

PROPERTY INFORMATION

A

+ S

AMY + SHAR

021 077 9945 / 027 555 0654

amy@asrealestate.co.nz

shar@asrealestate.co.nz

STATEMENT OF PASSING OVER

This information has been supplied by the vendor or third party. A+S (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation seeking the relevant independent legal or technical advice.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **572571**
Land Registration District **Canterbury**
Date Issued 20 March 2012

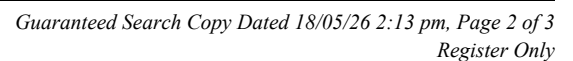
Prior References
555404

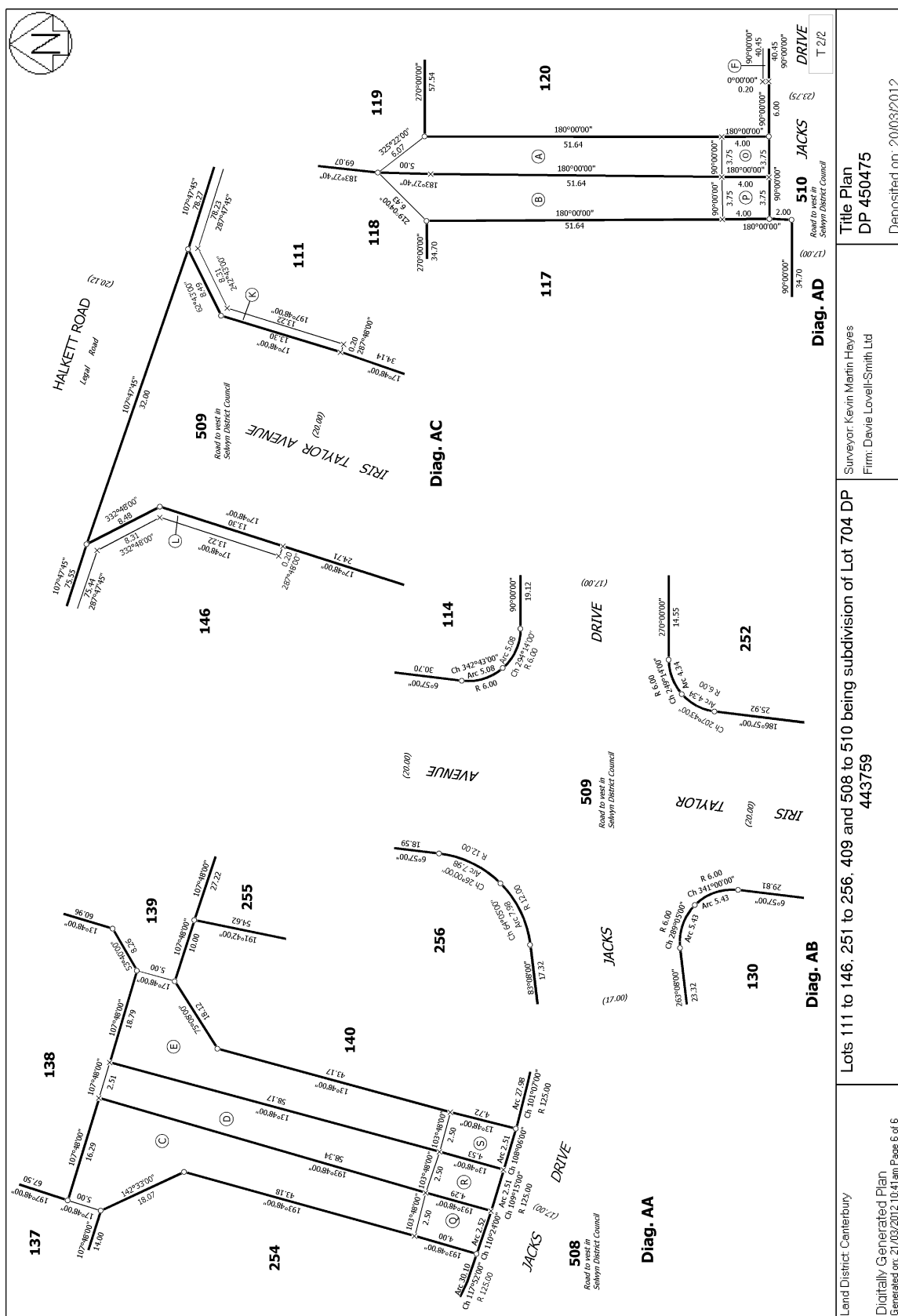
Estate Fee Simple
Area 1432 square metres more or less
Legal Description Lot 134 Deposited Plan 450475

Registered Owners
Katherine Karen Lynne Robinson

Interests

9016189.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.3.2012 at 2:10 pm
Land Covenant in Easement Instrument 9016189.10 - 20.3.2012 at 2:10 pm
Fencing Covenant in Transfer 9146400.2 - 1.10.2012 at 4:38 pm





View Instrument Details



Instrument No 9016189.6
Status Registered
Date & Time Lodged 20 March 2012 14:10
Lodged By OGorman, Sarah Clare
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
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572548	Canterbury
572549	Canterbury
572550	Canterbury
572551	Canterbury
572552	Canterbury
572553	Canterbury
572554	Canterbury
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572556	Canterbury
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572585	Canterbury
572586	Canterbury
572587	Canterbury
572588	Canterbury

Affected Computer Registers	Land District
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572589

Canterbury

Annexure Schedule: Contains 1 Page.

Signature

Signed by Sarah Clare OGorman as Territorial Authority Representative on 08/03/2012 03:02 PM

***** End of Report *****



www.selwyn.govt.nz

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Resource Consent Application RC
105274

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT
1991

To: The District Land Registrar
Canterbury Land Registration District

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to a
subdivision consent as follows:-

*"That as this site is within the West Melton Lighting Observatory Area, any outdoor lighting
is to be shielded, so that any light spill is directed at an angle 90 degrees below the
vertical."*

AND THAT you are hereby requested to register the same pursuant to Section 221 of the Resource
Management Act 1991.

DESCRIPTION OF LAND

All those pieces of land being Lots 111 – 146 and 251 – 256 DP 450475 held in Computer Freehold
Registers 572548 to 572589

DATED this 8th day of March 2012

SIGNED for and on behalf of
THE SELWYN DISTRICT COUNCIL

Authorised Officer

View Instrument Details



Instrument No 9016189.10
Status Registered
Date & Time Lodged 20 March 2012 14:10
Lodged By OGorman, Sarah Clare
Instrument Type Easement Instrument



Affected Computer Registers Land District

572548	Canterbury
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572587	Canterbury
572588	Canterbury

Affected Computer Registers Land District

572589

Canterbury

Annexure Schedule: Contains 7 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 8986330.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Sarah Clare OGorman as Grantor Representative on 08/03/2012 03:04 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Sarah Clare OGorman as Grantee Representative on 08/03/2012 03:04 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant
(Sections 90A and 90F Land Transfer Act 1952)

2009/6229EF
APPROVED
Registrar-General of Land

Grantor

GW West Melton Limited

Grantee

GW West Melton Limited

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenants	DP 450475	DP 450475 672548-672589 (inclusive) (Lots 111-146 and 251-256 inclusive)	DP 450475 672548-672589 (inclusive) (Lots 111-146 and 251-256 inclusive)

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

~~Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007~~

The implied rights and powers are hereby ~~[varied]~~ ~~[negatived]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule _____]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

[Annexure Schedule 2]

Annexure Schedule 2
 PRESTON DOWNS – LAND COVENANTS
 STAGE FOUR

(A) The Grantor shall not:

1. Permit any works to be carried out on the site (including site preparation) prior to the erection and completion of all side and rear boundary fences in accordance with clause 12 below, furthermore the berm and kerb crossing up to and including road metalling must be completed prior to construction of the dwelling.
2. Permit the said land to be occupied or used as a residence either prior to the dwelling being completed (including driveways, pathways, landscaping and seeding of lawns visible from the road boundary frontage) and a Code Compliance Certificate has been issued by the Selwyn District Council or by the erection of temporary structures or by the placing thereon of caravans and/or vehicles used for human habitation.
3. Erect or permit to be erected or placed on the land any dwelling houseⁱ:
 - a) on lots designated as Medium Densityⁱⁱ, having a floor area of less than 160m² (including garage) under one roofⁱⁱⁱ;
 - b) on lots designated as Low Densityⁱⁱ, having a floor area of less than 180² (including garage) under one roof;
 - c) greater than one storey on Lots less than 1,300m² (net);
4. Further subdivide or build more than one dwelling unit on any allotment however the Grantee retains the right at all times to further subdivide or approve any other subdivision of any lot or any future stage. This Clause 4 shall expire and be of no further effect on 31st December 2020.
5. Use as a roofing material anything other than tiles (clay, ceramic, concrete, decromastic, pre-coated pressed steel), cedar, slate or bitumen shingles or painted long-run pressed steel with less than a 28-degree roof pitch^{iv}. This Clause 5 shall expire and be of no further effect on 31st December 2016.
6. Use as exterior cladding material other than clay brick, recycled brick, stained or painted weatherboard, painted or sealed concrete block masonry, natural stone, stucco, plaster, coated zincalume, glazing or any combination of the above. This Clause 6 shall expire and be of no further effect on 31st December 2016.
7. Use a roofing material, guttering, down pipe or exterior cladding material comprising unpainted and/or exposed zinc coated products.

8. Erect any building other than a dwelling house or ancillary buildings in accordance with plans (including site plan, landscape plan, letterbox plan and external colour scheme) that have been approved by the Grantee in its sole discretion prior to the commencement of building. In considering plans for approval the Vendor shall take into account Architectural Merit, Colours, and Visual Appearance. A construction bond of \$2,000 is payable to the Grantee prior to any construction works taking place. This Clause 8 shall expire and be of no further effect on 31st December 2016.
9. On lots designated as Medium Density^h, construct a driveway of materials other than of fixed solid materials such as coloured stamped/stencilled or exposed aggregate concrete, asphaltic concrete, concrete cobblestones or pavers or similar. On lots designated as Low Densityⁱ, construct a driveway of materials other than of fixed solid materials such as coloured stamped/stencilled or exposed aggregate concrete, asphaltic concrete, concrete cobblestones or pavers or similar within 10m of the legal road frontage. The maximum width of the road crossing shall be 4.5m at the road boundary and should be off-set 750mm from the side boundary to allow for landscaping. Such driveway to be completed in accordance with clause 2 above. Where a swale or other feature exists between the road and the allotment, the driveway crossing the swale shall be constructed in the location, manner and form directed by the Grantee and/or the Selwyn District Council. Where the Grantee has constructed a sealed driveway to the lot, this access point must be used by the Grantor as the primary driveway entry. This entry point may not be removed or relocated without the prior written consent of the Grantee prior to 31st December 2016.
10. Attach to or protrude from the front (or the side within 7 metres of the road boundary) of the dwelling house, garage or other structure any fixture including but not limited to air-conditioning units, television or radio aerials, satellite dishes, and/or solar panels that in the Grantee's sole discretion are obtrusive.
11. Permit the installation of control equipment for gas or meter boxes visible on the road front elevation of the dwelling;
12. Erect or permit to be erected on the land any fence or boundary wall:
 - a) within 3.0 metres of the road boundary^j except on
 - (i) on lots which have road frontage on two boundaries, where fencing on the secondary road frontage may be permitted on the boundary;
 - (ii) Street front fencing on lots specified in (i) above shall be of similar materials to the dwelling;

- (iii) Where the secondary road frontage is fenced on the boundary in (i) above, such fencing shall be finished at least 1.0 metre behind the main building line;
 - (iv) Approval of fence design may be declined at the Grantee's sole discretion if the planned fencing is seen to potentially cause detriment to the subdivision.
- b) on boundaries fronting a reserve or waterway that has not received specific design approval of the Grantee. Approval of fence design may be declined at the Grantee's sole discretion if the planned fencing is seen to potentially cause detriment to the subdivision or neighbouring amenity. Fencing fronting reserves shall be of 'open' style for a minimum of 50% of the reserve boundary";
- c) on the internal boundaries of a height greater than 2.0m above the surrounding finished ground level and of materials other than new timber. All internal boundary fences shall be constructed from masonry or solid timber or in the form of a Paling Fence with timber palings on the same side of the rails as the posts and timber capping unless otherwise approved by the Grantee;
- d) On lots within the low density areas as shown in the Selwyn District Plan (Living WM) any fence other than rural style being post and wire, post & rail or similar;
- however the Grantee retains the right at all times to erect boundary fencing on any boundary fronting a reserve or the road boundary of any lot where access is restricted by a Link Strip, Consent Notice or other device as shown on the Subdivision Application Plan and any right of way boundary of any lot. Such fencing erected by the Grantee shall not be removed without prior written consent of the Grantee. This Clause 12 shall expire and be of no further effect on 31st December 2016.
13. Cause any damage to landscaping, irrigation, berms and kerbs contained within the legal road reserve either in front of or adjacent to the said lot. Should damage occur, the Grantor shall immediately repair such damage. If such damage is not immediately repaired, the Grantee shall have the right to rectify such damage with reasonable costs to be met by the Grantor, payable on demand.
14. Remove or relocate from the lot any fence, tree or shrub constructed or installed by the Grantee that is within 2.0 metres of the road frontage without the prior written consent of the Grantee. This Clause 14 shall expire and be of no further effect on 31st December 2016.
15. Permit any rubbish, including Builders waste materials to accumulate or to be placed upon the land or any adjoining land or permit grass or weeds to grow to a height exceeding 100mm. The Grantee shall have the right to remove any building materials from the site or any adjoining site

or to maintain the site in a reasonable condition, that in their sole discretion, if left in their state, may be detrimental to the subdivision with reasonable costs to be met by Grantor, payable on demand.

16. Permit the erection of any sign on the property other than a professionally sign written and installed sign marketing the dwelling or section for sale. The Grantee will only permit the erection of signage indicating a business if such signage is acceptable in the sole discretion of the Grantee and prior written consent is obtained. The Grantee shall have the right to remove any sign, which in their sole discretion is unacceptable without prior warning.
17. Permit the dwelling to be used as a show home without written consent of the Grantee. The Grantee shall retain sole discretion over the number of dwellings to be used for show homes purposes. This Clause 17 shall expire and be of no further effect on 31st December 2016.

General Covenants:

18. In the event that the Grantor disagrees with an exercise of discretion by the Grantee under clause 8 above then the matter shall be referred to an architect nominated by the Grantee. The consent of the Grantee shall be deemed to be given if such Architect certifies that the proposed buildings and improvements on the land are appropriate and suitable for a high quality residential subdivision and will not have any adverse effect on the other lots.
19. The Grantee shall neither be required nor be liable to enforce such above Covenants.
20. The Grantor (including all successors in title and subsequent assignees of the property) covenant with the Grantee (including any subsidiary or associated company of the Grantee or successor or assigns to the Grantee) that they will not oppose, object to, frustrate or take any action, or encourage or cause others to oppose, object to, frustrate or take any action, that might in any way prevent or hinder the Grantee from progressing and completing the Preston Downs development plans and/or effecting any zone change and/or subdivision and/or resource consents needed to generally give effect to the Preston Downs Development. This covenant applies (without limitation) to any Resource Consent application, Environment Court application or Territorial Authority Building Consent application or other necessary consent process involving, such development, and the benefit of this covenant also applies to any adjoining or neighbouring property the Grantee may own or subsequently purchase to progress such development.

ⁱ Floor area measurements shall be based on the outside slab dimensions. The lot areas stated are net areas (exclusive of area of Access Lot, Right of Way or Driveway shared with any other Lot). The Grantee retains the right to approve the construction of a dwelling less than the minimum area required by this covenant if in their sole discretion it is deemed to not be of detrimental effect to the subdivision.

ⁱⁱ The Medium and Low Density Designations are referenced to the Outline Development Plan (Living WM) in the Selwyn District Plan.

ⁱⁱⁱ Garaging or covered parking which is separate to the dwelling will be considered if in the opinion of the Grantee such design is comprehensive and appropriate for the circumstances.

^{iv} Alternative roofing materials, roof pitch & external cladding materials may be permitted if in the opinion of the Grantee, those materials and pitch will not adversely effect the development.

^v The Grantee retains the right to approve fencing within 3.0m of the road frontage due to the irregular shape, size or orientation of the lot. For the removal of doubt, the word 'road' includes right of way and access lot or any lot to vest in the Selwyn District Council.

^{vi} The Grantee may at its sole discretion approve solid fencing greater than 50% of the frontage of any reserve lot if such increase is required for privacy or design purposes.



View Instrument Details

Instrument Type	Transfer
Instrument No	9146400.2
Status	Registered
Date & Time Lodged	01 October 2012 16:38
Lodged By	Loscalzo, Lisa

Affected Computer Registers	Land District
572571	Canterbury

Transferors

GW West Melton Limited

Transferees

David Robert Short and Jillian Laura Davey Short

Clauses, Conditions or Intent

The transferee shall be bound by a fencing covenant as defined in Section 2 of the Fencing Act 1978 in favour of the transferor

Transferor Certifications

I certify that I have the authority to act for the Transferor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Andrew David Royds Tait as Transferor Representative on 21/08/2012 01:11 PM

Transferee Certifications

I certify that I have the authority to act for the Transferee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Angela Kate Dunbar as Transferee Representative on 01/10/2012 12:54 PM

*** End of Report ***

Land Information Memorandum L261403

Application

A + S Real Estate Limited
A + S Real Estate Limited
41E South terrace
Darfield 7510

No.	L261403
Application date	09/06/2026
Issue date	12/06/2026
Phone	0277484093

Property

Valuation No.	2354213400
Location	35 Jacks Drive, West Melton
Legal Description	Lot 134 DP 450475
Owner	Withheld
Area (hectares)	0.1432

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
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Land	\$425,000.00
Improvements	\$575,000.00
Capital Value	\$1,000,000.00

Current Rates Year 2025 to 2026

Annual Rates	\$4,939.40
Current Instalment	\$1,152.70
Current Year - Outstanding Rates	\$0.00
Arrears for Previous Years	\$0.00

Next Instalment Due

15/06/2026

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: Large lot residential zone

Operative District Plan Zoning: Living WM

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://selwyn.govt.nz/property-And-building/planningstrategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

Resource Consent 105274

Subdivide To Create 146 Residential Lots Ranging In Size From 600m2 To 5000m2 At

Prestons Downs Also See 115187 & 115289 For Additional Lots. Refer 125088 Or

Change To Staging

Section 223 Approval 11/02/2013

Granted By Local Authority Officer 11/05/2011

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

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

Building

Building Consent 122034

Domestic Dwelling

Code Compliance Certificate Issued 10/07/2013

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 West Melton Scheme. For any further information, please contact water.services@selwyn.govt.nz.

The Selwyn District Council Water Bylaw 2008 is applicable. A copy can be found at <http://www.selwyn.govt.nz/your-council/bylaws/current-bylaws> Please note this property has a water meter and charges are a rate which are payable by the property owner.

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

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

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

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

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

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

Sewer

Council sewer scheme is available and connected.

Stormwater

Soak hole

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

Water Races

None known

Drains

None known

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
- you have a new property and either
- you have requested for your property to be added to the route and it is in the process of being added
- you have not yet requested for your property to be added to the route.

Please contact the Council for further detail.

Land and Building Classifications

Energy Infrastructure and Transport

This property is identified in the Partially Operative District Plan as being within the 13km Bird Strike Risk Management Overlay. This is an area within which the location of activities identified as giving rise to bird strike risk near the Christchurch International Airport are managed so that the continued operation of the Airport is not compromised. For further information visit policy EI-P6B <https://eplan.selwyn.govt.nz/review/rules/0/305/0/19356/0/232> or contact the Duty Planner on 0800 SELWYN (0800 735996).

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

This property is within the Observatory Lighting Control Overlay. There are restrictions for non-residential artificial outdoor lighting to manage sky glow effects. For further information visit <https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996).

Area-specific matters

None known

Land Notes

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and Waka Kotahi NZ Transport Agency.

The Selwyn District Council is developing several strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website www.selwyn.govt.nz or by contacting the planning department on 0800 SELWYN (0800735996).

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

Please note the following attached reports:

- Geotechnical Appraisal Report, Davie Lovell-Smith, November 2011. This report affects a broad area or community. Purpose of the report: subdivision/land use.

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

Jacks Drive is a formed and sealed 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 \(Appeals Version\)](#)
- https://experience.arcgis.com/experience/f7b9c60d5a624147bb731b1afa7788dd#data_s=where%3AdataSource_2-19b106a45d6-layer-17%3A%22Assessment_ID%22%3D%272354213400%27&zoom_to_selection=true
 - 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

All properties in New Zealand may be affected by earthquakes, however, the Council holds no additional information about potential earthquake hazards at this Property.

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.

None known

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.

Previous Reports:

The Council holds the following geotechnical report(s) from previous consent processes. The reports may be specific to this Property, or if this Property was created through subdivision, the reports may relate to the subdivision as a whole. You can access these reports by making a Property File request from the Council:

- Soil Test Report, Jim Harding, commissioned by Benchmark Homes, 03/10/2012.

This report affects only 1 property. Purpose of the report: building consent.

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.

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

Exposure zones are standardised categories for a property's potential exposure to certain risks. Any proposed building work may need specific engineering design, depending on the exposure of the construction site. The categories are based on two standards: NZS3604:2011 and AS/NZS1170:2002.

	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)	94m	-
Exposure Zone	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 Type

Eyre shallow sandy loam

Land Fill

None known

Licences/Environmental Health

None known

Network Utility Operators

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

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

- a) Discharge consents.
- b) Well permits.
- c) Consents to take water.
- d) The existence of contamination and/or hazardous sites.
- e) Flooding.
- f) Clean air discharge compliance.

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

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

Notes

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

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

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

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

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

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

Information Management Team

Date: 12/06/2026

LIM Report Legend

Base Layers

- Road
 - Road
- Railway
 - Railway
- District Boundary
 - District Boundary
- Township Boundary
 - Township Boundary
- Ratepayer Information
 - Ratepayer Information

- Parcels
 - Parcels

PODP - Zones and Precincts

- Precincts
 - Commercial Precincts
 - Industrial Precincts
 - Airfield Precincts
 - Rural Precincts

Zones

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

Zone and Water Services

SWL Water Points

- Supply Point
- Valve
- Node
- Hydrant
- Tank
- Irrigation
- Equipment
- Facility
- Meter
- Fire Plant

SWL Water Lines

- Pipe - Treated
- Irrigation
- Pipe - Untreated
- Pipe - Sewer
- Pipe - Unknown
- Other

SWL Private Water Points



SWL Private Water Lines



SDC Water Points

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

SDC Water Lines

- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE_BOUNDARY

SWL Sewer Points

- Manhole
- Valve
- Chamber
- Node
- Equipment
- Facility

SWL Sewer Lines

- Gravity
- Pressure
- Rising
- Other

SWL Private Sewer Points



SWL Private Sewer Lines



SDC Sewer Points

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

SDC Sewer Lines

- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE_GRAVITY
- PIPE_RISINGMAIN
- SITE_BOUNDARY

Storm Points

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

Storm Lines

- TYPE
- CHANNEL
- DIM LINE
- OBSOLETE
- OUTLINE
- PIPE

SITE_BOUNDARY

- Soakhole w/Hoz Soakage
- StopBank

Storm Polygons

- TYPE
- 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
- SHAFT
- SITE
- 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

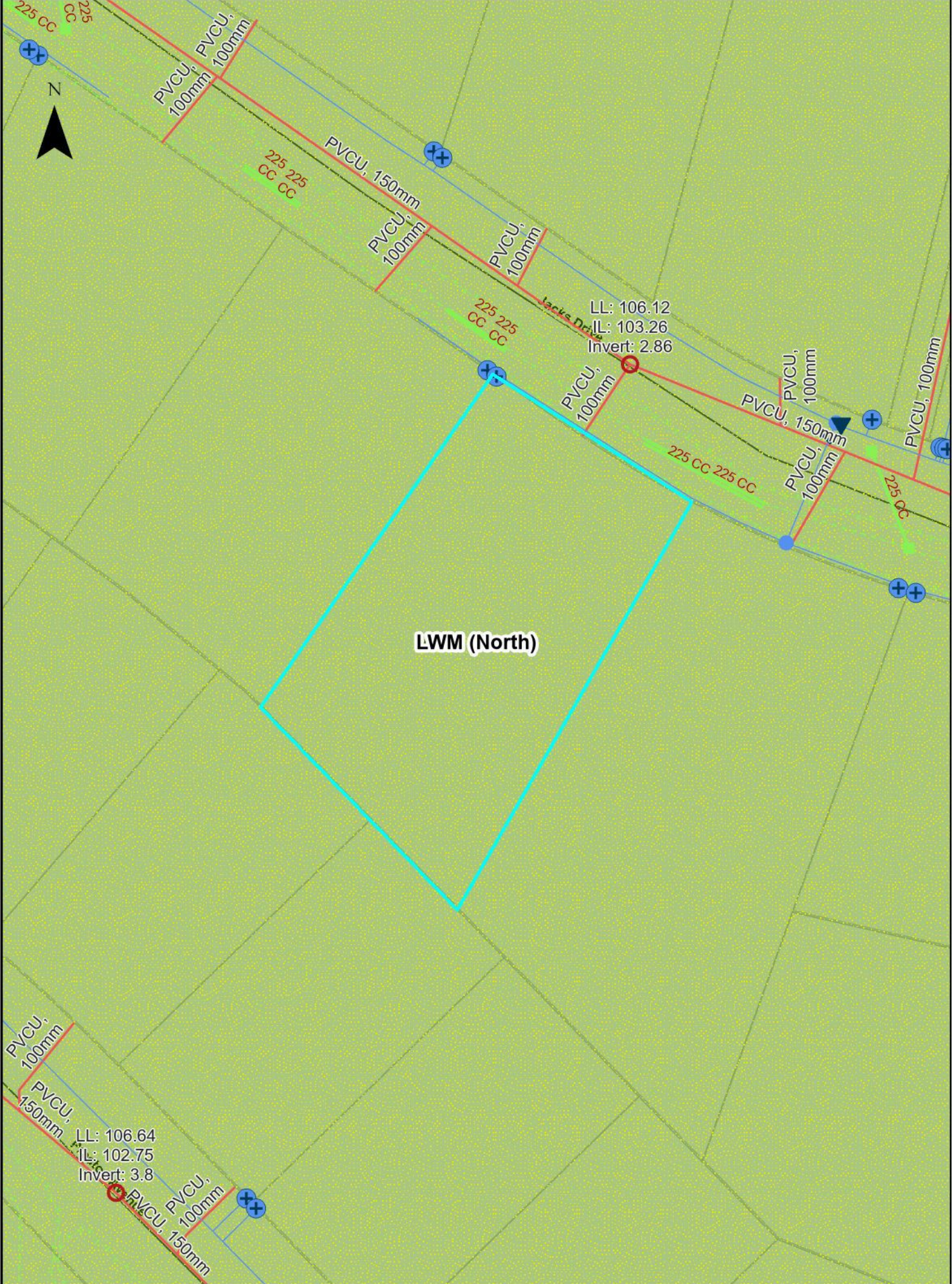
Greendale Fault

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

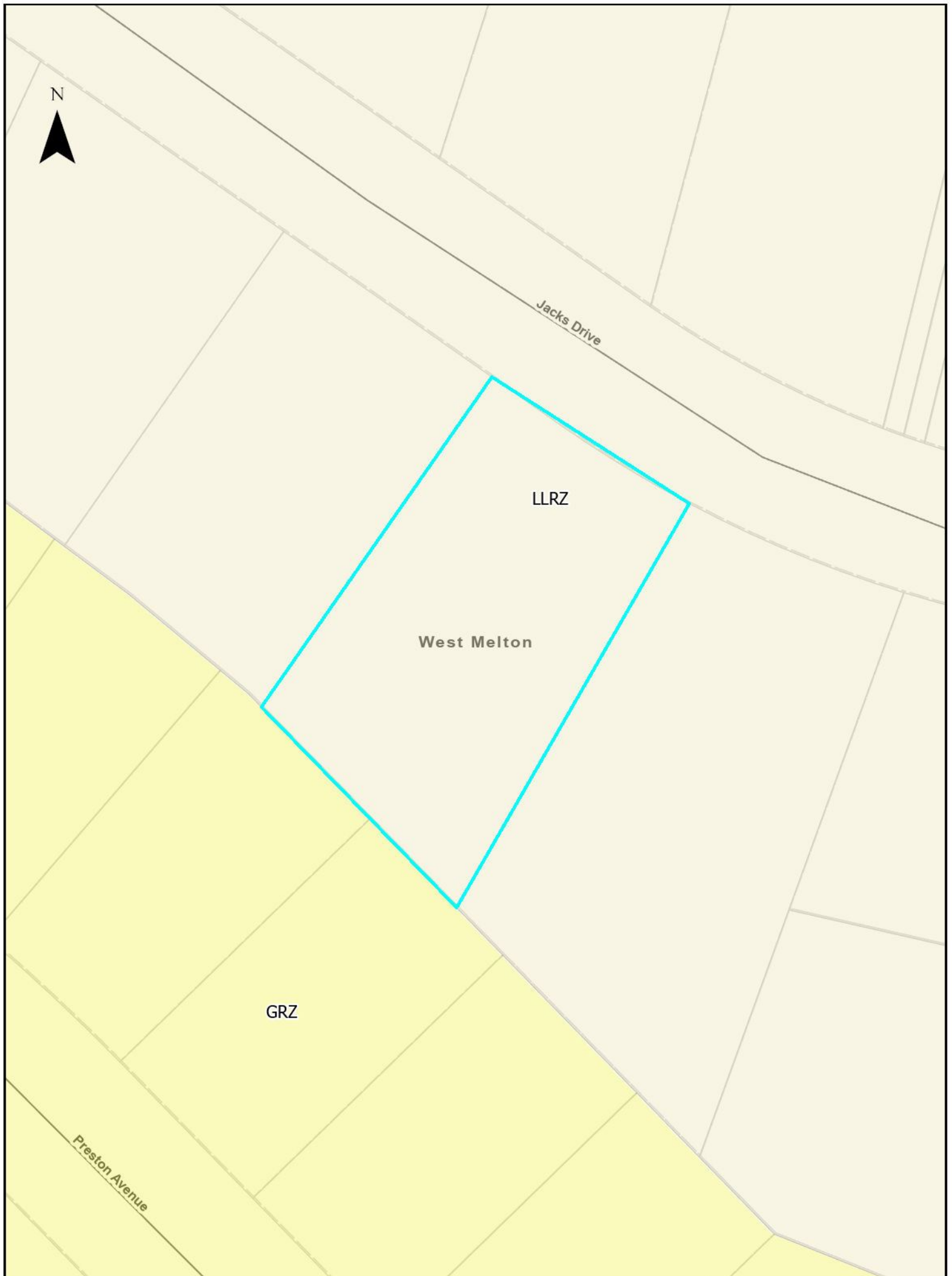
Biodiversity

- 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



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.

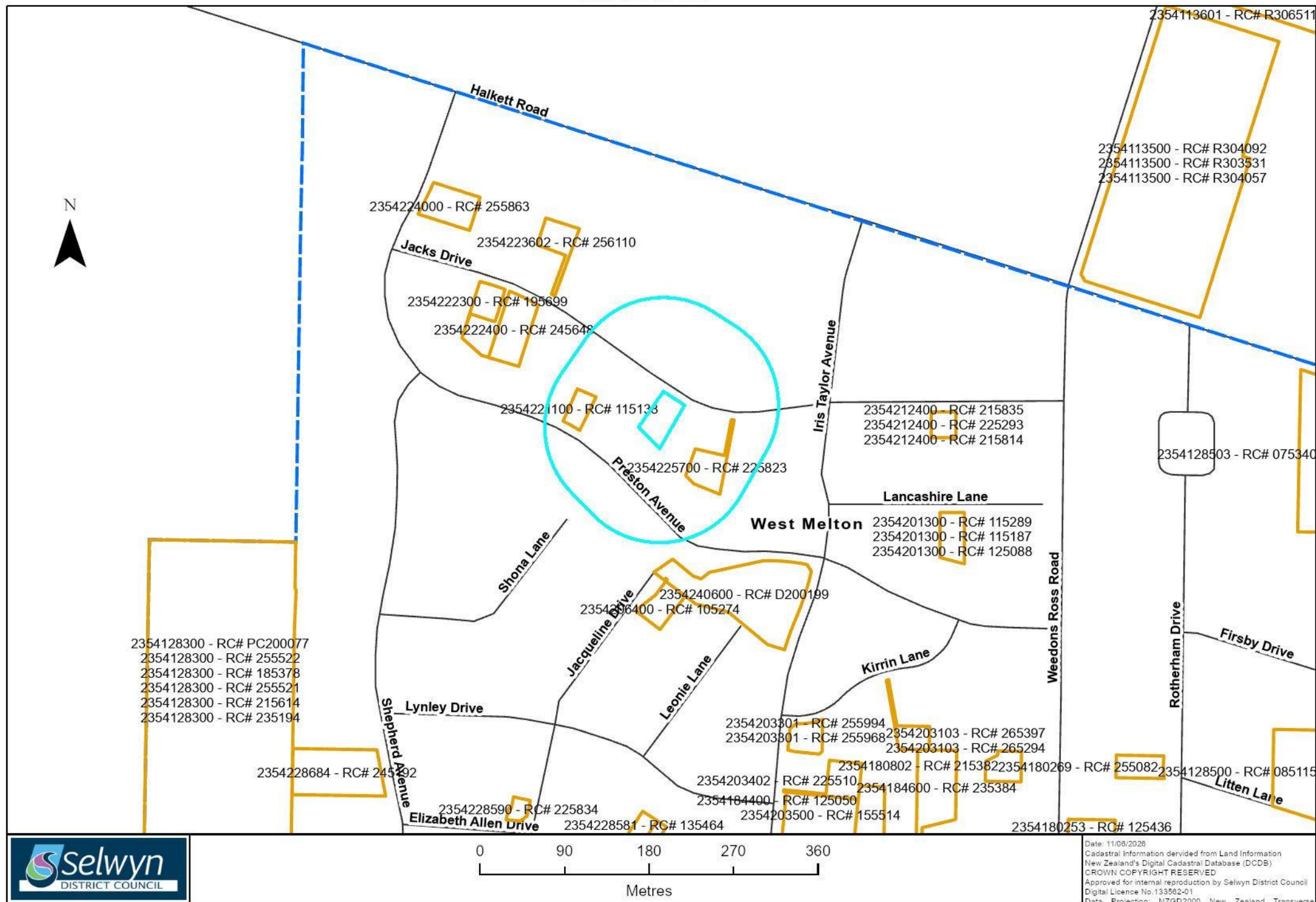
Resource Consent Status Codes:

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

2354213400



Assessment_ID	RC Number	Proposal	Decision Date
2354221100	115138	TO CREATE 104 RESIDENTIAL LOTS RANGING IN SIZE FROM 800m2 TO 5000m2 AS STAGES 5-8 OF PRESTON DOWNS SUBDIVISION	2011-07-01
2354225700	225823	To erect an accessory building with restricted discretionary siting	2022-12-01

Code Compliance Certificate

122034

Section 95, Building Act 2004

The Owner

Name of Owner:	Short David Robert & Short Jillian Laura Davey
Mailing address:	14 Dunrobin Place, Avonhead, Christchurch 8042
Street address/registered office:	
Phone number:	
Landline:	Daytime:
Mobile: 021 731 295	After hours:
Facsimile number:	
Email address:	davidshort@mrctransmark.com
Website:	

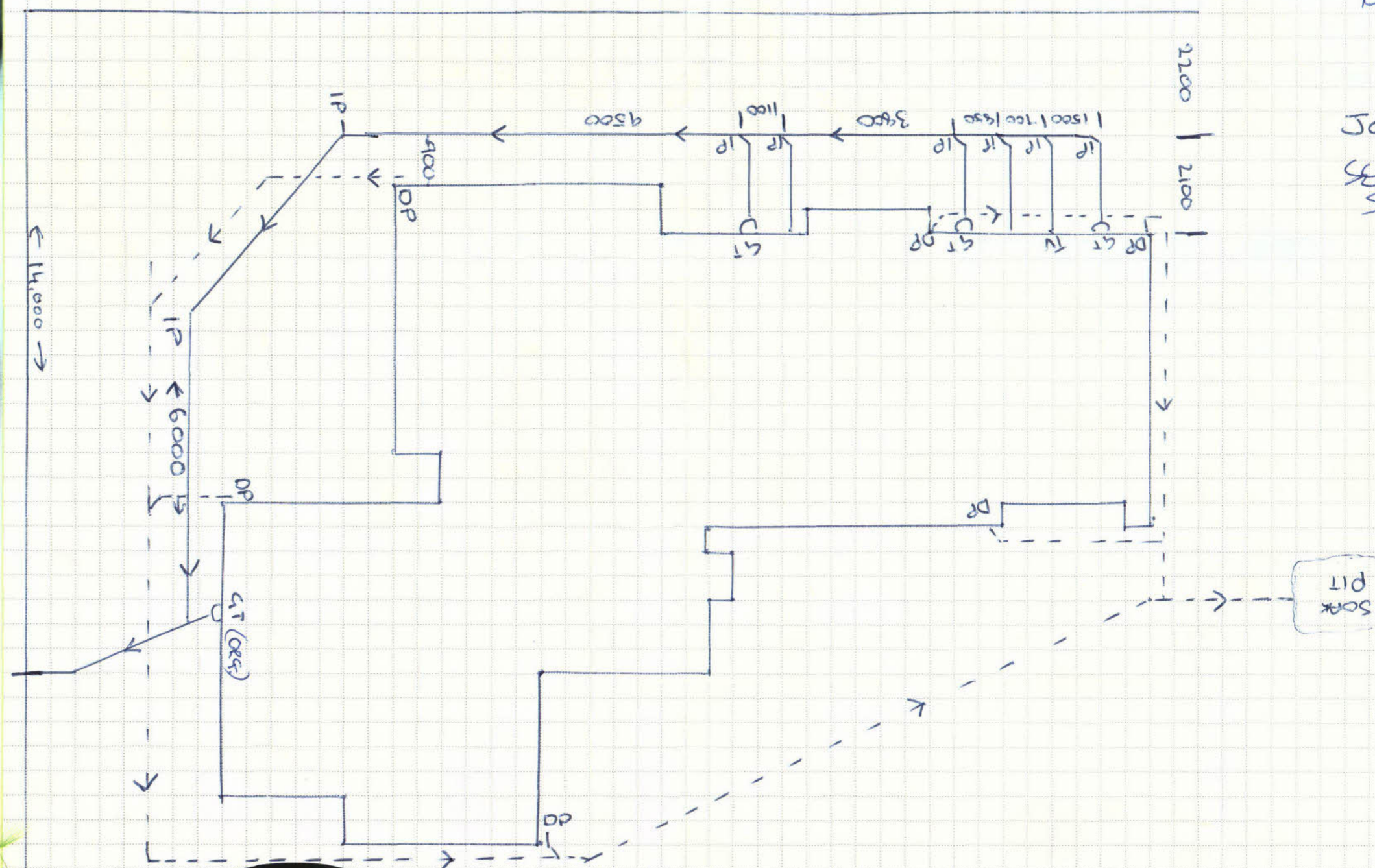
The Building Work

Street Address of Building:	35 Jacks Drive, West Melton
Legal Description of land where building is located:	Lot 134 DP 450475
Valuation Number:	2354213400
Current lawfully established use:	Detached Dwelling
Type of work:	Domestic Dwelling
Estimated Value:	\$320,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced: 2013

Code Compliance Certificate:

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

Jordan Carey 24382
 Sensor = 1:60
 S/W = 1:120




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WEEK	JANUARY 2012	FEBRUARY 2012	MARCH 2012	APRIL 2012	MAY 2012	JUNE 2012	JULY 2012	AUGUST 2012	SEPTEMBER 2012	OCTOBER 2012	NOVEMBER 2012	DECEMBER 2012
52	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	M T W T F S S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

IMPORTANT INFORMATION

The attached will need to go on plots 'actioned.

it is

Lynn 14/11/2011

IMPORTANT INFORMATION
All to be added to LIMS & PIMS within 24 hours

APPENDIX A
STATEMENT OF SUITABILITY OF EARTHFILL

To **Selwyn District Council**
P O Box 90
ROLLESTON

Attention: G Birss

STATEMENT OF SUITABILITY OF EARTH FILL

Project: Preston Downs Subdivision - Stage II - Addendum
Owner/Developer: Gillman Wheelans Ltd
Location: Weedons Ross Road, West Melton

The earth fill shown on the attached plan titled Gillman Wheelans Limited, Preston Downs - West Melton, Earthworks (plan by Davie Lovell Smith Ltd) has been placed in compliance with NZS4431:1989.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is experienced in earthwork construction.

John Bannock, MIPENZ
Address C/- Site Solutions Limited, PO Box 36-420, Merivale, Christchurch

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in his report No 2118 dated July 2011 (previously issued) and subsequent addendum report No 2118 dated October 2011 which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included in this report.

The attached plan titled Gillman Wheelans Limited, Preston Downs - West Melton, Earthworks (plan by Davie Lovell Smith Ltd) dated October 2011 (Number C:16714.E02 R3) has been placed in compliance with the terms of NZS 4431 shows Lot Nos. 47, 48, 65 and 66 to be affected by filling and the extent of the fill (both engineered and non-engineered).

In the opinion of the inspecting engineer the following special limitations should be observed:

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- Other considerations and recommendations as stated in earthwork report are followed

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431, does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

Professional Engineer
28 October 2011

on behalf of:

Gillman Wheelans Ltd
(Owner/ Developer)



APPENDIX D

SITE INSPECTION RECORDS



1. Introduction

This report is an addendum to Earthfill Report for Preston Downs Subdivision - Stage I & Stage II - dated July 2011.

This report is to be read in conjunction with the original report.

This report has been prepared as an addendum to the original fill report as completion of the adjacent Stages and changes in the completed stages (I & II) has meant that there has been some changes in the areas that have been subjected to earthworks that differ from those identified in the original report.

The additional lots (from the original report) that have been affected (within Stage I and Stage II) are Lots 48, 49, 65 and 66

As noted previously the bulk earthworks have been constructed across several stages (Stage 2, 4 & 6) at the time of the construction of Stage I.

Site Solutions Ltd was engaged by the developer to provide design advice, construction supervision and final sign off.

2. Earth-fill Works

2.1 Scope of Work

The construction of the earth-fill was carried out in late August 2011 - early September 2011.

The work was carried out by Maugers Contracting Ltd under the project management instruction by Gillman Wheelans Ltd and site supervision of Site Solutions Ltd.

The bulk earthworks included:

- Stripping of the site topsoil (stockpiled on site) from cut and fill areas
- Excavation of cut material and carted to fill areas
- Compaction of earth-fill
- Placement of topsoil (from stockpile)
- Grading of topsoil

The earth-fill was constructed in line with the guidelines contained within NZS4431.

Fills in excess of 300mm in depth were tested (in layers) and are identified as Engineered Fill on the drawing in Appendix A [Davie Lovell-Smith Ltd drawing number C.16714.E02 R3].

Areas identified as Non-Engineered Fill are fills less than 300mm in total depth and may include areas where topsoil has been used to dress the surface. Where fill have been



placed in these areas all the topsoil have been removed prior to the placement of fill material.

The earthworks were carried out by motorized scrapers and compacted by loaded scrapers and a self propelled drum roller. A water cart was extensively used to ensure that the moisture content of the fill material was within the optimum range. In general the fill material was dry of optimum in-situ and significant additional water was required. Water was introduced into the fill material by a large water tanker (scraper based) and site irrigation of the cut and fill areas.

Much of the cut material has been sourced from localized high areas and the internal road cuts. The sites affected by filling (proposed allotments, reserves etc) are throughout the whole of the proposed development (8 stages).

The allotments affected by the Engineered Fill operation covered by this report is

Stage	Lots Affected by Filling
I	40 (along rear boundary only)
II	47, 48, 65, 66

2.2 Earthworks Specifications

The bulk construction was carried out in compliance with the general requirements of the following documents.

- NZS4431:1989 Code of Practice for Earthfill for residential development
- NZS4402 Methods of Testing Soils for Civil Engineering Purposes

The materials used are as described in the original report.

The testing of the earth-fill was carried out by Fulton Hogan Ltd. The results of the site testing are enclosed in Appendix B.

2.3 Final Inspection & Testing

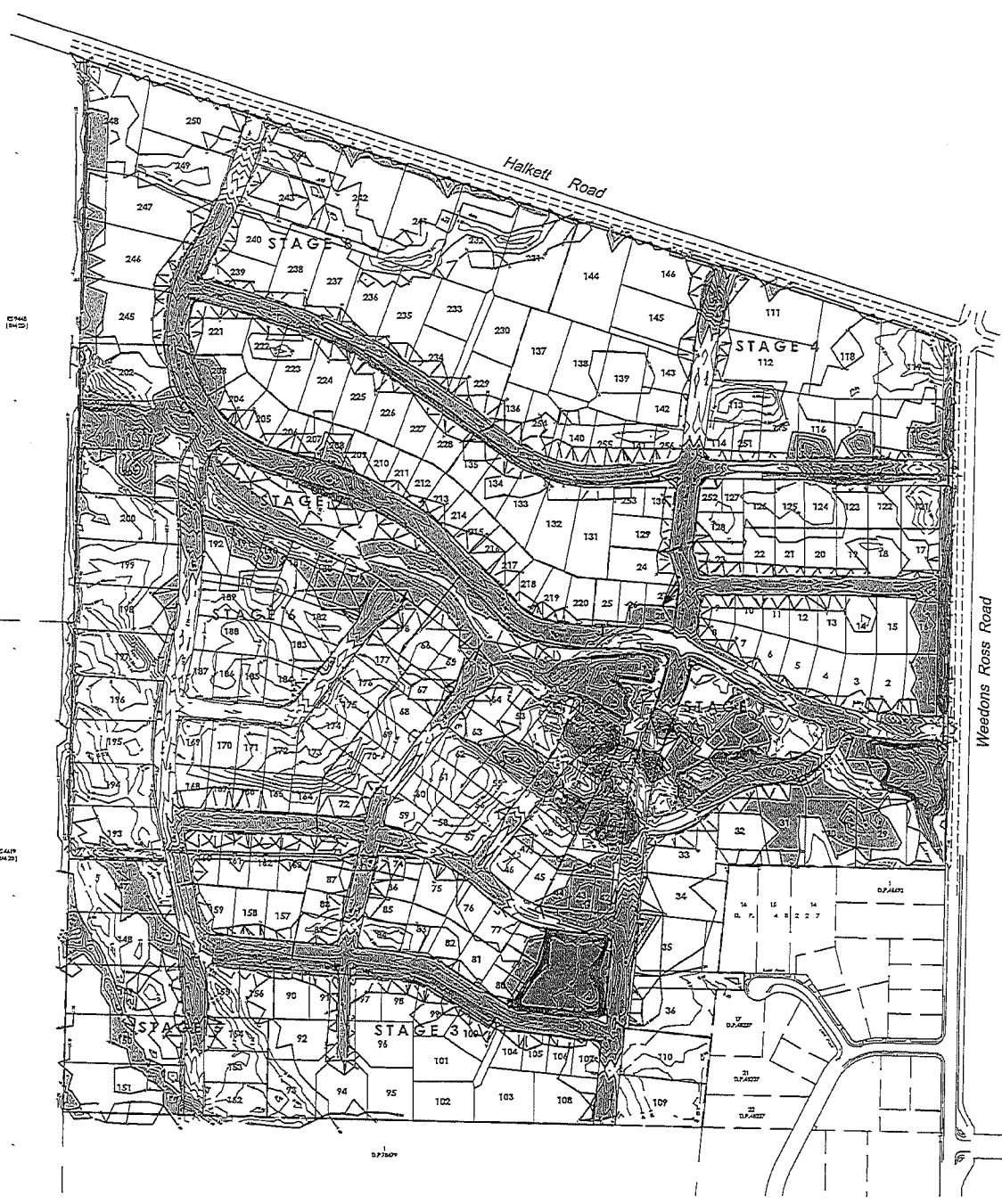
The final inspection was carried out on 30 September 2011.

Site note relating to this inspection is included in Appendix D

3. Conclusions and Recommendations

The residential sites as noted as being filled in the enclosed certification are considered suitable for residential development as defined in NZS 4431 and NZS 3604.

- The location of the cut/fill interface is to be identified on-site in relation to the impact of the proposed residential development and foundations designed to take this into account when assessing foundation performance.



AMENDMENTS		
NO	DATE	DESCRIPTION
00	AUG 2010	FOR TENDER
01	03 OCT 2010	FOLLOWING SDC COMMENT, FOR APPROVAL
02	DEC 2010	SDC APPROVED
03	AUG 2011	STAGE 4 AMENDED

NOTES:

CONTOURS SHOWN ARE APPROXIMATELY
CUT (-ve) AND FILL (+ve) AT
0.2m INTERVALS.

LEGEND:

-  CUT
-  ENGINEERED FILL
-  NON ENGINEERED FILL

LEVELS:

- 100.00 PROPOSED LOT LEVELS
- 100.00 PROPOSED EDE LEVEL
- 100.00 PROPOSED ROAD & BATH LEVEL
- 100.00 PROPOSED N.E. LEVEL
- 100.00 DRAINING LEVELS
- 100.00 DRAINING LOT LEVELS

EXISTING SERVICES

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- MIN. SANITARY SEWER
- MIN. STORMWATER
- MIN. WATER
- MIN. EDE
- ST. M. SANITARY SEWER
- MIN. SANITARY SEWER
- MIN. STORMWATER
- MIN. WATER
- MIN. EDE

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JOB TITLE:

Gillman Wheelans Limited
Preston Downs- West Melton

SHEET TITLE:

Earthworks

DRAWING STATUS:

For Construction

SCALE: 1:2000@A1 1:4000@A3 DATE: October 2011

CAD FILE: 21161714.E02 REVISION:
DRAWING No: 1 SHEET No: **R3**
C.16714.E02

IMPORTANT INFORMATION

To go on LIMs under Land Notes:

Please find attached a copy of the Geotechnical Appraisal Report from Davie Lovell-Smith dated 16th November 2011.

Please note this will be required to go on any lots when this property is sub-divided

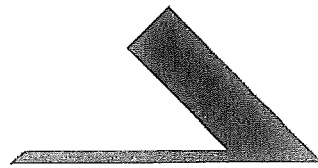
Info from Ben Rhodes 14/11/2011

GEOTECHNICAL APPRAISAL REPORT

PRESTON DOWNS SUBDIVISION
WEST MELTON

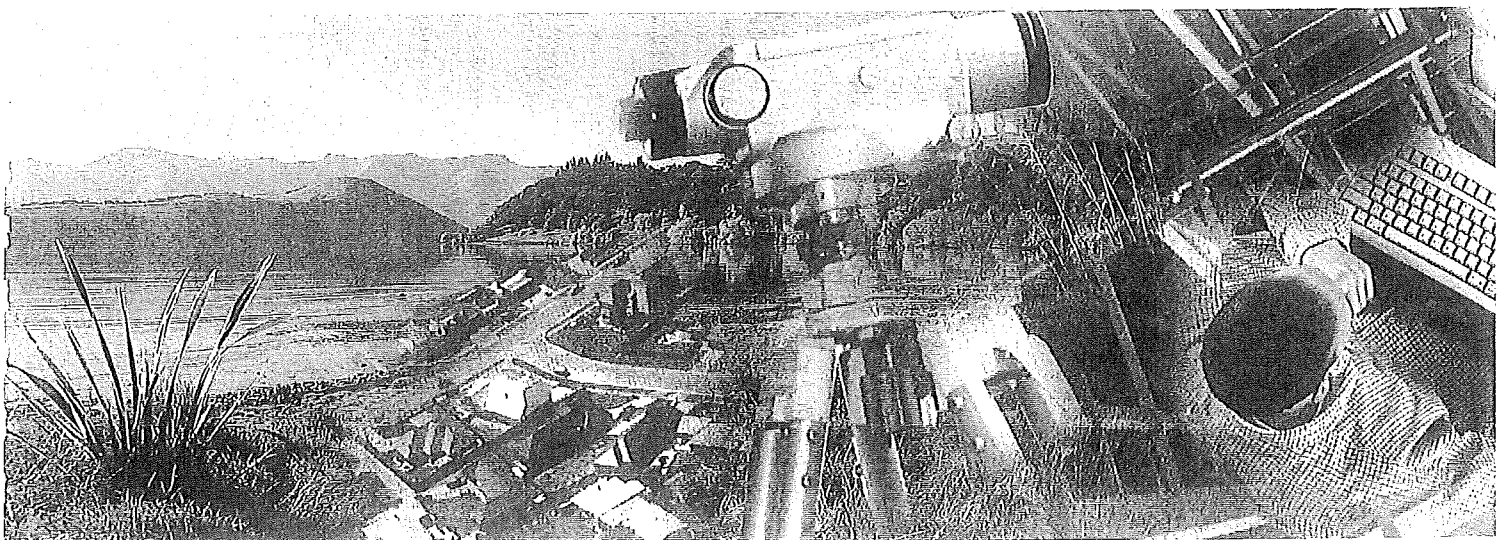
C.16714

November 2011



DAVIE LOVELL·SMITH

PLANNING SURVEYING ENGINEERING



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Revision History

Rev Number:	Prepared By:	Description:	Date:
R0	AJEH	Initial Report	21-11-11

Document Control

Action:	Name:	Signed:	Date:
Prepared By	Andy Hall		21-11-11
Reviewed By	Gordon Peebles		21-11-11
Approved By	Andy Hall		21-11-11

This report has been prepared by Davie Lovell-Smith Ltd on the specific instructions of our client. It is solely for our clients use for the purpose for which it is intended and in accordance with the agreed scope of work. Any use or reliance by any person contrary to the above, to which Davie Lovell-Smith Ltd has not given prior written consent, is at that persons own risk.

REPORT

CONTENTS

1.	INTRODUCTION	1
2.	INVESTIGATIONS.....	1
3.	LIQUEFACTIOUS POTENTIAL.....	2
4.	BEARING CAPACITY.....	2
5.	DEFINITION OF GOOD GROUND.....	3
6.	PROXIMITY TO THE GREENDALE FAULT	4
7.	CONCLUSIONS	4

APPENDICES

APPENDIX A – Topographical Plan of the Site

APPENDIX B – Davie Lovell-Smith Ltd Scala Penetrometers and Augers

APPENDIX C – Thirteen Augers across the Site

APPENDIX D – Deep water bores

APPENDIX E – Environment Canterbury Well data

APPENDIX F – University of Canterbury Trace of the Greendale Fault

1. INTRODUCTION

The purpose of this report is to examine and discuss the geotechnical stability of the land and soils at the Prestons Downs subdivision in West Melton. The development is owned by G W West Melton Ltd and is currently being constructed as a residential subdivision. The site is located at the corner of Halkett and Weedons Ross Roads. The total site area is 63.8ha.

Following the recent Darfield and Christchurch earthquakes, a greater emphasis has been placed on the investigation and assessment of development land and its performance under seismic loading. The Selwyn District Council have requested that a geotechnical review of this development land be undertaken to assess the potential geotechnical hazards and any mitigating measures that may need to be addressed as part of the construction.

The Council would like to ensure that there is a geotechnical investigation in place that may be provided to potential purchasers. This report will provide information required by potential purchasers to make them aware of any geotechnical issues connected with the site. This report will particularly address the following issues:

- Liquefactive potential
- Bearing capacity of the soils
- The definition of "Good Ground"
- The proximity of the Greendale Fault

This report will present the geotechnical data currently at hand and describe the additional data required during construction to ensure that the development meets all the requirements of good practice. The additional data can be referenced in the Earthfill Report presented to Selwyn District Council at the time of applying for the subdivisions s.224c certifications.

The site is generally flat with some undulation and an area of sand dunes. Please refer to the topographical plan in Appendix A. The site has historically been used to graze stock and is predominantly vegetated with grass feed. 200mm – 500mm of silty topsoil covers the site. There are no permanent waterways on the site but the undulations act as channels during large rainfall events.

2. INVESTIGATIONS

A number of reports and investigations have been compiled in regards to the geotechnical nature of this site. The data compiled to date includes:

- Davie Lovell-Smith Ltd Scala Penetrometer tests to 1.8m depth and associated auger logs to a depth of up to 3.1m. Please refer to Appendix b. These tests were conducted to examine the sites sand dunes. The testing suggested that the sand dunes had formed naturally and did not contain buried layers of topsoil.

- 13 additional augers excavated across the site to a depth of up to 3m in depth. Please refer to Appendix C. These augers consistently showed sands and gravels and no water table.
- 3 deep bores drilled to primarily determine a water supply. The bores were logged and provide very specific details about the depth of the gravels and the level of the water table. Please refer to Appendix D. Two of the bores were to 100m depth and the third went to 35m. All three bores displayed a gravel or clay layer beneath the site to full depth. The depth to the water table was determined as approximately 26m.
- Data retrieved from the Environment Canterbury GIS describing soils found during the construction of the existing West Melton water bore. This is attached in Appendix E. These borelogs generally agree with the data otherwise found. The water table was found to be 24.7m below ground level.

In general terms, the typical soils on this site comprise of a 300mm layer of topsoil over various layers of sands, gravels and clay bound gravels. The water table appears to be approximately 26m below existing ground level.

3. LIQUEFACTIOUS POTENTIAL

For a soil to have Liquefactious Potential it needs to meet a specific moisture and grading criteria. Essentially the soil needs to be a saturated fine sand or silt. The soils experienced on this development site do not display any of these liquefactious properties. The groundwater table is very deep at approximately 26m and the soils are generally gravels and clays. We therefore draw the conclusion that the soils under this project have a low liquefactious potential and that the earthworks does not need to be designed to meet liquefactious conditions.

In addition to this, an inspection of the site was undertaken after the September 4th Darfield Earthquake. There was no evidence of land deformation or sand boiling on the site. We use this anecdotal evidence to support our conclusion that the site has a low susceptibility to liquefaction.

Lateral spreading is often associated with liquefactious soils. There is no evidence of lateral spreading following the earthquakes and this again supports our conclusion that the soils have a low liquefactious potential.

4. BEARING CAPACITY

Some Scala Penetrometers have been performed on the site. These tests were taken to a depth of 2m or until they hit gravels. The optimal bearing capacity is 300kPa with a safety factor of 3. This results in a target bearing capacity of 100kPa. In terms of the test equipment, this bearing strength is determined by a minimum of 2 blows per 50mm of penetration.

In general, the testing produced 100kPa bearing strength at a depth of approximately 600mm. There was some evidence of weaker soils at depth. These weaker areas coincided with non-cohesive silty sands. The Scala Penetrometer is not reliable in non-cohesive materials and any such results should not be considered conclusive. These non-cohesive soils will be easier to compact during the general earthworks of the site and are expected to strengthen over that time.

5. DEFINITION OF GOOD GROUND

For the purpose of applying the New Zealand Standard for Timber Framed Buildings NZS3604:2011, the finished sites need to be proven to be considered "good ground". Since the recent earthquakes, NZS3604 has been revised in its determination of good ground. Foundation soils are considered to be good ground under the following criteria:

- No buried services under the footings
- No evidence of land instability
- No uncontrolled land filling
- No buried topsoil, soft peat, very soft clay, soft clay or expansive clay.

In addition to this, the soils must meet at least one of the following:

- a) Meet a soil bearing capacity of 300kPa as detailed in the testing requirements in NZS3604.
- b) Inspection of existing structures, council records, local history and geological data shows no evidence of erosion or land instability
- c) Geotechnical completion report in accordance with NZS4404 identifies good ground.

Under normal circumstances, the option a) would be applied. However, this testing regime does have some prerequisite requirements. For this testing to be applied, the location of the future buildings foundations need to be determined and the tests carried out in those locations. Also the number of tests to be performed are a function of the building size. Clearly, at the time of subdivision, the proposed buildings have not been designed and the testing criteria cannot be met. For these reasons, under usual circumstances, the proving of good ground for bearing capacity is undertaken in association with a building consent application.

During the construction of the site, the earthworks will be carried out in accordance with NZS4431:1989. This NZS4431 certification relates to the filling on the site but does not test the insitu soils. The insitu soils may require testing in accordance with NZS3604 at the time of Building Consent Application.

6. PROXIMITY TO THE GREENDALE FAULT

Please refer to the attached University of Canterbury trace of the Greendale Fault in Appendix F. This plan also depicts the location of the Preston Downs development site. From this information we can determine that the alignment of the fault is over 6 kilometres from the site.

The GNS guidance document "Planning for Development of Land on or Close to Active Faults" indicates that a fault avoidance zone of 20m to each side of the fault should be established. This is to limit the risk of intense deformation or secondary ruptures in the near vicinity of structures.

The Greendale Fault is not considered to be a factor in the development of this development.

7. CONCLUSIONS

This report has carried out an appraisal of the geotechnical data available from the Preston Downs development site in West Melton. From this data we have been able to determine the following conclusions.

- a) The site has a low liquefactive potential
- b) The soils bearing capacities on the site require testing in terms of NZS3604 at the time of Building Consent Application.
- c) The site is not affected by the Greendale Fault

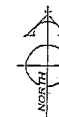
A J E Hall

Chartered Professional Engineer

72 946
(54122)

72 419
(54420)

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REVISION	DATE	DESCRIPTION
R0	AUG 2010	FOR TENDER
R1	DEC 2010	FOLLOWING SDC COMMENT, FOR APPROVAL
R2	DEC 2010	SDC APPROVED
R3	AUG 2011	STAGE 4 AMENDED

NOTES:

LEGEND:

LEVELS	
R23.21	PROPOSED R23.21 LEVEL
R23.21	PROPOSED R23.21 LEVEL
R23.21	PROPOSED R23.21 LEVEL
R23.21	PROPOSED R23.21 LEVEL
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R23.21	PROPOSED R23.21 LEVEL

EXISTING SERVICES	PROPOSED SERVICES
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SANITARY SEWER	SANITARY SEWER
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Gillman Wheelans Limited
Preston Downs - West Melton

Overall

For Construction

SCALE: 1:2000@A1 DATE: August 2011

DWG FILE: J:\14714\ENG\14714_E01_13.dwg

DRAWN BY: SHEET NO:

C.16714.E01.0

R3

SYMBOL	DESCRIPTION	SCALE (A1)
E01.1 - E01.11	Overall Plan	1:2000
E01.12 - E01.22	Sanitary & Stormwater	1:2000
E01.23 - E01.24	Roading	1:2000
E01.25 - E01.26	Water	1:2000
E01.27 - E01.28	Landmarks	1:2000
E01.29 - E01.30	Roading Details	As Shown
E01.31 - E01.32	Stormwater Connections	As Shown
E01.33 - E01.34	Sanitary Connections	As Shown



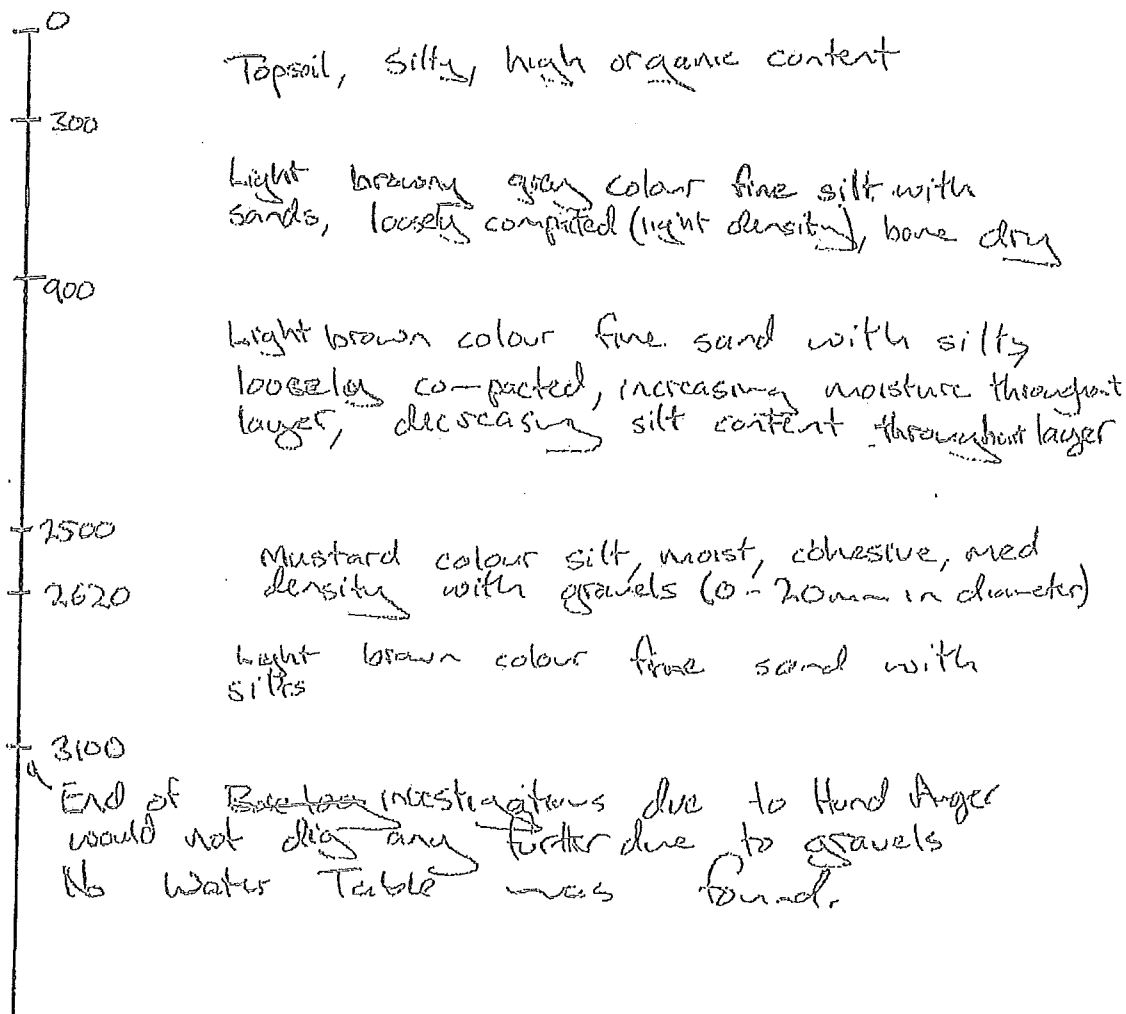
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Subject: Preston Downs

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0mm
Topsoil - Silty, high organic content at top of layer, organic content decreases during layer

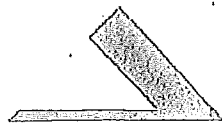
250mm
Fine sand with silts light brownish/greyish colour spots of organics soft to medium dense, dry

400mm
Fine sand greyish in colour, not very dense, silty at top of layer little moisture at bottom of layer.

1650
Silt mustard colour, slightly moist, cohesive medium density

1800
Fine sand with greyish in colour, soft to medium density

2100
Hit gravel, End of investigations
no water table found.



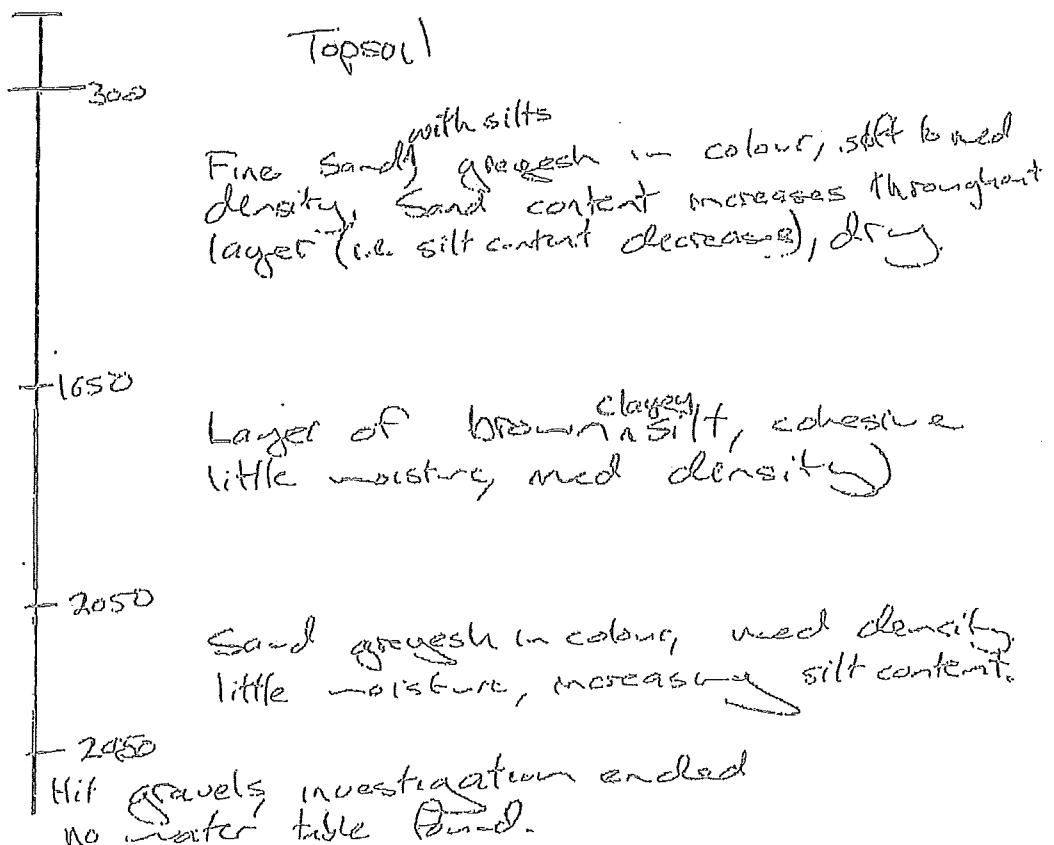
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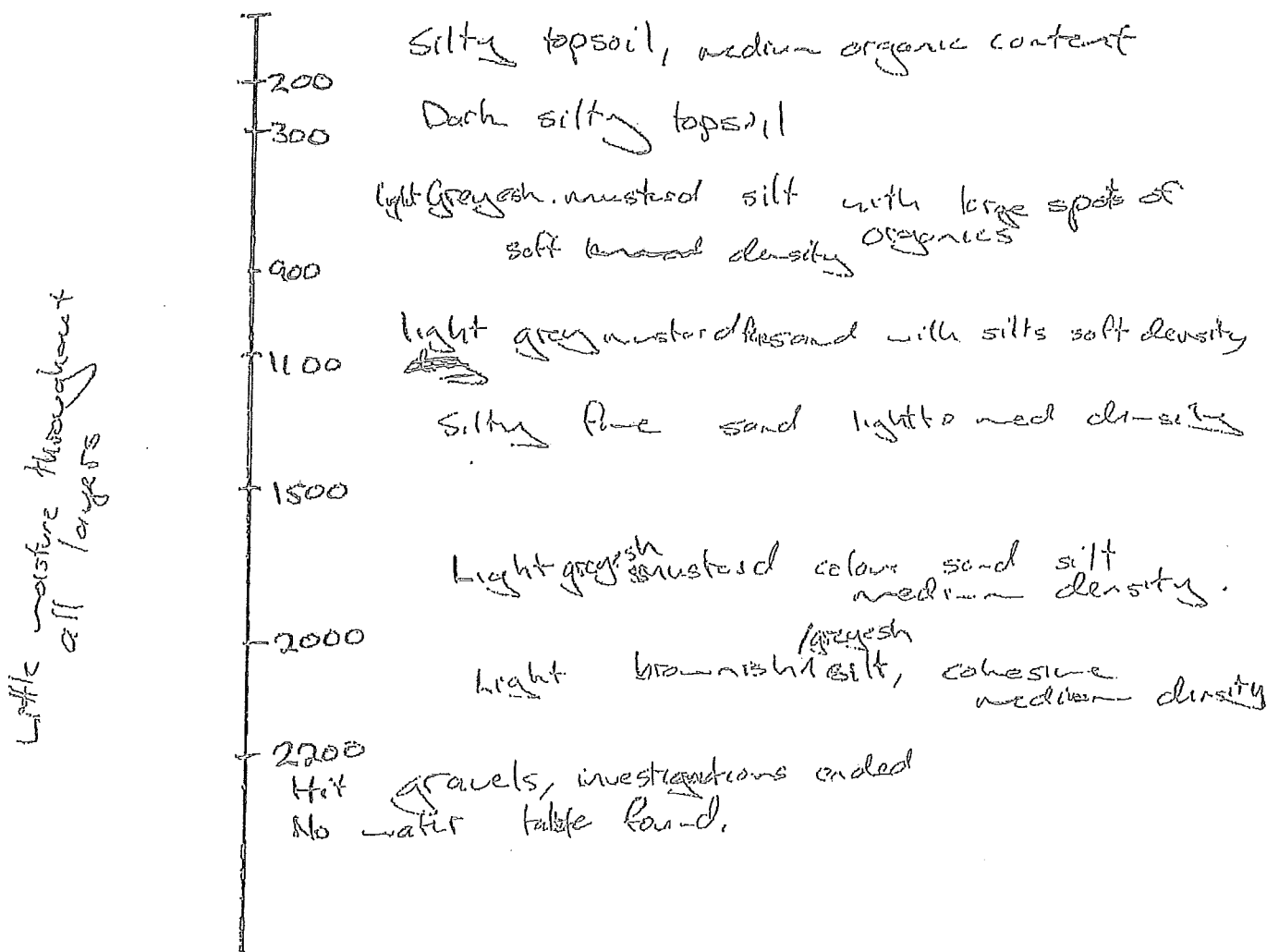
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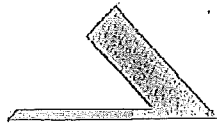
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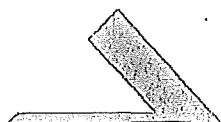
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0
-120
Topsoil silt, high organic content

light greenish brownstard fine
sand, sat to medium - density
little moisture

-1700
light mustard silt with sands
little moisture light to medium -
density

-2000
Hills graals, investigation ended
no water table



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From: A. Carter
Date: 24/01/09
Subject: Preston Downs

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0
-400
-1100
-1650
-2000
Hit granite
Investigation ended
No ground water table found

Topsoil, silty, medium to high organic content

light mustard silt, dry, light density

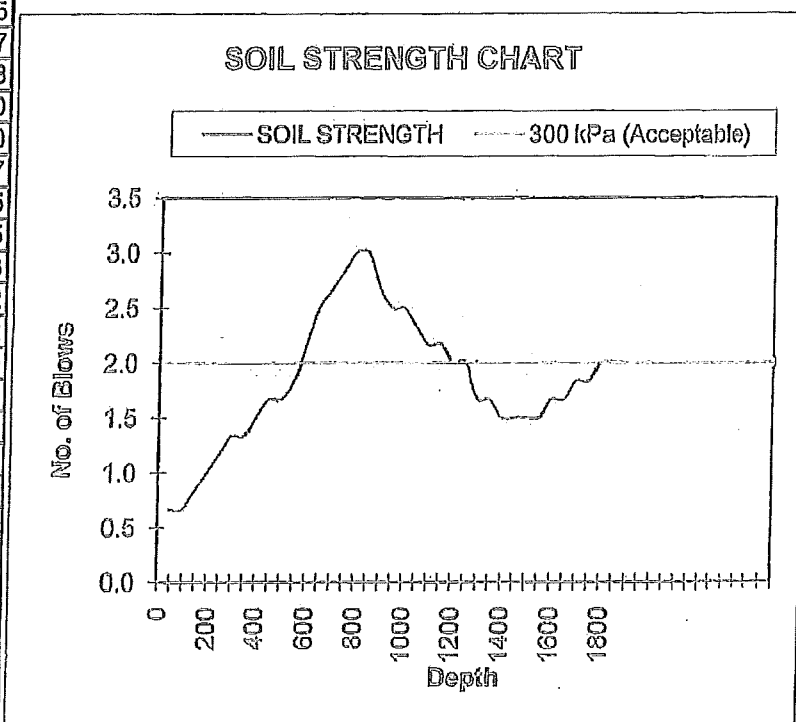
light mustard/grey sandy silt, little moisture, light to med density

Mustard/spots of grey silt, cohesion little bit of moisture, medium density small grains in last 100mm of sample

Depth (mm)	Blows	Mean per 300mm
0	0	
50	1	0.7
100	0	0.7
150	1	0.8
200	1	1.0
250	1	1.2
300	1	1.3
350	2	1.3
400	1	1.5
450	2	1.7
500	1	1.7
550	2	1.8
600	2	2.2
650	2	2.5
700	2	2.7
750	4	2.8
800	3	3.0
850	3	3.0
900	3	2.7
950	3	2.5
1000	2	2.5
1050	2	2.3
1100	2	2.2
1150	3	2.2
1200	2	2.0
1250	2	2.0
1300	2	1.7
1350	1	1.7
1400	2	1.5
1450	1	1.5
1500	2	1.5
1550	1	1.5
1600	2	1.7
1650	1	1.7
1700	2	1.8
1750	2	1.8
1800	2	2.0
1850	2	2.0
1900	2	2.0

Scala Penetrometer Test

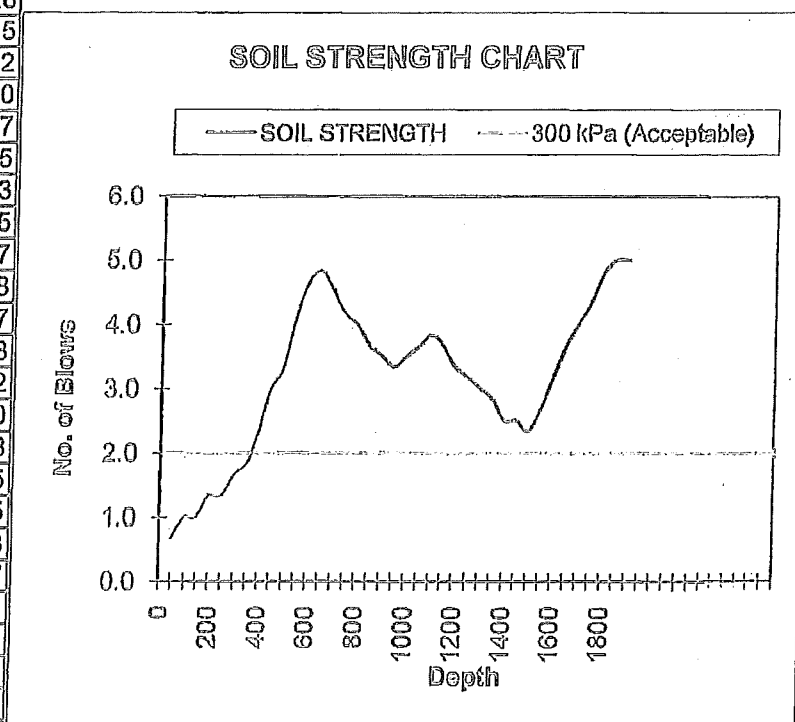
File No.	C16714
Date	24/02/2009
Test No.	1



Depth (mm)	Blows	Mean per 300mm
0		
50	0	0.7
100	1	1.0
150	1	1.0
200	2	1.3
250	1	1.3
300	1	1.7
350	2	1.8
400	1	2.3
450	3	3.0
500	3	3.3
550	4	4.2
600	5	4.7
650	4	4.8
700	6	4.5
750	6	4.2
800	4	4.0
850	2	3.7
900	3	3.5
950	3	3.3
1000	4	3.5
1050	5	3.7
1100	3	3.8
1150	3	3.7
1200	4	3.3
1250	4	3.2
1300	3	3.0
1350	3	2.8
1400	2	2.5
1450	2	2.5
1500	3	2.3
1550	2	2.7
1600	3	3.2
1650	2	3.7
1700	4	4.0
1750	5	4.3
1800	6	4.8
1850	4	5.0
1900	5	5.0

Scala Penetrometer Test

File No.	C16714
Date	24/02/2009
Test No.	2



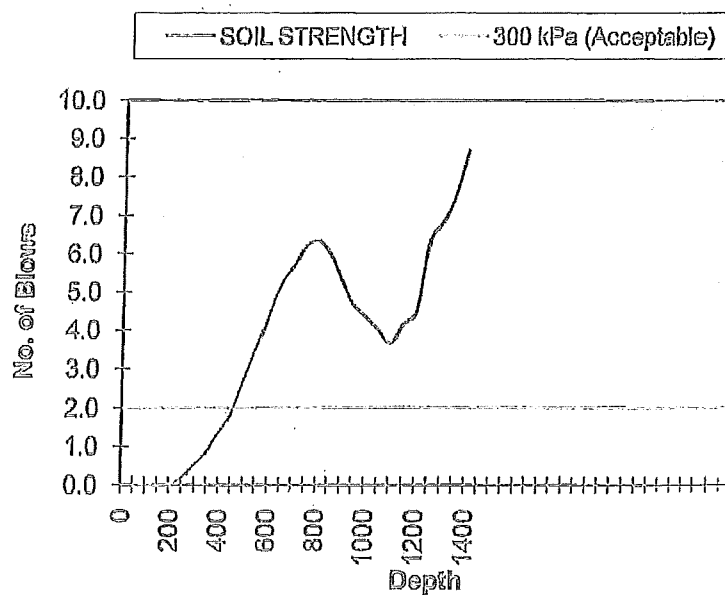
Depth (mm)	Blows	Mean per 300mm
0		
50	0	0.0
100	0	0.0
150	0	0.0
200	0	0.0
250	0	0.2
300	0	0.5
350	0	0.8
400	1	1.3
450	2	1.8
500	2	2.7
550	3	3.5
600	3	4.3
650	5	5.2
700	6	5.7
750	7	6.2
800	7	6.3
850	6	6.0
900	6	5.3
950	6	4.7
1000	4	4.3
1050	3	4.0
1100	3	3.7
1150	4	4.2
1200	4	4.5
1250	4	6.3
1300	7	6.8
1350	5	7.5
1400	14	8.7

Hit Gravel

Scala Penetrometer Test

File No.	C16714
Date	24/02/2009
Test No.	3

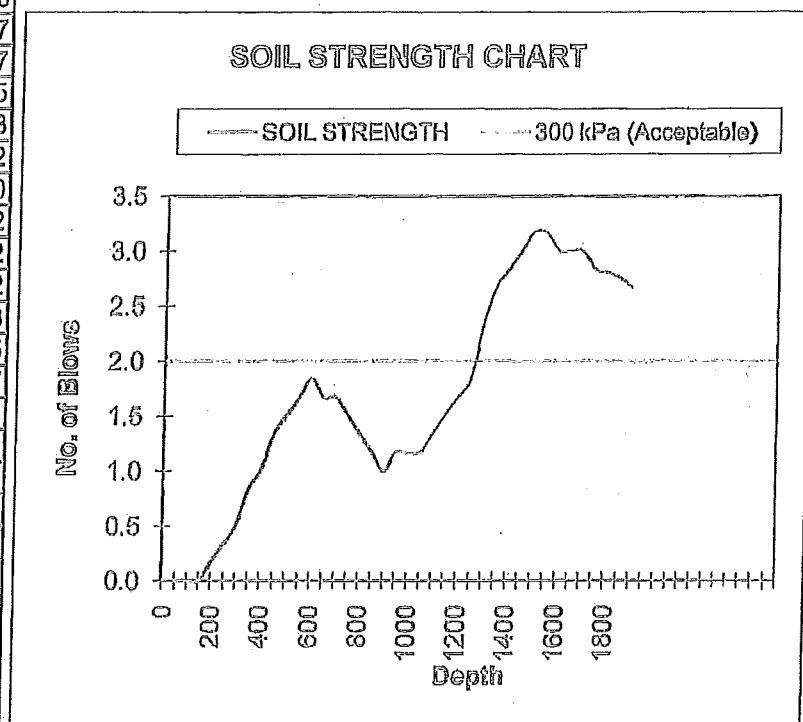
SOIL STRENGTH CHART



Depth (mm)	Blows	Mean per 300mm
0		
50	0	0.0
100	0	0.0
150	0	0.0
200	0	0.2
250	0	0.3
300	0	0.5
350	1	0.8
400	1	1.0
450	1	1.3
500	2	1.5
550	1	1.7
600	2	1.8
650	2	1.7
700	2	1.7
750	2	1.5
800	1	1.3
850	1	1.2
900	1	1.0
950	1	1.2
1000	1	1.2
1050	1	1.2
1100	2	1.3
1150	1	1.5
1200	1	1.7
1250	2	1.8
1300	2	2.3
1350	2	2.7
1400	3	2.8
1450	4	3.0
1500	3	3.2
1550	3	3.2
1600	3	3.0
1650	3	3.0
1700	3	3.0
1750	3	2.8
1800	3	2.8
1850	3	2.8
1900	2	2.7

Scala Penetrometer Test

File No.	C16714
Date	24/02/2009
Test No.	4

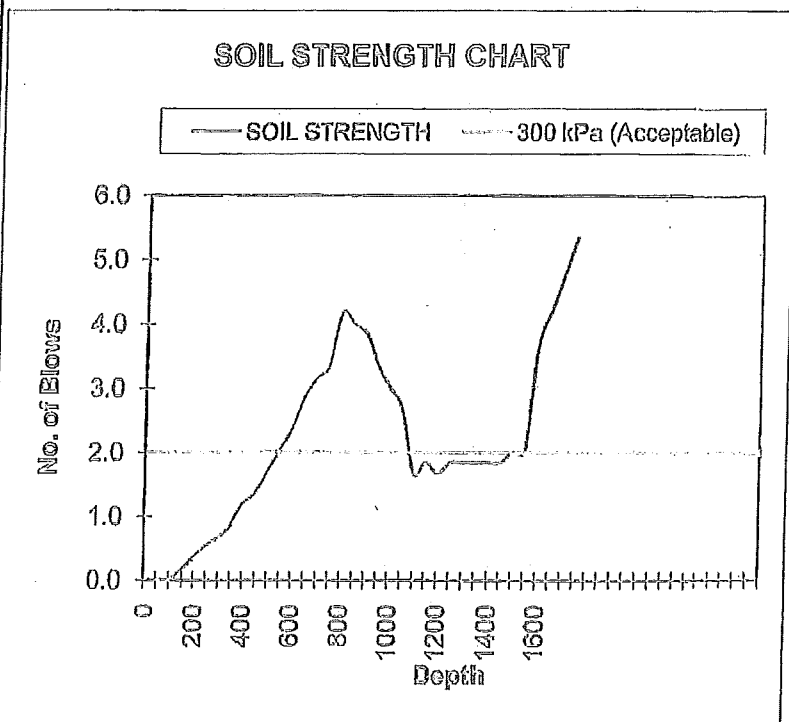


Depth (mm)	Blows	Mean per 300mm
0		
50	0	0.0
100	0	0.0
150	0	0.2
200	0	0.3
250	0	0.5
300	1	0.7
350	1	0.8
400	1	1.2
450	1	1.3
500	1	1.7
550	2	2.0
600	2	2.3
650	3	2.8
700	3	3.2
750	3	3.3
800	4	4.2
850	4	4.0
900	3	3.8
950	8	3.3
1000	2	3.0
1050	2	2.7
1100	1	1.7
1150	2	1.8
1200	1	1.7
1250	2	1.8
1300	3	1.8
1350	1	1.8
1400	2	1.8
1450	2	1.8
1500	1	2.0
1550	2	2.0
1600	3	3.7
1650	2	4.2
1700	2	4.8
1750	12	5.3

Hit Gravels

Scala Penetrometer Test

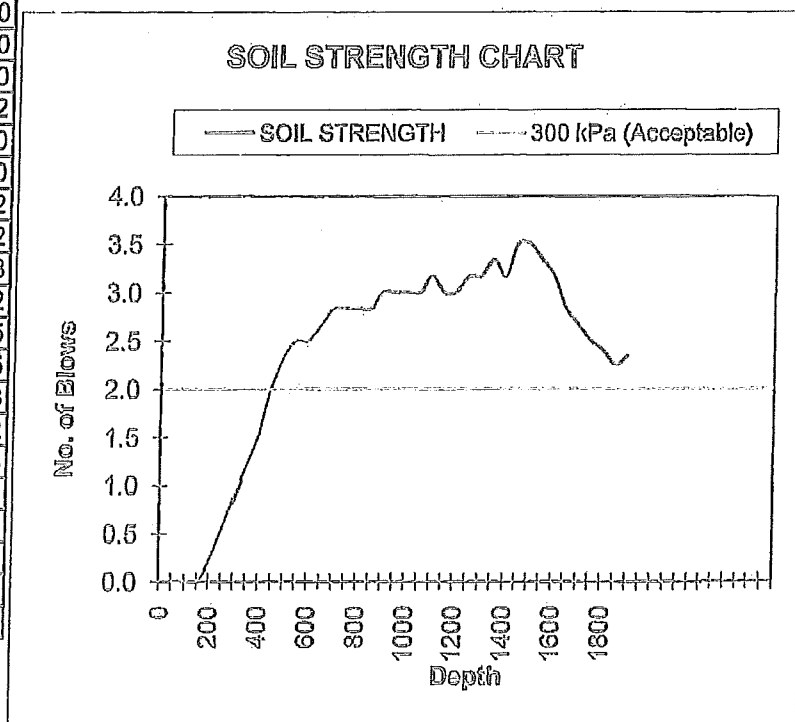
File No.	c16714
Date	24/02/2009
Test No.	5



Depth (mm)	Blows	Mean per 300mm
0		
50	0	0.0
100	0	0.0
150	0	0.0
200	0	0.2
250	0	0.5
300	0	0.8
350	1	1.2
400	2	1.5
450	2	2.0
500	2	2.3
550	2	2.5
600	3	2.5
650	3	2.7
700	3	2.8
750	2	2.8
800	3	2.8
850	3	2.8
900	3	3.0
950	3	3.0
1000	3	3.0
1050	3	3.0
1100	3	3.2
1150	3	3.0
1200	3	3.0
1250	4	3.2
1300	2	3.2
1350	3	3.3
1400	4	3.2
1450	3	3.5
1500	4	3.5
1550	3	3.3
1600	4	3.2
1650	3	2.8
1700	3	2.7
1750	2	2.5
1800	2	2.4
1850	2	2.3
1900	3	2.3

Scala Penetrometer Test

File No.	C16714
Date	24/02/2009
Test No.	6





Report number: 101

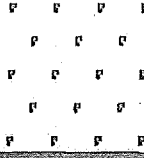
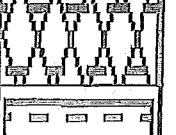
Date: 18/8/2007

BY: DMG

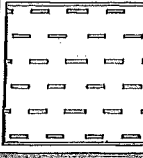
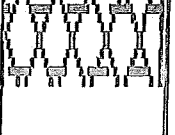
REPORT ON SHALLOW SUBSURFACE SOIL INVESTIGATION

Location: Preston Downs- West Melton

Site: 1

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
silty GRAVEL 20-70mm rounds moist	0.30	
sandy GRAVEL moist	0.80	
	1.00	
	1.50	
GRAVEL Rounds increase in size 20-100mm rounds moist	2.00	
	2.50	
	3.00	

Site: 2

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
gravely SILT moist sandy content	0.30	
sandy GRAVEL 20-70mm rounds	0.80	
	1.00	
	1.50	
unable to go deeper	2.00	
	2.50	
	3.00	

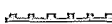
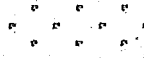
Site:3

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
SAND moist fine, brown	0.20	
	1.00	
	1.50	
	2.00	
	2.50	
	3.00 3.20	
sandy GRAVEL 50mm rounds Auger stopped		

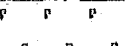
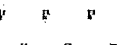
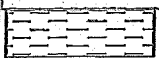
Site: 4

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
SILT	0.30	
silty GRAVEL 20-50mm rounds	0.50	
sandy GRAVEL 20-70mm rounds moist larger rounds.	0.80	
	1.00	
	1.50	
	2.00	
	2.50	
unable to go deeper	3.00	

Site:5- In invert of existing valley

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
SILT, slightly mottled	0.50	
silty GRAVEL 20-50mm rounds	0.70	
sandy GRAVEL	1.00	
Unable to auger further	1.50	
	2.00	
	2.50	
	3.00	

Site: 6

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
SAND, Moist	0.20	
	0.50	
silty SAND	0.80	
sandy GRAVEL 20-70mm rounds moist	1.00	
larger rounds.	1.50	
Unable to auger further	2.00	
	2.50	
unable to go deeper	3.00	

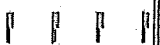
Site:7

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
SILT, slightly mottled	0.30	
silty GRAVEL	0.50	
sandy GRAVEL 20-100mm rounds	0.80	
	1.00	
	1.60	
Unable to auger further		
	2.00	
	2.50	
	3.00	

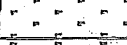
Site: 8

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
SILT	0.20	
silty GRAVEL	0.50	
sandy GRAVEL	0.70	
sandy GRAVEL 20-70mm rounds moist	1.00	
	1.50	
Unable to auger further		
	2.00	
	2.50	
	3.00	

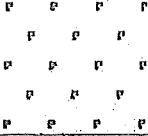
Site: 9- on mound

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
SAND	0.20	
	0.50	
	1.00	
	1.50	
	2.00	
	2.30	
sandy GRAVEL 20-50mm rounds	2.50	
	3.00	

Site: 10

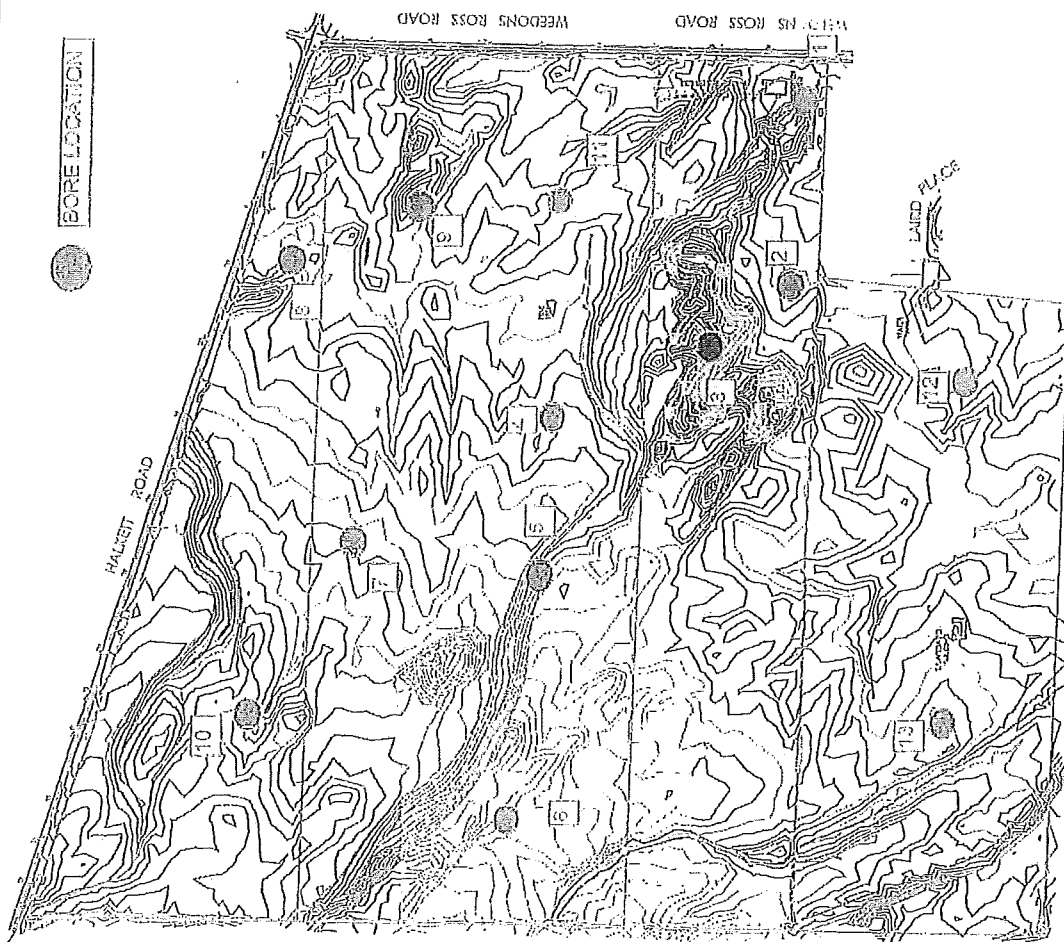
Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
SILT, some gravel content, 20mm silty GRAVEL	0.20	
	0.40	
sandy GRAVEL 20-50mm rounds	0.50	
	0.60	
some larger 100mm	1.00	
	1.50	
Unable to auger further	2.00	
	2.50	
	3.00	

Site: 11

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
SILT	0.30	
SAND	0.50	
sandy GRAVEL 20-50mm	1.00	
20-100mm rounds	1.50	
Unable to auger further		
	2.00	
	2.50	
	3.00	

Site: 12

Description of material	Depth (m)	Graphic log of material
Top Soil	0.00	
silty GRAVEL	0.30	
sandy GRAVEL	0.50	
some larger 100mm	1.00	
Unable to auger further	1.50	
	2.00	
	2.50	
	3.00	



Office of Lovinit
Branch Mark CC-457 PL101510 located corner of West Coast Road
and Weeders first flood.
Levels in terms of Assumed Datum supplied by Citizen Police Force

DAVIE LOVELL SMITH
PLANNING CONVENTION ENGINEERING

[illegible]

1911. 1912. 1913. 1914. 1915. 1916. 1917. 1918. 1919. 1920. 1921. 1922. 1923. 1924. 1925. 1926. 1927. 1928. 1929. 1930. 1931. 1932. 1933. 1934. 1935. 1936. 1937. 1938. 1939. 1940. 1941. 1942. 1943. 1944. 1945. 1946. 1947. 1948. 1949. 1950. 1951. 1952. 1953. 1954. 1955. 1956. 1957. 1958. 1959. 1960. 1961. 1962. 1963. 1964. 1965. 1966. 1967. 1968. 1969. 1970. 1971. 1972. 1973. 1974. 1975. 1976. 1977. 1978. 1979. 1980. 1981. 1982. 1983. 1984. 1985. 1986. 1987. 1988. 1989. 1990. 1991. 1992. 1993. 1994. 1995. 1996. 1997. 1998. 1999. 2000. 2001. 2002. 2003. 2004. 2005. 2006. 2007. 2008. 2009. 2010. 2011. 2012. 2013. 2014. 2015. 2016. 2017. 2018. 2019. 2020. 2021. 2022. 2023. 2024. 2025. 2026. 2027. 2028. 2029. 2030. 2031. 2032. 2033. 2034. 2035. 2036. 2037. 2038. 2039. 2040. 2041. 2042. 2043. 2044. 2045. 2046. 2047. 2048. 2049. 2050. 2051. 2052. 2053. 2054. 2055. 2056. 2057. 2058. 2059. 2060. 2061. 2062. 2063. 2064. 2065. 2066. 2067. 2068. 2069. 2070. 2071. 2072. 2073. 2074. 2075. 2076. 2077. 2078. 2079. 2080. 2081. 2082. 2083. 2084. 2085. 2086. 2087. 2088. 2089. 2090. 2091. 2092. 2093. 2094. 2095. 2096. 2097. 2098. 2099. 2100. 2101. 2102. 2103. 2104. 2105. 2106. 2107. 2108. 2109. 2110. 2111. 2112. 2113. 2114. 2115. 2116. 2117. 2118. 2119. 2120. 2121. 2122. 2123. 2124. 2125. 2126. 2127. 2128. 2129. 2130. 2131. 2132. 2133. 2134. 2135. 2136. 2137. 2138. 2139. 2140. 2141. 2142. 2143. 2144. 2145. 2146. 2147. 2148. 2149. 2150. 2151. 2152. 2153. 2154. 2155. 2156. 2157. 2158. 2159. 2160. 2161. 2162. 2163. 2164. 2165. 2166. 2167. 2168. 2169. 2170. 2171. 2172. 2173. 2174. 2175. 2176. 2177. 2178. 2179. 2180. 2181. 2182. 2183. 2184. 2185. 2186. 2187. 2188. 2189. 2190. 2191. 2192. 2193. 2194. 2195. 2196. 2197. 2198. 2199. 2200. 2201. 2202. 2203. 2204. 2205. 2206. 2207. 2208. 2209. 2210. 2211. 2212. 2213. 2214. 2215. 2216. 2217. 2218. 2219. 2220. 2221. 2222. 2223. 2224. 2225. 2226. 2227. 2228. 2229. 2230. 2231. 2232. 2233. 2234. 2235. 2236. 2237. 2238. 2239. 2240. 2241. 2242. 2243. 2244. 2245. 2246. 2247. 2248. 2249. 2250. 2251. 2252. 2253. 2254. 2255. 2256. 2257. 2258. 2259. 2260. 2261. 2262. 2263. 2264. 2265. 2266. 2267. 2268. 2269. 2270. 2271. 2272. 2273. 2274. 2275. 2276. 2277. 2278. 2279. 2280. 2281. 2282. 2283. 2284. 2285. 2286. 2287. 2288. 2289. 2290. 2291. 2292. 2293. 2294. 2295. 2296. 2297. 2298. 2299. 2300. 2301. 2302. 2303. 2304. 2305. 2306. 2307. 2308. 2309. 2310. 2311. 2312. 2313. 2314. 2315. 2316. 2317. 2318. 2319. 2320. 2321. 2322. 2323. 2324. 2325. 2326. 2327. 2328. 2329. 2330. 2331. 2332. 2333. 2334. 2335. 2336. 2337. 2338. 2339. 2340. 2341. 2342. 2343. 2344. 2345. 2346. 2347. 2348. 2349. 2350. 2351. 2352. 2353. 2354. 2355. 2356. 2357. 2358. 2359. 2360. 2361. 2362. 2363. 2364. 2365. 2366. 2367. 2368. 2369. 2370. 2371. 2372. 2373. 2374. 2375. 2376. 2377. 2378. 2379. 2380. 2381. 2382. 2383. 2384. 2385. 2386. 2387. 2388. 2389. 2390. 2391. 2392. 2393. 2394. 2395. 2396. 2397. 2398. 2399. 2400. 2401. 2402. 2403. 2404. 2405. 2406. 2407. 2408. 2409. 2410. 2411. 2412. 2413. 2414. 2415. 2416. 2417. 2418. 2419. 2420. 2421. 2422. 2423. 2424. 2425. 2426. 2427. 2428. 2429. 2430. 2431. 2432. 2433. 2434. 2435. 2436. 2437. 2438. 2439. 2440. 2441. 2442. 2443. 2444. 2445. 2446. 2447. 2448. 2449. 2450. 2451. 2452. 2453. 2454. 2455. 2456. 2457. 2458. 2459. 2460. 2461. 2462. 2463. 2464. 2465. 2466. 2467. 2468. 2469. 2470. 2471. 2472. 2473. 2474. 2475. 2476. 2477. 2478. 2479. 2480. 2481. 2482. 2483. 2484. 2485. 2486. 2487. 2488. 2489. 2490. 2491. 2492. 2493. 2494. 2495. 2496. 2497. 2498. 2499. 2500. 2501. 2502. 2503. 2504. 2505. 2506. 2507. 2508. 2509. 2510. 2511. 2512. 2513. 2514. 2515. 2516. 2517. 2518. 2519. 2520. 2521. 2522. 2523. 2524. 2525. 2526. 2527. 2528. 2529. 2530. 2531. 2532. 2533. 2534. 2535. 2536. 2537. 2538. 2539. 2540. 2541. 2542. 2543. 2544. 2545. 2546. 2547. 2548. 2549. 2550. 2551. 2552. 2553. 2554. 2555. 2556. 2557. 2558. 2559. 2560. 2561. 2562. 2563. 2564. 2565. 2566. 2567. 2568. 2569. 2570. 2571. 2572. 2573. 2574. 2575. 2576. 2577. 2578. 2579. 2580. 2581. 2582. 2583. 2584. 2585. 2586. 2587. 2588. 2589. 2590. 2591. 2592. 25

27215. 2004

Conclusion

TIME: 1:00 PM DATE: July 2017

[illegible]

2012-2013

[illegible]

EAST COAST DRILLING LTD

Bore or Well No: M35/3174

Well Name: West Melton Bore

Owner: Selwyn District Council



**Environment
Canterbury**
Your regional council

Street of Well: WEEDONS ROSS RD

File No: CO6C/03586

Locality: WEST MELTON

Allocation Zone: Selwyn-Waimakariri

NZGM Grid Reference: M35:58857-42920 QAR 1

NZGM X-Y: 2458857 - 5742920

Location Description: IN CONCRETE TANK WITH
STEEL COVER

Uses: Public Water Supply

ECan Monitoring:

Well Status: Active (exist, present)

Drill Date: 20 Jan 1984

Water Level Count: 0

Well Depth: 65.60m -GL

Strata Layers: 8

Initial Water Depth: -24.70m -MP

Aquifer Tests: 0

Diameter: 200mm

Isotope Data: 10

Yield/Drawdown Tests: 1

Measuring Point Alt: 92.53m MSD QAR 4

Highest GW Level:

GL Around Well: 0.00m -MP

Lowest GW Level:

MP Description:

First Reading:

Last Reading:

Driller: A M Bisley & Co

Calc. Min. GWL: -26.60m -MP

Drilling Method: Cable Tool

Last Updated: 02 Feb 2011

Casing Material:

Last Field Check: 26 Jan 2011

Pump Type: Submersible

Yield: 15 l/s

Screens:

Drawdown: 19 m

Screen Type: Stainless steel

Specific Capacity:

Top GL: 62.60m

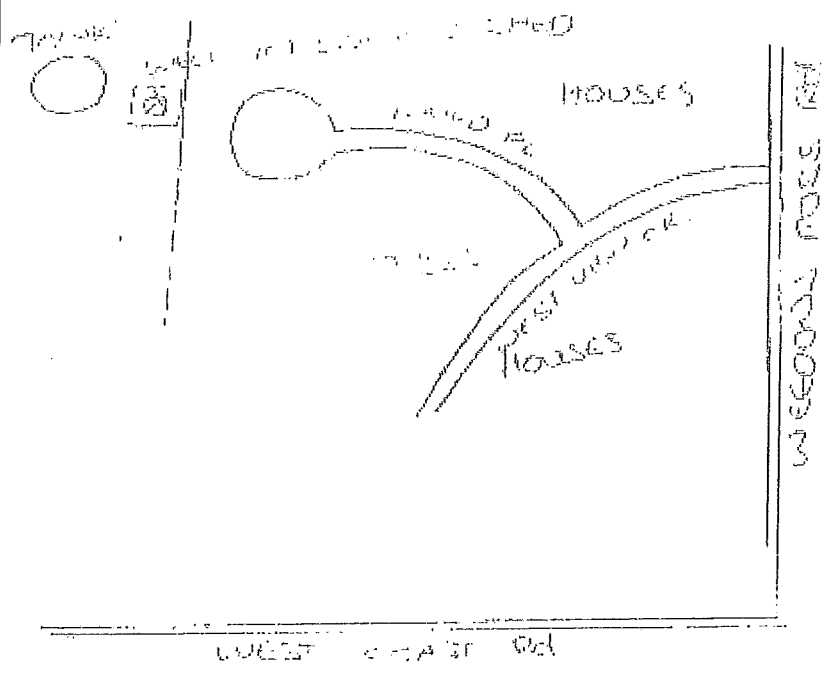
Bottom GL: 65.60m

Aquifer Type: Semi-Confined

Aquifer Name: Linwood Gravel

| Date | Comments |
|-------------|--|
| 15 Jan 2002 | Gridref changed from: M35:5884-4291 |
| 15 Jan 2002 | css 180 |
| 17 Jul 2006 | Visited and sampled during GW age investigation. Contact SDC to sample. Need key to access well. |
| 26 Apr 2010 | Added well name |
| 02 Feb 2011 | water monitoring site visit by Riccardo 26/01/2011 |

Map of Area



Borelog for well M35/3174

Gridref: M35:58857-42920 Accuracy : 1 (1=best, 4=worst)

Ground Level Altitude : 92 +MSD

Driller : A M Bisley & Co

Drill Method : Cable Tool

Drill Depth : -65.59m Drill Date : 20/01/1984

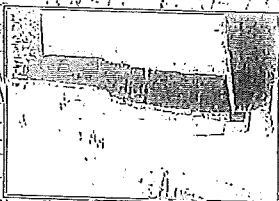
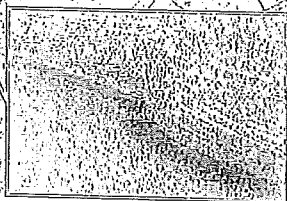
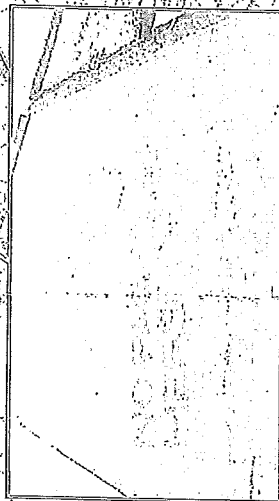
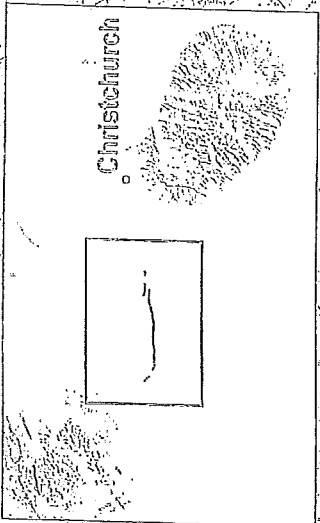
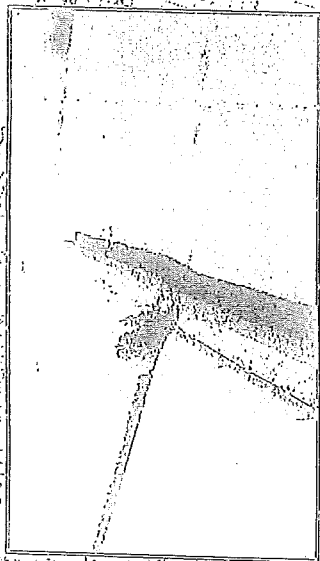


Environment
Canterbury
Your regional council

| Scale(m) | Water Level | Depth(m) | Full Drillers Description | Formation Code |
|----------|--------------|----------|---|----------------|
| | | -0.60m | Surface soil
Grey gravel, sand | |
| -10 | | | | |
| -20 | | - 20.5m | Grey gravel, sand, some Yellow clay | |
| | -26.6CalcMin | | | |
| -30 | | - 29.6m | Grey/Brown gravel, sand, some Yellow clay | |
| -40 | | - 38.1m | Tight Grey/Brown gravel, sand, some Yellow clay | |
| -50 | | | | |
| -60 | | - 60.2m | Tight Brown gravel, sand, some Yellow clay | |
| | | - 62.9m | Brown stained gravel, sand | |
| | | - 64.1m | Brown gravel, sand, some Yellow clay | |
| | | - 65.6m | | |

Site A

Rolliston



50m



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.

Buying or selling your property?



New Zealand Residential Property
Sale and Purchase Agreement Guide





This guide tells you...

what a sale and purchase agreement is

what's in a sale and purchase agreement

what happens after you sign the sale and purchase agreement

what happens if you have a problem

where to go for more information

Where to go for more information

This guide is available in other languages. You can find translated copies of this guide on rea.govt.nz and settled.govt.nz.

The New Zealand Residential Property Agency Agreement Guide is also available on settled.govt.nz. The guide tells you more about the agreement you sign with the agency helping to sell your property.

We welcome any feedback you have on this publication.

The information in this guide was accurate when published. However, the requirements this information is based on can change at any time. Up-to-date information is available at rea.govt.nz.

Key things to know about sale and purchase agreements

- A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property.
- You must sign a written sale and purchase agreement to buy or sell a property.
- You need to read and understand the sale and purchase agreement before you sign it.
- Even if a standard sale and purchase agreement is being used, you should always get legal advice before you sign the agreement and throughout the buying and selling process.
- You can negotiate some of the terms and conditions in a sale and purchase agreement.
- You can include additional clauses, such as what to do if there are special circumstances. Your lawyer plays an important role in providing advice on what the sale and purchase agreement should say.
- A sale and purchase agreement becomes unconditional once all the conditions are met.
- In most cases, the real estate professional is working for the seller of the property, but they must treat the buyer fairly.
- If your real estate professional or anyone related to them wants to buy your property, they must get your written consent to do this. They must also give you a valuation of your property by an independent registered valuer.
- The sale and purchase agreement is only available in English. You may need assistance interpreting it if English is not your primary language.

What a sale and purchase agreement is

A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property. It sets out all the details, terms and conditions of the sale. This includes things such as the price, any chattels being sold with the property, whether the buyer

needs to sell another property first or needs a property inspection and the settlement date.

A sale and purchase agreement provides certainty to both the buyer and the seller about what will happen when.



What's in a sale and purchase agreement

Your sale and purchase agreement should include the following things.

Basic details of the sale

Different sale methods like tender or auction might mean the sale and purchase agreement can look different, but all sale and purchase agreements should contain:

- the names of the people buying and selling the property
- the address of the property
- the type of title, for example, freehold or leasehold
- the price
- any deposit the buyer must pay
- any chattels being sold with the property, for example, whiteware or curtains
- any specific conditions you or the other party want fulfilled
- how many working days you have to fulfil your conditions (if there are any conditions)
- the settlement date (the date the buyer pays the rest of the amount for the property, which is usually also the day they can move in)
- the rate of interest the buyer must pay on any overdue payments (such as being late on paying the deposit or the remaining amount at the settlement date).

General obligations and conditions you have to comply with

The sale and purchase agreement includes general obligations and conditions that you will need to comply with. For example, these may include:

- access rights – what access the buyer can have to inspect the property before settlement day
- insurance – to make sure the property remains insured until the settlement date and outline what will happen if any damage occurs before settlement day
- default by the buyer – the buyer may have to compensate the seller if they don't settle on time, for example, with interest payments
- default by the seller – the seller may have to compensate the buyer if they don't settle on time, for example, by paying accommodation costs
- eligibility to buy property in New Zealand – people who have migrated to New Zealand may not be permitted to immediately buy property or may need to get consent from the Overseas Investment Office.

Your lawyer will explain these clauses to you.

Check...

Always check your sale and purchase agreement with a lawyer before signing.

Buying or selling a property where the owner isn't able to participate, like a mortgagee sale or deceased estate, can mean the real estate professional has limited information about the property. It pays to allow for this when deciding what conditions the buyer and seller might need.

Remember...

Before you sign a sale and purchase agreement, whether you're the buyer or the seller, the real estate professional must give you a copy of this guide. They must also ask you to confirm in writing that you've received it.

Specific conditions a buyer may include

Some buyers will present an unconditional offer, which means there are no specific conditions to be fulfilled. Some buyers will include one or more conditions (that must be fulfilled by a specified date) in their offer such as:

- title search – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if there are any other interests over the property such as caveats or easements
- finance – this refers to the buyer arranging payment, often requiring bank approval for a mortgage or loan
- valuation report – a bank may require the buyer to obtain a valuation of the property (an estimate of the property's worth on the current market) before they agree to a loan
- Land Information Memorandum (LIM) – provided by the local council, this report provides information about the property such as rates, building permits and consents, drainage, planning and other important information
- property inspection – a buyer paying for an inspection provides an independent overview of the condition of the property rather than relying on an inspection that has been arranged by the seller

- engineer's or surveyor's report – similar to the above but more focused on the entire section and the structure of the property
- sale of another home – the buyer may need to sell their own home in order to buy another.

The real estate professional helps the buyer and the seller to include the conditions they each want. Even though the real estate professional works for the seller, they also have to deal fairly and honestly with the buyer. While they're not expected to discover hidden defects, they can't withhold information and must tell the buyer about any known defects with the property. If a buyer needs time to check a property for defects, including a property inspection condition may be important.



What happens after you sign the sale and purchase agreement

Signing the sale and purchase agreement is not the end of the sale or purchase process.

Both parties work through the conditions until the agreement is unconditional

A conditional agreement means the sale and purchase agreement has one or more conditions that must be met by a specified date and before the sale goes through.

The buyer pays the deposit. Depending on what the sale and purchase agreement says, the buyer may pay the deposit when they sign the agreement or when the agreement becomes unconditional. If the deposit is made to the real estate agency, it must be held in their agency's trust account for 10 working days before it can be released to the seller.

An agreement for sale and purchase commits you to buy or sell

Once you've signed the sale and purchase agreement and any conditions set out in it have been met, you must complete the sale or purchase of the property.

The length of time between the conditions being met and the settlement date varies. Settlement periods can be lengthy if the property hasn't been built yet or the sale and purchase agreement includes conditions for one party to buy or sell another property. The real estate professional has obligations to keep you informed of important updates that come up during this time.

Pre-settlement inspection

This is the chance for the buyer to check the property and chattels are in the same condition they were when the sale and purchase agreement was signed and to check that the seller has met any conditions, for example, there is no damage to walls or chattels haven't been removed from the property.

It's important to raise any concerns you find at the pre-settlement inspection with your lawyer and the real estate professional as soon as possible to allow enough time for an issue to be resolved. If it's less than 24 hours before settlement, the vendor may not be obligated to set things right.

Payment of a commission

Once the sale is complete, the seller pays the real estate professional for their services. The real estate agency usually takes the commission from the deposit they're holding in their trust account. The seller should make sure the deposit is enough to cover the commission. The real estate professional cannot ask the buyer to pay for their services if they have been engaged by the seller.

The buyer pays the rest

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer.

Buying a tenanted property

If the property is tenanted, the agreement for sale and purchase should specify this. It may also contain a specific date for possession that may differ from the settlement date.

If the buyer requires the property to be sold with 'vacant possession', it is the seller's responsibility to give the tenant notice to vacate in accordance with the tenant's legal rights.

It is recommended that you seek legal advice if you are buying a property that is currently tenanted.

What happens if you have a problem

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the real estate agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve

the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at info@rea.govt.nz or visit us online at rea.govt.nz

About settled.govt.nz



Settled.govt.nz guides you through home buying and selling.

Buying or selling your home is one of the biggest financial decisions you will make. It's a complex and sometimes stressful process with potentially significant emotional and financial impacts if things go wrong.

Settled.govt.nz provides comprehensive independent information and guidance for home buyers and sellers. You can find information about the risks and how they can impact you and get useful tips on how to avoid some of the major potential problems.

Settled.govt.nz will help to inform and guide you through the process from when you're thinking of buying or selling right through to when you're moving in or out. You'll find valuable information, checklists, quizzes, videos and tools. From understanding LIMs, to sale and purchase agreements, to when to contact a lawyer, **settled.govt.nz** explains what you need to know.

Settled.govt.nz is brought to you by the Real Estate Authority – Te Mana Papawhenua (REA).

For more information

For more information on home buying and selling, visit settled.govt.nz or email info@settled.govt.nz



About the Real Estate Authority – Te Mana Papawhenua (REA)

REA is the independent government agency that regulates the New Zealand real estate profession.

Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

What we do

Our job is to promote a high standard of conduct in the real estate profession and protect buyers and sellers of property from harm.

- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- We maintain a Code of Conduct setting out the professional standards real estate professionals must follow.
- We maintain a public register of real estate professionals that includes information about disciplinary action taken in the last 3 years.

The Real Estate Agents Authority is a Crown agent, established under the Real Estate Agents Act 2008. The Real Estate Authority is the operating name of the Real Estate Agents Authority.

For more information

To find out more about
REA, visit rea.govt.nz,
call us on **0800 367 7322**
or email us at
info@rea.govt.nz



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