

Land Information Memorandum

L131319

Application

CDL Land/Colin Lock	No.	L131319
Kennard Real Estate	Application date	21/08/13
33 Halswell Road	Issue date	28/08/13
Christchurch 8025	Phone	03 338 5924
	Fax	

Property

Valuation No.	2405539099
Location	Main South Road
Legal Description	Lot 1000 DP 464075 Lot 501 DP 399152
Owner	CDL Land New Zealand Ltd
Area (hectares)	33.8984

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	\$6,775,000
Capital Value	\$6,800,000
Improvements	\$25,000

Current Rates Year 2013 to 2014

Annual Rates	\$10,978.60
Current Instalment	\$2,744.65
Current Year - Outstanding Rates	\$8,233.95-
Arrears for Previous Years	\$ 0.00
Next Instalment Due	18/11/13

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

- | | |
|----------|--|
| 22/08/13 | Resource Consent 135467
Erect Dwelling And Attached Garage Where Garage Occupies
More Than 50% Of The Street Facing Façade
Invoiced 23/08/13 |
| 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Withdrawn 22/08/13 |
| 13/08/13 | Resource Consent 135430
Erect A Dwelling Which Does Not Comply With The Living Z Zone
Street Scene Rules
Decision Notified 15/08/13
Granted By Delegated Authority 15/08/13 |
| 5/08/13 | Resource Consent 135401
Fast Track. Lot 13 Cdl. Erect A Dwelling And Attached Garage With
Non Complying Site Coverage.
Decision Notified 9/08/13
Granted By Delegated Authority 9/08/13 |
| 12/06/13 | Resource Consent 135286
Lot 86. Erect A Dwelling And Attached Garage With Non Complying
Site Coverage Of 40% In The Living Z Zone
Decision Notified 25/06/13
Granted By Delegated Authority 25/06/13 |

- 12/06/13 Resource Consent 135287
Lot 87. Erect A Dwelling And Attached Garage With Non Complying Site Coverage Of 40% Within The Living Z Zone Of Rolleston
Decision Notified 25/06/13
Granted By Delegated Authority 25/06/13
- 11/06/13 Resource Consent 135277
Lot 28. To Erect A Dwelling With An Attached Garage Where The Garage Occupies More Than 50% Of The Building Façade Facing The Street
Decision Notified 21/06/13
Granted By Delegated Authority 21/06/13
- 11/06/13 Resource Consent 135278
Lot 71. To Erect A Dwelling With An Attached Garage Where The Garage Occupies More Than 50% Of The Building Façade Facing The Street.
Decision Notified 21/06/13
Granted By Delegated Authority 21/06/13
- 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 23/07/13
Granted By Delegated Authority 16/07/13
- 31/05/13 Resource Consent 135262
Associated Landuse Consent (Subdivision Rc135261) To Undertake Earthworks And Roothing Works (Replaces Rc125018)
Decision Notified 16/07/13
Granted By Delegated Authority 16/07/13
- 9/05/13 Resource Consent 135215
Lot 64. Erect A Dwelling And Attached Garage Where The Garage Exceeds The Permitted 50 Percent Street Frontage And Site Coverage.
Decision Notified 22/05/13
Granted By Delegated Authority 22/05/13

9/05/13	Resource Consent 135217 Lot 63. Erect A Dwelling With Site Coverage Of 39.5 Percent Which Exceeds The Maximum Permitted Site Coverage And With The Garage Exceeding 50% Of The Front Facade. Decision Notified 22/05/13 Granted By Delegated Authority 22/05/13
11/04/13	Resource Consent 135152 Lot 33 To Establish Outdoor Living Area Between Building Façade And Road Boundary Decision Notified 1/05/13 Granted By Delegated Authority 1/05/13
8/04/13	Resource Consent 135143 Lot 35 To Erect Dwelling With Garage Facade Exceeding 50% Decision Notified 24/04/13 Granted By Delegated Authority 24/04/13
25/03/13	Resource Consent 135127 Lot 38 To Erect Dwelling With Garage Facade Exceeding 50% Decision Notified 16/04/13 Granted By Delegated Authority 16/04/13
25/03/13	Resource Consent 135128 Lot 36 To Erect Dwelling With Garage Facade Exceeding 50% Of Dwelling Façade Decision Notified 16/04/13 Granted By Delegated Authority 16/04/13
20/02/13	Resource Consent 135054 Fast Track. To Erect A Dwelling With 39% Site Coverage. Lot 64 Decision Notified 27/02/13 Granted By Delegated Authority 27/02/13
20/02/13	Resource Consent 135055 To Erect A Dwelling With 37.9% Site Coverage & Non Compliance On Road Boundary. Lot 65 Decision Notified 11/03/13 Granted By Delegated Authority 11/03/13

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 223 Approval 9/05/13 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:

A Resource Consent may not be required to erect a dwelling on this property subject to compliance with servicing, bulk, locations and vehicle access/parking requirements of the District Plan.

Building

21/08/13 Building Consent 131418
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

15/08/13 Building Consent 131174
3 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

15/08/13 Building Consent 131175
3 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

14/08/13 Building Consent 131563
3 Bedroom 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

14/08/13 Building Consent 131619
3 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

13/08/13 Building Consent 131171
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

13/08/13 Building Consent 131524
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

12/08/13 Building Consent 131491
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

7/08/13 Building Consent 131519
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

7/08/13 Building Consent 131520
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

29/07/13 Building Consent 131406
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. For further information refer to attached copy of inspection sheet dated 21/08/13

23/07/13 Building Consent 131218

4 Bedroom Domestic Dwelling

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. For further information refer to attached copy of inspection sheet dated 22/08/13

18/07/13 Building Consent 131401

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

8/07/13 Building Consent 131055

3 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

8/07/13 Building Consent 131190

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. For further information refer to attached copy of inspection sheet dated 14/08/13

4/07/13 Building Consent 131157

3 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

2/07/13 Building Consent 131140

3 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. For further information refer to attached copy of inspection sheet dated 27/08/13

1/07/13 Building Consent 131111
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. For further information refer to attached copy of inspection sheet dated 21/08/13

19/06/13 Building Consent 131164
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. For further information refer to attached copy of inspection sheet dated 21/08/13

18/06/13 Building Consent 131166
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. For further information refer to attached copy of inspection sheet dated 20/08/13

14/06/13 Building Consent 131034
Domestic Dwelling
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. For further information refer to attached copy of inspection sheet dated 16/08/13

24/04/13 Building Consent 130614
Domestic Dwelling

This Building Consent has been formally received by Selwyn District Council Building Control on 26/03/13 and to date has not been assessed, approved or issued.

24/04/13 Building Conset 130682
Domestic Dwelling

This Building Consent has been formally received by Selwyn District Council Building Control on 04/04/13 and to date has not been assessed, approved or issued.

23/04/13 Building Consent 130683

3 Bedroom Domestic Dwelling With Attached Garage.

This Building Consent has been formally received by Selwyn District Council Building Control on 04/04/13 and to date has not been assessed, approved or issued.

22/04/13 Building Consent 130609

Domestic Dwelling

This Building Consent has been formally received by Selwyn District Council Building Control on 25/06/13 and to date has not been assessed, approved or issued.

20/04/13 Building Consent 130611

4 Bedroom Domestic Dwelling With Attached Double Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 26/03/13 and to date has not been assessed, approved or issued.

15/04/13 Building Consent 130586

4 Bedroom Domestic Dwelling With Attached Double Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 25/03/13 and to date has not been assessed, approved or issued.

1/04/13 Building Consent 130390

Domestic Dwelling

This Building Consent has been formally received by Selwyn District Council Building Control on 27/02/13 and to date has not been assessed, approved or issued.

13/10/06 PIM Application Only 061560P

Stone Walls - Subdivision Entrance

Pim Application Only 130302P

3 Bedroom Domestic Dwelling With Attached Garage

PIM Application Only 130307P

Domestic Dwelling

PIM Application Only 130312P

Domestic Dwelling

Building Consent 130322

3 Bedroom Domestic Dwelling With Attached Double Garage-149s

This Building Consent has been formally received by Selwyn District Council Building Control on 21/02/13 and to date has not been assessed, approved or issued.

Building Consent 130324

3 Bedroom Domestic Dwelling With Attached Double Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 21/02/13 and to date has not been assessed, approved or issued.

Building Consent 130365

4 Bedroom Domestic Dwelling With Attached Double Garage

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 130430

4 Bedroom Domestic Dwelling With Attached Double Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 01/03/13 and to date has not been assessed, approved or issued.

Building Consent 130439

4 Bedroom Domestic Dwelling With Attached Double Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 02/03/13 and to date has not been assessed, approved or issued.

Building Consent 130448

Domestic Dwelling

This Building Consent has been formally received by Selwyn District Council Building Control on 04/03/13 and to date has not been assessed, approved or issued.

Building Consent 130552

4 Bedroom Domestic Dwelling With Attached Double Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 19/03/13 and to date has not been assessed, approved or issued.

Building Consent 130732

4 Bedroom Domestic Dwelling With Attached Garage.

This Building Consent has been formally received by Selwyn District Council Building Control on 11/04/13 and to date has not been assessed, approved or issued.

Building Consent 130733

Domestic Dwelling

This Building Consent has been formally received by Selwyn District Council Building Control on 11/04/13 and to date has not been assessed, approved or issued.

Building Consent 130734

Lodged 11/04/13

This Building Consent has been formally received by Selwyn District Council Building Control on 11/04/13 and to date has not been assessed, approved or issued.

Building Consent 130735

4 Bedroom Domestic Dwelling With Attached Garage.

This Building Consent has been formally received by Selwyn District Council Building Control on 11/04/13 and to date has not been assessed, approved or issued.

Building Consent 131383

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 27/08/13 and to date has not been assessed, approved or issued.

Building Consent 131490

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 09/07/13 and to date has not been assessed, approved or issued.

Building Consent 131605

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 22/07/13 and to date has not been assessed, approved or issued.

Building Consent 131606

3 Bedroom Domestic Dwelling With Attached Garage

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 131608

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 22/07/13 and to date has not been assessed, approved or issued.

Building Consent 131631

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 23/07/13 and to date has not been assessed, approved or issued.

Building Consent 131643

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 26/07/13 and to date has not been assessed, approved or issued.

Building Consent 131644

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 26/07/13 and to date has not been assessed, approved or issued.

Building Consent 131645

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 26/07/13 and to date has not been assessed, approved or issued.

Building Consent 131652

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 29/07/13 and to date has not been assessed, approved or issued.

Building Consent 131656

3 Bedroom Domestic Dwelling With Attached Garage

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 131658

3 Bedroom Domestic Dwelling With Attached Garage

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 131660

4 Bedroom Domestic Dwelling With Attached Garage

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 131686

4 Bedroom Domestic Dwelling

This Building Consent has been formally received by Selwyn District Council Building Control on 31/07/13 and to date has not been assessed, approved or issued.

Building Consent 131690

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 1/08/13 and to date has not been assessed, approved or issued.

Building Consent 131693**3 Bedroom Domestic Dwelling With Attached Garage**

This Building Consent has been formally received by Selwyn District Council Building Control on 2/08/13 and to date has not been assessed, approved or issued.

Building Consent 131709**4 Bedroom Domestic Dwelling With Attached Garage**

This Building Consent has been formally received by Selwyn District Council Building Control on 5/08/13 and to date has not been assessed, approved or issued.

Building Consent 131716**3 Bedroom Domestic Dwelling With Attached Garage**

This Building Consent has been formally received by Selwyn District Council Building Control on 1/08/13 and to date has not been assessed, approved or issued.

Building Consent 131717**4 Bedroom Domestic Dwelling With Attached Garage.**

This Building Consent has been formally received by Selwyn District Council Building Control on 5/08/13 and to date has not been assessed, approved or issued.

Building Consent 131722**3 Bedroom Domestic Dwelling With Attached Garage**

This Building Consent has been formally received by Selwyn District Council Building Control on 5/08/13 and to date has not been assessed, approved or issued.

Building Consent 131723**4 Bedroom Domestic Dwelling With Attached Garage**

This Building Consent has been formally received by Selwyn District Council Building Control on 2/08/13 and to date has not been assessed, approved or issued.

Building Consent 131748**4 Bedroom Domestic Dwelling With Attached Garage**

This Building Consent has been formally received by Selwyn District Council Building Control on 6/08/13 and to date has not been assessed, approved or issued.

Building Consent 131753**3 Bedroom Domestic Dwelling With Attached Garage**

This Building Consent has been formally received by Selwyn District Council Building Control on 6/08/13 and to date has not been assessed, approved or issued.

Building Consent 131760

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 8/08/13 and to date has not been assessed, approved or issued.

Building Consent 131761

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 7/08/13 and to date has not been assessed, approved or issued.

Building Consent 131762

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 7/08/13 and to date has not been assessed, approved or issued.

Building Consent 131766

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 8/08/13 and to date has not been assessed, approved or issued.

Building Consent 131772

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 8/08/13 and to date has not been assessed, approved or issued.

Building Consent 131773

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 8/08/13 and to date has not been assessed, approved or issued.

Building Consent 131794

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 8/08/13 and to date has not been assessed, approved or issued.

Building Consent 131798

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 13/08/13 and to date has not been assessed, approved or issued.

Building Consent 131801

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 13/08/13 and to date has not been assessed, approved or issued.

Building Consent 131803

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 14/08/13 and to date has not been assessed, approved or issued.

Building Consent 131807

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 13/08/13 and to date has not been assessed, approved or issued.

Building Consent 131816

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 14/08/13 and to date has not been assessed, approved or issued.

Building Consent 131834

4 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 16/08/13 and to date has not been assessed, approved or issued.

Building Consent 131848

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 20/08/13 and to date has not been assessed, approved or issued.

Building Consent 131849

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 20/08/13 and to date has not been assessed, approved or issued.

Building Consent 131850

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 20/08/13 and to date has not been assessed, approved or issued.

Building Consent 131871

3 Bedroom Domestic Dwelling With Attached Garage

This Building Consent has been formally received by Selwyn District Council Building Control on 21/08/13 and to date has not been assessed, approved or issued.

Building Consent 131895

This Building Consent has been formally received by Selwyn District Council Building Control on 26/08/13 and to date has not been assessed, approved or issued.

Building Consent 131896**3 Bedroom Domestic Dwelling With Attached Garage**

This Building Consent has been formally received by Selwyn District Council Building Control on 26/08/13 and to date has not been assessed, approved or issued.

Building Consent 131914**3 Bedroom Domestic Dwelling With Attached Garage**

This Building Consent has been formally received by Selwyn District Council Building Control on 28/08/13 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 soak holes

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.

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 Roding".

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: 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 you 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.

Land Notes: Please refer to attached Desk-based Ground Contamination Assessment Plan Change 7 Report from Tonkin & Taylor dated January 2011

Land Notes: Please see attached information from Environment Canterbury regarding Listed Land Use Register (LLUR)

Compliance with Swimming Pool Bylaw

No pool registered to this property.

Land Transport Requirements

Burnham School Road and Fairfield Way are formed and sealed local roads and Brookside Road is a formed and sealed collector road, all 3 roads are maintained by Selwyn District Council. Main South Road is a State Highway (SH1) maintained by NZ Transit 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: This site may contain areas of filled ground. Council does not hold site specific information on subsoil classifications or ground bearing capacities for this site. Therefore if the applicant intends to erect a building on this property, they will need to carry out on site subsoil investigations to verify that '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 a Building Consent.

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. 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.
4. 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: 28/08/13