

Land Information Memorandum

L252632

Application

Stephan Knowler
Stephan Knowler
18 Bella Vita Drive
Lincoln 7608

No.	L252632
Application date	3/11/2025
Issue date	11/11/2025
Phone	0272299522

Property

Valuation No.	2416028505
Location	4 Station Street, Leeston
Legal Description	LOT 2 DP 41378
Owner	Lee Michael Wai Lum
Area (hectares)	0.1860

Rates

Rateable Value

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

Revaluation Year	2024
Land	\$ 385,000
Capital Value	\$ 720,000
Improvements	\$ 335,000

Current Rates Year 2025 to 2026

Annual Rates	\$ 4,468.95
Current Instalment	\$ 1,117.25
Current Year - Outstanding Rates	\$ 592.27
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/12/25

Next Revaluation Due 2027.

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

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

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

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

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

Planning/Resource Management

Partially Operative District Plan: GIZ

Operative District Plan Zoning: Leeston Business 2

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

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

23/12/03

Resource Consent R306560

Certificate Of Compliance

Decision Notified 24/12/03

Granted By Local Authority Officer 24/12/03

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

A resource consent is required to establish a residential unit on this site. For further information visit <https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996).

Building

5/06/24 Building Consent 240729
Construction Of New Transportable 1 Bedroom Dwelling
Code Compliance Certificate Issued 16/12/24

23/05/24 Building Consent 240691
Construction Of New Transportable 1 Bedroom Dwelling

No code compliance certificate has been issued by Selwyn District Council for this building consent.

Additional building work and inspections may be needed before a full code compliance certificate can be issued.

More information is available on the attached inspection report dated 13/08/24.

10/11/23 Building Consent 230809
Construction Of New Transportable 1 Bedroom Dwelling - Specified
Intended Life Of 25 Years
Code Compliance Certificate Issued 18/12/23

15/08/23 Building Consent 230815
Construction Of New Transportable Outbuilding - Sleepout With Bathroom,
Toilet & Mudroom
Code Compliance Certificate Issued 27/10/23

18/01/23 Building Consent 222717
Construction Of New Transportable 2 Bedroom Dwelling
Code Compliance Certificate Issued 22/10/24

8/11/22	Building Consent 222129 Construction Of New Transportable 1 Bedroom Dwelling Code Compliance Certificate Issued 13/07/23
	Building Consent 071553 Commercial Storage Units Withdrawn
3/11/00	Building Consent 002220 Roof Extension & Support For Condenser Interim Code Compliance Certificate Issued 14/11/01 CCC Not To Be Issued - See Lnocc91 Letter 12/12/08 Attached
6/05/98	Building Consent R418517 Machinery Shed Code Compliance Certificate Issued 11/06/99
22/03/96	Building Consent R415034 Internal Silos Code Compliance Certificate Issued 26/07/00
11/03/93	Building Consent R410888 Commercial Seed Shed Alteration Code Compliance Certificate Issued 15/04/93
	Building Consent 230817 Construction Of New Transportable 2 Bedroom Dwelling Withdrawn 2/08/23
16/06/83	Building Permit B035217 Extension To Workshop Permit Only
16/06/83	Building Permit B035216 Erect Storage Building Permit Only

30/11/78 Building Permit H98407
Erect Engineering Workshop
Permit Only

20/10/78 Building Permit 2244d/2245p
Drainage & Plumbing
Permit Only

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

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

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

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

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

Schedule 1 Exempt Building Work

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

Services

Water

Council water scheme is available and connected.

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

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

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

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

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

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

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

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

This property is located within the protection zone of a community water supply well. For further information, please contact Environment Canterbury – Phone 0800 324 636.

Sewer

Council sewer scheme is available and connected.

Stormwater

Stormwater to Side Channel and Reticulated Network

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

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

Copy of drainage plan attached.

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

Kerbside Waste Collections

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

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

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

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

Please contact Council for further detail.

Land and Building Classifications

Energy Infrastructure and Transport

None known

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

None known

Area-specific matters

None known

Land Notes

None known

Listed Land Use Register (LLUR):

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

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirement

Station Street is a formed and sealed arterial 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, 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

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	16m	-
Exposure Zone	C	-

Exposure Zone Descriptions

Zone B: Low

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

Zone C: Medium

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

Zone D: High

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

Special Land Features

Soil Type

Waterton shallow clay loam

Land Fill

None known

Licences/Environmental Health

1/07/00	Food Premises R740159 Record Assessed 13/04/06 Expires 30/06/01
1/04/99	Dangerous Goods DG025 Record Assessed 13/04/06 Expires 31/03/99

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.

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: 11 November 2025

LIM Report Legend

Base Layers

Road

— Road

Railway

—+ Railway

District Boundary

⬡ District Boundary

Township Boundary

⬡ Township Boundary

Ratepayer Information

Parcels

⬡ Ratepayer Information

PODP - Zones and Precincts

⬡ Parcels

Precincts

Commercial 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 SERVICE
- 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

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

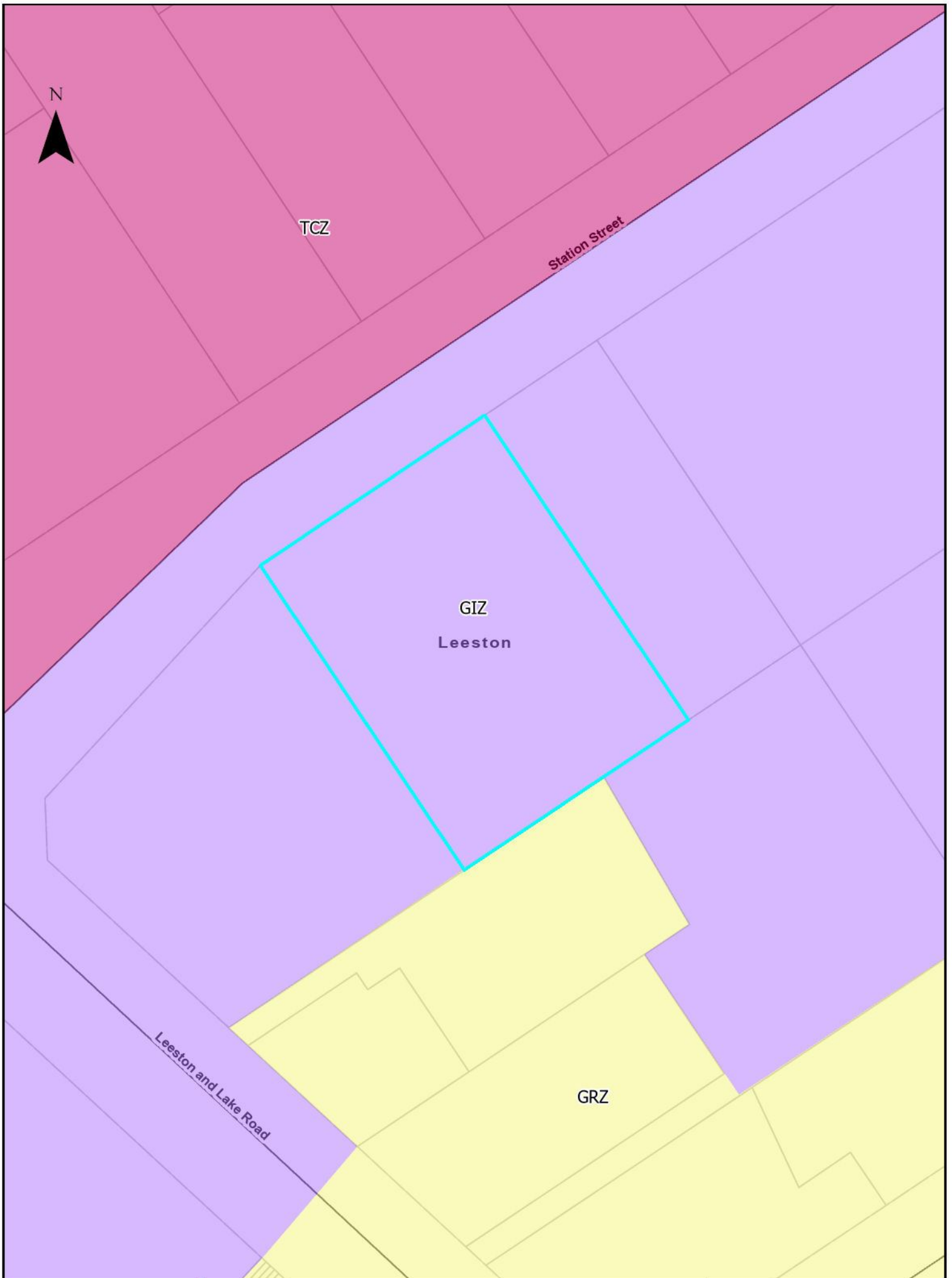
Greendale Fault

- ⬡ 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 - 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.

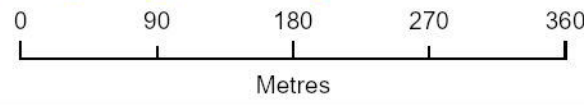
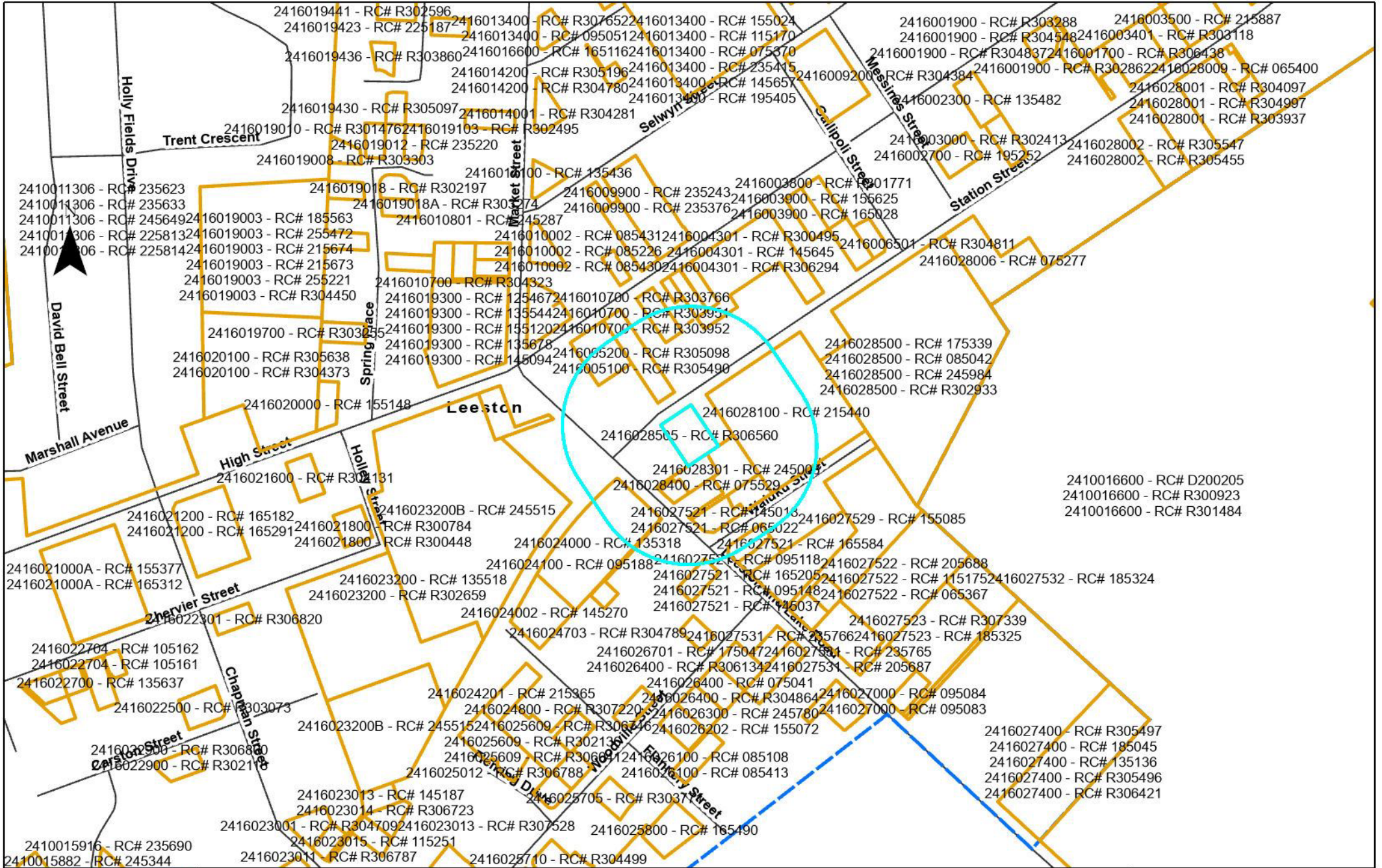
Resource Consent Status Codes:

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

2416028505



Date: 7/11/2025
Cadastral Information derived from Land Information
New Zealand's Digital Cadastral Database (DCDB)
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Digital Licence No.133562-01
Data Projection: NZGD2000 - New Zealand Transverse

Assessment_ID	RC Number	Proposal	Decision Date
2416024000	135318	Subdivision by boundary adjustment between Lots 1 & 2 DP 41535 resulting in Lot 1 & 2 as 2,533sqm and 7,724sqm respectively.	2013-08-01
2416024100	095131	STAGED SUBDIVISION TO CREATE SEVEN RESIDENTIAL LOTS ZONED LIVING 1	2009-08-17
2416024100	095188	TO ERECT TWO DWELLINGS ON EACH OF THREE PROPOSED LOTS	2009-08-17
2416024400	R304574	GARAGE EXTENSION IN NON COMPLYING POSITION	
2416027600	R307478	TO CREATE TWO RESIDENTIAL LOTS IN LIVING 1 ZONE	2005-07-12
2416028100	215440	To get retrospective consent to undertake earthworks of contamination soils	2021-06-16
2416028200	R306589	TO ERECT 2ND DWELLING ON 1903 SQUARE METRES	
2416028201	065420	TO RELOCATE DWELLING AND GARAGE	2006-12-21
2416004301	145645	To undertake extensions to Leeston Supermarket.	2015-02-02
2416004301	R306294	BOUNDARY ADJUSTMENT TO REALIGN 3 LOTS	2003-09-16
2416004301	R300495	ERECT COMMERCIAL BLDG WITH LESS THAN REQD CARPARKING SPACES	1993-02-03
2416004600	115037	BOUNDARY ADJUSTMENT	2011-02-23
2416004601	155366	To undertake a boundary adjustment	2015-07-27
2416004601	R307740	TO ESTABLISH A WORKSHOP THAT PROTRUDES THROUGH THE RECESSION PLAIN	2005-11-06
2416004700	165447	To undertake a commercial boundary adjustment	2017-06-29

2416004900	085119	SUBDIVIDE TO CREATE TWO LOTS OF 1086m2 AND 946m2 ZONED BUSINESS 1	2008-05-07
2416004900	R305004	SD OF 2023 SQ M INTO 2 ALLOTMENTS LOT 1 BEING 1092 SQ M AND LOT 2 BEING 931 SQ M BOTH LOTS HAVE EXISTING BUILDING STRUCT	2001-07-20
2416005100	R305490	TO ERECT STORAGE BUILDING	2002-05-30
2416005200	R305098	SUBDIVISION OF 4069 SQ M ZONED COM/SERVICE INTO 2 LOTS	2001-09-14
2416028201	075349	TO RELOCATE SECOND DWELLING & ERECT GARAGE ON RESIDENTIAL LOT IN LIVING 1 ZONE	2007-12-12
2416028201	R307477	TO CREATE TWO RESIDENTIAL LOTS	2005-07-18
2416028201	255438	To undertake a subdivision to create 2 residential lots	2025-08-18
2416028201	255439	Multiple non-compliances	
2416028201	085411	TO CREATE TWO RESIDENTIAL LOTS EACH WITH AN EXISTING DWELLING	2008-12-16
2416028301	245003	To establish a storage facility - 16 containers.	
2416028400	075529	SUBDIVIDE TO CREATE TWO RESIDENTIAL LOTS OF 400m2 AND 960m2 ZONED LIVING 1	2008-02-28
2416028401	115132	TO RELOCATE DWELLING	
2416028401	115133	TO ERECT GARAGE IN A NON-COMPLYING SITING	2011-06-21
2416028401	125173	To erect dwelling in non-complying position	2012-07-17
2416028505	R306560	CERTIFICATE OF COMPLIANCE	2003-12-24

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 4 Station Street, Leeston
Legal description of land where building is located: LOT 2 DP 41378
Building name: N/A
Location of building within site/block number: 4 Station Street
Leeston
Level/unit number: 0
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling with 2 occupants
Year first constructed: 2022

The owner

Name of owner: MWL Lee
Contact person: Nicholas Ching
Mailing address: 4 Station Street, Leeston
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 0212255235
Daytime: Landline: N/A Mobile: 0212255235
After hours: Landline: N/A Mobile: 0212255235
Facsimile number: No information provided
Email address: naccontractingltd@gmail.com
Website: No information provided
First point of contact for communications with the council/building consent authority:
Daniel Birtles (Generate Architecture Limited); Mailing Address: 3 Florence Drive
Lincoln 7608; Mobile: 0274317741; Email: dan@generatearchitecture.co.nz

Building work

Building consent number: BC222717
Description: Construction of new transportable 2 bedroom dwelling
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: Rowell Des Forges

Position: Senior Building Surveyor Residential Inspections

On behalf of: Selwyn District Council

Date: 22 October 2024

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 4 Station Street, Leeston
Legal description of land where building is located: LOT 2 DP 41378
Building name: N/A
Location of building within site/block number: 4 Station Street
Leeston
Level/unit number: 0
Current, lawfully established, use: 7.0.1 Outbuildings
Year first constructed: 2023

The owner

Name of owner: MWL Lee
Contact person: Nicholas Ching
Mailing address: 4 Station Street, Leeston
Street address/registered office: N/A
Phone number: Landline: 0212255235 Mobile: N/A
Daytime: Landline: 0212255235 Mobile: N/A
After hours: Landline: 0212255235 Mobile: N/A
Facsimile number: No information provided
Email address: naccontractingltd@gmail.com
Website: No information provided
First point of contact for communications with the council/building consent authority:

Building work

Building consent number: BC230815
Description: Construction of new transportable outbuilding -
sleepout with bathroom, toilet & mudroom
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 Lloyd

Position: Building Surveyor Residential Inspection

On behalf of: Selwyn District Council

Date: 27 October 2023

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 4 Station Street, Leeston
Legal description of land where building is located: LOT 2 DP 41378
Building name: N/A
Location of building within site/block number: 4 Station Street
Leeston
Level/unit number: 0
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 2023

The owner

Name of owner: MWL Lee
Contact person: Nicholas Ching
Mailing address: 4 Station Street, Leeston
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 0212255235
Daytime: Landline: N/A Mobile: 0212255235
After hours: Landline: N/A Mobile: 0212255235
Facsimile number: No information provided
Email address: naccontractingltd@gmail.com
Website: No information provided
First point of contact for communications with the council/building consent authority:

Building work

Building consent number: BC230809
Description: Construction of new transportable 1 bedroom dwelling
- specified intended life of 25 years
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: 18 December 2023

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 4 Station Street, Leeston
Legal description of land where building is located: LOT 2 DP 41378
Building name: N/A
Location of building within site/block number: 4 Station Street
Leeston
Level/unit number: 0
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling with 2 occupants
Year first constructed: 2022

The owner

Name of owner: NAC Contracting Limited
Contact person: Nicholas Ching
Mailing address: 4 Station Street, Leeston
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 0212255235
Daytime: Landline: N/A Mobile: 0212255235
After hours: Landline: N/A Mobile: 0212255235
Facsimile number: No information provided
Email address: naccontractingltd@gmail.com
Website: No information provided
First point of contact for communications with the council/building consent authority:

Building work

Building consent number: BC222129
Description: Construction of new transportable 1 bedroom dwelling
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: Carl Greening

Position: Building Surveyor Residential Inspection

On behalf of: Selwyn District Council

Date: 13 July 2023

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 4 Station Street, Leeston
Legal description of land where building is located: LOT 2 DP 41378
Building name: N/A
Location of building within site/block number: 4 Station Street
Leeston
Level/unit number: 0
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 2024

The owner

Name of owner: MWL Lee
Contact person: Nicholas Ching
Mailing address: 4 Station Street, Leeston
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 0212255235
Daytime: Landline: N/A Mobile: 0212255235
After hours: Landline: N/A Mobile: 0212255235
Facsimile number: No information provided
Email address: naccontractingltd@gmail.com
Website: No information provided
First point of contact for communications with the council/building consent authority:
Daniel Birtles (Generate Architecture Limited); Mailing Address: 3 Florence Drive
Lincoln 7608; Mobile: 0274317741; Email: dan@generatearchitecture.co.nz

Building work

Building consent number: BC240729
Description: Construction of new transportable 1 bedroom dwelling
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: Mike Collett

Position: Senior Building Surveyor Residential Inspections

On behalf of: Selwyn District Council

Date: 16 December 2024

13 August 2024

MWL Lee
4 Station Street
Leeston 7632

Dear Sir or Madam,

Reference Number: BC240691

Project Location: 4 Station Street

Leeston

Legal Description: LOT 2 DP 41378

Project Description: Construction of new transportable 1 bedroom dwelling

IR Number: 2

Inspection Results:

POST WRAP / CAVITY - 13 Aug 2024 @ 12:36 by Ian Buckle

PRELINE - 13 Aug 2024 @ 12:38 by Ian Buckle

FINAL - 13 Aug 2024 @ 12:57 by Ian Buckle

Inspection Outcome: FAIL- The following aspects of this inspection have resulted in a Fail result -- see the item(s) below:

G11: Gas as an Energy Supply:

Please provide energy works certificate for gas installation.

G7, G8, G9: Light and Electricity:

Please provide energy works certificate for electrical installation, including air conditioning.

Required Docs:

Please also submit an application for code of compliance, LBP memorandums for sub-floor construction, general construction, panel cladding, roof cladding, energy works certificates as applicable for electrical and gas installations, plumbing pressure test certificate, and engineer's PS4.

Site Communication: Builder on site.

Your next inspection will be: **No further inspection required**

Please ensure all work for inspection is ready the day before. All re-inspections will incur an additional inspection fee.

Unresolved Matters:

The following issues are noted as still to be resolved:

Inspection: Post Wrap / Cavity on 04 Jun 2024 by Mike Collett

E2: External Moisture: Please provide clear photos of installed flashing taped to joinery openings.

Inspection: Preline on 04 Jun 2024 by Mike Collett

Required Docs: Please provide the engineer preline inspection report.

Outstanding Required Documents for this Building

Preline

- B1: Engineer - HFC Group - Site Inspection Notice - Subfloor Framing
- B1: Engineer - HFC Group - Site Inspection Notice - Bondor Panel Connections

Final

- B1: Engineer - HFC Group - Site Inspection Notice - Floor Fixing
- B1: Construction Monitoring Records - PS4 - HFC Group
- Statement From Joinery Manufacturer Confirming Thermal Performance Of Joinery Meets Current Standards.
- G9: Energy works certificate
- G10 & G11: Energy works certificate
- G12: Pipework pressure test documentation

History

Inspection Name

Post Wrap / Cavity

Preline

Final

Summary

IN-PROGRESS - 04 Jun 2024

No further inspection required

IN-PROGRESS - 04 Jun 2024

No further inspection required

IN-PROGRESS - 13 Aug 2024

No further inspection required

Yours Sincerely,

Ian Buckle
Building Surveyor Residential Inspection
On behalf of: Selwyn District Council



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

Interim Code Compliance Certificate **002220**
Section 43(3), Building Act 1991

APPLICANT

LEESTON INDEPENDENT MALTINGS LTD
P O BOX 19791
WOOLSTON
CHRISTCHURCH
Issue date 14/11/01

Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stage ROOF EXTENSION & SUPPORT FOR CONDENSER
Intended Life	Indefinite, but not less than 50 years
Intended Use	ROOF EXTENSION & SUPPORT FOR CONDENSER
Estimated Value	\$10,000
Location	STATION ST, LEESTON
Legal Description	LOT 2 DP 41378
Valuation No.	2416028505

The costs of issuing this interim Code Compliance Certificate and any subsequent final inspection, where carried out, will be invoiced separately if not already pre-paid by the initial estimate or quote payment.

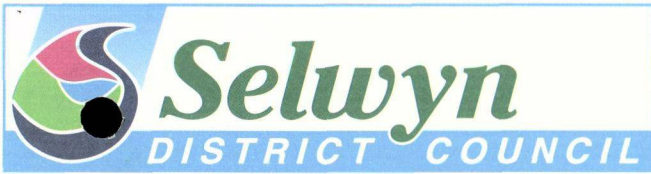
This is an interim Code Compliance Certificate in respect of all work satisfactorily inspected to date.

Further building work is required to be completed and inspected as per the original Building Consent inspection conditions. Please also refer to the most recent inspection notice, which will detail any required rectification work. Outstanding work may also be summarised below. When all works are completed the building owner is required to notify the Territorial Authority (Selwyn District Council), so a further inspection (if required) can be arranged to ensure compliance.

When all building works approved under the Building Consent comply, a full Code Compliance Certificate will be issued.

Signed for and on behalf of the Council:

Name: 



2 NORMAN KIRK DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

REF No.....002220.....

12 December 2008

J A Hogervorst
c/- Brad McDonald
PO Box 131
Christchurch

Dear Sir/Madam

**CODE COMPLIANCE CERTIFICATE FOR BUILDING CONSENT 002220-
ROOF EXTENSION, 4 STATION STREET, LEESTON.**

Due to the time which has elapsed since the building consent was granted and the final inspection requested (being over 8 years) the Council will not be able to issue a Code Compliance Certificate for this project. This is because, as a result of the time lapsed, the Council cannot now be satisfied on reasonable grounds that the building work and elements will continue to satisfy the durability provisions of the Building Code for the prescribed period after the Code Compliance Certificate has been issued.

These durability periods are:

- 5 years if the building elements are easy to access and replace, and the failure of those elements would be easily detected during the normal use of the building. Examples include internal doors, non-structural interior wall linings, gutters and downpipes.
- 15 years if the building elements are moderately difficult to access or replace, or failure of those elements would go undetected during normal use of the building, but would be easily detected during normal maintenance. Examples include external doors, visible flashings, plumbing pipes concealed behind wall linings, roof and wall claddings.
- The life of the building, being not less than 50 years, if the building elements provide structural stability to the building, or are difficult to access or replace, or failure of those elements would go undetected during both normal use and maintenance. Examples include brick ties, insulation, roof framing, load bearing wall framing, and bracing elements.

Should you wish to contest Councils decision then you will need to apply to the Department of Building and Housing for a determination. Information on determinations is available on the following website
<http://www.dbh.govt.nz/determinations>

SERVICE
CENTRES:

LEESTON
HIGH STREET, LEESTON
PH: (03) 347-2820

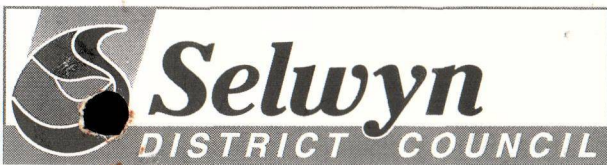
DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8338

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 347-2875

Yours faithfully



Tony Judd
Team Leader Technical and Compliance



HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

Code Compliance Certificate **R415034**
Section 43(3), Building Act 1991

APPLICANT

LEESTON IND. MALTINGS LTD
C/O LEESTON POST SHOP
LEESTON
CANTERBURY
Issue date 26/07/00

Project

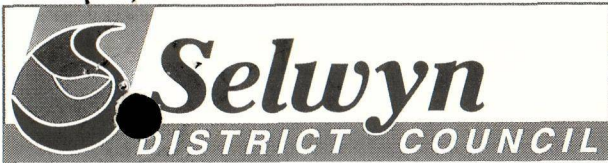
Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages INTERNAL SILOs
Intended Life	Specified as 25 years
Intended Use	INTERNAL SILOs
Estimated Value	\$26,000
Location	STATION ST, LEESTON
Legal Description	LOT 2 DP 41378
Valuation No.	2416028505

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: 

Date: July 26, 2000



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

REF No. _____

Code Compliance Certificate

R418517

Section 43(3), Building Act 1991

Application

LEESTON INDEPENDANT MALTINGS LTD C/O LEESTON POST SHOP LEESTON CANTERBURY	Issue date	28/05/99
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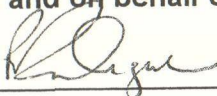
Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGES MACHINERY SHED
Intended Life	SPECIFIED AS 50 YEARS
Intended Use	MACHINERY SHED
Estimated Value	\$4,000
Location	STATION ST, LEESTON
Legal Description	LOT 2 DP 41378
Valuation No.	2416028505

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

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

Signed for and on behalf of the Council:

Name: 

Date: 11-6-99

SERVICE CENTRES:

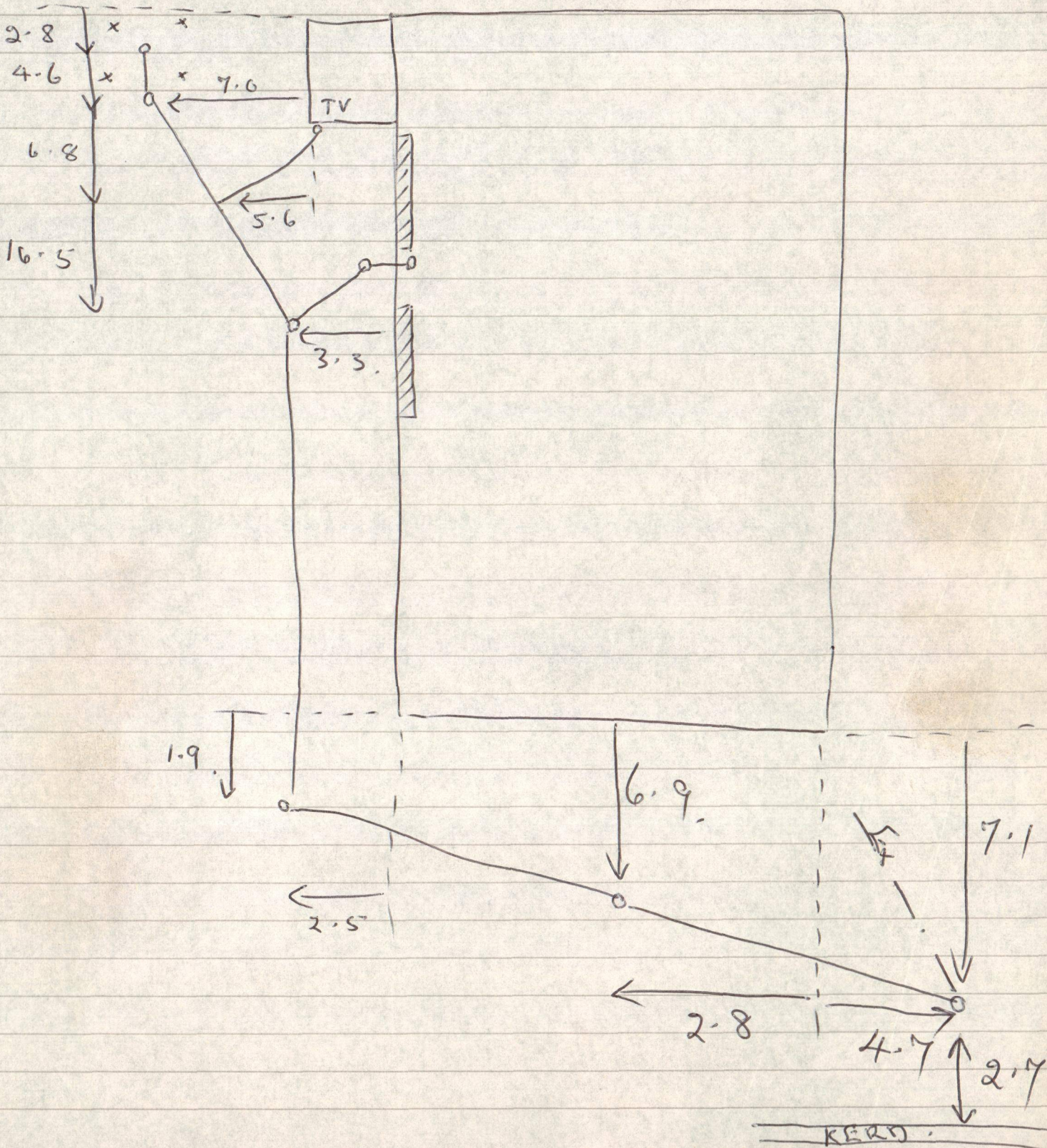
LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

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

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

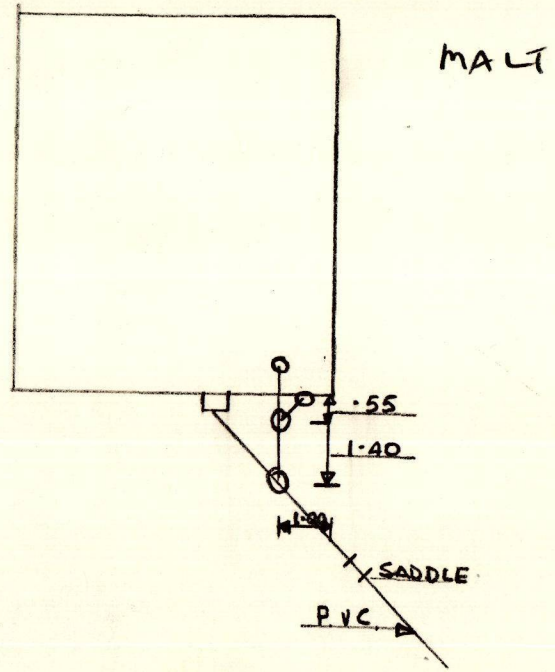
24160-285-05

Leeston Maltting Company
Station St.
R 415034 10/4/96
O/L. Crash.



J. FORD LTD STATION ST LEESTON

DRAIN LAYER 3 GULLIVER 14.7.80

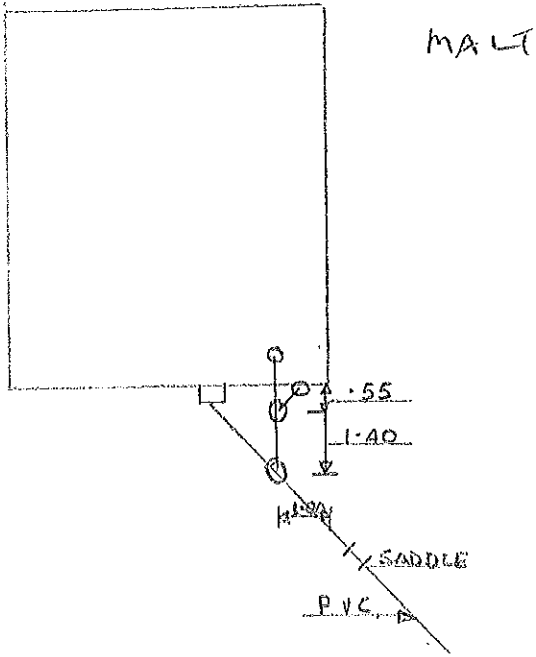


2244D / 2245P

J. FORD LTD STATION: ST LEONSON

24160.285.05

DRAINLAYER B. LILLIKER 14.7.80



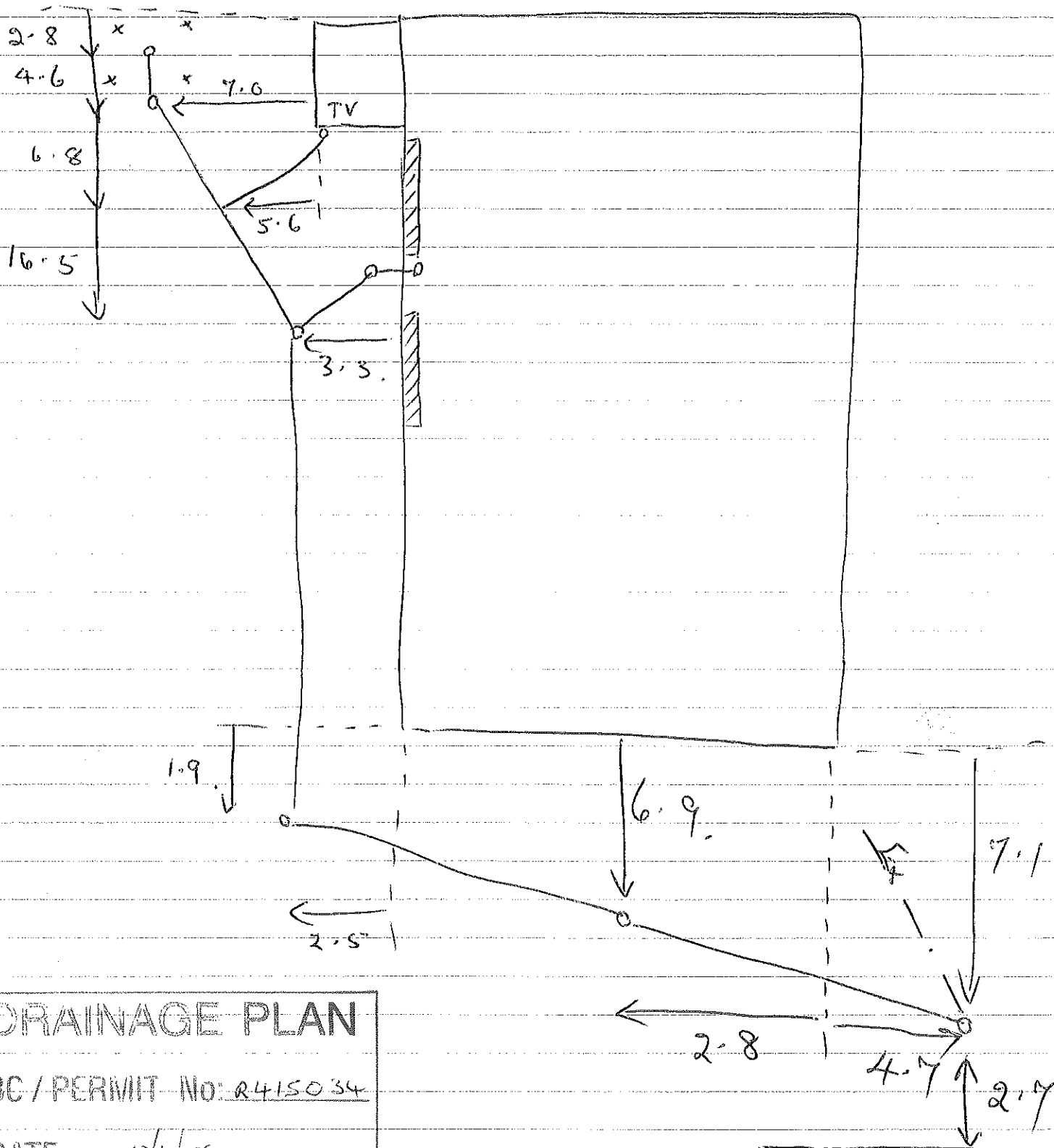
DRAINAGE PLAN

BC / PERMIT No: 2244D/2245P

DATE: 14/7/80

24160-285-05

Leeson Mattijng Company
Station S
R415034 10/4/96
O/L - Crash.



DRAINAGE PLAN
BC / PERMIT NO: R415034
DATE: 10/4/96

KERN



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.