

A6.6





A6:1

A 7



LOUISE STALKER [REDACTED]

**Fw: Service request SR25006611 at Corner of McDonald and English Rd**

6 messages

Andrew Wilson [REDACTED]

21 May 2025 at 14:49

To: [REDACTED]  
Cc: [REDACTED]

Hello Louise

A site visit was carried out on the 20 May at 2:15pm, to investigate a Dangerous and Insanitary Building, individuals living long term in a storage shed.

The investigation has followed, Selwyn District Council Dangerous, Affected and insanity Building Policy 2018.

From the investigation, the storage shed can't be defined as a Dangerous and Insanitary Building, in terms of s121 and s123 of the Building Act 2004.

Refer to links below

[Building Act 2004 No 72 \(as at 08 April 2025\), Public Act 121 Meaning of dangerous building – New Zealand Legislation](#)

[Building Act 2004 No 72 \(as at 08 April 2025\), Public Act 123 Meaning of insanitary building – New Zealand Legislation](#)

The storage shed remains unaltered and functioning as per its intended use.  
Within the storage shed are personal automotive vehicles.

The use of the caravan toilet facility is periodical while the owner attends to their property.  
The waste is macerated and pumped to an external sealed holding tank.  
The tanks are transportable and dispose of at an approved waste disposal facility.

Earlier investigations

On the 6/6/2024 The property owners were issued with a written notice to either apply for a Resource Consent and if not obtained cease residing at the property as of the Thursday 5 September 2024.

The property owner has confirmed they don't reside onsite and have alternative residence.  
ECan have addressed the waste disposal and have advised there were no issues.

My conclusion based on this investigation and pervious, similar investigations, is that there are no Breaches of the Building Act 2004 and therefore no further action will be undertaken, and the Service Request will be closed.

Regards

Andrew Wilson  
Building Surveyor  
Building Compliance  
Selwyn District Council

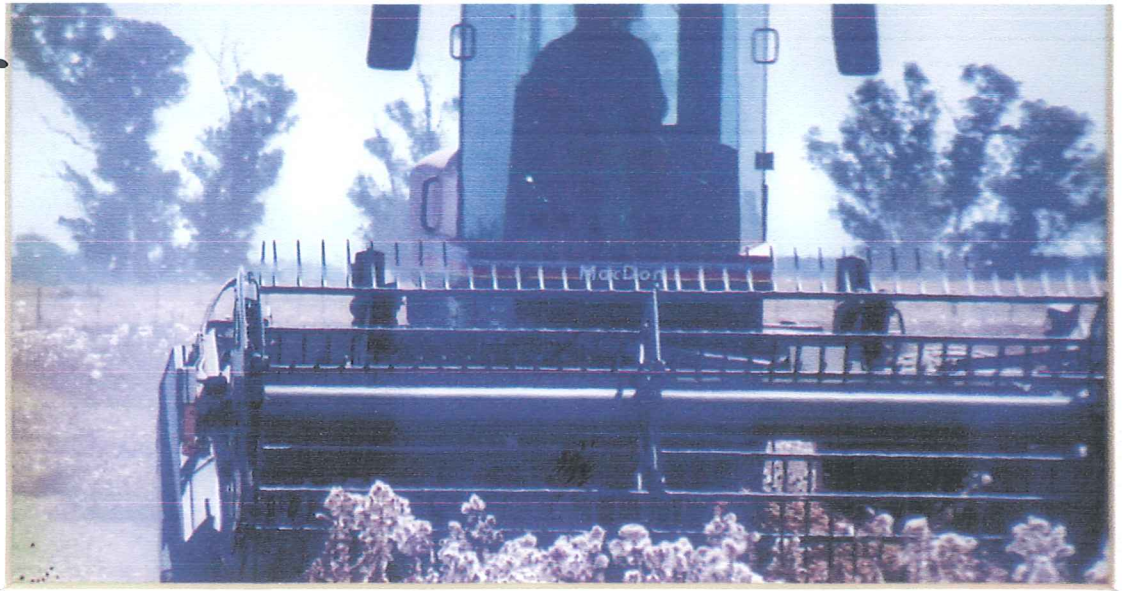


A 8.1





A. 8.2





A9-1

----- Forwarded message -----

From: John Bailey <[REDACTED]>

Date: Sat, Oct 8, 2022 at 2:00 PM

Subject: [REDACTED] property adjacent to the bare land on English's road

To: L S <[REDACTED]>

Good Afternoon Louise,

Sorry if this has caused you any duress. I have taken the photo down off all sites and am very sorry.

I have told any potential purchasers that the land cannot be built on. I have made sure that every person that has called or emailed me about this property knows that it cannot be built on. I was unaware that you have been approached by potential purchasers about this. I have not advised them to do so and am very sorry about this.

If you have any other question please feel free to contact me again.

Sorry about all this.

Thanks,

**John Bailey**

Residential, Lifestyle and Rural

[REDACTED]  
Bayleys Leeston, [REDACTED]

Whalan and Partners Ltd. Bayleys. Licensed under the REAA Act 2008



A9.2

Google Maps

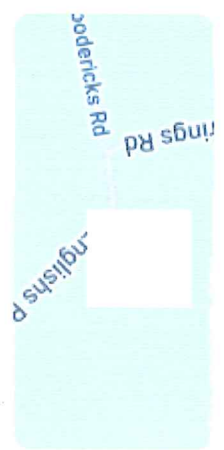
property corner McDonald and English's road our view before the shed

Google Street View

Sep 2019







4.2.A



49.3 our frontage before adverse effects. Sept 2019 to 2023





A 9.4 Now Our View





# Highly productive land

This page explains what Highly Productive Land (HPL) is, why it is important, and links to resources and the policy to protect it.

**Last updated:** 16 December 2024

## Highly productive land definition

Highly Productive Land (HPL) is land that is:

- in use for production (agriculture, horticulture and forestry)
- has a favourable climate
- suitable soils for food and fibre.

HPL covers less than 15 per cent of New Zealand's land area. Only 0.7 per cent of our land area is Land Use Capability (LUC) class 1, the most versatile category of HPL. LUC class 2 covers a further 4.5 per cent and LUC class 3 covers 9.2 per cent (Lynn et al. 2009 [Manaaki Whenua - Landcare Research]).

## Why Highly Productive Land is important

Highly Productive Land is particularly good for food production. Both exports and domestic food production rely on the small amount of highly productive land available.



Certain food production such as outdoor vegetable production are limited to HPL. Food exports are an important part of New Zealand's economy, and having access to local affordable food is important for everyone's wellbeing.

## Development of the National Policy Statement for Highly Productive Land

Many cities developed around food-producing land, with access to local food supply. These areas are also in high demand for housing and development. This puts a strain on the use of HPL for food production. To protect HPL for primary production, the National Policy Statement for Highly Productive Land (NPS-HPL) was developed.

[View the National Policy Statement for Highly Productive Land \(/acts-and-regulations/national-policy-statements/national-policy-statement-highly-productive-land/\)](/acts-and-regulations/national-policy-statements/national-policy-statement-highly-productive-land/)

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## Related pages

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**National Policy Statement for Highly Productive Land (/acts-and-regulations/national-policy-statements/national-policy-statement-highly-productive-land/)**

To improve the way highly productive land is managed under the Resource

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**National Policy Statement for Highly Productive Land 2022 Amended August 2024 (/publications/national-policy-statement-for-highly-productive-land-2022-amended-august-2024/)**

The National Policy Statement for Highly Productive Land 2022 (NPS-HPL) sets out the objective and policies for the



Fig 1 — A10[Home](#) / [The Country](#)

## Another Blackdale Stud Texel ram tops Gore auction

**By Sandy Eggleston**

Otago Daily Times · 19 Jan, 2023 11:30 AM · 2 mins to read

For the second year running, a Blackdale Stud Texel ram has topped the Gore Ram Sale.

The annual auction was held at the Gore A&P Showgrounds on Tuesday.

The ram sold for \$15,500, which was \$4500 down on last year's record price.

Blackdale Stud co-owner Leon Black, of Riverton, said he was pleased with the price of the ram.

"Any time you get more than \$5000 for a good ram, that's good money.

"It's only the real outliers that get over 10."

The ram was carrying a double copy of a fertility gene.

"He's got very high reproduction ability as a sire.

[Subscribe](#)[Sign in](#)

"We like the soundness of him," Holland said.

"The ram has got great colour [and] is an overall well-balanced ram."

The fertility gene the ram carried was an "added bonus", he said.

The Perendale Sheep Society started the auction by offering Perendales and Cheviot sheep.

The top Perendale ram, bred by David and Malcolm McKelvie, of Wyndham, was sold to a syndicate of owners for \$12,000.

He was "delighted" with the price, David McKelvie said.

The ram had "good solid figures all the way through as far as fertility, growth and meat and wool".

"He was just a ram that basically had no faults."

The ram fair committee then organised the auctioning of other breeds, which included Romney, South Suffolk, Dorset Down and Poll Dorset.

About 90 rams went under the auctioneer's hammer.

The event was live-streamed online.



Fig 2 - 410-1





Fig 3 - A10.2

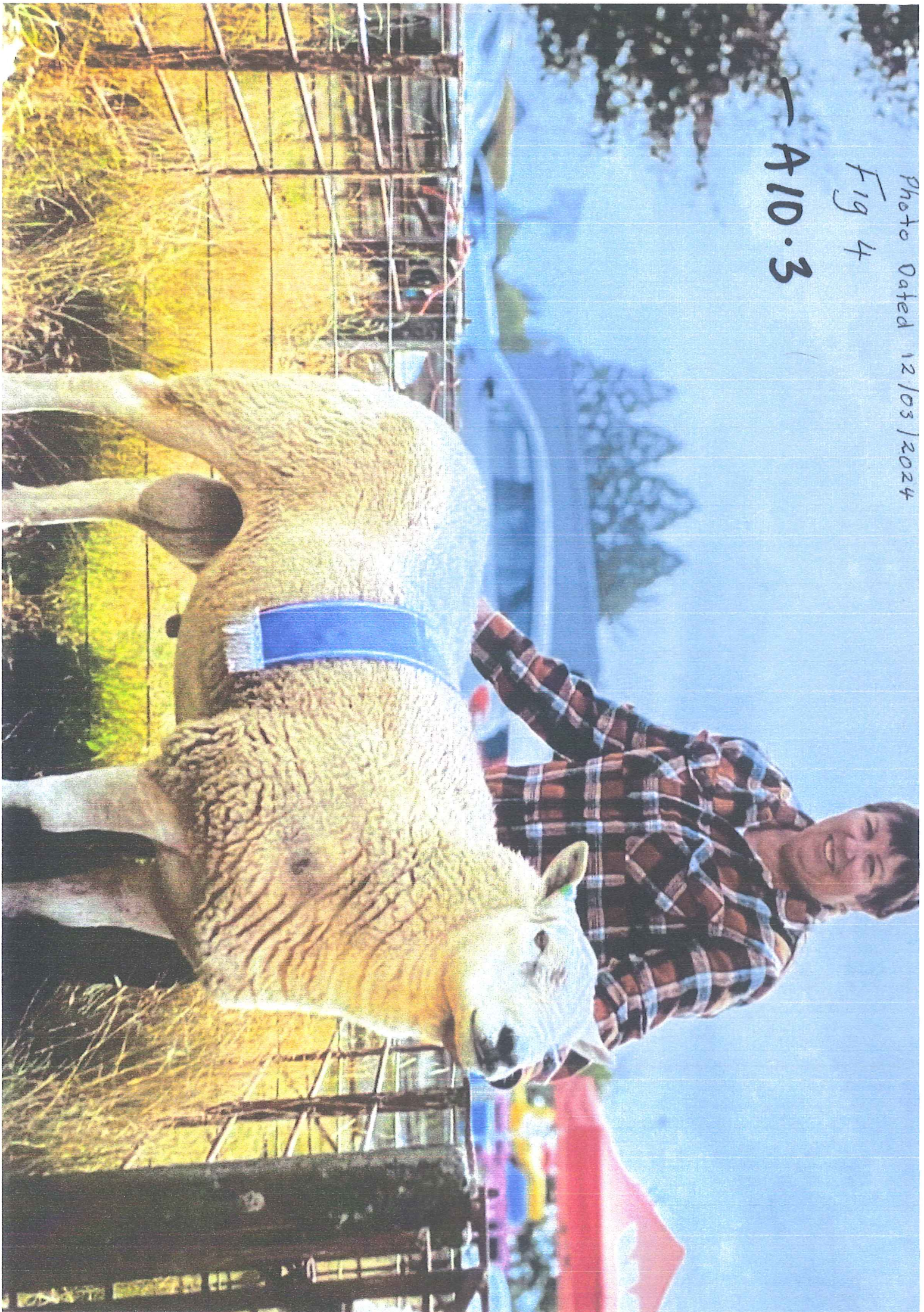




Photo Dated 12/03/2024

Fig 4

A10.3





A10.4 Fig 5



Facebook · Texel New Zealand

770+ followers



## Texel New Zealand

Reserve Champion ewe went the way of  
Jo-Anne Campbell (Bell-View Texel Stud).  
Champion Texel Ram was presented to  
Broadgate Texel Stud and Bell-View...



5.0 ★★★★★ (1)



A10.5

Fig 6

### ***Onga Texels - registered pedigree stud***

**Onga Texels** are bred from the best of South Island Texel Bell-View and Maple Genetics blood-lines, with top Welsh blood from the Vorn stud recently introduced.

Our entire flock carries double copies of the Myostatin double-muscling gene (rated MyoMAX GOLD), and are genetically Microphthalmia Free (i-SCAN CLR).

Using **Onga Texel** terminal rams will therefore ensure that all lamb progeny will carry at least one copy of the double-muscling gene, (even if absent in the ewes), gaining additional carcass meat and therefore better financial return.

All our rams are registered, SIL recorded, vet checked and Brucellosis tested before sale

Most of our rams will come running for baleage or a few sheep pellets, so they are extremely easy to handle and move around the farm.

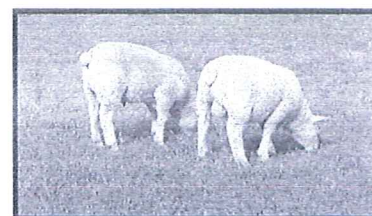
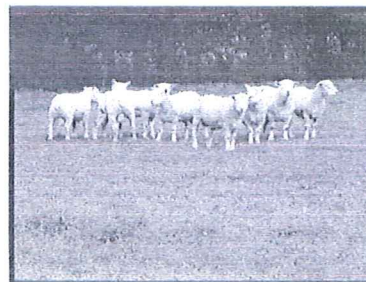
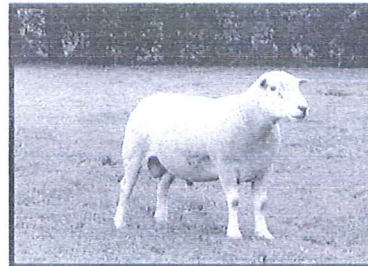
We sell rams when 12 months old, ready for action, as well as lambs. Periodically we also have a few ewe lambs and ewe hoggets for sale.

All **Onga Texels** are sold with registration transferable.

[Click here to see STOCK CURRENTLY FOR SALE](#)

[Ask us to put you on our mailing list for advanced notice of stock coming up for sale.](#)

**What our clients say:**





[Go Back](#)

## Campbell, Ms A E & Mrs J

Texel, Texel Across Flock

Canterbury

### Other Information

SIL Number : : 4767

Surname : : Campbell

First Name : : Jo-Anne

Flock or Stud Number : : 266 MC

Registered Prefix : : Bell-View

### Contact Information

Address :

[REDACTED]

Phone :

[REDACTED]

Mobile :

[REDACTED]

Email :

[REDACTED]

Contact Listings Owner Form



IBC tanks comparison

A10.7





A10.8 our tank-legal





A11.1





A 11.2





## Detailed Results

The following **HAIL Activities** were found within your search area.

[What is a HAIL Activity?](#) 

No.	HAIL
ACT411578	<u>G3 - Landfill sites</u>

The following **Sites** were found within your search area.

[What is a Site?](#) 

No.	Site Category	Site Name
		GAZ 01-940 RES 3537 BLK V
	Yet to be reviewed	HALSWELL SD - GRAVEL PIT-, MCDONALD ROAD, Lincoln

The following **Investigations** were found within your search area.

[What is an Investigation?](#) 

No.	Type	Investigation Title	Report Date
-----	------	---------------------	-------------





## 6. National Environmental Standard (NES)

Every applicant must answer the questions contained within Table One.

**Table One**

Please identify whether the application involves any of the activities below:		
Does your application involve changing the use of the land? (e.g. erecting a dwelling on an area of land which previously had no dwelling erected upon it)	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N
Does the proposed activity involve disturbance of soil? (more than 25m <sup>3</sup> per 500m <sup>2</sup> of land) or removing soil? (more than 5m <sup>3</sup> per 500m <sup>2</sup> of land) (e.g. foundations, on-site effluent treatment and disposal systems, wells or bores)	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Does the application involve removing or replacing a fuel storage system or parts of it?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Does the proposed activity involve sampling soil?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Are you proposing to subdivide the land as part of this application?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N

If all of the answers to the questions in Table One are **NO** then you may stop here. You must, however, sign and date the bottom of page 1 of this form.

If you answered **YES** to any of the questions in Table One, you must complete Table Two

**Table Two**

Is the land currently being used, has been used in the past, or is likely to have been used for an activity described on the HAIL?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
--	----------------------------	---------------------------------------

If the answer to the question in Table Two is **NO** then you may stop here. You must, however, sign and date the bottom of page 2 of this form.

If you answered **YES** to the question in Table Two, you are required to undertake an assessment in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Until such time as a satisfactory NES assessment has been undertaken, no building work will be permitted to commence.

For more information on this process please contact the Duty Planner of (03) 347-2800 or go to the Ministry for the Environment website <https://environment.govt.nz/acts-and-regulations/regulations/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health/>

Please complete Table Three.

**Table Three**

☒ Assessment under the NES is attached

☐ The assessment work is to be undertaken. Anticipated completion date?

Please note that any inaccuracies may result in the applicant being in breach of the Resource Management Act 1991 and / or exposed to liability if the site is subsequently found to be contaminated, including being liable for remedial works.



A13.1



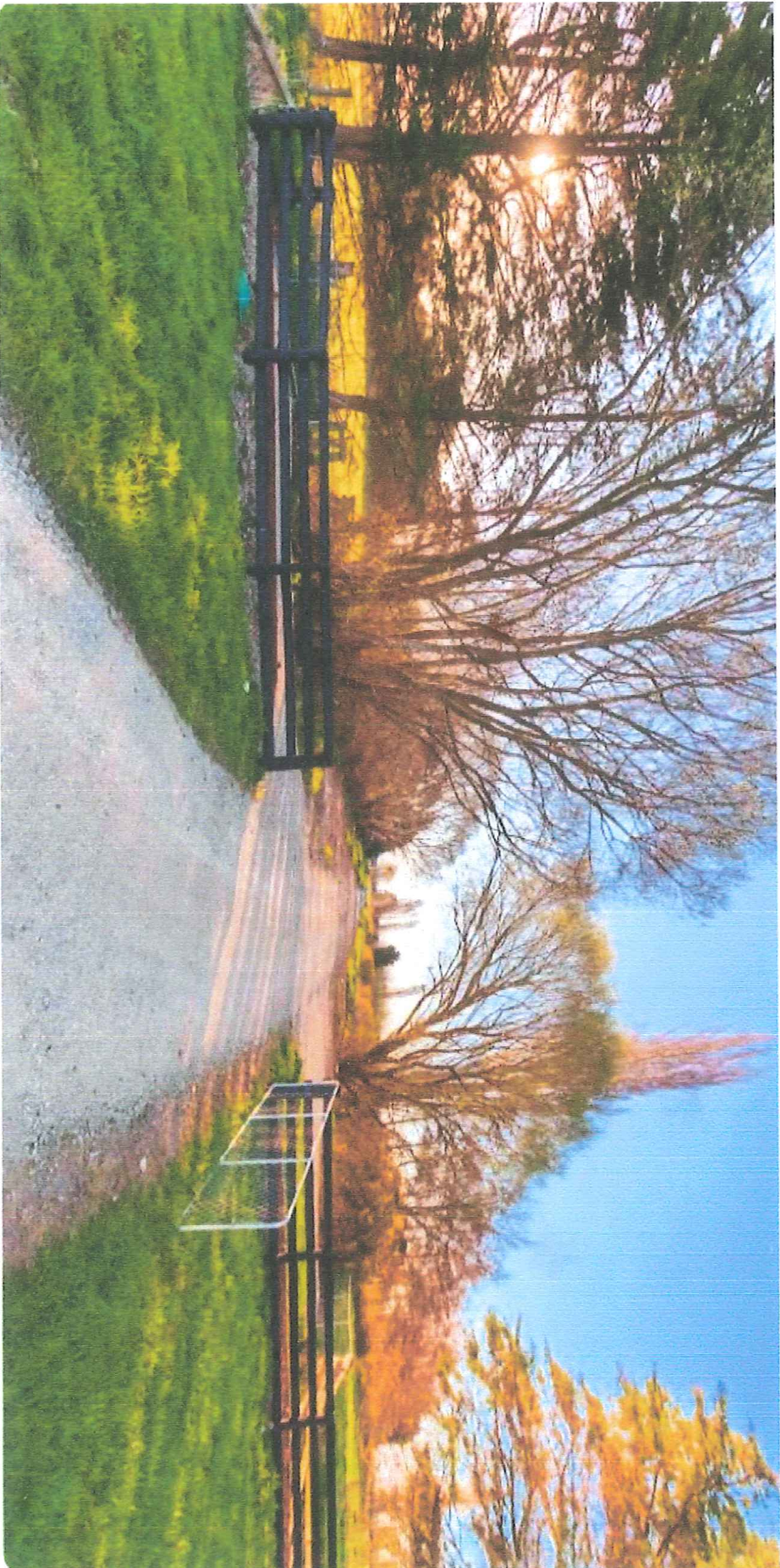


A13.2





A14.1



29 / 40 — One-Bedroom Apartment



A14.2

Booking.com: Hotels in Lincoln

Lincoln Hideaway Relaxing Co

+

←

→

↺

↻

🔍

Vogue Pattern: V74...

About

Upper Body H.I.T. W...

daily motion

Start It Up - Video D...

Graphene Applicati...

In-text Examples - A...

Prince Harry's Opra...


»

All Bookmarks

—

🔍

×



26 / 40 — One-Bedroom Apartment

9.1

Superb

15 reviews

Guests who stay

"Great space for 1 modern, comforti cows as neighboi to watch and liste

S Sietske

"Very spacious br perfect for a shor location away fro so you have coml was sun on one d breakfast..."

S Susan

📅 11 May

💾 11:12 GB

🔋



A 14.3

Booking.com

hotel 123 | Lincoln Midway | Relaxing country house on green hills and next to a golf course

Vogue Pattern: V74...

About

Upper Body H.I.T. W...

daily motion









Start It Up - Video D...

Graphene Applicati...

In-text Examples - A...

Prince Harry's Opra...

All Bookmarks



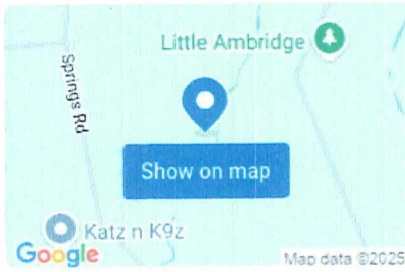
Super 9.1  
15 reviews

Guests who stayed here loved

"Great space for two people, very modern, comfortable facilities. Lovely cows as neighbours and plenty of birds to watch and listen to during the day"

Sietske Netherlands

Excellent location! 9.2



Little Ambridge  
Sprints Rd  
Show on map  
Katz n K9z  
Google  
Map data ©2025

The entire place is yours

56 m² size

Free on-site parking

Private bathroom

Free WiFi

Shower

Non-smoking rooms

Kitchen

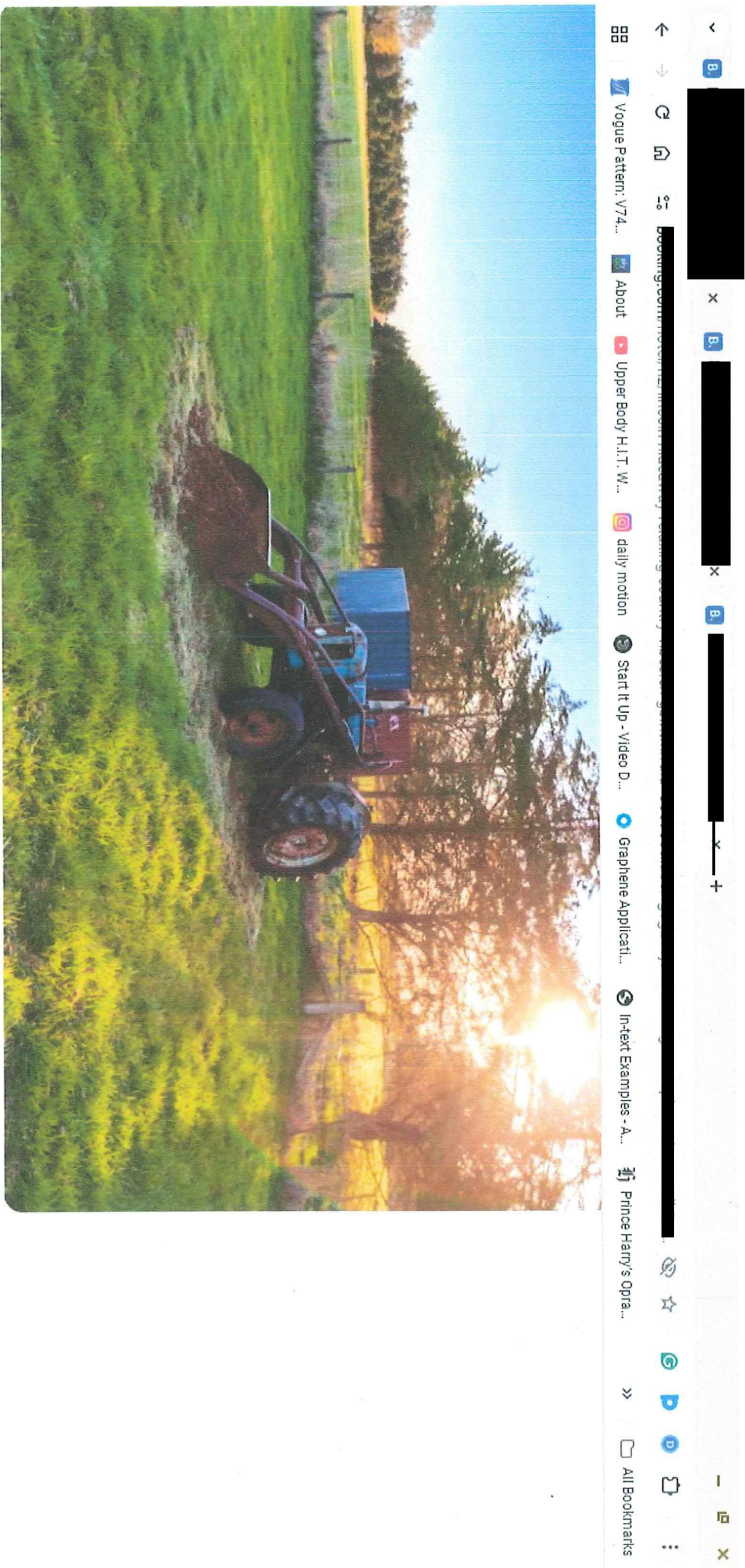
Terrace

Washing machine

11 May 10:57 GB



A 14.4

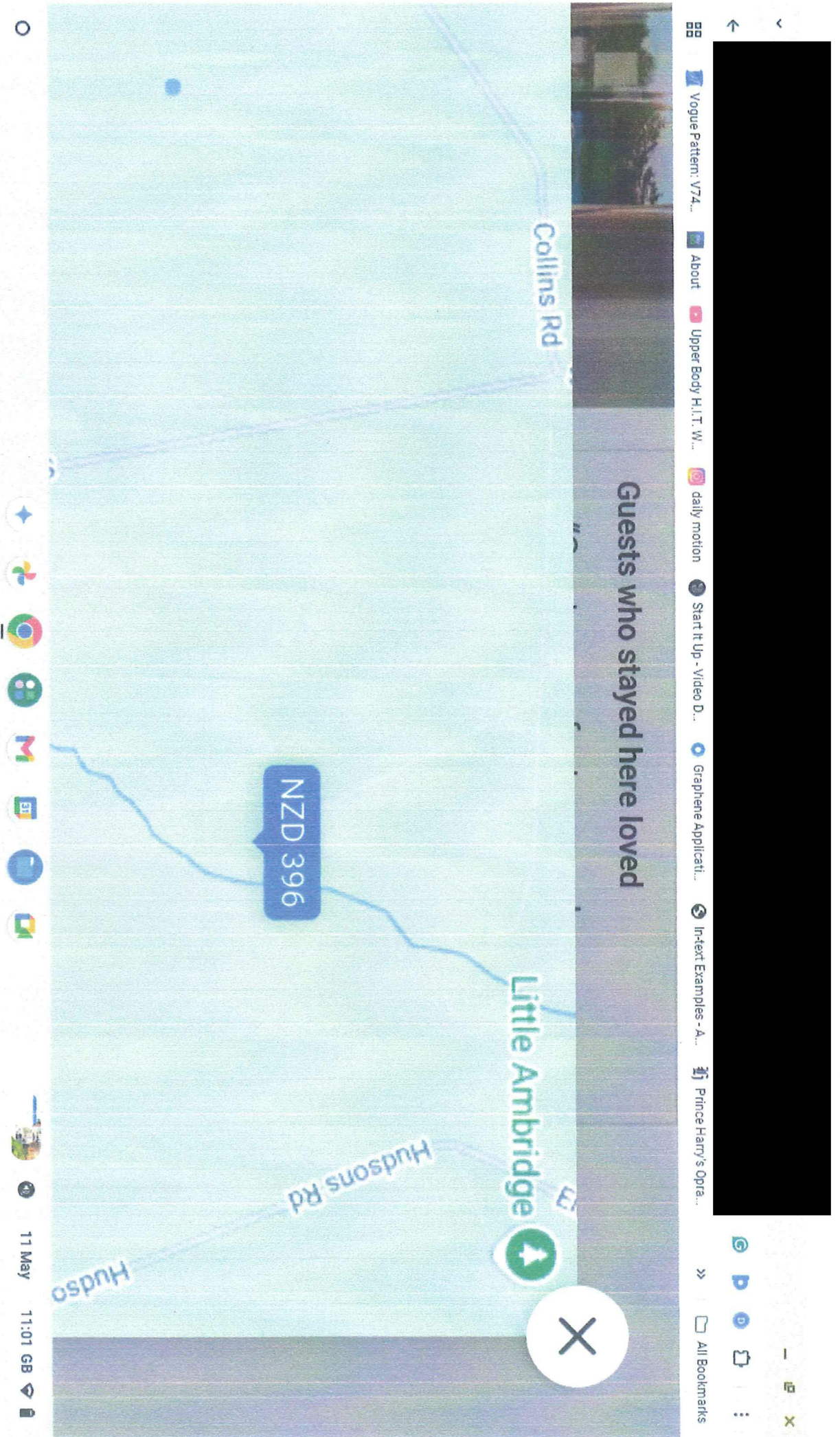


30 / 40 – One-Bedroom Apartment



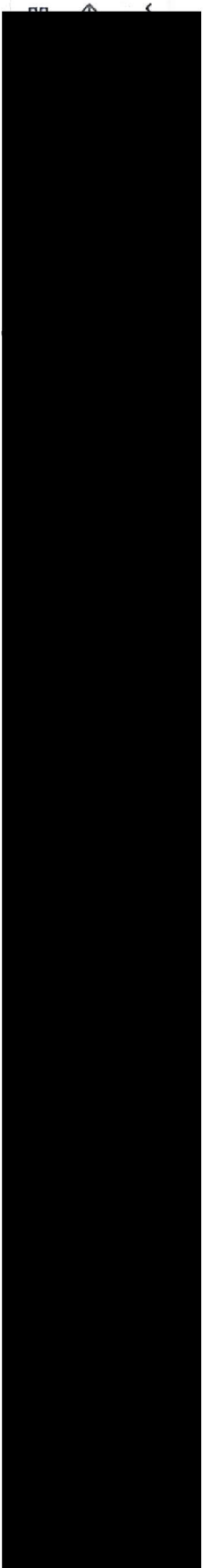


A14.5





A 14.6



📅 Thu 22 May – Sat 24 May    👤 1 adult · 0 children · 1 room    [Change search](#)

Apartment type	Number of guests	Price for 2 nights	Your choices	Select an apartment
<b>One-Bedroom Apartment</b>  1 large double bed Cot available on request Entire apartment 56 m² Private kitchen Private bathroom Dishwasher Soundproofing Free WiFi  Shower Washing machine Fireplace Cleaning products Seating Area TV Tea/Coffee maker Microwave Kitchenware Tumble dryer	2	<b>NZD 396</b> Includes taxes and charges	✓ Free cancellation before 17 May 2025 • Pay nothing until 15 May 2025 • Genius discount may be available	0  <a href="#">I'll reserve</a> • You won't be charged yet



A14.7



metro advances limited ben watson

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Tools ▾



Company Hub

<https://www.companyhub.nz/companyDetails>

**BEN WATSON LIMITED (NZBN: 9429047005914)**

Addresses. Registered Office. **Care of METRO ADVANCES LTD**, Unit 3, 254 St Asaph Street, Christchurch Central, Christchurch, 8011. Address for service.



nzwao.com

<https://www.nzwao.com/companies/ben-watson-limited>

**BEN WATSON LIMITED | New Zealand Business Directory**

**BEN WATSON LIMITED** was registered as New Zealand Limited Company on 04 Sep 2018, registered at METRO ADVANCES LTD, Unit 3, 254 St Asaph Street, ...



nzwao.com

<https://www.nzwao.com/director/Benjamin+Mitchell+...>

**Company Director Benjamin Mitchell WATSON | New Zealand ...**

**Ben Watson Limited** was incorporated on 04 Sep 2018 which located at METRO ADVANCES LTD, Unit 3, 254 St Asaph Street, Christchurch Central, Christchurch, 8011, ...



LinkedIn · Ben Watson

100+ followers

**Ben Watson - Canterbury, New Zealand | Professional Profile**

As a young professional in the sales industry, my aim is to develop my skill set and networks to better empower people and grow business.



A 14:9

LinkedIn



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Sign In



# Holmes

Construction Waitaha  
EST 1957

**Ben Watson**

Construction Management

New Zealand · [Contact Info](#)

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Holmes Construction



Naylor Love



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**Others named Ben Watson in New Zealand**



**Ben Watson**  
Auckland



**Ben Watson**  
Providing genetic solutions for beef on dairy, motivated by sustainability and...  
New Zealand



17 May

9:38 GB





Appendix A 15

