

# Land Information Memorandum

**L252785**

## Application

Stephan Knowler  
Stephan Knowler  
18 Bella Vita Drive  
Lincoln 7608

<b>No.</b>	<b>L252785</b>
<b>Application date</b>	19/11/2025
<b>Issue date</b>	27/11/2025
<b>Phone</b>	0272299522

## Property

<b>Valuation No.</b>	2410000301
<b>Location</b>	183 Smythes Road
<b>Legal Description</b>	LOT 1 DP 16401 BLK IX LEESTON SD
<b>Owner</b>	Prangley Kevin John and Valk Penelope Elaine Ella
<b>Area (hectares)</b>	13.4128

## 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>	\$ 720,000
<b>Capital Value</b>	\$ 1,110,000
<b>Improvements</b>	\$ 390,000

### Current Rates Year 2025 to 2026

<b>Annual Rates</b>	\$ 3,796.55
<b>Current Instalment</b>	\$ 949.15
<b>Current Year - Outstanding Rates</b>	\$ 521.27
<b>Arrears for Previous Years</b>	\$ 0.00
<b>Next Instalment Due</b>	15/12/25

Next Revaluation Due 2027.

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

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

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

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

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

## Planning/Resource Management

### Partially Operative District Plan: GRUZ

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

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

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

2/10/95	Resource Consent R301983
	Relocate Dwelling
	Decision Notified 26/10/95
	Consent Approved 20/10/95

## Planning Notes

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

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

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

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

SCA-RD2

## Building

30/07/13	Building Consent 131547 Installation Of Solid Fuel Heater Code Compliance Certificate Issued 09/08/13
25/10/11	Building Consent 111142 Farm Building Code Compliance Certificate Issued 16/12/11
1/12/00	Building Consent 002279 Work Shop Code Compliance Certificate Issued 14/08/12
13/11/96	Building Consent R416211 Garage Code Compliance Certificate Issued 4/09/97
7/11/96	Building Consent R416210 S/Fuel Burner Code Compliance Certificate Issued 8/04/97
20/12/95	Building Consent R414738 Garage Code Compliance Certificate Issued 13/12/96
20/12/95	Building Consent R414739 Barn Addition Code Compliance Certificate Issued 13/12/96
31/10/95	Building Consent R414507 Relocated Dwelling Code Compliance Certificate Issued 12/11/97
12/09/94	Building Consent R413004 Implement Shed Code Compliance Certificate Issued 13/01/95

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 Council's discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

## Services

### Water

Council water scheme is not available.

Own potable water supply required.

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

### Sewer

Council sewer scheme is not available.

On-site sewage treatment and disposal.

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

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

Any new or replacement of domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

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

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

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

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

## Stormwater

Stormwater to Soakhole and or Land Drainage Available

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

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

Copy of drainage plan attached.

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

## Drains

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

## Kerbside Waste Collections

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

### [Selwyn District Council - Collection Days & Routes](#)

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

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

Please contact Council for further detail.

## Land and Building Classifications

### Energy Infrastructure and Transport

None known

### Culture and Heritage

None known

### Natural Environment

None known

### District-wide matters

None known

### Area-specific matters

None known

### Land Notes

None known

### Listed Land Use Register (LLUR):

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

### Residential Swimming Pool

No pool registered to this property.

### Land Transport Requirement

Smythes Road is a formed and unsealed local road maintained by Selwyn District Council.

## Natural Hazards

This section sets out information that the Council holds relating to natural hazards, such as earthquake, tsunami, erosion, landslip, liquefaction/sedimentation and subsidence, wind and snow, or flooding/inundation.

Climate change is causing natural hazards to become more severe, occur more often, and affect a wider range of areas.

If the Property is identified below as being subject to a natural hazard, it may have been issued a building consent with a waiver or modification of the Building Code to confirm that building work will accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property. If a waiver or modification has been issued, this will be noted in the Building section of the LIM above.

You can obtain further information about natural hazard matters from:

- The District Plan Natural Hazard chapter: [District Plan - Partially Operative Selwyn District Plan \(Appeals Version\)](#)
- [Selwyn District Council Natural Hazard Map](#) – use this map to view any of the natural hazards identified below that impact this Property or in the vicinity of the Property
- Our Duty Planner service at [planning.technical@selwyn.govt.nz](mailto:planning.technical@selwyn.govt.nz), or call 0800 SELWYN (735 996).

## Earthquake

### *Earthquake Prone Buildings*

If this Property has an Earthquake Prone Building, this will be noted in the Building section of this LIM under “Earthquake Prone Buildings”.

## Erosion

### *District Plan information relating to erosion*

None known

## Landslip and Rockfall

### *Regional mapping of landslides / rock avalanches*

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2006 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. Further information can be found in the technical report: [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. The scope of this report is the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District.

Climate change may cause increased rain and storm intensity and frequency, and vegetation changes. These impacts of climate change may reduce the Property's resilience and exacerbate the landslip and rockfall hazard.

## Liquefaction and Subsidence

### *Liquefaction / Geotechnical risk*

The Property is within an area where liquefaction damage is possible in future earthquakes. The Selwyn District Council has mapped areas where a liquefaction assessment is required, and other areas where a liquefaction assessment is only needed for certain activities. [View Selwyn District Council's maps](#). [View Selwyn District Plan rules relating to liquefaction / geotechnical planning requirements](#). Environment Canterbury has separately identified additional areas where liquefaction is possible. [View Environment Canterbury's map showing areas where liquefaction is possible](#). Further information about liquefaction generally can be found in the following technical reports:

- [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers the Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.
- [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. This report covers the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District and for use in infrastructure and emergency management planning.

Climate change may cause changes in groundwater and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate the impacts of the liquefaction and subsidence hazard.

As part of any building consent application, you may need a site-specific assessment or site subsoil investigation to establish the level of susceptibility to liquefaction or to confirm that 'good ground' can be achieved for any building work. The scope and testing of any site-specific assessment must be carried out by a CPEng Geotechnical engineer. The ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, and specific design may be required. The definition of 'good ground' can be found in the Definitions section of the [NZ Building Code Handbook](#), and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available on [Environment Canterbury's liquefaction map](#). Further information can be found in the technical report: [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.

## Tsunami

None known

## Flooding and Inundation

### District Plan information relating to flooding and inundation

This Property is within the following flooding or inundation overlay(s) or areas in the District Plan. Information and reports about the relevant overlay are included below. Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

### Plains Flood Management Overlay

The Plains Flood Management Overlay in the Council's District Plan identifies areas where flooding from a 200-year Average Recurrence Interval (ARI) flood event needs to be managed. [View a map of the overlay](#). [View the rules relating to the overlay](#). Further information can be found in the following technical reports:

*Selwyn River/Waikirikiri floodplain investigation*, ECAN report, September 2019

*Regional Policy Statement Modelling for Selwyn District Council – District Plan*, DHI Water and Environment Limited report, November 2019

*Environment Canterbury information regarding flooding and inundation*

### Historic Flooding Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's [flood imagery register](#).

### Other flooding and inundation information

Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

### Flood modelling

This Property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. [View the flood model results](#). More detail can be found in the technical report: [Selwyn District Flood Model - Hydraulic Model Build Report](#), Tonkin + Taylor commissioned by Selwyn District Council, August 2025.

### High Ground Water Table

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.

### Ground Water Level

The ground water level at this Property is less than 30m below ground for this Property. A high ground water level may exacerbate any flooding at this Property, or the impact of any flooding at this Property.

## Exposure Zones

	<b>NZS3604:2011</b>	<b>AS/NZS1170:2002</b>
<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>	39m	-
<b>Exposure Zone</b>	B	-

### *Exposure Zone Descriptions*

Zone B: Low

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

Zone C: Medium

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

Zone D: High

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

## Special Land Features

### Soil Types

Waterton moderately deep clay loam, strongly gleyed phase

Windermere deep loamy peat and peaty loam

Waterton shallow clay loam

### Land Fill

None known

## 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 Council's 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.
8. This Land Information Memorandum includes natural hazard information deemed by Selwyn District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.
9. Selwyn District Council and Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Selwyn District Council or Environment Canterbury if you would like to enquire about this information.

Information Management Team

Date: 27 November 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

## 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

## Water\_pt

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

## Sewer\_In

- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBsolete
- OUTLINE
- PIPE
- SITE\_BOUNDARY
- Soakhole w/Hoz Soakage
- StopBank

## 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

## 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

## CDrain\_pt

- GATE
- Site
- WEIR

## CDrain\_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

## WRace\_pt

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

## WRace\_In

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

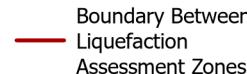
## SDC Cleaned

 SDC Cleaned

## Project Extent

 Project Extent

## Boundary Between Liquefaction Assessment Zones

 Boundary Between Liquefaction Assessment Zones

## Liquefaction Susceptibility

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

## Ecan River Protection Scheme

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

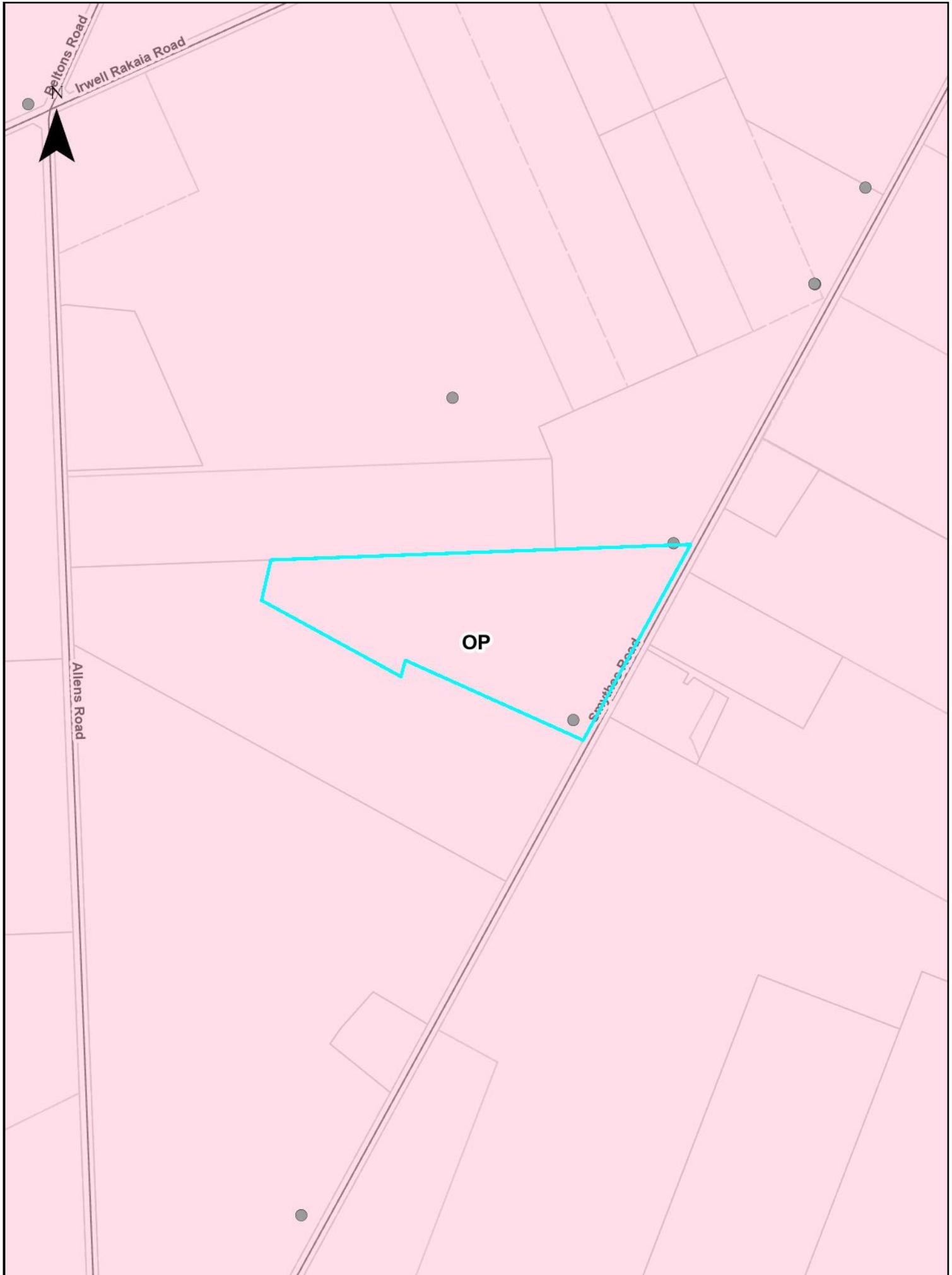
## Greendale Fault

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

## Biodiversity

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

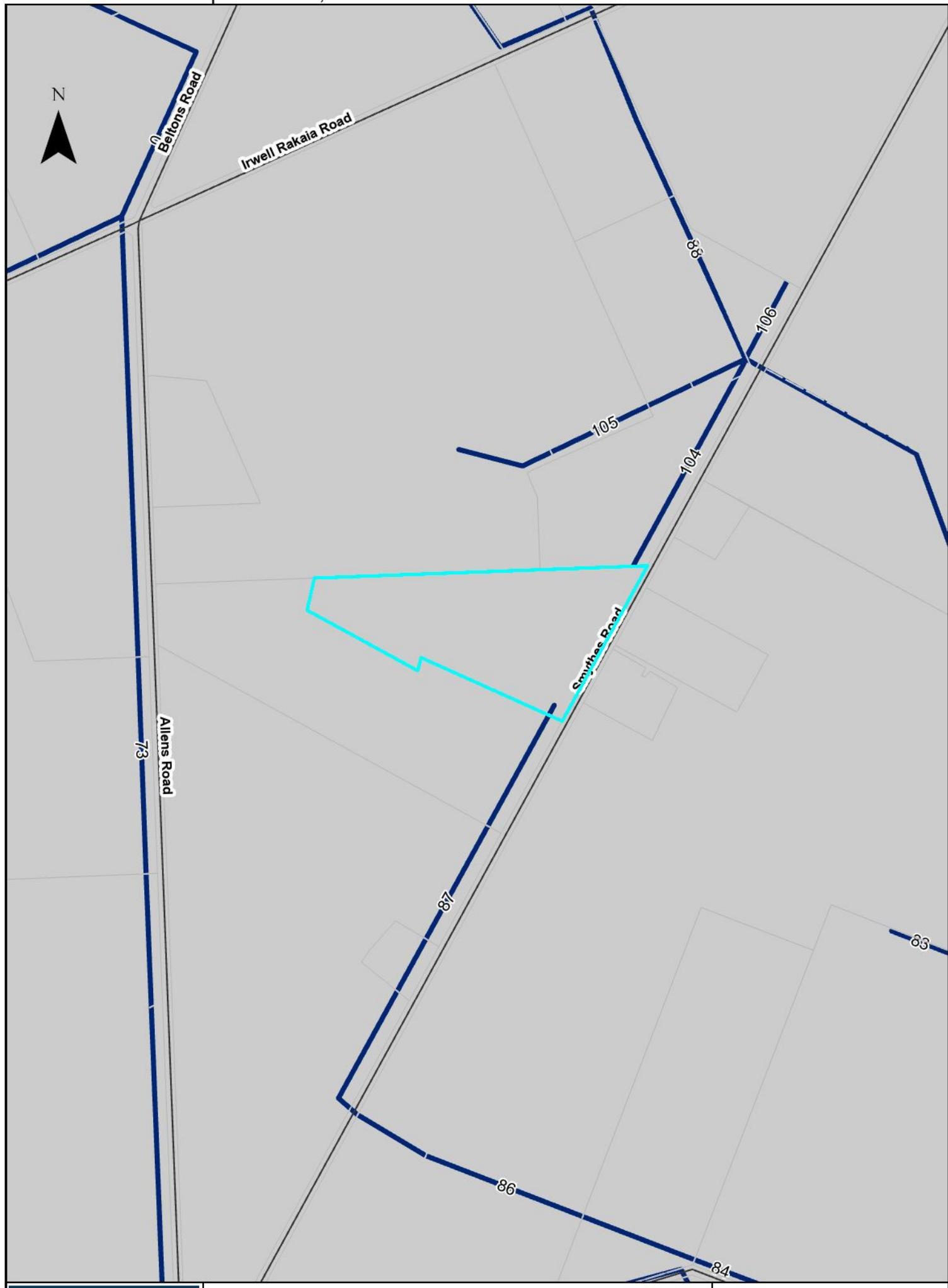
# LIM REPORT - Zone and Water Services



# LIM REPORT - PODP Zone and Precinct



# LIM REPORT - Liquefaction, Drains and Water Races



## 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.

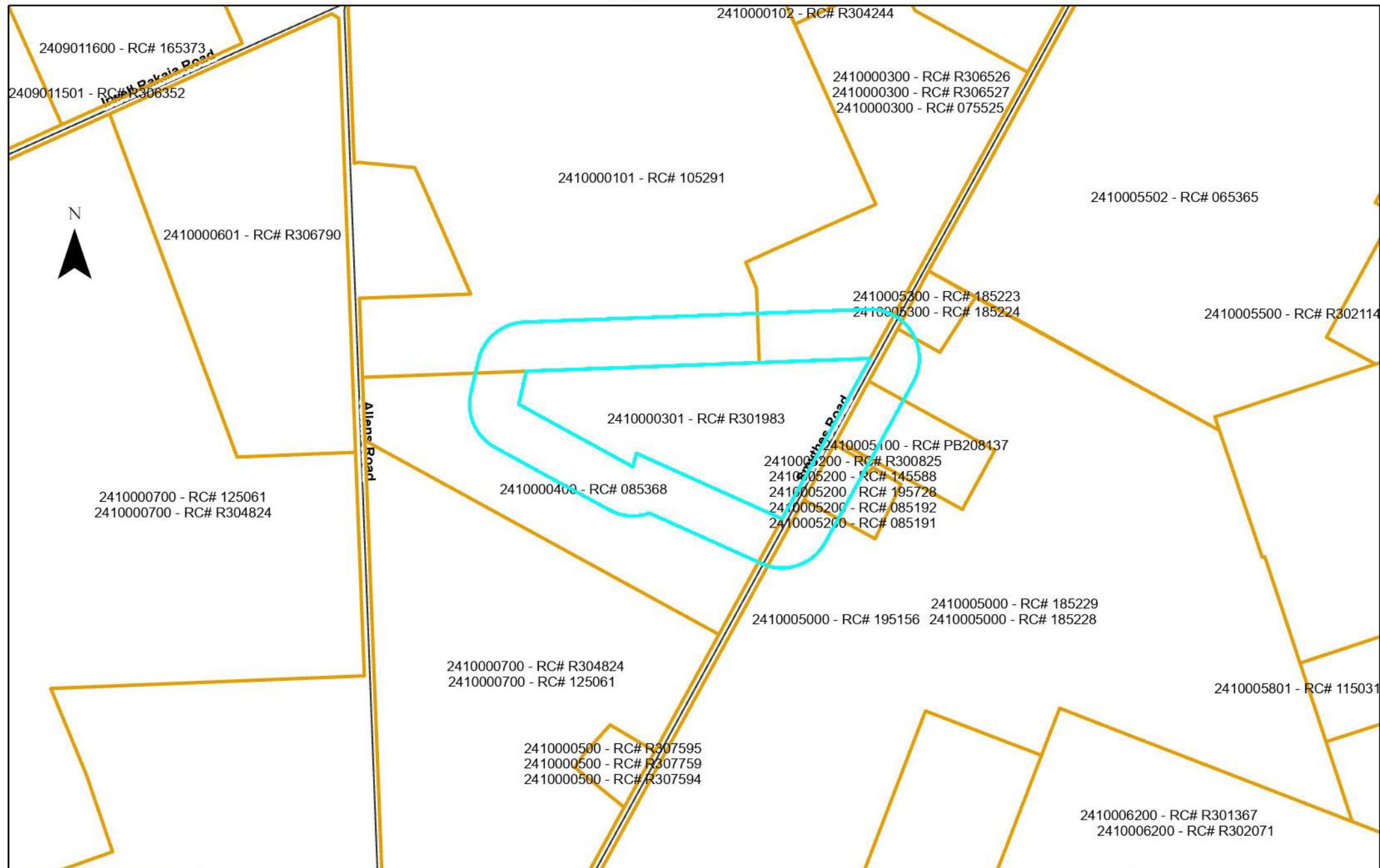
### Resource Consent Status Codes:

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

2410000301



Assessment_ID	RC Number	Proposal	Decision Date
2410000101	105291	TO ESTABLISH AN INDUSTRIAL ACTIVITY IN THE RURAL ZONE (COOL STORE)	2010-10-13
2410000300	075525	SUBDIVIDE TO CREATE 1.37HA LOT WITH EXISTING DWELLING & BALANCE LOT OF APPROX 20HA WITH NO BUILD COVENANT	
2410000300	R306526	SUBDIVISION OF 12.2HA FROM 33.5HA ZONED RUE/OUTER PLAINS & AMALGAMATION OF 2 OTHER LOTS TO RETAIN EXISTING NUMBER OF TITLES	2003-12-23
2410000300	R306527	TO ERECT A DWELLING ON LOT 1 OF R306526	2003-12-23
2410000301	R301983	RELOCATE DWELLING	1995-10-20
2410000400	085368	TO ERECT DWELLING ON UNDERSIZED RURAL LOT	
2410005000	185228	To create two rural lots within the Outer Plains. L/U185229	2019-05-24
2410005000	185229	To retain the existing dwelling on an undersized lot (Lot 1). In addition there is a non-compliance for a reduced side boundary setback for an existing shed.	2019-05-24
2410005000	195156	To carry out a rural boundary adjustment	2019-05-01
2410005100	PB208137	To retain an accessory building with discretionary siting	2020-06-29
2410005200	085191	RURAL BOUNDARY ADJUSTMENT TO CREATE 1.74HA LOT WITH EXISTING DWELLING & BALANCE LOT OF 27.039HA TO BE AMALGAMATED WITH ADJOINING WITH A NO BUILD COVENANT	2008-10-10
2410005200	085192	TO RETAIN EXISTING DWELLING ON REDUCED LOT CREATED BY 085191	2008-10-10

2410005200	R300825	TO SUBDIVIDE OFF 4 HA WITH EXISTING DWELLING BALANCE LOT 28.78 HA	1993-12-13
2410005200	145588	Retrospective resource consent to lawfully establish and operate a contractor's yard.	2015-06-03
2410005200	195728	VARIATION -To change condition 1 of RC145588.	2020-01-20
2410005300	185223	To undertake a subdivision creating two rural lots	2019-02-27
2410005300	185224	To retain a dwelling on Lot 1 and a shed in a non-complying position	2019-02-27

# Code Compliance Certificate

## Section 95, Building Act 2004

### The Building

**Street address of building:** 183 Smythes Road, Leeston

**Legal description of land where building is located:** LOT 1 DP 16401

**Building name:** N/A

**Location of building within site/block number:** 183 Smythes Road, Leeston

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

**Current, lawfully established, use:** 2.02 Detached Dwelling

**Number of Occupants:** 2

**Year first constructed:**

### The Owner

**Name of owner:** R G & A M Chapman

**Contact person:** Alwyn

**Mailing address:** Po Box 69042

Lincoln

**Street address/registered office:** 183 Smythes Road, Rd 2, Leeston

**Phone number:** 033350352

**Mobile:** 0272933242

**Facsimile number:**

**Email address:** chapmanrg@xtra.co.nz

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

### Building Work

**Building consent number:** BC131547

**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.

Bruce Harris

Contractor

On behalf of: Selwyn District Council

Issue Date: 09 Aug 2013

## Code Compliance Certificate

**111142**

### Section 95, Building Act 2004

#### The Owner

Name of Owner:	Lee Brian Wallace Anthony & Janet Adele & Costelloe Patrick Gregory
Mailing address:	586 Robinsons Rd, RD 6, Christchurch 7676
Street address/registered office:	
Phone number:	
Landline:	Daytime: 325 7600
Mobile: 027 433 9614	After hours:
Facsimile number:	325 7600
Email address:	bj.lee@xtra.co.nz
Website:	

#### The Building Work

Street Address of Building:	183 Smythes Road, Brookside
Legal Description of land where building is located:	LOT 1 DP 16401 BLK IX LEESTON SD
Valuation Number:	2410000301
Current lawfully established use:	OUTBUILDING
Type of work:	Farm Building
Estimated Value:	\$25,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced:2011

#### Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that-  
the Building work complies with the Building Consent



Peter Robertson  
Selwyn District Council Building Consent Authority Signatory

Issue Date: 16/12/11

## Code Compliance Certificate

### Section 436, Building Act 2004

#### Application

BRIAN LEE	No.	002279
SMYTHES ROAD	Issue date	14/08/12
R.D.2.		
LEESTON		

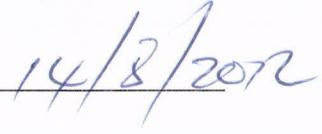
#### Project

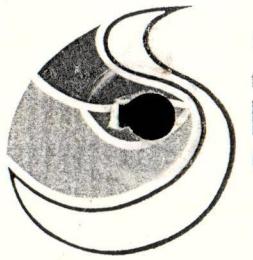
Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stage WORK SHOP
Intended Life	Indefinite, but not less than 50 years
Intended Use	WORK SHOP/GARAGE
Location	SMYTHES ROAD, BROOKSIDE
Legal Description	LOT 1 DP 16401 BLK IX LEESTON SD
Valuation No.	2410000301

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

Signed for and  on behalf of the Council:

Name: 

Date: 



# Selwyn DISTRICT COUNCIL

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

REF NO: .....

CODE COMPLIANCE CERTIFICATE  
Section 43(3), Building Act 1991

**Applicant**

G E BLACKBURN  
46 HIGH ST  
LEESTON

## Consent Details

Consent/PIM No.: R413004  
Date issued: 13/01/95  
Valn. No.: 24100003

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

Intended Life: SPECIFIED AS 50 YEARS

**Intended Uses:** IMPLEMENT SHED

Project Location: SMYTHES RD, BROOKSIDE

Legal Description: LOT 1 DP 16401 BLK IX LEESTON SD

Estimated Value: \$ 5,000

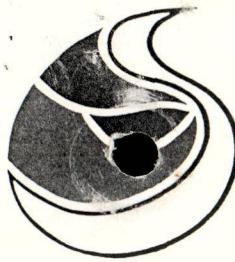
The Council's total charges payable for the issue of this Code Compliance Certificate will be Payable on receipt of invoice.

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: Brigel

POSITION: Surveil Inspector DATE: 13-1-95



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

**Applicant**

G E BLACKBURN  
46 HIGH ST  
LEESTON  
CANTERBURY

**Consent Details**

Consent/PIM No.: R414507  
Date issued: 12/11/97  
Valn No: 2410000301

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

**Intended Life:** SPECIFIED AS 50 YEARS

**Intended Uses:** RELOCATED DWELLING

**Project Location:** SMYTHES RD, BROOKSIDE

**Legal Description:** LOT 1 DP 16401 BLK IX LEESTON SD

**Estimated Value:** \$ 38,000

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

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: R. J. G. J. G. POSITION: Senior Officer DATE: 12-11-97



# Selwyn DISTRICT COUNCIL

## CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

### Applicant

G E BLACKBURN  
46 HIGH ST  
LEESTON  
CANTERBURY

### Consent Details

Consent/PIM No.: R414738  
Date issued: 13/12/96  
Valn No: 2410000301

**Project Descrn:** DOMESTIC GARAGES or OUTBUILDINGS  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
GARAGE

**Intended Life:** SPECIFIED AS 50 YEARS

**Intended Uses:** GARAGE

**Project Location:** SMYTHS RD, BROOKSIDE

**Legal Description:** LOT 1 DP 16401 BLK IX LEESTON SD

**Estimated Value:** \$ 7,000

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: R. D. Jones POSITION: Senior Inspector DATE: 13 DEC 1996



# Selwyn DISTRICT COUNCIL

## CODE COMPLIANCE CERTIFICATE Section 43(3), Building Act 1991

**Applicant**

G E BLACKBURN  
46 HIGH ST  
LEESTON  
CANTERBURY

**Consent Details**

Consent/PIM No.: R414739  
Date issued: 13/12/96  
Valn No: 2410000301

**Project Descrn:** ALTERATIONS, REPAIRS or EXTENSIONS  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
BARN ADDITION

**Intended Life:** SPECIFIED AS 50 YEARS

**Intended Uses:** BARN ADDITION

**Project Location:** SMYTHS RD, BROOKSIDE

**Legal Description:** LOT 1 DP 16401 BLK IX LEESTON SD

**Estimated Value:** \$ 2,000

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: R. Dugay POSITION: Senior Officer DATE: 13 DEC 1996



**Selwyn**  
**DISTRICT**  
**COUNCIL**

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

REF NO: .....

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

**Applicant**

G E BLACKBURN  
SMYTHES RD  
DUNSANDEL, R D 2  
LEESTON

**Consent Details**

Consent/PIM No.: R416210  
Date issued: 8/04/97  
Valn No: 2410000301

**Project Descrn:** ALTERATIONS, REPAIRS or EXTENSIONS  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
S/FUEL BURNER

**Intended Life:** SPECIFIED AS 5 YEARS

**Intended Uses:** S/FUEL BURNER

**Project Location:** SMYTHES RD, DUNSANDEL

**Legal Description:** LOT 1 DP 16401 BLK IX LEESTON SD

**Estimated Value:** \$ 2,000

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

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: K.L. Hamer POSITION: REGULATORY MANAGER DATE: 8.4.97



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

REF NO: .....

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

Applicant

G E BLAKBURN  
SMYTHES RD  
DUNSANDEL, R D 2  
LEESTON

Consent Details

Consent/PIM No.: R416211  
Date issued: 4/09/97  
Valn No: 2410000301

Project Descrn: DOMESTIC GARAGES or OUTBUILDINGS  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
GARAGE

Intended Life: SPECIFIED AS 50 YEARS

Intended Uses: GARAGE

Project Location: SMYTHES RD, DUNSANDEL

Legal Description: LOT 1 DP 16401 BLK IX LEESTON SD

Estimated Value: \$ 5,600

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

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

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: KL Heron POSITION: REGULATORY MANAGER DATE: 4.9.97

SERVICE  
CENTRES:

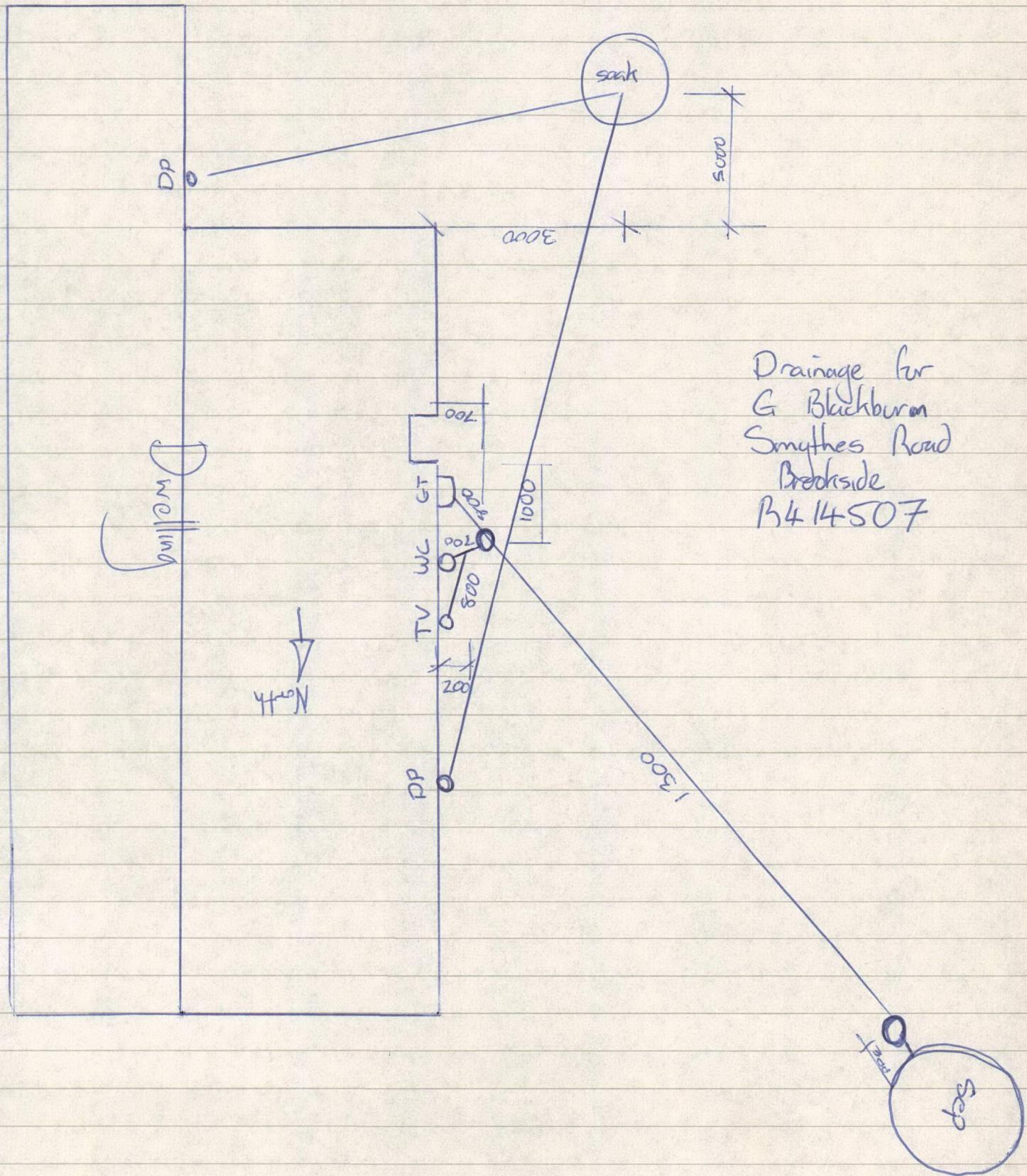
LINCOLN  
GERALD STREET, LINCOLN  
PH: (03) 325-3288

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

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

O w

24100-003-01





## INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

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

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

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

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



2 Norman Kirk Drive, Rolleston, New Zealand  
PO Box 90, Rolleston 7643  
Telephone (03) 347-2800  
Toll-free Darfield (03) 318-8338  
Enquiries: [accounts receivable@selwyn.govt.nz](mailto:accounts receivable@selwyn.govt.nz)

Stephan Knowler  
18 Bella Vita Drive  
Lincoln 7608

**GST Number:** 53-113-451  
**Invoice Date:** 27/11/2025  
**Account No:** 806547  
**Order No.**

# Tax Invoice 245955

(Please detach and return this portion with your payment)

## REMITTANCE ADVICE

Stephan Knowler  
18 Bella Vita Drive  
Lincoln 7608

**Account No.:** 806547  
**Invoice No.:** 245955  
**Total Due:** **\$450.00**

**Amount Enclosed:**

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

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

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

