

## Land Information Memorandum

### Application

Rachael Gauld	No.	LM1801765
Conway Lane Law Limited	Application date	15 October 2018
PO Box 576	Issue date	16 October 2018
Rangiora 7440	Phone	039090101
Client's Reference: 1123 - Forsyth	Fax	

### Property

Valuation No.	2159410501
Location	2 Finchley Mews (Pvt) RANGIORA
Legal description	LOT 2 DP 376473
Owner	Rossal Holdings (2000) Limited
Area (hectares)	0.123100

### Rates

Government Valuation	
Land	\$275,000
Capital Value	\$680,000
Improvements	\$405,000
Date of Last Revaluation	01 Aug 2016
Current Rates Year 1st July 2018 to 30th June 2019	
Annual Rates	\$3,549.89
Current Instalment	\$887.39
Current Year – Outstanding Rates	\$2,662.39
Arrears for Previous Years	\$0.00
Next Instalment Due	20/11/2018
Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.	

This Land Information Memorandum (LIM) has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987. It contains all the information described in section 44A(2) that is held by the Waimakariri District Council in relation to the land, as at the date above. It is based on a search of the Council's records only and there may be other information relating to the land which is not held by the Council. The records may not show illegal or unauthorised structures or other work on the land.

The Council has not undertaken an inspection of the land or any building(s) on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult the Council if you have any questions.

The inclusion or omission of information in or from this LIM does not limit or affect the Council's functions, powers or duties in relation to the land under any statute, regulation, bylaw, policy, or other enactment.

The Council will, upon request, provide additional information about the land. There will generally be an additional fee payable, based on the amount of time required to locate, collate and provide the requested information.

### Planning/Resource Management

#### WAIMAKARIRI DISTRICT PLAN

The Waimakariri District Plan is the operative planning document for the district. All land uses, development and subdivision must comply with its provisions.

The zoning for this property in the District Plan is Residential 2, see attached plans and information regarding Outline Development Plan 146 affecting this property.

The District Plan is available at Council Service Centres, Libraries and on our website <https://www.waimakariri.govt.nz/your-council/council-documents/district-plan> for any further planning information required.

29/03/06	<u>RESOURCE CONSENT RC065038</u>	2 LOT SUBDIVISION OF PT RS 1627. OBJECTION ISSUED 31/07/06, copies attached (Certificate of Conditions & Consent Notices issued 07/08/06, copies attached)
03/04/06	<u>RESOURCE CONSENT RC065058</u>	42 LOT SUBDIVISION OF LOT 2 FROM RC065038. OBJECTION ISSUED 05/09/06, copies attached (Certificate of Conditions issued 19/10/06, copy attached)
19/10/06	<u>RESOURCE CONSENT RC065519</u>	REVOCATION OF CONSENT NOTICES, copy attached

No other information located

**Land Use on Contiguous Properties****3 & 4 Belgrave Drive (Lot 2 & 3 DP 355179)**

18/09/04 RESOURCE CONSENT RC045603 35 LOT SUBDIVISION OF LOT 10 DP 330400  
(Certificate of Conditions issued 13/09/05)

08/07/05 RESOURCE CONSENT RC055320 VARIATION TO CONDITIONS IN RC045603

**4 Belgrave Drive (Lot 3 DP 355179)**

28/02/08 RESOURCE CONSENT RC085059 INSTALL VEHICLE CROSSING 5.2 METRES  
FROM ADJACENT VEHICLE CROSSING

**4 Chesterfield Place (Lot 8 DP 376473)**

31/10/07 RESOURCE CONSENT RC075598 ERECT DWELLING WHICH BREACHES  
RECESSION PLANES

Copies of the above resource consents are available upon request.

**Building**

16/01/08 BUILDING CONSENT BC071461 ERECT DWELLING WITH ATTACHED GARAGE  
AND MASPORT LE3000 LOG BURNER (Code  
Compliance Certificate issued 10/02/11, copy  
attached)

It is recommended that Council records are viewed and compared with the actual structure(s) and activities on site to identify any illegal or unauthorised building works or activities.

Site plan, floor plan and elevations are attached.

**Sewer and Water**

Sewer Available - Eastern Districts Sewer - 1-4 – plan attached

Water Available - Water – Rangiora – plan attached  
Water quality information for each public water supply scheme can be found by following the link below and click on "Water Quality Testing Results":  
<https://www.waimakariri.govt.nz/services/water-services/water-supply>

Copy of as built drainage plan attached.

No other information located

**Land and Building Classifications**

Heritage Site Reference: No Information Located.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

**Compliance with The Building (Pools) Amendment Act 2016**

No swimming pool shown on Council records.

Swimming pools must be fenced as required by The Building (Pools) Amendment Act 2016. Owners are advised that an inspection of the swimming pool fencing is mandatory every 3 years to ensure its ongoing compliance with The Building (Pools) Amendment Act 2016.

**Land Information Memorandum****4****Vehicle Crossing Requirements**

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land.

**Special Land Features**

Wind Zone	High
Earthquake Zone	2
Snow Load Zone	4
Other	No Information located

**Licences/Environmental Health**

No Information located

**Network Utility Operators**

Contact Mainpower for power availability.  
Contact Chorus for phone availability.

### Other Information

Fill Plans held by the Council show the site has been subject to filling. See attached Earthworks. An engineer's report on ground conditions may be required prior to development, depending on the nature and location of this fill in relation to any building work.

The Council has completed mapping a flood hazard assessment for the District, this will be included in the next District Plan. The mapping indicates where land could be subject to flooding in a significant rainfall event. A copy of the map for a 1: 200 year event for the area surrounding this property is attached with explanatory notes. Copies of the 1:100 and 1:500 year event maps are available if required.

This property is in an area categorised as "Damaging Liquefaction Unlikely", however we advise you to refer to Environment Canterbury Report number R12/83 for more information - <https://www.ecan.govt.nz/your-region/your-environment/natural-hazards/earthquakes/liquefaction/>

Environment Canterbury has had a report undertaken on the general distribution and characteristics of active faults and folds in the Waimakariri District. We advise you to refer to Environment Canterbury report number R13/28 for more information.

For information on Natural Hazards Management (flood hazard, location of fault lines, areas that are susceptible to liquefaction and coastal erosion) and interactive map visit our website <http://www.waimakariri.govt.nz/have-a-say/lets-talk/consultations/natural-hazards-management> or phone the Council on 0800 965 468.

For information regarding Tsunami refer to the Waimakariri District Council's website on the following link <https://www.waimakariri.govt.nz/site-info/site-search?query=tsunami>

### Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Property boundaries shown on the attached copies of computer generated plans are based on the Digital Cadastral DataBase (DCDB). Topographical information shown (for example, buildings etc.) is captured by photogrammetric methods. The accuracy of the two methods of data capture is different and the relationship of buildings to boundaries cannot be relied on.
4. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.)
5. If a property is cross-leased any building alterations undertaken may affect the lease documents. If this is the case, appropriate resource consents pursuant to the Resource Management Act 1991, and amended Certificates of Title, should be obtained to reflect the correct situation.
6. It is in your interests to locate the boundary pegs by discovery or redefinition before purchasing the property.

7. Property purchasers should ensure particularly with newly constructed dwellings that the vehicle crossing from the road onto the property is fully formed, in accordance with the Councils' specifications. A check can be made with the Customer Services, if any damage is noted, or if the crossing is not completed.
8. Any subdivision or other further development on this property which requires a new connection or an increased level of usage of Council provided services may be subject to the Council's development contributions policy, ie additional charges may be payable. Council services may include water supply, sewerage, stormwater drainage, reserves, roading and community infrastructure.
9. Use of open fires or older-style burners (older than 15 years within the Clean Air Zones) is not allowed. All older style wood burners that do not meet a 1 gram emission standard and are not on the Environment Canterbury authorised list that are 15 years or older can be replaced with a low emission wood burner provided that a building consent is issued by Waimakariri District Council before 31 October 2017. Refer to Environment Canterbury's website [www.ecan.govt.nz](http://www.ecan.govt.nz) or phone 0800 324 636 for further information.
10. The applicant is advised that this Land Information Memorandum (LIM) covers information held by the Waimakariri District Council. Any relevant information from Environment Canterbury held on Council files has been included. It is in your interest to also request a Land Information Request (LIR) from Environment Canterbury. Further information can be found at [www.ecan.govt.nz/services/online-services/property-information](http://www.ecan.govt.nz/services/online-services/property-information).
11. Territorial Authorities have a wide discretion as to the sort of information that is included in the LIM. Section 44A (3) provides that a Territorial Authority may provide in the LIM such other information concerning the land as the authority considers, as its discretion, to be relevant.
12. This Land Information Memorandum does not contain all information held in a property file. Property files may be requested by telephoning the Council's Contact Team on 03 311 8900 or by visiting a Council Service Centre.



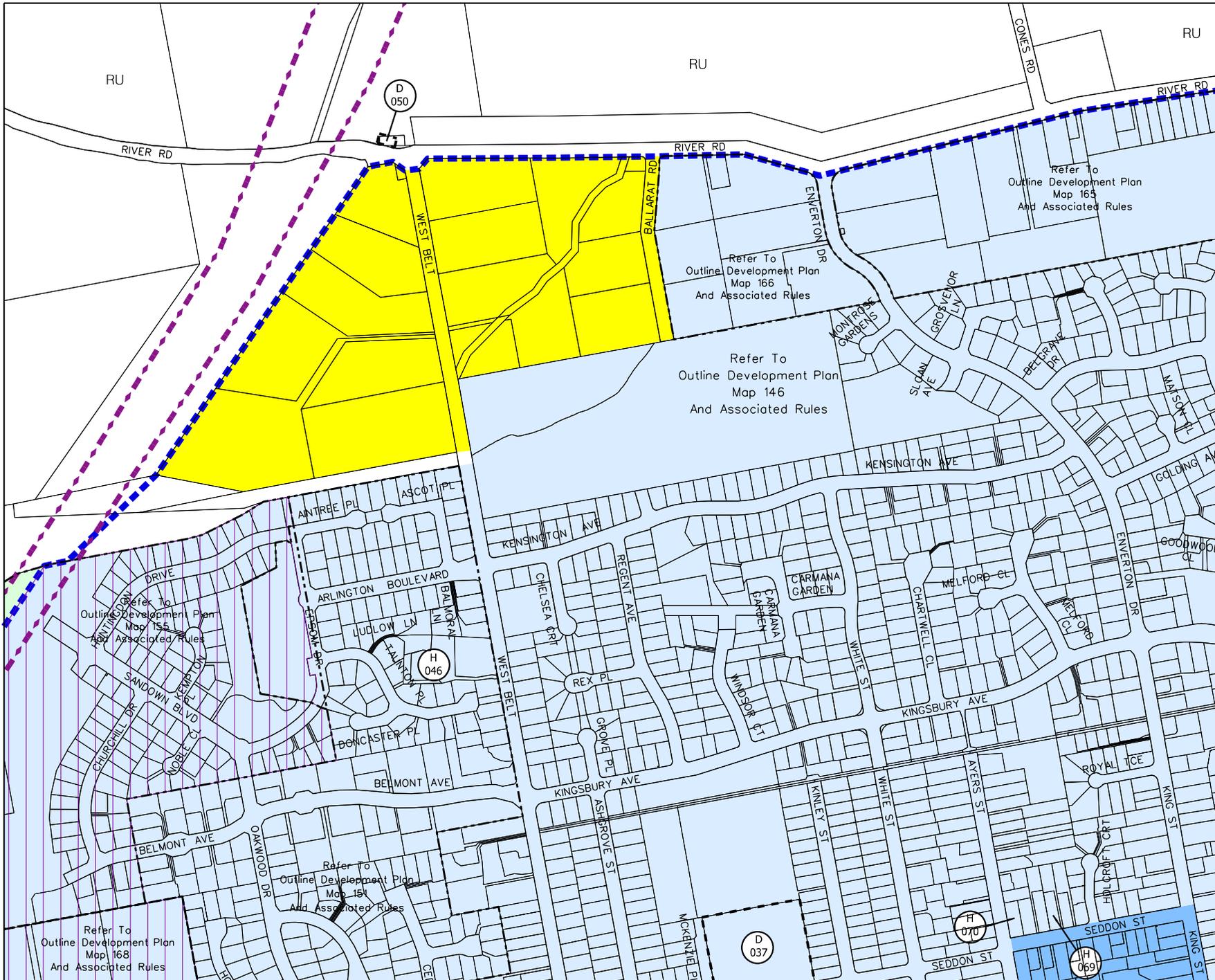
Name: \_\_\_\_\_

Date: 16 October 2018

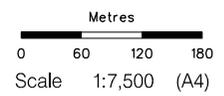
MARK DUNCAN

PROPERTY INFORMATION OFFICER

Signed on Behalf of Council



NOTE:  
Disclaimer - refer to map legend sheet



	34	
110A	110	111
112A	112	113
95		

**Rangiora**  
**110**

URBAN LEGEND (Sheets 77 to 133)

	Zone Business 1		Zone Rural		Designations		River Reaches subject to esplanade provisions
	Zone Business 2		Zone Mapleham Rural 4B		Heritage Sites		Limited Access Road
	Zone Business 3		Subdivision Constraint Rural		Vegetation and Habitat Sites		Road to be Closed
	Zone Business 4		Subdivision Constraint Area (Policy 18.1.1.8)		Notable Plant Sites		Outline Development Plan Required Boundary
	Zone Business 5		Pegasus Rural Zone See Map 142		Archaeological Sites		Coastal Marine Area boundary
	Zone Business 6		Localised Flooding Area		Waahi Tapu / Waahi Taonga		Average Noise Exposure Contours; Christchurch International Airport
	Zone Residential 1		Goat control area	<b>NOTE:</b>	These notations do not necessarily indicate the precise position of the Site, nor relate to the size of any Site.		Noise Level in dBA Ldn
	Zone Residential 2			<b>NOTE:</b>	See Rule 23.1.1.17 for goat control (includes Outstanding Landscape areas)		50 Noise Level in dBA Ldn
	Zone Residential 3						Transit New Zealand Designation
	Zone Residential 4A		LURP (Land Use Recovery Plan) LURP Priority Areas - Business Zoned				Tranz Rail Designation
	Zone Residential 4B		Not Yet Zoned				Transpower High Voltage Lines
	Zone Residential 5		LURP Priority Areas - Residential Zoned				Waimakariri District boundary
	Zone Residential 6		Not Yet Zoned				Projected Infrastructure Boundary
	Zone Residential 6A						
	Zone Residential 7						

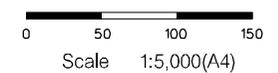
**NOTE:**  
The planning maps are produced in colour and are intended to provide accurate and adequate information as at the date of publication and at the scale at which they are published. The Waimakariri District Council will not accept liability to any person or entity arising out of any reliance in part or full, by such person or entity upon any of the contents of the planning maps for any purpose in circumstances where they are reproduced in a way that alters the scale, and / or colour or any other detail of the maps, and the information contained therein.



-  OUTLINE DEVELOPMENT PLAN AREA
-  EXISTING ROAD
-  LOCAL ROAD
-  PROPOSED ROAD DESIGN
-  PEDESTRIAN CYCLEWAY ACCESS
-  STORMWATER MANAGEMENT AREA
-  PERMEABLE FENCE REFER RULE 31.1.1.35

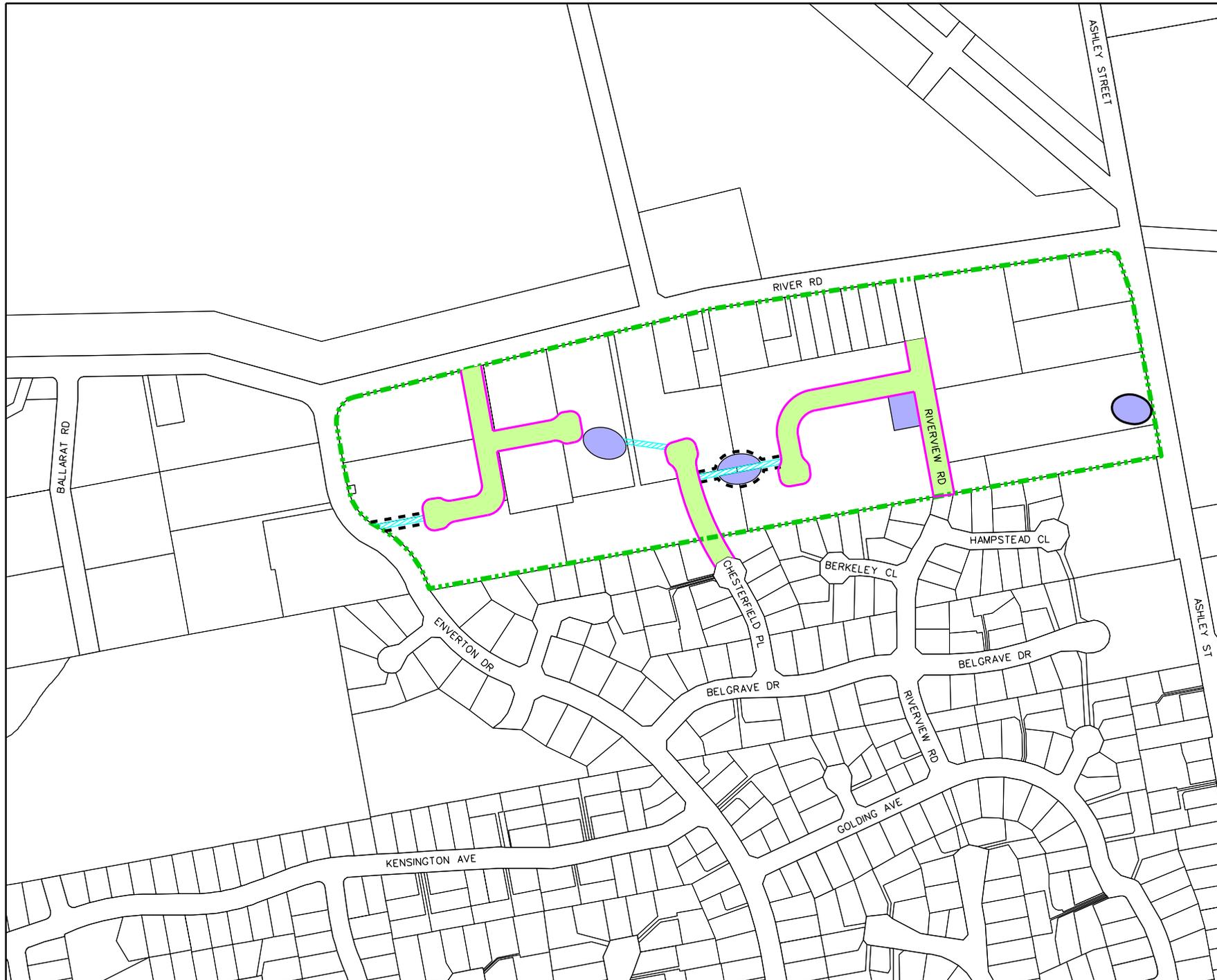
**PEDESTRIAN & CYCLE ACCESSWAYS**  
 THE PEDESTRIAN AND CYCLE ACCESSWAYS SHOWN ON THIS PLAN ARE INTENDED TO ENCOURAGE WALKING AND CYCLING BY PROVIDING SHORTER AND MORE ATTRACTIVE ROUTES THAN THE ROAD NETWORK. THEY ALSO PROVIDE LOCATIONS FOR SERVICES. THEY SHOULD BE DESIGNED TO PROVIDE FOR LANDSCAPING, CLEAR SURVEILLANCE, ACCESS FOR MAINTENANCE FOR ANY SERVICES AND HAVE A MINIMUM WIDTH OF 10 METRES.

NOTE:  
 Disclaimer - refer to map legend sheet



North Rangiora  
 Enverton Drive: Ashley Street  
 Outline Development Plan

165



32.1.1.28

Subdivision within the following areas shall generally comply with the Outline Development Plan for that area.

- a. The Residential 4B Zone of Mandeville identified on District Plan Maps 91 to 93 and the Mandeville Outline Development Plan on District Plan Map 141.
- b. The Residential 2 and Residential 4B Zones of North Rangiora on District Plan Maps 110 and 111 and the North Rangiora Outline Development Plan on District Plan Map 146.
- c. Southbrook Business 2 Zone identified on District Plan Maps 118 and 119.
- d. East Rangiora identified on District Plan Maps 113, 114 and 117.
- e. West Rangiora (North of Oxford Rangiora Road) identified on District Plan Maps 110 and 112.
- f. West Rangiora (South of Oxford Rangiora Road) identified on District Plan Maps 112 and 116.
- g. East Woodend identified on District Plan Maps 128 and 131 and the East Woodend Outline Development Plan on District Plan Map 153.
- h. Residential 5 Lees Road identified on District Plan Map 140.
- i. Pegasus identified on District Plan Map 142.
- j. Mapleham Rural 4B Zone identified on District Plan Map 147.
- k. North Kaiapoi identified on District Plan Map 156.
- l. The Residential 2 and 4A Zones of North West Rangiora identified on District Plan Map 155.
- m. The Residential 2 Zone Ashley Street – Enverton Drive, North Rangiora identified on District Plan Map 165.
- n. The Residential 2 Zone Northbrook Road Rangiora identified on District Plan Map 157.
- o. The Residential 4A Zone North Eyre Road, Mandeville North on District Plan Map 159.
- p. The Residential 4A Zone Waikuku Beach identified on District Plan Map 161.
- q. The Residential 4A Zone Wards Road, Mandeville North identified on District Plan Map 162.
- r. The Residential 2 Zone Enverton Drive - Ballarat Road North Rangiora identified on District Plan Map 166.
- s. The Residential 7 Zone West Kaiapoi, identified on District Plan Map 164.
- t. North Woodend identified on District Plan Map 158.
- u. The Residential 2 Zone East Kaiapoi identified on District Plan Map 163.
- v. The Residential 2 Zone Oxford Road West Rangiora identified on District Plan Map 168.
- w. The Residential 4A Zone, Bradleys Road, Ohoka, identified on District Plan Map 169 and more particularly described in Appendix 32.2.
- x. The Kaiapoi Business 5 Zone identified on District Plan Map 170.
- y. The Residential 4A Zone, Woodend Beach Road, Woodend, as identified on District Plan Map 171.
- z. The Residential 2 Zone North East Woodend identified on District Plan Map 172.
- aa. South West Rangiora identified on District Plan Map 173.
- ab. The Residential 4A Zone Mill Road Ohoka identified on District Plan Map 160.
- ac. The Residential 4A Zone McHughes Road, Mandeville North identified on District Plan Map 174.
- ad. The Todds Road Business 2 Zone identified on District Plan Map 175.
- ae. The Business 6 Zone identified on District Plan Map 180.
- af. Central Rangiora, identified on District Plan Map 178.
- ag. Maori Reserve 873 identified on District Plan Map 176B.
- ah. The Mandeville Road – Tram Road, Mandeville North Residential 4A Zone identified on District Plan Map 182.
- ai. The Residential 2 Zone Lehmans Road, West Rangiora identified on District Plan Map 183.
- aj. The Residential 4A Zone (Mandeville Road/McHughes Road, Mandeville North) identified on District Plan Map 179.

CROSS REFERENCE: Rule 21.8

RC065038/06032900026

21594-105-00

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **E B & B J Spurr** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to subdivide an existing title being 5.1597 hectares into two lots being Lot 1 (0.99ha) and Lot 2 (4.12ha) with associated Lots 3 (357m<sup>2</sup>) and Lot 4 (85m<sup>2</sup>) to be vested in Council as reserve and Lots 5 (30m<sup>2</sup>) and Lot 6 (30m<sup>2</sup>) to vest in council as Road in order to provide legal frontage for Lot 1.

DECISION

The District Plan Manager, on the 29<sup>th</sup> March 2006, approved:

**THAT** pursuant to Section 104A of the Resource Management Act 1991, consent be granted to subdivide 5.1597 hectares into two lots being Lot 1 (0.99ha) and Lot 2 (4.12ha), with associated Lots 3 (357m<sup>2</sup>) and Lot 4 (85m<sup>2</sup>) to be vested in Council as local purpose reserve, and Lots 5 (30m<sup>2</sup>) and Lot 6 (30m<sup>2</sup>) to vest in Council as Road Reserve at 145 Ashley Street, Rangiora, being Pt RS 1627 as a controlled activity subject to the following conditions which are imposed under Section 108 of the Act:

1. The activity shall be carried out in accordance with the attached approved application plan.
2. **Standards**  
At all stages of design and construction shall accord with the Waimakariri District Council Engineering Code of Practice.
3. **Easements**  
All services, including open drains and access ways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

**4. Power and Telephone**

- 4.1 An appropriate network utility operator at the subdivider's expense shall provide underground electrical and telephone reticulation to the boundary of Lot 2.
- 4.2 Condition 4.1 as it applies to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**Development Contributions**

- 5.1 Pursuant to section 198 of the Local Government Act 2002, the consent holder shall pay eleven thousand nine hundred and seventy one dollars and fourteen cents (**\$11,971.14**) **including GST**; this amount is based on the following contributions

Description	Area	Units/ Lots	Factor (excluding GST) Per Unit/Lot \$	Amount (excluding GST) Total \$	Amount (inclusive GST) Total \$
Reserves	Business & Residential Zone	1	5,424.00	5,424.00	6,102.00
Water	Rangiora	1	1,037.00	1,037.00	1,166.63
Sewer	Eastern Districts	1	2,072.00	2,072.00	2,331.00
ODA Sewerage	Northern Area	1	188.00	188.00	211.50
Drainage	Rangiora	1	15.00	15.00	16.88
Roading	District	1	1,731.00	1,731.00	1,947.38
Community Infrastructure	Community Infrastructure	1	174.00	174.00	195.75
<b>Total</b>			<b>10,641.00</b>	<b>10,641.00</b>	<b>11,971.14</b>

**6. Water Supply**

- 6.1 The subdivider shall supply a domestic water supply to a minimum of 1m inside the boundary of Lot 2 from the existing 63 mm dia submain in Riverview Road.
- 6.2 The subdivider shall install a 15 mm dia lateral to service Lot 2, including the installation of a toby valve and valve box at the road frontage, in accordance with the Waimakariri District Council Engineering Code of Practice.
- 6.3 As the network utility provider, the Council at the subdivider's expense shall carry out all connections to the existing public water supply.
- 6.4 Conditions 6.1, 6.2 and 6.3 as they apply to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**7. Sewerage**

- 7.1 The reticulation for Lot 2 shall gravitate to the existing sewer main at the Riverview Road frontage.
- 7.2 The subdivider shall install all sewer reticulation to service each individual lot within the subdivision in accordance with the Waimakariri District Council Engineering Code of Practice. The reticulation design shall incorporate the following minimum requirements:
- a) The subdivider shall provide a 100 mm dia lateral off the public drain in Riverview Road to serve Lot 2.
- 7.3 The dwelling on Lot 1 shall connect to the reticulated sewerage system within 3 months of the connection becoming available on the western boundary. The cost of the connection works shall be borne by the Lot owner. Applicable financial and development contributions shall be assessed and payable at the time of the reticulation becoming available.
- 7.4 The existing septic tank servicing Lot 1 shall be capped and sealed upon connection to the reticulated system.
- 7.5 Conditions 7.1 to 7.4 as they apply to Lots 1 and 2 respectively shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of titles. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**8. Stormwater**

- 8.1 The subdivider shall install all stormwater reticulation to service each individual lot within the subdivision in accordance with the Waimakariri District Council Engineering Code of Practice.
- 8.2 The reticulation design shall incorporate the following minimum requirements:
- (a) Provision of a 100mm diameter stormwater lateral from 1.0m inside the roadside boundary of Lot 2 to the kerb & channel in Riverview Road.
- 8.3 Condition 8.1 as it applies to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2

**9. Roading Contributions**

- 9.1 Pursuant to Section 198 of the Local Government Act 2004 the subdivider shall pay to Council roading upgrading contributions for the upgrading of

Ashley Street along the property frontage. The value of this contribution is set at \$14,045.34 incl GST. See appendix A.

**10. Access**

- 10.1 The subdivider shall form and seal the access to Lot 1 at the northern boundary of the lot, to accord with the requirements of Waimakariri District Council Standard Drawing 600-212 (issue A).
- 10.2 Access to Lot 2 shall be installed to be in accordance with Waimakariri District Council Standard Drawing 600-212 (issue A) and in accordance with the Vehicle Crossings Bylaw 1997.
- 10.3 Condition 10.2 as it applies to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**11. Conditions Auditing**

- 11.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking. The developer, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed.

The minimum level of inspection shall be as follows:

**Services**

- Testing of water, sewer and stormwater mains and laterals.

**Access**

- Upon excavation to subgrade prior to backfilling
- Prior to final surfacing

**Trenching**

- Prior to backfilling of service trenches.

**Whole Works**

- Prior to issue of a certificate under Section 224(c) of the Resource Management Act.

11.2 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled.

Currently these rates are between \$65/hr and \$72/hr depending on the Council officer inspecting and between \$0.45/hr and \$ 0.70/km for kilometres travelled.

11.3 Conditions 11.1 and 11.2.2 as they apply to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

## 12. As Built Plans

12.1 "As Built" plans setting out in detail the location of all services shall be provided to the Council immediately following completion of the works and shall be available at the time of the final inspection. Two sets of plans shall be provided at a scale of 1:200 or 1:250.

12.2 Condition 12.1 as it applies to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

## 13. Lots to Vest

13.1 Lots 3 and 4 shall vest in Council as Local Purpose Reserve on deposit of the Title Plan.

13.2 Lots 5 and 6 shall vest in Council as Road on deposit of the Title Plan.

## 14. Works Conditions

14.1 That a certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 13 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the subdivider.

## ADVICE NOTES

- (a) All amounts shown above are GST inclusive.
- (b) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.
- (c) The subdivider is advised that upon any further subdivision of Lot 1, the

Council may look at acquiring a pedestrian access link between the South West corner of Lot 1 and Ashley Street.

## REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

- No person is deemed to be adversely affected by the proposal.
- The environmental effects will be no more than minor.
- The proposal is in accordance with the District Plans.

DATED at Rangiora this 29<sup>th</sup> day of March 2006



SIGNED by Hamish Dean  
PLANNING OFFICER

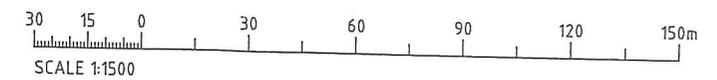
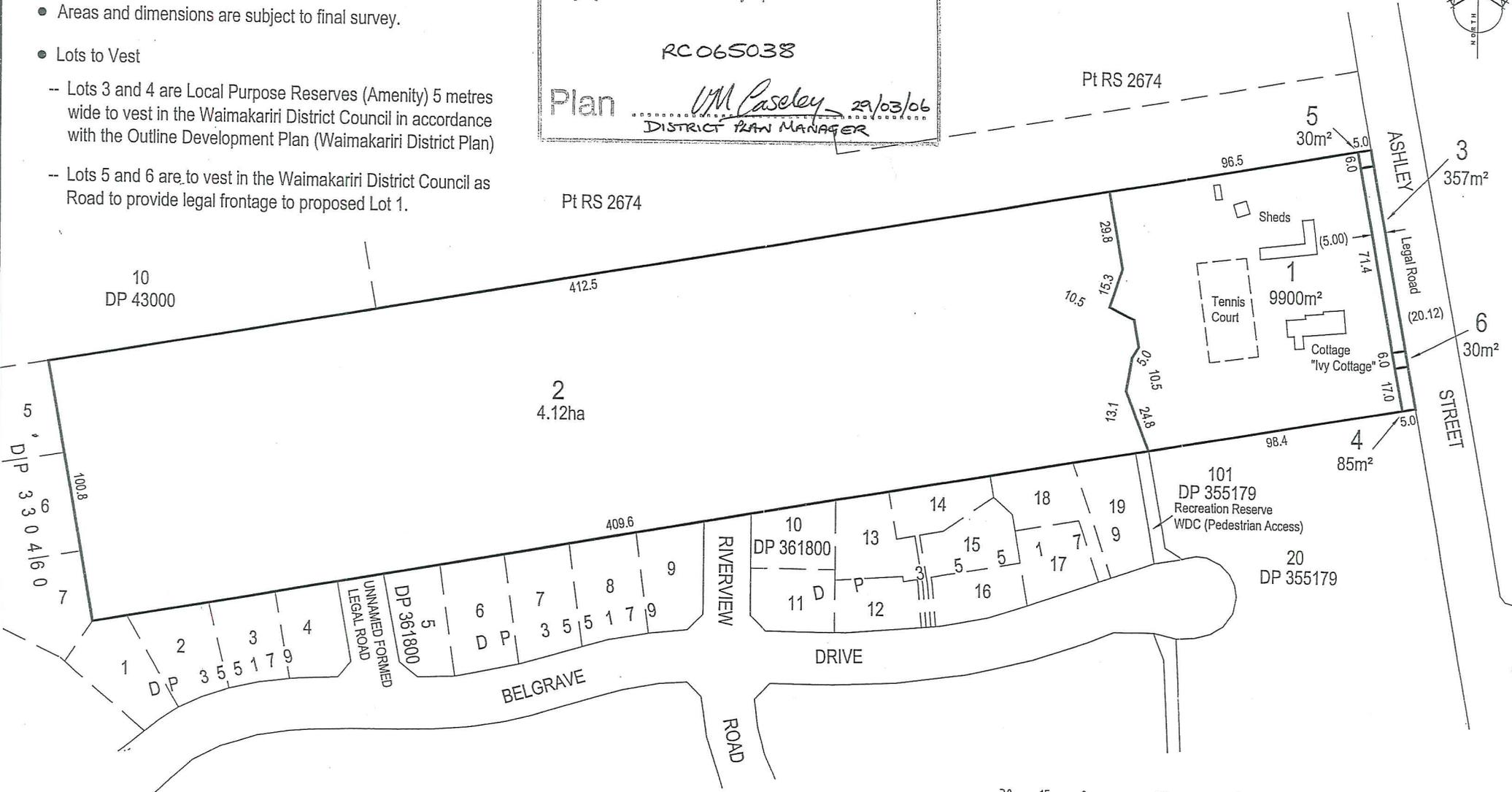
A3 NOTE:

- Subdivision Proposal Plan Only.
- Areas and dimensions are subject to final survey.
- Lots to Vest
  - Lots 3 and 4 are Local Purpose Reserves (Amenity) 5 metres wide to vest in the Waimakariri District Council in accordance with the Outline Development Plan (Waimakariri District Plan)
  - Lots 5 and 6 are to vest in the Waimakariri District Council as Road to provide legal frontage to proposed Lot 1.

**Approved Application**

RC 065038

Plan *UM Caseley* 22/03/06  
DISTRICT PLAN MANAGER



NOTE: CONNELL WAGNER ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT INTENDED AND DETAILED HEREON i.e. OBTAINING RESOURCE CONSENT

No.	Date	Revision Details	By	Ver.	App.
A	01/06	Application Plan	GC		

**Connell Wagner**  
 Connell Wagner Limited  
 First Floor, 320 High Street (PO Box 329)  
 Rangiora New Zealand  
 Telephone: +64 3 313 8776  
 Facsimile: +64 3 313 8035  
 Email: cwg@connellwagner.com

Client: **E.B. & B.J. Spurr**  
 145 Ashley Street  
 Rangiora

Project: **Subdivision**  
**House Site**  
**"Ivy Cottage" - Ashley Street**  
 Rangiora

Drawn	Signed	Date
TS	TS	01/2006
Designed	Signed	Date
GCC	GCC	01/2006
Verified	Signed	Date
GCC	GCC	01/2006
Approved	Signed	Date
GCC	GCC	01/2006

Drawing Title:  
**SUBDIVISION PROPOSAL PLAN**  
 Proposed Subdivision of Part  
 Rural Section 1627  
 Comprised in CT 384/236  
 (limited as to parcels)

CW Project No.	Scale	Drawing No.	Rev.
30076	1:1500 (A3)	1	A

RC065038/06080300039

21594-105-00

**WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of an objection lodged by **EB & BJ Spurr** for against conditions of RC065038 under Section 357 of the aforementioned Act.

**APPLICATION**

The applicants sought an objection pursuant to Section 357 of the Resource Management Act 1991 to conditions 7.3, 9.1, 10.1 and 13.1 placed on the decision of resource consent RC065038.

**DECISION**

The District Plan Manager, on the 31<sup>st</sup> July 2006, approved:

**THAT** pursuant to section 357D of the Resource Management Act 1991, the objection to conditions 1, 7.4, 9.1, 10.1, 13.1 and 13.2 of subdivision consent RC 065038 to subdivide 5.1597 hectares into two lots being Lot 1 (0.99ha) and Lot 2 (4.12ha), with associated Lot 3 (0.4498ha) to be transferred in Council as Road at 145 Ashley Street, Rangiora, being Pt RS 1627 be up held in part as follows:

**Amend Condition 1 to read as follows:**

1. The activity shall be carried out in accordance with the amended attached approved application plan, CW Project No. 30076, Drawing No. 1, Revision B.

**Amend Condition 7.4 to read as follows**

- 7.4 The existing effluent line out of the existing septic tank servicing Lot 1 shall be capped and sealed upon connection to the reticulated system.

**Amend Condition 9. to read as follows**

- 9.1 The subdivider shall pay a financial contribution to Council for the upgrading of Ashley Street along the property frontage. The value of this contribution is set at \$14,045.34 incl GST. This figure shall be CPI adjusted. See Appendix A.
- 9.2 Condition 9.1 shall be secured by way of a consent notice to section 221 of the Resource Management Act 1991 and registered on the title of Lot 1. This condition shall be met on any subdivision of Lot 1.

**Amend condition 10.1 to read as follows,**

- 10.1 The subdivider shall form and seal the access to Lot 1 at the northern boundary of the lot, to accord with the requirements of Waimakariri District Council Standard Drawing 600-214.

**Amend Condition 13.1 to read as follows**

- 13.1 Lot 3 shall be transferred to council as Road on deposit of the title plan

**Delete condition 13.2****ALL OTHER CONDITIONS REMAIN UNCHANGED****REASONS FOR THE DECISION**

Pursuant to Section 113 of the Act the Council was satisfied that:

- Council are agreeable to compensation being payable for the vesting of Lot 3 to Council as Road.
- The contribution to the upgrading of Ashley Street was incorrectly imposed under the Local Government Act 2002. It should have been imposed under the Resource Management Act through the District Plan requirement. It was agreed that this sum could be payable at the time of further subdivision of Lot 1.
- The environmental effects will be no more than minor.
- The proposal is in accordance with the District Plans.

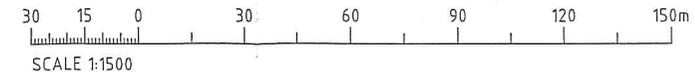
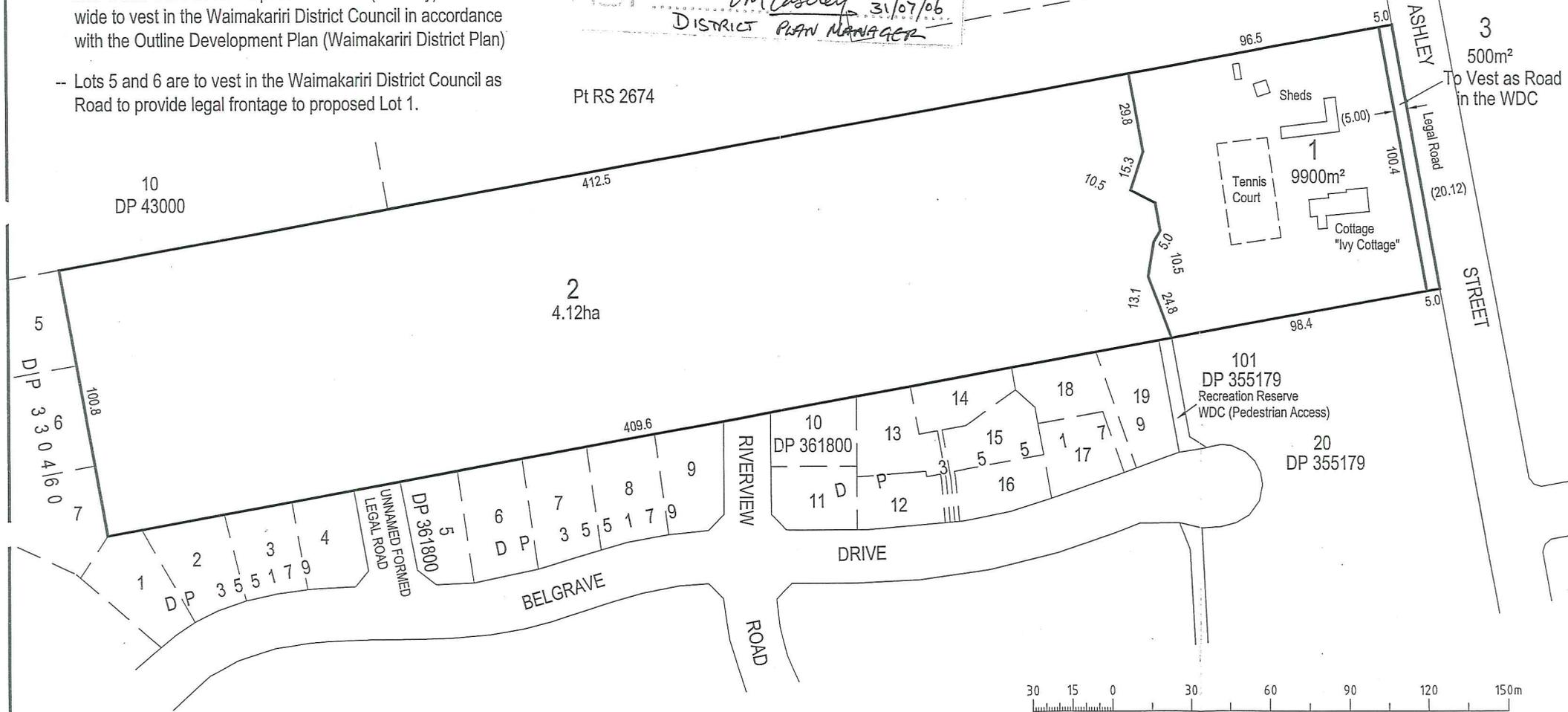
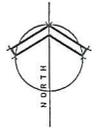
DATED at Rangiora this 3rd day of August 2006

  
SIGNED by Hamish Dean  
PLANNING OFFICER

A3 NOTE:

- Subdivision Proposal Plan Only.
- Areas and dimensions are subject to final survey.
- Lots to Vest
  - Lots 3 and 4 are Local Purpose Reserves (Amenity) 5 metres wide to vest in the Waimakariri District Council in accordance with the Outline Development Plan (Waimakariri District Plan)
  - Lots 5 and 6 are to vest in the Waimakariri District Council as Road to provide legal frontage to proposed Lot 1.

Approved Application  
 RC 065038  
 Plan  
*VM Casley* 31/07/06  
 DISTRICT PLAN MANAGER



NOTE: CONNELL WAGNER ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT INTENDED AND DETAILED HEREON i.e. OBTAINING RESOURCE CONSENT

No.	Date	Revision Details	By	Ver.	App.
B	06/06	Utility Reserves Deleted		NC	
A	01/03	Application Plan		GC	

**Connell Wagner**  
 Connell Wagner Limited  
 First Floor 320 High Street (PO Box 329)  
 Rangiora New Zealand  
 Telephone: +64 3 313 8776  
 Facsimile: +64 3 313 6035  
 Email: cw@connellwagner.com

Client:  
 E.B. & B.J. Spurr  
 145 Ashley Street  
 Rangiora

Project:  
 Subdivision  
 House Site  
 "Ivy Cottage" - Ashley Street  
 Rangiora

Drawn	Signed	Date
TS	TS	01/2006
Designed	Signed	Date
GCC	GCC	01/2006
Verified	Signed	Date
GCC	GCC	01/2006
Approved	Signed	Date
GCC	GCC	01/2006

Drawing Title:  
 SUBDIVISION PROPOSAL PLAN  
 Proposed Subdivision of Part  
 Rural Section 1627  
 Comprised in CT 384/236  
 (Limited as to parcels)

CW Project No.	30076
Scale	1:1500 (A3)
Drawing No.	1
Rev.	B

A person using Connell Wagner drawings and other data accepts the risk of:  
 1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;  
 2. using the drawings or other data for any purpose not agreed to in writing by Connell Wagner.

Land Registration District

Canterbury

Plan Number

DP 370522

Territorial Authority (the Council)

Waimakariri District Council

Certifications under the Resource Management Act 1991

Pursuant to the Resource Management Act 1991 I hereby certify that:

the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991 on the *5<sup>th</sup>* day of *July* 2006

Dated this *5<sup>th</sup>* day of *July* 2006



Principal Administrative Officer/Authorised Officer



## Digital Title Plan - LT 370522

Survey Number LT 370522  
 Surveyor Reference 30076 Spurr  
 Surveyor Neil Andrew Cox  
 Survey Firm Connell Wagner Ltd (Rangiora)  
 Surveyor Declaration

### Survey Details

Dataset Description LOTS 1- 3 BEING SUBDIVISION OF PART RS 1627  
 Status Initiated  
 Land District Canterbury Survey Class Class I Cadastral Survey  
 Submitted Date Survey Approval Date  
 Deposit Date

### Territorial Authorities

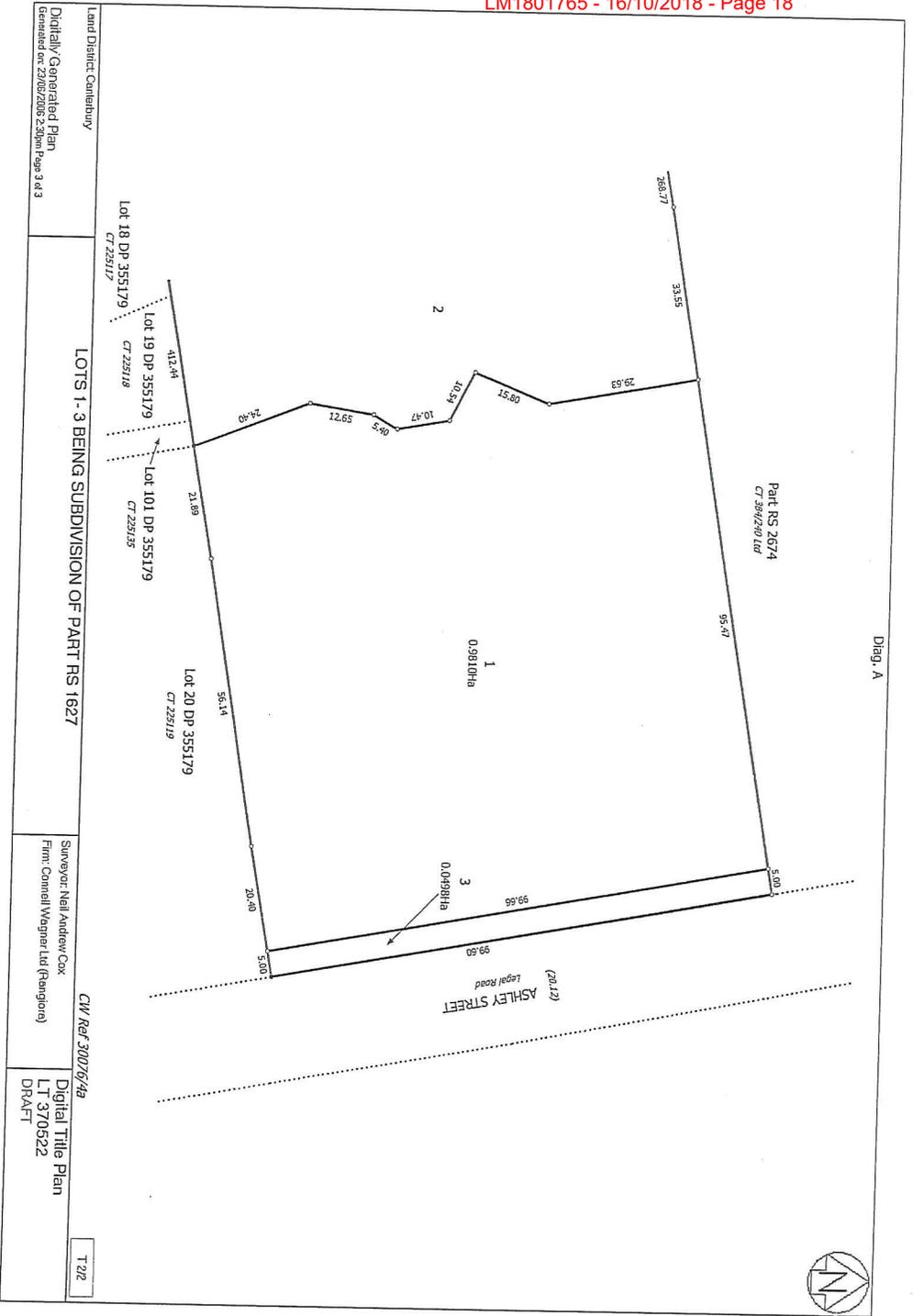
Waimakariri District

### Comprised In

CT CB384/236 Ltd

### Created Parcels

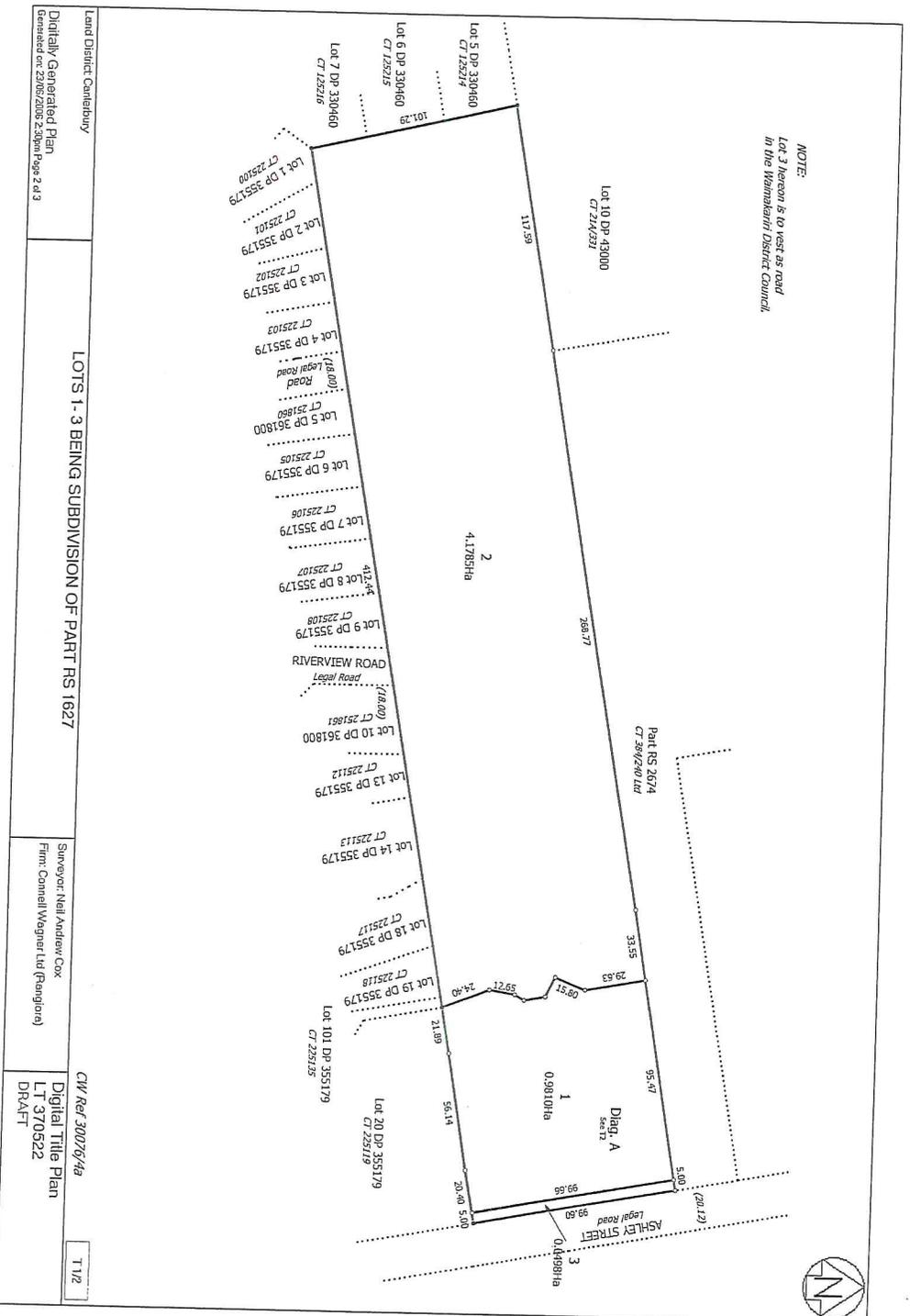
Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 370522	Fee Simple Title	0.9810 ha	285840
Lot 2 Deposited Plan 370522	Fee Simple Title	4.1785 ha	285841
Lot 3 Deposited Plan 370522	Vesting on Deposit for Road	0.0498 ha	
<b>Total Area</b>		<b>5.2093 ha</b>	



Land District: Conifurbury  
 Digitally Generated Plan  
 Generated on: 23/06/2008 2:30pm Page 3 of 3  
 Surveyor: Neil Andrew Cox  
 Firm: Connell Wagner Ltd (Rangiora)  
 Digital Title Plan  
 LT 370522  
 DRAFT

CW Ref: 30076/48

T 2/2



Land District: Conifurbury  
 Digitally Generated Plan  
 Generated on: 23/06/2008 2:30pm Page 2 of 3  
 Surveyor: Neil Andrew Cox  
 Firm: Connell Wagner Ltd (Rangiora)  
 Digital Title Plan  
 LT 370522  
 DRAFT

CW Ref: 30076/48

T 1/2

NOTE:  
 Lot 3 hereon is to vest as road  
 in the Waimakariri District Council.

RC065038

**CERTIFICATE ISSUED PURSUANT TO THE  
RESOURCE MANAGEMENT ACT 1991**

In the matter of the Land Transfer Plan 370522 and pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent (Lots 1 - 3 being subdivision of Part RS 1627) have been complied with to the satisfaction of the Waimakariri District Council, and a nine consent notices have been issued in respect to the conditions not met.

Dated at Rangiora this 7<sup>th</sup> day of August 2006



Authorised Officer

IN THE MATTER of the Resource  
Management Act 1991

AND

IN THE MATTER of an application by  
**EB & BJ Spur** to subdivide land into 2  
lots

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE  
RESOURCE MANAGEMENT ACT 1991**

**TO:** The District Land Registrar  
Canterbury Land Registry

**TAKE NOTICE** that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. An appropriate network utility operator at the subdivider's expense shall provide underground electrical and telephone reticulation to the boundary of Lot 2.

The above condition, as it applies to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**AND YOU** are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

**SCHEDULE**

Estate in fee simple containing 4.1785 hectares and being Lot 2 Deposit Plan 370522 and being a subdivision of Part RS 1627, Certificate of Title 384/236 Ltd.

Dated this 7<sup>th</sup> day of August 2006

**SIGNED** for and on behalf of  
the **WAIMAKARIRI DISTRICT COUNCIL**  
pursuant to Section 252 of the  
Local Government Act 1974

  
\_\_\_\_\_  
AUTHORISED OFFICER

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **EB & BJ Spur** to subdivide land into 2 lots

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **EB & BJ Spur** to subdivide land into 2 lots

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

**TO:** The District Land Registrar  
Canterbury Land Registry

**TAKE NOTICE** that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. The consent holder shall supply a domestic water supply to a minimum of 1m inside the boundary of Lot 2 from the existing 63 mm dia submain in Riverview Road.
2. The consent holder shall install a 15 mm dia lateral to service Lot 2, including the installation of a toby valve and valve box at the road frontage, in accordance with the Waimakariri District Council Engineering Code of Practice.
3. As the network utility provider, the Council, at the subdivider's expense shall carry out all connections to the existing public water supply.

The above conditions, as they apply to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**AND YOU** are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

**SCHEDULE**

Estate in fee simple containing 4.1785 hectares and being Lot 2 Deposit Plan 370522 and being a subdivision of Part RS 1627, Certificate of Title 384/236 Ltd.

Dated this 7<sup>th</sup> day of August 2006

**SIGNED** for and on behalf of  
the **WAIMAKARIRI DISTRICT COUNCIL**  
pursuant to Section 252 of the  
Local Government Act 1974

  
\_\_\_\_\_  
AUTHORISED OFFICER

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

**TO:** The District Land Registrar  
Canterbury Land Registry

**TAKE NOTICE** that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. The reticulation for Lot 2 shall gravitate to the existing sewer main at the Riverview Road frontage.
2. The consent holder shall install all sewer reticulation to service each individual lot within the subdivision in accordance with the Waimakariri District Council Engineering Code of Practice. The reticulation design shall incorporate the following minimum requirements:
  - a) The subdivider shall provide a 100 mm dia lateral off the public drain in Riverview Road to serve Lot 2.

The above conditions, as they apply to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of titles. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**AND YOU** are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

**SCHEDULE**

Estate in fee simple containing 4.1785 hectares and being Lot 2 Deposit Plan 370522 and being a subdivision of Part RS 1627, Certificate of Title 384/236 Ltd.

Dated this 7<sup>th</sup> day of August 2006

**SIGNED** for and on behalf of  
the **WAIMAKARIRI DISTRICT COUNCIL**  
pursuant to Section 252 of the  
Local Government Act 1974

  
\_\_\_\_\_  
AUTHORISED OFFICER

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **EB & BJ Spur** to subdivide land into 2 lots

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

**TO:** The District Land Registrar  
Canterbury Land Registry

**TAKE NOTICE** that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. The consent holder shall install all stormwater reticulation to service each individual lot within the subdivision in accordance with the Waimakariri District Council Engineering Code of Practice.

The above condition, as they apply to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of titles. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**AND YOU** are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

**SCHEDULE**

Estate in fee simple containing 4.1785 hectares and being Lot 2 Deposit Plan 370522 and being a subdivision of Part RS 1627, Certificate of Title 384/236 Ltd.

Dated this 7<sup>th</sup> day of August 2006

**SIGNED** for and on behalf of  
the **WAIMAKARIRI DISTRICT COUNCIL**  
pursuant to Section 252 of the  
Local Government Act 1974

  
\_\_\_\_\_  
AUTHORISED OFFICER

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **EB & BJ Spur** to subdivide land into 2 lots

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

**TO:** The District Land Registrar  
Canterbury Land Registry

**TAKE NOTICE** that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. Access to Lot 2 shall be installed to be in accordance with Waimakariri District Council Standard Drawing 600-212 (issue A) and in accordance with the Vehicle Crossings Bylaw 1997.

The above condition, as they apply to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of titles. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**AND YOU** are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

**SCHEDULE**

Estate in fee simple containing 4.1785 hectares and being Lot 2 Deposit Plan 370522 and being a subdivision of Part RS 1627, Certificate of Title 384/236 Ltd.

Dated this 7<sup>th</sup> day of August 2006

**SIGNED** for and on behalf of  
the **WAIMAKARIRI DISTRICT COUNCIL**  
pursuant to Section 252 of the  
Local Government Act 1974

  
\_\_\_\_\_  
AUTHORISED OFFICER

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **EB & BJ Spur** to subdivide land into 2 lots

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **EB & BJ Spur** to subdivide land into 2 lots

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

**TO:** The District Land Registrar  
Canterbury Land Registry

**TAKE NOTICE** that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. The consent holder shall pay a financial contribution to Council for the upgrading of Ashley Street along the property frontage. The value of this contribution is set at \$14,045.34 incl GST. This figure shall be CPI adjusted.

The above condition, as it applies to Lot 1 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title for Lot 1s. This condition shall be met on any subdivision of Lot 1.

**AND YOU** are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

**SCHEDULE**

Estate in fee simple containing .9810 hectares and being Lot 1 Deposit Plan 370522 and being a subdivision of Part RS 1627, Certificate of Title 384/236 Ltd.

Dated this 7<sup>th</sup> day of August 2006

**SIGNED** for and on behalf of the **WAIMAKARIRI DISTRICT COUNCIL** pursuant to Section 252 of the Local Government Act 1974



AUTHORISED OFFICER

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

**TO:** The District Land Registrar  
Canterbury Land Registry

**TAKE NOTICE** that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. "As Built" plans setting out in detail the location of all services shall be provided to the Council immediately following completion of the works and shall be available at the time of the final inspection. Two sets of plans shall be provided at a scale of 1:200 or 1:250.

The above condition, as they apply to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of titles. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**AND YOU** are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

**SCHEDULE**

Estate in fee simple containing 4.1785 hectares and being Lot 2 Deposit Plan 370522 and being a subdivision of Part RS 1627, Certificate of Title 384/236 Ltd.

Dated this 7<sup>th</sup> day of August 2006

**SIGNED** for and on behalf of the **WAIMAKARIRI DISTRICT COUNCIL** pursuant to Section 252 of the Local Government Act 1974



AUTHORISED OFFICER

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **EB & BJ Spur** to subdivide land into 2 lots

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

**TO:** The District Land Registrar  
Canterbury Land Registry

**TAKE NOTICE** that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. The consent holder shall install all sewer reticulation to service each individual lot within the subdivision in accordance with the Waimakariri District Council Engineering Code of Practice. The reticulation design shall incorporate the following minimum requirements:
  - a) The subdivider shall provide a 100 mm dia lateral off the public drain in Riverview Road to serve Lot 2.
2. The dwelling on Lot 1 shall connect to the reticulated sewerage system within 3 months of the connection becoming available on the western boundary. The cost of the connection works shall be borne by the Lot owner. Applicable financial and development contributions shall be assessed and payable at the time of the reticulation becoming available.
3. The existing effluent line out of the existing septic tank servicing Lot 1 shall be capped and sealed upon connection to the reticulated system.

The above conditions, as they apply to Lot 1 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of title for Lot 1. The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 1.

**AND YOU** are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

**SCHEDULE**

Estate in fee simple containing .9810 hectares and being Lot 1 Deposit Plan 370522 and being a subdivision of Part RS 1627, Certificate of Title 384/236 Ltd.

Dated this 7<sup>th</sup> day of August 2006

**SIGNED** for and on behalf of  
the **WAIMAKARIRI DISTRICT COUNCIL**  
pursuant to Section 252 of the  
Local Government Act 1974

\_\_\_\_\_  
AUTHORISED OFFICER

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **EB & BJ Spurr** to subdivide land into 2 lots

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991**

**TO:** The District Land Registrar  
Canterbury Land Registry

**TAKE NOTICE** that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking. The developer, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed.

The minimum level of inspection shall be as follows:

**Services**

- Testing of water, sewer and stormwater mains and laterals.

**Trenching**

- Prior to backfilling of service trenches.

**Whole Works**

- Prior to issue of a certificate under Section 224(c) of the Resource Management Act.

2. Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled. Currently these rates are between \$65/hr and \$72/hr depending on the Council officer inspecting and between \$0.45/hr and \$ 0.70/km for kilometres travelled.

The above conditions, as they apply to Lot 2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to be registered on the certificate of titles.

The Consent Notice shall ensure that the condition is met prior to the erection of a dwelling on Lot 2.

**AND YOU** are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

**SCHEDULE**

Estate in fee simple containing 4.1785 hectares and being Lot 2 Deposit Plan 370522 and being a subdivision of Part RS 1627, Certificate of Title 384/236 Ltd.

Dated this 7<sup>th</sup> day of August 2006

**SIGNED** for and on behalf of  
the **WAIMAKARIRI DISTRICT COUNCIL**  
pursuant to Section 252 of the  
Local Government Act 1974

  
\_\_\_\_\_  
AUTHORISED OFFICER



RC065058 RC065059/06040400001

21594-105-00

**WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of an application lodged by **Elizabeth Estates Ltd** for a resource consent under Section 88 of the aforementioned Act.

**APPLICATION**

The applicants sought a resource consent to subdivide Lot 2 RC065038, being a subdivision of Pt RS 1627 into 42 residential lots, ranging in size between 173m<sup>2</sup> and 5549m<sup>2</sup> with Lot 7 (433m<sup>2</sup>), Lot 100 (1693m<sup>2</sup>), Lot 101 (5549m<sup>2</sup>) and Lot 103 (386m<sup>2</sup>) to be vested in Council as road reserve, and Lot 102 (173m<sup>2</sup>) to vest in Council as local purpose reserve – access way for the purpose of pedestrian access; and to erect dwellings on Lots 4 - 6, 11, 22 - 26, 31, 39, 40, 42, and 43 within 5 metres of a water race.

**DECISION**

The District Plan Manager, on the 3<sup>rd</sup> April 2006, approved:

**THAT** pursuant to Section 104C of the Resource Management Act 1991, consent be granted to subdivide Lot 2 RC065038 being a subdivision of Pt RS 1627, (4.12ha) into 42 residential lots, ranging in size between 173m<sup>2</sup> and 5549m<sup>2</sup>, and with Lot 7 (433m<sup>2</sup>), Lot 100 (1693m<sup>2</sup>), Lot 101 (5549m<sup>2</sup>) and Lot 103 (386m<sup>2</sup>) to be vested in Council as road reserve, and Lot 102 (173m<sup>2</sup>) to vest in Council as local purpose reserve – accessway for the purpose of pedestrian access at 145 Ashley Street, Rangiora, as a discretionary restricted activity subject to the following conditions which are imposed under Section 108 of the Act:

1. The activity shall be carried out in accordance with the attached approved application plans being, Connell Wagner Proposed Subdivision of Pt RS 1627 Drawing Number 3 Revision B, (Stage one) Connell Wagner Proposed Subdivision of Pt RS 1627 Drawing number 4 Revision B (Stage two), Connell Wagner Proposed Subdivision of Pt RS 1627 Drawing Number 5 Revision B (Stage Three).
2. **Standards**  
All stages of design and construction shall accord with the following standards (and their latest amendments) where applicable:  
  
Council Standards  
- Waimakariri District Council Engineering Code of Practice.

**Other Standards**

- NZS 4404 - Urban Land Subdivision
- NZS 4431 - Earthfill for Residential Development

**3. Easements**

All services, including open drains and access ways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

**4. Lots to Vest**

- 4.1 Lots 7, 100, 101 and 103 shall vest in the Council as road.
- 4.2 Lot 102 shall vest in the Council as Local Purpose Reserve – Accessway.

**5. Development Contributions**

- 5.1 Pursuant to section 198 of the Local Government Act 2002, the consent holder shall pay four hundred and ninety four thousand five hundred and forty two dollars and thirteen cents (**\$494,542.13**) including GST, this amount is based on the following contributions;

Description	Area	Units/Lots	Factor (excluding GST) Per Unit/Lot \$	Amount (excluding GST) Total \$	Amount (Inclusive GST) Total \$
Reserves	Business Residential Zone	41	5,424.00	222,384.00	250,182.00
Water	Rangiora	42	1,037.00	43,554.00	48,998.25
Sewer	Eastern Districts	42	2,072.00	87,024.00	97,902.00
ODA					
Sewerage	Northern Area	42	188.00	7,896.00	8,883.00
Drainage	Rangiora	42	15.00	630.00	708.75
Roading	District	41	1,731.00	70,971.00	79,842.35
Community Infrastructure	Community Infrastructure	41	174.00	7,134.00	8,025.75
<b>Total</b>			<b>10,841.00</b>	<b>439,593.00</b>	<b>494,542.13</b>

**6. Power and Telephone**

- 6.1 Underground electrical and telephone reticulation shall be provided to the boundaries of Lots 1 - 6 inclusive and Lots 8 - 43 inclusive by an appropriate network utility operator at the subdivider's expense.
- 6.2 The subdivider shall provide evidence in writing from the relevant Authorities that electrical and telephone service reticulation has been installed to each lot.

## 7. Design of Reticulated Services

- 7.1 All water, sewer and stormwater systems within the subdivision shall be separately serviced and shall be piped.
- 7.2 Unless specific provision is made otherwise the services to all rear lots accessed by a right of way, shall extend from the road boundary to a point one metre inside the main body of the lot.

## 8. Plans and Specifications

- 8.1 Three copies of plans and specifications of all works shall be submitted to the Council for approval. Approval of complying documents shall be given in writing and work should not commence until this has been received from the Council.
- 8.2 The subdivider shall forward with the engineering plans and specifications copies of any other consents granted in respect of this subdivision.
- 8.3 Any subsequent amendments to the plans and specifications should be submitted to Council for approval.

## 9. Supervision and Setting Out

- 9.1 A Chartered Professional Engineer or Registered Surveyor, who shall be engaged prior to commencement of any works, shall supervise all engineering works and setting out.
- 9.2 The Supervising Engineer/Surveyor shall supply a certificate to the Council, stating that all works have been designed in accordance with the appropriate standards and sound engineering practice.
- 9.3 The engineer/surveyor shall submit a programme of inspection intended to meet the requirements of this clause at the time of submitting the engineering plans and specifications.
- 9.4 The supervising engineer/surveyor shall supply to Council a certificate stating that all works and services associated with the subdivision have been installed in accordance with the approved plans and specifications and that the "As Built" plans are a true and accurate record of all works and services as constructed. This certificate shall be supplied at the time of requesting the Section 224c Certificate.
- 9.5 The supervising engineer/surveyor shall forward copies of site inspection notes for all Supervision site visits to the Council within five working days of the date of the site visit.

## 10. Earthworks

- 10.1 All lots shall be reshaped to slope to the roadside kerb and channel or to the head of the Right of Way serving each lot.

- 10.2 Reserves (including Lot 102) shall be shaped to the Council's requirements so that the areas are suitable for mowing and the control of stormwater. The ground area shall be presented in a level uniform manner, free of hollows and humps. All grass areas are to be levelled prior to fertilising and seeding.

- 10.3 All earthworks shall be in accordance with NZS 4431, 1989 "Earthfill for Residential Development" (incorporating all amendments). Where land filling is to be undertaken the areas affected, together with dimensions relative to the created property boundaries, shall be shown on the "As Built" plans to be supplied to the Council.

- 10.4 Any areas of fill or earthworks not certified in accordance with NZS 4431 shall, together with sufficient dimension to locate the feature from property boundaries, be registered on the land transfer title plans and shown on the "As Built" plans.

- 10.5 The subdivider shall take measures to control silt contaminated stormwater at all times during earthworks, roading development and installation of underground services. Details of the control works shall be submitted as part of the engineering plans and specifications.

- 10.6 The subdivider shall grass each lot at the completion of earthworks required by condition 10.1, and shall maintain the areas so that any areas dead of grass are replaced immediately, in order to avoid nuisance effects caused by dust.

- 10.7 During all earthworks the subdivider shall employ dust containment measures, such as watering, to avoid the nuisance effects created by dust.

## 11. Trenching

- 11.1 All works involving trenching shall meet the requirements of the Council's Standard conditions for Trenching. No excavation shall commence within a public road reserve without the prior receipt of a Trenching Permit from the Waimakariri District Council, or Transit New Zealand where a State Highway is involved.

- 11.2 In the event of any works or trenching being required across the frontage of adjacent properties the subdivider shall inform the affected occupiers of those properties, 48 hours prior to the commencement of any work.

## 12. Water Supply

- 12.1 The subdivider shall provide an adequate domestic water and fire fighting supply to each of lots 1-6 and 8-43. A 50mm water connection shall be provided to Lot 102. This shall have a 50mm submain into the reserve with a 50mm SV in the line.

- 12.2 Water shall be supplied from the mains located in Riverview Road and the unnamed road.

12.3 The subdivider shall install all water reticulation to service each individual lot within the subdivision in accordance with the approved plans and specifications.

12.4 The reticulation design shall incorporate the following minimum requirements:

- (a) The installation of a 150 millimetre diameter water mains connecting from the existing mains at each road boundary of the subdivision. The mains shall extend to the northern boundaries of Lots 101 and 100.
- (b) The installation of medium pattern screw down fire hydrants on the 150 millimetre diameter line located at the appropriate spacings to meet the requirements of the Engineering Code of Practice.
- (c) A system of 50 millimetre uPVC rubber ring jointed sub mains to each side of the street.
- (d) Provision of water laterals to the roadside boundary of each front lot and the main body of rear lots.
- (e) Toby valves and valve boxes at each lot frontage.
- (f) All associated bends, fittings, valves, anchor blocks, toby boxes, marker posts and structures.

12.5 All connections to the existing public water supply shall be carried out by the Council, at the subdivider's expense.

### 13. Sewerage

13.1 The reticulation shall gravitate to the existing main located in Riverview Road and the unnamed road.

13.2 The subdivider shall install all sewer reticulation to service each individual lot within the subdivision in accordance with the approved plans and specifications.

13.3 The reticulation design shall incorporate the following minimum requirements.

- (a) A 150 millimetre diameter main extended from the existing main in the existing portions of Riverview Road and the unnamed road to the south of the proposed subdivision. The main shall be extended to the northern boundary of Lots 100 and 101 at a depth and alignment suitable for servicing the land to the north.
- (b) Provision of domestic sewer laterals to 1.0 m inside the roadside boundary of each front lot or to the main body of each rear lot.

### 14. Stormwater

14.1 The reticulation shall gravitate to the existing stormwater mains in Riverview Road and the unnamed road.

14.2 The subdivider shall install all stormwater reticulation to service Lots 1-6 and 8-43 within the subdivision in accordance with the approved plans and specifications.

14.3 The reticulation design shall incorporate the following minimum requirements:

- (a) New stormwater mains within the roads.
- (b) Provision of 100 mm diameter domestic stormwater laterals to 1.0 m inside the main body of each lot.
- (c) The installation of appropriately spaced single/double side entry sumps.
- (d) The provision of secondary flow paths with a design capacity equal to that of a 1 in 50 year storm.
- (e) All associated fittings and structures.

### 15. Roading and Footpaths

15.1 The subdivider shall construct all roading and footpaths contained in Lots 100 and 101 to service the subdivision in accordance with the approved plans and specifications.

15.2 The following minimum carriageway formation widths shall apply:

- Riverview Road and the unnamed road– 8.0 m carriageway with 2 footpaths to match existing.
- Concrete kerbs and flat channels shall be installed along both sides of the carriageway formation.

15.3 The subdivider shall be required to carry out Benkelman Beam tests or other approved in situ formation bearing tests following completion of the base course layer and prior to sealing.

15.4 Sealing shall comprise a two wet coat seal system (grade 3 chip over grade 4 chip), or 30 mm of asphaltic concrete over the entire carriageway surface.

15.5 Footpaths shall be 1.5 metres wide, constructed of concrete and shall be located directly adjacent to the kerb or as otherwise agreed to by the Council.

15.6 Wheelchair kerb cut downs shall be provided at all intersections.

15.7 All cul de sac heads shall be surfaced with 30 mm asphaltic concrete.

### 16. Street Lighting

Street lighting shall be provided in accordance with NZS 6701 'Code of Practice for Road Lighting' (incorporating all amendments). The subdivider shall provide details of street lighting proposals prepared in consultation with the power supply authority, to the Council for approval at the time of

submission of the engineering plans and specifications. The Council reserves the right to reject certain types of fittings and lamps with high maintenance requirements.

#### 17. Landscaping

17.1 The subdivider shall landscape Lots 103, 7, 102 and the street frontages with grass berms sown with a slow growing turf rye grass such as Arena SR4500. Street trees shall be established at a rate of one per 20 metres. A landscaping proposal showing street trees and any proposed street gardens shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications.

17.2 The following specifications shall be applied to the development of Lot 102;

- Compacted soil shall be ripped to a depth of 300mm, with rip lines no more than 1 metre apart, then rolled before any laying of topsoil is undertaken.
- Topsoil shall be applied at a minimum settled depth of 150mm.

17.3 The developer shall install a pedestrian pathway in Lot 102 prior to sowing the reserve. The pathway shall link up with the pathway in the accessway off Belgrave Drive and shall be constructed in accordance with design specifications of the Council. The cost of this pathway will be agreed to by both parties prior to the commencement of work and credited against condition 5.1.

17.4 Street trees shall be located within the road reserve and shall meet the following minimum requirements; A street tree planting plan shall be provided as part of the landscape plan. This should detail both botanical and common names, PB size at planting, quantity of individual species, staking, planting medium and other planting requirements. This plan shall be approved by the Council's Parks Planner.

17.5 Trees within the development shall be a minimum of 2 to 3 metres in overall height, have a trunk girth no less than 30mm and have a container size of no less than 35 litres at the time of planting.

a. The following specifications are to be adhered to when carrying out tree planting;

Street Tree Planting Requirements	
Weed free circle/mulching	1 metre wide area
Hole size (minimum)	600mm wide x 600mm deep, backfilled with 50/50 topsoil compost mix
Fertiliser	100grams super phosphate mixed within the backfill medium

Soil	Topsoil shall have a pH between 5.5 to 7.5 and be free of stones and other inorganic matter. Compost should be well decomposed, pH neutral and shall not contain organic matter with a particle size greater than 10mm.
Staking posts (size)	60 x 50 mm ground treated timber stakes
Staking posts (length)	No less than 2m, buried 800 mm deep
Number staking posts	2 per tree
Ties	Minimum 1 tie per stake
Ties type	Semi permanent 50mm webbing, set up in a figure 8 configuration between stake and tree.
Watering	A 600 mm section of novaflow pipe shall be inserted into each tree hole, the top of the pipe being raised approx 10 mm higher than the ground surface, to assist with the ongoing watering of the tree. Trees shall be watered within 2 hours of planting to assist in the bedding in of the plant.

b. Trees are to be planted flush with the ground level and mulched with bark chip. Mulching shall be maintained to a 75-100mm thickness when settled. The mulch shall be graded away from the trunk of the tree to minimise any trunk burn. A minimum 1 metre weed free area shall be maintained around trees.

c. Street trees shall be planted at the common boundaries of each residential lot.

#### 17.6 Street Gardens

a. The Parks Planner shall approve the location, selection of planting type, design, species, plant size and numbers of any street amenity planting.

17.7 Amenity planting areas shall be developed in accordance with the specifications contained within the draft Reserves Section 9 Waimakariri District Council Engineering Code of Practice for amenity planting site preparation, planting, watering, fertiliser, compost, mulch and edging applicable to the particular plant type used.

17.8 Where a subdivider wishes to install a plant watering system, this shall comply with the Council's Policy 582 'Street Trees and Local Purpose Reserves - Subdivision - Water Systems'. A design showing all engineering details shall be submitted to the Council for approval at the time of submission of the engineering plans and specifications.

17.9 'As Built' plans of the system shall be supplied to the Council in accordance with the 'As Built' requirements contained elsewhere in this approval.

18. Right of Ways/Access

18.1 Access to Lots 1 - 6 incl, and 39 and 40 shall be way of Right of Way.

18.2 The subdivider shall construct the right of ways shown on the approved plans in accordance with the Waimakariri District Council Standard Drawing 600-274 (issue c).

18.3 The subdivider shall Clegg Hammer test all right of ways prior to sealing. A measured Clegg Impact Value of at least 35 shall be obtained to assure adequate compaction and pavement strength prior to sealing.

18.4 The subdivider shall construct all accesses or entrances to the rights of way in 18.1 to accord with Waimakariri District Council's Standard Drawing. 600-211A (issue D).

18.5 The subdivider shall construct the accesses to Lots 19, 22, and 26 to accord with the requirements of Waimakariri District Council Standard Drawing 600-211A (Issue D).

19. Conditions Auditing

19.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking. The subdivider, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed. Should the developer wish the Council to accept requests for inspections from any contractors engaged, Council must receive written authorisation.

The minimum level of inspection shall be as follows:

**Roading**

- Following shaping of roading and footpath sub-grade prior to placement of sub base material.
- Following metalling up, prior to pouring of kerb and channel.
- Following compaction of base course prior to sealing. This surface is to be tested with a Benkelman Beam and the results submitted to Council for approval.

**Rights of Way/Accesses**

- Upon excavation to subgrade, prior to backfilling

- Prior to final surfacing

**Services**

- Testing of water, sewer and stormwater mains and laterals.
- Disinfection of water mains.
- Including CCTV inspection and tape of all sewer mains.

**Water Laterals/Valves/Tapping Bands**

- Following completion of required works.

**Trenching**

- Prior to backfilling of service trenches.

**Footpaths**

- Prior to pouring of footpaths.

**Local Purpose Reserve**

- On completion of levels over reserve, to check levels and contours, topsoil quality and depth.
- On completion of the required works after the first mow.
- Once during the maintenance period to ensure maintenance conditions are being adhered to.

**Street Trees**

- At the Commencement of tree planting to check the tree stock health, size and form, preparation of planting holes, planting medium and methodology used.
- Once each year of the maintenance period during summer to ensure maintenance conditions are being adhered to.

**Street Gardens**

- At the Commencement of planting to check plant stock health and size, preparation of garden beds, and planting methods used
- On completion of the required works.
- Once during the maintenance period to ensure maintenance conditions are being adhered to

**Whole Works**

- Prior to issue of a certificate under Section 224(c) of the Resource Management Act.
- One week prior to end of maintenance period.
- On completion of maintenance period.

Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled. Currently these rates are between \$65/hr and \$72/hr depending on the Council officer inspecting and between \$0.45/km and \$0.70/km for kilometres travelled.

## 20. Maintenance

The subdivider shall be responsible for the maintenance of all subdivisional works (other than street trees, street gardens and Lot 102) for a period of six months following the date of issue of the Council's 'Condition Certificate'. A bond equal to 5% of the cost of construction works shall be lodged with Council for the same period.

Maintenance shall include:

- Appropriate and regular mowing of grass berms.
- Repair of any damage or defects in any of the works or services associated with the development of the subdivision as consented to.

Note: To assist in complying with this clause the subdivider is advised not to release the Contractor until the end of the maintenance period or without the Council having inspected and approved the works. Also to include in sale and purchase agreements a mechanism to ensure that the owners and or builders working within the development are made accountable for damage caused by their construction traffic.

### 20.2 Maintenance of Lot 102 shall include

- The grassed area shall be maintained for a minimum period of 12 months after sowing to ensure dense, even turf coverage has been established.
- All grass areas, once established, shall be mown to a minimum height of 25 mm and a maximum height of 50mm.
- Areas where grass coverage does not exceed 70% shall be re-sown as detailed in 17.2.

### 20.3 Maintenance of street trees shall be carried out in accordance with the following specifications

- The subdivider shall maintain all street trees for a period of two years from planting to ensure their successful establishment, and any dead or damaged plants shall be replaced during the next growing season.

### 20.4 Maintenance of street gardens shall include the following,

- All amenity plantings shall be maintained for a minimum period of 12 months after completion of works to ensure the establishment of the plantings.
- All plants shall be watered to maintain healthy vigorous growth throughout the growing season.
- Plants shall be kept free of pests and diseases in order to achieve their optimum performance and visual amenity.

## 21. As Built Plans

21.1 "As Built" plans setting out in detail the location of all services, street trees and street gardens shall be provided to the Council immediately following completion of the works and are to be available at the time of the Condition Certificate inspection. Two sets of plans shall be provided at a scale of 1:200 or 1:500. In addition to the plans a practising registered civil engineer or registered surveyor shall provide a separate certificate stating that the As-built plans are a true and accurate record of all services.

21.2 Where plans have been prepared using computer aided draughting techniques a copy of the file shall be made available to the Council in either of the following formats - Intergraph (.DGN), Autocad (.DWG), or (.DXF)

21.3 The subdivider shall provide daily site sealing records from the Sealing Contractor as part of the As Built record, to enable accurate RAMM records to be established for the new road construction.

## 22. Street Names

The subdivider is invited to suggest street names for the approval of the Council, and shall provide and install the street name signs and poles at each intersection to the Council's standard.

## 23. Traffic Management Plan

The subdivider shall submit for approval a comprehensive Traffic Management Plan (*format attached*) detailing traffic control works (including sketch layout and control signs). This plan shall be submitted at the time of Engineering Plan approval and prior to the works commencing on or in the Road Reserve. Traffic Management shall be to Level 1, as described in the TNZ & LTSA Code of Practice for Temporary Traffic Management.

## 24. Staging

24.1 The subdivision may be staged as follows

- Stage 1 Lots 1 - 15 (including Lot 100), and balance Road, right of way and landscaping conditions.
- Stage 2 Lots 16 - 29 (including part of Lot 101 up to the north boundary of Lots 27 and 29)
- Stage 3 Lots 30 - 43 (Part of Lot 101, 102 and 103)

24.2 The conditions relating to each stage shall be complied with.

25. **Works Conditions**

That a certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 24 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the subdivider.

**ADVICE NOTES**

- a) All amounts shown above are GST inclusive.
- b) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.
- c) The subdivider is advised that vehicle access to any lot must comply with the requirements of the Waimakariri District Vehicle Crossings Bylaw 1997. Wherein no vehicle may be taken onto any property in the Waimakariri District other than by way of a properly formed vehicle crossing. The owner or occupier of any lot who may require vehicular access across any footpath, berm and water channel adjoining that lot is required to apply in writing to the Council to construct a vehicle crossing at the owner's or occupier's cost. No owner or occupier of any lot can build, or allow to be built, any dwelling, other significant building or any part of such a building on any property unless the building site on that property is provided with adequate site access in terms of the above-mentioned bylaw.
- d) Electrical and telephone reticulation requires that the network distribution structures be available. In some cases, this will mean that ducting only is provided to the lot from the service box.
- e) Landscaping Plans, any Landscaping plan is to contain the following aspects:
  - Top soil to be friable, contain organic matter suitable to support plant life and have less than 2% by weight of unwanted materials such as stones (no larger than 12mm in diameter in the top 50mm) or other inorganic material.
  - All rye grass seed used on Lot 102 have an endophyte level of greater than or equal to 80%, a purity of greater than or equal to 99% and a germination final count of greater than or equal to 90%. The contractor to supply certificates to the engineer proving seed used is certified and

which give descriptions of age, purity, % germination and endophyte content.

- The area for seeding should be free of all weed species.
  - Areas to be newly sown for grass should be fertilised to maintain a pH range of 6.0 to 6.5. A soil test should be carried out to determine the composition and type of fertiliser and/or lime that is to be applied.
  - Two applications of fertiliser are to be carried out. The first application shall be undertaken when sowing grass seed using a suitable starter fertiliser such as di-ammonium phosphate (D.A.P) at a rate of 25g/m<sup>2</sup> and second application four to six weeks after grass growth has commenced with a suitable maintenance fertilizer.
  - Grass seed for lawn areas shall be undersown for better strike and reduced loss to birds at a rate of 400kg/ha.
  - All newly grass seeded areas are to be rolled with a Cambridge roller (or similar roller to minimise compaction) after seeding.
  - First mowing of newly sown grass areas can be undertaken when 50% of the grass coverage has reached a height of 100mm using a rotary mower.
  - Street Tree Planting should occur between May and September to optimize growing conditions for trees. Consideration may be given to planting earlier or later depending on seasonal conditions. Approval to plant outside of this time is to be obtained from the Council's Parks Planner
  - Each street tree should be of good form with a single dominant stem, with all side branches evenly spaced. Prior to planting form pruning should have been carried out concentrating on the removal of large side branches over 1/3 of the diameter of the main stem in size, unless inappropriate to the species.
- f) **Street gardens:**
- Planting designs should be based on achieving a scheme that requires a minimum of long-term maintenance.
  - All plantings should have densities that achieve 100% coverage of soil within 3 growing seasons.
- g) The Maintenance of Lot 102 should cover the following aspects,
- 95% grass coverage for all grassed areas and 100% weed free at time of handover.
  - Grass areas should be maintained at no less than 90% weed free.

- The applicant shall rectify any damage to turf or surrounding areas including scalping, wheel rutting and damage caused by faulty machinery and third party contractors.
- Damage caused to fixed objects is to be noted and made good at the developers cost.
- Any cuttings that fly onto footpaths or surfaces other than the grassed area shall be removed prior to leaving the site. Grass clippings are to be evenly distributed over the grass area.
- The developer shall maintain the level of mulch around the trees during the two-year maintenance period and keep the mulch area weed free.
- Trees shall be watered to maintain healthy vigorous growth throughout the summer season.
- Additional fertiliser is to be applied to each tree in September of each maintenance year following planting. This fertiliser shall be in the form of a balanced slow release fertiliser such as Nitrophoska Permanent, which has a 12 month release period.
- Trees should be checked bimonthly and must include checking of the tie and stakes to maintain a proper form. Formative pruning should be carried out at least once during the maintenance period by a qualified arborist. At no time shall crownlifting (removal of lower branches) exceed more than 1/3 of the total height of the tree.
- Trees damaged, vandalised, stolen, in poor form or dead during the maintenance period shall be replaced at the applicant's expense as required to maintain the original numbers, grades and species as per the approved plans. These replacement trees shall be subject to a further 2 year maintenance period.

h) The maintenance of Street Gardens should cover the following aspects

- Plantings shall be returned to a 100% weed free condition before weed growth exceeds 10% coverage of each area of 100mm in height. All weeds over 100mm in height shall be maintained by hand pulling.
- Additional fertiliser is to be applied to each plant in September of each year. This fertiliser shall be in the form of a balanced slow release fertiliser that has a 12 month release period.
- All edging are to be maintained in a sharp, neat and vertical condition with all cuttings removed off site on the day of activity. Where the edge is to be a straight line, a string line is to be used to ensure a true straight line is maintained. All curves shall be smooth and regular.
- Mulch or bark is to be kept at settled thickness as specified, and shall be kept from hard surfaces.

- Where plants overlap hard areas, growth shall be maintained so as not to restrict use of that area. Where plants overlap grass border edges, growth shall be maintained to allow free passage for mowing machines without damage to plants.
- Plants damaged, vandalised, stolen or dead are to be replaced as required to maintain numbers. Replacement planting are to take place as soon as favourable growing and planting conditions exist, in un-irrigated beds this is usually during late autumn and winter.

Land Use

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to allow the erection of dwellings to within 5 metres of a water race on Lots 4- 6, 11, 22 - 26, 31, 39, 40, 42, and 43, being Lot 2 RC065038 of a subdivision of Pt RS 1627 at 145 Ashley Street, Rangiora as a discretionary restricted activity, with no conditions imposed.

REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the Council was satisfied that:

- No person is deemed to be adversely affected by the proposal.
- The environmental effects will be no more than minor.
- The proposal is in accordance with the District Plans.
- The proposed subdivision is in general accordance with the Outline Development Plan for prepared for north Rangiora. Lots 7 100, 101 and 103, as required by the Outline Development Plan are to vest in Council as Road.

DATED at Rangiora this 4<sup>th</sup> day of April 2006

  
SIGNED by Hamish Dean  
PLANNING OFFICER

- STAGING:**
- STAGE 1:** 15 LOTS  
Lots 1-15 including existing new road (Lot 100)
  - STAGE 2:** 14 LOTS  
Lots 18-29 including part of new road (Part of Lot 101)
  - STAGE 3:** 14 LOTS  
Lots 30-43 including part of new road (Part of Lot 101), Lot 102 Pedestrian Access Way and Lot 108 Future Road

- NOTE:**
- Subdivision proposal plan only.
  - Areas and dimensions are subject to final survey.
  - Prepared for the purpose of obtaining a Resource Consent only.
  - LOTS TO VEST IN WAIMAKARIRI DISTRICT COUNCIL**
    - Lot 100 and 101 to Vest as Road
    - Lot 102 to Vest as Pedestrian Access
    - Lot 103 to be transferred to WDC for future Road
    - See Drawing 3007825 for Lots 1 - 15
    - See Drawing 3007804 for Lots 18 - 29
    - See Drawing 3007816 for Lots 30 - 43

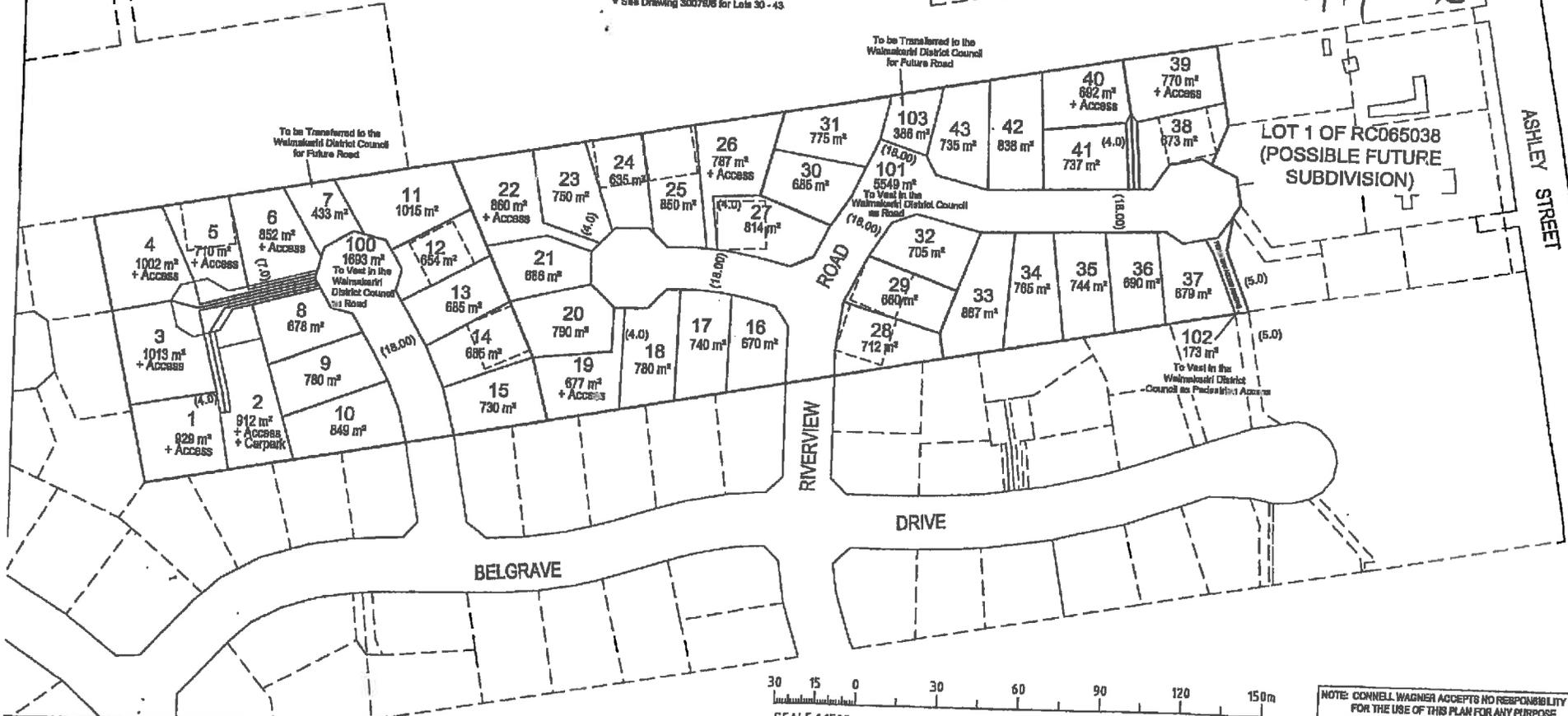
*Approved Plan*

RC 065058 + 065059

*B. Thompson*

3/4/2006

7and



NOTE: CONNELL WAGNER ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT INTENDED AND DETAILED HEREON IN OBTAINING RESOURCE CONSENT

<p><b>Connell Wagner</b></p> <p>1st Floor 330 High Street (PO Box 320) Timaru 4870          Telephone: 03 333 8779          Email: connellwagner.co.nz</p>		<p>Client: <b>ELIZABETH ESTATES LIMITED</b></p>		<p>Project: <b>PROPOSED SUBDIVISION OF PART RURAL SECTION 1627 (LOT 2 OF RESOURCE CONSENT APPLICATION WDC - RC 065058)</b></p> <p>COMPRISED IN PART OF CT: REGISTERED PROPERTY OWNER IN EQUITY: ELIZABETH ESTATES LTD</p>		<p>Drawn: LT          Designed: MAC          Verified: GCC          Approved: SCC</p>		<p>Sign: LT          Seal: NAC          Date: 01/2006</p>		<p>Date: 01/2006</p>		<p>Drawing Title: <b>SUBDIVISION PROPOSAL PLAN</b></p>		<p>City Project No: <b>30079</b></p>													
<p>Scale: <b>1:1500 (A3)</b></p>		<p>Sheet: <b>2</b></p>		<p>Revision Details:</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Revisions</th> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> </table>		No.	Date	Revisions	1			<p>Scale: <b>1:1500 (A3)</b></p>		<p>Sheet: <b>2</b></p>		<p>Revision Details:</p> <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Revisions</th> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> </table>		No.	Date	Revisions	1			<p>Scale: <b>1:1500 (A3)</b></p>		<p>Sheet: <b>2</b></p>	
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MEMORANDUM OF EASEMENTS			
NATURE	SERVIENT TENEMENT		DOMINANT TENEMENT
	LOT N°	SHOWN	
Right of Way and Services	1	A	Lot 2
	1	B	Lots 2 - 6
	2	C	Lot 1
	2	D	Lots 1 & 3 - 6
	3	E	Lots 1, 2 & 4 - 6
	4	F	Lots 1 - 3 & 5 and 6
Carparking Easment	5	G	Lots 1 - 4 & 6
	6	H	Lots 1 - 5
	2	I	Lots 1, 3 - 5

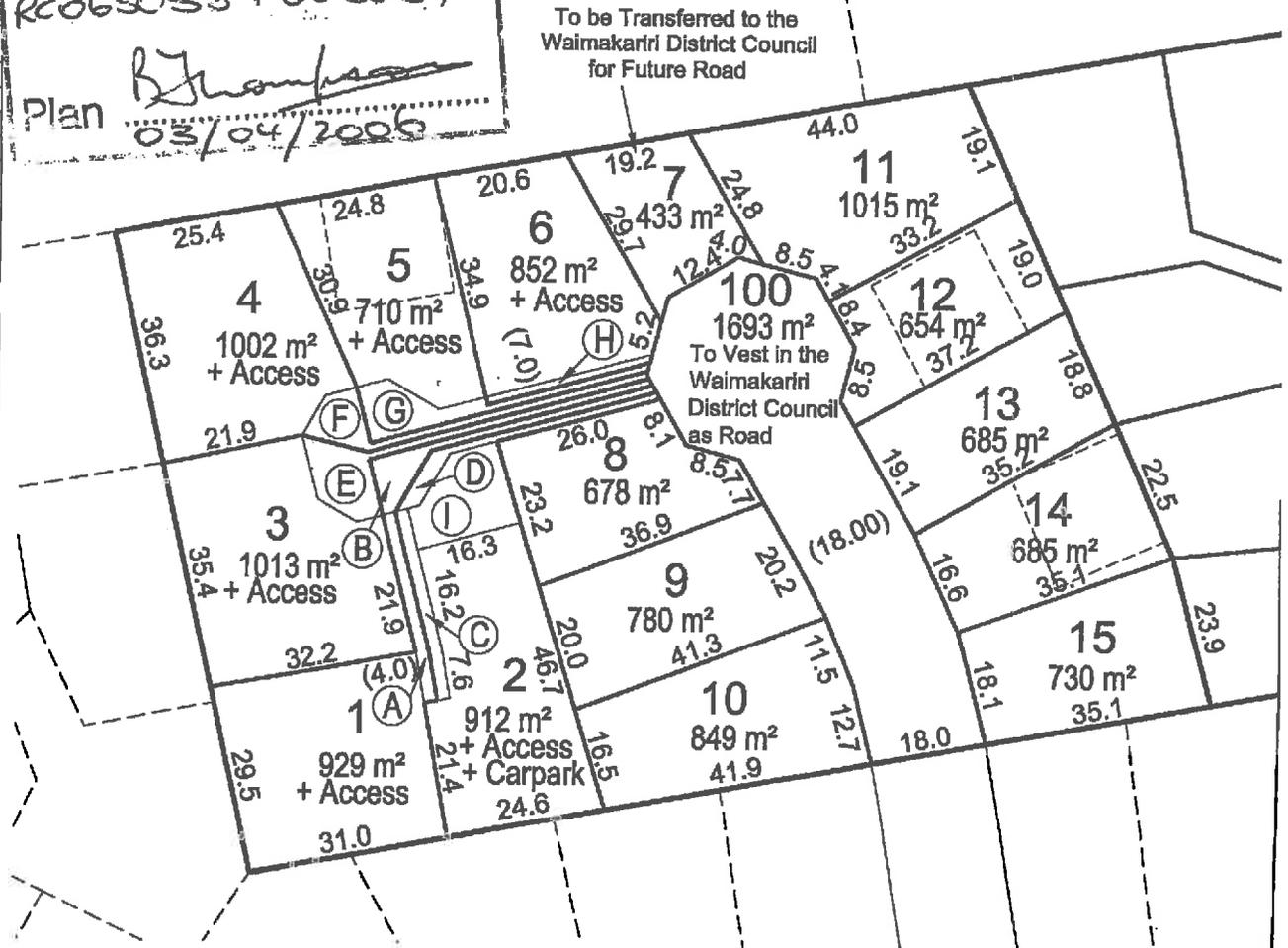
PROPOSED EASEMENTS IN GROSS			
NATURE	SERVIENT TENEMENT		GRANTEE
	LOT N°	SHOWN	
Right to Drain Sewage & Convey Water	1	B	Waimakariri District Council
	2	D	
	3	E	
	4	F	
	5	G	
	6	H	
Right to Transmit Electric Power	1	B	MainPower New Zealand Limited
	2	D	
	3	E	
	4	F	
	5	G	
	6	H	

Note:  
 • Anotation of easements may vary on final title plans.  
 • Further service easements may be required over some lots depending on final engineering design of services and Resource Consent conditions.

**KEY**

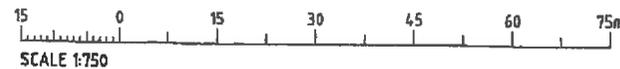


Approved Application  
 RC065053 + 065059  
 Plan *B. Thompson*  
 03/04/2006



To be Transferred to the Waimakariri District Council for Future Road

To Vest in the Waimakariri District Council as Road



NOTE: CONNELL WAGNER ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT INTENDED AND DETAILED HEREON i.e. OBTAINING RESOURCE CONSENT

<p><b>Connell Wagner</b>                  Chartered Surveyors                  1st Floor 200 High Street (PO Box 348) Rangiora, New Zealand                  Telephone 043 3 303 9729                  Facsimile 043 3 303 8030                  E-mail: connellwagner@connellwagner.co.nz</p>			<p>Client: <b>ELIZABETH ESTATES LIMITED</b></p>		<p>Project: <b>PROPOSED SUBDIVISION OF PART RURAL SECTION 1627</b>                  (LOT 2 OF RESOURCE CONSENT APPLICATION RC - RG 065038)                  COMPRISING 17 OF CT 584/2006                  S. SPURR AND B. J. SPURR                  ELIZABETH ESTATES LIMITED</p>		<p>Drawn: LT                  Checked: NAC                  Verified: GEC                  Approved: GEC</p>		<p>Sign: LT                  Sign: NAC                  Sign: GEC                  Sign: GEC</p>		<p>Date: 01/2006                  Date: 12/2005                  Date: 01/2006                  Date: 01/2006</p>		<p>Drawing Title: <b>SUBDIVISION PROPOSAL PLAN DIAGRAM STAGE 1 LOTS 1 - 15</b></p>		<p>Client Project No.: <b>30079</b>                  Scale: <b>1:750 (A3)</b>                  Drawing No.: <b>3</b>                  Rev.:</p>	
Rev.	Date	Revision Details	By	Ver.	App.											

RC065058060906100947

21730-115-01

**WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of an objection lodged by **Elizabeth Estates Ltd** for against conditions of RC065058 under Section 357 of the aforementioned Act.

**APPLICATION**

The applicants sought an objection pursuant to Section 357 of the Resource Management Act 1991 to condition 4 placed on the decision of resource consent RC065058.

**DECISION**

The District Plan Manager, on the 5<sup>th</sup> September 2006, approved:

**THAT** pursuant to Section 357 of the Resource Management Act 1991, the objection to condition 4 placed on resource consent decision RC065058 to subdivide at 145 Ashley Street, Rangiora being Lot 2 of a subdivision of Pt RS 1627, be allowed as follows:

**That Condition 4.1 be amended to read:**

4.1 Lots 7 and 103 shall be transferred to the Council as road and Lots 100 and 101 shall vest in the Council as road

**That a new Advice note (i) be included to read:**

(i) Compensation in relation to the transferring of Lots 7 and 103 will be an agreed value between the applicants and the Waimakariri District Council based on a valuation from a registered valuer.

**ALL OTHER CONDITIONS REMAIN UNCHANGED**

DATED at Rangiora this 6<sup>th</sup> day of September 2006

  
\_\_\_\_\_  
SIGNED by Hamish Dean  
PLANNING OFFICER

Land Registration District

Canterbury

Plan Number

DP 376473

Territorial Authority (the Council)

Waimakariri District Council

## Certifications under the Resource Management Act 1991

Pursuant to the Resource Management Act 1991 I hereby certify that:

- the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991 on the 21<sup>st</sup> day of September 2006
- the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule

Dated this 21<sup>st</sup> day of September 2006

*VM Pasley*  
Principal Administrative Officer/Authorised Officer

## Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of way, right to drain water and sewage, right to convey water, electric power and telecommunications	A	Lot 1	Lot 2
	B	Lot 1	Lots 2,3,4,5 & 6
	C	Lot 2	Lot 1
	D	Lot 2	Lots 1,3,4,5 & 6
	E	Lot 3	Lots 1,2,4,5 & 6
	F	Lot 4	Lots 1,2,3,5 & 6
	G	Lot 5	Lots 1,2,3,4 & 6
	H	Lot 6	Lots 1,2,3,4 & 5
	J	Lot 40	Lot 39
	K	Lot 39	Lot 40
Car parking easement	I	Lot 2	Lots 1,3,4 & 5

## Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right to convey electric power in gross	B	Lot 1	MainPower New Zealand Limited
	D	Lot 2	
	E	Lot 3	
	F	Lot 4	
	G	Lot 5	
	H	Lot 6	
	L	Lot 39	
	M	Lot 38	
Right to drain sewage in gross	B	Lot 1	Waimakariri District Council
	D	Lot 2	
	E	Lot 3	
	F	Lot 4	
	G	Lot 5	
	H	Lot 6	



## Digital Title Plan - LT 376473

**Survey Number** LT 376473  
**Surveyor Reference** 30079 Elizabeth Est  
**Surveyor** Jason Anthony Trist  
**Survey Firm** Connell Wagner Ltd (Rangiora)  
**Surveyor Declaration**

### Survey Details

**Dataset Description** LOTS 1 - 43 & 100 - 103 BEING SUBDIVISION OF LOT 2 DP 370522  
**Status** Initiated  
**Land District** Canterbury  
**Submitted Date**  
**Survey Class** Class I Cadastral Survey  
**Survey Approval Date**  
**Deposit Date**

### Territorial Authorities

Waimakariri District

### Comprised In

CT 285841

### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 376473	Fee Simple Title	0.1074 ha	307444
Lot 2 Deposited Plan 376473	Fee Simple Title	0.1231 ha	307445
Lot 3 Deposited Plan 376473	Fee Simple Title	0.1162 ha	307446
Lot 4 Deposited Plan 376473	Fee Simple Title	0.1131 ha	307447
Lot 5 Deposited Plan 376473	Fee Simple Title	0.0831 ha	307448
Lot 6 Deposited Plan 376473	Fee Simple Title	0.0882 ha	307449
Lot 7 Deposited Plan 376473	Fee Simple Title	0.0433 ha	307450
Lot 8 Deposited Plan 376473	Fee Simple Title	0.0675 ha	307451
Lot 9 Deposited Plan 376473	Fee Simple Title	0.0783 ha	307452
Lot 10 Deposited Plan 376473	Fee Simple Title	0.0849 ha	307453
Lot 11 Deposited Plan 376473	Fee Simple Title	0.1014 ha	307454
Lot 12 Deposited Plan 376473	Fee Simple Title	0.0654 ha	307455
Lot 13 Deposited Plan 376473	Fee Simple Title	0.0686 ha	307456
Lot 14 Deposited Plan 376473	Fee Simple Title	0.0685 ha	307457
Lot 15 Deposited Plan 376473	Fee Simple Title	0.0733 ha	307458
Lot 16 Deposited Plan 376473	Fee Simple Title	0.0670 ha	307459
Lot 17 Deposited Plan 376473	Fee Simple Title	0.0742 ha	307460
Lot 18 Deposited Plan 376473	Fee Simple Title	0.0782 ha	307461
Lot 19 Deposited Plan 376473	Fee Simple Title	0.0742 ha	307462
Lot 20 Deposited Plan 376473	Fee Simple Title	0.0790 ha	307463
Lot 21 Deposited Plan 376473	Fee Simple Title	0.0686 ha	307464
Lot 22 Deposited Plan 376473	Fee Simple Title	0.0944 ha	307465
Lot 23 Deposited Plan 376473	Fee Simple Title	0.0751 ha	307466
Lot 24 Deposited Plan 376473	Fee Simple Title	0.0636 ha	307467



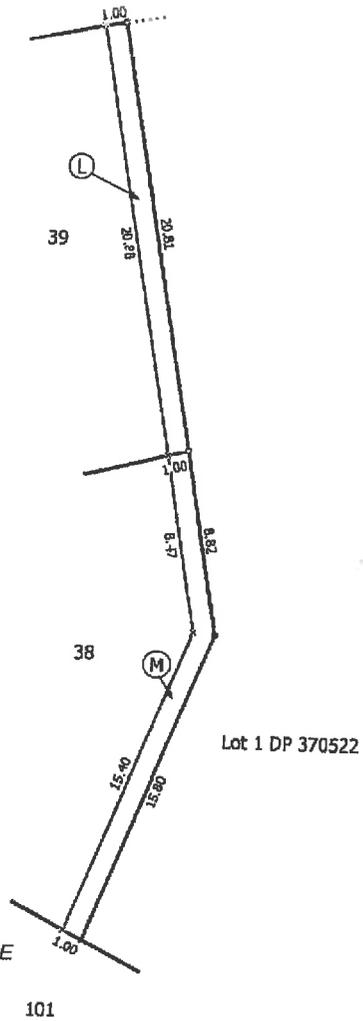
## Digital Title Plan - LT 376473

### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 25 Deposited Plan 376473	Fee Simple Title	0.0850 ha	307468
Lot 26 Deposited Plan 376473	Fee Simple Title	0.0868 ha	307469
Lot 27 Deposited Plan 376473	Fee Simple Title	0.0815 ha	307470
Lot 28 Deposited Plan 376473	Fee Simple Title	0.0712 ha	307471
Lot 29 Deposited Plan 376473	Fee Simple Title	0.0661 ha	307472
Lot 30 Deposited Plan 376473	Fee Simple Title	0.0686 ha	307473
Lot 31 Deposited Plan 376473	Fee Simple Title	0.0778 ha	307474
Lot 32 Deposited Plan 376473	Fee Simple Title	0.0705 ha	307475
Lot 33 Deposited Plan 376473	Fee Simple Title	0.0867 ha	307476
Lot 34 Deposited Plan 376473	Fee Simple Title	0.0764 ha	307477
Lot 35 Deposited Plan 376473	Fee Simple Title	0.0744 ha	307478
Lot 36 Deposited Plan 376473	Fee Simple Title	0.0690 ha	307479
Lot 37 Deposited Plan 376473	Fee Simple Title	0.0678 ha	307480
Lot 38 Deposited Plan 376473	Fee Simple Title	0.0673 ha	307481
Lot 39 Deposited Plan 376473	Fee Simple Title	0.0825 ha	307482
Lot 40 Deposited Plan 376473	Fee Simple Title	0.0750 ha	307483
Lot 41 Deposited Plan 376473	Fee Simple Title	0.0738 ha	307484
Lot 42 Deposited Plan 376473	Fee Simple Title	0.0841 ha	307485
Lot 43 Deposited Plan 376473	Fee Simple Title	0.0737 ha	307486
Lot 100 Deposited Plan 376473	Vesting on Deposit for Road	0.1693 ha	
Lot 101 Deposited Plan 376473	Vesting on Deposit for Road	0.5553 ha	
Lot 102 Deposited Plan 376473	Vesting on Deposit for Local Purpose Reserve	0.0173 ha	307487
Lot 103 Deposited Plan 376473	Fee Simple Title	0.0388 ha	307488
Marked A Deposited Plan 376473	Easement		
Marked B Deposited Plan 376473	Easement		
Marked C Deposited Plan 376473	Easement		
Marked D Deposited Plan 376473	Easement		
Marked E Deposited Plan 376473	Easement		
Marked F Deposited Plan 376473	Easement		
Marked G Deposited Plan 376473	Easement		
Marked H Deposited Plan 376473	Easement		
Marked I Deposited Plan 376473	Easement		
Marked J Deposited Plan 376473	Easement		
Marked K Deposited Plan 376473	Easement		
Marked L Deposited Plan 376473	Easement		
Marked M Deposited Plan 376473	Easement		
<b>Total Area</b>		<b>4.1755 ha</b>	



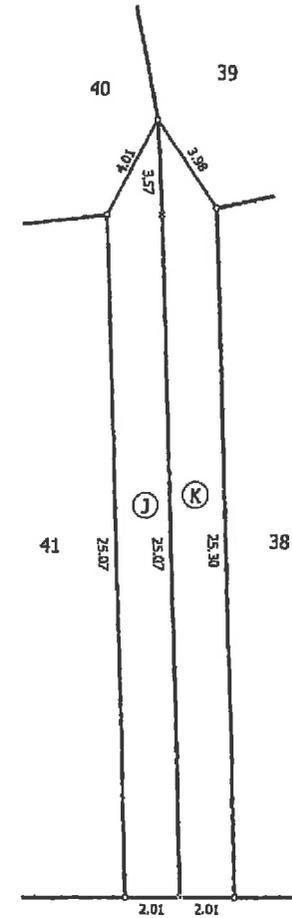
Part RS 2674



HAMPSTEAD CLOSE

Diag. CB  
Non Primary

101



HAMPSTEAD CLOSE

Diag. CA  
Non Primary

101

LOTS 1 - 43 & 100 - 103 BEING SUBDIVISION OF LOT 2 DP 370522

CW Ref: 30079/14a

T 717

Land District: Canterbury

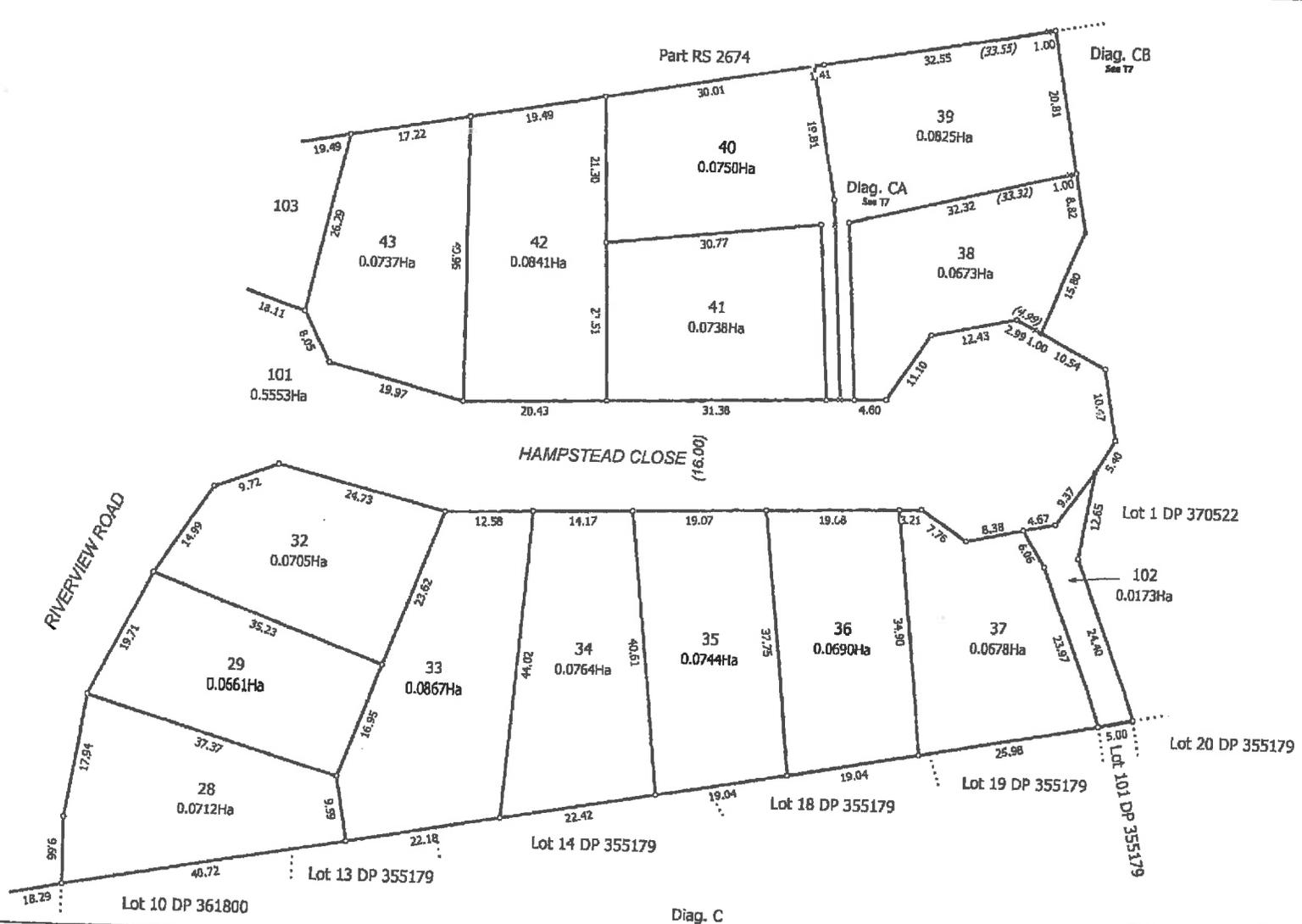
Digitally Generated Plan  
Generated on: 11/08/2006 2:02pm Page 3 of 8

Surveyor: Jason Anthony Trist  
Firm: Connell Wagner Ltd (Rangiora)

Digital Title Plan  
LT 376473  
DRAFT







Land District Canterbury

Digitally Generated Plan  
Generated on: 11/09/2008 2:02pm Page 8 of 9

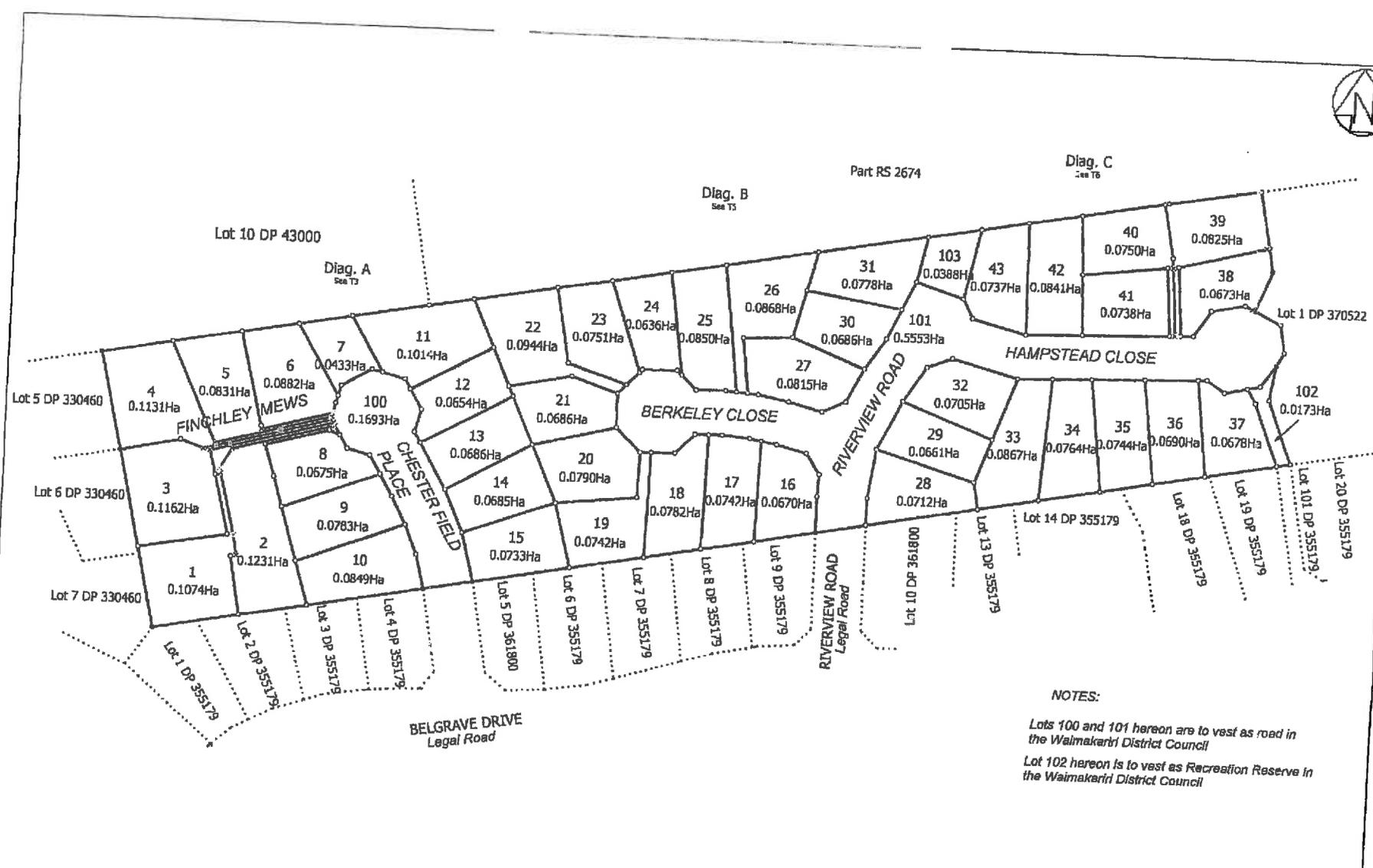
LOTS 1 - 43 & 100 - 103 BEING SUBDIVISION OF LOT 2 DP 370522

Surveyor: Jason Anthony Trist  
Firm: Connell Wagner Ltd (Rangiora)

CW Ref: 30079/14a

T 6/7

Digital Title Plan  
LT 376473  
DRAFT



NOTES:

Lots 100 and 101 hereon are to vest as road in the Waimakariri District Council

Lot 102 hereon is to vest as Recreation Reserve in the Waimakariri District Council

Land District: Canterbury

Digitaly Generated Plan

Generated on: 11/10/2008 2:02pm Page 3 of 9

LOTS 1 - 43 & 100 - 103 BEING SUBDIVISION OF LOT 2 DP 370522

Surveyor: Jason Anthony Trist

Firm: Connell Wagner Ltd (Rangiora)

CW Ref: 30079/14a

Digital Title Plan

LT 376473

DRAFT

T 1/7



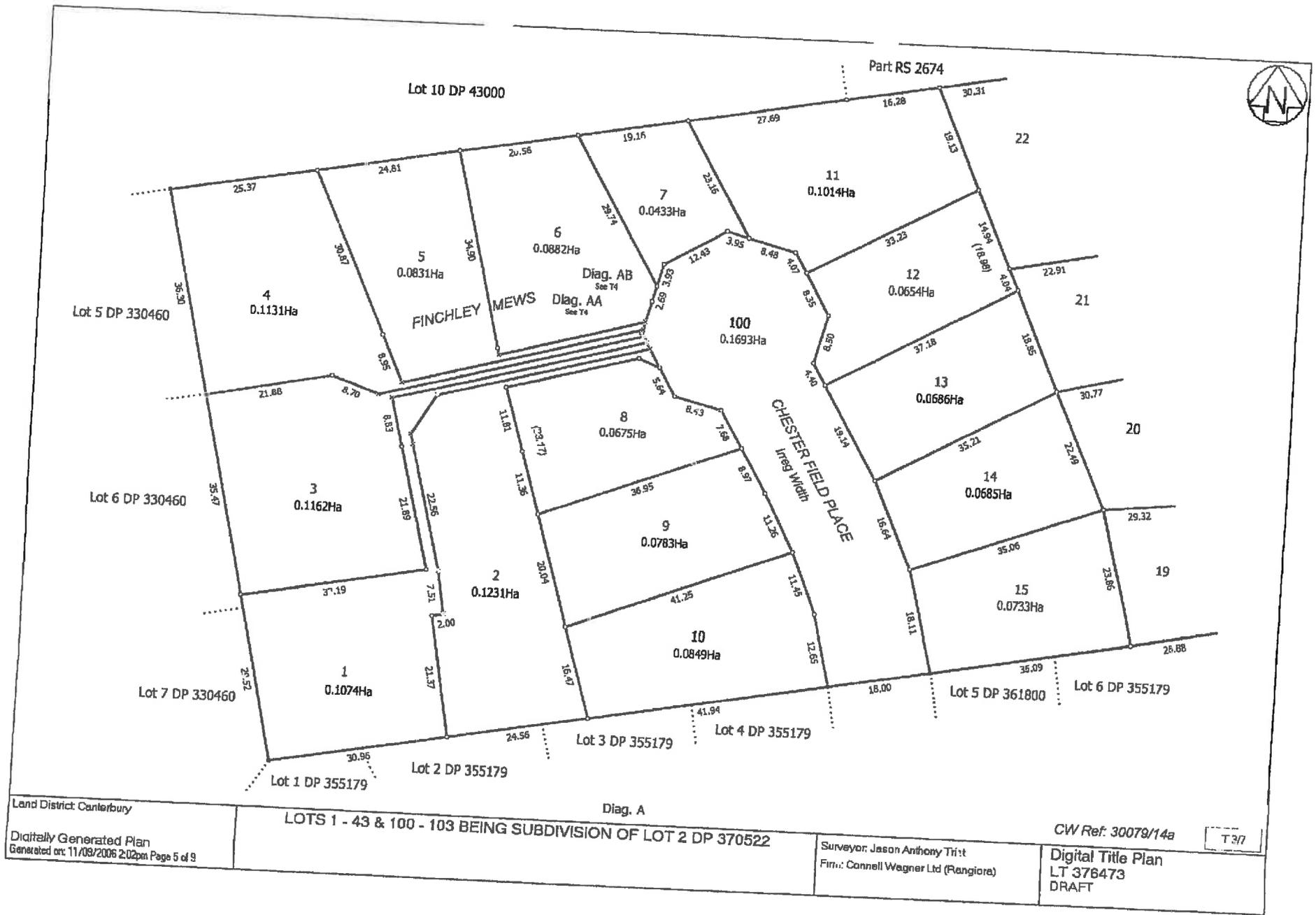
Non Primary

Land District: Canterbury  
 Digitally Generated Plan  
 Generated on: 11/09/2006 2:02pm Page 4 of 9

LOTS 1 - 43 & 100 - 103 BEING SUBDIVISION OF LOT 2 DP 370522

Surveyor: Jason Anthony Trist  
 Firm: Connell Wagner Ltd (Rangiora)

CW Ref: 30079/14a  
 T 27  
 Digital Title Plan  
 LT 376473  
 DRAFT



Land District: Canterbury  
 Digitally Generated Plan  
 Generated on: 11/09/2006 2:02pm Page 5 of 9

Diag. A  
 LOTS 1 - 43 & 100 - 103 BEING SUBDIVISION OF LOT 2 DP 370522

Surveyor: Jason Anthony Trist  
 Firm: Connell Wagner Ltd (Rangiora)

CW Ref: 30079/14a  
 Digital Title Plan  
 LT 376473  
 DRAFT  
 T 3/7

RC065058

**CERTIFICATE ISSUED PURSUANT TO THE  
RESOURCE MANAGEMENT ACT 1991**

In the matter of the Land Transfer Plan 376473 and pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that all of the conditions of the subdivision consent (Lots 1 – 43 & 100 - 103 being subdivision of Lot 2 DP 370522) have been complied with to the satisfaction of the Waimakariri District Council.

Dated at Rangiora this 19<sup>th</sup> day of October 2006



Authorised Officer

RC065519/ 061027106337

21541-105-00

**WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of an application lodged by **Elizabeth Estates Ltd** for a resource consent under Section 88 of the aforementioned Act.

**APPLICATION**

The applicants sought a revocation of the consent notices attached to the Resource Consent RC065038 associated with consent conditions.

**DECISION**

The District Plan Manager, on the 19<sup>th</sup> October 2006, approved:

**THAT** pursuant to Section 221(3A) of the Resource Management Act 1991, the Council is satisfied that consent notices 6990580.4, 6990580.5, 6990580.6, 6990580.7, 6990580.8, 6990580.9 and 6990580.10 no longer apply in respect to Lot 2 D.P. 370522:

**REASONS FOR THE DECISION**

Pursuant to Section 113 of the Act the Council was satisfied that:

- No person is deemed to be adversely affected by the proposal.
- The environmental effects will be no more than minor.
- The proposal is not contrary to the objectives and policies of the Proposed District Plan.

DATED at Rangiora this 20<sup>th</sup> day of October 2006

\_\_\_\_\_  
SIGNED by Hamish Dean  
PLANNING OFFICER

RC065519  
RC065058

**CERTIFIED COPY OF RESOLUTION**

The Waimakariri District Council, at its meeting on the 19<sup>th</sup> October 2006, passed the following resolution:

**THAT** pursuant to Section 221(3)(a) of the Resource Management Act 1991, the Council is satisfied that consent notices;

- 6990580.4
- 6990580.5
- 6990580.6
- 6990580.7
- 6990580.8
- 6990580.9
- 6990580.10

no longer apply, in respect to Lot 2 DP 370522 (CT 285841)

Dated at Rangiora this 19<sup>th</sup> day of October 2006

\_\_\_\_\_  
**AUTHORISED OFFICER**



Sourced from the LINZ Data Service and licensed for re-use under the Creative Commons Attribution 4.0 New

**Legend**

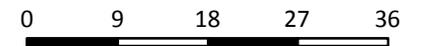
- 1 Properties < 1 ha
- 2 Properties > 1 ha
- 48 Approved to Survey Land Parcels
- Property Boundaries
- Deposited Land Parcels



**2017 Aerial Map**

Date: 16/10/2018

Author: WAIMAP



Meters

Scale @ A4 - 1:750

**DISCLAIMER:**

Information on this map may not be used for the purposes of any legal disputes.

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The location of Council services are shown indicatively only and no guarantee is given as to the accuracy of the information. The user of the information has the responsibility confirm the exact location of the service prior to commencing any construction including potholing and protecting existing services. Contractors will be held responsible for all damage to Council property. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown or not. The Waimakariri District Council does not give and expressly disclaims any warranty as to the accuracy or completeness of the information or its fitness for any purpose.

Flood information on this map is based on modelling outputs and the accuracy of this data is limited by the assumptions used in the model. The Council reserves the right to update this information and cannot guarantee that the information is accurate and up to date at all times. An experienced practitioner should be consulted if this information is to be used for Building or Development purposes. Please refer to the District Plan and the Council's Planning Unit if you wish to use this information for planning purposes. Anyone who acts on any of this information does so at their own risk.

## Form 7

# Code compliance certificate 071461

Section 95, Building Act 2004

### The building

Street address of building: 2 FINCHLEY MEWS (PTE)  
Legal description of land where building is located: Lot 2 DP 376473  
Valuation number: 2159410501  
Building name:  
Location of building within site/block number:  
Level/unit number:  
Current, lawfully established, use:  
Year first constructed:

110819037071

2159410501



TRIM Record Number

### The owner

Name of owner: McMillan Daniel Blair & Barron Nadine Jennifer  
Contact person: NADINE BARRON  
Mailing address: 2 Finchley Mews, Rangiora 7400  
Street address/registered office:  
Phone number: Landline: 021 2978050 Mobile: 027 3207001  
Daytime: 3107966 After hours:  
Facsimile number:  
Email address:  
Website:  
First point of contact for communications with the council/building consent authority:  
As above

### Building work

Building consent number: 071461  
Consent description: DWELLING WITH ATTACHED GARAGE WIITH LOG BURNER MASPORT LE3000  
Issued by: Waimakariri District Council

### Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent





Signature



Position

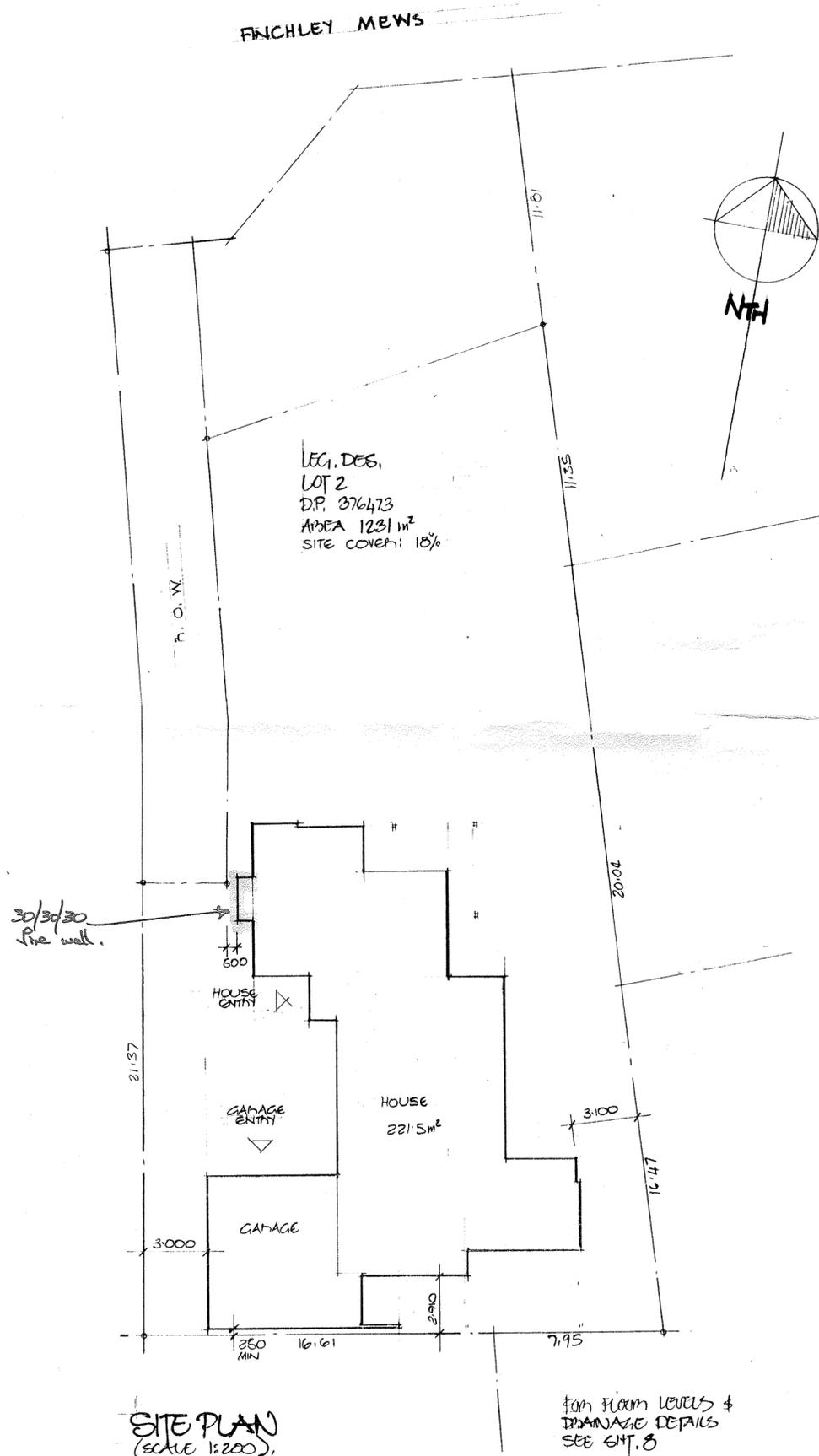
On behalf of: Waimakariri District Council

Date: 10/02/11

110819037126  
2159410501



TRIM Record Number



SITE PLAN  
(scale 1:200)

Floor levels & drainage details see SH. 8

# NEW HOUSE

For: **D.B. McMillan & N.J. Barron**  
At: **2 Finchley Mews**  
**RANGIORA**

**ROBIN WHITE DESIGN**

Robin White NZCD (ARCH)

Ph: (03) 312 2502 (Rangiora)  
Fax: (03) 312 2182  
Email: archdesignco@clear.net.nz

**LEWIS & BARROW LTD**  
Consulting Civil and Structural Engineers:  
183 Hereford Street  
Po Box 13-282  
CHRISTCHURCH

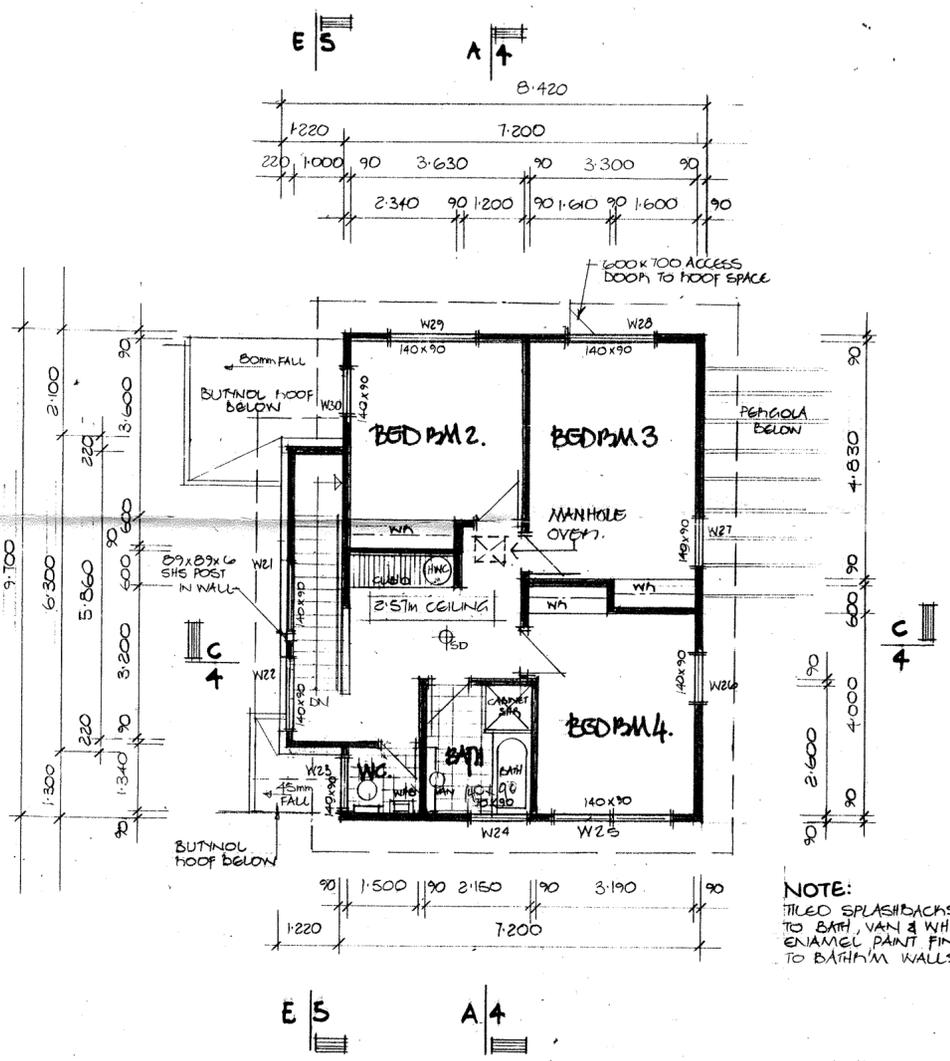
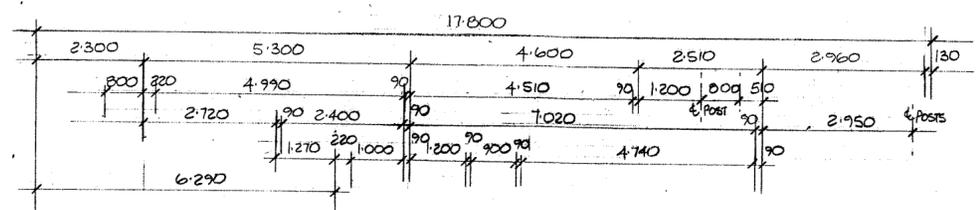
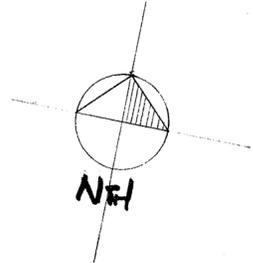
Ph. (03) 3664320 Fax. (03)3657069

Date: **Sep. 2007**  
File: **07006**

Waimakariri District Council  
Plans and specifications APPROVED in  
accordance with the Building Act 2004, clause  
49 and the Building Regulations 1992,  
clause 3.  
Signed: *[Signature]* 8.11.07

RECEIVED  
18 DEC 2007  
BY:

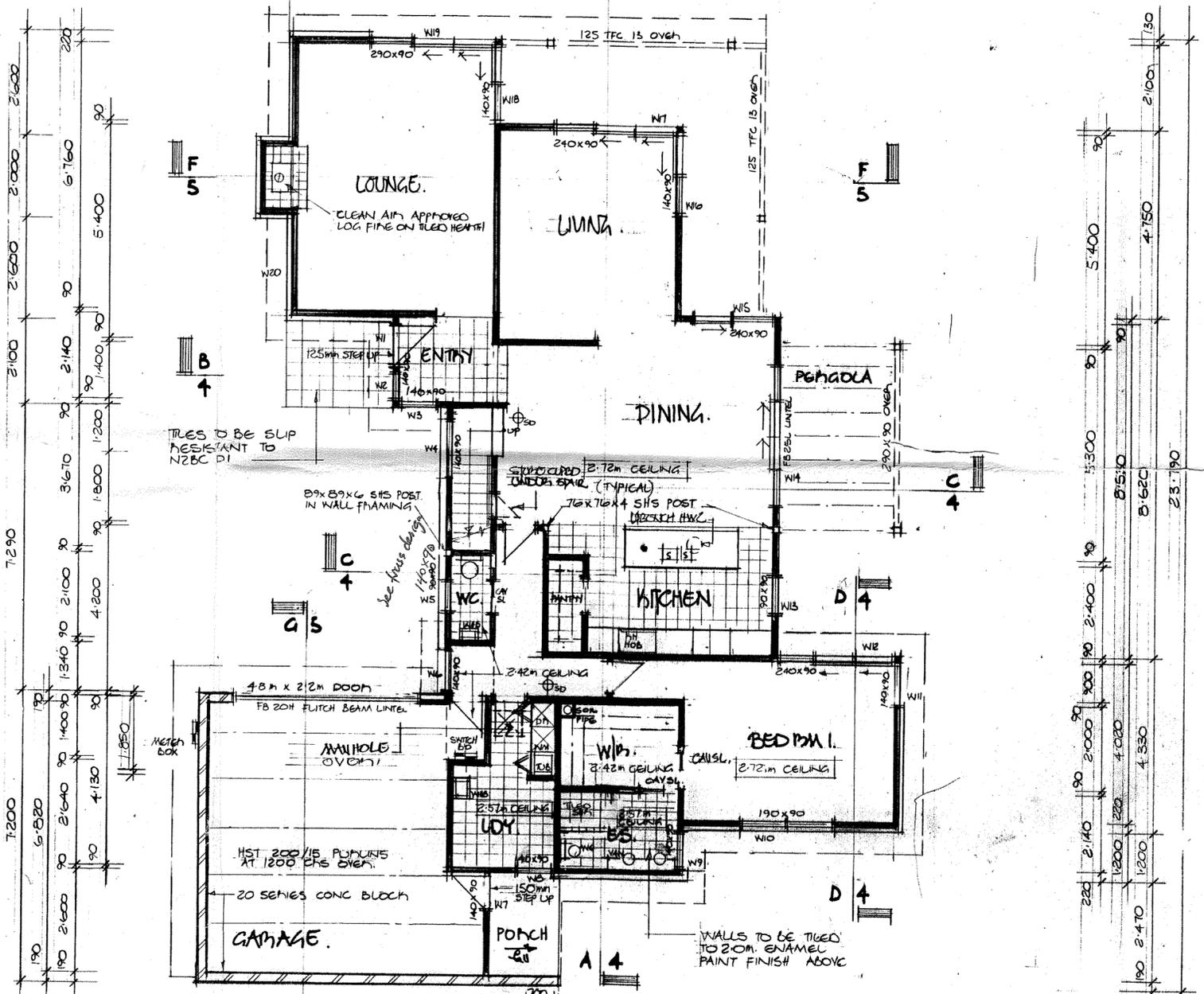
**NOTE:**  
REFER TO OWNER FOR DETAILS OF:  
• JOINTERY  
• ELECTRICAL  
• FINISHES  
• DECORATION  
• BATHROOM FITTINGS  
• LOG FIRE  
HWC TO BE 270 LITRE  
# 25 LITRE W/DRINK  
MANS PRESSURE  
UNITED TO BE 10.6 (MIN).



**FIRST FLOOR PLAN** (1:100)  
SMOKE ALARM TO NZBC F7

**FLOOR AREAS:**

GROUND FLOOR:	
HOUSE	166.5m <sup>2</sup>
GARAGE	51.2m <sup>2</sup>
TOTAL	217.7m <sup>2</sup>
FIRST FLOOR:	70.8m <sup>2</sup>
TOTAL HOUSE	237.3m <sup>2</sup>
TOTAL HOUSE + GARAGE	288.5m <sup>2</sup>
VENUECH:	3.8m <sup>2</sup>
YEPANDAH:	27.6m <sup>2</sup>



**GROUND FLOOR PLAN** (1:100)

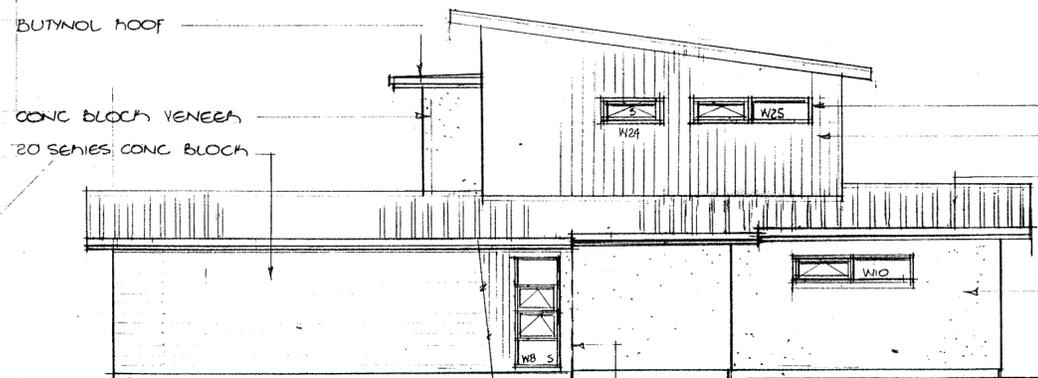
5400 Makariri District Council  
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.  
Signed: *[Signature]* S.I.L.O.S.

PROJECT: <b>McMILLAN / BARRON HOUSE</b>	
DRAWING: <b>FLOOR PLANS</b>	
DATE: <b>Sep. 2007</b>	FILE No: <b>07006</b>
DESIGN: <b>R.L.W.</b>	SHEET No: <b>2/1</b>
DRAWN: <b>G.H.</b>	Of <b>8</b> Sheets
CHECKED:	

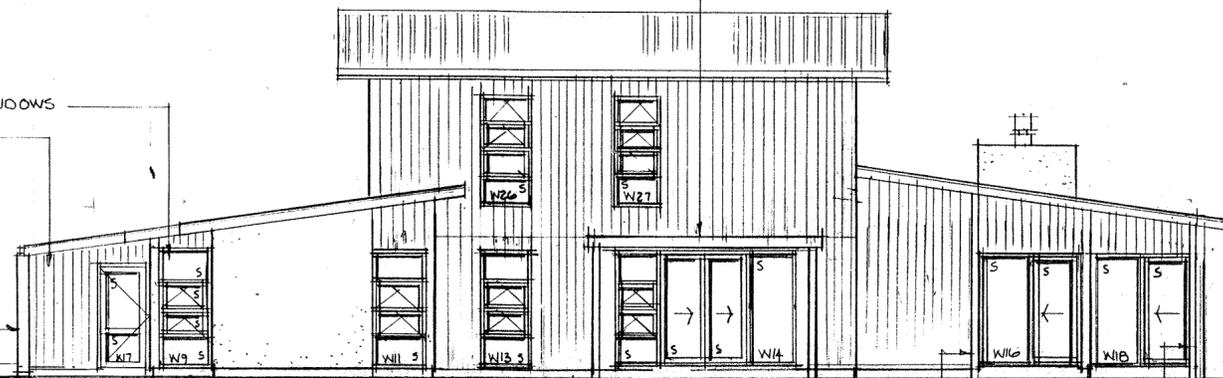
31	DEC 07	MANHOLES ADDED TO LAUNDRY & LANDING
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071461

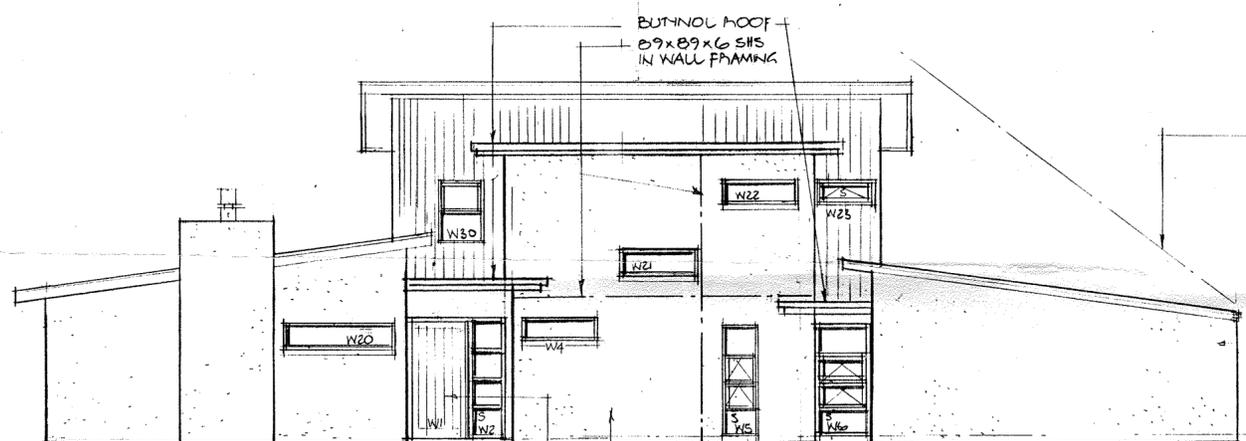
#20071453.1



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



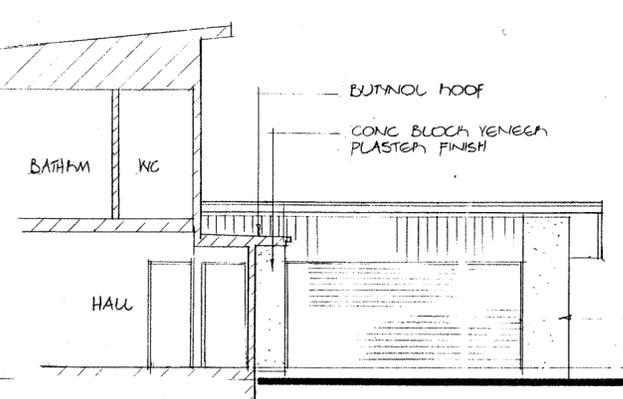
NORTH ELEVATION

**WINDOW SCHEDULE**

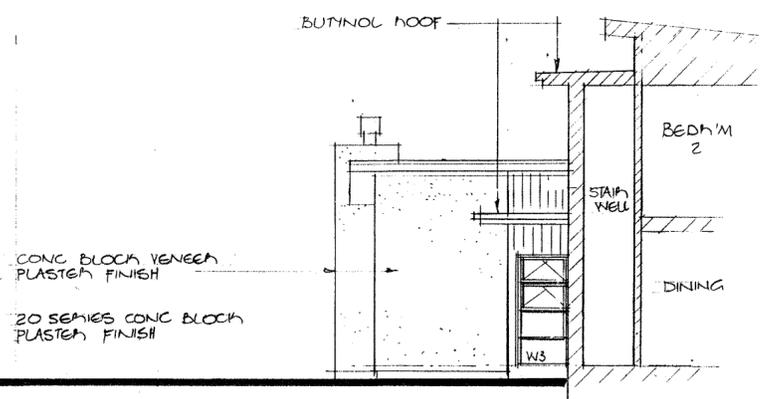
WINDOW N°	DESCRIPTION
W1	1220 (HO) x 2250 (HO) TIMBER ENTRY DOOR IN AL. FRAME
W2, 5	700 x 2250 (HO)
W3	1180 (HO) x 2250 (HO)
W4, 21, 22	1600 x 500
W6, 11	1200 x 2250 (HO)
W7	900 (HO) x 2250 (HO) DOOR
W8, 9, 13, 26, 27	1000 x 2250
W10, 25	2400 x 500
W12	2810 (HO) x 2250 (HO) PH OF SL. DOORS
W14	3600 x 2250 (HO) PH OF SL DOORS # WS.
W15, 16, 18	2000 x 2250 (HO) SL. DOOR
W17, 19	3100 x 2250 (HO) PH OF SL DOORS # WS
W20	2200 x 500
W23, 24	1200 x 500
W28, 29	2000 x 1200
W30	900 x 1200

ALL WINDOWS TO BE 35mm MIN. EXTRUSION PDR COATED ALUMINIUM IN TIMBER REVEALS. WINDOWS SHALL COMPLY WITH NZS 4211. GLAZING SHALL COMPLY WITH NZS 4223:1999. 'S' DENOTES SAFETY GLASS. GALV ANGLE LINTELS TO SUPPORT VENEER OVER W4, 5, 10, 20, 21, 22 TO BE 80x80x8

Waimakariri District Council  
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.  
Signed: *[Signature]* 8.11.07



PART NORTH ELEVATION



PART SOUTH ELEVATION

PROJECT: **McMILLAN / BARRON HOUSE**

DRAWING: **ELEVATIONS**

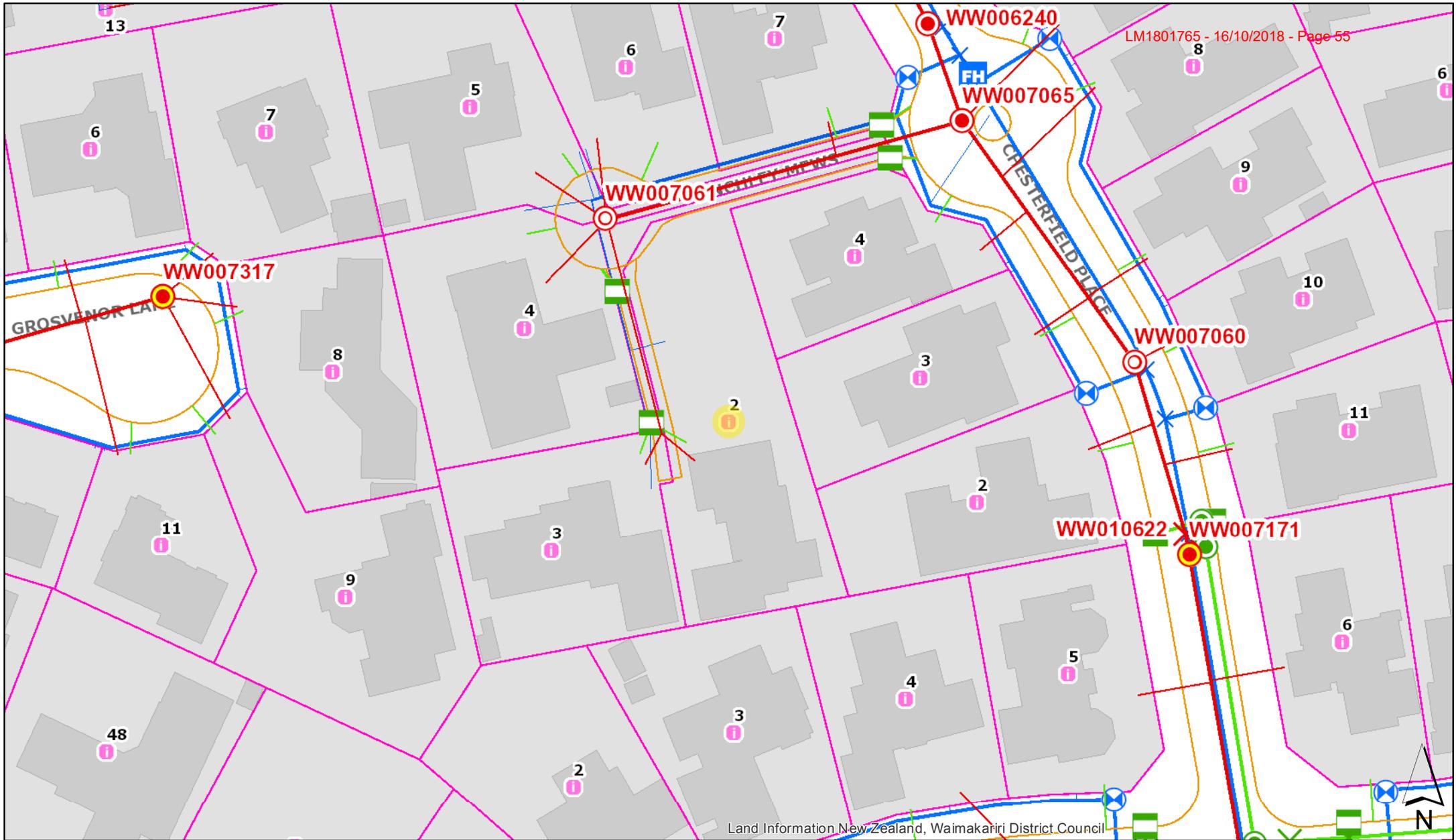
DATE: **Sep. 2007** FILE No: **07006**

DESIGN: **R.L.W.** SHEET No: **3**

DRAWN: **G.H.** Of **8** Sheets

CHECKED:

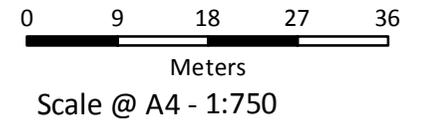




Land Information New Zealand, Waimakariri District Council



**Utilities Map**  
Date: 16/10/2018  
Author: WAIMAP



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Flood information on this map is based on modelling outputs and the accuracy of this data is limited by the assumptions used in the model. The Council reserves the right to update this information and cannot guarantee that the information is accurate and up to date at all times. An experienced practitioner should be consulted if this information is to be used for Building or Development purposes. Please refer to the District Plan and the Council's Planning Unit if you wish to use this information for planning purposes. Anyone who acts on any of this information does so at their own risk.

Map Created by WAIMAP Utilities at 1:21:36 p.m.

# Legend

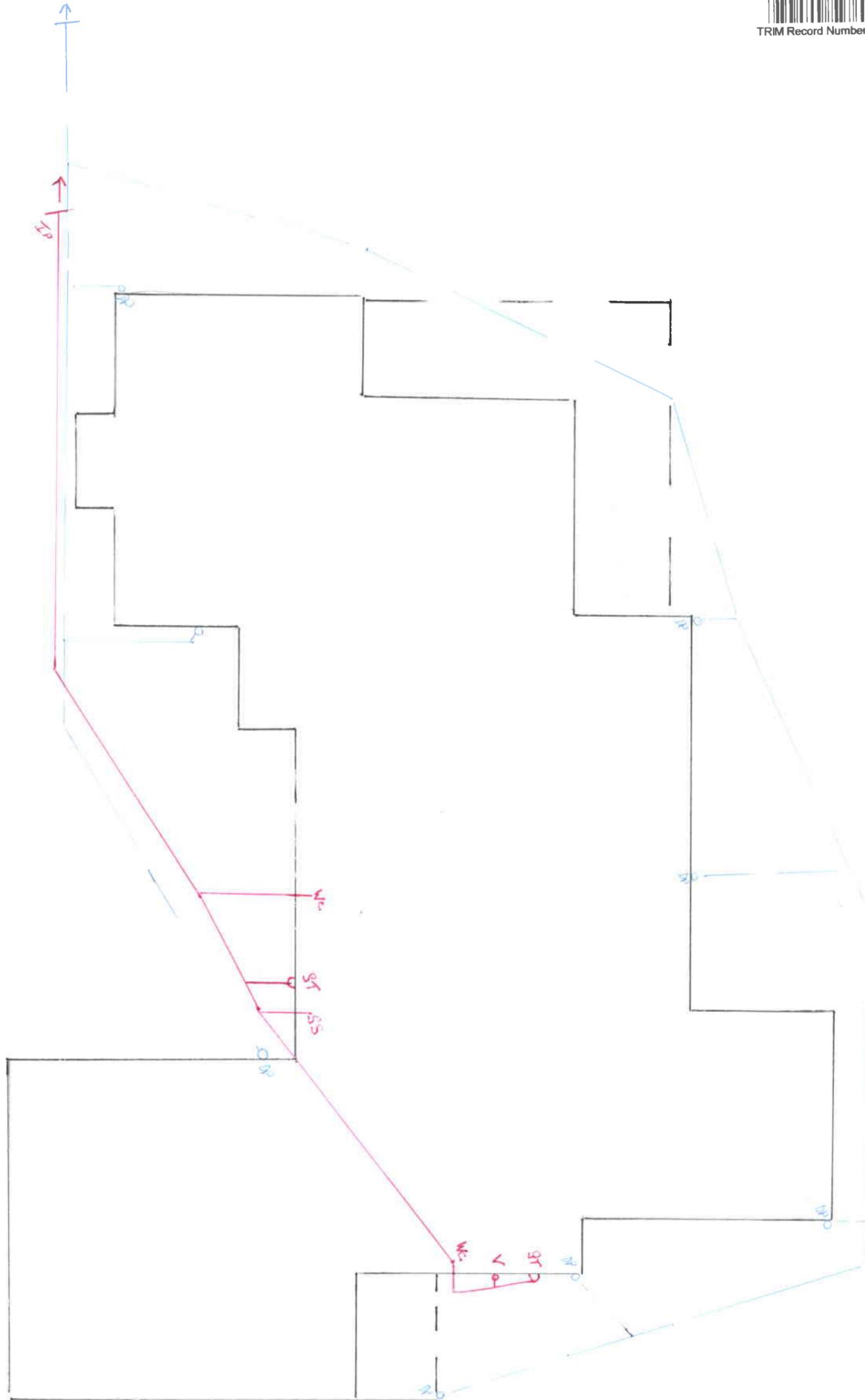
	Wastewater Facility Site		Stormwater Facility Site		Water Valve		Power Meter
	WW Standard Manhole		Stormwater Manhole		Water AGS		Building Line
	WW Standard GPS Manhole		Stormwater Sump		Water Well		Building Polygon
	WW Vented Manhole		Stormwater Valve		Water Pump		Properties < 1 ha
	WW Vented GPS Manhole		Stormwater End		Water Tank		Properties > 1 ha
	WW Flushtank Manhole		Stormwater Node		Water Toby		Approved to Survey Land Parcels
	WW Flushtank GPS Manhole		Stormwater Inspection Chamber		Water Lateral		Property Boundaries
	WW Lamphole Manhole		Stormwater Inspection		Water Main		Deposited Land Parcels
	WW Lamphole GPS Manhole		Stormwater Pump		Hurunui Water		
	Unknown WW Manhole		Stormwater Lateral		GPS Locator		
	Unknown GPS WW Manhole		Stormwater Kerb		Storage Dam		
	Wastewater Valve		Stormwater Main		Water Race Pond		
	Wastewater Node		Stormwater Swale		WDC		
	Wastewater Pump		Stormwater Channel WDC		WIL		
	Wastewater Inspection		Stormwater Channel Other		WDC WIL		
	Wastewater Inspection Chamber		Water Facility Site		FARMER		
	Wastewater Lateral		Water Endcap		Fibre Manhole		
	Wastewater Main		Water Hydrant		FX Networks		
	Septic Tank		Water Node		WDC		



**110819037079**  
**2159410501**



TRIM Record Number



LEGEND: SEWER <span style="color: red;">—</span> STORMWATER <span style="color: blue;">—</span>		<b>DRAINAGE PLAN</b>
SCALE: 1:100	DRAWN BY: Les Rossawell	
NAME: D.B. McMillan & N.J. Barton		VAL N <sup>o</sup> : 2159410501
ADDRESS: 2 Finchley Mews (PT2)		INSPECTED: LB
DRAINLAYER: J. McKenzie		DATE DRAWN: 14-3-11

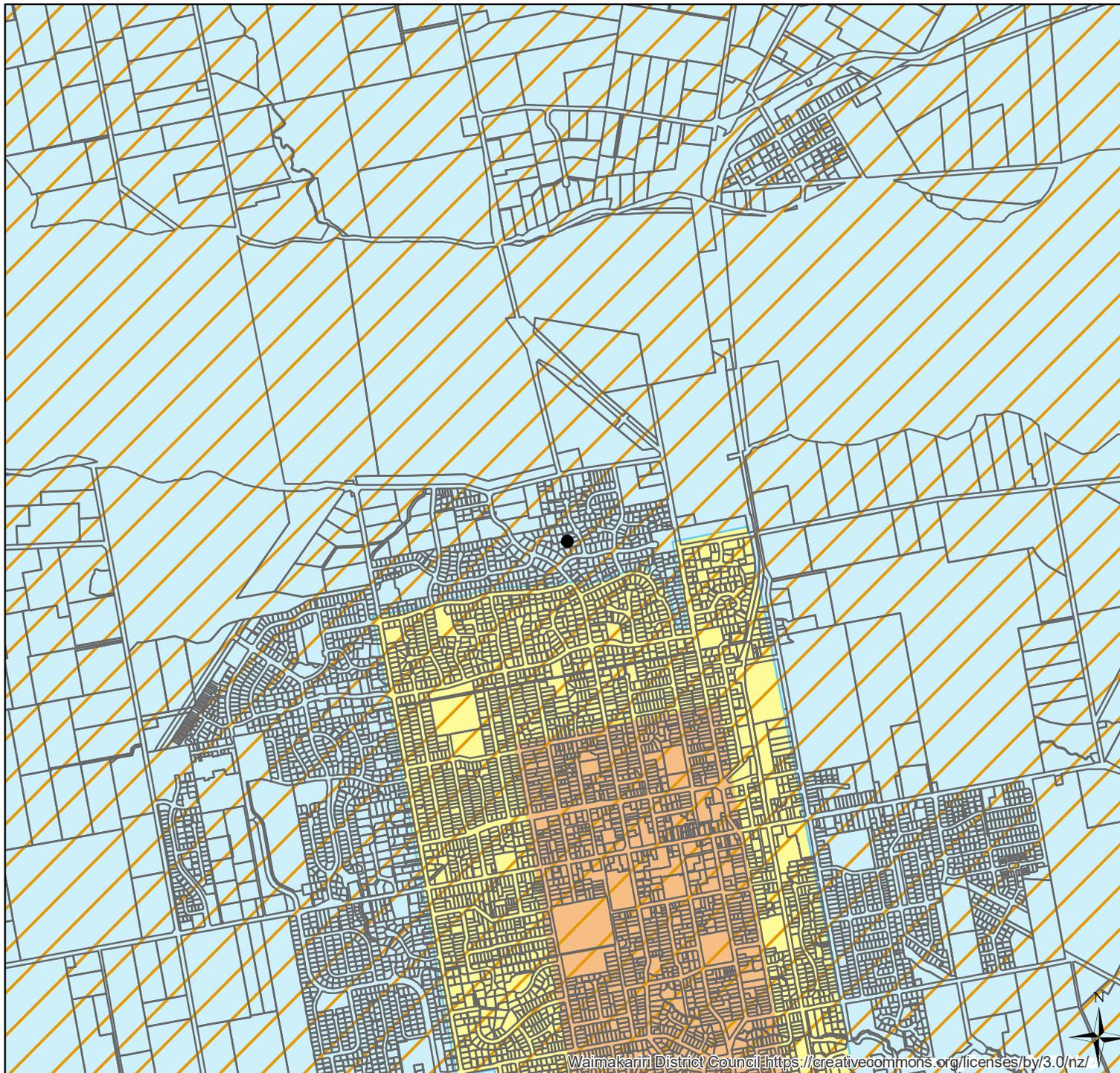
# Hazards

LM1801765 - 16/10/2018 - Page 58

LIM: LM1801765

Address: 2 Finchley Mews (Pvt)

Locality: RANGIORA

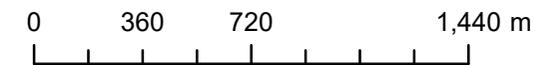


## Earthquake Zones

-  2
-  3
-  4

## Wind Zones

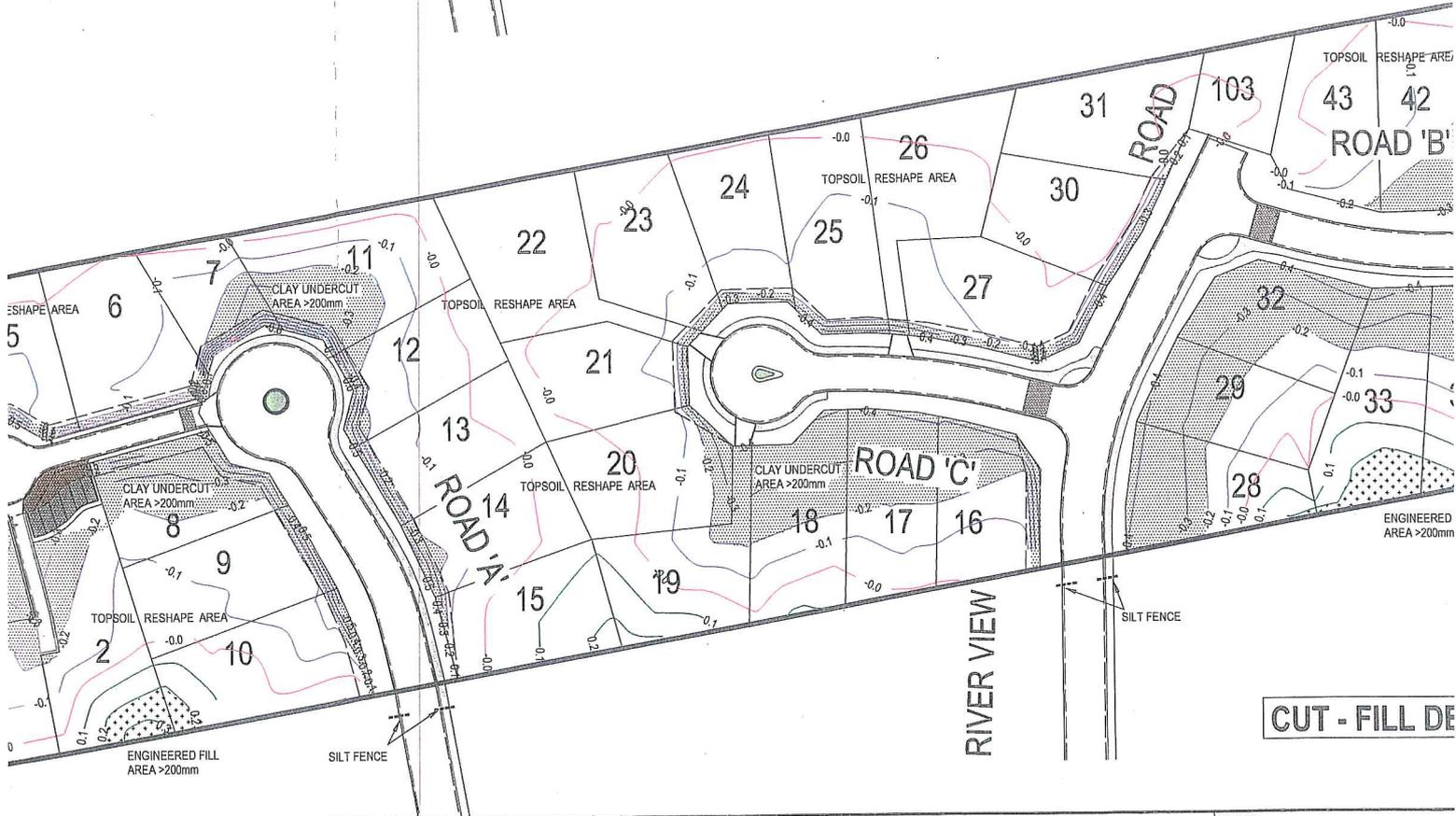
-  Specific Design
-  Extra High 55 MS
-  Very High 50 MS
-  High 44 MS
-  Medium 37 MS
-  Low 32 MS



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# EXISTING & FINISHED LEVEL PLAN

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**Connell Wagner**

Connell Wagner Limited Telephone: +64 3 313 8776  
 1st Floor 320 High Street (PO Box 329) Facsimile: +64 3 313 6035  
 Ponsonby, New Zealand Email: cwr@connwag.com

Client:

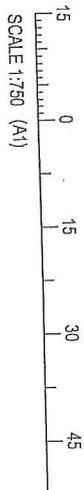
ELIZABETH ESTATES LIMITED

Project:

RESIDENTIAL  
 RIVERVIEW  
 PHASE 1

Drawing Title:

**EARTHWORKS PLAN**

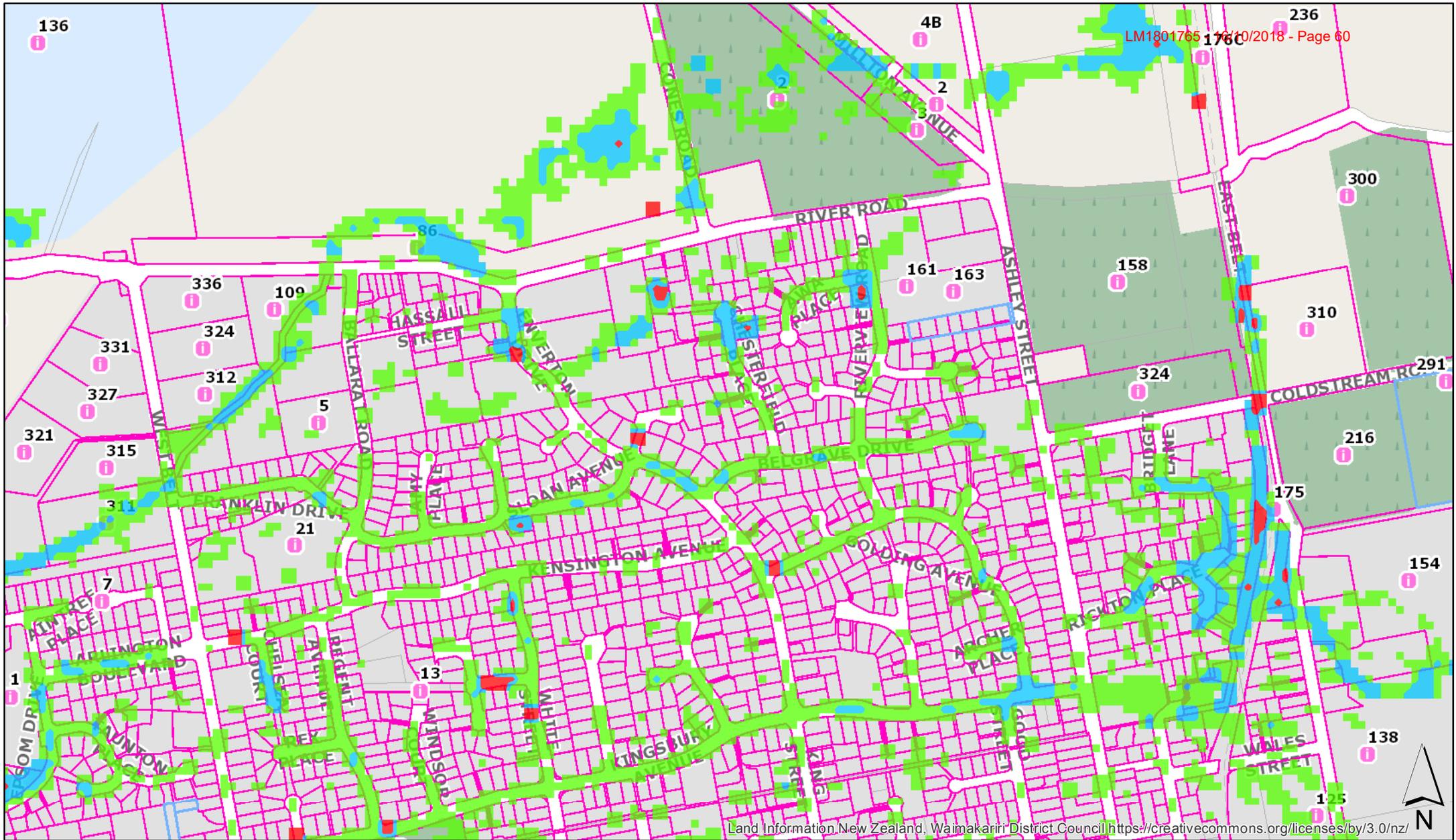


**LEGEND**

- CUT (+ve)
- ZERO STRING
- FILL (+ve)
- FINISHED GROUND LEVEL
- CLAY UNDERCUT AREA >100mm
- ENGINEERED FILL AREA

**FOI**

06
06
06

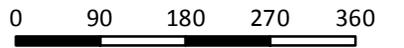


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### Localised Flood Hazard Map

Date: 16/10/2018  
Author: WAIMAP



Meters  
Scale @ A4 - 1:8000

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 Flood information on this map is based on modelling outputs and the accuracy of this data is limited by the assumptions used in the model. The Council reserves the right to update this information and cannot guarantee that the information is accurate and up to date at all times. An experienced practitioner should be consulted if this information is to be used for Building or Development purposes. Please refer to the District Plan and the Council's Planning Unit if you wish to use this information for planning purposes. Anyone who acts on any of this information does so at their own risk.

# Legend

-  200 Year Flood Hazard Low
-  200 Year Flood Hazard Medium
-  200 Year Flood Hazard High
-  Properties < 1 ha
-  Properties > 1 ha
-  Approved to Survey Land Parcels
-  Property Boundaries
-  Deposited Land Parcels

The attached plan shows the result of a flood mapping exercise that has been carried out by the Waimakariri District Council.

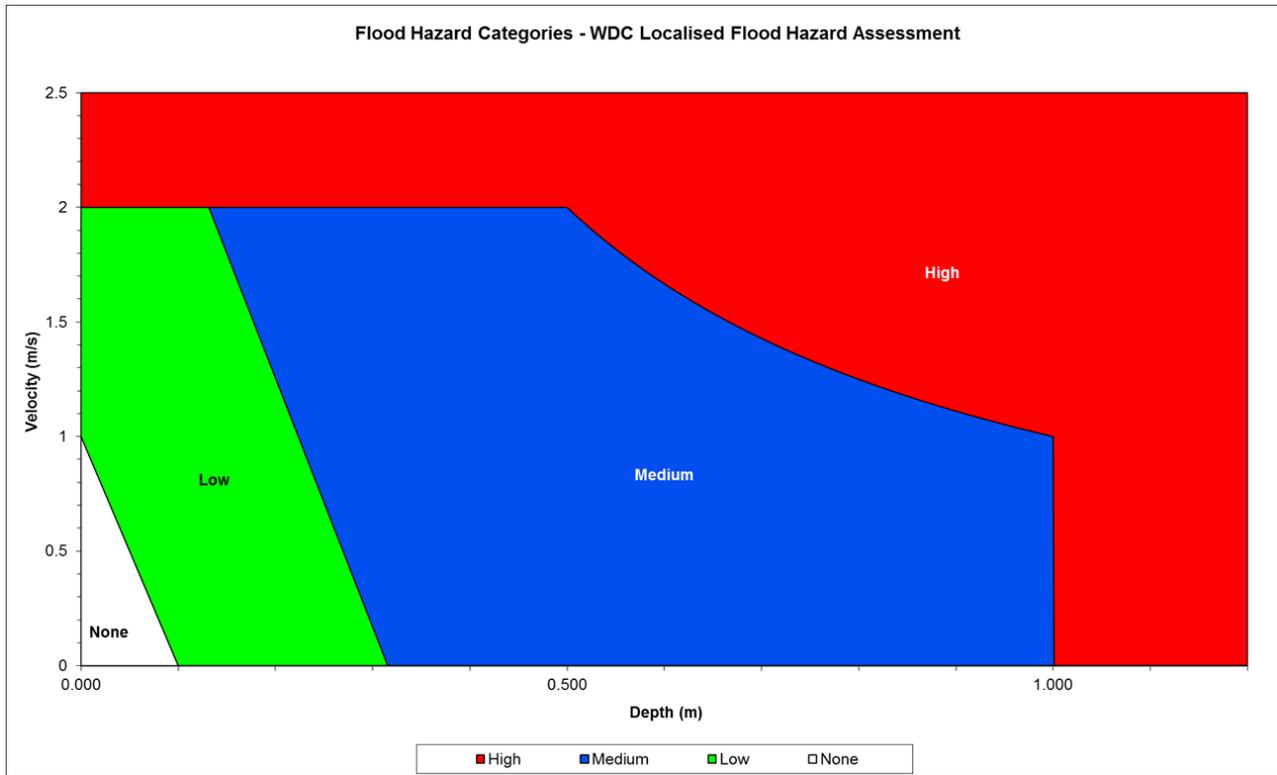
There are a number of notes that need to be considered when using this information.

1. Annual Exceedence Probability.

The rainfall used in this mapping is the 0.5% Annual Exceedence Probability rainstorm. This is based on there being a 0.5% probability in any one year that there will be a rainstorm of this severity. This is sometimes referred to as the 1 in 200 year storm.

2. Flood Risk Categories.

The flood risk categories are based on both the depth and velocity of the flood water as shown on the following diagram.



3. Localised Flooding

This flood modelling is for rainfall over the local area only and assumes that the floodbanks on the Ashley and Waimakariri Rivers are not breached. Environment Canterbury have carried out separate flood mapping that shows predicted floods, in some parts of the district, for the scenario where the Ashley River and Waimakariri Rivers breach their banks. This information is available from Environment Canterbury.

4. Generalised Flooding

This flood modelling is for generalised, area wide, flooding risk mapping only. It does not take into account all site specific flood risks that may occur on individual properties. There may be areas of ponding or overland flow that occur but are not shown on this flood modelling. This may be due to local topographical characteristics or due to the location and levels of building floors in relation to the surrounding ground. This flood mapping has been carried out to help identify areas that may be at an increased risk of flooding, it is not an accurate prediction of flood levels.

5. Land Changes

The results from this exercise will be less accurate in areas where major development or significant changes in the shape of the land has occurred since 2005. This is particularly important to note in new subdivision areas where new roads have been constructed or filling has occurred. The area around Kaiapoi, The Pines and Kairaki uses ground information updated in 2011 following the earthquakes of 2010 and 2011.

6. District Plan

The attached Flood Map is based on recent flood modelling work. This flood mapping will be included in the next Waimakariri District Plan.

**WAIMAKARIRI DISTRICT COUNCIL****MEMO**

**FILE NO AND TRIM NO:** DRA-20-10 / 140620065653

**DATE:** 19 June 2014

**MEMO TO:** Warren Taylor, PIMS, LIMS, Victoria Caseley, Nick Harrison, Gary Boot, Kalley Simpson, Greg Bennett, Owen Davies, Maree Harris, Chris Bacon

**FROM:** Gerard Cleary, Manager Utilities and Roading

**SUBJECT:** Flood Mapping and Building Floor Levels

---

**Advice for PIMS and Building Consents**

The existing hazard from mapping in Waimap was published in September 2013. This is soon to be updated with the flood mapping from a more recent mapping exercise (April 2014)

The Council has been planning to implement a District Plan Change that will set rules regarding building and subdivision in relation to flood hazards and floor levels. This plan change is not likely to be implemented until late 2014 or early 2015.

Until the district plan change comes into force the Council still has the ability under the Building Act to require minimum floor levels.

The attached notes on flood mapping show the hazard categories as follows.

- White - None
- Green - Low
- Blue - Medium
- Red - High
- Yellow - New Urban Subdivisions

For each category the following floor levels are advised for building consents.

**White** Standard Building Act floor levels apply. Note that in rural areas the advice is that all floor levels should be a minimum 400mm above the surrounding ground. There is still a risk of shallow flooding and overland flow in these areas.

**Green** It is recommended that building sites are located clear of the green and on the white area with a floor level 400mm above the surrounding ground. Otherwise if located in the green area, floor levels should be a minimum of 600mm above the surrounding ground. If the applicant wishes to build a lower floor level this must be supported by a flood risk report accompanying the building consent application showing the 50 year flood level and proposed floor level. In the existing urban areas, refer to the Drainage Manager or 3 Waters Manager. Note that there are separate maps and processes in Kaiapoi.

**Blue** Any building in the blue area needs a specific flood risk assessment.

**Red** No buildings should be placed in the red area. These are at significant risk of flooding.

**Yellow** Areas not mapped because they are new subdivision areas (shown yellow on WaiMap) refer to the subdivision consent conditions for floor level requirements. If in doubt, refer to the Drainage Manager or 3 Water's Manager.

**It is important to note that the Building Act requirements in relation to flood levels must always be adhered to in addition to these requirements in all areas.**

It is also important to note that building work, fences, landscaping and driveways can block or channel water and create a flood hazard where one was not present prior to development.

If the officer processing the building consent or building inspections on site has a concern that there is a flood hazard (e.g. overland flow path or low lying area) that has not been identified by the flood mapping, contact the Drainage Manager or 3 Waters Manager for advice.

Regards

Gerard Cleary  
Manager Utilities and Roading

## Natural Hazard Section 73 Words for **BLUE** & **RED** coloured areas

### Flood Hazard Inundation – Red

The applicant is made aware that if this property is within the flood hazard inundation area (Red) and therefore Section 71 of the Building Act will need to be applied to this property – the following gives you information on what is required.

#### Application made by or on behalf of the Crown

In order to grant a Building Consent under section 72 of the BA2004 for building work on land that is or is likely to be subject to a natural hazard, section 73 requires the BCA as a condition of the consent, on issuing of the consent notify the consent to the appropriate minister and the Surveyor-General. The particulars of which will then be recorded in his or her records.

#### Application made by or on behalf of owners of Maori Land.

In order to grant a Building Consent under section 72 of the BA2004 for building work on land that is or is likely to be subject to a natural hazard, section 73 requires the BCA on issuing of the consent to notify the consent to the Registrar of the Maori Land Court. The particulars of which will then be recorded in his or her records.

#### All other cases:

In order to grant a Building Consent under section 72 of the BA2004 for building work on land that is or is likely to be subject to a natural hazard, section 73 requires the BCA on issuing of the consent to notify the consent to the Registrar General of Land. The particulars of which will then be recorded as an entry on the certificate of title to the land on which the building work is to be carried out.

Your new building project has been identified as being within an area likely to be subject to flooding. This is defined as a Natural Hazard under section 71 of the Building Act 2004.

Consequently you will need to take professional advice on how to mitigate the natural hazard.

- The most common solution in such situations is to increase the floor level heights so the building work is adequately protected (as required under section 72 of the Building Act 2004)
- A second option could include carrying out site works to eliminate the hazard
- Alternatively you may wish to provide information that proves the property is not subject to a natural hazard

The Building Consent Authority recommends one of two responses:

- Either establish the actual flood level or
- accept the flood levels supplied by Waimakariri District Council engineering team

and, in either case, design the appropriate floor level with sufficient freeboard above this level to adequately protect the building platform.

**Red** If you accept the presence of the natural hazard the floor levels will need to be sufficient in height to eliminate water entering the building in a 1:100 year event. Once this is achieved the Building Consent Authority will be able to issue a Building Consent. However, this will be subject to a condition imposed under Section 73 Building Act 2004.

**Blue** If you accept the presence of the natural hazard the floor levels will need to be sufficient in height to eliminate water entering the building in a 1:100 year event. Once this is achieved the Building Consent Authority will be able to issue a Building Consent. However, this may be subject to a condition imposed under Section 73 Building Act 2004.

### **Narrative for Words for GREEN coloured areas – (Low level inundation)**

Your building project has been identified as being within an area likely to be subject to low level of inundation of up to 300mm

Council's advice is to set the minimum floor level at 600mm above the surrounding ground level.

Alternatively, if you intend to building at a lower level you will need to take professional advice on how to mitigate the inundation.

- The most common solution in such situations is to increase the floor level heights so the building work is adequately protected
- A second option could include carrying out site/earthworks to eliminate the hazard
- Alternatively you may wish to provide information that proves the property is not subject to inundation

The Building Consent Authority recommends one of two responses:

- Either establish the actual flood level, based on professional advice or
- accept the flood levels supplied by Waimakariri District Council engineering team

and, in either case, design the appropriate floor level with sufficient freeboard above this level to adequately protect the building platform.

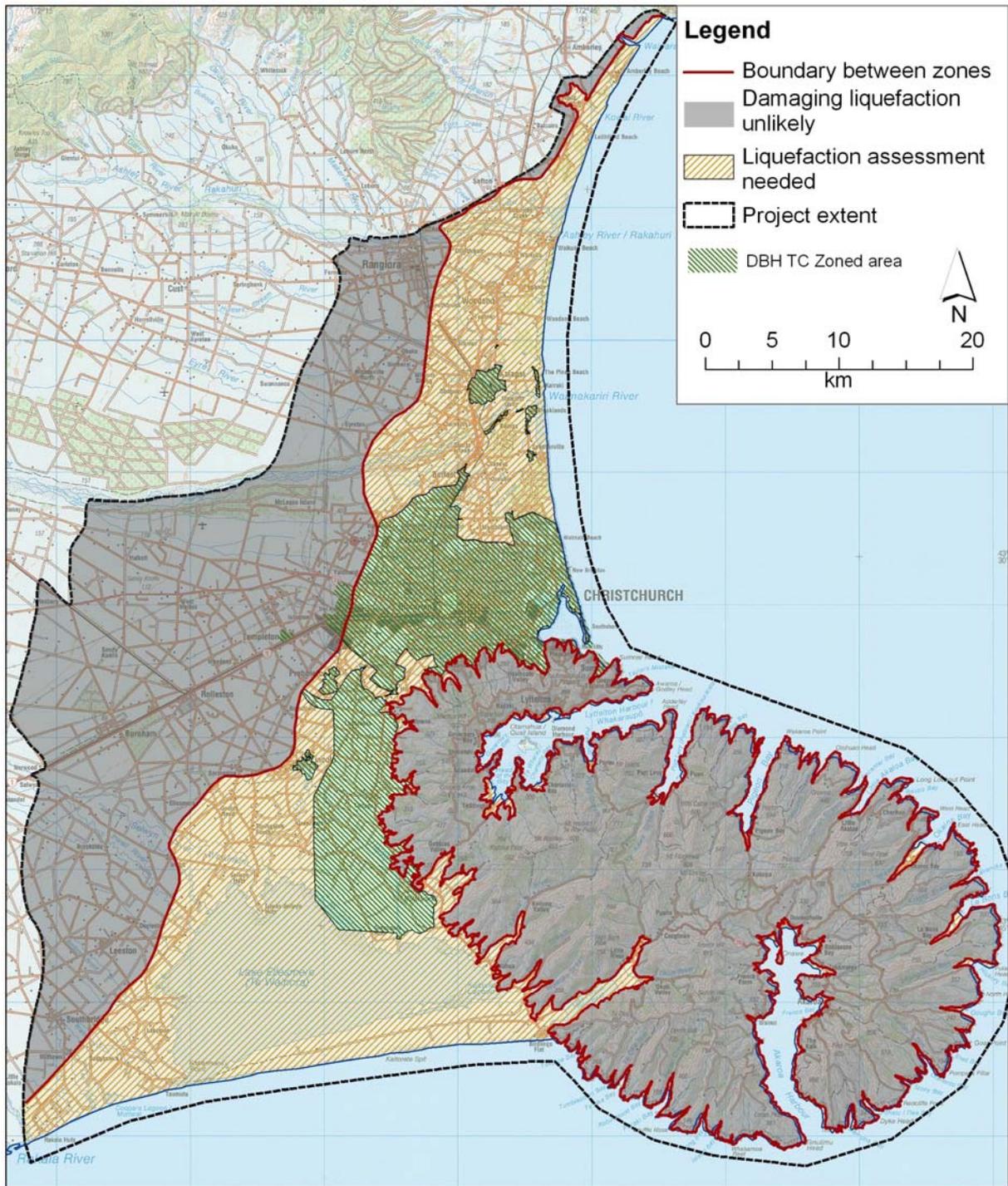


Figure 2.1 Liquefaction assessment area map for the eastern Canterbury project area. Liquefaction susceptibility is categorised in two areas, “damaging liquefaction unlikely” and “liquefaction assessment needed”. The area covered by DBH Technical Categories at the time of this report is excluded.

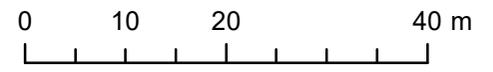


**Parcel Information**  
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LIM: LM1801765  
 Address: 2 Finchley Mews (Pvt)  
 Locality: RANGIORA  
 Parcel area: 0.1231 ha  
 Parcel legal description:  
 Lot 2 DP 376473

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## **EXISTING SERVICE - RECYCLING WHEELIE BINS**

Eligible properties in the kerbside recycling contract areas have recycling wheelie bins allocated. The standard bin size is 240 litres, some property owners have elected to have smaller bins, there is a cost to have the allocated recycling bin replaced or swapped for a larger or smaller bin. Recycling is collected fortnightly.

We recommend that you confirm that the wheelie bin has not been removed from the property that you are purchasing as the property owner is liable for replacement costs.

## **NEW OPTIONAL KERBSIDE COLLECTION SERVICE FROM 1ST JULY 2019**

A new kerbside collection service will commence from the 1st of July 2019, this property is eligible for that service.

Please refer to the information in the following link and advise the Council's Customer Service Team of your preferences as soon as possible, thank-you.

<https://www.waimakariri.govt.nz/services/rubbish-and-recycling/kerbside-bins-are-comingmake-your-choice>

# All you ever needed to know about land information requests

## Why request a LIR?

Environment Canterbury may hold information on natural and physical resources that may be relevant to a property. This information has always been available. However, Environment Canterbury wants to make the information more accessible.

## What information is included?

**Resource Consents/Wells** – resource consent and well details associated with the specific property.

**Groundwater** – general information on wells and groundwater quality in the vicinity of the property. Note, groundwater quality information for properties with a reticulated water supply should be obtained from the authority supplying the water.

**Flood Risk** – from various rivers, including some floodplains, previous flood levels and risk categories. For flooding information in the Christchurch residential area, contact the Christchurch City Council.

**Contaminated Site** – information about contaminated sites and sites that have the potential to be contaminated because of the land use activities undertaken on them.

**Earthquake Hazard** – earthquake hazard information for some areas. This includes, where available, information on known active earthquake fault locations, ground shaking hazard, liquefaction potential, earthquake-induced slope stability potential and tsunami hazard. (Note that most of this information is general district-scale information for an area, and may not be specific to individual properties).

**Pest Enforcement** – properties that have been subject to a Notice of Direction or charge under the Biosecurity Act 1993 related to the control of plants or animals specified as pests in the Regional Pest Management Strategy.

**Surface Water** – quantity and quality information for some rivers and streams. Note, surface water quality information for properties with a reticulated water supply should be obtained from the authority supplying the water.

**Erosion Risk** – for some areas.

**Land Improvement Agreement** – these are specified on the Certificate of Title. If the certificate of title does not specify a Land Improvement Agreement then a search for this type of information is unnecessary.

**Air Quality** – general information in some urban areas.

## How to request a LIR

By completing a Land Information Request form. These are available:

- on our website, [www.ecan.govt.nz](http://www.ecan.govt.nz) (forms can also be submitted electronically)
- from Customer Services. Contact us by phone, fax, email or visit us (see below for details).

## When to request a LIR

A land information request will be processed within 10 working days of receipt of the request. Therefore it is strongly advised that when a Land Information Memorandum is requested from a Local Territorial Authority that a Land Information Request is applied for – at the same time – from Environment Canterbury.

**Please contact Customer Services for the current charge**

Payment must be made on application

Accepted methods of payment are cash, cheque, EFT-POS, credit card

## Contact:

Customer Services  
24 Edward Street, Lincoln  
PO Box 345, CHRISTCHURCH  
Phone 03 353 9007 or 0800 32 4636  
Fax 03 365 3194  
Email [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)  
Web [www.ecan.govt.nz](http://www.ecan.govt.nz)

# Listed Land Use Register

## What you need to know



## What is the Listed Land Use Register (LLUR)?

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The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

## Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

## How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)<sup>1</sup>. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

### We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

<sup>1</sup>The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website [www.mfe.govt.nz](http://www.mfe.govt.nz), keyword search HAIL

## How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

## What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz). We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).



## My land is on the LLUR – what should I do now?

**IMPORTANT!** Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL).



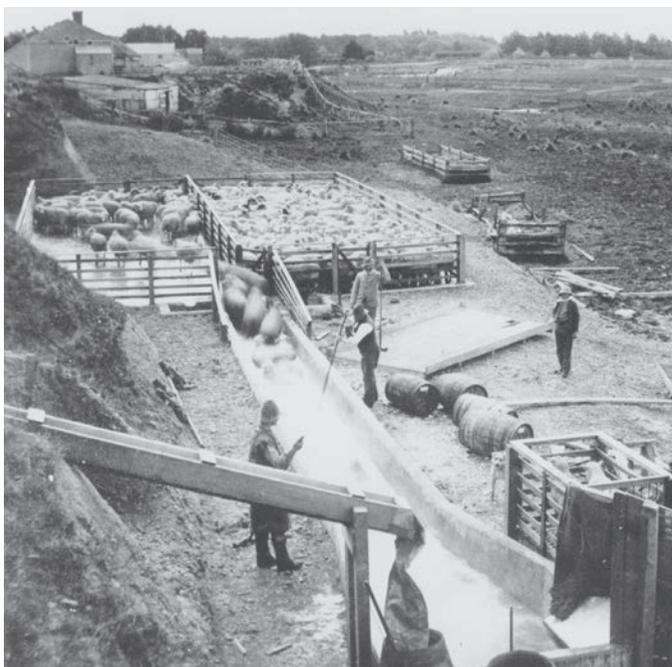
### I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

### IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

## Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

### Contact Environment Canterbury:

Email: [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

#### Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)