on behalf of the Council:

Name: 

Date: 1/3/13

Form 9



Certificate of Acceptance - 170040

Section 99, Building Act 2004

The Building

Street address of building: 35 Leeston And Lake Road , Leeston

Legal description of land where building is located: LOT 1 DP 66048

Building name:

Location of building within site/block number: 35 Leeston And Lake Road , Leeston

Level/unit number:

The Owner

Name of owner: C G J & K T Wild

Contact person: Chris Wild

Mailing address: 135 Makarini Street , Paraparaumu , Wellington 5032

Street address/registered office: 135 Makarini Street , Paraparaumu , Wellington 5032

Phone number: Landline: Mobile: 0272070363

Facsimile number:

Email address: wildchaplain@gmail.com

First point of contact for communications with the council/building consent authority: Ross Nevin

Acceptance of Compliance

The territorial authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

CONVERT GARAGE IN TO TWO BEDROOMS

The territorial authority was only able to inspect the following parts of the building work and this certificate is qualified as follows:

C4 - means of escape

G4 - ventilation

G7 - Natural light

There is insufficient evidence to demonstrate that building work complies with the following building code clauses

B1 - Structure

B2 - Durability

E2 - External Moisture

E1 - Surface water.

If non-compliance with building code provisions is deemed to affect safety of building users, a Notice to Fix will likely be issued requiring the Owner to obtain building consent and undertake the work necessary to ensure safety of building users.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

Attachments

- There are no additional attachments for this certificate of acceptance.

Rowell Des Forges

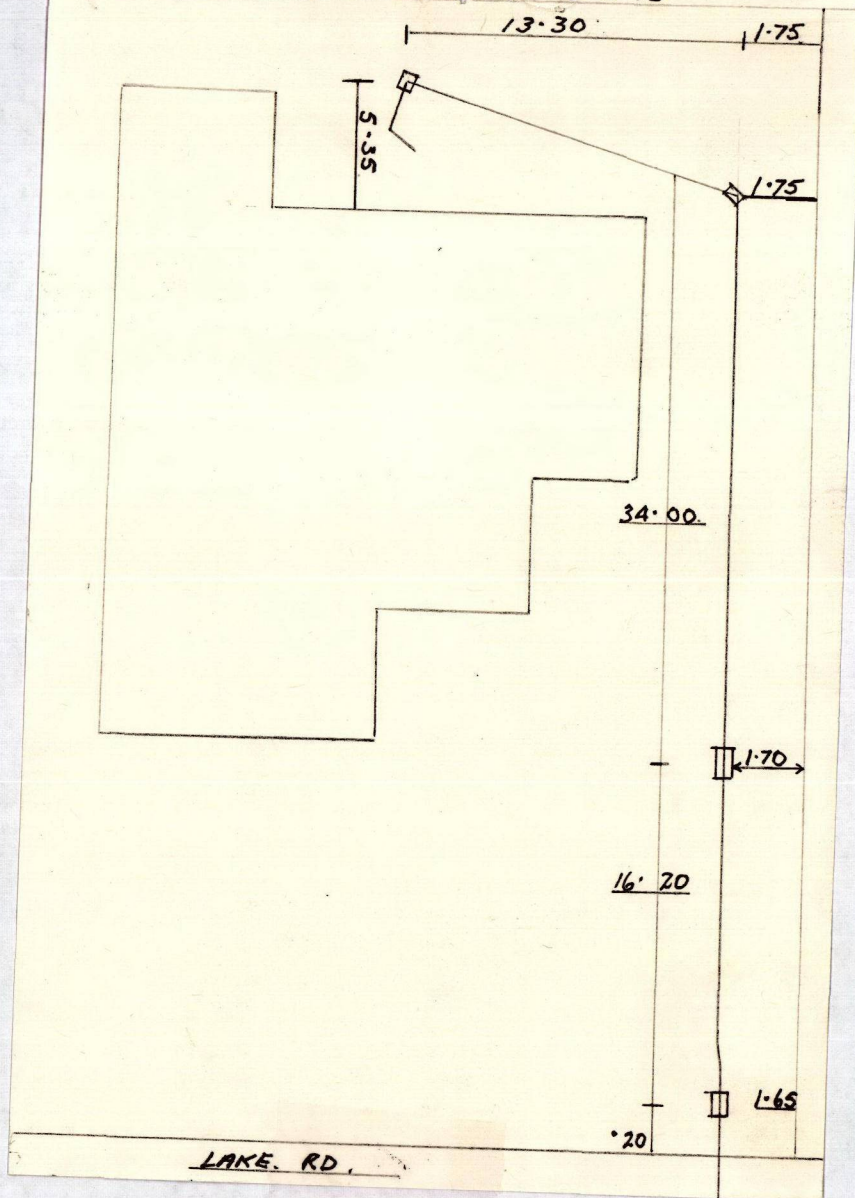
Building Control Officer

On behalf of: Selwyn District Council

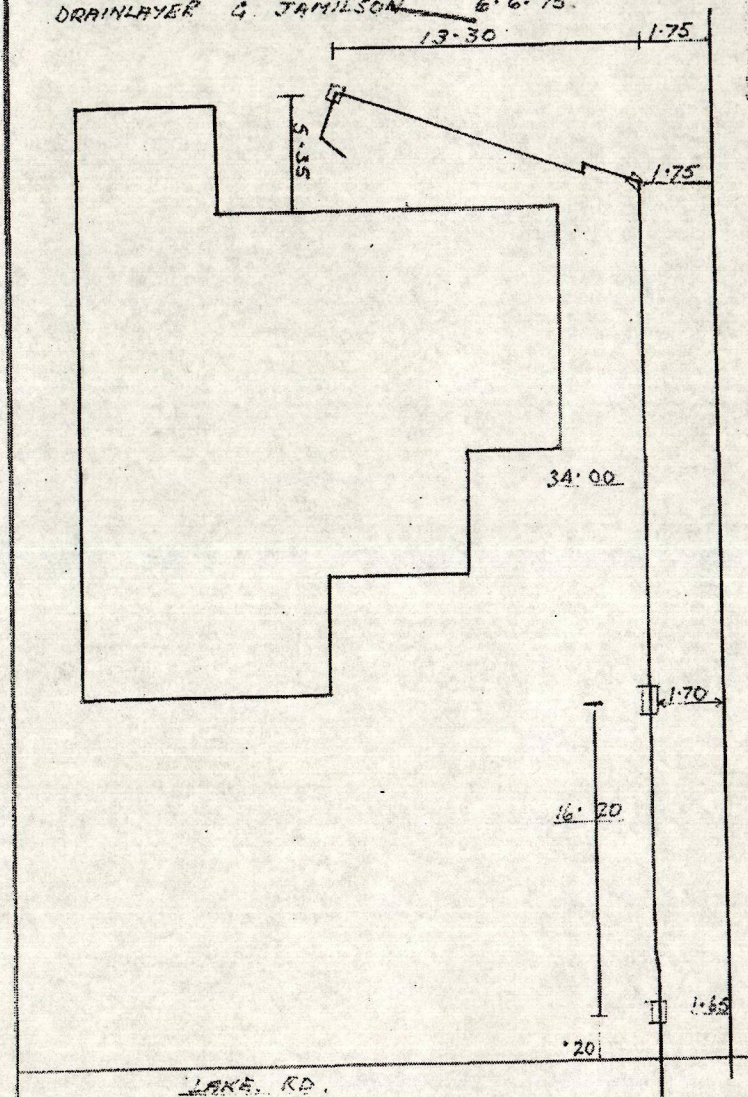
Issue Date: 3 Apr 2017

MR. A. BARNETT LAKE RD.

DRAINLAYER G. JAMESON 6.6.75



MR. A. BARNETT LAKE RD.
DRAINLAYER G. JAMIESON 6.6.75.



DRAINAGE PLAN (N.T.S.)

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.

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



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

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.

29 March 2012

TH BREADING & KC HENDERSON
35 LEESTON & LAKE ROAD
LEESTON 7635

Dear Sir/ Madam

RE: Certificate of Acceptance application for unauthorised building work at 35 Leeston & Lake Rd.

Thank you for dropping the application forms for the building consent & certificate of acceptance with attached documents at the Council on 28 March 2012.

Following a preview of your Certificate of Acceptance application, Council wish to advise that a professionally drawn standard set of plans and specifications is required to be supplied to enable Council to make the proper decisions and avoid any potential problems in the future. Unfortunately the supplied drawings fail to meet this standard.

Council requires separate drawings for the respective applications therefore please ensure the following are provided:

- 1.) A Site Plan depicting the buildings on the property.
- 2.) Drawing details, specifications, elevations and rudimentary cross-sections in relation to the Certificate of Acceptance application that accurately reflect the unauthorised building work completed.
- 3.) Drawing details with the Building Consent application in relation to the additional Toilet.

Given the complexity of these applications, it is recommended that you seek professional assistance from qualified experts such as engineers, architects or designers who've had previous experience dealing with Certificate of Acceptance applications. These professionals can be contacted through their professional associations or the yellow pages. I am aware that Ross Nevin (Ross Nevin Design & Draughting) and Christopher Hoult (Hoult Architecture) have carried out this sort of work in the past among many others.

Sincerely,

Dante S. Quinanola
Technical & Compliance Officer



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

Stephan Knowler
18 Bella Vita Drive
Lincoln 7608

GST Number: 53-113-451
Invoice Date: 26/09/2025
Account No: 806547
Order No.

Tax Invoice 241761

Qty	Description	Rate	GST	Amount
L252164	26/09/25 : Stephan Charles Knowler : Stephan Knowle			
2416026701	: 35 Leeston And Lake Road			
	Residential - Land Information Memorandum		39.13	300.00
Subtotal				260.87
GST				39.13
Total Amount				\$300.00

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Stephan Knowler
18 Bella Vita Drive
Lincoln 7608

Account No.: 806547
Invoice No.: 241761
Total Due: **\$300.00**

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>

