

# 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
  - Commercial Precincts
  - Industrial Precincts
  - Airfield Precincts
  - Rural Precincts
- 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)

# Land Information Memorandum L261720

## Application

Cameron McRae  
Stephan Knowler  
18 Bella Vita Drive  
Lincoln 7608

|                         |            |
|-------------------------|------------|
| <b>No.</b>              | L261720    |
| <b>Application date</b> | 15/07/2026 |
| <b>Issue date</b>       | 22/07/2026 |
| <b>Phone</b>            | 0272808665 |

## Property

|                          |                                                           |
|--------------------------|-----------------------------------------------------------|
| <b>Valuation No.</b>     | 2352206101                                                |
| <b>Location</b>          | 831 Waterholes Road                                       |
| <b>Legal Description</b> | LOT 1 DP 50079 WITH AN UNDIVIDED 1/6 SH IN LOT 5 DP 81942 |
| <b>Owner</b>             | Jarratt David John and Jarratt Dianne Michelle            |
| <b>Area (hectares)</b>   | 3.5656                                                    |

## Rates

### Rateable Value

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

|                         |      |
|-------------------------|------|
| <b>Revaluation Year</b> | 2024 |
|-------------------------|------|

|                      |                |
|----------------------|----------------|
| <b>Land</b>          | \$880,000.00   |
| <b>Improvements</b>  | \$820,000.00   |
| <b>Capital Value</b> | \$1,700,000.00 |

### Current Rates Year 2025 to 2026

|                                         |            |
|-----------------------------------------|------------|
| <b>Annual Rates</b>                     | \$4,952.60 |
| <b>Current Instalment</b>               | \$1,238.15 |
| <b>Current Year - Outstanding Rates</b> | \$1,238.15 |
| <b>Arrears for Previous Years</b>       | \$0.00     |

**Next Instalment Due**

15/09/2026

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:** General rural zone

**Operative District Plan Zoning:** Inner Plains

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

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

Resource Consent R305474

Extension To R304324 - To Erect A Dwelling On Each Of 7 Lots < 4 Ha In Green Belt

Decision Notified 17/04/2002

Granted By Local Authority Officer 17/04/2002

Resource Consent R304191

To Erect A Dwelling On 3.56 Ha Lot In Green Belt

Decision Notified 01/02/2000

Consent Approved 01/02/2000

Resource Consent R304324

To Erect A Dwelling On Each Of 7 Lots < 4 Ha In Rural Zone Green Belt

Decision Notified 19/05/2000

Consent Approved 19/05/2000

Resource Consent R303986

Boundary Adjustment

Completion Certificate 02/11/1999

Consent Approved 26/08/1999

Resource Consent R307723

To Erect Dwelling On An Undersized Rural Lot

Decision Notified 19/10/2005

Granted By Local Authority Officer 19/10/2005

## Planning Notes

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

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

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

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

SCA-RD1

## **Building**

Building Consent 061359

Domestic Dwelling

Code Compliance Certificate Issued 25/05/2008

Building Consent 090147

Farm Building

Code Compliance Certificate Issued 28/07/2009

Building Consent 002329

Stables

Code Compliance Certificate Issued 24/08/2001

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 not available.

Own potable water supply required.

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

### **Sewer**

Council Sewer Scheme is not available

On-site sewage treatment and disposal.

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

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

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

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

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

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

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

## **Stormwater**

### **Soakhole**

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

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

Copy of drainage plan attached.

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

## **Water Races**

There is a closed water race on this property, the channel may or may not have been filled by the property owners. Council is not responsible for maintenance of any remaining channels.

## **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

Reference: Airport 50 dB Ldn Noise Control Overlay

This property is located within a Noise Control Overlay in the Partially Operative District Plan.

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: The flight paths for the Christchurch International Airport takes air traffic over this general area.

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](http://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](http://www.selwyn.govt.nz) under Transportation and Roading.

## Listed Land Use Register (LLUR):

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

## Residential Swimming Pool

No pool registered to this property.

## Land Transport Requirement

Waterholes Road is a formed and sealed local road maintained by Selwyn District Council. Direct access off Waterholes Road is via a private right of way not maintained by 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%272352206101%27&zoom\\_to\\_selection=true](https://experience.arcgis.com/experience/f7b9c60d5a624147bb731b1afa7788dd#data_s=where%3AdataSource_2-19b106a45d6-layer-17%3A%22Assessment_ID%22%3D%272352206101%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](mailto: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.

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 |
|------------------------------------|--------------|-----------------|
| <b>Wind Region</b>                 | A            | A7              |
| <b>Snow Zone</b>                   | N4           | N4 Sub-alpine   |
| <b>Earthquake</b>                  | Zone: 2      | Z Factor: 0.3   |
| <b>Approximate Altitude (Amsl)</b> | 39m          | -               |
| <b>Exposure Zone</b>               | C            | -               |

**Exposure Zone Descriptions****Zone B: Low**

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

**Zone C: Medium**

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

**Zone D: High**

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

## Special Land Features

### Soil Type

Eyre stony sandy loam and shallow sandy loam

Templeton deep sandy loam on sand

### 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.

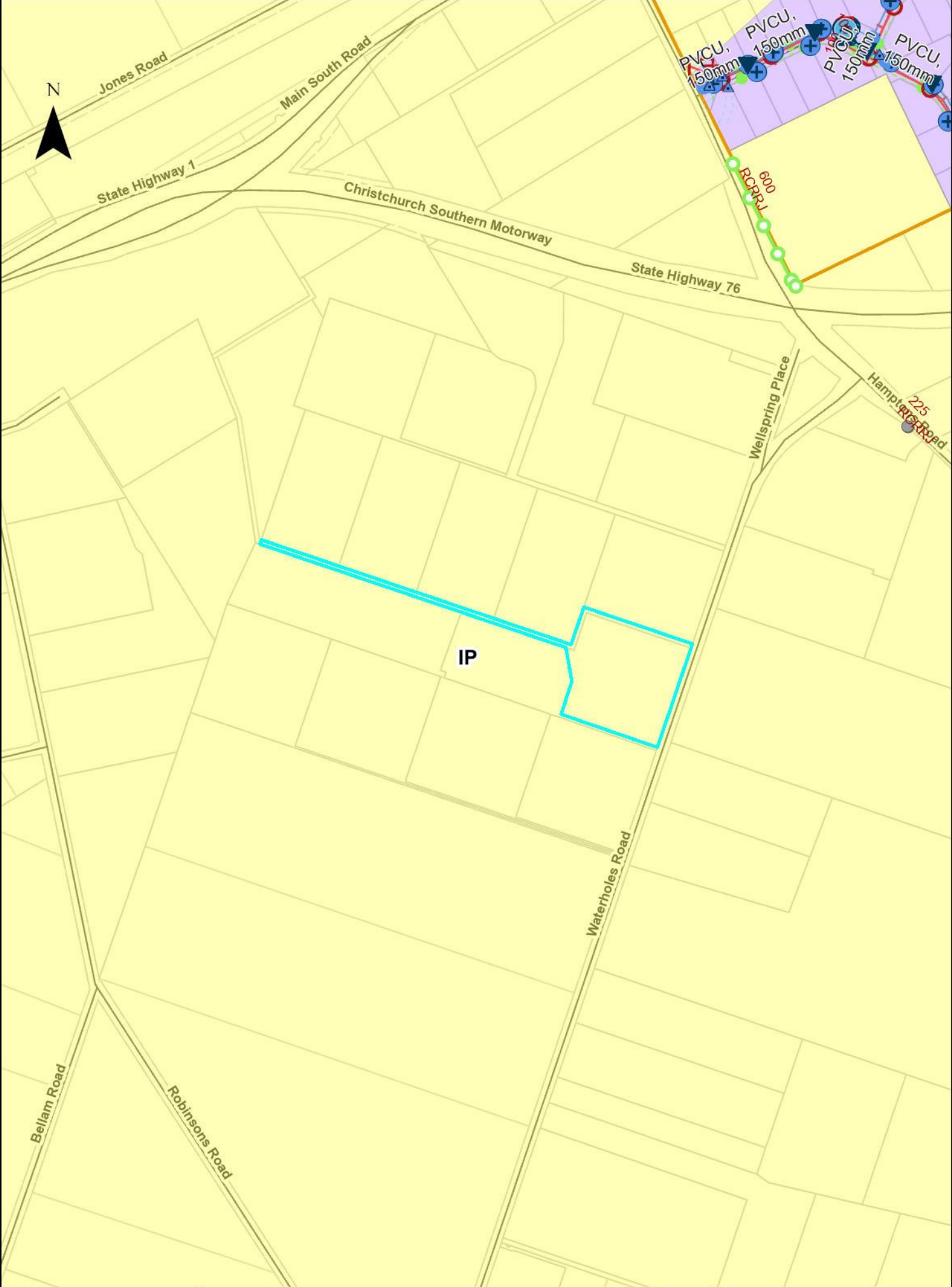
5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid 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.

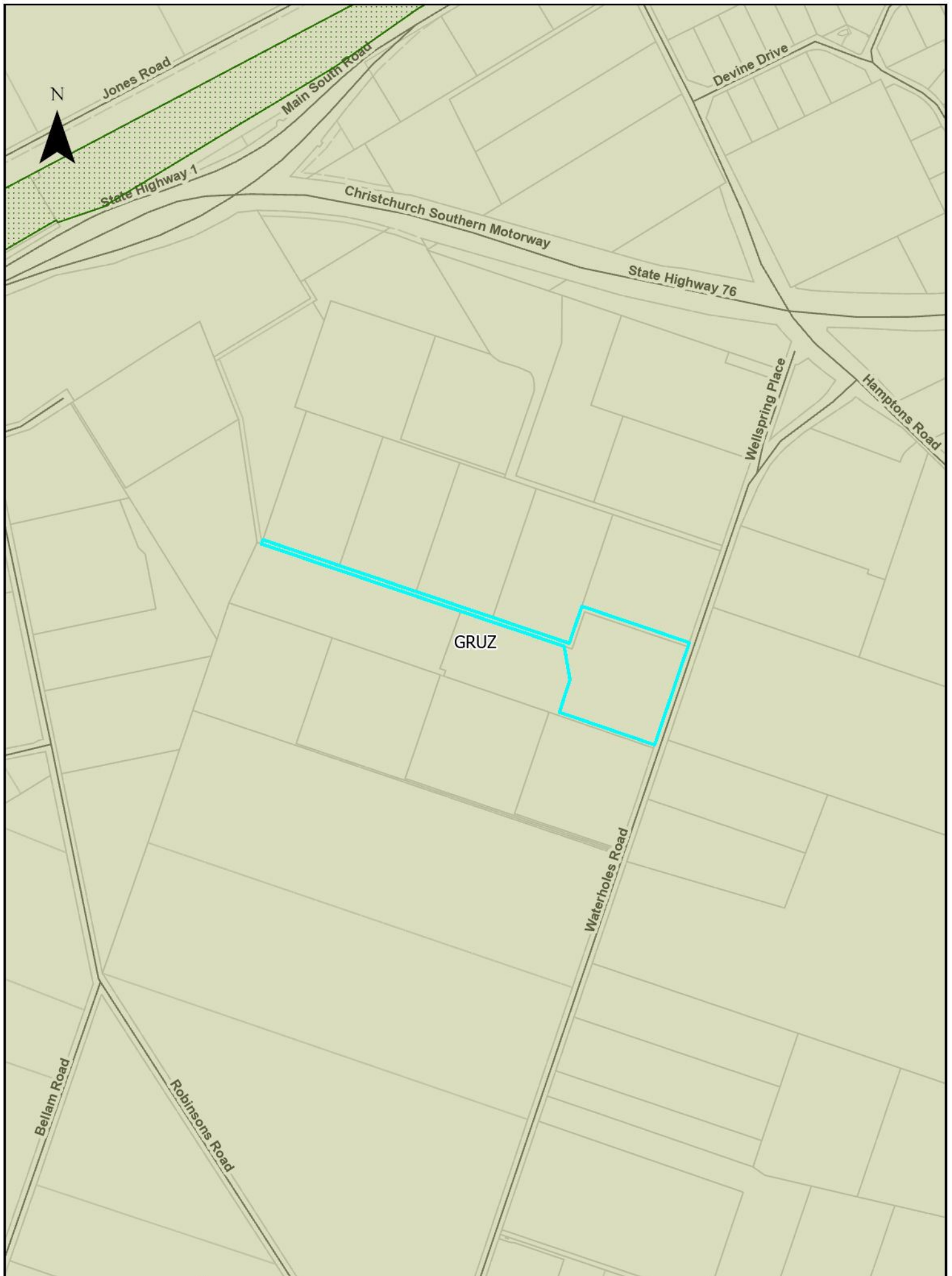
Information Management Team

Date: 22/07/2026

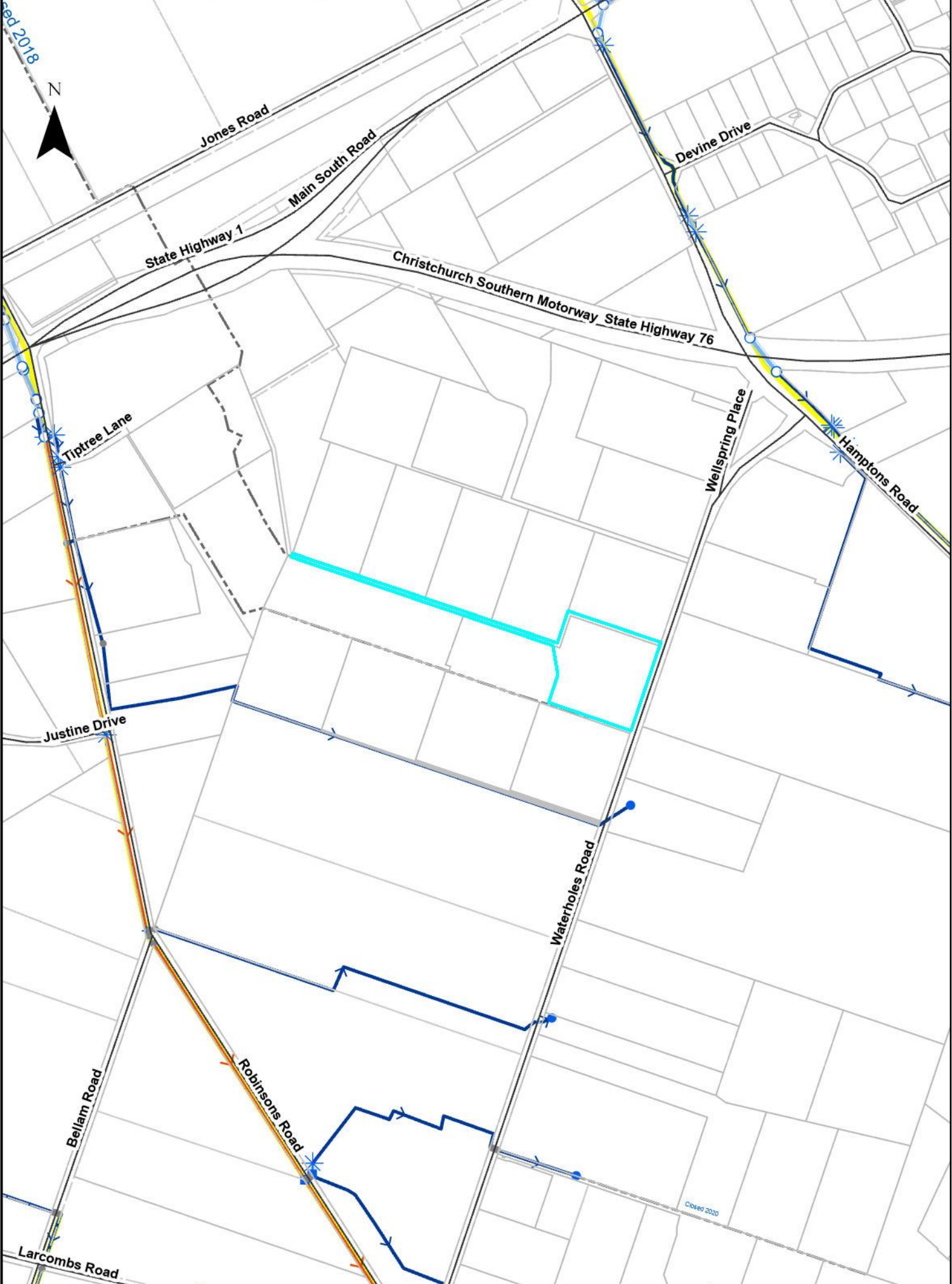
LIM REPORT - Zone and Water Services



# LIM REPORT - PODP Zone and Precinct



LIM REPORT - Liquefaction, Drains and Water Races



## RESOURCE CONSENT INFORMATION

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

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

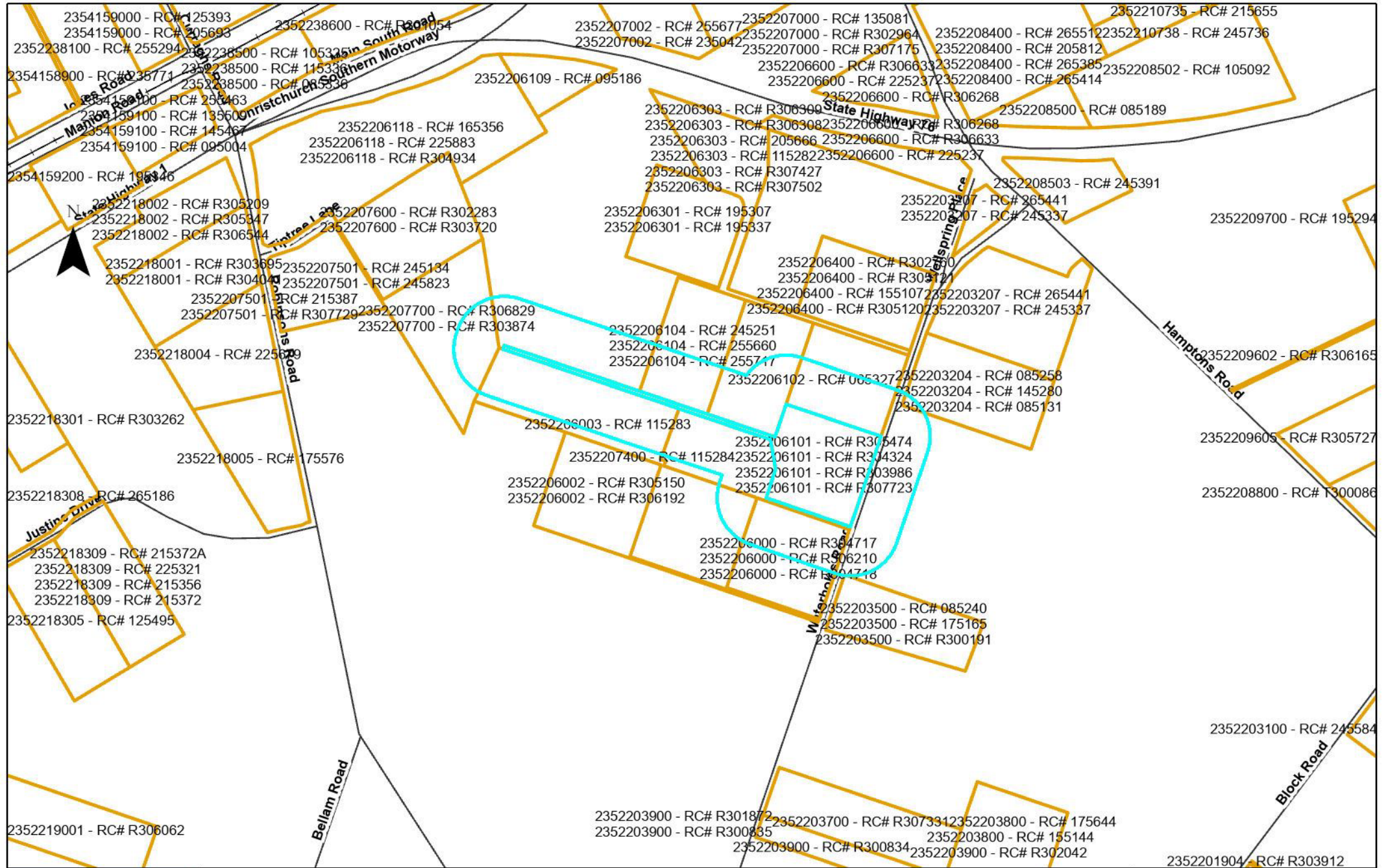
### Resource Consent Status Codes:

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

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

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

2352206101



| Assessment_ID | RC Number | Proposal                                                                                                                                  | Decision Date |
|---------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 2352203204    | 085131    | TO ERECT A SECOND DWELLING ON 4 HA ZONED INNER PLAINS ORIGINAL DWELLING TO BE DECOMMISSIONED WITHIN FOUR MONTHS OF OCCUPATION OF NEW DWG. | 2008-05-15    |
| 2352203204    | 085258    | CHANGE OF CONDITION R300232 TO ALLOW CHICKEN LITTER TO BE STORED ON SITE. SEE 085258                                                      | 2008-09-05    |
| 2352203204    | 145280    | Undertake expansion of an agricultural contracting business                                                                               | 2014-08-22    |
| 2352203500    | 085240    | RETROSPECTIVE APPLICATION TO PARK VEHICLES ON PROPERTY OVERNIGHT & WEEKENDS FOR DRAINAGE BUSINESS                                         | 2008-08-28    |
| 2352203500    | R300191   | TO ERECT A DWELLING IN CONJUNCTION WITH AN INTENSIVE HORTICULTURAL VENTURE                                                                | 1992-08-19    |
| 2352203500    | 175165    | To establish and operate a rural construction business                                                                                    | 2017-04-19    |
| 2352206000    | R306210   | EXTENSION TO R304718 TO ERECT DWELLINGS ON LOTS 1-3                                                                                       | 2003-06-23    |
| 2352206000    | R304717   | SUBDIVISION OF 16 HA INTO 4 LOTS, 1 LOT < 4 HA                                                                                            | 2001-03-16    |
| 2352206000    | R304718   | TO RETAIN DWELLING IN CONJUNCTION WITH OLIVE PRODUCTION ON REDUCED AREA OF 3.8 HA & ERECT A DWG ON LOTS 1-3                               | 2001-03-16    |
| 2352206003    | 115283    | BOUNDARY ADJUSTMENT CREATING A LOT SMALLER THAN EXISTS                                                                                    | 2011-10-18    |
| 2352206101    | R307723   | TO ERECT DWELLING ON AN UNDERSIZED RURAL LOT                                                                                              | 2005-10-19    |
| 2352206101    | R303986   | BOUNDARY ADJUSTMENT                                                                                                                       | 1999-08-26    |
| 2352206101    | R304324   | TO ERECT A DWELLING ON EACH OF 7 LOTS < 4 HA IN RURAL ZONE GREEN BELT                                                                     | 2000-05-19    |

|            |         |                                                                                                   |            |
|------------|---------|---------------------------------------------------------------------------------------------------|------------|
| 2352206101 | R305474 | EXTENSION TO R304324 - TO ERECT A DWELLING ON EACH OF 7 LOTS < 4 HA IN GREEN BELT                 | 2002-04-17 |
| 2352206102 | 065327  | TO ERECT 2 DWGS ON 3.5 HA WITH 32.9 SQ M DWG TO BECOME FAMILY FLAT ON COMPLETION OF MAIN DWELLING | 2006-09-25 |
| 2352206104 | 255660  | DPBA to erect a minor residential unit and shed with a non-complying internal boundary setback    |            |
| 2352206104 | 255717  | DPBA-To erect a minor residential unit and shed with a non-complying internal boundary setback    | 2025-09-01 |
| 2352206104 | 245251  | Certificate of Compliance: to erect a family flat within 30 of the main dwelling.                 |            |
| 2352207400 | 115284  | TO RETAIN DWELLING ON REDUCED AREA CREATED BY 115283                                              | 2011-10-18 |
| 2352207700 | R306829 | AN ADDITION TO A DWELLING RESULTING IN 2ND KITCHEN                                                |            |
| 2352207700 | R303874 | TO RETAIN DWELLING ON 5 HA IN CONJ WITH HORSE-BREEDING & WOODLOT - VARIATION ON R302037           | 1999-07-02 |

**Code Compliance Certificate****090147****Section 95, Building Act 2004****COPY****The Owner**

|                                   |                                              |
|-----------------------------------|----------------------------------------------|
| Name of Owner:                    | Jarratt David John & Jarratt Dianne Michelle |
| Mailing address:                  | 831 Waterholes Road, RD 8, Christchurch 7678 |
| Street address/registered office: |                                              |
| Phone number:                     |                                              |
| Landline:                         | Daytime: 3480733                             |
| Mobile:                           | After hours:                                 |
| Facsimile number:                 |                                              |
| Email address:                    |                                              |
| Website:                          |                                              |

**The Building Work**

|                                                      |                                                                    |
|------------------------------------------------------|--------------------------------------------------------------------|
| Street Address of Building:                          | 831 WATERHOLES ROAD, TEMPLETON                                     |
| Legal Description of land where building is located: | LOT 1 DP 50079 WITH AN UNDIVIDED 1/6 SH IN LOT 5 DP 81942          |
| Valuation Number:                                    | 2352206101                                                         |
| Current lawfully established use:                    | FARM BUILDING                                                      |
| Type of work:                                        | Steel Framed Farm Building - unlined and non habitable - 122.77sqm |
| Estimated Value:                                     | \$40,000                                                           |
| Location of building within site/block number:       |                                                                    |
| Building Name:                                       | Year Construction Commenced: 2009                                  |

**Code Compliance Certificate:**

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



Selwyn District Council Building Consent Authority Signatory

Issue Date: 28/07/09

**Code Compliance Certificate**
**061359**
**Section 95, Building Act 2004**
**The Owner**

Name of Owner: Jarratt David John & Jarratt Dianne Michelle  
 Mailing address: c/- Today Homes Ltd, PO Box 8043, Christchurch  
 Street address/registered office:  
 Phone number:  
     Landline: 942 5285      Daytime:  
     Mobile:      After hours:  
 Facsimile number:  
 Email address:  
 Website:

**The Building Work**

Street Address of Building: WATERHOLES ROAD, ROLLESTON  
 Legal Description of land where building is located: LOT 1 DP 50079 WITH AN UNDIVIDED 1/6 SH IN LOT 5 D  
 Valuation Number: 2352206101  
 Type of Work: DOMESTIC DWELLING  
 Intended Use: 4 Bedroom Dwelling with Study & attached 3 Car Garage (313.13m<sup>2</sup>) & Solid Fuel Heater.  
 Estimated Value: \$329,483  
 Location of building within site/block number:  
 Building Name:      Year Construction      2007  
                                          Commenced:

**Code Compliance Certificate:**

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

  
 Selwyn District Council Building Consent Authority Signatory

Issue Date: 25/05/08



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

REF No.....

## Code Compliance Certificate

002329

Section 43(3), Building Act 1991

### APPLICANT

A R & J TURNER  
10 AZALEA CLOSE  
TEMPLETON  
CHRISTCHURCH

Issue date 24/08/01

### Project

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Description       | New Construction<br>Being Stage 1 of an intended 1 Stage<br>STABLES |
| Intended Life     | Indefinite, but not less than 50 years                              |
| Intended Use      | STABLES                                                             |
| Estimated Value   | \$15,000                                                            |
| Location          | WATERHOLES ROAD, BROADFIELD                                         |
| Legal Description | LOT 1 DP 50079 WITH AN UNDIVIDED 1/6 SH IN LOT 5 D                  |
| Valuation No.     | 2352206101                                                          |

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name:

Date: August 24, 2001

SERVICE  
CENTRES:

LEESTON  
HIGH STREET, LEESTON  
PH: (03) 324-8080

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

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

ROLLESTON COMMUNITY CENTRE  
ROLLESTON DRIVE, ROLLESTON  
PH: (03) 347-9669

25/05/2007

Jarratt

P.F. Barrett

Checked: Andrew Kendall

Address:

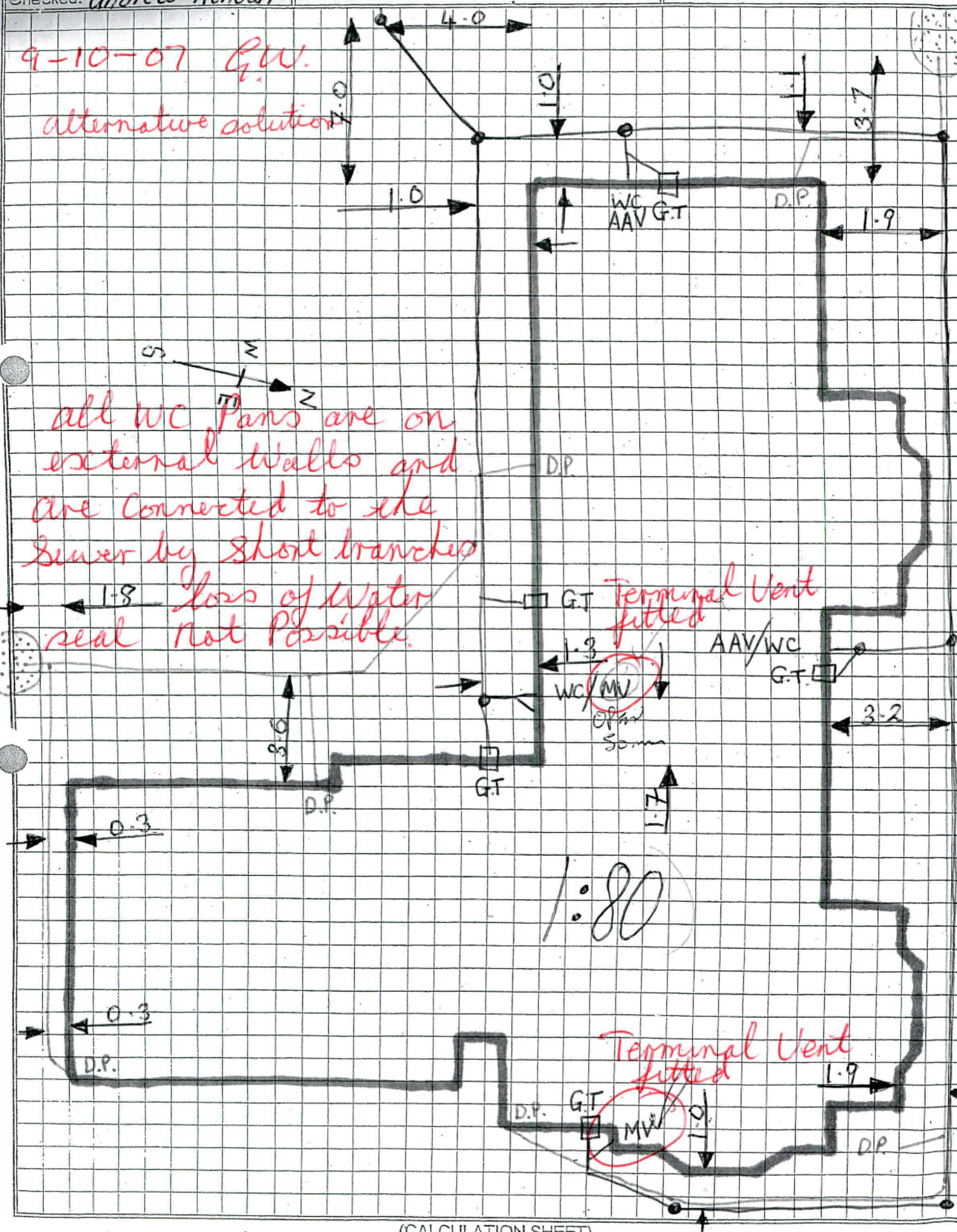
Waterholes Rd.

9-10-07 G.W.

alternative solution

all WC Pans are on external walls and are connected to the sewer by short branches

Loss of water seal not possible.



(CALCULATION SHEET)



## **INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES**

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

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

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

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

# 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.