

## Project information memorandum

Section 34, Building Act 2004

### Application

PIM Number: 220881P  
Owner: HK Lo & SPJ Lee  
C/- Joe Jun  
18 Squadron Road  
Wigram  
Christchurch 8042  
Issue Date: 18 May 2022

### Project

Description: Construction of detached dwelling - single storey with 4 bedrooms and attached garage  
Intended use: 2.0 Housing: 2.0.2 Detached Dwelling  
Location: 2 Rapere Street  
Rolleston  
Legal description: LOT 663 DP 546564  
Valuation number: 2405774400

Building work can proceed following formal notification of Building Consent Approval being received from the Selwyn District Council Building Consent Authority and approvals being obtained from the agencies identified in this Project Information Memorandum.

**This project information memorandum does NOT constitute a building consent.**

"Land concerned" means the land on which the proposed building work is to be carried out; and includes any other land likely to affect or be affected by the building work.

"Special feature of the land concerned" includes, without limitation, potential natural hazards, or the likely presence of hazardous contaminants, that -

- a) are likely to be relevant to the design and construction or alteration of the building or proposed building; and
- b) is known to the Territorial Authority; and
- c) is not apparent from the District Plan under the Resource Management Act 1991.

# Planning

## Heritage status of the building

Building work associated with this project will not be affecting land or structures that have heritage status. The rules relating to heritage items do not apply to this property.

## Protected trees

The council is not aware of any trees associated with this site. Therefore rules relating to protected trees do not apply to this property.

## Special features of the land concerned

Special feature(s) of the land concerned are: 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/>:

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

## Other information

Living zone Z has rules relating to fencing height and position. Compliance with these rules has not been able to be established as no information regarding fencing has been included in your building consent application. Please refer to the Rule 4.13.1 Building and Street Scene in the Township Volume of the District Plan. This can be found on our website [www.selwyn.govt.nz](http://www.selwyn.govt.nz)

Please contact the Planning Department on 03 347 2868 to determine if your proposed fencing compliance prior to finalising your fencing design.

The Selwyn District Council notified the Proposed Selwyn District Plan on 05 October 2020. This means that this Project Information Memorandum has taken into account compliance with the current Operative Selwyn District Plan and the Proposed Selwyn District Plan as at May 2021.

However, when the Council makes decisions on the Proposed District Plans the rules that apply to this proposal may change.

The Proposed District Plan can be viewed in ePlan format at [www.selwyn.govt.nz/proposeddeplan](http://www.selwyn.govt.nz/proposeddeplan)  
Alternatively a summary guide which outlines the key changes between the proposed and operative plans and more information about the District Plan Review process can be found at [www.selwyn.govt.nz/districtplanreview](http://www.selwyn.govt.nz/districtplanreview)

The property owner is responsible for arranging with a contractor the construction of a vehicle entranceway from the edge of the kerb or sealed road edge to the property boundary.  
A vehicle crossing information pack can be obtained from the Assets team on 03 347 2857 or visit [www.selwyn.govt.nz](http://www.selwyn.govt.nz).

Development Contributions payable under this building consent due to dwelling with four or more bathrooms, including ensuites, broken down as follows:

Water - \$586.00  
Wastewater - \$1,383.00  
Reserves - \$2,750.00  
Roding - \$347.00  
TOTAL - \$5,066.00

For further enquiries regarding the proposed project contact the Planning department [planning.information@selwyn.govt.nz](mailto:planning.information@selwyn.govt.nz) or 03 347 2868.

## Building

### Special features of the land concerned

Special feature(s) of the land concerned are: Council does not hold site specific information on subsoil classifications or ground bearing capacities. The owner will need to supply a copy of the site subsoil investigations to verify that 'Good Ground' can be achieved on the site and to determine the subsoil classification in accordance with NZS1170.

Verification of site investigation data will need to be submitted as part of the documentation for building consent.

The definition of 'Good Ground' can be found in the definitions section of the New Zealand Building Code Handbook. Appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Residential stormwater in this area is covered by a Global Stormwater Discharge Consent issued by

Environment Canterbury. Any discharge must comply with requirements in this consent. Refer to the Environment Canterbury website for further details - [www.ecan.govt.nz](http://www.ecan.govt.nz).

Adequate stormwater soakage may not be available at depths less than 5 metres. Percolation testing in accordance with E1/VM1 will be required to determine that adequate soakage is achievable.

The Listed Land Use Register (LLUR) does not currently have any information listed about hazardous activities and industries on this property.

If there are any investigations underway on this site, this information regarding investigations relating to the site can be accessed by contacting Environment Canterbury on 0800 324 636 or via <http://llur.ecan.govt.nz/Public/>.

For further enquiries regarding the proposed project contact the Building department [bca@selwyn.govt.nz](mailto:bca@selwyn.govt.nz) or 03 347 2839.

## **Infrastructure Utilities**

### **Details of existing stormwater or wastewater systems relating to proposed building work**

There are existing wastewater utility services available on, or adjacent to, the site of the proposed building work.

#### **Wastewater**

Council sewerage scheme is available to this site for connection.

#### **Stormwater**

Stormwater from the roof(s) is to be disposed of to the ground via a soak hole. This property may be located within an area covered by an Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury to ensure that any activity undertaken on site complies with the relevant consent conditions. For further information contact Environment Canterbury customer services on 0800 324 636 or visit their website [www.ecan.govt.nz](http://www.ecan.govt.nz).

#### **Water**

Rolleston water supply is available but not connected. The supply is metered.

Advice note: Please ensure that the toby box is not buried or covered over during the building or landscaping process. Any plantings must be kept a minimum of 0.5 metres away from the toby box to avoid problems with

maintenance or access in the future.

For further enquiries regarding the proposed project contact the Assets department  
[water.services@selwyn.govt.nz](mailto:water.services@selwyn.govt.nz) or 03 347 2857.

## **NOTE**

The information supplied in this project information memorandum is specific to the building project to which this application relates. It reflects Selwyn District Council's current understanding of information relevant to this project, based on information provided and currently held on Council files and records. No property inspection or title search has been undertaken. Note that further relevant information may come into the Council's possession subsequent to the date of issue.

Selwyn District Council has used its best endeavours to ensure that all information provided in this project information memorandum is correct and complete in all material respects. 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.

In the event that a material error or omission can be proven, the Council's liability, whether in contract or in tort will be limited to the fee paid by the applicant of this project information memorandum to Council to obtain this report.

Should you find any incorrect or omitted information contained within this document please contact Council on (03) 347 2800 with the details to enable the property file to be updated.

## **Form 3**

### **Development contribution notice**

*Section 36, Building Act 2004*

To: HK Lo & SPJ Lee, 109a Suva Street, Upper Riccarton, Christchurch, 8041

A code compliance certificate for the building work referred to in the attached project information memorandum or building consent number BC220881 will not be issued until a development contribution of \$5,066.00 is paid. The development contribution must be paid to the Selwyn District Council.

Development contribution is required for the following reasons:

Large residential dwelling

If the development contribution is not paid,-

(a) the Council may, under section 208(b) of the Local Government Act 2002, withhold the code compliance certificate that would be issued under section 95 of the Building Act 2004:

(b) the building consent authority, under section 94(4) of the Building Act 2004, must refuse to issue a code compliance certificate for the building work until it has received-

(i) evidence that the development contribution has been paid or made by the owner to the Council; or

(ii) a copy of a written agreement between the owner and the Council that the code compliance certificate may be issued:

(c) the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under subpart 5 of Part 3 of the Land Transfer Act 2017 as a charge on the title of the land in respect of which the development contribution was required.

For further information regarding this memorandum email [development.contributions@selwyn.govt.nz](mailto:development.contributions@selwyn.govt.nz), or contact the duty planner on (03) 347 2868.

Rachel Sugrue

Resource Consents Technical Advisor

On behalf of: Selwyn District Council

Issue Date: 11 May 2022

# Services Map

