

23 January 2024

RC234003

Alistair Clarke

*Sent via email: awclarke46@gmail.com*

Dear Mr. Clarke

## **s92 - Request for Further Information and Affected Party Approval**

I have reviewed your resource consent application **RC234003** to establish a storage business at 14A Leeston and Lake Road, Leeston. More information is needed so that I can better understand your proposal and its potential effects.

### **Further information**

In accordance with section 92(1) of the Resource Management Act 1991, I request the following information:

#### Record of Title

1. The record of title provided is more than 3 months old. Please provide a copy that is no more than 3 months old.

#### Drawings

2. Please provide scaled elevations of the proposed storage structure<sup>1</sup>. This is to confirm compliance with the building standards of both the Operative and Partially Operative District Plans. Stating the structure's dimensions is not adequate.

---

<sup>1</sup> The containers meet the definition of a structure under both District Plans:  
*"means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft."*

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS)

3. Please provide further detail regarding the past uses of the site given that the proposal is for a change of land use. If the site has been used by a “HAIL” activity, further assessment will be required to satisfy the requirements of the NES-CS (e.g. a preliminary and/or detailed site investigation).

Information of the HAIL status of the site can be obtained from Environment Canterbury. Any preliminary and/or detailed site investigations must be undertaken by a suitability qualified environmental contamination expert.

Split Zoning

4. The application site is within business and residential zones under both the Operative and Partially Operative District Plans (the accessway has residential zoning). Given this, resource consent under the residential zones under both District Plans will be triggered (e.g. a commercial activity in a residential zone). Please confirm that you wish to apply for that consent trigger.

Signage Standards

5. Please provide details of signage for the activity. These details must include signage dimensions, location and illumination. An assessment against the sign controls of the Partially Operative District Plan (both the sign rules and related rule requirements).

Transport Standards

6. No information has been provided regarding the parking, access and loading arrangements for the proposed activity. A full assessment against the transport standards of the Partially Operative District Plan, as well as the Operative District Plan (where any Partially Operative District Plan standards are still under appeal). This assessment must be accompanied by drawings (to a recognised scale) that clearly shows all parking, access and loading arrangements. This includes those associated with:
  - Parking space numbers, location and dimensions
  - Accessway formation and dimensions
  - Vehicle crossing formation and dimensions
  - Load bay location and dimensions
  - Bicycle parking.

Please note that existing use rights for the accessway and vehicle crossing will not apply given that the site has not been used for any previously permitted activity in the past 12 months and the proposal is not the

same character, intensity or scale as the site's historic land use. As such, all current accessway and vehicle crossing requirements will apply.

Where there are infringements of the transport standards mentioned by Point (6), the AEE must be updated to assess those infringements. It is highly recommended that a qualified transport engineer/planner is commissioned to undertake an assessment for you.

#### Servicing

7. Please confirm what potable water, stormwater and wastewater connections are proposed. Where connections are proposed, please obtain confirmation from Selwyn District Council's Development Engineering team that the local public networks have capacity to service the site.

#### Landscaping

8. Please provided a scaled site plan that demonstrates compliance with GIZ-REQ6 landscaping – internal boundaries from the Partially Operative District Plan:  
*"Prior to erection of any principal building, where a site adjoins a residential zoned site, a minimum 2m wide landscape strip shall be established and maintained along the boundary. The landscaping shall be either a solid hedging of a species capable of achieving a height of at least 2m at maturity, or one tree per 10m of boundary ...  
...All planting and landscaping required by GIZ-REQ6.1., GIZ-REQ6.2., GIZ-REQ6.4., and GIZ-REQ6.5. shall be maintained, and any dead, diseased, or damaged plants shall be removed and replaced."*

#### Outdoor Storage

9. Please confirm what, if any, outdoor storage is proposed. This must include any rubbish storage or utility areas. This must be clearly shown on the scaled site plan and an assessment against GIZ-REQ7 of the Partially Operative District Plan must be provided.

#### Flooding

10. Given the container structure is the principal building at the site and is located within the Plains Flood Overlay, a Flood Assessment Certificate must be obtained from Selwyn District Council before the application can progress. This is a requirement of Rule NH-R2 "*New Buildings and Structures in Natural Hazard Overlays*". The purpose of the certificate is to confirm that the structure's finished floor levels sits above projected flood levels.

11. Please obtain a flood assessment that demonstrates that the accessway will not increase flooding risk on adjoining sites (e.g. from paving it). This is a requirement of NH-REQ4 of the Partially Operative District Plan.

You must respond in writing to this request before Thursday 15 February 2024 or/and do one of the following:

- (a) Provide the information; or
- (b) Tell us that you agree to provide the information, but propose a reasonable alternative date; or
- (c) Tell us that you refuse to provide the information.

Please note that if you do not respond in some way before Thursday 15 February 2024 or you refuse to provide the information requested, we are required to publicly notify your application. This will result in increased costs to you and take longer to process. It is important that you respond to this request, otherwise your application can be declined for lack of information.

### **Written approval of affected parties**

Please note that any affected parties will be confirmed by Selwyn District Council once the above detailed information has been provided and a notification assessment has been completed. However, it is likely that the written approvals from the following property owners will be required:

- 12 Leeston and Lake Road
- 14 Leeston and Lake Road
- 16 Leeston and Lake Road
- 3 Waiuku Street.

Please note that the application (and this letter) has also been provided to Mahaanui Kurataiao Limited for comment given the non-complying status of the application. A copy of Mahaanui Kurataiao Limited's report will be provided to you once completed.

I have put processing of your application on hold until we receive your complete response. Please contact me if you have any questions.

Yours faithfully



**Tim Hegarty**

**Principal Planner – Jacobs**

Selwyn District Council  
PO Box 90  
Rolleston 7843

Attn: Tim Hegarty

5th June 2024

Dear Tim,

**RE: LAND USE CONSENT APPLICATION UNDER RMA 1991 – RC234003 – 14A LEESTON AND LAKE ROAD, LEESTON**

The resource consent was prepared and lodged originally by the applicant for this site. I have been asked by the applicant to assist with this application.

I have responses to the matters raised in your further information request dated 23 January 2024. It has taken me time to put the details together.

1. Please find attached an updated Record of Title for the site.
2. Please find attached an updated site plan prepared by the applicant at a 1:50 scale. Regarding the elevations, you requested the application provided the shipping container elevations which were the 20ft container of essentially 6.09m x 2.4m wide by 2.59m high. The foundation design was prepared by CS Eng.NZ for the containers.
3. Environment Canterbury's Listed Land Use Register does not list this site as having had or currently having any HAIL activities occurring upon the land. Please see the attached report.
4. With regards to the split zoning, this creates the issue of that part of the access leg at 3.76m wide for circa 42m. This residential zoned area is the access/egress only for the site for vehicles. This needs to be applied for and details are below in terms of that assessment.

Under the Operative Selwyn District Plan this area of driveway is zoned Living 1. In terms of the status of the Operative Plan as it relates to the residential zone, this proposal does not breach the Activities and Scale of Activities permitted criteria of the District Plan as the relevant rule relates to vehicle movements from a collector road and this activity would not exceed 40 movements per day nor 4 HGV movements. The average vehicle movements per day for this sized storage facility would not exceed 16 per day on a busy day.



Under the Partially Operative District Plan, this length of driveway is zoned General Residential Zone. This activity is likely to be defined as a commercial activity insofar that it provides the vehicular access to the Business zoned land for the storage of household and general related goods (not hazardous substances or similar dangerous goods) for a fee.

The potential effects really lie with movements of vehicles over this small section of residential zoned land. The vehicle movements to this site are very intermittent and limited in terms of number and duration due to the small scale of the storage. The hours for access across a seven-day week will be limited in any event as far as the potential effects on adjoining properties within the General Residential Zone. Further, the very real issue is that this split zoned site can only be accessed from Leeston Lake Road. There is no alternate frontage or access to the site.

Because of the size of the land and that it serves as an access or egress only, the rule around landscaping is not relevant as the land acts as a vehicle or pedestrian access.

5. Without going into details regarding potential signage any proposed sign will meet the partially Operative District Plan signage requirements of one freestanding sign be site and shall not exceed 0.5m<sup>2</sup> in area and will not exceed 2m in height.
6. In terms of the details around the transport standards of the Partially Operative Plan and the matters you raise.

On the updated site plan the applicant provides a gravelled area for vehicles to enter and leave the site. At the northern end there is the ability for vehicles that have trailers or larger vehicles to turn and leave the site in a forward direction. The reality for this type of proposal there would rarely be more than two vehicles on site at the same time, so internal access and manoeuvrability is not an issue. Further, there is a large, grassed area that at times may be used for storage of a caravans, motorhomes or boats for example however it provides a wide area where at times during drier months it can be used for vehicle turning or movements.

The whole frontage of the containers at any given time act as a loading bay. These types of activities do not have individual loading bays as such.

A bicycle park is completely impractical for this type of proposal as it is the loading or unloading of goods that have been or are being stored.

In terms of traffic effects for storage units the Self-Storage Association of Australasia (SSAA) provides a sample of surveyed site generation from a sample of self-storage facilities across New Zealand. Generally, as it would apply to this facility, which is substantially less than a leasable of 3,000m<sup>2</sup>, the SSAA report indicates mean weekday vehicle generation figures of *23 vehicle movements per day, 2 vehicle movements per hour in the AM and PM peak periods*. The proposed 16 self-storage units on this site have a combined floor area of circa 240m<sup>2</sup> GFA and the facility will occupy significantly less than 3,000m<sup>2</sup> of the site. Thus, the above traffic generation volumes overstate the level of traffic generation associated with this proposed facility.

Given the nature of the activity, dedicated on-site parking is not provided for the proposed storage units, however there is space on-site to accommodate informal / short-term parking in front of each unit or near the storage unit facility.

There is no issue as to overflow on-street parking occurring.

The proposal does not specifically require a marked loading bay to be provided on-site. However, while a dedicated, marked loading bay is not proposed on-site, the site layout is



such that loading activities with smaller vehicles such as vans or cars with trailers can be accommodated without impacting the site access or circulation of general traffic within the site. No adverse effects are anticipated in relation to on-site manoeuvring, including manoeuvring onto and off Leeston and Lake Road via the existing site access.

This site access is appropriately designed to accommodate the volume and type of traffic movements generated on the site as well as that expected to be generated by the proposed activities and are also expected to be easily accommodated on the adjoining road network without compromising the continued safe and efficient operation of those roads and intersections.

Overall, the proposal can be supported from a traffic perspective and the effects on the adjoining road network are less than minor.

7. There is ability to connect to a potable water supply from the road it is understood. However, that is not critical for this development. The applicant may choose to provide a water connection to the site for general use, however. There is no wastewater generated from the site. There will be capacity as the demand for water for this type of facility is very low and on an as required basis i.e. it is not a typical household use.

On site stormwater management is only required for the roof water from the containers. This will simply be discharged to ground which would be permitted at this location. It is understood that consultation with Ecan back in 2022 demonstrated that this site is outside of the Halswell catchment area, and therefore no stormwater discharge consent from Ecan is required. This will have been earlier information provided to Council by the applicants.

That said, there is no hardstand areas on the site and as the site is not a HAIL site, so it was unlikely any consent will have been required in any event. All stormwater can be managed on site.

8. Please see the updated site plan where that part of the site adjoining the residential zone or properties has a 2m min width landscaping strip shown. The applicant will provide either plants that would form a hedge of 2m min height at maturity or 1 tree per 10 metres of space between. Part 9 of that rule requiring *Jun-24 all dead or diseased or damaged plants being removed and replaced*, will be met.
9. There is no outdoor storage of materials or rubbish or the like on this site. As mentioned, what may be stored, is a vehicle or vehicles such as a caravan, motorhome or boat, which are common for these types of facilities, uncovered on the grassed area of the site on a temporary basis. There is no outdoor storage that would create an issue for adjoining residential neighbours.
10. A flood hazard certificate will be sought as requested. As I understand this that is a request to Selwyn District Council via an application made on-line.
11. The current driveway that is the only access to the site and is zoned General Residential. The proposal is to gravel this driveway to provide an all-weather surface, but it is not intended to raise the level of the driveway such that stormwater falls onto adjoining sites. The driveway will have points of soakage if required to prevent on site generated stormwater passing onto adjoining land. This does not need an independent flood assessment for a driveway.

Other matters raised in your letter.

Affected Person Approvals – that is noted that these may be required, and this will be advised once all information is into Council and a decision on affected parties is made.

---

RESOURCE MANAGEMENT PLANNING

P 029 307 7164 PO Box 603 Ashburton 7740  
david@dhiconsulting.co.nz www.dhiconsulting.co.nz





Cultural Report – We have received the Cultural report and within that are some recommended conditions and advice notes. You will note that conditions 1 and 3 can be met from the view that there is little or no ability to discharge to the reticulated stormwater network from the container storage area. There is kerb and channel on Leeston and Lake Road, however it is only roofwater generated from the storage units that goes to ground. Other stormwater from the pervious areas on site will drain naturally or to designed soakage pits if required.

Some indigenous planting will be considered by the applicant as part of the site landscape requirements on the boundary.

The advice notes can be followed by the applicant.

If you require any further information, please do not hesitate to contact me directly on 03 3077 164, 029 3077 164 or [david@dhconsulting.co.nz](mailto:david@dhconsulting.co.nz).

Yours faithfully,



David Harford  
Director





# Quickmap Title Details



Information last updated as at 16-Jun-2024

## RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

**Identifier**                      **CB32B/1120**

**Land Registration District** **Canterbury**

**Date Issued**                      13 September 1989

### Prior References

CB408/21

CB408/82

---

**Type**                      Fee Simple  
**Area**                      1897 square metres more or less  
**Legal Description**    Lot 1 Deposited Plan 34054

### Registered Owners

Alistair William Clarke

---

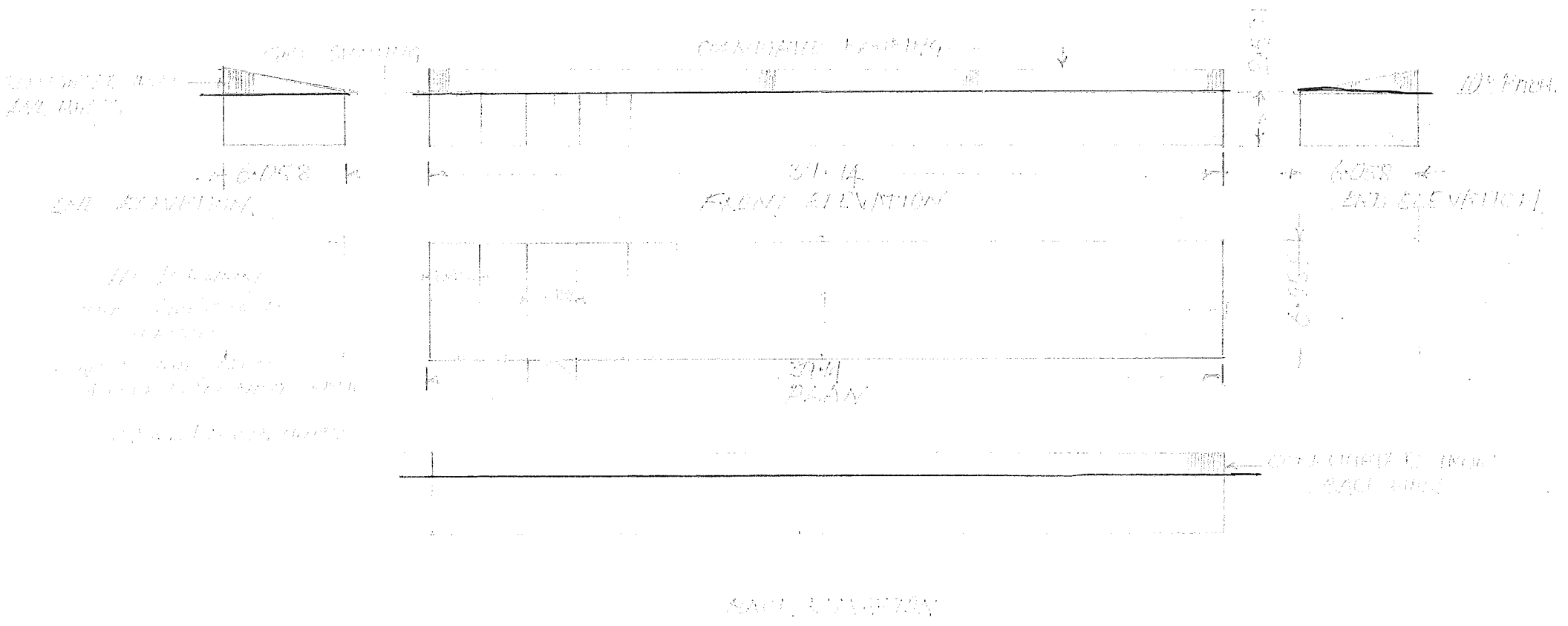
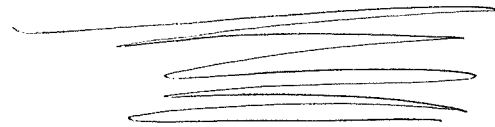
Fencing Covenant in Transfer 826993.2 - 13.9.1989

*The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.*

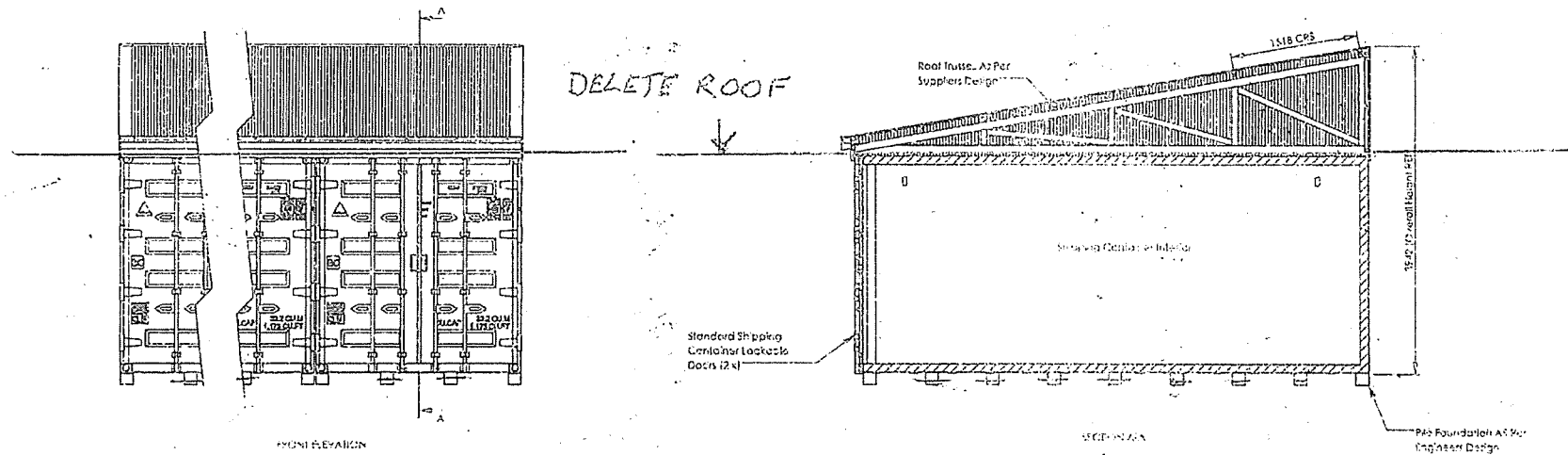



-  CONTAINER STORAGE
-  LANDSCAPE AREA
-  GRAVEL DRIVEWAY
-  GRASS AREA

NOTE FOR DELETED



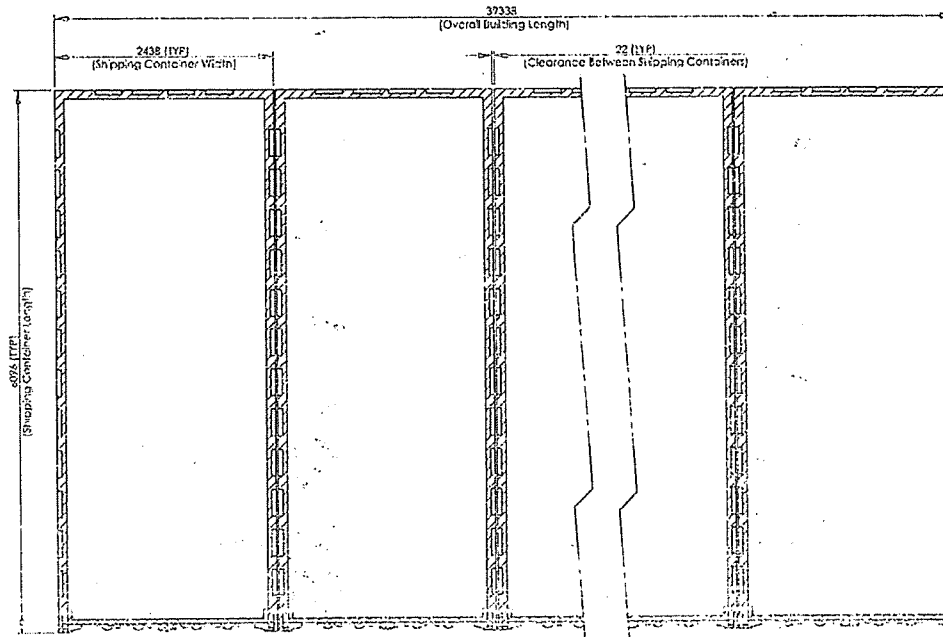
**NOTES:** Roof Pitch 10°  
Long run coloursteel corrugate roofing  
Approved mooling underlay  
94 x 47 purlins @ 1518 CTS  
Trusses as per manufacturer @ 1786 CTS



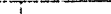
				<div>STORAGE BUILDING LEESTON FOR AW &amp; MI CLARKE</div> <div></div>	Designed: A W Clarke	CROSS SECTION Storage Building Leeston				
					Checked: A W Clarke					
1	01/08/2022	J.Clarke	Initial Release		Approved: A W Clarke	Scale: 1:50	Sheet: A3	Sheet 4 of 8	Drawing Number:	Rev:
Rev	Date	Rev'd By	Revision Note.		All Dimensions In mm Unless Otherwise Stated					34054-1



DO NOT SCALE DRAWING, IF IN DOUBT, PLEASE ASK.

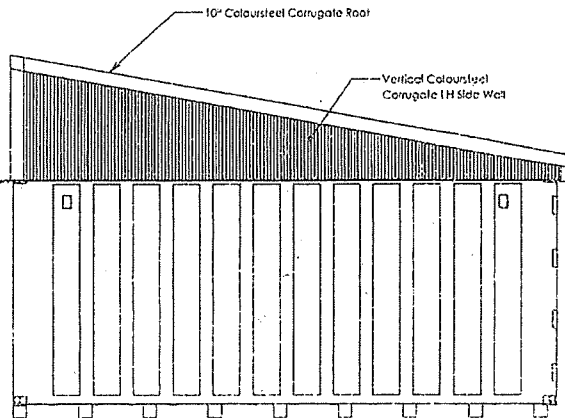


FLOOR PLAN AREA = 2400m<sup>2</sup>  
(Note Shipping Containers Are Sectioned Through Side Walls)

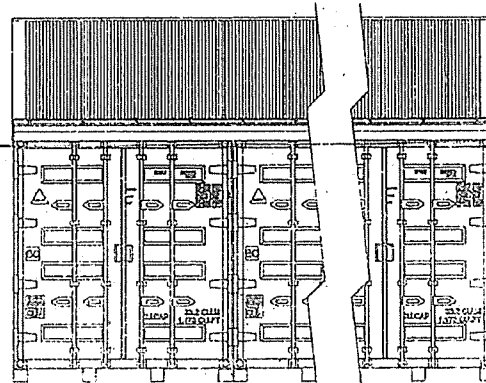
				STORAGE BUILDING LEESTON FOR AW & MI CLARKE		FLOOR PLAN Storage Building Leeston						
						Designed: A W Clarke						
						Checked: A W Clarke						
1	01/09/2022	J.Clarke	Initial Release			Approved: A W Clarke	Scale: 1:50	Sheet: A3	Sheet 2 of 8	Drawing Number	Rev:	
Rev	Date	Rev'd By	Revision Note.			All Dimensions in mm, Unless Otherwise Stated					34054-1	01

DO NOT SCALE DRAWING, IF IN DOUBT, PLEASE ASK

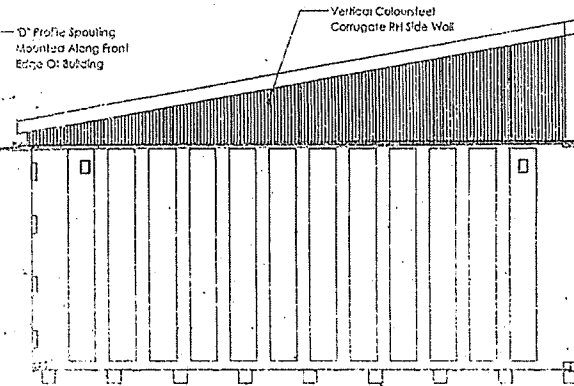
~~DELETE ROOF~~



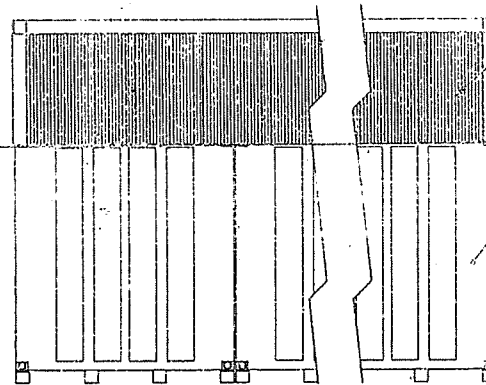
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

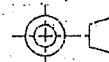


REAR ELEVATION

~~DELETE ROOF~~

Rev	Date	Rev'd By	Revision Note
1	01/08/2022	J. Clarke	Initial Release

**STORAGE BUILDING  
LEESTON  
FOR AW & MI CLARKE**



Designed: A W Clarke

Checked: A W Clarke

Approved: A W Clarke

All Dimensions in mm Unless Otherwise Stated

**ELEVATIONS**  
Storage Building Leeston

Scale: 1:50

Sheet: A3

Sheet 3 of 8

Drawing Number:

**34054-1**

Rev:

**01**



Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

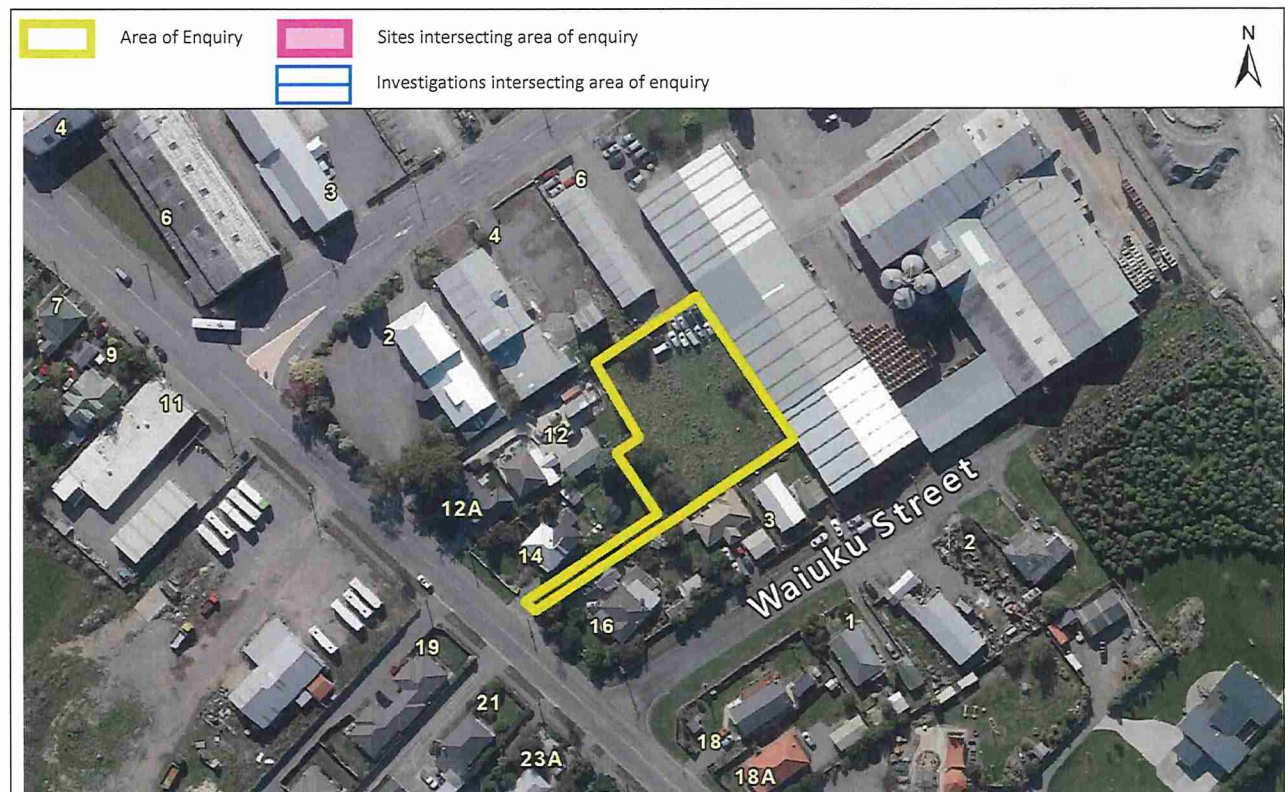
Yours sincerely

**Contaminated Sites Team**

# Property Statement from the Listed Land Use Register

Visit [ecan.govt.nz/HAIL](https://ecan.govt.nz/HAIL) for more information or  
contact Customer Services at [ecan.govt.nz/contact/](https://ecan.govt.nz/contact/) and quote ENQ376608

Date generated: 19 April 2024  
Land parcels: Lot 1 DP 34054



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

## Sites at a glance

 **Sites within enquiry area**

There are no sites associated with the area of enquiry.

## More detail about the sites

There are no sites associated with the area of enquiry.

## Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the



accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

# Listed Land Use Register

What you need to know

## What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

## Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

## How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)<sup>1</sup>. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

### We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

<sup>1</sup>The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://www.mfe.govt.nz), keyword search HAIL

## How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

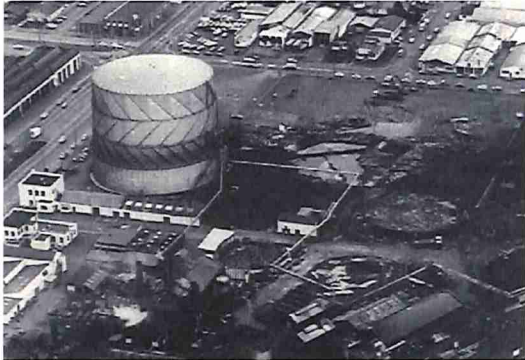
Please refer to the Site Categories and Definitions factsheet for further information.

## What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz). We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

**If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).**



### **My land is on the LLUR – what should I do now?**

**IMPORTANT!** Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).



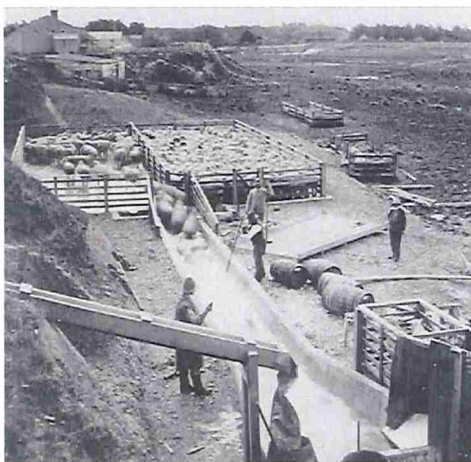
### **I think my site category is incorrect – how can I change it?**

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

### **IMPORTANT!**

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

## **Contact us**

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

### **Contact Environment Canterbury:**

Email: [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



**Everything is connected**  
Promoting quality of life through  
balanced resource management.  
[www.ecan.govt.nz](http://www.ecan.govt.nz) E13/101



# Listed Land Use Register

## Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

**If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:**

### **Not investigated:**

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

**If analytical information from the collection of samples is available, the site can be registered in one of six ways:**

### **At or below background concentrations:**

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

### **Below guideline values for:**

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.



**Managed for:**

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

**Partially investigated:**

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

**Significant adverse environmental effects:**

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

**Contaminated:**

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

**If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:**

**Verified non-HAIL:**

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment  
Canterbury for further information:

(03) 353 9007 or toll free  
on 0800 EC INFO (32 4636)  
email [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)



E13/102

# Flood Assessment Certificate

## FC240433

Issued pursuant to NH-SCHED1 of the Partially Operative Selwyn District Plan.



Property Address:	14 Leeston and Lake Road, Leeston
Legal Description:	Lot 1 DP 34054
Date of Issue:	25/07/2024
This certificate is valid until:	25/07/2026

This site is not located on land within a high hazard area.

The site is likely to be subject to inundation in a 200-year Average Recurrence Interval (ARI) flood event.

Minimum finished floor level shall be **+19.51m NZVD2016**

### Disclaimers:

- Whether the site is likely to be subject to inundation in a 200-year ARI flood event, and the minimum finished floor level have been determined with reference to:
  - The most up to date models and maps held by Selwyn District Council or Canterbury Regional Council;
  - Any relevant field information; and
  - Any site specific flood assessment prepared by a suitably qualified and experienced person, including a site specific Flood Hazard Assessment prepared by Canterbury Regional Council.
- This certificate is based on the best information available to Selwyn District Council at the time the certificate was issued. This information is subject to change and may be updated at any time, including during the valid period of this certificate. Selwyn District Council accepts no liability for changes in this information.
- This certificate relies on flood modelling. Flood modelling is a tool that predicts what might happen in a flood event of a given magnitude. A flood model uses hypothetical scenarios and makes assumptions about how a flood event might unfold however there are many more variables that can influence how a site is affected in an actual flood event. The minimum finished floor level does not infer that no damage will occur to a structure built above the minimum finished floor level in a flood event.
- The Building Act 2004 also manages flood risk. The minimum floor level certified under the Partially Operative District Plan may be different to the floor level required by the Building Act 2004, which must be met in order to obtain a building consent.
- Any activity or construction carried out on a site where a Flood Assessment Certificate is issued is carried out at your own risk, and Council recommend that you carefully consider the impact of any flooding risk associated with this site.

### Advice notes:

- For a new residential unit or principal building or the alteration of, or addition to any residential unit or principal building to be a permitted activity under the Selwyn District Plan as a whole, all other relevant rules must be complied with.
- If the certified level is for a particular location on the site, the certified level is the minimum floor level for the proposed building location shown on the attached plan. If you wish to build elsewhere on the site the minimum floor level may be different, and you will need to request another certificate for the new location.

- c) For the purposes of this certificate, ground level means:
- a. The actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);
  - b. If the ground level cannot be identified under paragraph (a), the existing surface level of the ground;
  - c. If, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level of the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
- d) You must reference this certificate when applying for a building consent or the building consent will not be accepted.

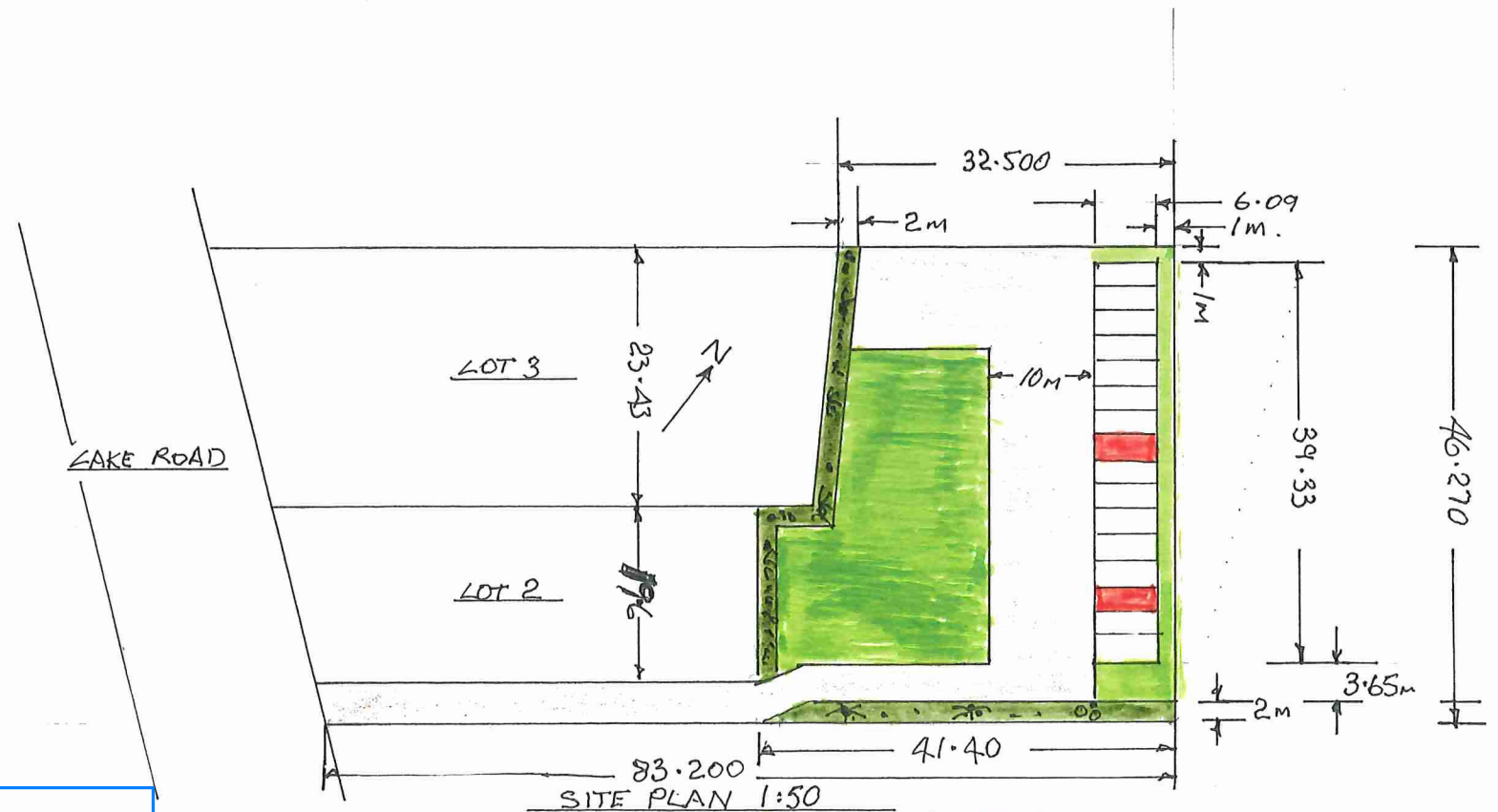
Signed for and on behalf of the Selwyn District Council:

A handwritten signature in black ink, appearing to read 'Emma Larsen', written in a cursive style.

Emma Larsen

**Head of Resource Consents**

Indicative site plan only. The finished floor level must comply with the attached Flood Assessment Certificate



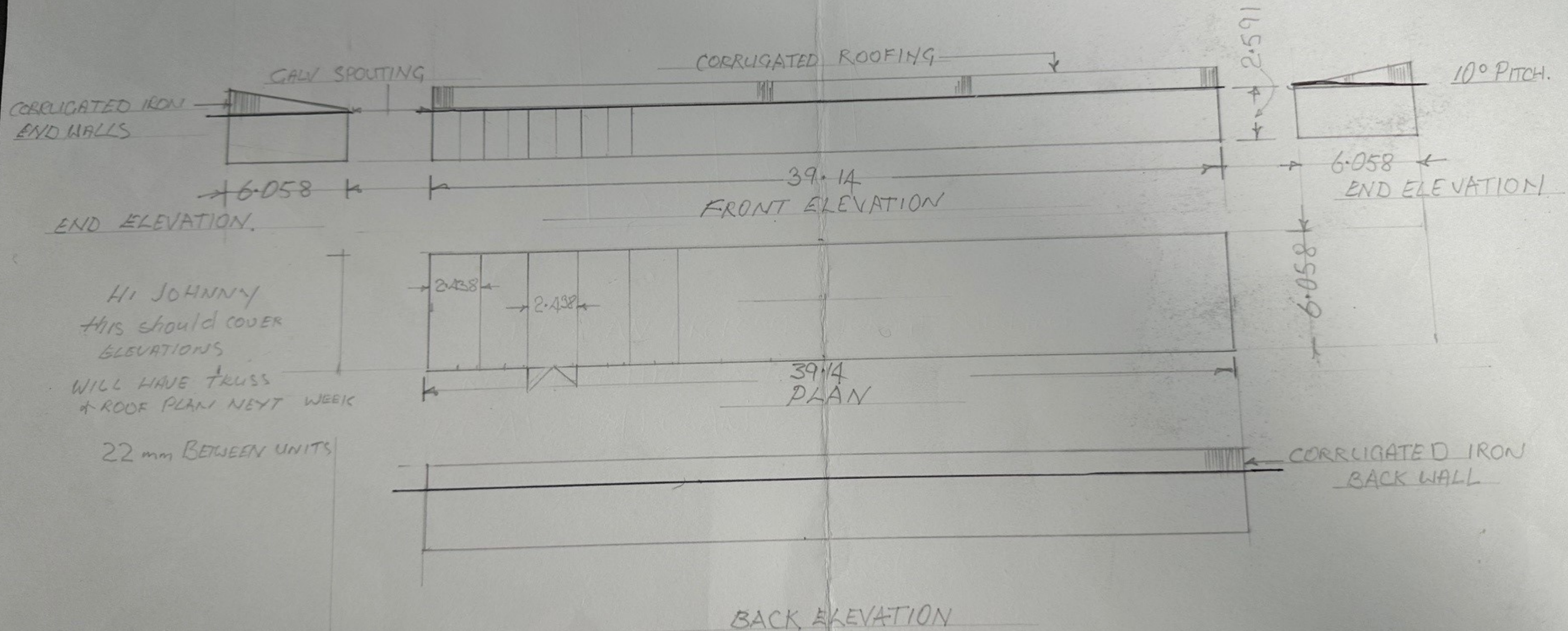
Flood Assessment Certificate  
FC240433  
25/07/2024 - yasmine.binnie

Approx: R.L 19m NZVD(2016)

-  CONTAINER STORAGE
-  LANDSCAPE AREA
-  GRAVEL DRIVEWAY
-  GRASS AREA



NOTE ROD DELETED





## MEMORANDUM OF TRANSFER

82699327

CANTERBURY

Land Registry Office

ISOBEL ANNIE CLARKE of Leeston Widow

(hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule below subject to such interests as are therein notified.

## SCHEDULE

ESTATE:	FEE SIMPLE	<del>LEASEHOLD</del>	<del>LICENCE</del>	<del>MORTGAGE</del>	<del>ENCUMBRANCE</del>
(Delete those which do not apply)					
C.T. OR DOCUMENT NO.	AREA	LOT AND D.P. NO. OR OTHER LEGAL DESCRIPTION			
Part C.T. 408/82	1121m <sup>2</sup>	Part Lot 1 DP 34054 and being Part of Lot 2 DP 1354			
ENCUMBRANCES, LIENS AND INTERESTS					
Limited as to Parcels					

NEW ZEALAND STAMP DUTY CH  
28/04/8900069901 DUTY \*60.00

*verb*  
Pursuant to an agreement dated ~~1-6-87~~ and

In consideration of the sum of \$ 10 cents

NEW ZEALAND STAMP DUTY CH  
28/04/8900070901 FINEPAID \*9.00

paid to the Transferor by ALISTAIR WILLIAM CLARKE of Leeston Farmer

(hereinafter called the Transferee) the receipt of which sum the Transferor hereby acknowledges the Transferor hereby transfers to the Transferee all the estate and interest of the Transferor in the land described in the schedule hereto. The transferee shall be bound by a fencing covenant as defined in section 2 of the Fencing Act 1978 in favour of the transferor.

In witness whereof these presents have been executed this 15 day of June 19 87

Signed by the above-named *I. A. Clarke*

ISOBEL ANNIE CLARKE

in the presence of

*J. A. Lowe J.P.*  
*Housewife*  
*165 High St*  
*Southbridge*

\*Witness should be a Solicitor, Postmaster, J.P. or other person approved by the Registrar.

VALUE OF Land  
ACCEPTED/VARIED TO \$6,000.00  
*Dr. Commissioner of Inland Revenue*

I hereby certify that Part IIA of The Land Settlement Promotion and Land Acquisition Act 1952 does not apply to the within transaction.

Transfer correct for the purposes of the Land Transfer Act.

*W. Beady*  
Solicitor for the Transferee

**TRANSFER**

Particulars entered in  
time recorded below.



**Assistant Land Registrar**  
of the District of Canterbury

FEE PAID HEREON  
AVAILABLE  
TO ~~22/7/89~~  
8/11/89 A.L.R.

HILL, LEE & SCOTT  
SOLICITORS  
CHRISTCHURCH, N.Z.

THE CAXTON PRESS, CHRISTCHURCH

Document File  
Stamping ...

District  
Job

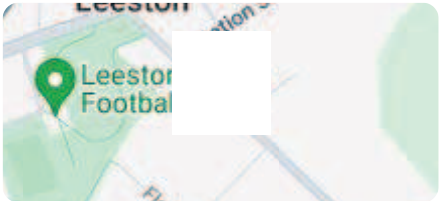
PARTICULARS ENTERED IN REGISTER  
 LAND REGISTRY CANTERBURY  
 ASST LAND REGISTRAR  
 10.57 13 SEP 89 C... 826993 | 2

Google Maps 14 Leeston And Lake Rd



Leeston, Canterbury  
Google Street View  
Jul 2023 [See more dates](#)

Image capture: Jul 2023 © 2024 Google





Lot 3  
DP 41378  
0.1945  
CB19B/26  
Leeston Life Church Trust  
24160-28504

Lot 2  
DP 406536  
0.0963  
422993  
C E Andrew  
S J Gillooly  
24160-28400

Lot 1  
DP 406536  
0.0398  
422992  
L J Mosely  
24160-28401

Lot 2  
DP 34054  
0.0886  
CB32B/1121  
G M Pullan  
S Fitzpatrick  
24160-28300

Lot 1  
DP 356356  
0.0991  
229686  
D Donnelly  
J S Donnelly  
24160-28200

Lot 1  
DP 434752  
0.0325  
531823  
E A Lowery  
24160-24101

Lot 2  
DP 434752  
0.0433  
531824  
E A Lowery  
24160-24102

Lot 1  
DP 50424  
0.0978  
CB29B/35  
P J Ridden  
24160-24200

Lot 1  
DP 62856  
0.0450

Lot 3  
DP 356356  
0.0017  
Vesting on Deposit for Road

Waituku Street  
Leeston and Lake Road

14

3.76

18.37

