

**Land Information Memorandum**
**L182591**
**Application**

Sam Forbes/ 652323.1	No.	L182591
Saunders & Co	Application date	18/12/18
PO Box 18	Issue date	4/01/19
Christchurch 8140	Phone	379 7690
	Fax	379 3669

**Property**

Valuation No.	2405512900
Location	614 Selwyn Road
Legal Description	Lot 2 DP 411402
Owner	Long Vision Property Development Limited
Area (hectares)	32.1900

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 1/07/18. For further information please contact Council's Rates Department.

Revaluation Year	2018
Land	\$6,000,000
Capital Value	\$6,180,000
Improvements	\$180,000

**Current Rates Year 2018 to 2019**

Annual Rates	\$3,533.45
Current Instalment	\$ 883.35
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/03/19

Next Revaluation Due 2021.

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

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

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

Please contact the Councils rates section if you require clarification (03) 347 2800.

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

### Outstanding Requisitions

No outstanding requisitions located.

### Planning/Resource Management

Operative District Plan Zoning: Rural Inner Plains

6/12/18	Resource Consent 185666 To Establish A Showhome Village In Stage 1 Deferral Under S.91 Ends 6/12/18
29/11/18	Resource Consent 185647 Variation - To Change And Cancel Conditions Of Resource Consent Rc165454 Formally Received 29/11/18
29/11/18	Resource Consent 185648 Variation - To Change Condition 2 Of Resource Consent Rc165455 Formally Received 29/11/18
29/11/18	Resource Consent 185649 Variation - To Change Conditions Of Resource Consent Rc165508 Formally Received 29/11/18
29/11/18	Resource Consent 185650 Variation - To Change Conditions 1, 3 And 6 Of Resource Consent Rc165508a Formally Received 29/11/18
21/09/18	Resource Consent 185504 For An Extension Of Time To Give Effect To Resource Consents Rc165454, Rc165455 And Rc165509 Decision Notified 19/10/18 Granted By Local Authority Officer 19/10/18

- 21/09/18 Resource Consent 185505  
For An Extension Of Time To Give Effect To Resource Consent Rc165454,  
Rc165455 And Rc165509.  
Decision Notified 19/10/18  
Granted By Local Authority Officer 19/10/18
- 21/09/18 Resource Consent 185506  
For An Extension Of Time To Give Effect To Resource Consents Rc165454,  
Rc165455 And Rc165509  
Decision Notified 19/10/18  
Granted By Local Authority Officer 19/10/18
- 10/02/17 Resource Consent 175074  
To Undertake A Residential Boundary Adjustment. Hasha  
Withdrawn 8/01/18
- 22/08/16 Resource Consent 165454  
To Undertake A Fifteen Stage Subdivision. Hasha See Rc165455 165508 165509  
Decision Notified 22/12/16  
Granted By Independent Commissioner(S) 22/12/16
- 22/08/16 Resource Consent 165455  
To Undertake Comprehensive Residential Development In Special Housing Area.  
See S/D Rc165454 165508 165509 Hasha  
Decision Notified 22/12/16  
Granted By Independent Commissioner(S) 22/12/16
- 22/08/16 Resource Consent 165508  
Earthworks For Rc165454. Rc165455 Rc165509 Hasha  
Decision Notified 22/12/16  
Granted By Independent Commissioner(S) 22/12/16
- 22/08/16 Resource Consent 165509  
To Subdivide A Comprehensive Housing Development Into Individual Allotments.  
Rc165454 165455 165508  
Decision Notified 22/12/16  
Granted By Independent Commissioner(S) 22/12/16

- 18/04/08 Resource Consent 085126  
Subdivide 36.19ha To Create 3.793ha Lot, A Balance Lot Of 32.19ha & Corner Splay  
Of 2067m2 In The Inner Plains Zone  
Section 224 Issued 6/10/08  
Granted By Local Authority Officer 21/05/08
- 18/04/08 Resource Consent 085127  
To Erect A Dwelling On An Undersized Lot Zoned Inner Plains  
Lapsed 11/07/13  
Granted By Local Authority Officer 21/05/08
- 27/09/01 Resource Consent R305169  
To Subdivide Rural Lot Into 2 X 36 Ha Lots  
Completion Certificate 9/01/02  
Granted By Local Authority Officer 29/10/01

#### Planning Notes

Subdivision consent not yet approved

If your allotment has not yet been granted subdivision consent, please note the following:

- There is no certainty when or if subdivision consent will be granted
- The final allotment/subdivision design may differ from the sale plans
- As subdivision conditions have not yet been determined, there is no way of knowing whether Council will impose future restrictions on how this proposed allotment may be used (via covenant or consent notice).

Subdivision approved but no certificate of Title issued

If you are purchasing this property 'off the subdivision plans' meaning that no Certificate of Title has yet been issued, it is strongly recommended that you thoroughly check the conditions of the subdivision consent which created this allotment. These conditions may place restrictions on how the site is used which will be recorded on the Certificate of Title through a consent notice or covenant.

Note that this subdivision has not been issued with a Completion Certificate and that further works or inspections maybe required before this Certificate can be issued.

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

**Building**

30/05/02	Building Consent 020660 Farm Building Code Compliance Certificate Issued 19/07/02
6/11/81	Building Permit K070522 Resiting Hayshed
23/07/73	Building Permit F46241 Erect Storage Barn
14/03/69	Building Permit B042815 Erect Haybarn
9/10/67	Building Permit A012108 Erect Hay Barn
15/02/66	Building Permit B062913 Erect Hay Shed
26/01/65	Building Permit 854 Erect Hay Shed

No Code Compliance Certificate is required for a Building Permit. For those Building Consents with numbers that follow on from R410707 a Code Compliance Certificate is required. Consent R410707 is the first Building Consent issued by this Council which was not necessarily for this property.

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

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

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

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

## Services

Water Council water supply 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 not available  
On-site sewage treatment and disposal

There is an existing domestic onsite wastewater treatment system on this property. The owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

Any new or replacement 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.

Land Note: Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury. As this property may have or require consents from Environment Canterbury so to may the surrounding properties for a variety of discharges. This could have an adverse effect on this 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 – phone 3653828.

Land Note: 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 the product manufacturers.

### Stormwater To Soak Holes

This property may be located within an area covered by Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

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.

### Water Race

An open or piped stockwater race may run through or adjacent to this property. Irrespective of whether the race is used, properties are rated for stockwater as outlined in Council's Policy W109. Property owners have responsibilities for; maintenance, providing access and fencing stock. A building setback applies to all races. Council approval is required for planting of the water races and installation of any structure in the race including culverts.

### Potential Water Race Closures

Council has indicated in its Long Term Plan 2015-2025 that it will:

Proactively progress the closure of the Haldon water race intake (within the Ellesmere Water Race Scheme) including the down gradient race network which is supplied by this intake. Targeted Stream Augmentation will possibly be taken into account with some lengths of races remaining open to convey this flow.

Progress ratepayer initiated water race closures once approved by the Water Race Committee for closure.

Work with Central Plains Water to develop a concept for converting the Kowai River sourced water race network (part of the Malvern Water Race Scheme) into a combined water race and irrigation network. This concept will then be used for further consultation with the community.

Work with Environment Canterbury and key stakeholders to realise opportunities to use consented stock water for environmental enhancement including targeted stream augmentation.

Investigate options for integration of the stock water races with Central Plains Water.

The above intention may have a future impact on any water races that serve this property. Affected land owners will be consulted prior to any water race closures.

For further information on water races, please contact Selwyn District Council's Asset Department on phone 03 347 2800.

### Kerbside Waste Collections

Refuse and Recycling collection is available on Friday

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

### Land and Building Classifications

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

Land Notes: The flight paths for the Christchurch International Airport takes air traffic over this general area.

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".

Land Notes; This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and the New Zealand Transport Agency. The Selwyn District Council is developing a number of strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website [www.selwyn.govt.nz](http://www.selwyn.govt.nz) or by contacting the planning department on (03) 347 2868.

Land Notes: This property may be listed on Environment Canterbury's Listed Land Use Register (LLUR). For further information, please contact Environment Canterbury directly – Phone 0800 324 636

### Compliance with Swimming Pool Bylaw

No pool registered to this property.

### Land Transport Requirements

Selwyn Road and Springston Rolleston Road are formed and sealed Arterial Roads maintained by Selwyn District Council

Arterial Roads: Roads which are of strategic district importance linking together significant areas of population and activity.

### 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)	40 m	40 m
Exposure Zone	B	



### Exposure Zone Descriptions

#### Zone B: Low

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

#### Zone C: Medium

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

#### Zone D: High

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

#### Microclimatic Considerations

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

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

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

Flooding: None known

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: None known

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: Less than 30 metres below ground

Soil Type: Eyre shallow silt loam

Templeton moderately deep fine sandy loam

Eyre shallow sandy loam

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

The definition of 'Good Ground' can be found in the Definitions section of the NZ Building Code Handbook, and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

### **Licences/Environmental Health**

No information located.

### **Selwyn District Public Libraries**

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

The following is a list of the libraries within Selwyn:

Darfield Library, 1 South Terrace – Phone 03 318 7780 or 03 3472780

Leeston Library, 19 Messines Street – Phone 03 3472 871

Lincoln Library, 22 Gerald Street – Phone 03 3472 876

Rolleston Library, 94 Rolleston Drive – Phone 03 3472 880

In addition to these locations, the library website has a wide range of information resources, including (online) e-books, e-magazines, e-audio materials for loan.

Selwyn's libraries also provide in-library lifelong learning programmes for all ages, and also outreach services where resources and programmes are delivered to the more remote parts of the district.

If you want to know, call on of the libraries listed above or check days and times of opening and a range of other information on the website: <http://libraries.selwyn.govt.nz> or email an enquiry to: [libraries@selwynlibraries.co.nz](mailto:libraries@selwynlibraries.co.nz)

### **Network Utility Operators**

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

**Other Information**

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

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

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

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

**Notes**

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. 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 (03) 3472800.
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. Perspective purchasers should be aware that as a result of amendments to the Building Act 2004, Schedule 1) Building work exempt from the need to obtain building consents) that became effective in November 2013, council may not have records for the removal or demolition of buildings on this property. It is the perspective purchaser's responsibility to verify that any or all buildings listed that have been issued with a building consent/permit and erected on the property still exist.
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.

Name: Chaya Stevens



Date: 4/01/19

# Legend

- District Boundary
- Township Boundary
- Selwyn Roads
- All Road Labels
- Railway
- Sub Division
- Ratepayer Information
- Parcels

## 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
- Stormwater Management Area
- Storm\_In\_Labels

## WRace\_pt

- DISCHARGE
- DIVIDE
- EQUIPMENT
- GATE
- GRILL

- HEADWALL
- MANHOLE
- NODE
- POND
- SITE
- SHAFT
- SOAKHOLE

## WRace\_In

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

## WRace\_py

- Asset Outline
- Ellesmere
- Malvern
- Paparua
- SDC Cleaned
- Parcels - Paparua Area CCC

## Liquefaction Susceptibility

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

## Dairy Processing

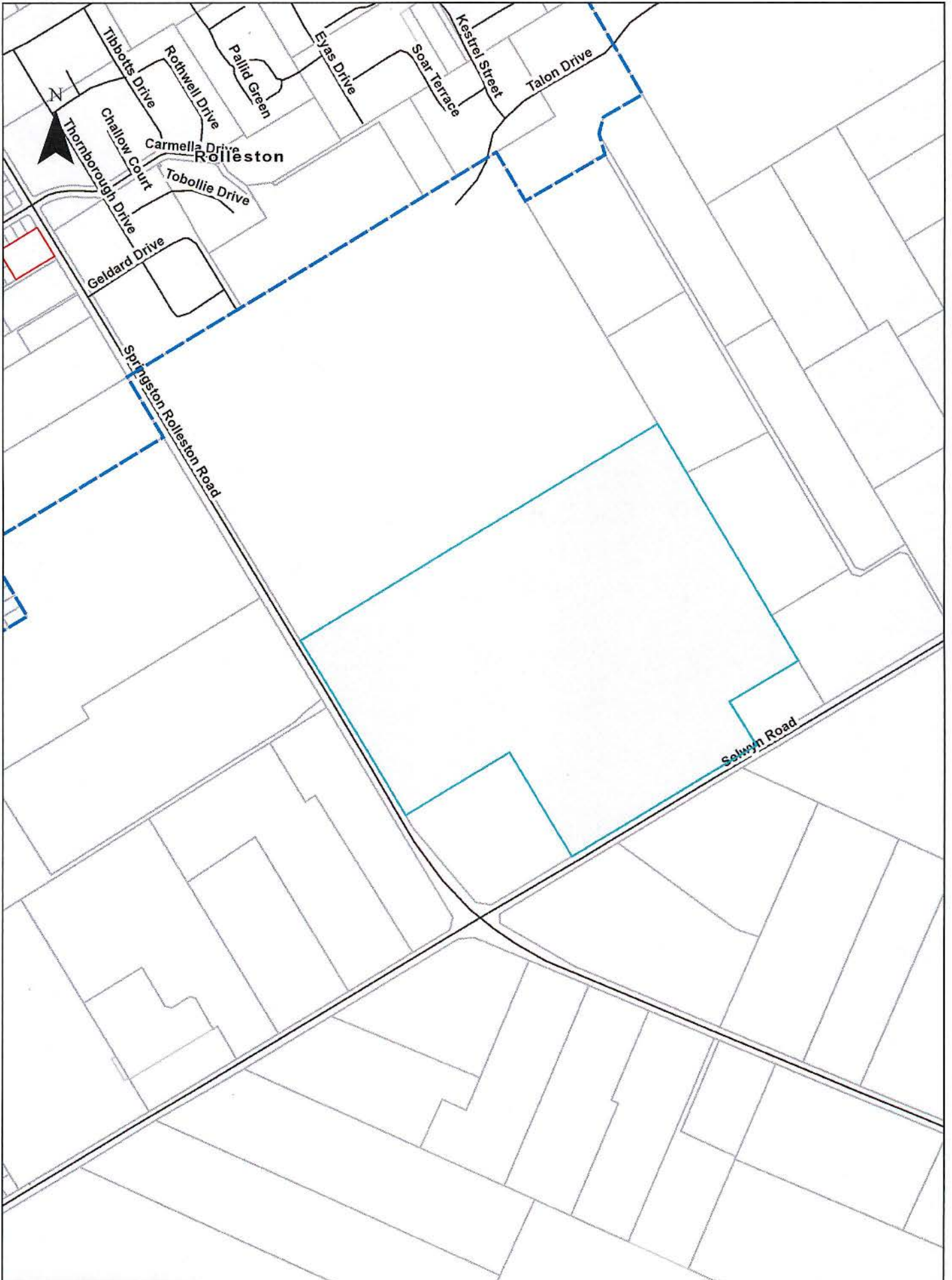
- DPMA
- NCB
- West Melton Observatory Zone

## Planning Zones

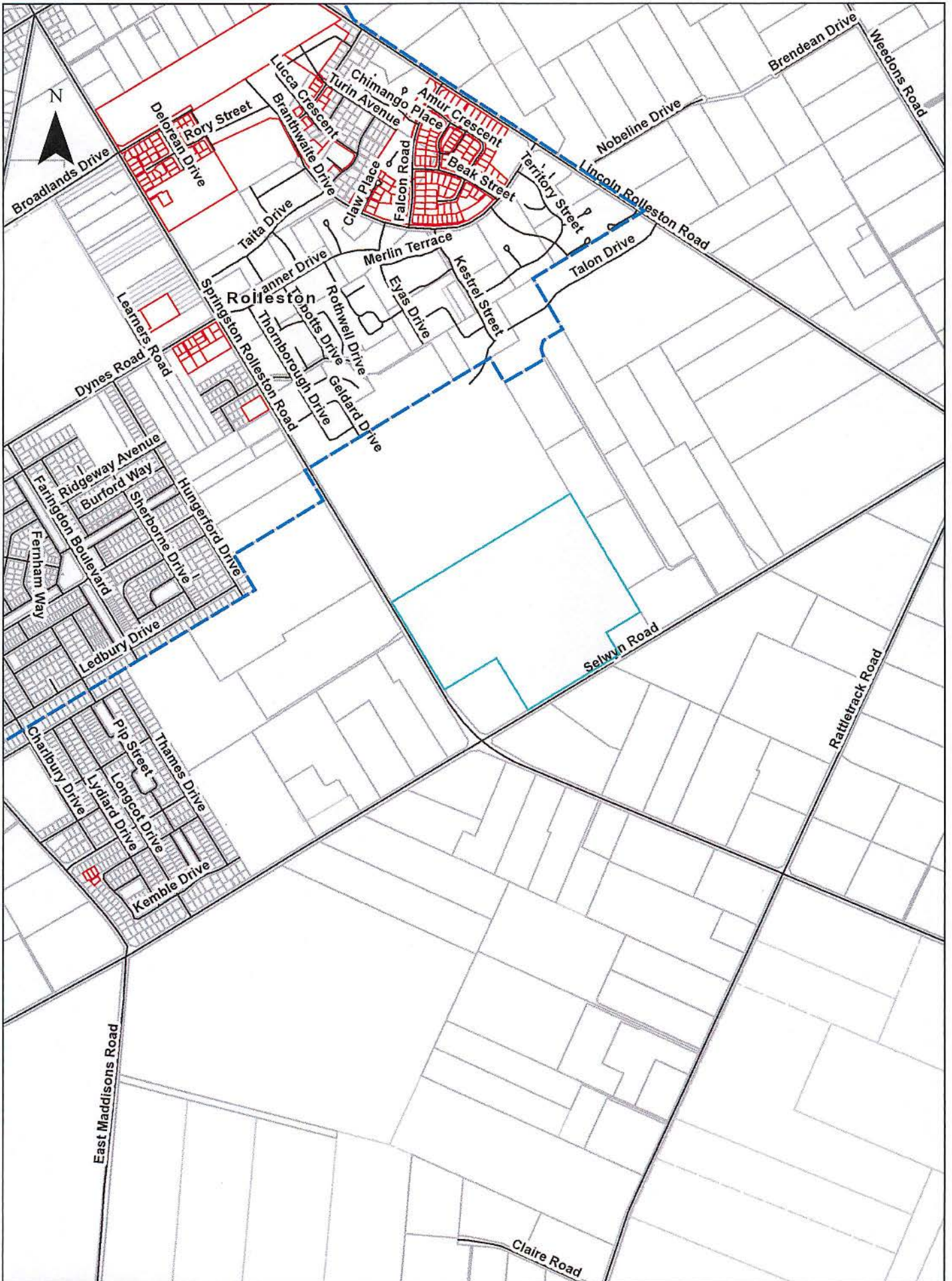
- High Country
- Port Hills
- Existing Development Area

- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills
- Key Activity Centre

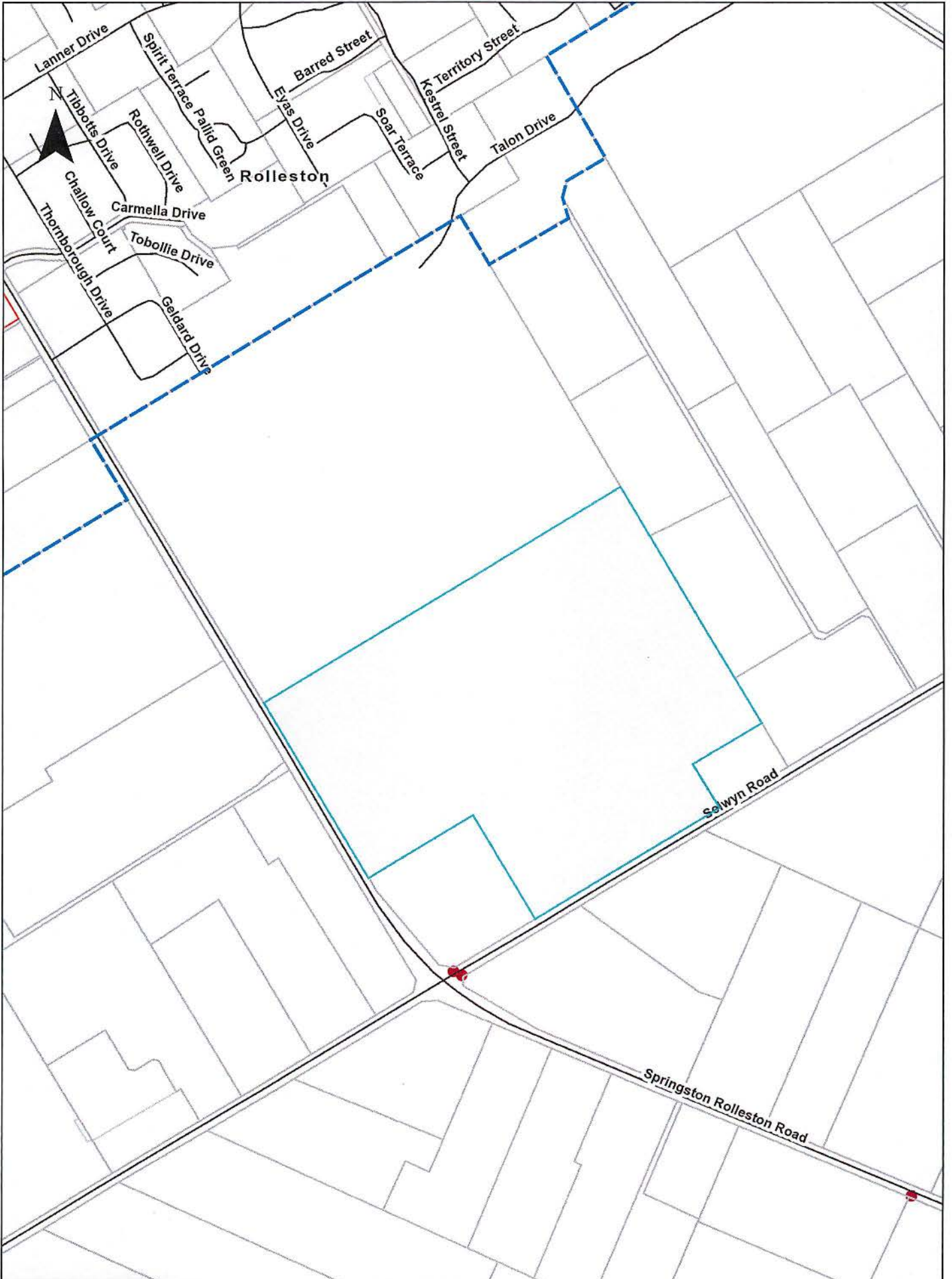
# Property Map



# Property Map

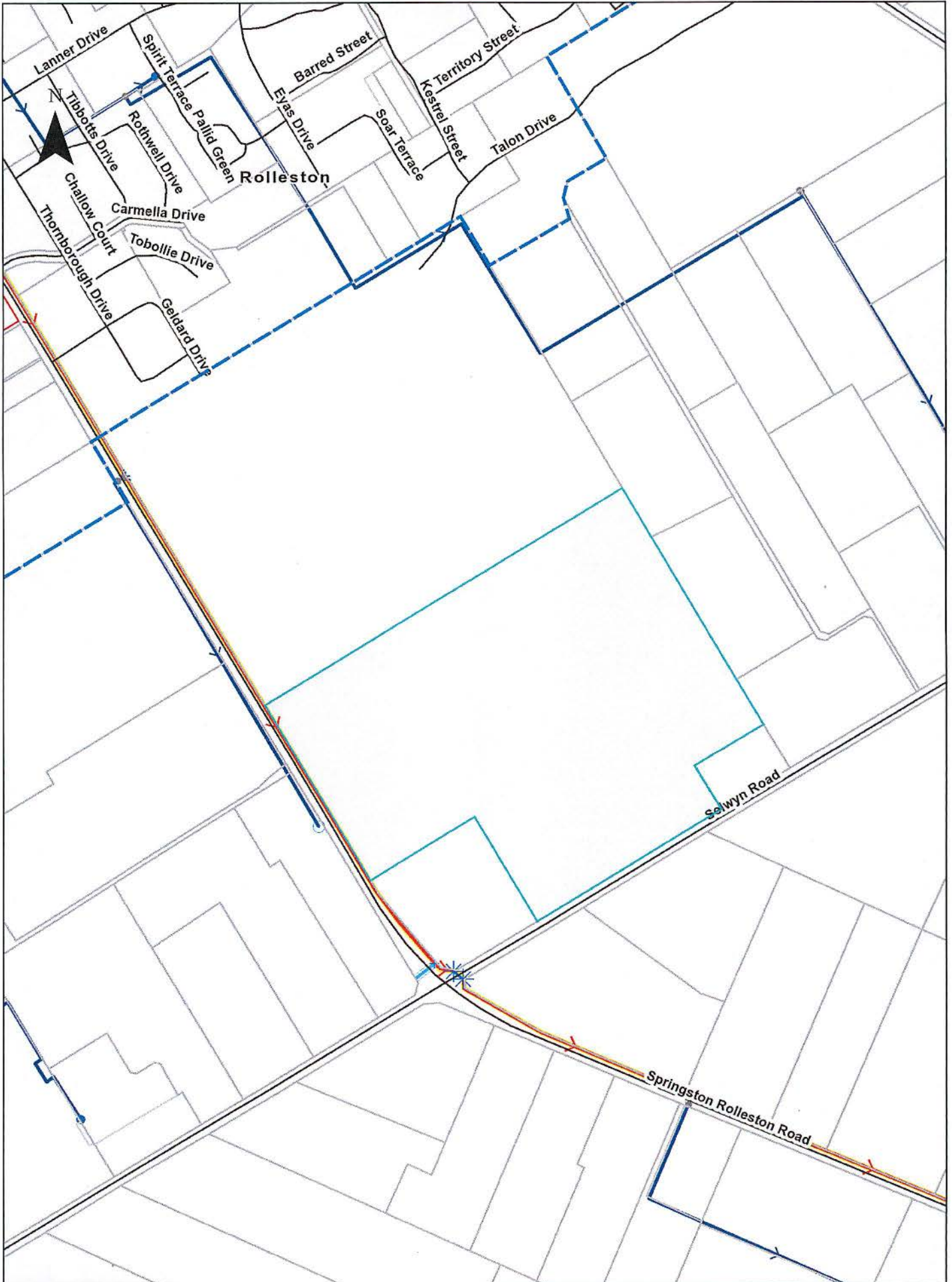


# Stormwater Map





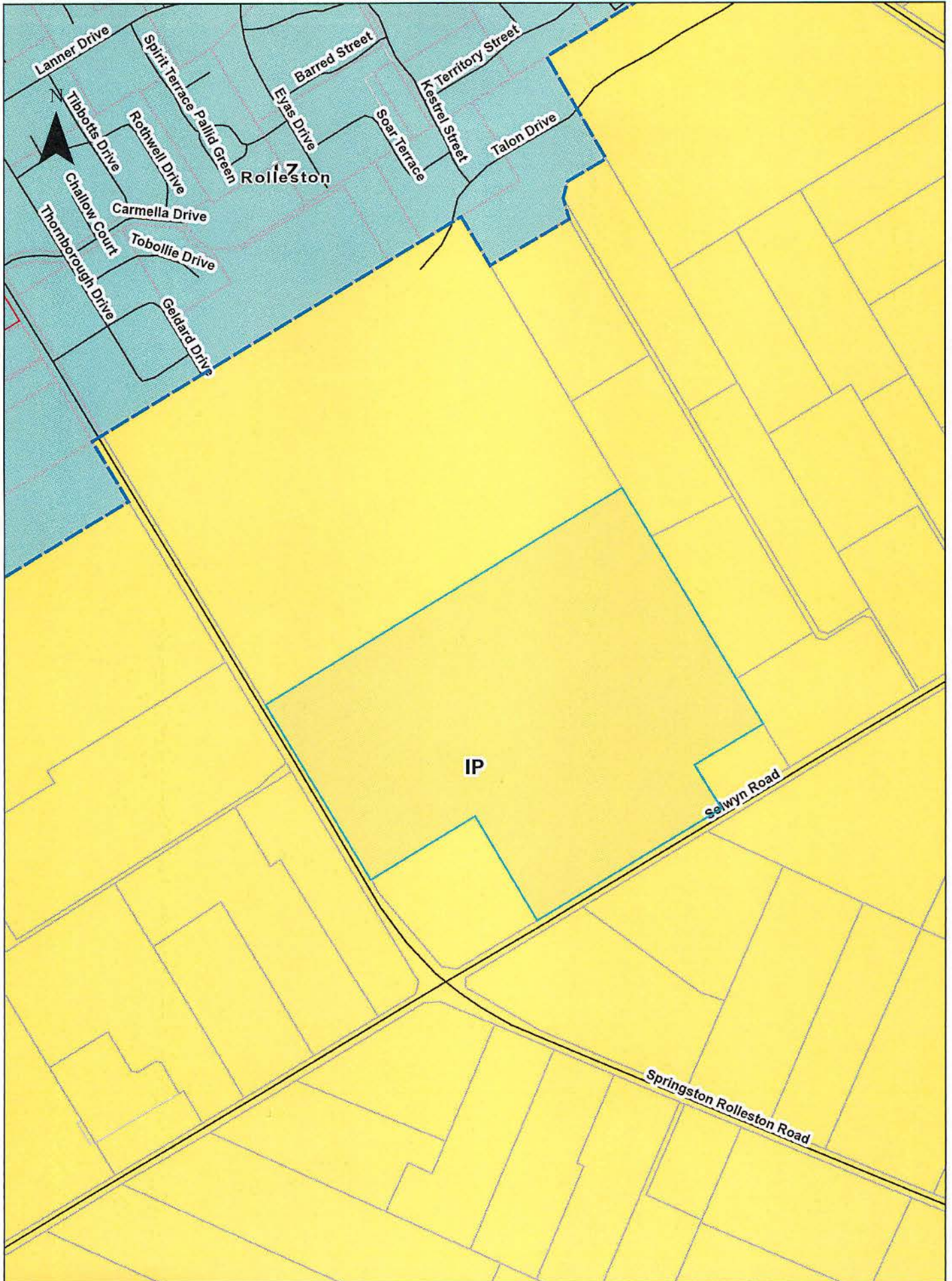
# Water Race Map



# Liquefaction Map



Operative District Plan Map





HIGH STREET, LEESTON  
PRIVATE BAG 1, LEESTON  
PH: (03) 324-8080 FAX: (03) 324-3531

REF No.....

**Code Compliance Certificate**

**020660**

**Section 43(3), Building Act 1991**

**APPLICANT**

R G & B M GEDDES  
GREENPARK  
NO 2 R D  
CHRISTCHURCH

Issue date 19/07/02

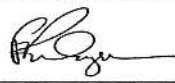
**Project**

Description	New Construction Being Stage 1 of an intended 1 Stages FARM BUILDING
Intended Life	Indefinite, but not less than 50 years
Intended Use	4 Bay Farm Building - 162sqm - non habitable
Estimated Value	\$5,780
Location	SPRINGSTON-ROLLESTON ROAD, ROLLESTON- RAPID:0770614
Legal Description	LOT 2 DP 305373 BLK III & IV LEESTON SD
Valuation No.	2405512900

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

COPY

**Signed for and on behalf of the Council:**

Name: 

## 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



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### Resource Consent Map 100m Buffer



Assessment ID	Consent Number	Proposal	Status	Date
2405531500	R304066	SUBDIVISION OF 22 HA ZONED RU B INTO 2 LOTS > 10 HA	AP	1999-12-10
2405531500	R304067	TO ERECT A DWELLING ON EACH LOT TO BE CREATED BY R304066	AP	1999-12-10
2405513504	155332	FAST TRACK. To erect a shed which is located less than 5 metres from an internal boundary.	GDEL	2015-07-15
2405235900	185473	VARIATION - To cancel condition 3 & 4 of resource consent RC175351	GDEL	2018-09-19
2405235900	175351	To relocate a dwelling	GDEL	2017-10-24
2405235900	R306416	SUBDIVISION OF 11.7HA ZONED RU B/INNER PLAINS TO CREATE LOT 1 OF 4.9HA & LOT 2 OF 6.8HA WITH EXISTING DWELLING	GDEL	2003-12-09
2405235900	R306417	TO ERECT A DWELLING ON LOT 1 & RETAIN AN EXISTING DWELLING ON REDUCED AREA ON LOT 2 OF R306416	GDEL	2003-12-09
2405236000	R301667	SUBDIVISION INTO 4 LOTS. 3 LOTS > 10 HA & 5 HA WITH EXISTING DWELLING	AP	1995-06-14
2405512900	185504	For an extension of time to give effect to resource consents RC165454, RC165455 and RC165509	GDEL	2018-10-19
2405512900	185505	For an extension of time to give effect to resource consent RC165454, RC165455 and RC165509.	GDEL	2018-10-19
2405512900	185506	For an extension of time to give effect to resource consents RC165454, RC165455 and RC165509	GDEL	2018-10-19
2405512900	185666	To establish a showhome village in Stage 1		
2405512900	185647	VARIATION - To change and cancel conditions of resource consent RC165454		
2405512900	185648	VARIATION - To change condition 2 of resource consent RC165455		
2405512900	165509	To subdivide a comprehensive housing development into individual allotments. RC165454 165455 165508	GCOM	2016-12-22
2405512900	085126	SUBDIVIDE 36.19HA TO CREATE 3.793HA LOT, A BALANCE LOT OF 32.19HA & CORNER SPLAY OF 2067m2 IN THE INNER PLAINS ZONE	GDEL	2008-05-21
2405512900	085127	TO ERECT A DWELLING ON AN UNDERSIZED LOT ZONED INNER PLAINS	GDEL	2008-05-21
2405512900	R305169	TO SUBDIVIDE RURAL LOT INTO 2 X 36 HA LOTS	GDEL	2001-10-29
2405512900	185649	VARIATION - To change conditions of resource consent RC165508		
2405512900	185650	VARIATION - To change conditions 1, 3 and 6 of resource consent RC165508A		
2405512900	175074	To undertake a residential boundary adjustment. HASHA		
2405512900	165454	To undertake a fifteen stage subdivision. HASHA See RC165455 165508 165509	GCOM	2016-12-22
2405512900	165455	To undertake comprehensive residential development in Special Housing Area. See S/D RC165454 165508 165509 HASHA	GCOM	2016-12-22
2405512900	165508	Earthworks for RC165454. RC165455 RC165509 HASHA	GCOM	2016-12-22
2405531501	065490	TO ERECT SHED IN NON-COMPLYING POSITION	GDEL	2007-01-16

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## Keep safe

Trimming trees near power lines can be extremely hazardous and should not be underestimated. We recommend you hire professionals with the necessary expertise and safety procedures to competently carry out tree trimming. If you need to remove or prune trees near overhead lines, please contact us and we'll refer you to an experienced contractor.

## Trim early

Keep branches and vegetation at least 1.5 metres away from low voltage lines or at least 4 metres from high voltage lines. As a tree owner you may be liable for any damage caused by carrying out trimming or felling of trees. If you intend to work within 4 metres of overhead power lines, please go to our website [oriongroup.co.nz](http://oriongroup.co.nz) to request a free close approach consent before you start.

## Replace or cut down

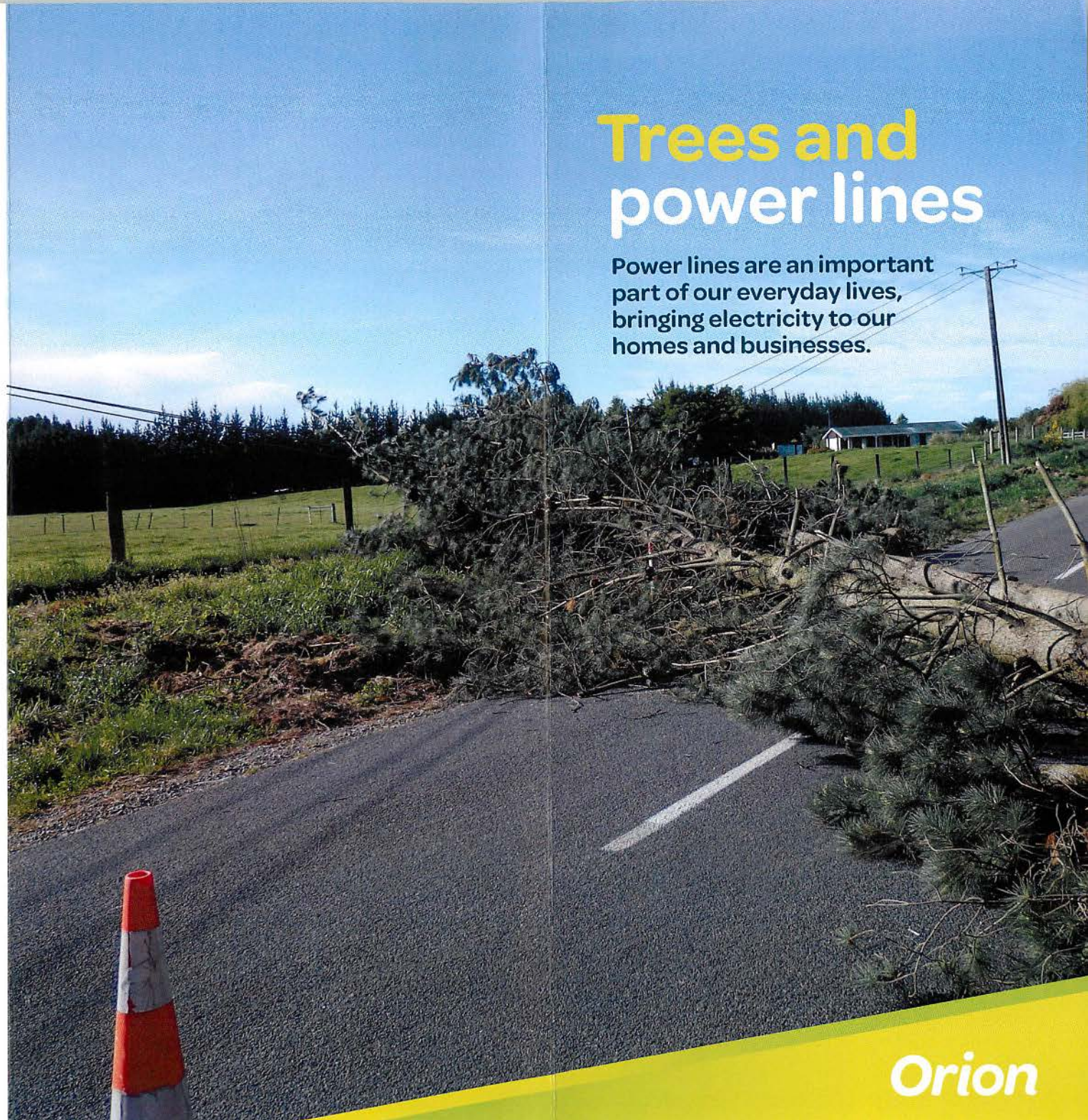
One of the best things a tree owner can do to reduce the risk caused by trees near power lines is to think carefully before planting. Be mindful of the ongoing maintenance required to ensure that trees remain clear of power lines. Fast growing species such as Willows, Eucalyptus, Poplar, Acacia and Prunus to name a few, cause problems as they can easily grow 2 – 3 metres or more in a growing season. The only way fast growing species can be managed is by either cutting them twice a year, cutting them a greater distance from the power lines or having them completely removed. The natural shedding of bark and/or branches by certain species of trees also causes undue risk to power lines.

If you have any doubts about the management of your trees, please contact us on **03 363 9898** or **0800 363 9898** or visit the Safety section of our website [oriongroup.co.nz](http://oriongroup.co.nz).

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# Trees and power lines

Power lines are an important part of our everyday lives, bringing electricity to our homes and businesses.



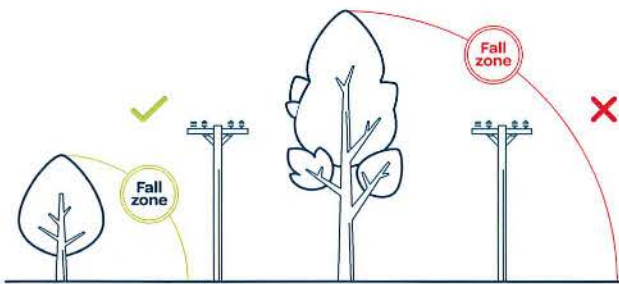
Orion



Trees need to be pruned to keep branches and vegetation away from overhead power lines. If trees aren't managed, it can result in power outages. It can also cause vegetation touching lines to become electrically "live" heightening the risk of electrocution to anyone coming into contact with it. Branches touching lines can also start fires.

## Your responsibilities

As a tree owner you are responsible for looking after your trees. The Electricity (Hazards from Trees) Regulations 2003 provides guidance on the tree owner's responsibility. You are liable for any damage to the electricity network if your trees damage any lines or equipment. The word "trees" includes all types of vegetation including shrubs, hedges and climbing vines.



Tree owners of tall 'fall distance' trees that are not covered by the regulations are potentially liable for any damage caused to lines or associated electricity network equipment, including any damages that may be claimed by affected third parties.

## How we manage trees near power lines

Orion's tree management programme is largely governed by the Electricity (Hazards from Trees) Regulations 2003 and involves the monitoring and pruning or removal of trees that threaten to come into contact with power lines. Through this programme we work with tree owners to minimise the risk of their trees touching power lines. We are responsible for the first cut of trees near power lines, where the first cut is on a property basis.

We undertake periodic pruning of trees within the notice zone. The intent of this pruning is to support safety and reduce the risk of power outages. The pruning by us does not remove the tree owner's responsibilities and in the case of fast growing species may not be sufficient to ensure that trees remain outside of the growth limit zone. You will be notified prior to any periodic pruning being carried out and the work will be completed by arborists carrying Orion identification.

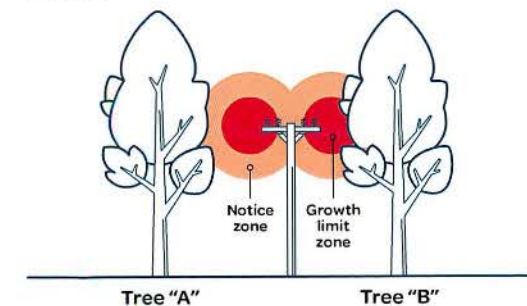
## Maintaining clearance zones around power lines

It is a legal requirement that electricity network operators and occupiers of private property maintain safe clearance distances between vegetation and power lines.

A clearance zone is the minimum safe distance between vegetation and power lines. It allows the power lines to safely swing in windy conditions without being damaged or starting fires. For the distances required between trees and power lines, please see our Zones diagram below.

If we become aware of a tree which is within the 'Notice zone' (see Tree "A" in the diagram below) we are required to issue the tree owner with a Hazard Warning notice. For trees within the 'Growth limit zone' (see Tree "B" in the diagram below) we are required to issue the tree owner with a Cut or Trim notice.

### Zones

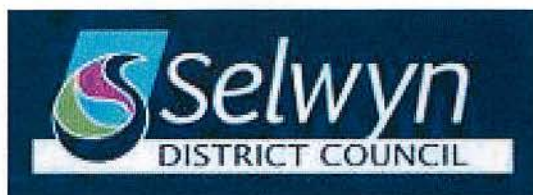


Overhead line	Notice zone	Growth limit zone
66,000 volts (high voltage)	5.0 metres	4.0 metres
33,000 volts (high voltage)	3.5 metres	2.5 metres
11,000 volts (high voltage)	2.6 metres	1.6 metres
400V/230V (low voltage)	1.5 metres	0.5 metres

#### Note:

- 1) These distances are from the power line, not the power pole
- 2) These distances are a minimum and apply in all conditions including high wind or snow
- 3) In most instances the power lines that go to a house or building are low voltage power lines. Power lines that go down a street may be low or high voltage.

If you see a tree touching power lines and sparking, or another hazardous tree condition, please contact Orion immediately on **03 363 9898** or **0800 363 9898**.



## **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 on 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.