

# Land Information Memorandum **L250505**

## Application

Louise Stalker

**Louise Ann Stalker**

**No.**

L250505

**Application date**

10/03/2025

**Issue date**

18/03/2025

**Phone**

0275226420

## Property

<b>Valuation No.</b>	2404015700
<b>Location</b>	McDonald Road
<b>Legal Description</b>	GAZ 01-940 RES 3537 BLK V Halswell SD -Gravel Pit-
<b>Owner</b>	Campbell Jo-Anne and Campbell Paul Brendon
<b>Area (hectares)</b>	2.0234

The certificate of title submitted with this application, shows easements, covenants, encumbrances or caveats registered on the title, for further information a copy of these can be obtained from Land Information New Zealand 112 Tuam Street.

## Rates

### Rateable Value

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

<b>Revaluation Year</b>	2024
<b>Land</b>	\$ 325,000
<b>Capital Value</b>	\$ 405,000
<b>Improvements</b>	\$ 80,000

### Current Rates Year 2024 to 2025

<b>Annual Rates</b>	\$ 1,450.45
<b>Current Instalment</b>	\$ 362.65
<b>Current Year - Outstanding Rates</b>	\$ 123.42
<b>Arrears for Previous Years</b>	\$ 0.00
<b>Next Instalment Due</b>	15/06/25

Next Revaluation Due 2027.

The rates listed for this property are correct as at the date of this report being issued.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates team if you require clarification on 0800 SELWYN (735 996).

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

## Planning/Resource Management

### Partially Operative District Plan: GRUZ

#### Operative District Plan Zoning: Rural Outer Plains

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

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

16/12/24                      Resource Consent 246049  
                                     To Erect A Residential Unit On An Undersized Rural Allotment  
                                     Further Information Required 15/01/25

25/06/19                      Resource Consent 195342  
                                     To Retain An Accessory Building With A Non-Complying Road  
                                     Boundary Setback  
                                     Decision Notified 3/07/19  
                                     Granted By Local Authority Officer 3/07/19

## Planning Notes

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

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

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

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

SCA-RD2

A resource consent is required to establish a residential unit on this site. For further information visit <https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996).

## Building

20/09/23	Building Consent 231329 Construction Of Outbuilding – 4 Bay Pole Shed Code Compliance Certificate Issued 02/08/2024
22/08/19	Building Consent 191100 Outbuilding Alteration Code Compliance Certificate Issued 19/08/2020
7/12/18	Building Consent 180748 Certificate Of Acceptance - Farm Shed Certificate Of Acceptance 07/12/2018

7/12/18 Notice To Fix Nf0622  
Farm Shed  
Notice To Fix Issued 7/12/18  
Notice To Fix Lifted 22/07/19

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

## Schedule 1 Exempt Building Work

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation. Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

## Services

### Water

Council water scheme is not available.

Own potable water supply required.

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

### Sewer

Council sewer scheme is not available.

On-site sewage treatment and disposal.

GRUZ

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

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

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

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

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

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

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

## **Stormwater**

### **Stormwater to Soak Hole and or Land Drainage**

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.

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

## **Drains**

A Council classified drain runs through or adjacent to this property. This may have implications in terms of land drainage maintenance. These drains have also been identified as potentially having highly significant ecological and biodiversity values. For further information regarding fencing, planting, stock access, cleaning requirements please contact the Selwyn District Council on 0800 SELWYN (0800735996).

## **Kerbside Waste Collections**

Council refuse and recycling collection is available on Monday.

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these access ways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

## **Land and Building Classifications**

### **Energy Infrastructure and Transport**

None known

### **Hazard and Risk**

Reference: Plains Flood Management Overlay

This property is identified in the Partially Operative District Plan as being located within a Natural Hazard Overlay. For further information visit

<https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/> or contact the duty planner on 0800SELWYN (0800735996)

### **Culture and Heritage**

None known

### **Natural Environment**

None known

## District-wide matters

None known

## Area-specific matters

None known

## Land Notes

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

## Listed Land Use Register (LLUR):

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

## Residential Swimming Pool

No pool registered to this property.

## Land Transport Requirement

McDonald Road is a formed and unsealed local road and Englishs Road is a formed and sealed local road. Both roads are maintained by Selwyn District Council.

## 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)	7m	-
Exposure Zone	C	-

### *Exposure Zone Descriptions*

#### Zone B: Low

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

#### Zone C: Medium

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

#### Zone D: High

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

### **Flooding**

Flood Management Area - 500 year event

The Council is undertaking a District Plan Review and through this process the Council has obtained and holds information showing that this property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. The two reports are outlined below and can be found at <https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/>:

ECan report R19/41 – Selwyn River/Waikirikiriri floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikiriri.

DHI Water and Environment Ltd report – Regional Policy Statement Modelling for SDC – District Plan. The report identifies areas that may be affected by flooding in heavy rainfall events in the Selwyn District. For more information, please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz) or visit 2 Norman Kirk Drive, Rolleston.

Flooding: This property is located within an area which may be subject to flooding or surface water ponding during high rainfall events. For further information you are advised to contact Environment Canterbury - phone 3653828, 200 Tuam Street, Christchurch

Note: This request can take up to 10 working days to process.

Flooding: This property is located within an area which is known to have a high ground water table, which may contribute to surface water ponding during periods of high rainfall.

### **Alluvion**

None known

### **Avulsion**

None known

**Erosion**

None known

**Land Fill**

None known

**Slippage**

None known

**Ground Water Level**

Less than 30m below ground

**Soil Type**

Taitapu deep and moderately deep complex

**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**

Flood Assessment Certificate FC250065

Licence issued 19/02/25

Expires 21/02/27

Vehicle Crossing VX230774

VX - Final Surfacing 23/10/23



Earthworks conducted with no  
PSI/DSI driveways

**Network Utility Operators**

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

## Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

- a) Discharge consents.
- b) Well permits.
- c) Consents to take water.
- d) The existence of contamination and/or hazardous sites.
- e) Flooding.
- f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

## Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
  - a) The information may be relevant to the purposes for which this report is obtained;
  - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

### 4. Schedule 1 Exempt Building Work

Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

It is the owners' responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Information Management Team

Date: 18 March 2025

# LIM Report Legend

## Base Layers

### Road

— Road

### Railway

— Railway

### District Boundary

— District Boundary

### Township Boundary

— Township Boundary

### Ratepayer Information

— Ratepayer Information

### Parcels

— Parcels

## PODP - Zones and Precincts

### Precincts

— Commercial Precincts

— Industrial Precincts

— Airfield Precincts

— Rural Precincts

## Zones

- Large lot residential zone
- Low density residential zone
- General residential zone
- Medium density residential zone
- Settlement zone
- General rural zone
- Neighbourhood centre zone
- Local centre zone
- Large format retail zone
- Town centre zone
- General industrial zone
- Special purpose zone

## Zone and Water Services

### Water\_pt

- EQUIPMENT - BORE
- EQUIPMENT \_ GENERATOR
- EQUIPMENT - SAMPLE TAP
- EQUIPMENT - OTHER
- FACILITY
- FIRE PLANT
- HYDRANT
- IRRIGATION
- NODE
- OBSOLETE
- SUPPLY POINT
- TANK
- VALVE

## Water\_In

- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE\_BOUNDARY

### Sewer\_pt

- CHAMBER
- EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- VALVE

### Sewer\_In

- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE\_GRAVITY
- PIPE\_RISINGMAIN
- SITE\_BOUNDARY

## Storm\_pt

- CHAMBER
- EQUIPMENT
- FACILITY
- INLET/OUTLET
- MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- VALVE

### Storm\_In

- CHANNEL
- DIM LINE
- MANAGEMENT
- NON SDC SERICE
- OBSOLETE
- OUTLINE
- PIPE
- SITE\_BOUNDARY
- Soakhole w/Hoz Soakage
- StopBank

### Storm\_py

- CATCHMENTS
- CONSENT AREA
- GROUNDWATER LESS 6M
- OUTLINE OF BASIN
- RATED AREA

## Stormwater Management Area

- Stormwater Management Area

## West Melton Observatory Zone

- West Melton Observatory Zone

## Planning Zones

- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living West Melton (North)
- Living Z
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills
- Key Activity Centre
- Living West Melton (South)

## Liquefaction Drains and Water Race

- GATE
- Site
- WEIR

## CDrain\_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

### WRace\_pt

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

### WRace\_In

- AQUEDUCT
- CULVERT
- DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- LATERAL
- LOCAL
- MAIN
- OBSOLETE
- OUTLINE
- SIPHON
- TUNNEL

## SDC Cleaned

- SDC Cleaned

## Project Extent

- Project Extent

## Boundary Between Liquefaction Assessment Zones

- Boundary Between Liquefaction Assessment Zones

## Liquefaction Susceptibility

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

## Ecan River Protection Scheme

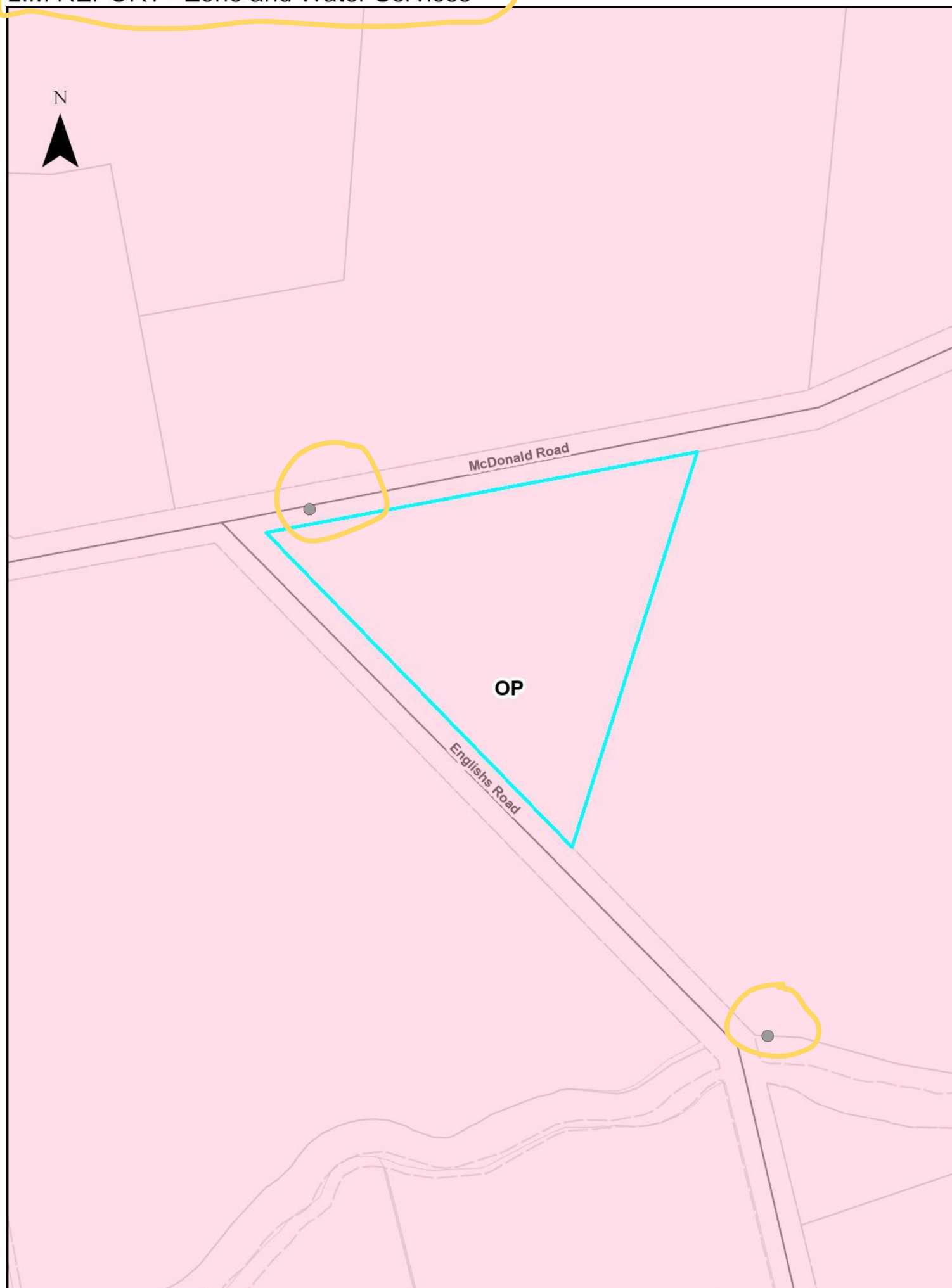
- Properties Beside Rivers
- Halswell Staff Gauges
- Halswell Floodgates
- Halswell Drainage

## Greendale Fault

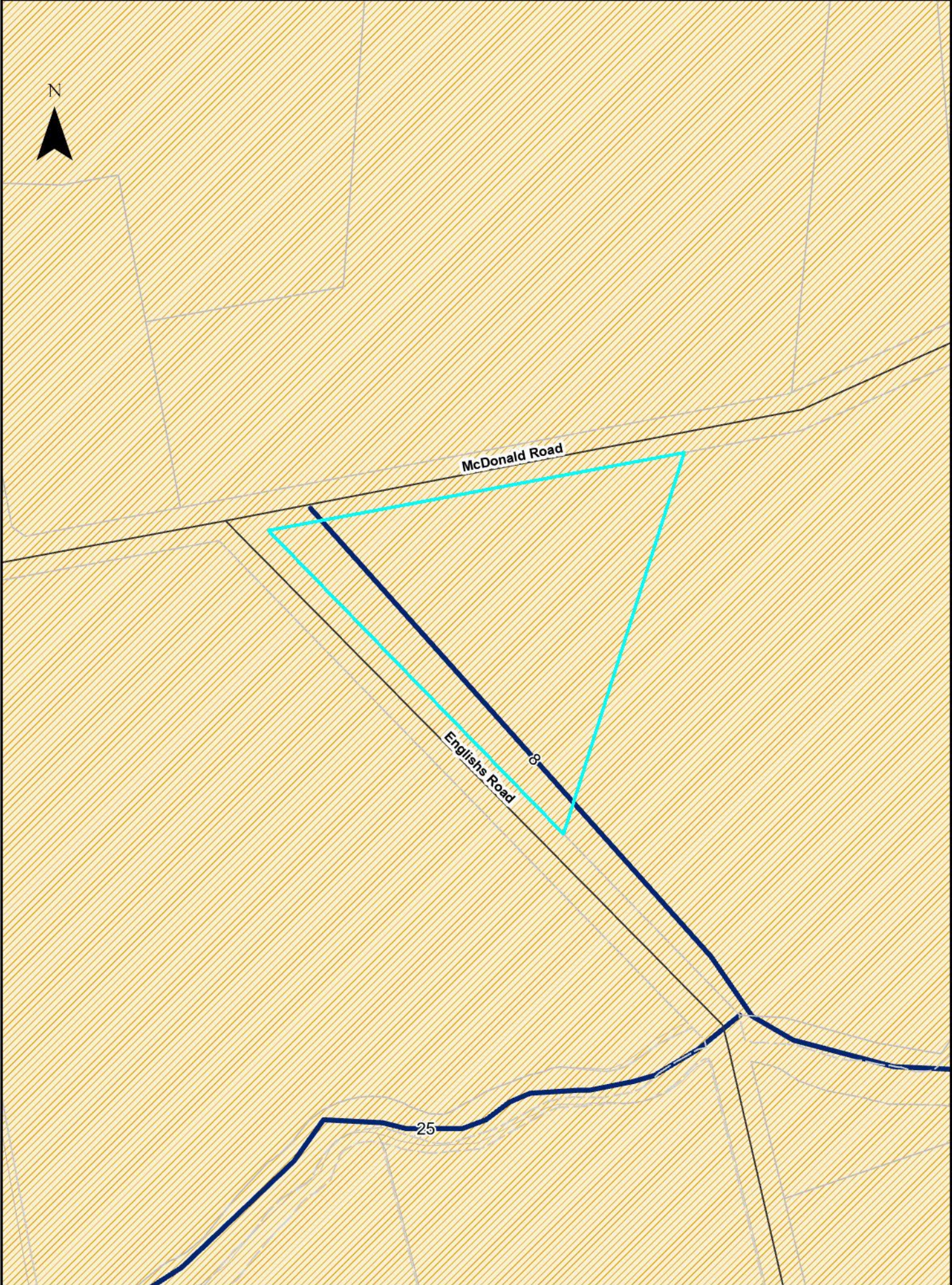
- Greendale Fault 50m Buffer
- Fault Lines (GNS 2013)
- Folds (GNS 2013)

## Biodiversity

- Canterbury Plains SDC AB and C Classes
- Endangered Flora and Fauna
- Potentially Significant Sites
- Confirmed SNA Sites
- Significant Natural Areas (Final 115)



LIM REPORT - Liquefaction, Drains and Water Races



# LIM REPORT - PODP Zone and Precinct



## RESOURCE CONSENT INFORMATION

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

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

### Resource Consent Status Codes:

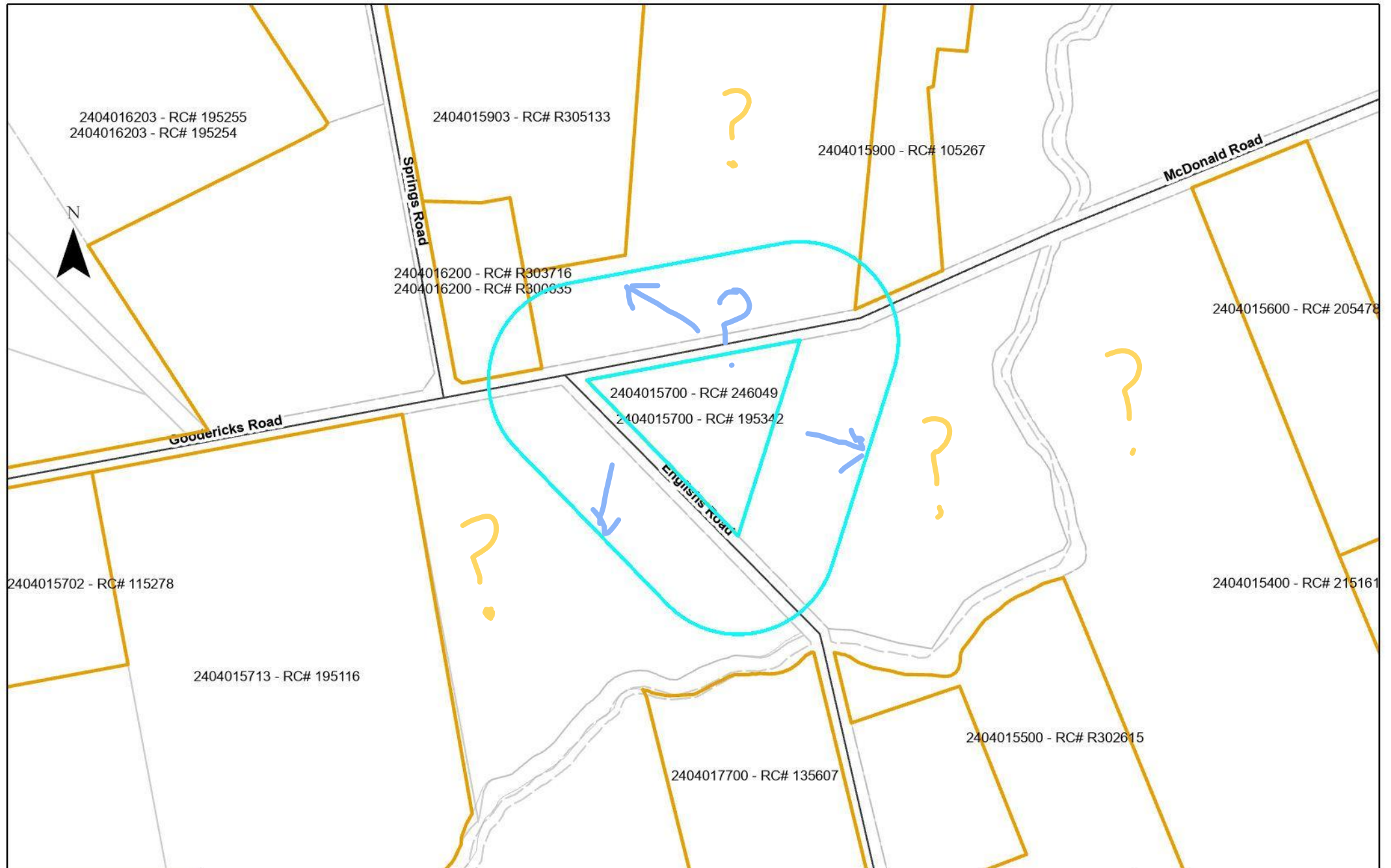
GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued
DN	Decision Notified

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

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

2404015700

Where are our resource consents



Assessment_ID	RC Number	Proposal	Decision Date
2404015700	246049	To erect a residential unit on an undersized rural allotment	
2404015700	195342	To retain an accessory building with a non-complying road boundary setback	2019-07-03
2404015900	105267	TO ERECT SECOND DWELLING AND DECOMMISSION EXISTING DWELLING ON COMPLETION	2010-09-15
2404016200	R300635	TO SUBDIVIDE 21 HECTARES INTO 3 BLOCKS	1995-11-27
2404016200	R303716	TO ERECT FAMILY FLAT	1999-03-23

**Form 9****Certificate of Acceptance - CA180748***Section 99, Building Act 2004***The building**

Street address of building: [REDACTED]

Legal description of land where building is located: RSN 3537

Building name:

Location of building within site/block number: [REDACTED]

Level/unit number:

**The owner**

Name of owner: Selwyn District Council &amp; B C Jessep

Contact person: Bruce Jessep

Mailing address: [REDACTED]

Street address/registered office:

Phone number: Landline: 033255085 Mobile: [REDACTED]

Facsimile number:

Email address: [REDACTED]

Website:

First point of contact for communications with the  
council/building consent authority:**Acceptance of Compliance**

The territorial authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

**Building Work Description:**

Farm Building

The territorial authority was only able to inspect the following parts of the building work and this certificate is qualified as follows:

**Parts of Building Work Inspected:**

E1 - Surface Water

**Qualifications to Certificate:**

Compliance with the following has not been determined:

B1 - Structure

B2 - Durability

E2 - External Moisture

If non-compliance with building code provisions is deemed to affect safety of building users, a Notice to Fix will likely be issued requiring the Owner to obtain building consent and undertake the work necessary to ensure safety of building users.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

### **Attachments**

- There are no additional attachments for this certificate of acceptance.

Signature: John Cameron

Position: Building Control Officer

On behalf of: Selwyn District Council

Date: 07 December 2018

## Form 7

### Code compliance certificate

Section 95, Building Act 2004

#### The building

Street address of building:	McDonald Road, Lincoln
Legal description of land where building is located:	GAZ 01-940 RES 3537 BLK V HALSWELL SD -GRAVEL PIT
Building name:	N/A
Location of building within site/block number:	McDonald Road Lincoln
Level/unit number:	N/A
Current, lawfully established, use:	7.0.1 Outbuildings
Year first constructed:	2018

#### The owner

Name of owner:	BC Jessep
Contact person:	Bruce Jessep
Mailing address:	[REDACTED]
Street address/registered office:	N/A
Phone number:	[REDACTED]
Daytime:	[REDACTED]
After hours:	[REDACTED]
Facsimile number:	No information provided
Email address:	[REDACTED]
Website:	No information provided
First point of contact for communications with the council/building consent authority:	

#### Building work

Building consent number:	BC191100
Description:	Outbuilding Alteration
Issued by:	Selwyn District Council

#### Code compliance

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

Signature: Daryl Fortuin

Position: Building Control Officer

On behalf of: Selwyn District Council

Date: 19 August 2020

## Form 7

### Code compliance certificate

Section 95, Building Act 2004

#### The building

Street address of building: McDonald Rd, Lincoln  
Legal description of land where building is located: Reserve 3537  
Building name: N/A  
Location of building within site/block number: McDonald Rd  
Lincoln  
Level/unit number: 0  
Current, lawfully established, use: 6.0.1 Industrial  
Year first constructed: 2023

#### The owner

Name of owner: PB & J Campbell  
Contact person: PB & J Campbell  
Mailing address: [REDACTED]  
Street address/registered office: N/A  
Phone number: [REDACTED]  
Daytime: [REDACTED]  
After hours: [REDACTED]  
Facsimile number: No information provided  
Email address: [REDACTED]  
Website: No information provided  
First point of contact for communications with the council/building consent authority:  
Dave McDonnell (Placemakers); Mailing Address: PO Box 4  
[REDACTED]

#### Building work

Building consent number: BC231329  
Description: Construction of outbuilding – 4 bay pole shed  
Issued by: Selwyn District Council

#### Code compliance

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

Signature: Matt Crone  
Position: Building Surveyor Residential  
On behalf of: Selwyn District Council  
Date: 22 August 2024

# Flood Assessment Certificate

## FC250065

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



Property Address:	Corner of McDonald and Englishs Road
Legal Description:	GAZ 01-940 RES 3537 BLK V HALSWELL SD -G RAVEL PIT-
Date of Issue:	21 February 2025
This certificate is valid until:	21 February 2027

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:

**+4.10m 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:



Emma Larsen

**Head of Resource Consents**



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

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

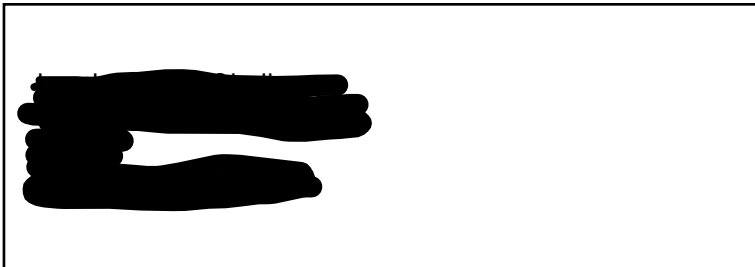
Zoned rural these areas are foremost for Horticultural and Agricultural farming, plus their associated activities. As these activities operate 24 hours a day seven days a week, it is important to appreciate that as towns and cities have their own unique characteristics, so too do rural areas.

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

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



2 Norman Kirk Drive, Rolleston, New Zealand  
PO Box 90, Rolleston 7643  
Telephone (03) 347-2800  
Toll-free Darfield (03) 318-8338  
Enquiries: accounts.receivable@selwyn.govt.nz



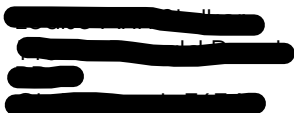
**GST Number:** 53-113-451  
**Invoice Date:** 18/03/2025  
**Account No:** [REDACTED]  
**Order No.**

## Tax Invoice 229623

Qty	Description	Rate	GST	Amount
L250505 :	[REDACTED]			
2404015700 :	McDonald Road			
	Non Residential - Land Information Memorandum		58.70	450.00
Subtotal				391.30
GST				58.70
Total Amount				<b>\$450.00</b>

(Please detach and return this portion with your payment)

### REMITTANCE ADVICE



**Account No.:** [REDACTED]  
**Invoice No.:** 229623  
**Total Due:** **\$450.00**

### Amount Enclosed:

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

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

You are welcome to pay your invoice online by visiting our website <https://www.selwyn.govt.nz>

