Project information memorandum

Section 34, Building Act 2004

Application

PIM Number:	260323P
Owner:	I Shephard Interiors Limited C/- Karen Van Der Mespel 100 Lake Terrace East Mount Gambier 5290
Issue Date:	03 March 2026

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:	115 Solihull Drive Rolleston
Legal description:	Lot 61 of S/D of Lot 4003 DP 616748
Valuation number:	2405538430

Building work can proceed following formal notification of:
1. Building consent approval being received from a building consent authority that is within its scope authorised to grant a building consent for the proposed building work, and
2. Approvals/authorisations being obtained from the other agencies identified in this Project Information Memorandum.

This project information memorandum does NOT constitute a building consent.

Definitions

"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) is 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: A Flood Assessment Certificate (250547) has been obtained in relation to the site and is valid for 2 years from the date of issue. 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.

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

Plains Flood Management Overlay – where flooding from a 200-year Average Recurrence Interval (ARI) flood event needs to be managed.

Liquefaction Damage Unlikely Overlay - areas within the Selwyn District where damaging liquefaction is unlikely to occur following an earthquake.

For further information visit https://eplan.selwyn.govt.nz/review or please contact the duty planner on 0800SELWYN (0800735996)

For further enquiries regarding the proposed project contact the Planning department 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.

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/.

This site may be subject to natural hazards requiring specific engineered design. Hazards relevant to this site are:
- Inundation (Including flooding, overland flow, storm surge and ponding)

Engineered fill may be present on this site. As the subdivision process has yet to be completed council has no information available regarding extent and depth of any fill that may have been placed on site.
A site subsoil investigation will need to be carried out prior to building to verify that 'Good Ground' can be achieved on the site and to determine the subsoil classification in accordance with NZS1170. Verification of good ground and data of site investigation must be submitted as part of the building consent or certificate of acceptance application.
The definition of 'Good Ground' can be found in the definitions section of the New Zealand Building Code Handbook, and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Soak pit depth must be located 1m above the ground water level in order to be a permitted activity under the Land Water Regional Plan. Failure to achieve this requirement may result in a Resource Consent from Canterbury Regional Council being necessary. Percolation testing in accordance with E1/VM1 will be required to determine that adequate soakage is achievable.

For further enquiries regarding the proposed project contact the Building department bca@selwyn.govt.nz or 03 347 2839.

Infrastructure Utilities

Wastewater
The property/development site has an existing Council maintained point of supply that is connected to Councils wastewater reticulation network.

Stormwater
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.

Stormwater from the roof(s) is to be disposed of to the ground via a soak hole.
All Stormwater assets (i.e. soak pit) created within the private lot boundary are to be privately owned and maintained.

Water
Rolleston water supply is available. The supply is an on demand metered supply.

If you operate a business from a residential property you may be required to supply, install and maintain a private testable backflow preventor immediately inside the boundary adjacent to the water toby. Please ensure you comply with the Councils Backflow Prevention Policy which is available on the Council Website (Selwyn District Council - Council Policies).

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.

Other information
No Services map provided as this area has not been mapped yet. It is the responsibility of the consent holder to confirm the location of all services within the road reserve. Council's records can be viewed on the Canterbury Maps website (Home | Canterbury Maps).

Council does not guarantee the accuracy of the records shown on Canterbury Maps and all information identified on that site should be taken as approximate until an on-site inspection confirms otherwise.

Before undertaking any excavation work check the service maps showing the location of underground pipes and cables available from www.beforeudig.co.nz.

For further enquiries regarding the proposed project contact the Assets department water.services@selwyn.govt.nz or 03 347 2857.

Other

Other information
The consent holder is responsible for all damage occurring to Council infrastructure as a result of all works associated with the exercising of the building consent. Any damage to Council infrastructure including and not

limited to unnecessary damage to the berm's, footpaths and kerb and channel adjacent to the development site must be fully remediated by the consent holder prior to code compliance certificate being granted.

Alterations to an existing vehicle crossing or the installation of a new vehicle crossing require a Council approval to be granted prior to construction. Approval can be obtained by applying for a vehicle crossing application on SDC's website (Selwyn District Council - Application to Form a Vehicle Crossing (Entranceway)). For any questions about the process feel free to contact transportation@selwyn.govt.nz.

For further enquiries regarding the proposed project contact the Assets department 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.

Flood Model Results



20m

1,549,460.609 5,169,612.681 Meters

App State

Click to restore the map extent and layers visibility where you left off.

Sheet Index		
Layout ID	Revision	Layout Name
A.00	A1	COVER PAGE
A.01	A1	SITE PLAN
A.02	A1	FLOOR PLAN
A.03	A1	ELEVATIONS



SDC - Project Information Memorandum - 260323 - Pg 1 of 4 - 3/03/2026

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LOT 61
ARBOR GREEN

115 SOLIHULL DRIVE
ROLLESTON

FOR I. SHEPHARD HOMES LTD

N

ISSUE: **A1**

FILE Nº : 25025
DATE : 8/02/2026

COVER PAGE

A.00

SCALE :

SDC - Project Information Memorandum - 260323 - Pg 2 of 4 - 3/03/2026

LEGAL DESCRIPTION
LOT 61
DP 624732

SITE AREA: 395m²

BUILDING COVERAGE AREA (OVER ROOF): 187.5m²

BUILDING COVERAGE: 47.5%

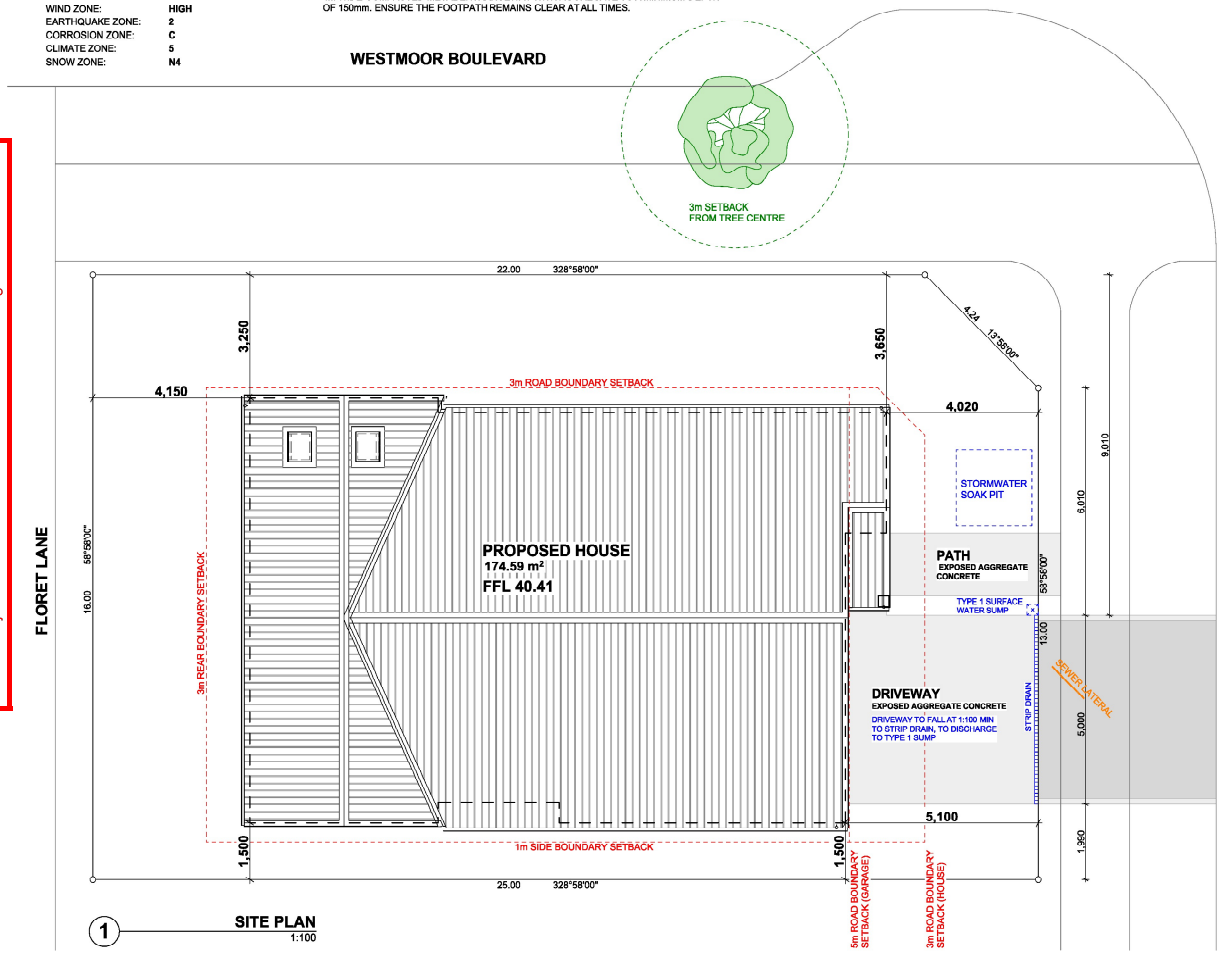
SITE DESIGN PARAMETERS:

WIND ZONE:	**HIGH**
EARTHQUAKE ZONE:	**2**
CORROSION ZONE:	**C**
CLIMATE ZONE:	**5**
SNOW ZONE:	**N4**

ERECT TEMPORARY CONSTRUCTION FENCING, 2m HIGH CHAINLINK OR SIMILAR, ALONG THE ROAD BOUNDARIES FOR THE DURATION OF THE WORK, TO COMPLY WITH NZBC F5/AS1. EXISTING FENCING TO BE MAINTAINED TO ALL OTHER BOUNDARIES.

WHERE REQUIRED INSTALL HOARDINGS OR A SILT SOCK TO THE ROAD BOUNDARIES TO ENSURE SURFACE WATER RUN-OFF FROM THE SITE DOES NOT FLOW ONTO A PUBLIC FOOTWAY.

SITE ACCESS TO BE STABILISED BEFORE COMMENCING CONSTRUCTION. INSTALL A 4m WIDE COMPACTED METAL ENTRANCEWAY WITH AGGREGATE TO A MINIMUM DEPTH OF 150mm. ENSURE THE FOOTPATH REMAINS CLEAR AT ALL TIMES.



1 **SITE PLAN** 1:100

SITE BENCHMARK (NTS)
SS.8
SEWER MANHOLE
CENTRE OF SOLIHULL DRIVE
LL 39.93 NZVD 2016

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SITE PLAN

A.01

SCALE : 1:100

SDC - Project Information Memorandum - 260323 - Pg 3 of 4 - 3/03/2026

NOTES:

2 COAT WATERBOURNE ENAMEL PAINT FINISH TO WET AREAS. RESENE SPACECOTE LOW SHEEN KITCHEN & BATHROOM OR SIMILAR.

SHEET VINYL FLOORING TO KITCHEN, ENSUITE & BATHROOM. SEAL UNDERSIDE OF SKIRTING BEFORE FIXING.

STEEL TROWEL FINISH CONCRETE FLOOR TO LAUNDRY IN GARAGE, SEALED AT EDGES WHERE WATERSPLASH MAY OCCUR.

GRADE A SAFETY GLAZING TO SHOWER SCREENS AND DOORS.

HOT WATER CYLINDER TO BE 250L MAINS PRESSURE.

HOT AND COLD WATER TO BE RUN IN POLYBUTYLENE PIPEWORK.

DOWNLIGHTS TO BE LED, IC OR IC-F RATED.

ELECTRIC LIGHTING TO PROVIDE 20 LUX MIN ILLUMINANCE PER M² OF FLOOR AREA AT FLOOR LEVEL AS PER TABLE 1, G8/AS1.

RANGEHOOD OVER COOKTOP TO HAVE 50 L/S MIN FLOW RATE & BE DUCTED TO SOFFIT OUTLET.

FV MECHANICAL EXTRACT WITH 25L/S MIN FLOW RATE DUCTED TO SOFFIT OUTLET.

SD INTERCONNECTED HARD WIRED SMOKE ALARMS TO COMPLY WITH **NZS 4514:2021**, UL217, CAN/ULC S531, RS FN 14604, ISO 12239, AS 3786.

SMOKE ALARMS MUST HAVE A HUSH BUTTON & TEST BUTTON.
SMOKE ALARMS ARE NOT TO BE INSTALLED IN DEAD AIR SPACES, WITHIN 300mm OF LIGHT FITTING, WITHIN 400mm OF AIR SUPPLY OPENING OR CEILING FAN BLADES. NOT TO BE IN, NEXT TO OR DIRECTLY ABOVE HEATERS, AC VENTS, OR OPENING WINDOWS.



1 **FLOOR PLAN**
1:100

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ISSUE: **A1**

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FLOOR PLAN

A.02

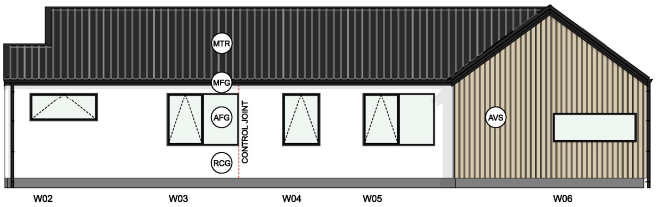
SCALE : 1:100

KEY:	
MTR	METALCRAFT T-RIB ROOFING 0.40 BMT COLORSTEEL MAXAM PITCH: 36°, 18°
MFG	METALCRAFT 185 FASCIA AND QUAD GUTTER 80Ø DOWNPIPES 0.55 BMT COLORSTEEL MAXAM
RCG	REGENE CONSTRUCTION SYSTEMS GRAPHEX INSULATED FACADE SYSTEM 50mm GRAPHEX EPS PANEL WITH ACRYLIC RENDER FINISH
AVS	ABODO VULCAN VERTICAL SHIPLAP TIMBER CLADDING
AFG	POWDERCOATED THERMALLY BROKEN ALUMINIUM FRAMED WINDOWS & DOORS WITH LOW E GLASS & ARGON GAS
VFS	VELUX FS M02 780x780mm DOUBLE GLAZED FIXED SKYLIGHTS

RISK MATRIX - ELEVATIONS BASED ON WORST INSTANCE		
WIND ZONE	HIGH	1
NUMBER OF STOREYS	LOW	0
ROOF / WALL INTERSECTS	LOW	0
EAVES WIDTH	V. HIGH	5
ENVELOPE COMPLEXITY	MED	1
DECK DESIGN	LOW	0
TOTAL RISK SCORE:		**7**



1 **NORTH ELEVATION**
1:100



STREET FACING GLAZING: 8.2m² = 20%

2 **EAST ELEVATION**
1:100



STREET FACING GLAZING: 3.4m² = 26%

3 **SOUTH ELEVATION**
1:100



4 **WEST ELEVATION**
1:100

SDC - Project Information Memorandum - 260323 - Pg 4 of 4 - 3/03/2026

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ELEVATIONS

A.03

SCALE : 1:100