

# Land Information Memorandum **L251918**

## Application

Stephan Charles Knowler  
Stephan Charles Knowler  
18 Bella Vita Drive  
Lincoln 7608

|                         |            |
|-------------------------|------------|
| <b>No.</b>              | L251918    |
| <b>Application date</b> | 22/08/2025 |
| <b>Issue date</b>       | 2/09/2025  |
| <b>Phone</b>            | 0272299522 |

## Property

|                          |                                                      |
|--------------------------|------------------------------------------------------|
| <b>Valuation No.</b>     | 2404307700                                           |
| <b>Location</b>          | 130 Verdecos Boulevard, Lincoln                      |
| <b>Legal Description</b> | LOT 146 DP 542516                                    |
| <b>Owner</b>             | Delamore Kelvin Andrew and Delamore Colleen Dominica |
| <b>Area (hectares)</b>   | 0.5271                                               |

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>             | \$ 730,000   |
| <b>Capital Value</b>    | \$ 1,600,000 |
| <b>Improvements</b>     | \$ 870,000   |

### Current Rates Year 2025 to 2026

|                                         |             |
|-----------------------------------------|-------------|
| <b>Annual Rates</b>                     | \$ 6,483.05 |
| <b>Current Instalment</b>               | \$ 1,620.75 |
| <b>Current Year - Outstanding Rates</b> | \$ 0.00     |
| <b>Arrears for Previous Years</b>       | \$ 0.00     |
| <b>Next Instalment Due</b>              | 15/09/25    |

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: LLRZ

#### Operative District Plan Zoning: Lincoln Living 3

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>

|         |                                                                                                                                                                                                                                       |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9/04/21 | <p>Resource Consent 215258</p> <p>Variation - To Change Conditions 50 And 59 Of Resource Consent RC185411</p> <p>Decision Notified 13/05/21</p> <p>Granted By Local Authority Officer 13/05/12</p>                                    |
| 6/11/19 | <p>Resource Consent 195687</p> <p>To Reduce Road Boundary Setback For The Living 3 Zoned Allotments Within Stage 2, 3 And 4 Of Verdeco Park.</p> <p>Decision Notified 19/11/19</p> <p>Granted By Local Authority Officer 19/11/19</p> |

- 11/10/19                      Resource Consent 195631  
Variation - To Change Conditions 2, 3 And 65 Of Resource Consent RC185411  
Decision Notified 22/11/19  
Granted By Local Authority Officer 22/11/19
- 6/06/19                      Resource Consent 195296  
Variation - To Change Conditions 2, 3, 68 And 72 Of Resource Consent RC185411 And Add Condition 61  
Decision Notified 3/07/19  
Granted By Local Authority Officer 3/07/19
- 3/10/18                      Resource Consent 185531  
To Undertake Earthworks And A Consent Under The Nes  
Decision Notified 1/11/18  
Granted By Local Authority Officer 1/11/18
- 6/08/18                      Resource Consent 185411  
To Undertake A Subdivision To Create 225 Residential Lots. L/U 185412  
Section 224 Issued 4/02/22  
Granted By Local Authority Officer 4/10/18
- 6/08/18                      Resource Consent 185412  
To Reduce The Internal Boundary Setback And Increase The Site Coverage In The Living 3 Zone, Earthworks And Consent Under The Nes  
Decision Notified 4/10/18  
Granted By Local Authority Officer 4/10/18
- 10/07/18                      Resource Consent 185367  
To Undertake A Seven Lot Subdivision For Future Residential And Business Development.  
Section 224 Issued 29/11/18  
Granted By Local Authority Officer 10/08/18

## 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)

Impt Info - 130 Verdecos Boulevard - That the "dwelling approved under building consent 200744 located at 130 Verdecos Boulevard, Lincoln is to be used as a single dwelling only, and the area above the garage shall not be used as self-contained accommodation or any other purpose. Should the use of the building and/or activities on this site change, or should the area above the garage have kitchen facilities installed, then a resource consent, and development contributions may be required.

DEV-LI7 - This property has been identified in the Partially Operative District Plan as being located within a Development Area which spatially identifies and manages an area where additional place-based provisions may apply to subdivision and development. For further information visit <https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996)

There is a consent notice on the Record of Title to this property. This records a condition/s of a subdivision consent which must be complied on an ongoing basis.

## Building

|          |                                                                                                                                 |
|----------|---------------------------------------------------------------------------------------------------------------------------------|
| 1/12/23  | Building Consent 231805<br>Installation Of Solid Fuel Heater - Stuv 30-Compact<br>Code Compliance Certificate Issued 03/04/2024 |
| 17/11/21 | Building Consent 212255<br>Domestic Swimming Pool & Associated Fencing<br>Code Compliance Certificate Issued 15/07/2022         |

29/05/20                      Building Consent 200744  
2 Storey - 5 Bedroom Domestic Dwelling With Attached Garage  
Code Compliance Certificate Issued 28/05/2021

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 Lincoln Scheme. For any further information, please contact [water.services@selwyn.govt.nz](mailto:water.services@selwyn.govt.nz).

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

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

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

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be

owned by the property owner and will be maintained under the building compliance schedule in addition to any other on-site backflow devices deemed necessary by the building department.

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

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

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

## **Sewer**

Council sewer scheme is available and connected.

## **Stormwater**

Stormwater to Side Channel

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)*

## **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)

### **Culture and Heritage**

None known

### **Natural Environment**

None known

### **District-wide matters**

None known

### **Area-specific matters**

None known

## Land Notes

Land Notes: Please note the following attached reports:

- 11/03/2020 – Geotechnical Summary – Below Ground Level Ltd
- August 2018 - Geotechnical Report Summary for Subdivision – Davis Ogilvie

Land Notes: This site has been assessed as being Technical Category 2 equivalent in terms of MBIE requirements for liquefaction. Further geotechnical assessment and foundation assessment will therefore be required prior to the erection of any building.

Land Notes: This property is within the area encompassed by the 2007 Christchurch, Rolleston, and Environs Transportation Study (CRETS). The published Strategy outlines a range of strategic transportation initiatives to cater for long term growth in this area of the district. This includes the upgrading of existing roads and the provision of new roads which may affect private property. Further information on this Study can be viewed on the Councils website [www.selwyn.govt.nz](http://www.selwyn.govt.nz) under “Transportation and Roading”.

## Listed Land Use Register (LLUR):

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

## Residential Swimming Pool

### Residential Swimming Pool

Council’s Swimming Pool Register shows that there is a swimming pool/spa pool on this property.

The last recorded CCC for the swimming pool/spa on this property was on 15/07/2022, and it complied.

All residential swimming pools must have barriers that restrict access to the pool and immediate pool area by unsupervised children. The pool owner is responsible for ensuring barriers meet New Zealand Building Code clause F9 – Restricting access to residential pools.

Council is required to check the pool barrier at least once every three years to confirm they meet requirements. There will be a fee to cover the inspection and associated administration work.

Inspections can be completed by:

- a council inspector, or
- an Independently Qualified Pool Inspector (IQPI).

The pool owner must let council know if using an IQPI to do inspections and provide council with a copy of inspection records.

For more information on residential pools is available on Councils website or call 0800 SELWYN (0800735996).

## Land Transport Requirement

Verdeco Boulevard 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> | 10m          | -               |
| <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/Waikirikiriri floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikiriri.

DHI Water and Environment Ltd report – Regional Policy Statement Modelling for SDC – District Plan. The report identifies areas that may be affected by flooding in heavy rainfall events in the Selwyn District. For more information, please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz) or visit 2 Norman Kirk Drive, Rolleston.

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**

Wakanui 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: 02 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

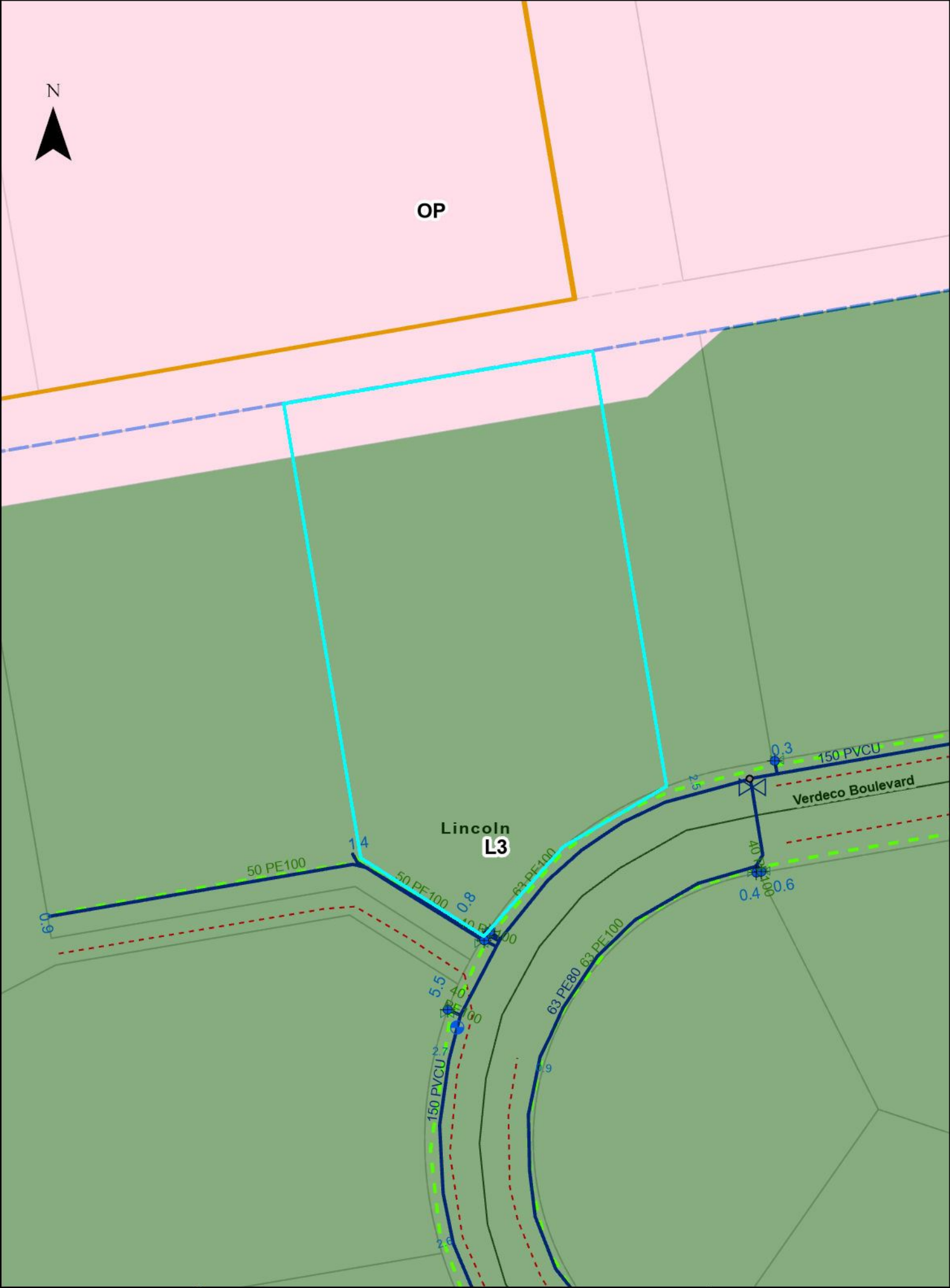
- Properties Beside Rivers
- Halswell Staff Gauges
- Halswell Floodgates
- Halswell Drainage

## Greendale Fault

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

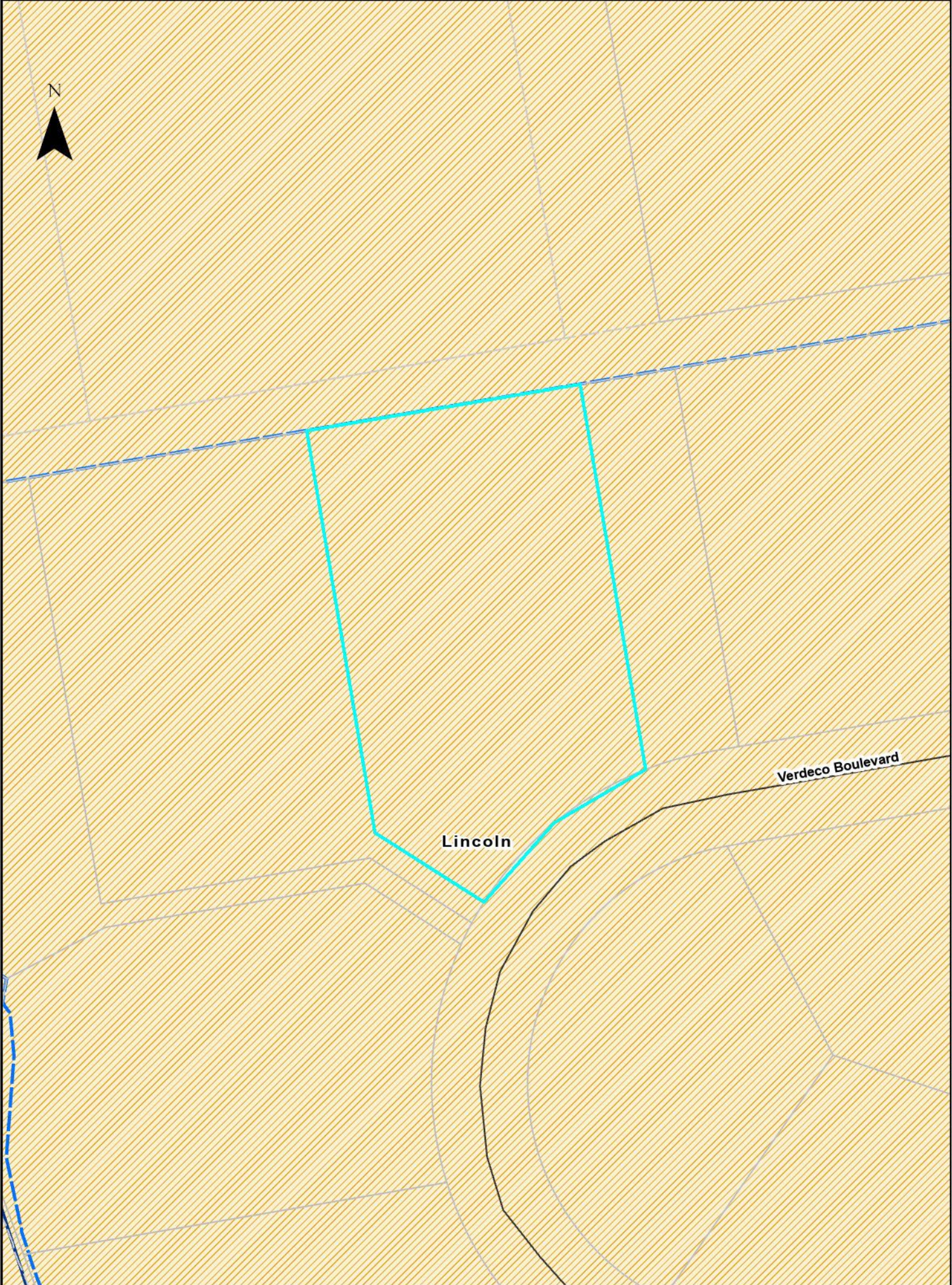
## Biodiversity

- 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





## 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.

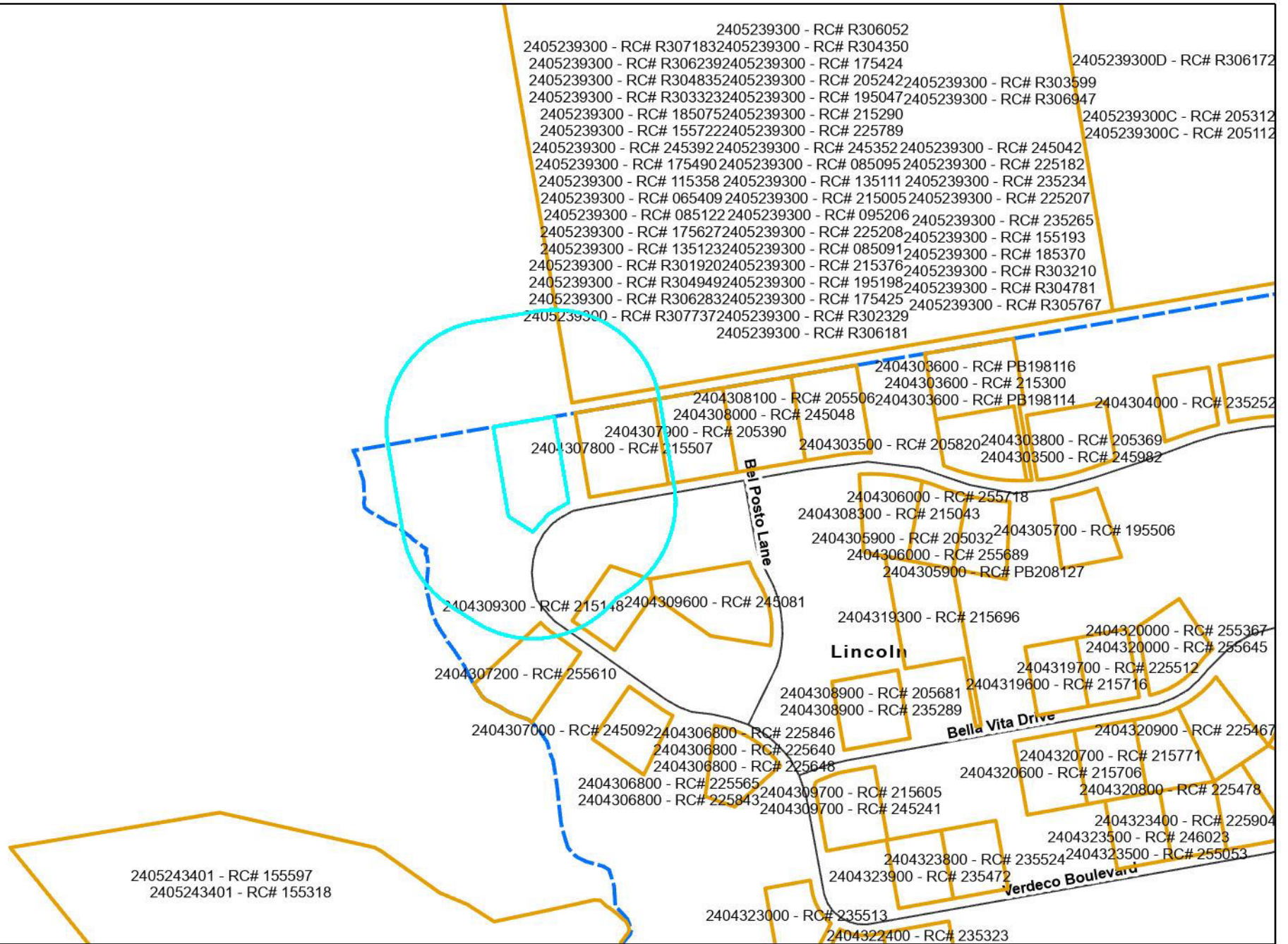
### Resource Consent Status Codes:

|       |                              |
|-------|------------------------------|
| 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           |

2404307700



| Assessment_ID | RC Number | Proposal                                                                                  | Decision Date |
|---------------|-----------|-------------------------------------------------------------------------------------------|---------------|
| 2405239300    | 065409    | CERTIFICATE OF COMPLIANCE TO CONSTRUCT, OPERATE AND MAINTAIN A HAZARDOUS SUBSTANCES STORE | 2007-01-11    |
| 2405239300    | 085091    | TO UPGRADE THE EXISTING TELECOMMUNICATIONS FACILITY                                       |               |
| 2405239300    | 085095    | TO UPGRADE AN EXISTING MOBILE PHONE SITE                                                  | 2008-03-28    |
| 2405239300    | 085122    | EXTENSION TO EXISTING CHILDCARE AND PRE SCHOOL                                            |               |
| 2405239300    | 095206    | TO ERECT FARM SHED IN NON-COMPLYING SITING TO HOUSE CALVES                                | 2009-08-27    |
| 2405239300    | R306947   | TO ESTABLISH AND OPERATE A TELECOMMUNICATIONS FACILITY                                    | 2004-07-26    |
| 2405239300    | R307183   | ALTERATIONS TO EXTERIOR AND INTERIOR OF IVEY & MEMORIAL HALLS (HERITAGE BUILDINGS)        | 2005-10-04    |
| 2405239300    | R307737   | EXTENSION TO HERITAGE BUILDING                                                            | 2005-11-28    |
| 2405239300    | R305767   | TO ESTABLISH & OPERATE A GOLF DRIVING RANGE                                               | 2002-10-21    |
| 2405239300    | R306052   | TO ESTABLISH, OPERATE & MAINTAIN A TEMPORARY MOBILE PHONE SITE AT ANNUAL FIELD DAYS       | 2003-03-20    |
| 2405239300    | R306181   | OUTLINE PLAN TO CONSTRUCT OFFICE/LAB WITHIN THE BOUNDARY OF LINCOLN UNIVERSITY.           | 2003-06-11    |
| 2405239300    | R306239   | TO ERECT A BILLBOARD 6M X 3M                                                              |               |
| 2405239300    | R306283   | OUTLINE PLAN FOR BIOTRON FACILITY                                                         | 2003-08-11    |
| 2405239300    | R304781   | TO ERECT 3 ENTRANCE SIGNS AT LINCOLN UNIVERSITY                                           | 2001-02-02    |

|            |         |                                                                                                                               |            |
|------------|---------|-------------------------------------------------------------------------------------------------------------------------------|------------|
| 2405239300 | R304835 | EXTENSION TO R303599 IN RESPECT OF LOT 5 - TO ERECT A DWELLING ON 13.8 HA                                                     |            |
| 2405239300 | R304949 | TO ERECT A DWG ON EACH LOT CREATED BY R303323- EXTENSION TO R303599                                                           | 2001-06-06 |
| 2405239300 | R303599 | TO ERECT A DWELLING ON EACH OF 6 LOTS TO BE CREATED BY R303323                                                                | 1999-05-17 |
| 2405239300 | R304350 | CERTIFICATE OF COMPLIANCE FOR ERECTION OF DWELLING ON 10 HA                                                                   | 2000-04-06 |
| 2405239300 | R302329 | TO ERECT A 21 METRE LATTICE TOWER WITHIN THE AGROFORESTRY EXPERIMENT                                                          | 1996-09-02 |
| 2405239300 | R303210 | TO ERECT AVIARY FOR RESEARCH PURPOSES                                                                                         | 1998-03-20 |
| 2405239300 | R303323 | SUBDIVISION OF 2 LOTS INTO 6 LOTS > 10 HA                                                                                     | 1999-05-17 |
| 2405239300 | 245352  | To change condition 1 of RC175490                                                                                             | 2024-08-06 |
| 2405239300 | 245392  | To construct and operate a solar array (solar farm)                                                                           | 2024-08-19 |
| 2405239300 | R301920 | EXTENSION TO LABORATORY FOR RESEARCH INTO SMALL ANIMALS                                                                       | 1995-08-24 |
| 2405239300 | 235234  | To undertake earthworks containing contaminated material                                                                      | 2023-06-27 |
| 2405239300 | 235265  | COC: To install, maintain and operate a telecommunications facility.                                                          | 2023-06-19 |
| 2405239300 | 245042  | To process and stockpile material from the Burns Building demolition                                                          | 2024-03-26 |
| 2405239300 | 225182  | To undertake earthworks exceeding permitted volumes for the NES.                                                              | 2022-03-21 |
| 2405239300 | 225207  | Extension of time for RC175490 being a landuse consent to carry out earthquake repairs on a heritage listed memorial building | 2022-05-17 |
| 2405239300 | 225208  | To create temporary contractor car parking on the site.                                                                       |            |

|            |        |                                                                                                                                                          |            |
|------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 2405239300 | 225789 | To undertake earthworks exceeding permitted volumes under the NES for Assessing and Managing Contaminants in Soil to Protect Human Health.               | 2022-12-19 |
| 2405239300 | 215005 | Retrospective and proposed demolition of buildings around the Lincoln University Campus, and transportation and disposal of cleanfill into land, on site | 2024-08-01 |
| 2405239300 | 215290 | To upgrade and extend an existing on-site car park                                                                                                       | 2021-05-07 |
| 2405239300 | 215376 | To construct 228 car parking spaces with a glasshouse building and ancillary activities.                                                                 | 2021-10-20 |
| 2405239300 | 195047 | To construct and operate 382 car park space area in two stages; stage 1 being 203 spaces and stage 2 being 179 spaces.                                   |            |
| 2405239300 | 195198 | To install an archive room with proposed alterations of partitioning within a listed heritage building at Lincoln University                             | 2019-05-09 |
| 2405239300 | 205242 | To undertake a 2 lot boundary adjustment.                                                                                                                | 2020-07-15 |
| 2405239300 | 175627 | To carry out earthworks associated with the early and enabling works for the Lincoln University AgResearch Joint Facility (LUAgJF). NES.                 | 2017-12-06 |
| 2405239300 | 185075 | To construct and operate the Lincoln University AgResearch Joint Facility (Lot 1 DP 516531)                                                              | 2018-07-16 |
| 2405239300 | 185370 | To retain three dwellings on one lot and a consent under the NES                                                                                         | 2018-08-08 |
| 2405239300 | 175424 | To undertake a subdivision to create 3 business lots See L/U 175425                                                                                      | 2017-08-24 |
| 2405239300 | 175425 | Consent for a shortfall in on-site car parking provision for Proposed Lot 1 See S/D 175424                                                               | 2017-08-24 |
| 2405239300 | 175490 | To carry out earthquake repairs on heritage listed memorial Hall and Ivey West Wing of Ivey Hall. NES.                                                   | 2017-09-28 |

|            |        |                                                                                                                                                       |            |
|------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 2405239300 | 135111 | To establish & operate a telecommunications facility                                                                                                  | 2013-04-11 |
| 2405239300 | 135123 | Change of conditions to amend operating hours of pre school consent 115358                                                                            | 2013-04-10 |
| 2405239300 | 155193 | To undertake demolition of Hilgendorf building and adjacent structures and to sort and transport demolition material for offsite and onsite disposal. | 2015-06-29 |
| 2405239300 | 155722 | Variation to change conditions of RC085095.                                                                                                           | 2016-01-11 |
| 2405239300 | 115358 | RETROSPECTIVE APPLICATION TO USE LINCOLN PRE SCHOOL/CHILDCARE SERVICES BY MEMBERS OF THE GENERAL PUBLIC.<br>Variation see 135123                      | 2012-01-18 |
| 2404307200 | 255610 | To construct a dwelling and accessory building exceeding the permitted site coverage                                                                  | 2025-08-11 |
| 2404307800 | 215507 | To erect a dwelling with an attached oversized family flat                                                                                            | 2021-08-19 |
| 2404307900 | 205390 | To construct a dwelling exceeding site coverage                                                                                                       | 2020-08-11 |
| 2404309300 | 215148 | To erect a triple car garage breaching site coverage and internal boundary setback requirements                                                       | 2021-05-12 |

## Form 7

### Code compliance certificate

Section 95, Building Act 2004

#### The building

Street address of building: 130 Verdeco Boulevard, Lincoln 7608  
Legal description of land where building is located: LOT 146 DP 542516  
Building name: N/A  
Location of building within site/block number: 130 Verdeco Boulevard  
Lincoln 7608  
Level/unit number: 0  
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling with 2 occupants  
Year first constructed: 2020

#### The owner

Name of owner: KA & CD Lynch  
Contact person: Kelvin  
Mailing address: 130 Verdeco Boulevard, Lincoln  
Street address/registered office: N/A  
Phone number: Landline: N/A Mobile: 0212132887  
Daytime: Landline: N/A Mobile: 0212132887  
After hours: Landline: N/A Mobile: 0212132887  
Facsimile number: No information provided  
Email address: kelvin@btbuilders.co.nz  
Website: No information provided  
First point of contact for communications with the council/building consent authority:  
Johnathon Bird; Mailing Address: 411 Mairehau Road  
Parklands  
Christchurch 8083; Mobile: 0297706768; Email: johnno@ghs.kiwi

#### Building work

Building consent number: BC231805  
Description: Installation of solid fuel heater - Stuv 30-Compact  
ONE  
Issued by: Selwyn District Council

#### Code compliance

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

Signature: Matt Crone  
Position: Building Surveyor Residential  
On behalf of: Selwyn District Council  
Date: 03 April 2024

**Form 7****Code compliance certificate***Section 95, Building Act 2004***The building**

Street address of building: 130 Verdeco Boulevard, Lincoln  
Legal description of land where building is located: LOT 146 DP 542516  
Building name: N/A  
Location of building within site/block number: 130 Verdeco Boulevard  
Lincoln  
Level/unit number: N/A  
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling  
Year first constructed: 2020

**The owner**

Name of owner: KA Delamore & CD Lynch  
Contact person: Kelvin Delamore  
Mailing address: 45 Heywood Terrace, Richmond, Christchurch  
Street address/registered office: N/A  
Phone number: Landline: N/A Mobile: 0212132887  
Daytime: Landline: N/A Mobile: 0212132887  
After hours: Landline: N/A Mobile: 0212132887  
Facsimile number: No information provided  
Email address: kadelamore12@gmail.com  
Website: No information provided  
First point of contact for communications with the council/building consent authority:

**Building work**

Building consent number: BC200744  
Description: 2 storey - 5 bedroom domestic dwelling with attached garage  
Issued by: Selwyn District Council

**Code compliance**

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

Signature: Daryl Fortuin

Position: Building Control Officer

On behalf of: Selwyn District Council

Date: 28 May 2021

## Form 7

### Code compliance certificate

*Section 95, Building Act 2004*

#### The building

Street address of building: 130 Verdeco Boulevard, Lincoln  
Legal description of land where building is located: LOT 146 DP 542516  
Building name: N/A  
Location of building within site/block number: 130 Verdeco Boulevard  
Lincoln  
Level/unit number: 0  
Current, lawfully established, use: 8.0.1 Ancillary  
Year first constructed: 2021

#### The owner

Name of owner: KA Delamore & CD Lynch  
Contact person: KA Delamore & CD Lynch  
Mailing address: 130 Verdeco Boulevard, Lincoln  
Street address/registered office: N/A  
Phone number: Landline: N/A Mobile: 0212132887  
Daytime: Landline: N/A Mobile: 0212132887  
After hours: Landline: N/A Mobile: 0212132887  
Facsimile number: No information provided  
Email address: kelvin@btbuilders.co.nz  
Website: No information provided  
First point of contact for communications with the council/building consent authority:

#### Building work

Building consent number: BC212255  
Description: Domestic swimming pool & associated fencing  
Issued by: Selwyn District Council

#### Code compliance

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

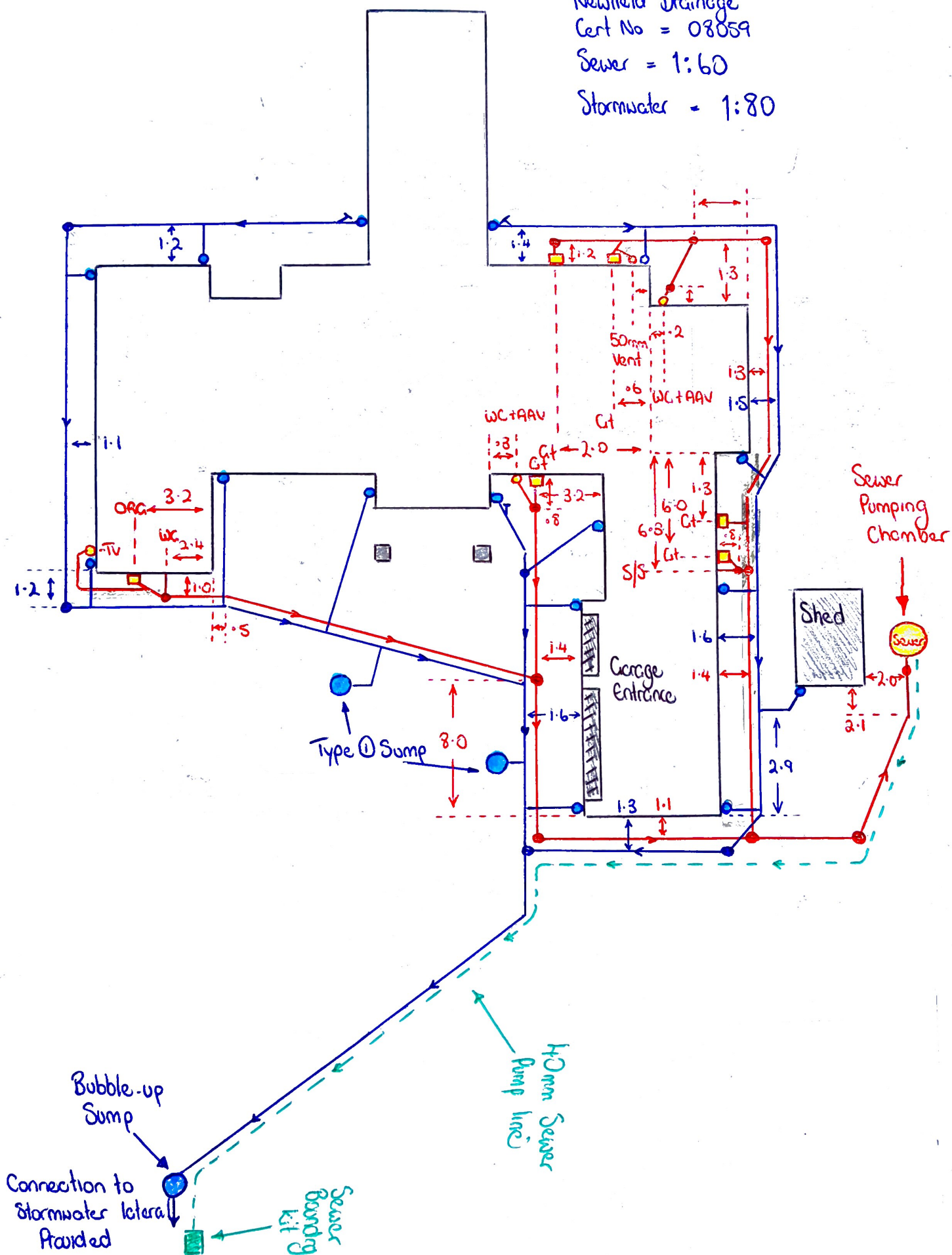
Signature: Ian Buckle

Position: Building Surveyor Residential Inspection

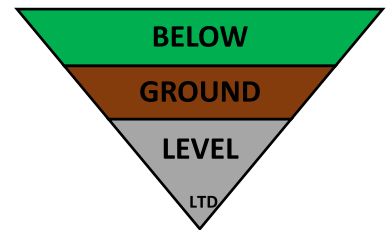
On behalf of: Selwyn District Council

Date: 15 July 2022

130 Verdeco Boulevard  
Lot 146 Verdeco Park, Lincoln  
BCN = 200744  
Newfield Drainage  
Cert No = 08059  
Sewer = 1:60  
Stormwater = 1:80



## Geotechnical Summary



**Address:** 146 Verdeco Park, Lincoln

**Date reported:** 11/3/2020

**Requested by:** Delamore Residence

**Investigation Requirement:** 4 x Hand Auger tests and 4 x Scala Penetrometer tests.

To determine the surrounding soil bearing capacity, profile and water table below ground level (BGL).

**Site Description:** The property is located N/A-Rural & Unmapped area on flat ground. It is approximately 380m east of a tributary stream.

### Results

#### Ha-Sc 1

|                                         |                                                   |
|-----------------------------------------|---------------------------------------------------|
| <b>Test Location</b>                    | South eastern corner of the proposed dwelling     |
| <b>Soil Profile</b>                     | Consists of silt to a depth of 1.5m BGL           |
| <b>Water Table</b>                      | Not encountered                                   |
| <b>Hand Auger end depth</b>             | 1.5m BGL due to being unable to penetrate gravels |
| <b>Scala Penetrometer end depth</b>     | 1.5m BGL due to refusal                           |
| <b>Ultimate Bearing Capacity 200kPa</b> | 0.2m BGL                                          |
| <b>Ultimate Bearing Capacity 300kPa</b> | 0.8m BGL                                          |

#### Ha-Sc 2

|                                         |                                                                                 |
|-----------------------------------------|---------------------------------------------------------------------------------|
| <b>Test Location</b>                    | South western corner of the proposed dwelling                                   |
| <b>Soil Profile</b>                     | Consists of silt to a depth of 1.3m BGL, followed by sand from 1.3m to 1.5m BGL |
| <b>Water Table</b>                      | Not encountered                                                                 |
| <b>Hand Auger end depth</b>             | 1.5m BGL due to being unable to penetrate gravels                               |
| <b>Scala Penetrometer end depth</b>     | 1.5m BGL due to refusal                                                         |
| <b>Ultimate Bearing Capacity 200kPa</b> | 0.2m BGL                                                                        |
| <b>Ultimate Bearing Capacity 300kPa</b> | 0.7m BGL                                                                        |

### Ha-Sc 3

|                                         |                                                                                 |
|-----------------------------------------|---------------------------------------------------------------------------------|
| <b>Test Location</b>                    | North western corner of the proposed dwelling                                   |
| <b>Soil Profile</b>                     | Consists of silt to a depth of 1.3m BGL, followed by sand from 1.3m to 1.5m BGL |
| <b>Water Table</b>                      | Not encountered                                                                 |
| <b>Hand Auger end depth</b>             | 1.5m BGL due to being unable to penetrate gravels                               |
| <b>Scala Penetrometer end depth</b>     | 1.5m BGL due to refusal                                                         |
| <b>Ultimate Bearing Capacity 200kPa</b> | 0.3m BGL                                                                        |
| <b>Ultimate Bearing Capacity 300kPa</b> | 0.4m BGL                                                                        |

### Ha-Sc 4

|                                         |                                                                                  |
|-----------------------------------------|----------------------------------------------------------------------------------|
| <b>Test Location</b>                    | North eastern corner of the proposed dwelling                                    |
| <b>Soil Profile</b>                     | Consists of silt to a depth of 1.2m BGL, followed by sand from 1.2m to 1.5m BGL. |
| <b>Water Table</b>                      | Not encountered                                                                  |
| <b>Hand Auger end depth</b>             | 1.5m BGL due to being unable to penetrate gravels                                |
| <b>Scala Penetrometer end depth</b>     | 1.5m BGL due to refusal                                                          |
| <b>Ultimate Bearing Capacity 200kPa</b> | 0.3m BGL                                                                         |
| <b>Ultimate Bearing Capacity 300kPa</b> | 0.4m BGL                                                                         |

### **Additional Notes:**

*Field Descriptions of Soils and Rocks by NZ Geotechnical Society Dec 2005*

*NZS 4402 Test 6.5.2:1988 Determination of the Penetration Resistance of a Soil*

*Indicative Bearing Capacity is based on MJ Stockwell's "Determination of Allowable Bearing Capacity Under Small Structure" and converting to Ultimate Bearing Capacity*

*No interpretation of the findings has been made other than to determine indicative bearing capacity based on the Scala penetrometer tests*

*Scala penetrometer test results have been conducted in accordance with the MBIE Guidelines "Repairing and rebuilding houses affected by the Canterbury earthquakes" version 3 dated December 2012*

### **Author:**

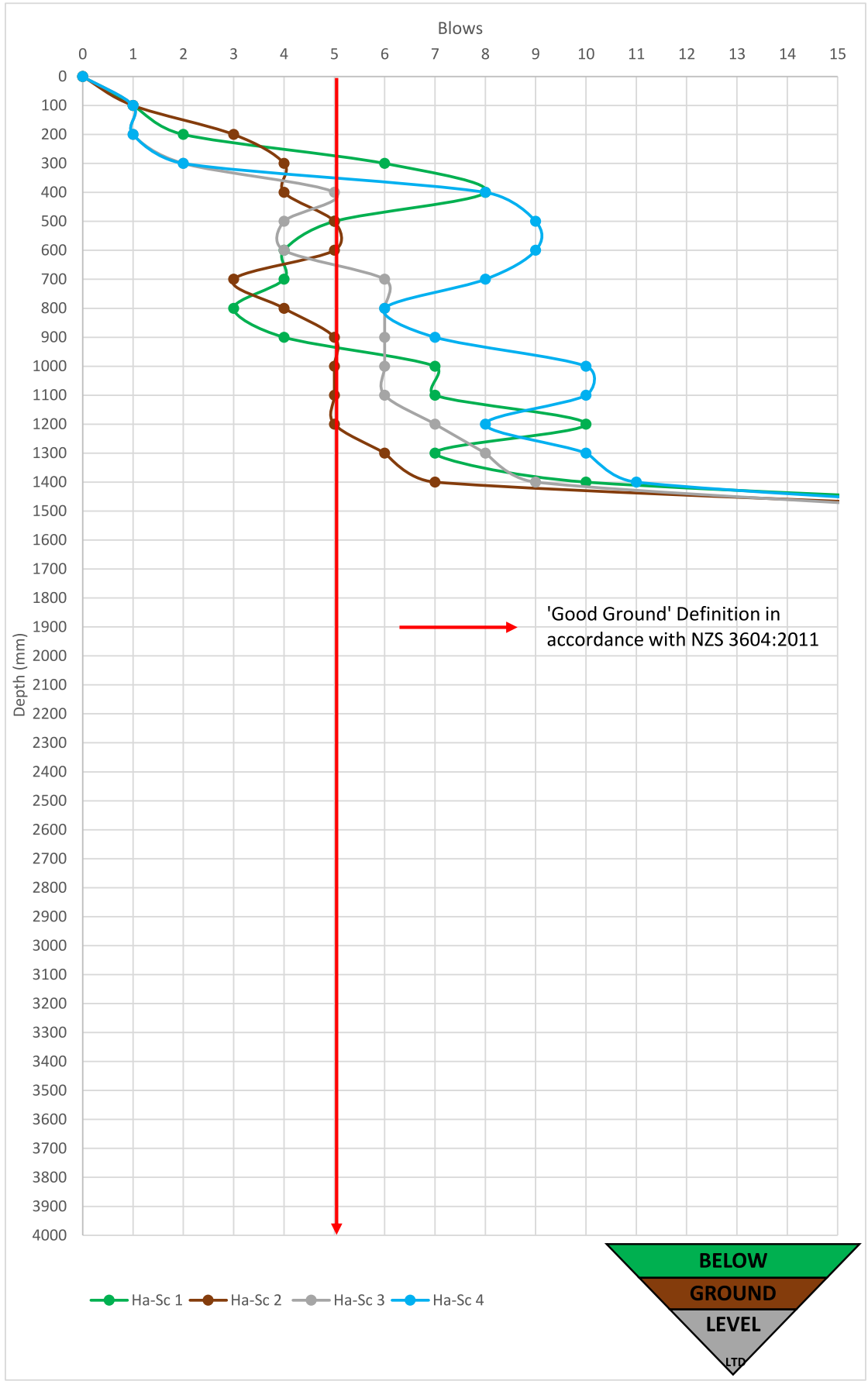


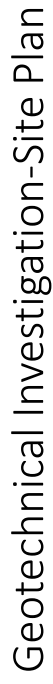
J. O'Brien

Director/Engineering Geologist

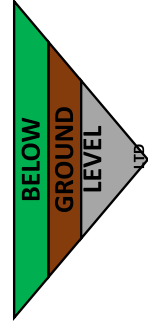
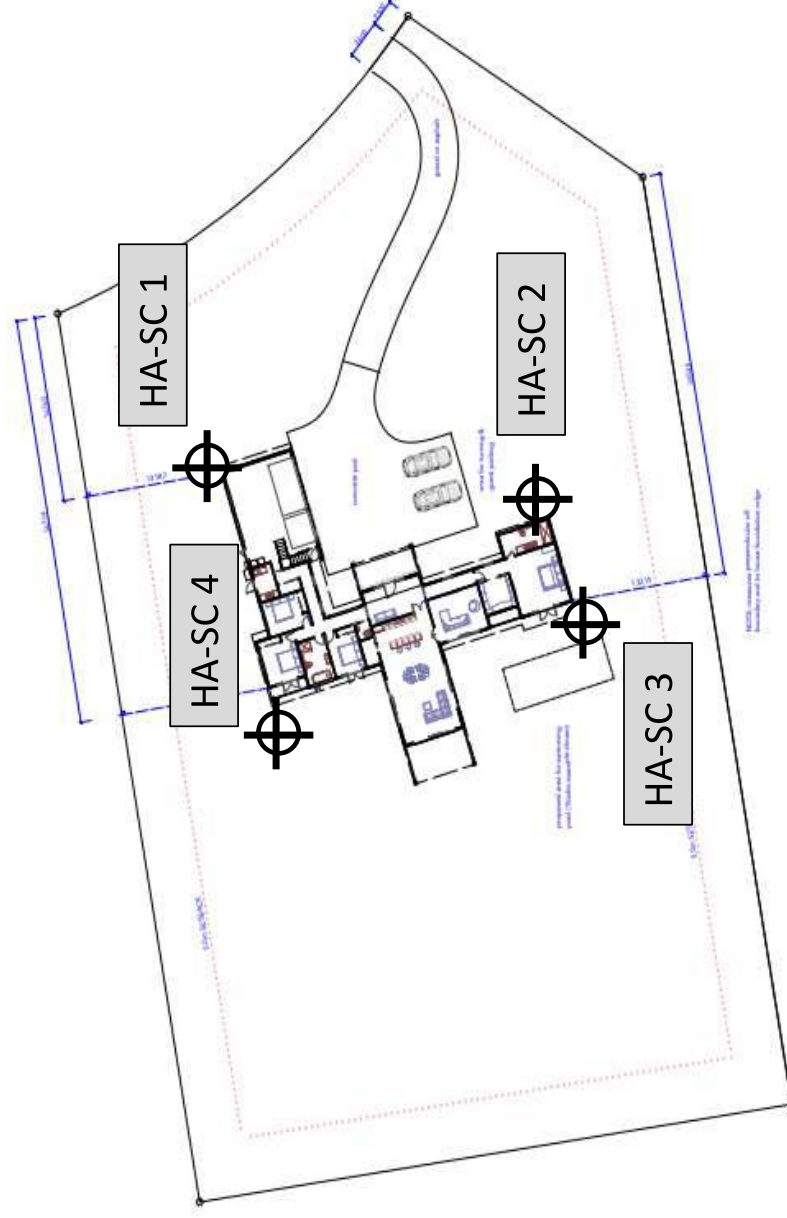
BSc (Geology), BCom (Management), Dip(PM)

146 Verdeco Park-Scala penetrometer blows/per 100mm





DELAMORE RESIDENCE / LOT 146 VERDECO PARK  
HOUSE LOCATION & DRIVEWAY PLAN  
SCALE 1:200 (A1) 1:400 (A3)



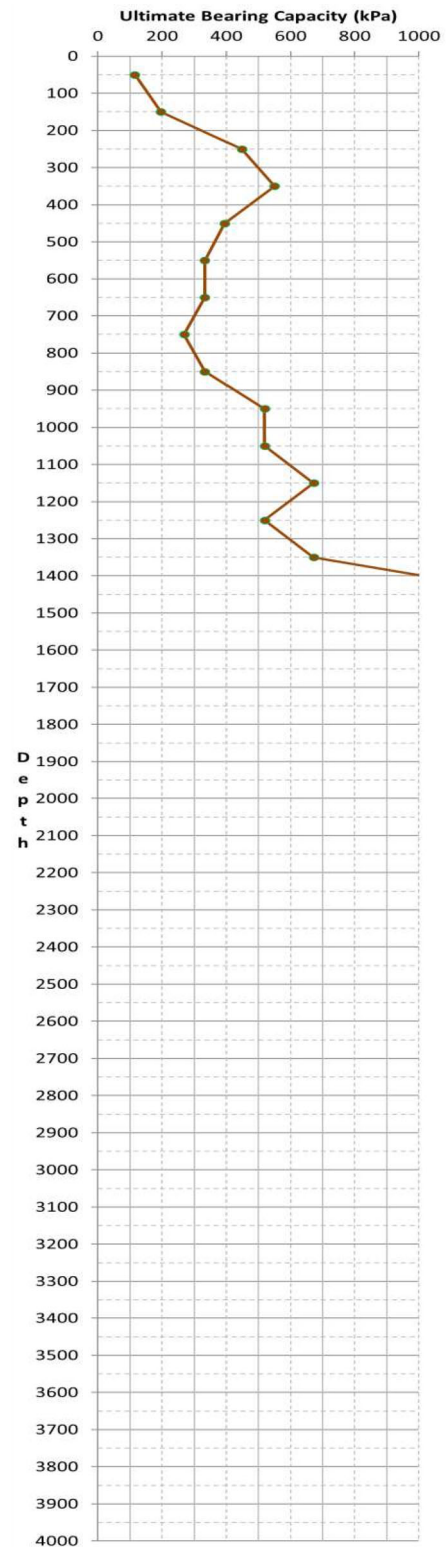
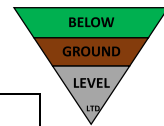
146 Verdeco Park, Lincoln

|              |                           |
|--------------|---------------------------|
| Address:     | 146 Verdeco Park, Lincoln |
| Ha-Sc #      | 1                         |
| Date Tested: | 7/03/2020                 |

Water Table = No Standing Ground Water

| Depth (m) | Blows | Depth (m) | Soil Profile                                                                                                      | Graphic Log |
|-----------|-------|-----------|-------------------------------------------------------------------------------------------------------------------|-------------|
| 0.0       | 0     | 0.0       | SILT, trace sand and rootlets, brown, soft, dry, non plastic, dilatant. Sand is fine to medium                    | xxxxxxxx    |
| 0.1       | 1     |           |                                                                                                                   | xxxxxxxx    |
| 0.2       | 2     |           |                                                                                                                   | xxxxxxxx    |
| 0.3       | 6     | 0.3       | SILT, minor sand, brown, soft, moist, non plastic, quick dilatancy. Sand is fine to medium                        | xxxxxxxx    |
| 0.4       | 8     |           |                                                                                                                   | xxxxxxxx    |
| 0.5       | 5     |           |                                                                                                                   | xxxxxxxx    |
| 0.6       | 4     | 0.6       | SILT, minor sand, greyish brown mottled orange, soft, moist, non plastic, quick dilatancy. Sand is fine to medium | xxxxxxxx    |
| 0.7       | 4     |           |                                                                                                                   | xxxxxxxx    |
| 0.8       | 3     |           |                                                                                                                   | xxxxxxxx    |
| 0.9       | 4     |           |                                                                                                                   | xxxxxxxx    |
| 1.0       | 7     | 1.0       | Sandy SILT, greyish brown mottled orange, soft, wet, non plastic, quick dilatancy. Sand is fine to medium         | xx*x*xx     |
| 1.1       | 7     |           |                                                                                                                   | xx*x*xx     |
| 1.2       | 10    |           |                                                                                                                   | xx*x*xx     |
| 1.3       | 7     |           |                                                                                                                   | xx*x*xx     |
| 1.4       | 10    |           |                                                                                                                   | xx*x*xx     |
| 1.5       | 23    | 1.5       | Auger discontinued, unable to penetrate fine to medium, subrounded gravels                                        |             |
| 1.6       |       |           |                                                                                                                   |             |
| 1.7       |       |           |                                                                                                                   |             |
| 1.8       |       |           |                                                                                                                   |             |
| 1.9       |       |           |                                                                                                                   |             |
| 2.0       |       |           |                                                                                                                   |             |
| 2.1       |       |           |                                                                                                                   |             |
| 2.2       |       |           |                                                                                                                   |             |
| 2.3       |       |           |                                                                                                                   |             |
| 2.4       |       |           |                                                                                                                   |             |
| 2.5       |       |           |                                                                                                                   |             |
| 2.6       |       |           |                                                                                                                   |             |
| 2.7       |       |           |                                                                                                                   |             |
| 2.8       |       |           |                                                                                                                   |             |
| 2.9       |       |           |                                                                                                                   |             |
| 3.0       |       |           |                                                                                                                   |             |
| 3.1       |       |           |                                                                                                                   |             |
| 3.2       |       |           |                                                                                                                   |             |
| 3.3       |       |           |                                                                                                                   |             |
| 3.4       |       |           |                                                                                                                   |             |
| 3.5       |       |           |                                                                                                                   |             |
| 3.6       |       |           |                                                                                                                   |             |
| 3.7       |       |           |                                                                                                                   |             |
| 3.8       |       |           |                                                                                                                   |             |
| 3.9       |       |           |                                                                                                                   |             |
| 4.0       |       |           |                                                                                                                   |             |

Scala Penetrometer 1

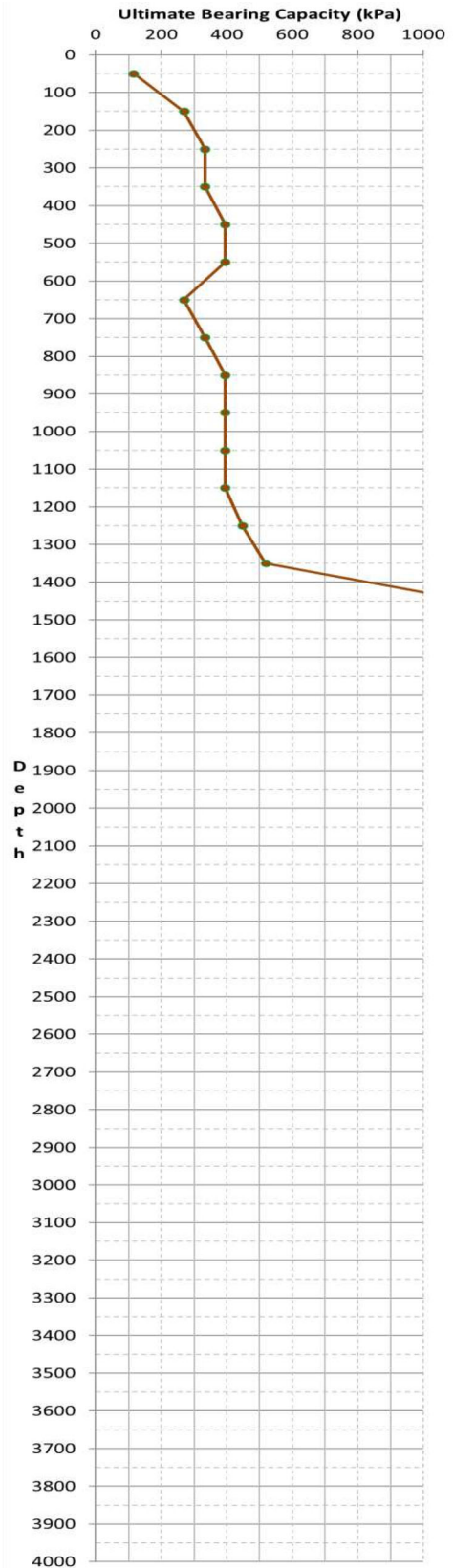


|              |                           |
|--------------|---------------------------|
| Address:     | 146 Verdeco Park, Lincoln |
| Ha-Sc #      | 2                         |
| Date Tested: | 7/03/2020                 |

Water Table = No Standing Ground Water

| Depth (m) | Blows | Depth (m) | Soil Profile                                                                                                      | Graphic Log |
|-----------|-------|-----------|-------------------------------------------------------------------------------------------------------------------|-------------|
| 0.0       | 0     | 0.0       | SILT, trace sand and rootlets, brown, soft, dry, non plastic, dilatant. Sand is fine to medium                    | xxxxxxxx    |
| 0.1       | 1     |           |                                                                                                                   | xxxxxxxx    |
| 0.2       | 3     |           |                                                                                                                   | xxxxxxxx    |
| 0.3       | 4     |           |                                                                                                                   | xxxxxxxx    |
| 0.4       | 4     | 0.4       | SILT, trace sand, brown, soft, moist, non plastic, dilatant. Sand is fine to medium                               | xxxxxxxx    |
| 0.5       | 5     |           |                                                                                                                   | xxxxxxxx    |
| 0.6       | 5     | 0.6       | SILT, trace sand, greyish brown mottled orange, firm, moist, non plastic, dilatant. Sand is fine to medium        | xxxxxxxx    |
| 0.7       | 3     |           |                                                                                                                   | xxxxxxxx    |
| 0.8       | 4     | 0.8       | SILT, minor sand, greyish brown mottled orange, soft, moist, non plastic, quick dilatancy. Sand is fine to medium | xxxxxxxx    |
| 0.9       | 5     |           |                                                                                                                   | xxxxxxxx    |
| 1.0       | 5     |           |                                                                                                                   | xxxxxxxx    |
| 1.1       | 5     |           |                                                                                                                   | xxxxxxxx    |
| 1.2       | 5     |           |                                                                                                                   | xx*x*xx     |
| 1.3       | 6     | 1.3       | Fine to medium SAND, trace silt, grey mottled orange, dense, wet, poorly graded                                   | .....       |
| 1.4       | 7     |           |                                                                                                                   | .....       |
| 1.5       | 20    | 1.5       | Auger discontinued, unable to penetrate fine to medium, subrounded gravels                                        |             |
| 1.6       |       |           |                                                                                                                   |             |
| 1.7       |       |           |                                                                                                                   |             |
| 1.8       |       |           |                                                                                                                   |             |
| 1.9       |       |           |                                                                                                                   |             |
| 2.0       |       |           |                                                                                                                   |             |
| 2.1       |       |           |                                                                                                                   |             |
| 2.2       |       |           |                                                                                                                   |             |
| 2.3       |       |           |                                                                                                                   |             |
| 2.4       |       |           |                                                                                                                   |             |
| 2.5       |       |           |                                                                                                                   |             |
| 2.6       |       |           |                                                                                                                   |             |
| 2.7       |       |           |                                                                                                                   |             |
| 2.8       |       |           |                                                                                                                   |             |
| 2.9       |       |           |                                                                                                                   |             |
| 3.0       |       |           |                                                                                                                   |             |
| 3.1       |       |           |                                                                                                                   |             |
| 3.2       |       |           |                                                                                                                   |             |
| 3.3       |       |           |                                                                                                                   |             |
| 3.4       |       |           |                                                                                                                   |             |
| 3.5       |       |           |                                                                                                                   |             |
| 3.6       |       |           |                                                                                                                   |             |
| 3.7       |       |           |                                                                                                                   |             |
| 3.8       |       |           |                                                                                                                   |             |
| 3.9       |       |           |                                                                                                                   |             |
| 4.0       |       |           |                                                                                                                   |             |

Scala Penetrometer 2

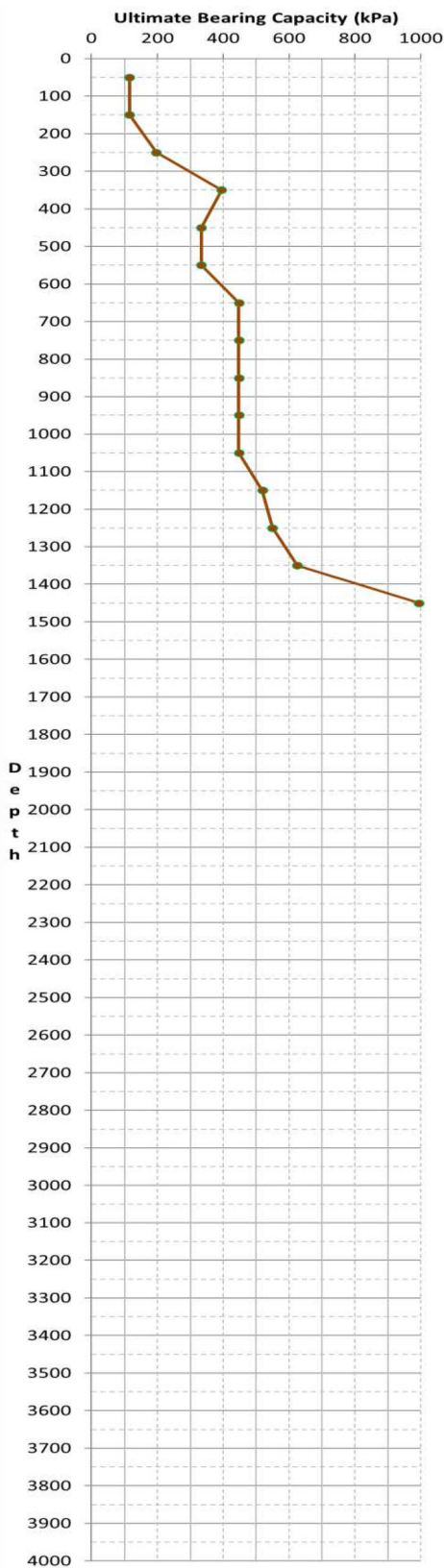
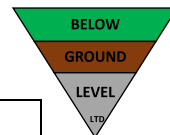


|              |                           |
|--------------|---------------------------|
| Address:     | 146 Verdeco Park, Lincoln |
| Ha-Sc #      | 3                         |
| Date Tested: | 7/03/2020                 |

Water Table = No Standing Ground Water

| Depth (m) | Blows | Depth (m) | Soil Profile                                                                                                      | Graphic Log |
|-----------|-------|-----------|-------------------------------------------------------------------------------------------------------------------|-------------|
| 0.0       | 0     | 0.0       | SILT, trace sand and rootlets, brown, soft, dry, non plastic, dilatant. Sand is fine to medium                    | xxxxxxxx    |
| 0.1       | 1     |           |                                                                                                                   | xxxxxxxx    |
| 0.2       | 1     |           |                                                                                                                   | xxxxxxxx    |
| 0.3       | 2     |           |                                                                                                                   | xxxxxxxx    |
| 0.4       | 5     | 0.4       | SILT, trace sand, greyish brown mottled orange, soft, moist, non plastic, dilatant. Sand is fine to medium        | xxxxxxxx    |
| 0.5       | 4     |           |                                                                                                                   | xxxxxxxx    |
| 0.6       | 4     | 0.6       | SILT, trace sand, greyish brown mottled orange, firm, moist, non plastic, dilatant. Sand is fine to medium        | xxxxxxxx    |
| 0.7       | 6     |           |                                                                                                                   | xxxxxxxx    |
| 0.8       | 6     | 0.8       | SILT, minor sand, greyish brown mottled orange, soft, moist, non plastic, quick dilatancy. Sand is fine to medium | xxxxxxxx    |
| 0.9       | 6     |           |                                                                                                                   | xxxxxxxx    |
| 1.0       | 6     |           |                                                                                                                   | xxxxxxxx    |
| 1.1       | 6     |           |                                                                                                                   | xxxxxxxx    |
| 1.2       | 7     |           |                                                                                                                   | xxxxxxxx    |
| 1.3       | 8     | 1.3       | Fine to medium SAND, trace silt, grey mottled orange, dense, wet, poorly graded                                   | .....       |
| 1.4       | 9     |           |                                                                                                                   | .....       |
| 1.5       | 18    | 1.5       | Auger discontinued, unable to penetrate fine to medium, subrounded gravels                                        |             |
| 1.6       |       |           |                                                                                                                   |             |
| 1.7       |       |           |                                                                                                                   |             |
| 1.8       |       |           |                                                                                                                   |             |
| 1.9       |       |           |                                                                                                                   |             |
| 2.0       |       |           |                                                                                                                   |             |
| 2.1       |       |           |                                                                                                                   |             |
| 2.2       |       |           |                                                                                                                   |             |
| 2.3       |       |           |                                                                                                                   |             |
| 2.4       |       |           |                                                                                                                   |             |
| 2.5       |       |           |                                                                                                                   |             |
| 2.6       |       |           |                                                                                                                   |             |
| 2.7       |       |           |                                                                                                                   |             |
| 2.8       |       |           |                                                                                                                   |             |
| 2.9       |       |           |                                                                                                                   |             |
| 3.0       |       |           |                                                                                                                   |             |
| 3.1       |       |           |                                                                                                                   |             |
| 3.2       |       |           |                                                                                                                   |             |
| 3.3       |       |           |                                                                                                                   |             |
| 3.4       |       |           |                                                                                                                   |             |
| 3.5       |       |           |                                                                                                                   |             |
| 3.6       |       |           |                                                                                                                   |             |
| 3.7       |       |           |                                                                                                                   |             |
| 3.8       |       |           |                                                                                                                   |             |
| 3.9       |       |           |                                                                                                                   |             |
| 4.0       |       |           |                                                                                                                   |             |

Scala Penetrometer 3

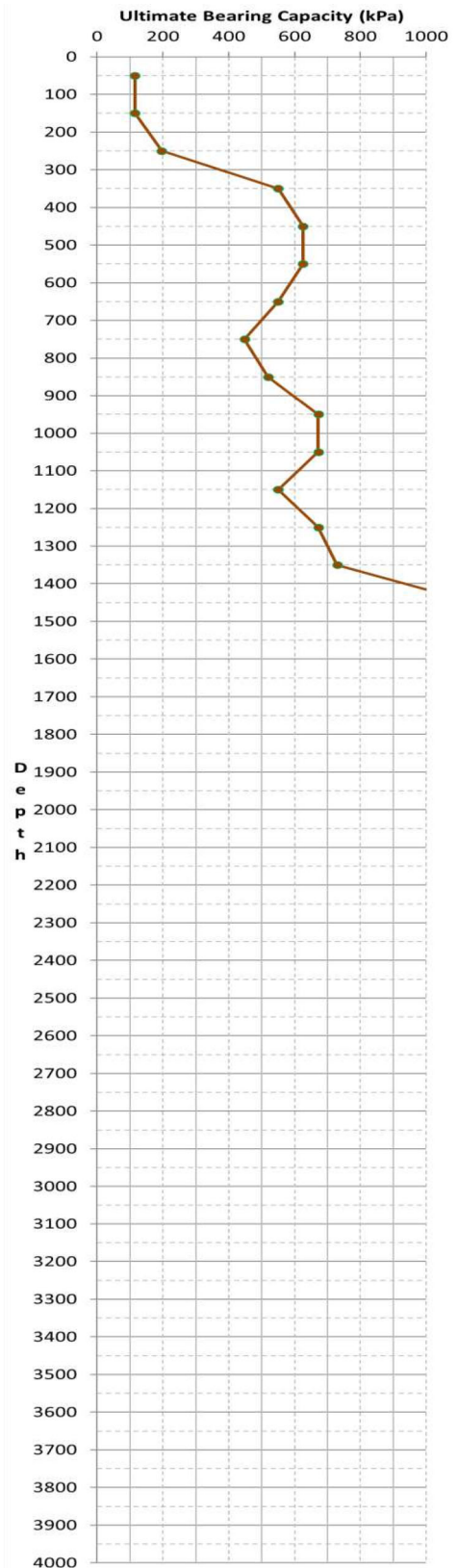
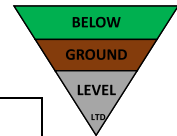


|              |                           |
|--------------|---------------------------|
| Address:     | 146 Verdeco Park, Lincoln |
| Ha-Sc #      | 4                         |
| Date Tested: | 7/03/2020                 |

Water Table = No Standing Ground Water

| Depth (m) | Blows | Depth (m) | Soil Profile                                                                                                      | Graphic Log |
|-----------|-------|-----------|-------------------------------------------------------------------------------------------------------------------|-------------|
| 0.0       | 0     | 0.0       | SILT, trace sand and rootlets, brown, soft, dry, non plastic, dilatant. Sand is fine to medium                    | xxxxxxxx    |
| 0.1       | 1     |           |                                                                                                                   | xxxxxxxx    |
| 0.2       | 1     |           |                                                                                                                   | xxxxxxxx    |
| 0.3       | 2     | 0.3       | SILT, trace sand, greyish brown mottled orange, soft, moist, non plastic, dilatant. Sand is fine to medium        | xxxxxxxx    |
| 0.4       | 8     |           |                                                                                                                   | xxxxxxxx    |
| 0.5       | 9     | 0.5       | SILT, trace sand, greyish brown mottled orange, firm, moist, non plastic, dilatant. Sand is fine to medium        | xxxxxxxx    |
| 0.6       | 9     |           |                                                                                                                   | xxxxxxxx    |
| 0.7       | 8     |           |                                                                                                                   | xxxxxxxx    |
| 0.8       | 6     | 0.8       | SILT, minor sand, greyish brown mottled orange, soft, moist, non plastic, quick dilatancy. Sand is fine to medium | xxxxxxxx    |
| 0.9       | 7     |           |                                                                                                                   | xxxxxxxx    |
| 1.0       | 10    |           |                                                                                                                   | xxxxxxxx    |
| 1.1       | 10    |           |                                                                                                                   | xxxxxxxx    |
| 1.2       | 8     | 1.2       | Silty, fine to medium SAND, grey mottled orange, dense, wet, poorly graded                                        | ••x•x••     |
| 1.3       | 10    |           |                                                                                                                   | ••x•x••     |
| 1.4       | 11    |           |                                                                                                                   | ••x•x••     |
| 1.5       | 20    | 1.5       | Auger discontinued, unable to penetrate fine to medium, subrounded gravels                                        |             |
| 1.6       |       |           |                                                                                                                   |             |
| 1.7       |       |           |                                                                                                                   |             |
| 1.8       |       |           |                                                                                                                   |             |
| 1.9       |       |           |                                                                                                                   |             |
| 2.0       |       |           |                                                                                                                   |             |
| 2.1       |       |           |                                                                                                                   |             |
| 2.2       |       |           |                                                                                                                   |             |
| 2.3       |       |           |                                                                                                                   |             |
| 2.4       |       |           |                                                                                                                   |             |
| 2.5       |       |           |                                                                                                                   |             |
| 2.6       |       |           |                                                                                                                   |             |
| 2.7       |       |           |                                                                                                                   |             |
| 2.8       |       |           |                                                                                                                   |             |
| 2.9       |       |           |                                                                                                                   |             |
| 3.0       |       |           |                                                                                                                   |             |
| 3.1       |       |           |                                                                                                                   |             |
| 3.2       |       |           |                                                                                                                   |             |
| 3.3       |       |           |                                                                                                                   |             |
| 3.4       |       |           |                                                                                                                   |             |
| 3.5       |       |           |                                                                                                                   |             |
| 3.6       |       |           |                                                                                                                   |             |
| 3.7       |       |           |                                                                                                                   |             |
| 3.8       |       |           |                                                                                                                   |             |
| 3.9       |       |           |                                                                                                                   |             |
| 4.0       |       |           |                                                                                                                   |             |

Scala Penetrometer 4



# GEOTECHNICAL REPORT SUMMARY FOR SUBDIVISION

37441 / VERDECO PARK, SPRINGS ROAD, LINCOLN, CANTERBURY

Davis Ogilvie have undertaken a geotechnical investigation for subdivision of an approximate 82 ha parcel of land on Springs Road, Lincoln, Canterbury. The current proposal for the site is 113 smaller (562 – 1002 m<sup>2</sup>) 'Living Zone Residential' (LZR, current Lot 2 DP 54824) lots, and 112 larger (3050 – 6040 m<sup>2</sup>) 'Residential Rural' (RR, current Lot 2 DP 12928) lots.

A liquefaction assessment for the site was carried out to determine the recommended Technical Category (TC) in accordance with the current MBIE Guidelines<sup>1</sup>.

Based on the information obtained during the investigation the general subsurface profile can be described as shallow topsoil (typically 100 – 400 mm thick) overlying alluvial sand/silt deposits typically to around 1.0 – 2.0 m, (but up to 6.9 m in places) underlain by medium dense to very dense gravel.

CPT results have been analysed in conjunction test pit and deep boreholes soil and groundwater information. The analysis has quantify the liquefaction induced vertical settlement and lateral displacement risk and has allowed for technical category recommendations. The recommended technical category for the site is predominantly TC1 with two isolated areas exceeded the threshold for TC1 and are recommended to be categorised as TC2 (9 Living Zone Residential lots & 2 Rural Residential lots).

Shallow testing across the site indicates 200 kPa geotechnical bearing capacity in the natural silt/sand material below the topsoil.

All residential lots will require specific geotechnical investigations at building consent stage to determine the shallow soil conditions and confirm geotechnical recommendations for specific building sites.

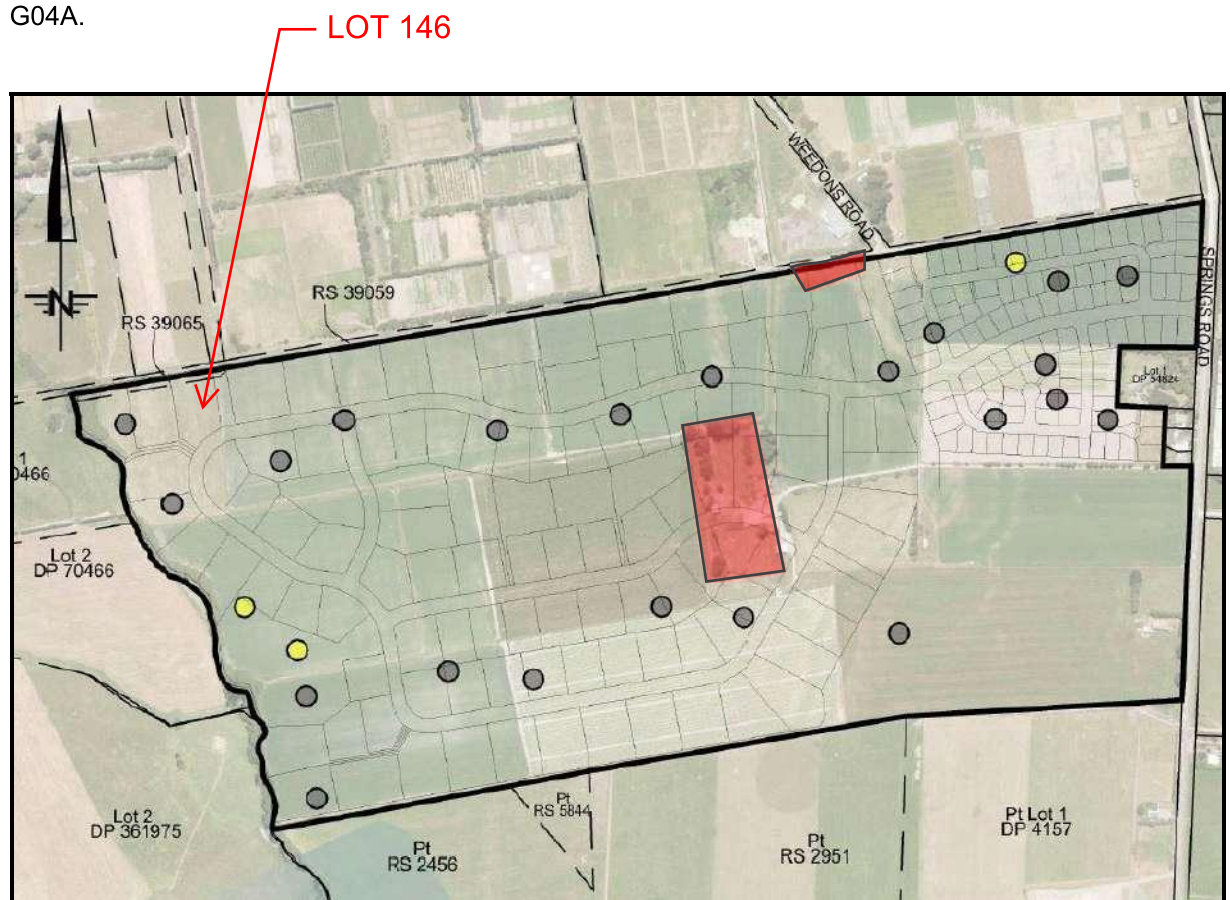
**The contents of this documentation are strictly subject to the terms and conditions of the disclaimer contained at the front of this documentation. Prospective purchasers must accordingly read and acquaint themselves with the disclaimer prior to reading the documentation**

<sup>1</sup> MBIE, (2012). Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes, Part D

## 5.5 Technical Category Summary

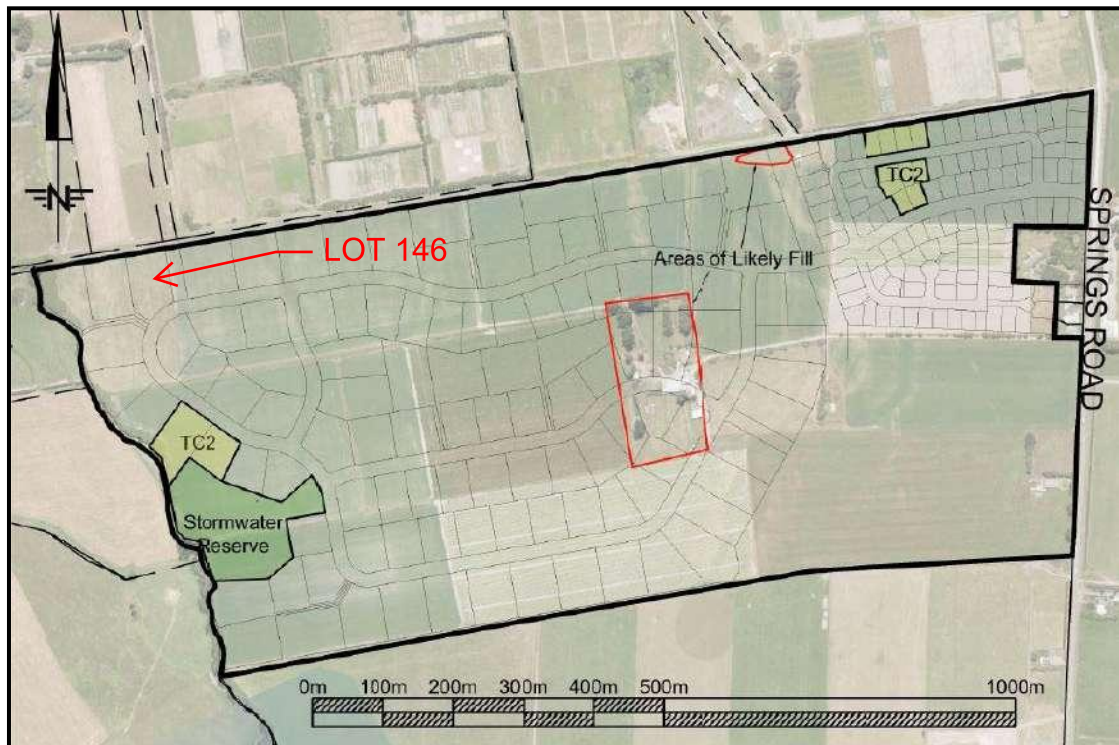
CPT results have been analysed in conjunction with soil and groundwater information from test pit and boreholes. The analysis has quantified the liquefaction induced vertical settlement and lateral displacement risk and has allowed for technical category recommendations. The recommended technical category for the site is predominantly TC1, however two isolated areas exceeded the threshold for TC1 under ULS seismic loading and are recommended to be categorised as TC2. Ground improvement options may be considered to remediate the TC2 areas to TC1. The liquefaction risk for the site is negligible at SLS levels for the whole site.

Figures 20 and 21 provide an overview of technical categories of the site, and areas of fill encountered during site investigations. Larger versions of these plans are appended, G03A and G04A.



**Figure 20: Plan showing results of the technical category recommendations based on the modelled settlements, lateral spreading and stretch. TC1 locations are indicated by the grey dots and the TC2 locations in yellow. Red indicates areas subject to environmental DSI.**

(image from Canterburymaps.govt.nz)



**Figure 21: Plan showing results of the technical category recommendations based on the modelled settlements, lateral spreading and stretch. TC2 locations in yellow. Red indicates areas subject to environmental DSI.**



## **IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS**

### **STREET TREES AND IRRIGATION**

The Selwyn District Council would like to make all new home/land owners and their contractors aware of the process of gaining approval to relocate/remove street trees, or alter Council irrigations systems.

In some areas of the Selwyn District, various types of linked dripper irrigation systems are installed to water establishing street trees. In some cases, the system has not been installed very deep in the ground. It is particularly important that any contractors who are going to be excavating within road berms are aware of this and excavate carefully to locate irrigation lines or drippers, or seek assistance from Council as to their presence/location before excavating. Similarly, care should be taken when excavating near street trees to avoid damage to tree roots.

The developer has put a lot of effort into enhancing the streetscape and providing an attractive environment within your subdivision. It is accepted that in some cases when a new home is built, a planted street tree and associated irrigation system may need to be shifted or removed to facilitate vehicle access to the site. Upon formal request, Council will consider giving approval for such changes to the initial planting plan or irrigation system on a case by case basis, after exploring all alternative options available.

Where it has been qualified that trees can be removed or relocated and/or an irrigation system needs to be shifted, then these works are to be organised by Council and/or the Developer and carried out by one of their approved contractors. All costs associated with these works are to be borne by the requesting land owner.

Please be aware, that in some situations, street trees can be removed and landscaping in a subdivision might still be under the management of the developer. In such cases, Council should still be contacted in the first instance, who will forward the request onto the developer for a response.

The following procedure is to be followed by a land owner who is wanting to request removal or relocation of a street tree and/or associated irrigation systems, in order to facilitate vehicle access to their property.

Requests for the removal or shifting of a tree must be made in writing to the Council Reserves Department stating:

- Street address of the property and the lot number;
- Name of the contact person;
- Contact details;
- Reason for the tree to be removed

On receipt of this formal request, Council staff will assess the following:

- Quality of the tree and whether or not the tree can successfully be moved;
- Whether an irrigation system is present and also needs shifting or decommissioning;
- Any conditions of sale by the developer;
- Any Resource Consent conditions;
- Streetscape theme and amenity value contribution of the tree.

If a tree is not able to be shifted and has to be removed, the landowner may also be required to pay for the cost to plant another tree of the same species and of similar size within the road berm as a replacement.

If an agent of the land owner makes the request to Council, then the agent is deemed to be the person responsible for the payment of all expenses relating to this procedure.

#### CARE FOR ESTABLISHING STREET TREES

Although the Developer and/or Council endeavours to water in newly planted street trees during their initial establishment years, the public is encouraged to assist with watering trees on your road berm. Establishing a tree in an urban environment faces many challenges so give your tree the best chance of reaching its full potential and value.

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**

# 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 Charles Knowler  
18 Bella Vita Drive  
Lincoln 7608

**GST Number:** 53-113-451  
**Invoice Date:** 2/09/2025  
**Account No:** 806547  
**Order No.**

## Tax Invoice 240398

| Qty          | Description                                        | Rate | GST   | Amount          |
|--------------|----------------------------------------------------|------|-------|-----------------|
| L251918      | 2/09/25 : Stephan Charles Knowler : Stephan Charle |      |       |                 |
| 2404307700   | : 130 Verdecos Boulevard, Lincoln                  |      |       |                 |
|              | Residential - Land Information Memorandum          |      | 39.13 | 300.00          |
| Subtotal     |                                                    |      |       | 260.87          |
| GST          |                                                    |      |       | 39.13           |
| Total Amount |                                                    |      |       | <b>\$300.00</b> |

(Please detach and return this portion with your payment)

### REMITTANCE ADVICE

Stephan Charles Knowler  
18 Bella Vita Drive  
Lincoln 7608

**Account No.:** 806547  
**Invoice No.:** 240398  
**Total Due:** **\$300.00**

### Amount Enclosed:

Payment can be made by internet banking to the following account: 03 1587 00500000 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>

