Land Information Memorandum L262741

Application

Cameron McRae		**No.**	L262741
Stephan Knowler		**Application date**	30/10/2026
18 Bella Vita Drive		**Issue date**	09/11/2026
Lincoln 7608		**Phone**	0272808665

Property

Valuation No.	2354134640
Location	18 Panama Crescent, West Melton
Legal Description	Lot 374 DP 602505
Owner	McFarlane Olivia Rosalind and Sanders Jonathan Matthew
Area (hectares)	0.1180

Rates

Rateable Value

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

Revaluation Year	2024

Land	$410,000.00
Improvements	$1,070,000.00
Capital Value	$1,480,000.00

Current Rates Year 2026 to 2027

Annual Rates	$5,106.55
Current Instalment	$1,276.65
Current Year - Outstanding Rates	$0.00
Arrears for Previous Years	$0.00

Next Instalment Due 15/12/2026

Next Revaluation Due 2027

Please note: The rates information in this report is current as at the date of issue only. Rates balances may change after that date. Property owners requiring confirmation of the current rates balance, including for settlement purposes, should contact Council's Rates Team directly.

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, 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 residential zone
Operative District Plan Zoning: Living West Melton (South)

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 175715
To Undertake A Subdivision To Create Eight Lots
Section 224 Issued 20/12/2018
Granted By Local Authority Officer 03/05/2018

Resource Consent 185357
To Undertake A Subdivision To Create Two Lots
Decision Notified 18/07/2018
Granted By Local Authority Officer 18/07/2018

Resource Consent 215228
To Undertake Earthworks Associated With Rc215227
Decision Notified 03/06/2021
Granted By Local Authority Officer 03/06/2021

Resource Consent 225425
To Subdivide Three Titles To Create 179 Residential Lots In Ten Stages, With Associated Roads And Reserves.
Decision Notified 24/11/2022
Granted By Local Authority Officer 24/11/2022

Resource Consent 225426
For Earthworks Associated With Rc225425, Non-compliant Road Formation, Non-compliances Relating To Vehicle Crossings And Accessways, A Consent Under Nes For Assessing And Managing Contaminants In Soil, And To Alter Or Cancel Consent Notices.
Decision Notified 24/11/2022
Granted By Local Authority Officer 24/11/2022

Resource Consent 235400
To Change Conditions 2, 3, 21, 38, 40, 59 And 68 Of Resource Consent Rc225425
Decision Notified 04/09/2023
Granted By Local Authority Officer 04/09/2023

Resource Consent 245111
Change Of Conditions To Change Condition 15 Of Rc235637
Decision Notified 23/04/2024
Granted By Independent Commissioner(s) 18/04/2024

Resource Consent 215227
To Undertake A Subdivision To Create 92 Residential Allotments, Two Road Allotments, Two Reserve Allotments And A Balance Rural Lot
Section 224 Issued 09/06/2023
Granted By Local Authority Officer 03/06/2021

Resource Consent 235207
Variation: To Change Condition 2 Of Rc215227 And Cancel An Amalgamation Condition Imposed By Rc185376 215227.
Decision Notified 27/04/2023
Granted By Local Authority Officer 27/04/2023

Resource Consent 235637
To Undertake A Subdivision To Create 234 Residential Lots, Including The Cancellation Of Consent Notices.
Section 224 Issued 28/07/2025
Granted By Local Authority Officer 16/02/2024

Resource Consent 235639
To Undertake Earthworks Associated With Rc235637, And For Non-complying Roading, Accessway, And Vehicle Crossings And Consent Required Under The Nes-cs.
Decision Notified 16/02/2024
Granted By Local Authority Officer 16/02/2024

Resource Consent 245726
To Erect A Residential Unit Exceeding Building Coverage
Decision Notified 14/10/2024
Granted By Independent Commissioner(s) 14/10/2024

Resource Consent PC180059
Rezoning Of Existing Living 2 And Living 2a Zones In The Wilfield Subdivision Rezoned To Living West Melton (living Wm) South.
Decision Notified 07/04/2021
Granted By Council 10/03/2021

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

Reference: DEV-WM1
This property has been identified in the Partially Operative District Plan as being located within a Development Area which spatially identifies and manages an area where additional place-based provisions may apply to subdivision and development. For further information visit https://eplan.selwyn.govt.nz/review or contact the duty planner on 0800 SELWYN (0800735996)

Building

Building Consent 241396
Construction Of Detached Dwelling - Single Storey With 4 Bedrooms And Attached Garage
Code Compliance Certificate Issued 20/05/2025

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 hello@selwynwater.co.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 by Selwyn Water Limited 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 available and connected.

Stormwater

EN10- 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 or Sewage please contact Selwyn Water Limited at 0800 735 H2O (426) or hello@selwynwater.co.nz . For Stormwater information please contact the Selwyn District Council Surface Water 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 Councils website www.selwyn.govt.nz under Transportation and Roading.

Land Notes: Please note the following attached reports:

- Geotechnical Report for Proposed Plan Change Wilfield Subdivision Proposed Southern Extension, Miyamoto, commissioned by GW Wilfield, 20/11/2020. This report affects a broad area or community. Purpose of the report: subdivision.

Please contact our Information Management Team at Information.Management@selwyn.govt.nz for further information

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

Weedons Ross Road is a formed and sealed arterial road maintained by Selwyn District Council. Nearby roads are under construction here due to subdivision development.

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%272354134640%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:

- Shallow Soil Investigation – Lot 374 Wilfield, West Melton, HFC, commissioned by Today Homes, 23/05/2024. 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)	81m	-
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

Templeton moderately deep fine sandy loam + Eyre shallow fine sandy loam

Land Fill

Council has received a Statement of Suitability of Earth Fill for this site. A copy of the certificate is attached for your information and to assist you in determining whether on site subsoil investigations to verify that 'Good Ground' and subsoil classification in accordance with NZS1170 need to be carried out if erecting a building on this property.

Licences/Environmental Health

Flood Assessment Certificate Fc240334
Expired 25/07/2026
Expires 25/07/2026

Vehicle Crossing Vx240576
Vx - Final Surfacing 29/05/2025

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: 09/11/2026

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 Devlopment 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_ln
- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

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

WRace_ln
- 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

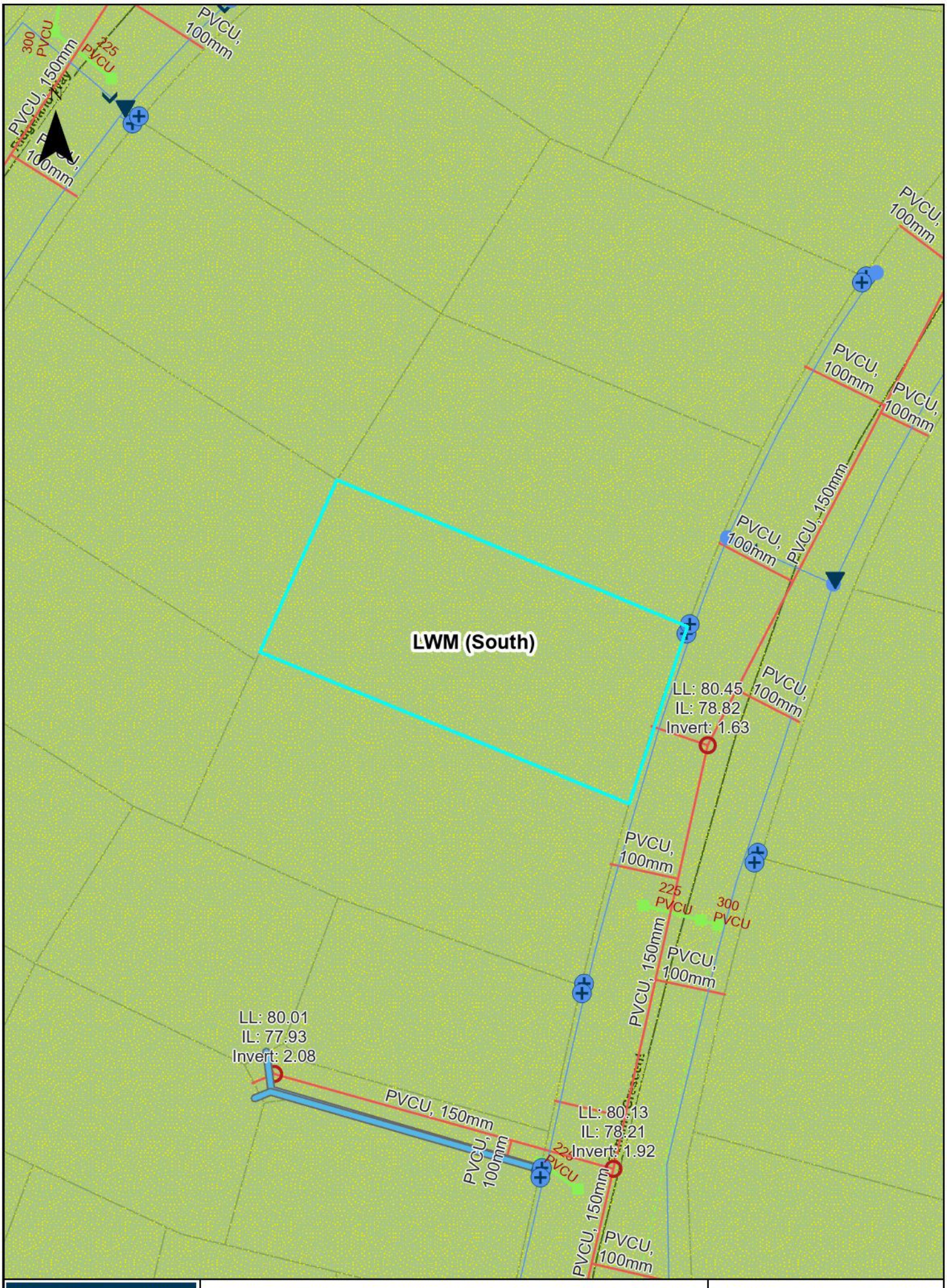
Liquefaction Susceptibility
- DBH TC Zoned Area
- Damaging liquefaction unlikely
- Liquefaction assessment needed

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



Selwyn DISTRICT COUNCIL

Date: 5/11/2026

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LIM REPORT - PODP Zone and Precinct



Selwyn DISTRICT COUNCIL

0 5 10 15 20
Metres

Date: 5/11/2026
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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.

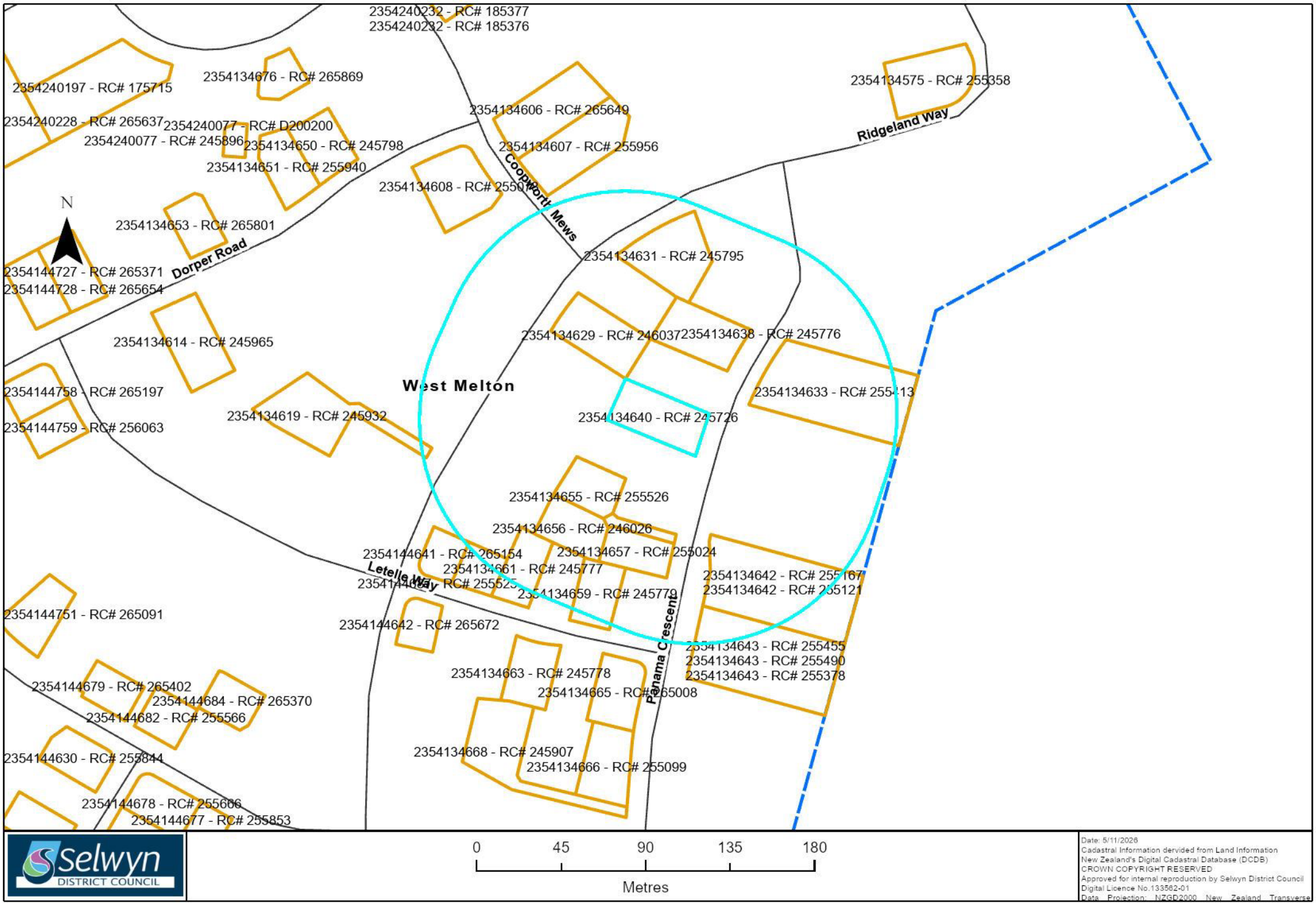
Resource Consent Status Codes:

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

2354134640


2354240232 - RC# 185377
2354240232 - RC# 185376
2354240197 - RC# 175715
2354134676 - RC# 265869
2354134575 - RC# 255358
2354240228 - RC# 265637
2354240077 - RC# D200200
2354240077 - RC# 245896
2354134650 - RC# 245798
2354134606 - RC# 265649
2354134607 - RC# 255956
Ridgeland Way
2354134651 - RC# 255940
2354134608 - RC# 255
Cooper Mews
N
2354134653 - RC# 265801
Dorper Road
2354144727 - RC# 265371
2354144728 - RC# 265654
2354134631 - RC# 245795
2354134614 - RC# 245965
2354134629 - RC# 2460372354134638 - RC# 245776
West Melton
2354144758 - RC# 265197
2354134633 - RC# 255
2354134619 - RC# 245932
2354144759 - RC# 256063
2354134640 - RC# 245726
2354134655 - RC# 255526
2354134656 - RC# 246026
2354144641 - RC# 265154
2354134657 - RC# 255024
2354134661 - RC# 245777
Letelle Way
2354144
RC# 255525
2354134642 - RC# 255167
2354134642 - RC# 255121
2354134659 - RC# 245779
2354144751 - RC# 265091
2354144642 - RC# 265672
Panama Crescent
2354134643 - RC# 255455
2354134643 - RC# 255490
2354134643 - RC# 255378
2354134663 - RC# 245778
2354144679 - RC# 265402
2354134665 - RC# 265008
2354144684 - RC# 265370
2354144682 - RC# 255566
2354134668 - RC# 245907
2354144630 - RC# 255844
2354134666 - RC# 255099
2354144678 - RC# 255606
2354144677 - RC# 255853
Selwyn DISTRICT COUNCIL
0
45
90
135
180
Metres
Date: 5/11/2026
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Data Projection: NZGD2000 New Zealand Transverse

Assessment_ID	RC Number	Proposal	Decision Date
2354134619	245932	To erect a residential unit exceeding the maximum permitted building coverage.	2024-12-18
2354134629	246037	To construct a vehicle crossing within the minimum setback requirement from an intersection	2024-12-24
2354134631	245795	To erect a residential unit with a non-complying site coverage.	2024-11-12
2354134633	255413	To establish a residential unit and a standalone shed which exceeds building coverage requirements.	2025-06-18
2354134638	245776	To develop a residential building that is non-compliant in terms of glazing contributing to presentation to street.	2024-10-15
2354134640	245726	To erect a residential unit exceeding building coverage	2024-10-14
2354134642	255121	To erect a residential dwelling with attached garage with a non-complying boundary setback	
2354134642	255167	To erect a residential unit within the minimum required setback from an internal boundary	
2354134643	255378	To erect a residential unit with non-complying internal boundary setbacks	
2354134643	255455	DPBA - To erect a residential unit with a non-complying internal boundary setback	
2354134643	255490	To erect a residential unit that does not comply with internal boundary building setback and glazing requirements, and to construct a vehicle crossing within the required minimum setback from an intersection.	2025-08-04
2354144641	265154	To construct a vehicle crossing within the required setback from an intersection and construct non-complying fencing	2026-04-25

2354144687	255525	To establish a residential unit exceeding building coverage.	2025-08-15
2354134655	255526	To establish a residential unit exceeding the required building coverage.	2025-08-06
2354134656	246026	To erect a dwelling and attached garage exceeding the permitted building coverage.	2025-01-27
2354134657	255024	To erect a residential unit exceeding the building coverage requirements.	2025-03-04
2354134659	245779	To establish a residential unit that is exceeding the permitted building coverage.	2025-01-28
2354134661	245777	To erect a dwelling and attached garage exceeding the permitted building coverage.	2025-01-28

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	18 Panama Crescent, West Melton
Legal description of land where building is located:	LOT 374 DP 602505
Building name:	N/A
Location of building within site/block number:	18 Panama Crescent West Melton
Level/unit number:	0
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	2024

The owner

Name of owner:	Westmere Family Trust
Contact person:	Jon Sanders
Mailing address:	33 Ridgeland Way, West Melton
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0274205565
Daytime:	Landline: N/A Mobile: 0274205565
After hours:	Landline: N/A Mobile: 0274205565
Facsimile number:	No information provided
Email address:	jon@todayhomes.co.nz
Website:	No information provided

First point of contact for communications with the council/building consent authority:
Today Homes Limited (Today Homes); Mailing Address: PO Box 8043
Riccarton
Christchurch 8440; Phone: 033416460; Email: brendon@todayhomes.co.nz

Building work

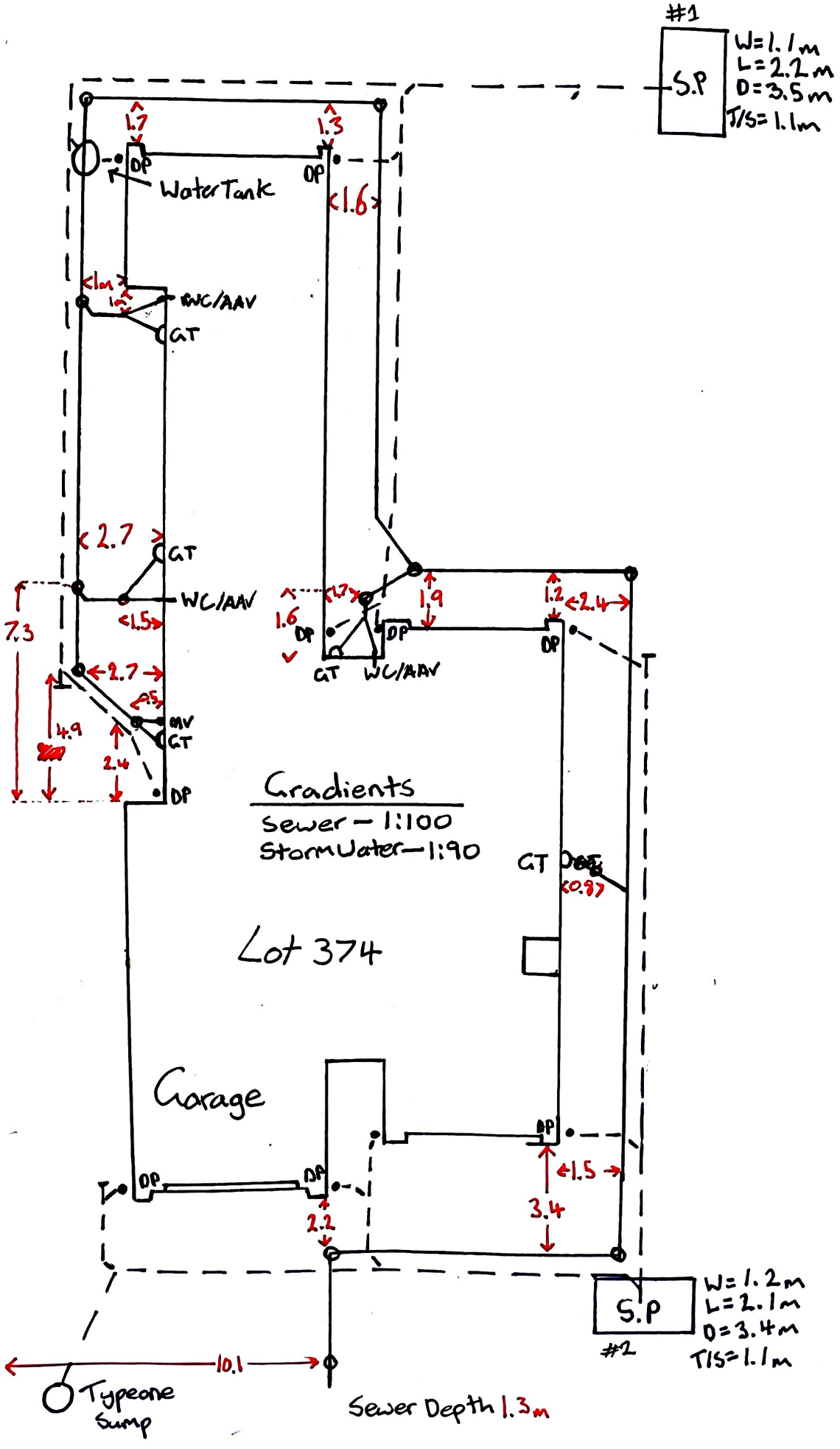
Building consent number:	BC241396
Description:	Construction of detached dwelling - two storey with 4 bedrooms and attached garage
Issued by:	Selwyn District Council

Code compliance

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

Signature: Chris Westwood
Position: Building Surveyor Commercial Inspection
On behalf of: Selwyn District Council
Date: 20 May 2025

18 Panama Cres Wilfield
BCN: 241396
Cert: 08059 - T. Newfield



CIVIL ENGINEERS
SITE SOLUTIONS

I confirm I am qualified as a certifier as defined in NZS 4431 4431:2022

During this work, I was retained as certifier, and I or my certifier's representative undertook inspections and testing as documented in the attached earthworks report.

I am satisfied that the engineered fill shown in the attached as-built survey was placed, compacted, and tested in accordance with attached earthworks specification and that all variations and non-compliances have been documented in the earthworks completion report

Based on the information available, I certify that, to the best of my knowledge, the intent of the geotechnical designer (as presented in their design, drawings, and earthworks specification) has been achieved

The area shown on the as-built survey plan referenced above is considered suitable for development as per NZS 3604

This certification does not remove the necessity for normal inspection and design of foundations as would made in natural ground.

Certifier's signature	**Date:** 22 May 2024

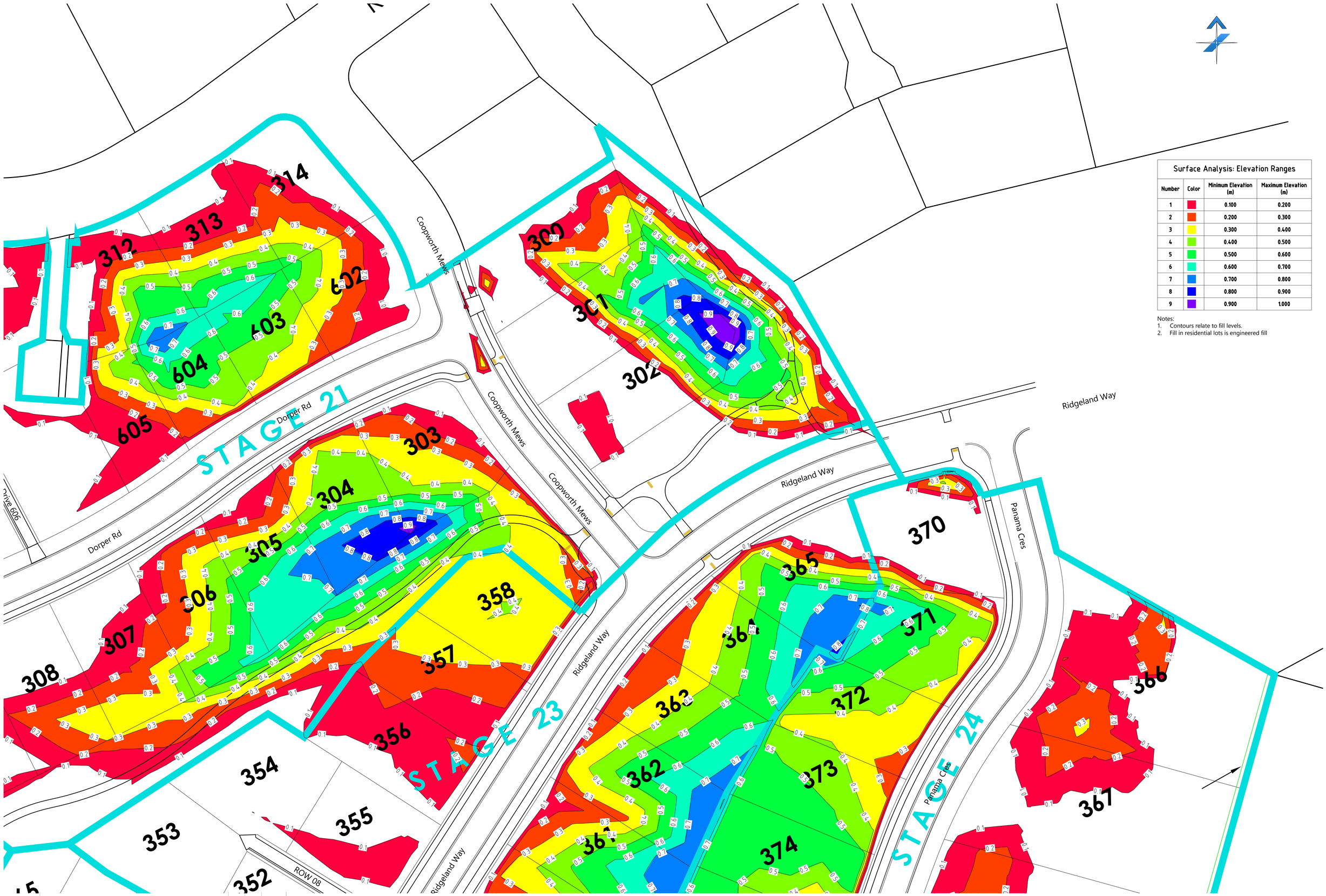
Certifier's qualifications, professional registration type, and number

NZCE (Civil), BE (Civil), CMEngNZ, IntPE (NZ) CPEng [193172]

SDC - Approved Building Consent Document - BC241802 - Pg 80 of 528 - 25/10/2024 - steven.burnham

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SDC - Approved Building Consent Document - BC241802 - Pg 82 of 528 - 25/10/2024 - steven.burnham



Surface Analysis: Elevation Ranges

Number	Color	Minimum Elevation (m)	Maximum Elevation (m)
1		0.100	0.200
2		0.200	0.300
3		0.300	0.400
4		0.400	0.500
5		0.500	0.600
6		0.600	0.700
7		0.700	0.800
8		0.800	0.900
9		0.900	1.000

Notes:
1. Contours relate to fill levels.
2. Fill in residential lots is engineered fill

Issue	Description	by	App	Date
AB1	as built phase 1	kb		27.06.2024

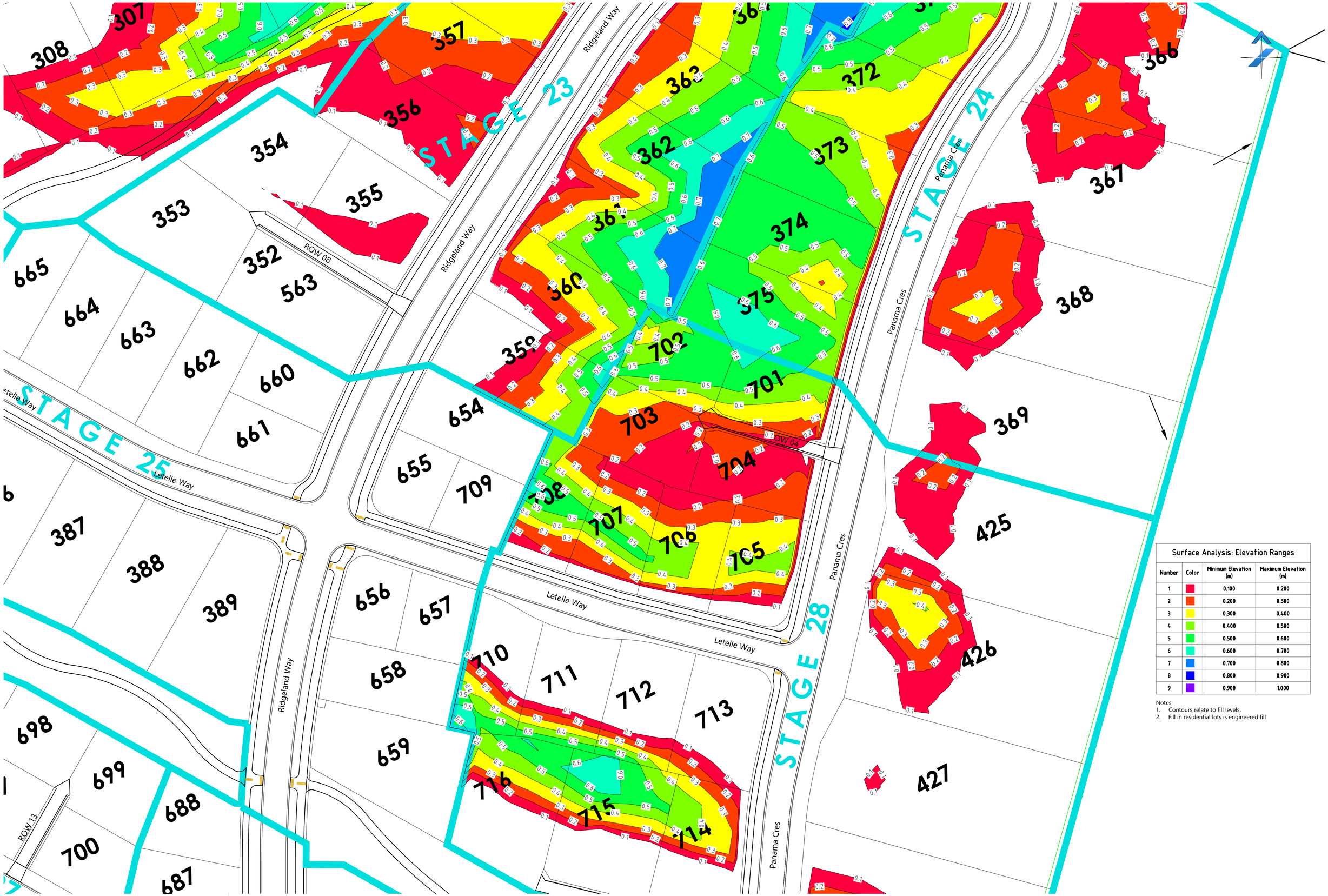
CIVIL ENGINEERS
SITE SOLUTIONS

Design	Drawn	Approved	Scales
kb	kb		1:500 @ A1 1:1000 @ A3

Client	Project Title	Drawing Title	Project No.	Drawing No.	Revision
GW Wilfield Ltd	Wilfield Rise West Melton	Earthworks Layout Sheet 2 of 7	2845	C1.2	AB1

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SDC - Approved Building Consent Document - BC241802 - Pg 83 of 528 - 25/10/2024 - steven.burnham



Surface Analysis: Elevation Ranges			
Number	Color	Minimum Elevation (m)	Maximum Elevation (m)
1		0.100	0.200
2		0.200	0.300
3		0.300	0.400
4		0.400	0.500
5		0.500	0.600
6		0.600	0.700
7		0.700	0.800
8		0.800	0.900
9		0.900	1.000

Notes:
1. Contours relate to fill levels.
2. Fill in residential lots is engineered fill

Issue	Description	by	App	Date
AB1	as built phase 1	kb		27.06.2024

CIVIL ENGINEERS
SITE SOLUTIONS

Design	Drawn	Approved	Scales
kb	kb		1:500 @ A1 1:1000 @ A3

Client	Project Title	Drawing Title	Project No.	Drawing No.	Revision
GW Wilfield Ltd	Wilfield Rise West Melton	Earthworks Layout Sheet 4 of 7	2845	C1.4	AB1

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 is 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 accessto 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 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 you 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.