

Land Information Memorandum**L150135****Application**

Colin	No.	L150135
Professionals Christchurch	Application date	29/01/15
33 Halswell Road	Issue date	4/02/15
Hoon Hay	Phone	03 281 7511
Christchurch 8025	Fax	-

Property

Valuation No.	2405539099
Location	Main South Road
Legal Description	Lot 1000 DP 481923
Owner	CDL Land New Zealand Ltd
Area (hectares)	15.7163

No certificate of title was submitted with this application, a copy can be obtained from Land Information New Zealand 112 Tuam Street, Christchurch such as to check for covenants, easements, etc.

Rates**Rateable Value**

The date of Selwyn's last General Revaluation was 1/07/12. For further information please contact Council's Rates Department.

Revaluation Year	2012
Land	\$3,490,000
Capital Value	\$3,490,000
Improvements	\$ 0

Current Rates Year 2014 to 2015

Annual Rates	\$7,944.55
Current Instalment	\$1,986.15
Current Year - Outstanding Rates	\$1,986.10-
Arrears for Previous Years	\$ 0.00
Next Instalment Due	17/02/15

Next Revaluation Due 2015.

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 section if you require clarification (03) 347 2800.

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

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative District Plan Zoning: Rolleston Living Z

- | | |
|----------|--|
| 17/11/14 | Resource Consent 145596
To Undertake Nine Lot Residential Subdivision, Incl Lots 164 & 165 Of S/D
Of Lot 1000 Dp 479412 (CDL)
Decision Notified 26/01/15
Granted By Delegated Authority 26/01/15 |
| 16/10/14 | Resource Consent 145543
To Reconsent Stgs 11, 14-18 And 24-26 Of Stonebrook Development To Create A
Total Of 142 Residential Lots With Roads And Reserves To Vest.
See L/U 145544.
Decision Notified 5/12/14
Granted By Delegated Authority 5/12/14 |
| 15/10/14 | Resource Consent 145544
To Undertake Earthworks Associated With 145543, Stonebrook.
Decision Notified 5/12/14
Granted By Delegated Authority 5/12/14 |
| 13/12/13 | Resource Consent 135680
Lot 186. Erect A Dwelling And Attached Garage With Non Complying Site Coverage.
Withdrawn 15/07/14 |
| 4/12/13 | Resource Consent 135665
Variation. To Amend The Subdivision Plans Submitted And
Approved By Rc135261 For Stages 11, 15-17
Section 224 Issued 14/08/14
Granted By Delegated Authority 5/03/14 |

- 25/10/13 Resource Consent 135592
Lot 422. Job# 2613. Fast Track. Erect A Dwelling With Site Coverage Of 39.12%
Decision Notified 5/11/13
Granted By Delegated Authority 5/11/13
- 25/10/13 Resource Consent 135593
Lot 254. Job# 2606. Fast Track. Erect A Dwelling With Non Complying
Site Coverage Of 39.61%.
Decision Notified 5/11/13
Granted By Delegated Authority 5/11/13
- 25/10/13 Resource Consent 135598
Lot 253. Fast Track. Erect A Dwelling Exceeding Permitted Site Coverage.
Decision Notified 5/11/13
Granted By Delegated Authority 5/11/13
- 25/10/13 Resource Consent 135599
Lot 255. Job# 2607. Fast Track. Erect A Dwelling With Non
Complying Siting Of 39.98%.
Decision Notified 30/10/13
Granted By Delegated Authority 30/10/13
- 25/10/13 Resource Consent 135600
Lot 421. Job# 2612. Fast Track. Erect A Dwelling With Non
Complying Site Coverage Of 39.12%.
Decision Notified 30/10/13
Granted By Delegated Authority 30/10/13
- 25/10/13 Resource Consent 135601
Lot 420. Job# 2011. Fast Track. Erect A Dwelling With Non
Complying Site Coverage Of 39.28%.
Decision Notified 31/10/13
Granted By Delegated Authority 31/10/13
- 25/10/13 Resource Consent 135602
Lot 257. Job# 2609. Fast Track. Erect A Dwelling With Non
Complying Site Coverage Of 39.99%.
Decision Notified 5/11/13
Granted By Delegated Authority 5/11/13

- 25/10/13 Resource Consent 135603
Lot 258. Job# 2610. Fast Track. Erect A Dwelling With Non
Complying Site Coverage Of 38.33%
Decision Notified 8/11/13
Granted By Delegated Authority 8/11/13
- 25/10/13 Resource Consent 135604
Lot 256. Job# 2608. Fast Track. Erect A Dwelling With Non
Complying Site Coverage Of 39.95%
Decision Notified 5/11/13
Granted By Delegated Authority 5/11/13
- 10/10/13 Resource Consent 135571
Job #134060. Erect A Dwelling And Attached Garage
Exceeding 50% Of The Front Façade
Withdrawn 14/10/13
- 20/08/13 Resource Consent 135460
Erect A House And Attached Garage Where The Garage Is
Located Between The Front Facade Of The Dwelling And The Road
Withdrawn 22/08/13
- 31/05/13 Resource Consent 135261
Undertake A 25 Stage Subdivision To Create 422 Residential
Allotments Within The Living Z Zone Of Rolleston (Replaces Rc125017)
Section 224 Issued 5/12/14
Granted By Delegated Authority 16/07/13
- 31/05/13 Resource Consent 135262
Associated Landuse Consent (Subdivision Rc135261) To Undertake
Earthworks And Roding Works (Replaces Rc125018)
Decision Notified 16/07/13
Granted By Delegated Authority 16/07/13
- 10/12/12 Resource Consent 125460
To Erect Three Oversized Outdoor Signs For Stonebrook Subdivision
Decision Notified 29/05/13
Granted By Delegated Authority 29/05/13

- 3/02/12 Resource Consent 125017
Staged Subdivision To Create 419 Residential Lots
Known As 'Stonebrook' (Replaced By Rc135261)
Section 224 Issued 27/07/13
Granted By Delegated Authority 1/06/12
- 3/02/12 Resource Consent 125018
To Undertake Earthworks Associated With 125017 (Replaced By Rc135262)
Decision Notified 1/06/12
Granted By Delegated Authority 1/06/12
- 28/07/09 Resource Consent 095191
Variations To 075429 Conditions 2 And 9.
Section 224 Issued 8/04/11
Granted By Delegated Authority 5/08/09
- 12/10/07 Resource Consent 075429
Staged Subdivision To Create 69 Residential Lots Also See 095191
Section 224 Issued 8/04/11
Granted By Delegated Authority 19/12/07
- 6/11/06 Resource Consent 065415
Non-Complying Height For Entry Walls
Decision Notified 9/11/06
Granted By Delegated Authority 9/11/06
- 10/03/04 Resource Consent R306680
To Erect A Dwelling On Each Lot Created By R306629
Decision Notified 31/08/04
Granted By Commissioner 31/08/04
- 16/02/04 Resource Consent R306629
To Create 83 Residential Lots Also See Rc 065483
Section 224 Issued 17/09/07
Granted By Commissioner 31/08/04

Planning Note:

No dwelling can be erected until a 224C is issued for the underlying subdivision.

Building

20/01/15 Building Consent 142584
4 Bedroom Domestic Dwelling With Attached Garage
No Code Compliance Certificate Has Yet Been Issued.

Note that this building has not been issued with an Code Compliance Certificate from Selwyn District Council and that further building works and inspections maybe required before a full Code Compliance Certificate can be issued. No inspections have been carried out to date.

Building Consent 130365
4 Bedroom Domestic Dwelling With Attached Double Garage
No Building Consent Or Code Compliance Certificate Has Yet Been Issued

This Building Consent has been formally received by Selwyn District Council Building Control on 26/02/13 and to date has not been assessed, approved or issued.

Building Consent 132215
3 Bedroom Domestic Dwelling With Attached Garage
No Building Consent Or Code Compliance Certificate Has Yet Been Issued

Building Consent 132292
4 Bedroom Domestic Dwelling With Attached Garage
No Building Consent Or Code Compliance Certificate Has Yet Been Issued

Building Consent 150004
4 Bedroom Domestic Dwelling With Attached Garage
No Building Consent Or Code Compliance Certificate Has Yet Been Issued

This Building Consent has been formally received by Selwyn District Council Building Control on 5/1/15 and to date has not been assessed, approved or issued.

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.

Services**Water and Sewer**

S224 Completion Certificate for the subdivision has not been issued. Water and sewer reticulation and stormwater disposal has not been accepted by Council. Water and sewer will not be available to the property until the S224 has been issued. If the dwelling is occupied prior to water supply and sewerage being available this will become a dangerous or insanitary building pursuant to Section 121 of the Building Act 2004.

Water Race

An open or piped water race may run through or adjacent to this property. This may have implications in terms of water race maintenance. For further information regarding fencing, planting, stock access, cleaning requirements and the siting of buildings near a water race contact the Water Race and Land Drainage Co-ordinator, Selwyn District Council's Asset Department – phone 03 3472800.

Stormwater To soakholes

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.

Kerbside Waste Collections

Council refuse, organic and recycling collection available Friday

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 accessways 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.

Land and Building Classifications

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

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 Roothing".

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 the New Zealand Transport Agency.

The Selwyn District Council is developing a number of 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 (03) 347 2868.

Land Notes: Please refer to the attached Desk-based Ground Contamination Assessment Plan Change 7 Area report from Tonkin & Taylor dated January 2011, a Statement from Environment Canterbury's Listed Land Use Register (LLUR).

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 Lowes Road ODP Area (Appendix 34) or a Living Z Zone. All fencing on your property must comply with Rule 4.13 of the District Plan, which prevents the height of any fence between the front building façade and the street, or a private Right of Way or shared access (over which the allotment has legal access), exceeding 1 metre. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m. If your fencing proposal does not comply with the maximum heights specified a resource consent will be required. Rule 4.13 also prevents garages from occupying more than 50% of the width of the building façade facing the road, or a private Right of Way or shared access (over which the allotment has legal access), without a resource consent being obtained.

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Burnham School Road and Newman Road are formed and sealed local roads, Brookside Road is a formed and sealed collector road. All roads are maintained by Selwyn District Council.

Main South Road is State Highway (SH1) maintained by New Zealand Transport Agency.

Local Roads: Roads and streets servicing residential and rural development whose primary function is property access.

Collector Roads: Roads that provide the link between local roads and arterials within areas of population or activities.

Strategic Roads: Roads which are of strategic regional importance e.g. State Highways (under jurisdiction of NZ Transport Agency) and Springs Road.

Special Land Features

	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)	50m	50m
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.

Microclimatic Considerations

In addition to exposure zones, evidence of local environmental effects (microclimates), and those produced by the erection of a structure or installation of equipment, shall be considered. Such on-site factors require additional consideration because a mildly corrosive atmosphere can be converted into an aggressive environment by microclimatic effects. Indications of such local conditions may be in the form of corrosion of metal items on adjacent structure. Significant acceleration of the corrosion rate of structural fasteners and fixings beyond what could be expected from geographical location can occur in the following circumstances:

- (A). Industrial contamination and corrosive atmosphere;
- (B). Contamination from agricultural chemicals or fertilizers; and
- (C). Geothermal hot spots. Hot spots are defined as being within 50 m of a bore, mud pool, steam vent, or other source.

Microclimatic conditions (a) to (c) require Specific Engineering Design.

Flooding: None known

Alluvion: None known

Avulsion: None known

Erosion: None known

Hazardous Contamination: None known

Slippage: None known

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.

Please refer to the attached Statement of Suitability's dated 25/06/13 and 13/11/14

Ground Water Level: Less than 30 metres below ground

Soil Type: Lismore stony silt loam

Lismore stony and shallow silt loam

Liquefaction and Subsidence: Council does not hold site specific information on subsoil classifications or ground bearing capacities. Therefore the applicant will need to carry out site subsoil investigations to verify 'Good Ground' can be achieved on the site and to determine the subsoil classification in accordance with NZS1170. Verification of site investigation data will need to be submitted as part of the documentation for Building Consent.

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.

Licences/Environmental Health

No information located.

Selwyn District Public Libraries

Residents and ratepayers of the Selwyn District may join any library in the District without charge. Please note: photo identification is required.

The following is a list of the libraries within Selwyn:

Darfield Library, South Terrace

Leeston Library, Messines Street

Lincoln Library, Gerald Street

Rolleston Library, Rolleston Drive
Glentunnel Library, Homebush Road
Tai Tapu Library, Old Tai Tapu Road

The Mobile Library visits many smaller communities in the District, most of which do not have a library nearby.

For a list of Library hours, stopping points for the Mobile Library or enquiries regarding Library services in Selwyn, please phone the Rolleston Library on (03) 347 7750 or visit the libraries website at <http://libraries.selwyn.govt.nz/>

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, 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

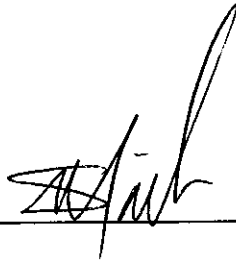
1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken.

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. Perspective purchasers should be aware that as a result of amendments to the Building Act 2004, Schedule 1) Building work exempt from the need to obtain building consents) that became effective in November 2013, council may not have records for the removal or demolition of buildings on this property. It is the perspective purchaser's responsibility to verify that any or all buildings listed that have been issued with a building consent/permit and erected on the property still exist.
4. 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.
5. 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.

Name: Sofia Mailau



Date: 4/02/15

Professionals Christchurch
 33 Halswell Road
 Hoon Hay
 Christchurch 8025

GST Number: 53-113-451
Invoice Date: 4/02/15
Customer No: 803498
Order No.

Tax Invoice 64790

Quantity	Description	Rate	Amount
	L150135 4/02/15 : Colin : Professionals Christchurch : Chr 2405539099 : Main South Road		
	Land Information Memorandum Fee		204.40 *
			\$204.40
	(* Incl GST \$26.66)		

Total incl. GST \$204.40

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Professionals Christchurch
 33 Halswell Road
 Hoon Hay
 Christchurch 8025

Customer No.: 803498
Invoice No.: 64790
Total Due: \$204.40

Amount Enclosed:

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

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

