

Land Information Memorandum

Application

Marcel J Robb
488 Bush Road
RD 1
OXFORD 7495

No.
Application date
Issue date

LM2100820
28 April 2021
04 May 2021

Property

Valuation No.	2153311602
Location	488 Bush Road OXFORD
Legal description	LOT 2 DP 356091
Owner	Marcel James Robb & Colleen Frances Robb
Area (hectares)	4.0

Rates

Rating Valuation

Land	\$230,000
Capital Value	\$880,000
Improvements	\$650,000
Date of Last Revaluation	01 Aug 2019

Current Rates Year 1st July 2020 to 30th June 2021

Annual Rates	\$3,389.90
Current Instalment	\$847.40
Current Year – Outstanding Rates	\$847.40
Arrears for Previous Years	\$0.00
Next Instalment Due	20/05/2021

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

Land Information Memorandum**2**

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 Rural, see attached plan and information on the Goat Control Area 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.

13/05/05 RESOURCE CONSENT 055137/055138 : 4 LOT RURAL SUBDIVISION OF RS 1789 AND 1790 & TO RETAIN AN EXISTING DWELLING ON LOT 3, copy attached. A certificate of conditions was issued 25/03/05, copy attached.

09/02/07 RESOURCE CONSENT 075002 : TO INSTALL AND OPERATE A DOMESTIC LAND BASED EFFLUENT DISPOSAL SYSTEM, copy attached. Site Inspection Record, Certificate of Completion and Environment Canterbury Compliance Monitoring, copies attached.

No other information located

Land Use on Contiguous Properties

Copies of the following resource consents are available if required.

61 Clarks Rd (RS 19413)

01/09/94 RESOURCE CONSENT 940019 : 2 LOT RURAL SUBDIVISION.

23/05/96 RESOURCE CONSENT 960091 : BOUNDARY ADJUSTMENT.

No other information located

Land Information Memorandum**3****Building**

05/01/2006	<u>BUILDING CONSENT</u> <u>BC051574</u>	ERECT A GARAGE. A Code of Compliance Certificate was issued 19/12/2011, copy attached.
05/03/2007	<u>BUILDING CONSENT</u> <u>BC070022</u>	ERECT A DWELLING WITH MASPORT TORONTO LOG FIRE & A DOMESTIC EFFLUENT DISPOSAL SYSTEM. A Code of Compliance Certificate was issued 19/12/2011, copy attached.
22/08/2016	<u>BUILDING CONSENT</u> <u>BC160709</u>	ERECT A WORKSH WITH TOILET FACILTIES AND MAPORT LOG FIRE. A Code of Compliance Certificate was issued 17/02/2017, 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.

Copies of site, floor, foundation & drainage plans and elevations are attached.

Sewer and Water

Sewer	No Council service available. Field Service Reports from Oasis Clearwater, copies attached.
Water	Available - Oxford Rural Water - No 2 – 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

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

There is no swimming pool or spa pool registered on this property, If there is a pool on this property please go on-line to register it at <https://waimakariri.govt.nz/building-services/swimming-pool-registration>. A Council Building Inspector will contact you to inspect the pool.

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.

Vehicle Crossing Requirements

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

Land Information Memorandum

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Special Land Features

Wind Zone	Extra High
Earthquake Zone	3
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

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 for more information.

The Council has completed a hazard assessment for the District. This includes flood hazard, location of fault lines, areas susceptible to liquefaction, coastal flood depth and tsunami inundation. **People are encouraged to view this information before making a property decision.** Maps and information on natural hazards for the district are available at:

<https://arcg.is/0P4Wzn>

For information regarding Tsunami refer to the Waimakariri District Council's website on the following link:
<https://www.waimakariri.govt.nz/services/emergencies-and-recovery/in-case-of-an-emergency>

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. For information regarding domestic fires and wood burners refer to Environment Canterbury's website www.ecan.govt.nz or telephone 0800 324 636.
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.
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 0800 965 468 or by visiting a Council Service Centre.

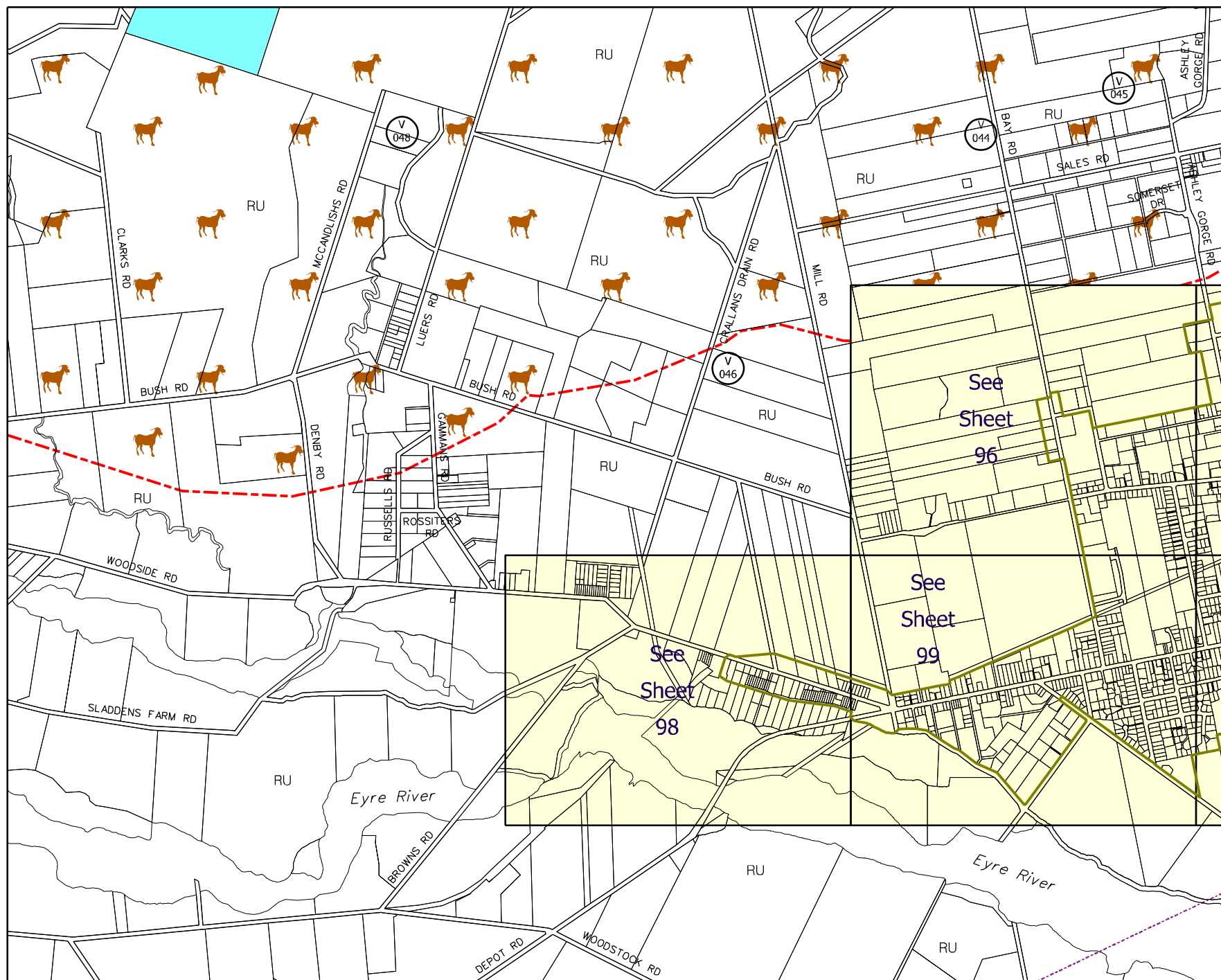


Name: _____

Date: 04 May 2021

Signed on Behalf of Council

TONY MEIER – PROPERTY INFORMATION OFFICER



NOTE:
Disclaimer - refer to map legend sheet



Metres






























0 200 400 600

Scale 1:25,000 (A4)

14	15
27	28
39	40

28

RURAL LEGEND (Sheets 1 to 76)

	Zone Business 2		Designations		River Reaches subject to esplanade provisions
	Zone Rural		Heritage Sites		Limited Access Road
	Subdivision Constraint		Vegetation and Habitat Sites		Coastal Marine Area boundary
	Localised Flooding Area		Notable Plant Sites		Average Noise Exposure Contours; Christchurch International Airport
	Outstanding Landscape - Ashley Gorge		Archaeological Sites		Noise Level in dBA Ldn
	Outstanding Landscape - Core		Waahi Tapu / Waahi Taonga		Transit New Zealand Designation
	Outstanding Landscape - Buffer				Tanz Rail Designation
	Prominent Ridges				Transpower High Voltage Lines
	Goat control area				Waimakariri District boundary
Note:	See Rule 23.1.1.17 for goat control (includes Outstanding Landscape areas)				Projected Infrastructure Boundary
	Vegetation & Habitat Site; - V159 Oxford Conservation Area				Area Covered by 1:7,500 scale
	Vegetation & Habitat Site; - V160 Mt Thomas Forest				
	Vegetation & Habitat Site; - V161 Puketeraki Forest				

NOTE: These notations do not necessarily indicate the precise position of the Site, nor relate to the size of any Site.

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.

23. Land and Water Margins – Rules

Goat Control Area

- 23.1.1.20 Within 2km of, and within, the Core, Buffer and Ashley Gorge Outstanding Landscape Areas there shall be no keeping of goats without the provision of goat proof fencing to constrain these animals to the site.

District Plan

The Waimakariri District Council is currently undergoing a review of the current District Plan, which was made operative in November 2005.

The purpose of the District Plan Review is to review the current provisions of the Operative District Plan (2005) which may include introducing new or amended provisions to ensure that land use and subdivision in the Waimakariri District continues to be effectively provided for and managed.

The Council are currently planning to publicly notify the Draft Plan during 2021. To find out more on the District Plan review, please refer to the link below:

<https://www.waimakariri.govt.nz/planning/district-plan/district-plan-review>

RC055137 RC055138/05051800046

21533-116-00

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **KL Trousselot & A C Benny** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to undertake a four lot rural subdivision creating Lot 1 (4.0ha), Lot 2 (4.0ha), Lot 3 (8.19ha) and Lot 4 (8m² – corner splay to vest with Waimakariri District Council) without the ability to connect to reticulated sewerage, and to retain a dwelling on Lot 3 without reticulated sewerage.

DECISION

The District Plan Manager, on the 13th May 2005, approved:

THAT pursuant to section 104B of the Resource Management Act 1991, consent be granted to undertake a four lot rural subdivision creating Lot 1 (4ha), Lot 2 (4ha), Lot 3 (8.19ha) without the ability to connect to reticulated sewerage and Lot 4 (8m² – corner splay to vest with WDC) at 476 Bush Road, Oxford being RS's 1789 and 1790 as a non-complying 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 reference shall be made to the Waimakariri District Council Engineering Code of Practice.

3. **Easements**

All services, including open drains and access ways, water pipelines, 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. **Development Contributions**

Pursuant to Section 198 of the Local Government Act 2002, the subdivider shall pay the following development contributions:

Contribution	Value excl GST	Value Incl GST	No of Lots	Total Value
Reserves as calculated in the LTCCP	\$2481.00	\$2791.12	2	\$5,582.24
Roading contribution per lot	\$1731.00	\$1947.37	2	\$3,894.74
Community Infrastructure	\$174.00	\$195.75	2	\$391.50
Water contribution per lot @ 2 units per lot = \$1236.00	\$818.00 per unit x 2 per lot = \$1236.00	\$1390.50	3	\$4,171.50
Total				\$14,039.98

5. **Power and Telephone**

The subdivider shall provide evidence in writing from the relevant utility providers that existing electrical and telephone reticulation has the capacity to provide service connections to Lots 1 and 2.

6. **Water Supply**

- 6.1 The subdivider shall provide a reticulated domestic water supply to Lots 1, 2 and 3.

- 6.2 Two units (2.0 cubic metres per day) of water from the Oxford No.2 Rural Water Supply Scheme shall be established to each of Lots 1, 2 and 3, including pipework, fittings and storage tanks with a minimum capacity of 4500 litres, in accordance with the Waimakariri District Council Rural Water Supply Bylaw 1992. This supply is a flow-restricted scheme.

- 6.3 Any existing water connections crossing the proposed boundary between Lots 1, 2 and 3 shall be disconnected to the satisfaction of the Waimakariri District Council.

- 6.4 Connections to the existing public water supply shall be carried out by the Council, at the subdivider's expense.

- 6.5 All the requirements of the Waimakariri District Council are to be met, including contributions, pipework, tank installation and legal protection of the systems.

7. Access

The new accesses for Lots 1 and 2 shall be sited at the common boundary and shall be constructed in accordance with the requirements of Waimakariri District Council Standard Drawing 600-217, (Issue C).

8. Traffic Management

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 prior to work commencing on or in Bush Road. Traffic Management shall be to Level 1, as described in the TNZ & LTSA Code of Practice for Temporary Traffic Management.

9. Conditions Auditing

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:

Water

- Following completion of required works

Access

- On completion of excavation to sub-grade
- Following compaction of base course prior to final surfacing

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.

10. Land To Vest

Lot 4 shall vest with Waimakariri District Council as road.

11. Works Conditions

That a certificate under section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 10 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the subdivider.

ADVICE NOTES

- a) 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.
- b) The requirement for power and telephone to be confirmed as having capacity to service the subdivision does not guarantee that power or telephone connections are provided to potential house sites. On rural lots, the service authorities will not install submains to individual lots until the location of the house site is determined. Prospective purchasers of these lots should be advised to contact the relevant service authorities to ascertain the likely costs of servicing any specific lots to the purchaser's requirements.
- c) Dwellings will require land use resource consent as there is no reticulated sewerage utility in the area

Land Use Consent

THAT pursuant to section 104B of the Resource Management Act 1991, consent be granted to retain a dwelling on Lot 3 (8.19ha) of subdivision consent RC055137, without the ability to connect to a reticulated sewerage utility at 478 Bush Road, Oxford being RS's 1789 and 1790 as a non-complying activity and no conditions are imposed.

REASONS FOR THE DECISION

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

1. No person is deemed to be adversely affected by the proposal.
2. The environmental effects will be avoided or mitigated by conditions being imposed.
3. The proposal is in accordance with the District Plans.
4. A corner splay will provide for future generations.
5. The requirement to construct the vehicle crossing to Lots 1 and 2 takes into account the intersection of Clarks and Bush Roads, and the location of the vehicle crossing to Lot 3.
6. In order to protect the health and safety of people and the community

connection to the reticulated water supply in Bush Road is required. The subdivision extinguishes the existing use rights previously enjoyed by the dwelling on Lot 3.

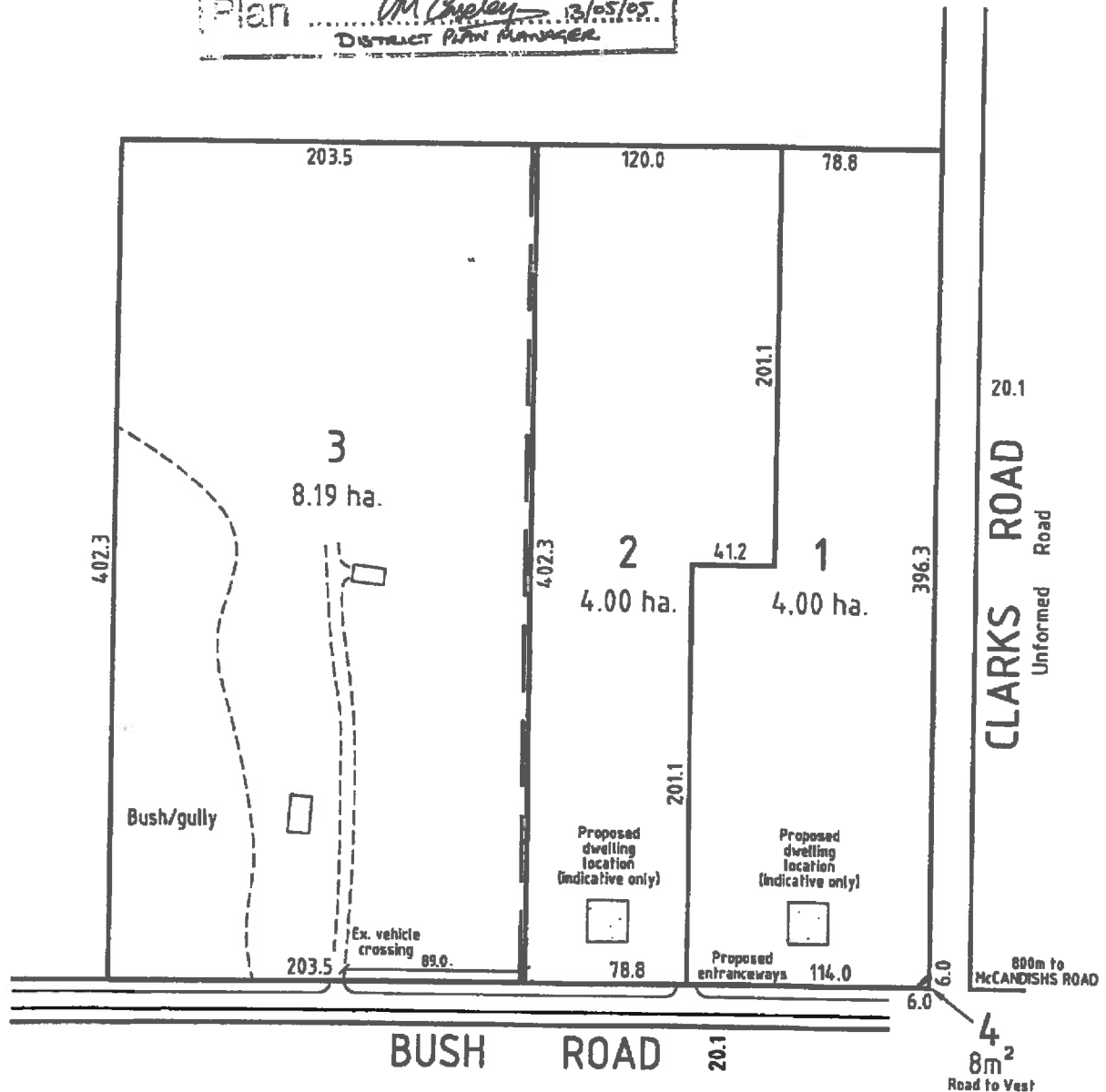
7. Development contributions are in order to cater for growth associated with creating two additional lots.

DATED at Rangiora this 18th day of May 2005


SIGNED by Emma Frazer
PLANNING OFFICER

Approved Application

RC055137 & RC055138

Plan *UM Chelley* 13/05/05.
DISTRICT PLAN MANAGER

NOTE: AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.

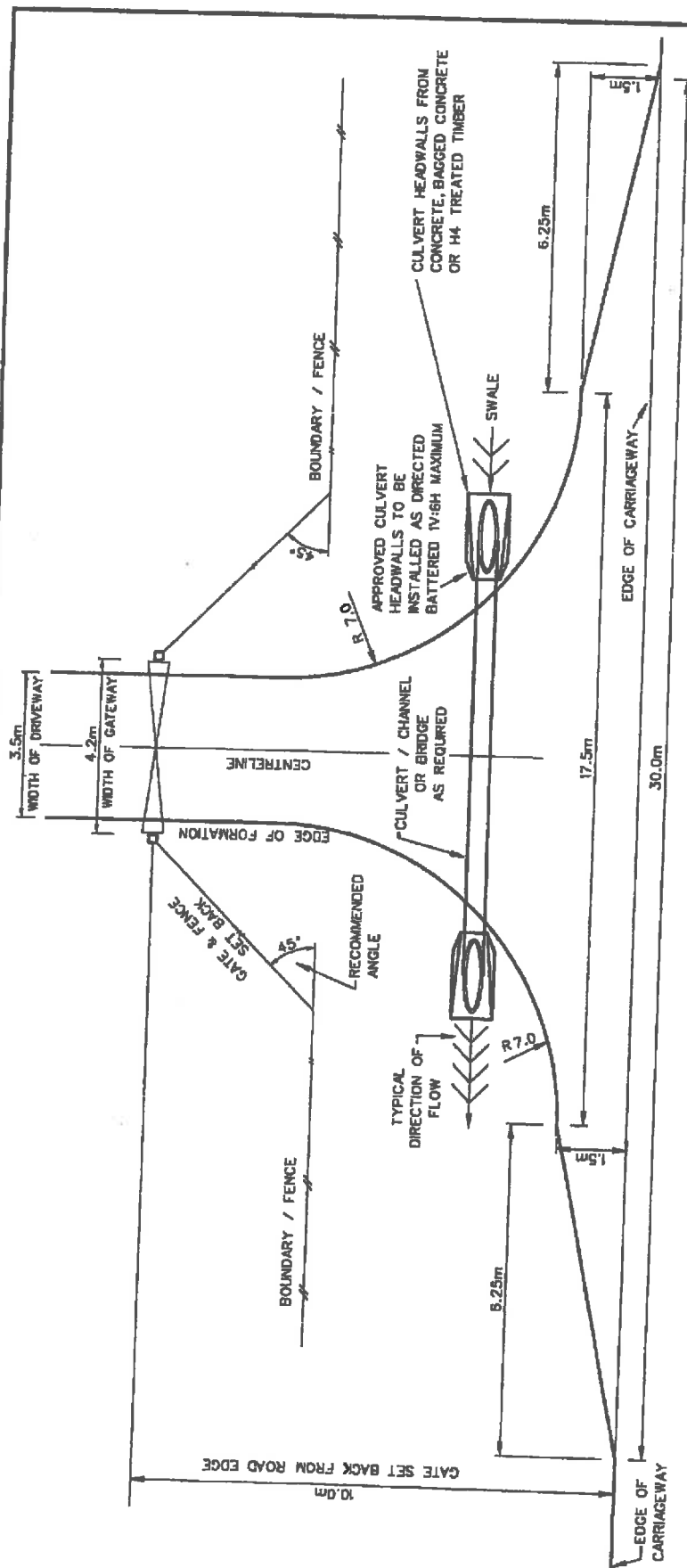
PROPOSED SUBDIVISION OF R.S.s 1789 & 1790

MIDDLETON WILLIAMS & CO. LTD.



Registered Surveyors and Land Development Consultants
Level 7, Amuri Courts, 293 Durham Street North, P.O. Box 13-212
Christchurch Telephone Christchurch: +64 3 366 5428; Rangiora:
+64 3 312 5890 Facsimile: +64 3 378 5227, Email:
office@middletorwilliams.co.nz
Web Site: www.middletorwilliams.co.nz

Date:	Feb 2005	Scale:	1: 3000	A4
Client:	K. Trousselot	Drawn:	G.M.	Sht.
C.T. Ref:	CB21K/112	Council:	Waimakariri District	1
Total Area:	16.19 ha.	File No:	10255	C
CAD File:	M:\CADdata\10200-10299\10255\trousselot.dwg			1
				of



MINIMUM FORMATION STANDARDS

The formation shall extend down to a suitable subgrade which shall be free of organic material. As a minimum requirement, the formation shall comprise of a 150 mm compacted layer of screened river run sub base (AP65) overlaid with a 100 millimeter compacted layer of crushed base course (AP40). The top course shall be applied as follows:

- Where the adjacent road formation is sealed, the entrance formation shall be overlaid with a coat of chip seal consisting of hot bitumen sprayed at a rate of 1.8 litres / square metre and Grade 4 chip.
- Where the adjacent road formation is metalled, the new entrance formation shall be overlaid with AP20 running course.
- Clay stabilised metalcourse will not be approved in the road reserve.



WAIMAKARIRI
DISTRICT COUNCIL
TECHNICAL SERVICES
215 HIGH STREET
PRIVATE BAG 1005
RANGIORA

SCALE 1:10 (M)

SHEET TITLE

Typical
Rural Zone
Entranceway

PROJECT TITLE

Standard Drawings

PLAN No.

600-217

ISSUE
C

SHEET
217

Land Registration District

Canterbury

Plan Number

LT 356091

Territorial Authority (the Council)

Waimakariri

Certifications under the Resource Management Act 1991 (*options that do not apply must be deleted*)

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 25th day of July 2005¹

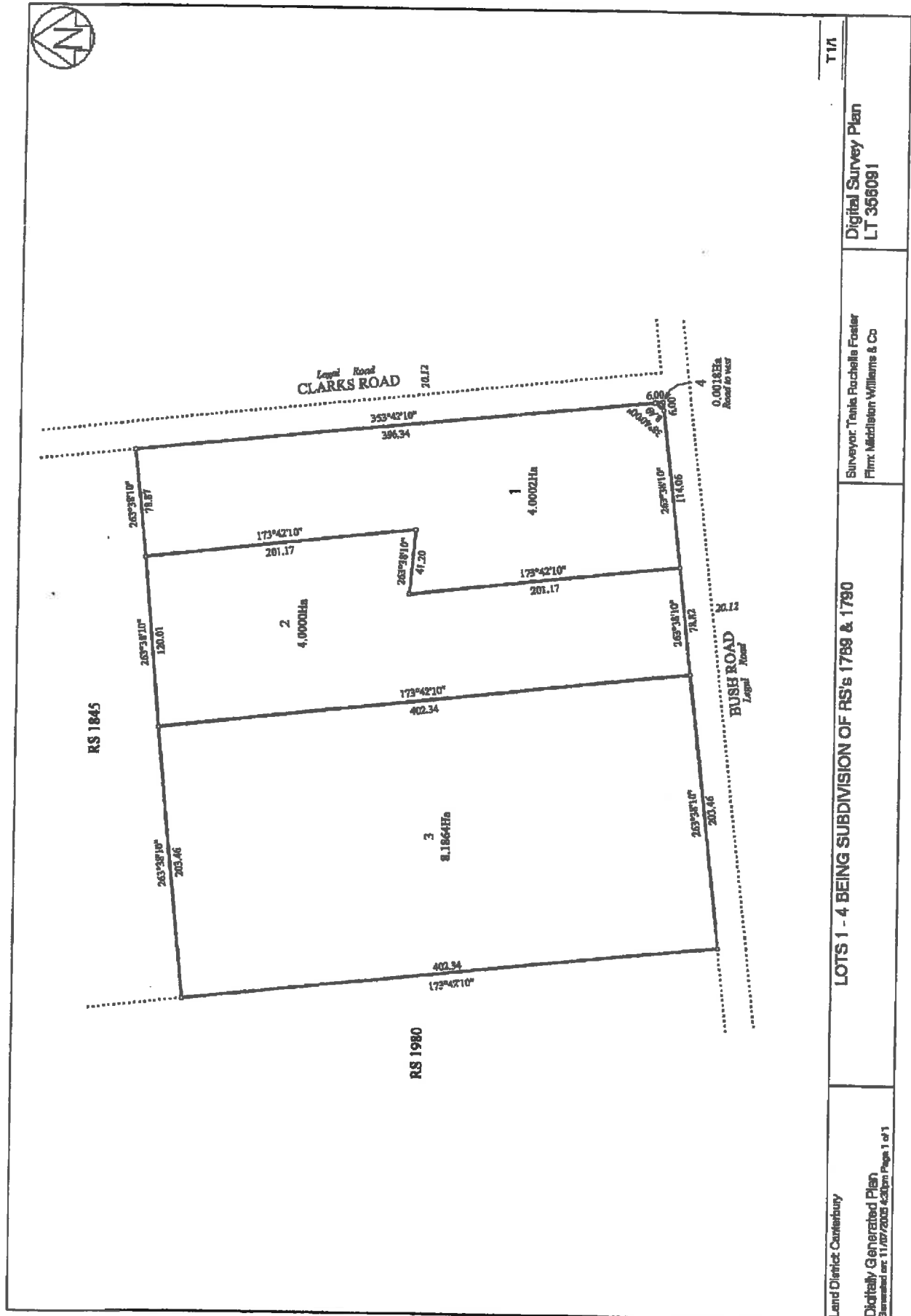
Dated this 25th day of July 2005


Principal Administrative Officer/Authorised Officer

Certifying parties must sign or initial this box

Notes for completion of this form

¹ This certification is required for all subdivisional plans unless the subdivision is exempt from the requirements of Part X of the Resource Management Act 1991. If an exemption is to be relied upon in connection with the deposit of a plan the statutory authority must be specified.

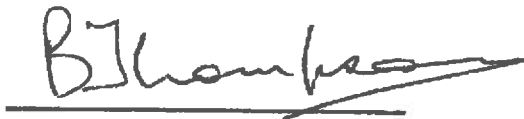


RC055137

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

In the matter of the Land Transfer Plan 356091 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 - 4 being subdivision of RS's 1789 & 1790) have been complied with to the satisfaction of the Waimakariri District Council.

Dated at Rangiora this 25th day of November 2005

A handwritten signature in black ink, appearing to read 'B. J. Chambers', written over a horizontal line.

Authorised Officer

RC075002/ 070213003519

21533-116-02

WAIMAKARIRI DISTRICT COUNCIL**IN THE MATTER** of the Resource Management Act 1991**AND****IN THE MATTER** of an application lodged by **G A Rossiter** for a resource consent under Section 88 of the aforementioned Act.**APPLICATION**

The applicants sought a resource consent to install and operate a domestic land based effluent disposal.

DECISION

The District Plan Manager, on the 9th February 2007, approved:

THAT pursuant to Section 104C of the Resource Management Act 1991 consent be granted to install and either an Oasis Z54 Deluxe Multi Chamber Septic Tank with Integral Pump Chamber system, or a Hynds Z5000 Multi Chamber Septic Tank with Integral Pump Chamber system, discharging to a minimum of 400m² dripline irrigation at 488 Bush Road, Oxford, being Lot 2 DP 358091, as a restricted discretionary 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. **Land Based Sewage Treatment and Waste Water Disposal System**
 - 2.1 That the consent holder position and maintain either the Oasis Z54 Deluxe Multi Chamber Septic Tank with Integral Pump Chamber system, or a Hynds Z5000 Multi Chamber Septic Tank with Integral Pump Chamber system, discharging to a minimum of 400m² dripline irrigation, so that the effects of any discharge are contained within the application site and do not impinge on any well protection area on the site or any adjoining site.
 - 2.2 That following installation of the disposal field, and prior to backfilling, an inspection shall be carried out by a Council Officer to enable the type of system and its position to be confirmed.

- 2.3 The effluent disposal field shall be fenced to prevent access by stock or vehicles.
- 2.4 A maintenance service contract, which provides for servicing of the septic tank/treatment plant and monitoring of the outfall effluent quality at least once every year, shall be maintained with a competent person. This contract shall include a requirement to carryout any necessary remedial work. Copies of the field service reports shall be maintained and provided to the Waimakariri District Council on request.
- 2.5 The effluent disposal field shall be a minimum of 20 metres distance from any open water source.
- 2.6 The septic tank shall be a minimum of 3.0 metres clear of any dwelling.
- 2.7 The effluent disposal field shall be planted in evapotranspiration assisting plants.

3 Inspection

- 3.1 That compliance with the above conditions shall be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991. The consent holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

ADVICE NOTES

- a) This consent does not constitute consent in terms of the Building Act, the Transitional Regional Plan or the Natural Resources Regional Plan.
- b) For an inspection as detailed in Condition 3.1, please contact Council's Planning Unit on (03) 313-6136.
- c) Should the system approved by this consent differ from that approved by Environment Canterbury, a variation to either this consent, or the consent issued by Environment Canterbury will be required.
- d) The attached list of plant species are recommended for use within the effluent disposal area.

REASONS FOR DECISION

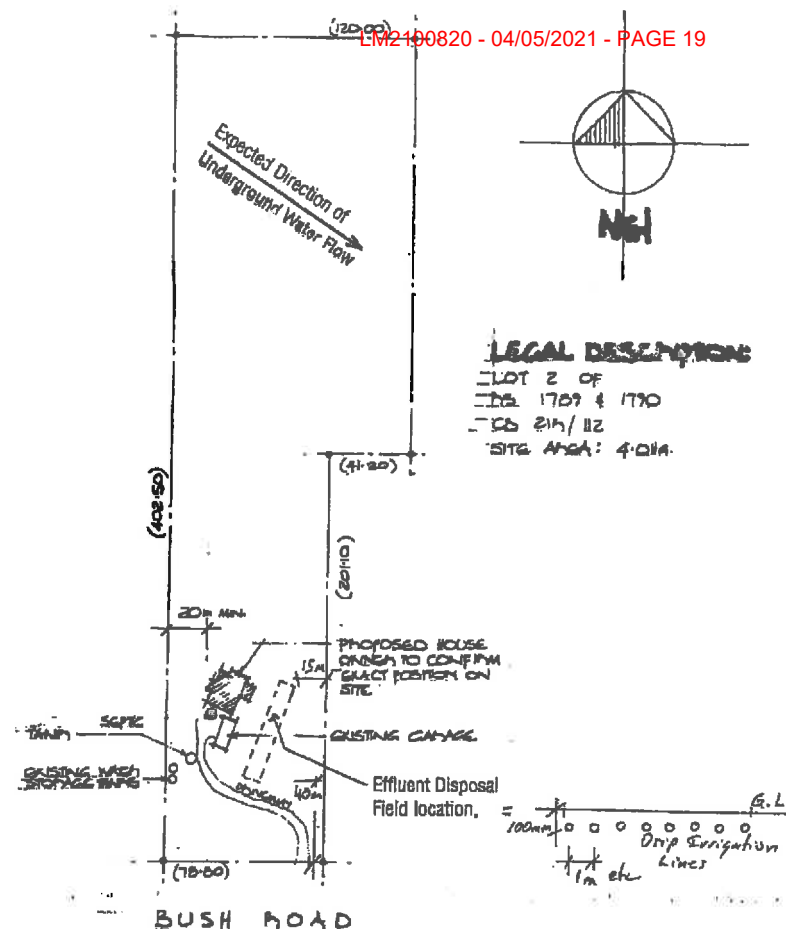
Pursuant to Section 113 of the Act the Council was satisfied that:

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

- The environmental effects will be no more than minor as the rural character of the area will not be compromised and conditions will be imposed to mitigate any potential adverse effects arising from the use of non reticulated water and sewer systems.

DATED at Rangiora this 13th day of February 2007

Rm
SIGNED by Rachel McClung
PLANNING OFFICER



SITE PLAN (1:2500)

Site Plan	6/12/06
Applicant:	Geoffrey Rossiter
Location:	488 Bush Road

Approved Application	
RC075002	
Plan	M. Laseley 09/02/07
DISTRICT PLANNING MANAGER	



WAIMAKARIRI
DISTRICT COUNCIL

PLANNING UNIT SITE INSPECTION RECORD

PAINE

070022

Time: 1400

File Number(s):

Project Name: VN/RC/BC/PIM: VN 2153311602
RC075002
BC070022

Date: Monday, 19 March 2007

Purpose of Inspection: To confirm compliance with conditions of Resource Consent

Location: 488 BUSH RD, OXFORD
Lot 2 DP 356091

Weather:

Officer: Jamie Woods

Contractor: Oasis



People/Equipment/Materials on site: No-one

Photographs taken: Y



Item		Action Required
1.	Oasis C/W 2000 tank located some 5 m E of dwelling	
2.	ED Field located approx as per approved plan	
3.	8lines of 50m dripper line as approved.	
4.	Not Planted	To be planted with approved evergreen species within 3 months of occupation (refer to attached plant list). Please provide photographic verification of this when completed.
5.	Not fenced	Perimeter of effluent field to be stock-proof fenced as per condition of RC075002 prior to the CCC for BC070022 being issued. Please provide photographic verification of this when completed.

Result: "Failed" subject to condition 4, 5 being completed.

Signature: _____

Name: Jamie Woods



A FLETCHER CONCRETE AND INFRASTRUCTURE LIMITED BUSINESS

Christchurch Head Office:
PO Box 16276, Hornby, Christchurch 8441
Phone: 03 344 0262 Fax: 03 344 0267
Email: office@oasisclearwater.co.nz
www.oasisclearwater.co.nz

Distributors Nationwide Phone 0800 48 48 49

CERTIFICATE OF COMPLETION

**THIS IS TO CERTIFY THAT THE CONSTRUCTION OF THE TREATMENT AND
EFFLUENT DISPOSAL SYSTEM AT THE SITE OF:**

G A ROSSITER

488 BUSH ROAD

OXFORD

LOT 1 DP 356091

CRC 071896

DATE OF PLAN 06/12/2006

DATE COMPLETED/COMMISSIONED 02/04/2007

**WAS CARRIED OUT BY UNDER THE SUPERVISION OF OASIS
CLEARWATER ENVIRONMENTAL SYSTEMS TRAINED ENGINEERS, AND
THE EFFLUENT IRRIGATION ONLY HAS BEEN FULLY INSTALLED IN
ACCORDANCE WITH THE DESIGN PLANS AND RESOURCE CONSENT
CONDITIONS.**

Name: Ross Heveldt
Company: Oasis Clearwater Environmental Systems
Address: P O Box 16-276
Hornby
Christchurch
Telephone: 03 344 0262
Signature: K.A. Heveldt pp
Date: 18/11/2011

THINKING
GLOBALLY
ACTING
LOCALLY





12 March 2012

Mr G A Rossiter
488 Bush Road
RD 1
Oxford 7495

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Mr Rossiter

COMPLIANCE MONITORING REPORT Resource Management Act 1991

The attached monitoring report is a summary of your resource consent, and compliance with the conditions. Please take time to read this report carefully.

All conditions monitored were graded as fully compliant.

CANTERBURY REGIONAL COUNCIL OBLIGATIONS

Under Section 35 of the Resource Management Act 1991, the Canterbury Regional Council has a duty to monitor all resource consent exercised within its region, to make sure all the conditions are being complied with.

MONITORING FREQUENCY

The frequency with which your consent is monitored will vary according to the type of activity your consent authorises, the conditions imposed and the extent to which you have complied with these conditions on previous visits. **If you fully comply with all conditions then frequency will reduce to the minimum set for the activity.**

COSTS

It is the Council's policy to recover all actual and reasonable costs of compliance monitoring of resource consents. Depending on the costs incurred in monitoring your consent, which we will endeavour to keep to a minimum at all times, you may be invoiced either quarterly, six-monthly or annually, the latter occurring after 30 June each year.

If you would like any further information regarding this report, please contact the undersigned.

Yours sincerely

Melissa Shearer
Resource Management Officer - Administration

CONSENT NO: CRC071896

Description of Consent: To discharge contaminants to land.

Location: 488 Bush Road, OXFORD

Consent Commenced: 23 Feb 2007

Consent Expires: 22 Feb 2042

CONDITIONS & COMPLIANCE:

- 4) (a) The dwelling shall be located on Lot 2 DP 356091, Bush Road, Oxford, as shown on Plan CRC071896A which forms part of this consent.
- (b) The wastewater shall be only discharged into land at or about map reference NZMS 260 L35:3934-6867, via the land application system labelled on Plan CRC071896B, which forms part of this consent.

Compliance Report: *Complies fully*
As per the Certificate of Completion received on the 9th March 2012

- 5) (a) The wastewater shall be treated in an aerated wastewater treatment system, or an alternative wastewater treatment system which provides the same or better quality treatment.
- (b) The wastewater treatment system shall have a proprietary outlet filter installed.

Compliance Report: *Complies fully*
As per the Certificate of Completion received on the 9th March 2012.

- 6) After exiting the wastewater treatment system, the wastewater shall be discharged via a land application system as follows:
- (a) The land application system shall include at least 400 metres of drip irrigation tubing.
- (b) Lines of drip irrigation tubing shall be at least one metre apart.
- (c) The drippers on the drip irrigation tubing shall be spaced at not more than 600 millimetres apart.
- (d) The wastewater shall be evenly dosed in fixed quantities over the land application system.
- (e) The wastewater shall be discharged at a loading rate not exceeding 3.5 millimetres per day.
- (f) The drip irrigation tubing shall be covered with between 100 and 150 millimetres of soil
- (g) The soil above the drip irrigation tubing shall be grassed or planted with vegetation. The grass or plantings shall be kept in a healthy state. Replanting shall occur when erosion or die-off has resulted in bare or patchy soil cover.

Compliance Report: *Complies fully*
As per the Certificate of Completion received on the 9th March 2012.

- 7) The wastewater treatment and land application system shall ensure that the concentration of faecal coliform bacteria in the discharge 300 millimetres below the drippers, shall be less than 1000 colony forming units per hundred-millilitre sample.

Compliance Report: ***Complies fully***
As per the Certificate of Completion received on the 9th March 2012.

- 8) (a) The wastewater treatment and land application system installed shall be certified by a person suitably qualified and experienced in the design and operation of such wastewater treatment and land application systems, as complying with Conditions (4)(b), (5) and (6) and capable of meeting the standard specified in Condition (7).
- (b) A copy of the certificate shall be forwarded to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, following the installation of the wastewater treatment and land application system.

Compliance Report: ***Complies fully***
A Certificate of Completion was received by Oasis Clearwater Limited after the Certificate was requested by Environment Canterbury.

Based on the information supplied in that Certificate of Completion, the wastewater treatment and land application system has been installed in accordance with design plans and in full compliance with the relevant conditions of this resource consent.

- 11) The discharge shall not occur within the following distances from bores that existed or were authorised before 22 December 2006:
- (a) 1,000 metres up-gradient (in relation to the direction of groundwater flow) and 200 metres in any other direction of any bore from which more than 20 cubic metres per day of water is taken for community supply purposes; and
 - (b) 200 metres up-gradient (in relation to the direction of groundwater flow) and 50 metres in any other direction of any bore from which less than 20 cubic metres per day of water is taken for community supply purposes; and
 - (c) 50 metres up-gradient (in relation to the direction of groundwater flow) and 30 metres in any other direction of any bore not used for community supply purposes.

Compliance Report: ***Complies fully***
The discharge does not occur within any of the distances specified in this condition.

- 12) (a) The wastewater treatment and land application system shall be serviced at least two times per year by a person suitably qualified and experienced in the maintenance of such systems.
- (b) The servicing shall include, but shall not be limited to:
- (i) Measuring the depth of solids and scum in the wastewater treatment tank(s).
 - (ii) Pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than two thirds of the depth of the wastewater treatment tank(s).
 - (iii) Inspecting the outlet filter and cleaning it if necessary..
 - (iv) Checking that the pump is working and replacing pump as required.
 - (v) Checking the drip irrigation lines are working and replacing drip irrigation lines as required.
- (c) Following every service a written report shall be prepared and kept by the consent holder. In addition, the consent holder shall also keep written records of all repairs made to any part of the wastewater treatment and land application system.
- (d) The consent holder shall forward a copy of the written reports and records of repairs to

the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, on request.

Compliance Report: *Not monitored or unable to determine compliance*
Please ensure that the wastewater treatment and land application system is receiving regular maintenance and servicing in accordance with the requirements of this condition.

A record of all maintenance and servicing conducted on the system should be kept by yourselves as the consent holders, as this record will be requested from you by Environment Canterbury.

- 13) (a) The consent holder shall advise the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, within one month of a connection to a reticulated sewerage system becoming available for the property on which this consent is exercised.
- (b) For the purpose of this condition, "available" means:
- (i) A sewerage pipeline network system passes within 30 metres of the property boundary; and
 - (ii) The network operator will accept the discharge.

Compliance Report: *Not monitored or unable to determine compliance*
Please ensure you inform Environment Canterbury of a reticulated sewerage network becoming available to your property.

GENERAL COMMENTS:

Further to our phone conversation on the 8th March 2012, a copy of the Certificate of Completion was requested from Oasis Clearwater Limited. This Certificate was received from Oasis Clearwater on the 9th March 2012.

A copy of this Compliance Monitoring Report has also been sent to the Waimakariri District Council for their records.

If you have any queries or comments please feel free to get in contact on 0275629969 or melissa.shearer@ecan.govt.nz

Monitored By: Melissa Shearer






Signature:

Resource Management Officer - Administration

Aerial Photo

Date: 4/05/2021
Author: tonym@WMK
Original Size - A2
Scale 1:1,400

Legend

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

DISCLAIMER

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Form 7

Code compliance certificate 051574

Section 95, Building Act 2004

The building

Street address of building: 488 BUSH RD, OXFORD

Legal description of land where building is located: Lot 2 DP 356091

Valuation number: 2153311602

Building name:

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use:

Year first constructed:

120209006495

2153311602



TRIM Record Number

The owner

Name of owner: Rossiter Geoffrey Arthur & Rossiter Janet Marie

Contact person:

Mailing address: 488 Bush Rd, RD 1, Oxford 7495

Street address/registered office:

Phone number: Landline:

Mobile:

Daytime: 3124058

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: 051574

Consent description: GARAGE

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: 19/12/11

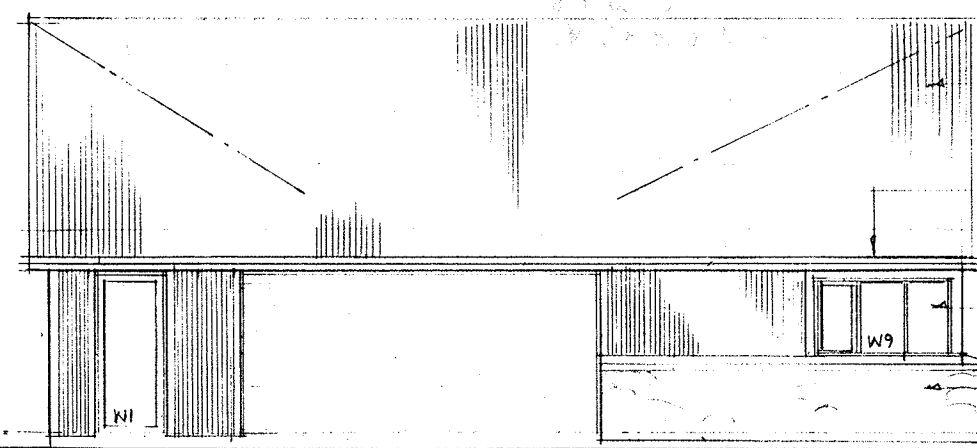
200511301

120209006504

2153311602

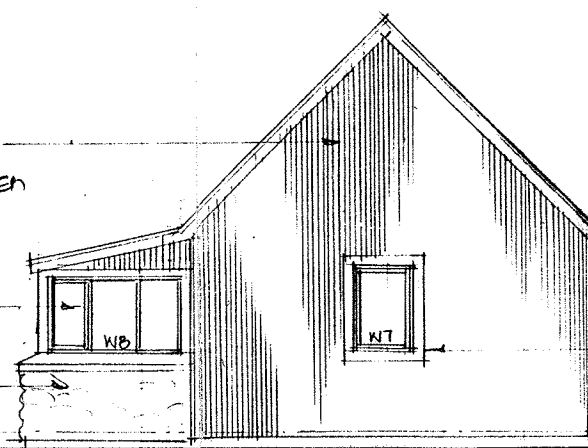


TRIM Record Number



WEST ELEVATION

- COLONSTEEL ROOF
- COLONSTEEL CLADDING
- COLONSTEEL FASCIA CUTTER
- PDH COATED AL WINDOWS
- NATURAL STONE VENEER



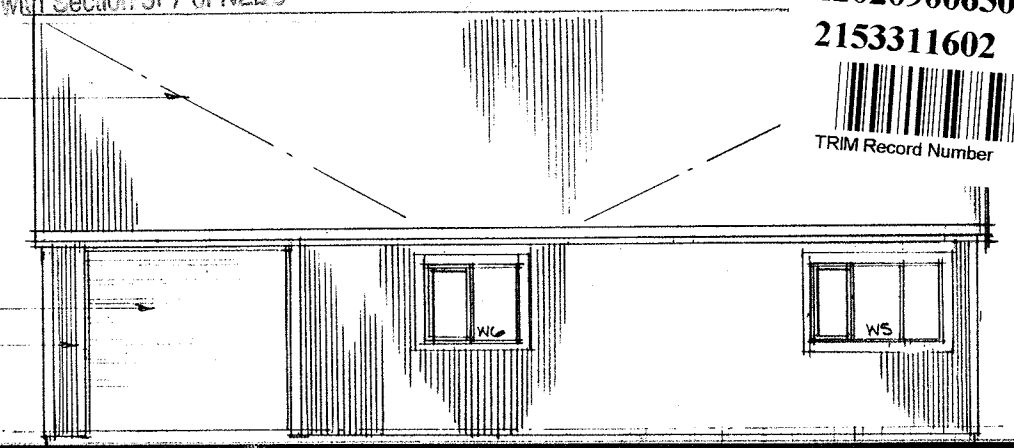
SOUTH ELEVATION

GALV HOOF BRACE

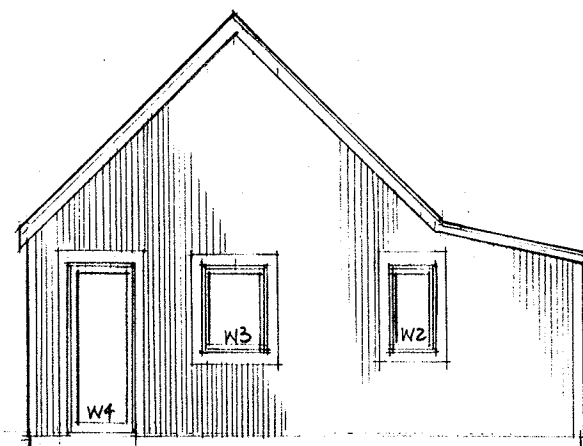
GARAGE DOORS AS
SELECTED BY OWNER

TIMBER FACINGS

Smoke detectors are required.
The smoke detector must comply
with Section 3F7 of NZEC



EAST ELEVATION



NORTH ELEVATION

WINDOW SCHEDULE

WINDOW NO	DESCRIPTION
W1	900 (HO) x 2050 (HO) DOOR
W2	600 x 1200
W3, 7	800 x 1200
W4	900 (HO) x 2200 (HO) DOOR
W5, 9, B	1800 x 1100
W6	1200 x 1100

ALL WINDOWS TO BE 35mm MIN EXTRUSION
PDH COATED AL IN TIMBER REVEALS.
WINDOWS TO COMPLY WITH NZS 4211
GLAZING TO COMPLY WITH NZS 4223

BRACING NOTES:

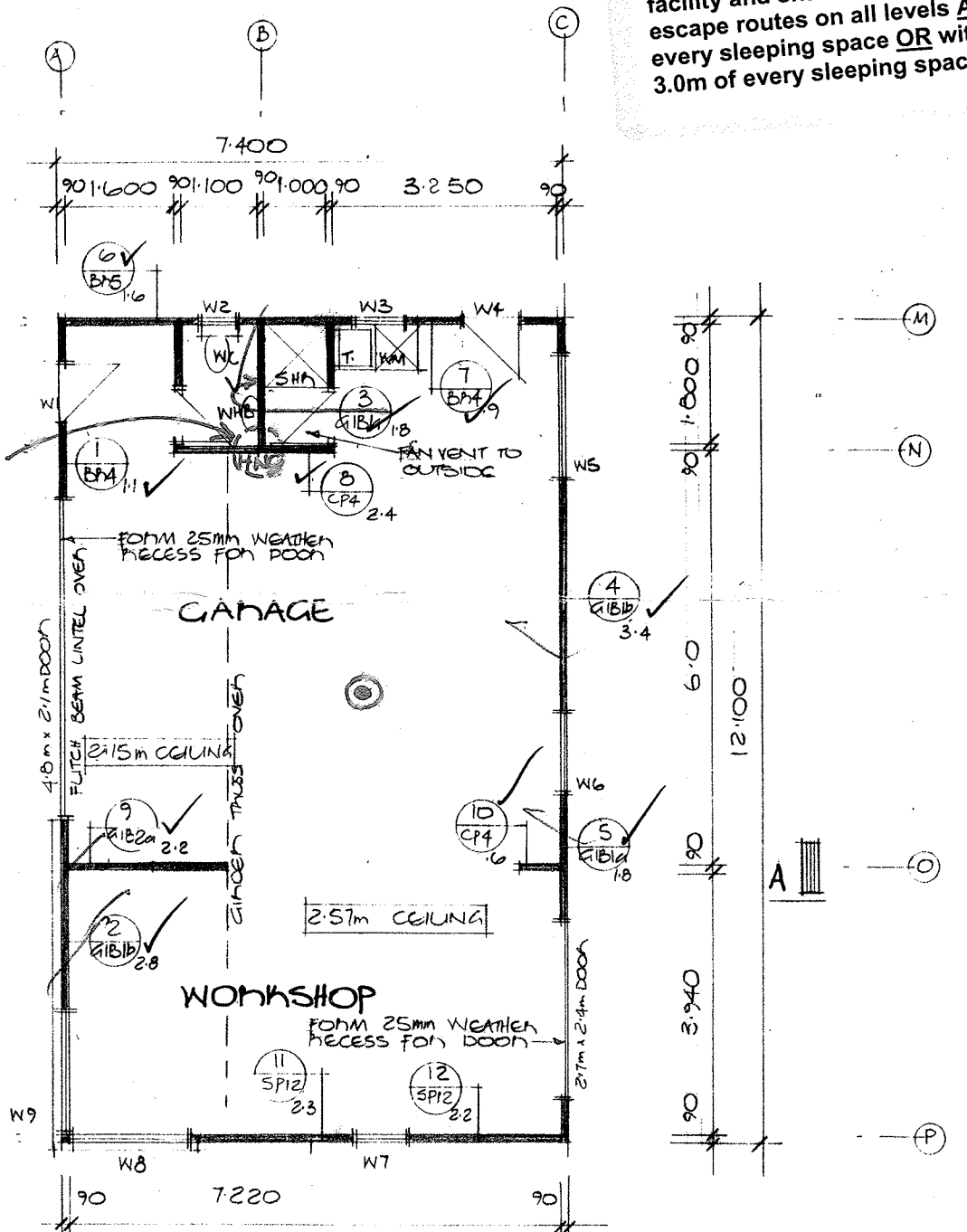
- ALL BRACING & BRACING ELEMENTS SHALL COMPLY WITH NZS 3604:1999
- BRACING SHALL BE FIXED AS DETAILED IN WINSTONES, CIB, BRACING SYSTEMS, JULY 2003 & THE ECOPLY BRACING MANUAL SEPT. 2004
- THESE NOTES TO BE READ IN CONJUNCTION WITH THE BRACING CALCULATIONS.
- BRACING IS SHOWN ON THE FLOOR PLAN THUS: (B) - BRACE NO, (B2B) - BRACE TYPE, 2.4 - BRACE LENGTH
- BRACE TYPES:
 - GIB1A & 1B - LET-IN GALV ANGLE BRACE, GIB2B ONE SIDE
 - GIB2B - LET-IN GALV ANGLE ON STRAP PH OF BRACES, GIB BOTH SIDES
 - BH4 & 5 - BRACELINE GIB2B WITH GKN END STUD - PLATE FIXINGS
 - CP4 & SPI2 - 7mm PLY BRACING WITH GKN END STUD - PLATE FIXINGS, SHEET EDGES FIXED AT 150 CHS, 300 ELSEWHERE, (GIB OTHER SIDE TO CP4)
- WIND ZONE - V. HIGH EQ. ZONE: A
- BRACING NEEDS FOR WIND ALONG: 770 UNITS (790 PROVIDED)
- BRACING NEEDS FOR WIND ACROSS: 1240 UNITS (1354 PROVIDED)

PLUMBING INSPECTIONS: One Working Day's Notice Required Before COVERING UP or CLOSING IN:-
SLAB - Waste Pipes Installed under a Concrete Floor, PRIOR to Pouring Concrete.
PRELINE - Pipe Installation Fitted. Water Pipes Installed and Tested for 15 Minutes at 1500 KPA Pressure PRIOR to Inspection.
FINAL - At COMPLETION of the Works.

Prime Building
Compliance Limited
BUILDING PLAN APPROVED

Signed: 22.12.05

SMOKE ALARMS
Shall have a test and hush button facility and shall be located on escape routes on all levels AND in every sleeping space OR within 3.0m of every sleeping space door



FLOOR PLAN (1:100)

FLOOR AREA: 89.5m²

Prime Building
Compliance Limited
These plans and specifications must be read with the conditions attached to the Building Consent.

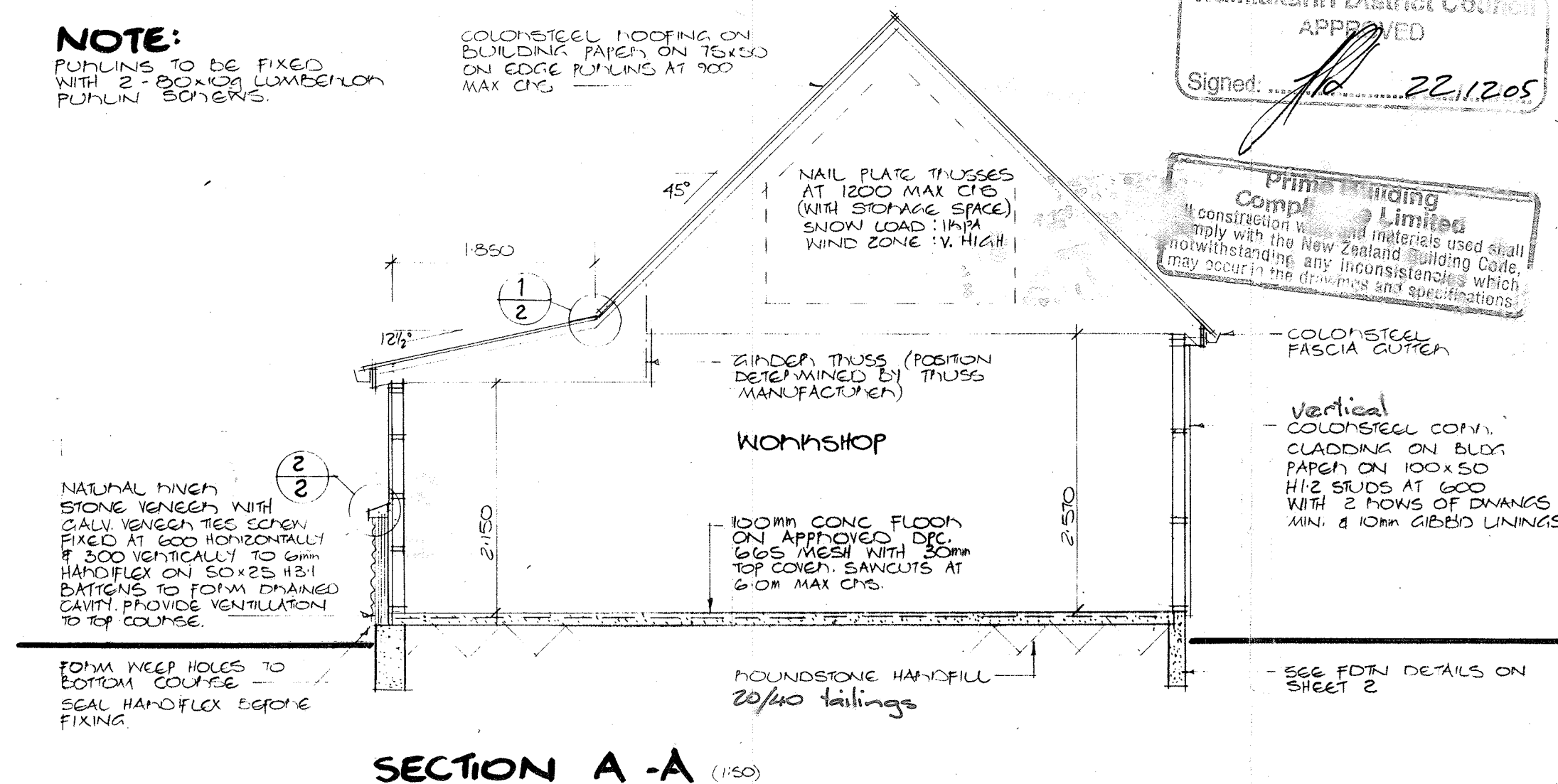
DRAWING:

GLENYS HOBBS
NZCD Arch.
49 EAST BELT
HANGIOHA
PH / FAX 3137852

NOTE:

PURLINS TO BE FIXED WITH 2-BOLTED LUMBER ON PURLIN SOWERS.

COLONSTEEL ROOFING ON BUILDING PAPER ON 75x50 ON EDGE PURLINS AT 900 MAX CHS



SECTION A-A (1:50)

Waimakariri District Council
APPROVED

Signed: 22.12.05

Prime Building
Compliance Limited
Construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

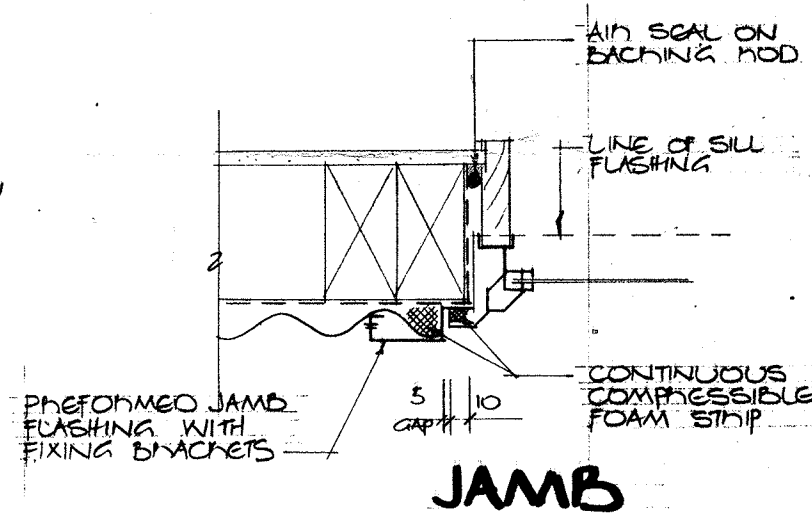
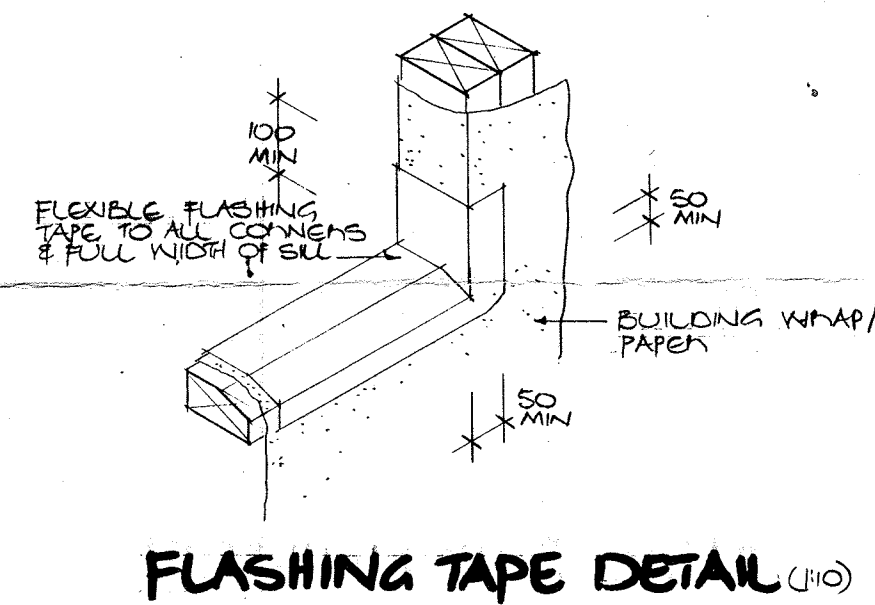
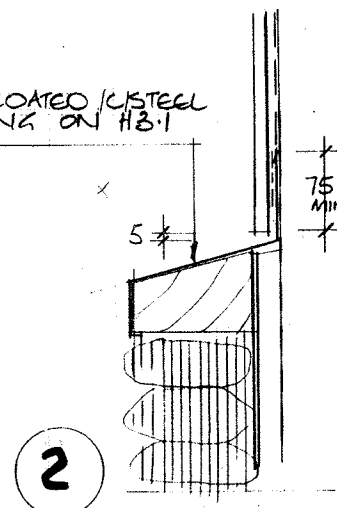
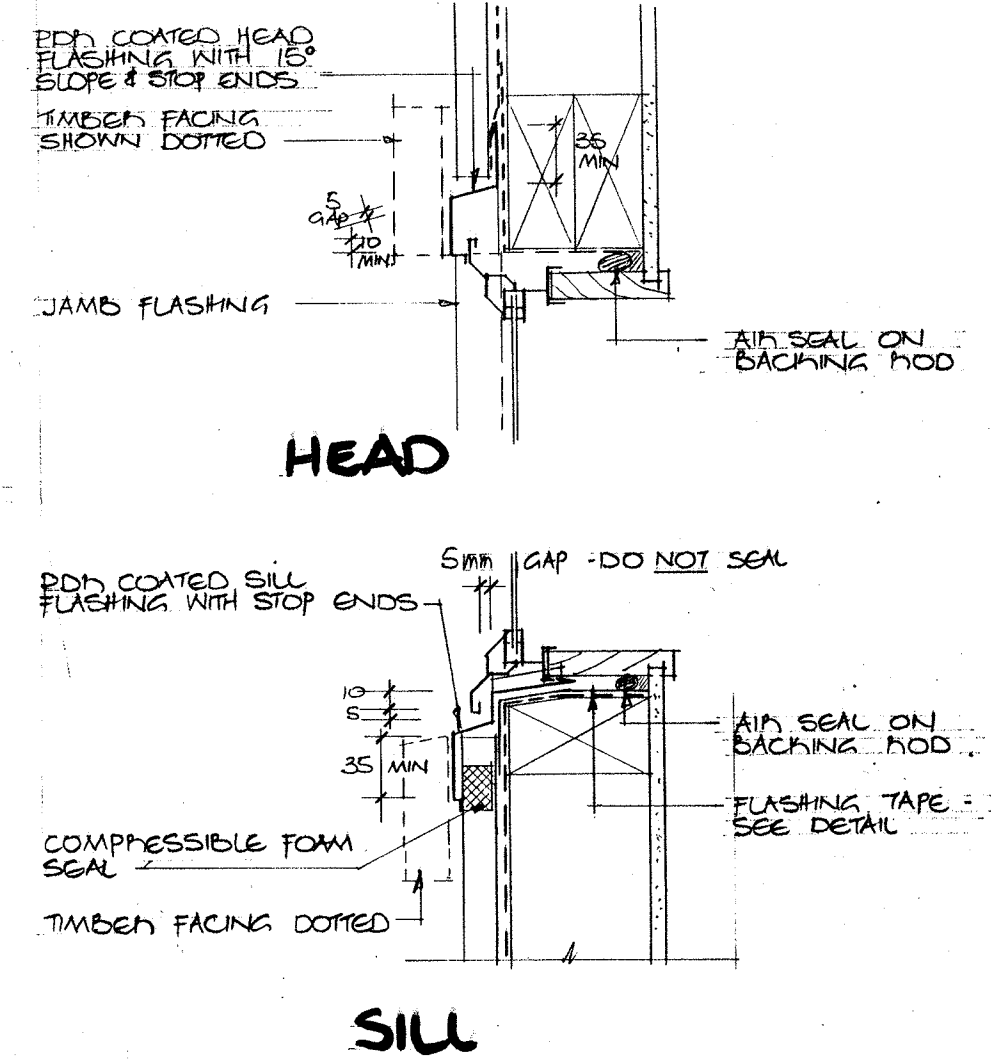
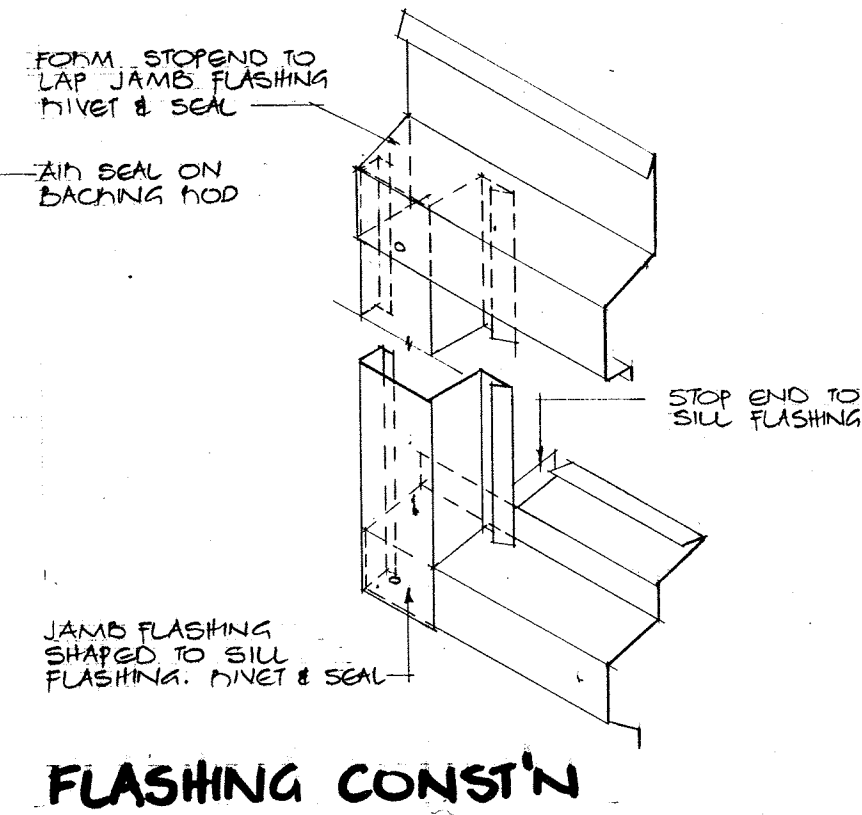
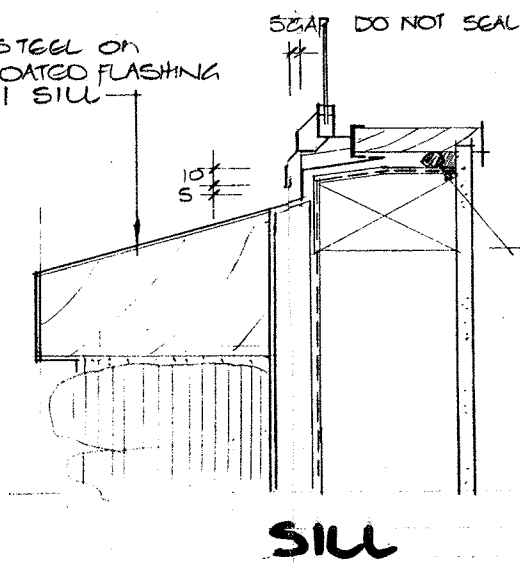
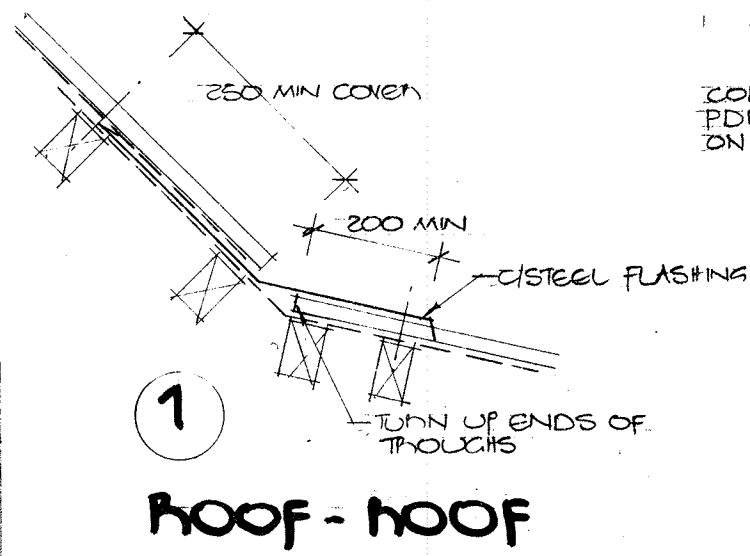
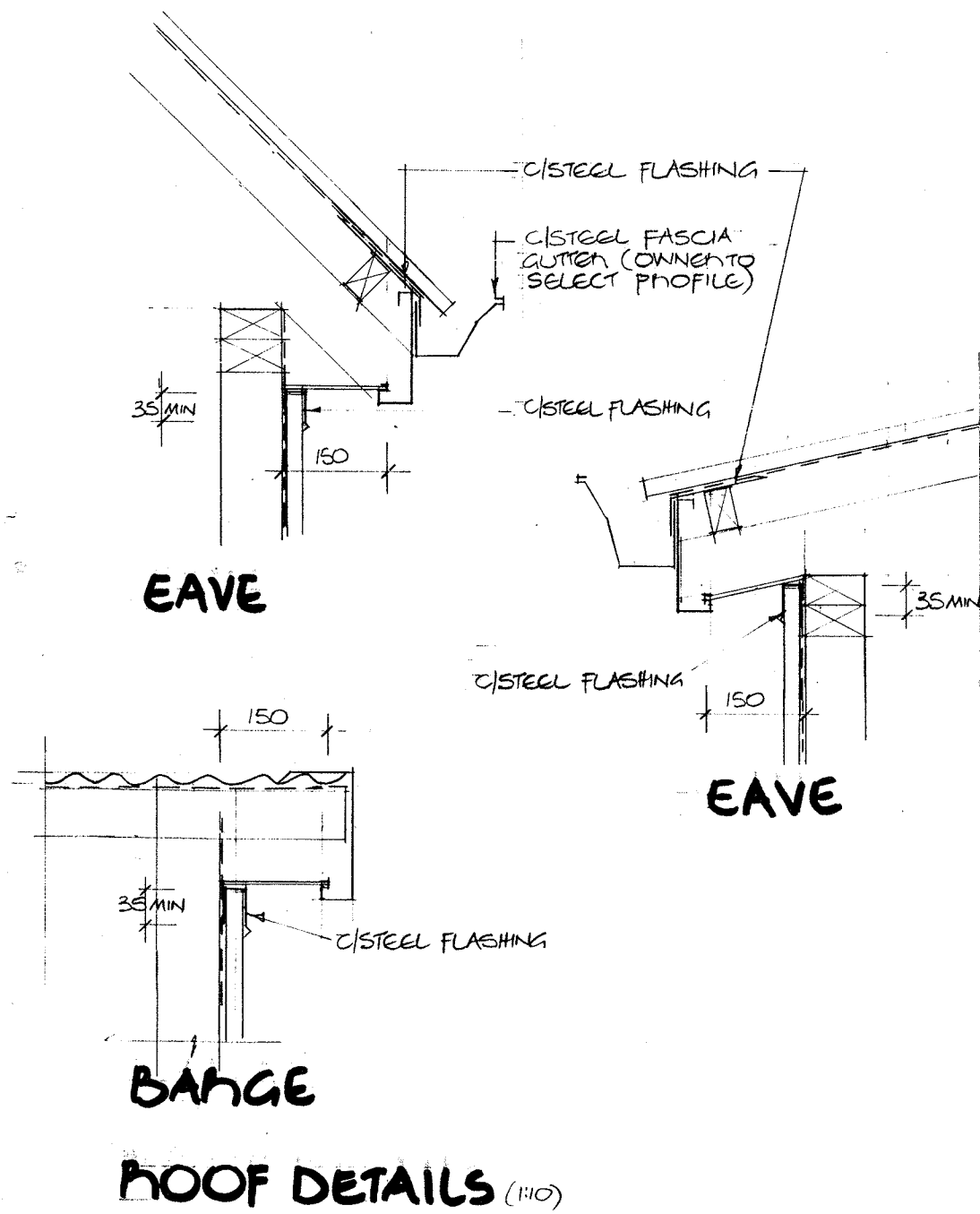
ANTI-SLIP: On all access routes (both external and internal), provide anti-slip surfaces complying with NZBC D1/AS1/Table2 (except surfaces inside entry doors of housing may be considered as dry areas).

GARAGE

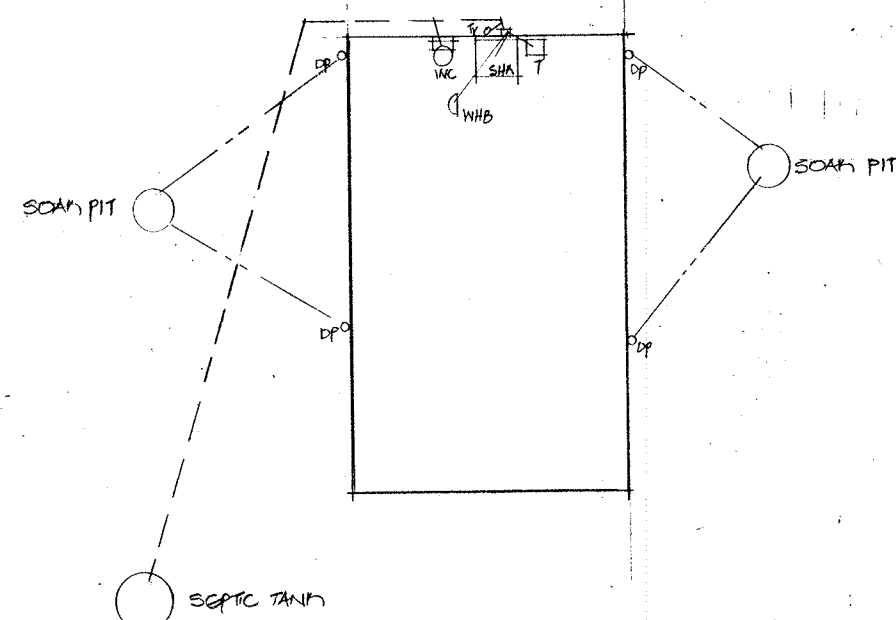
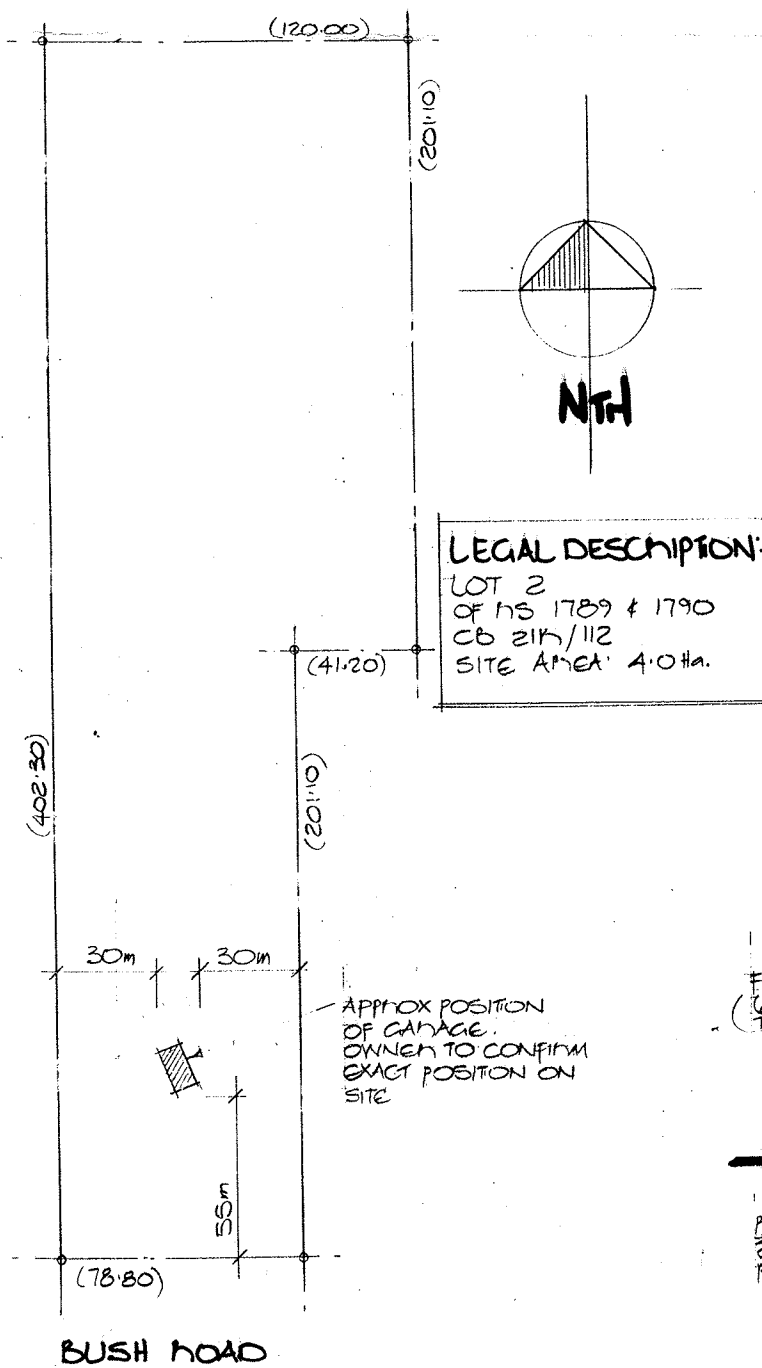
FOR JEFF & JAN HOSSITTEN
AT 488 BUSH ROAD
OXFORD

OCT 2005

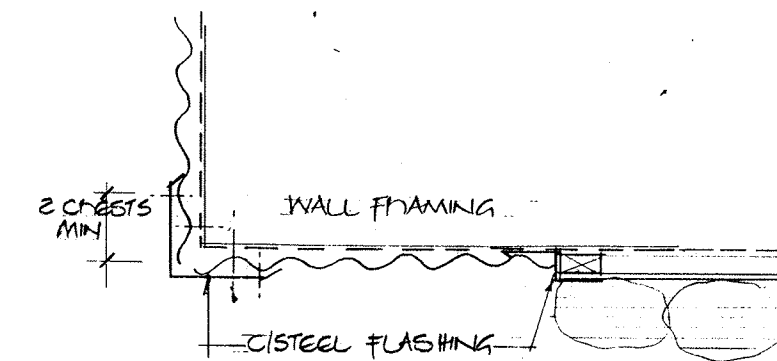
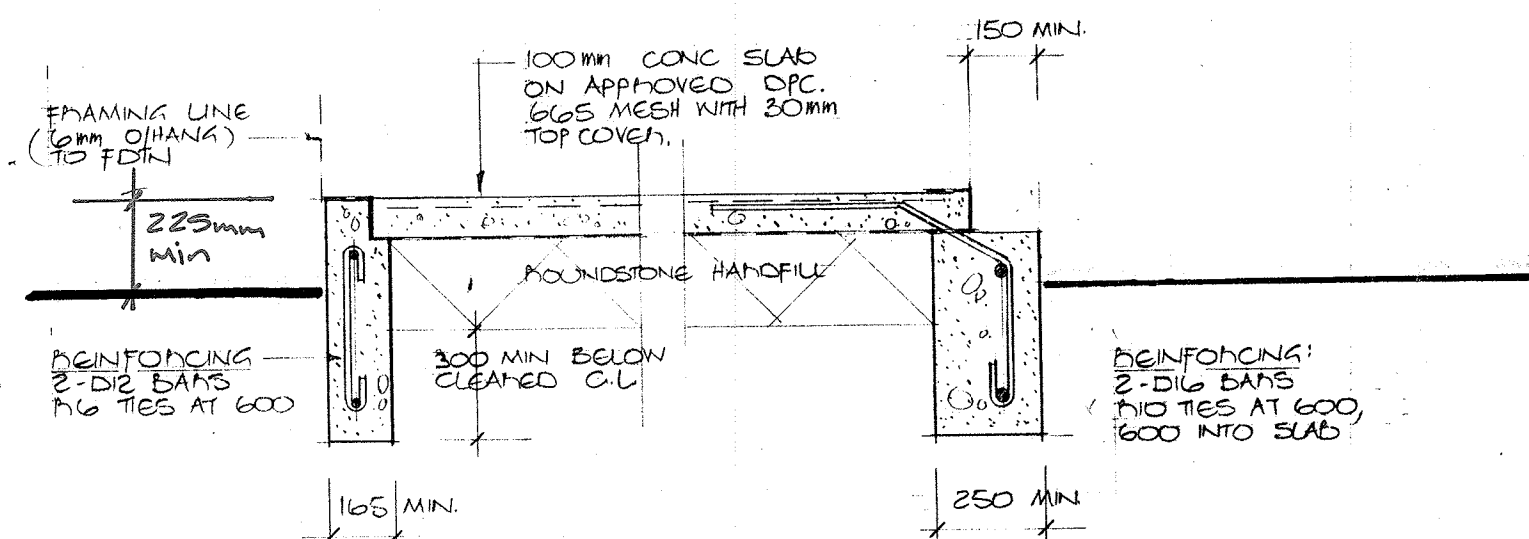
SHEET 1 OF 2



WINDOW DETAILS (1:5)



FOUNDATION DETAILS (1:20)



Prime Building Compliance Limited
All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

CLADDING DETAILS (1:10)

SEPTIC TANKS

All pumped tanks shall have a high level alarm fitted to comply with AS/NZS 1547:2000

Prime Building Compliance Limited
BUILDING PLAN APPROVED

Signed: *[Signature]* 22.1.2025

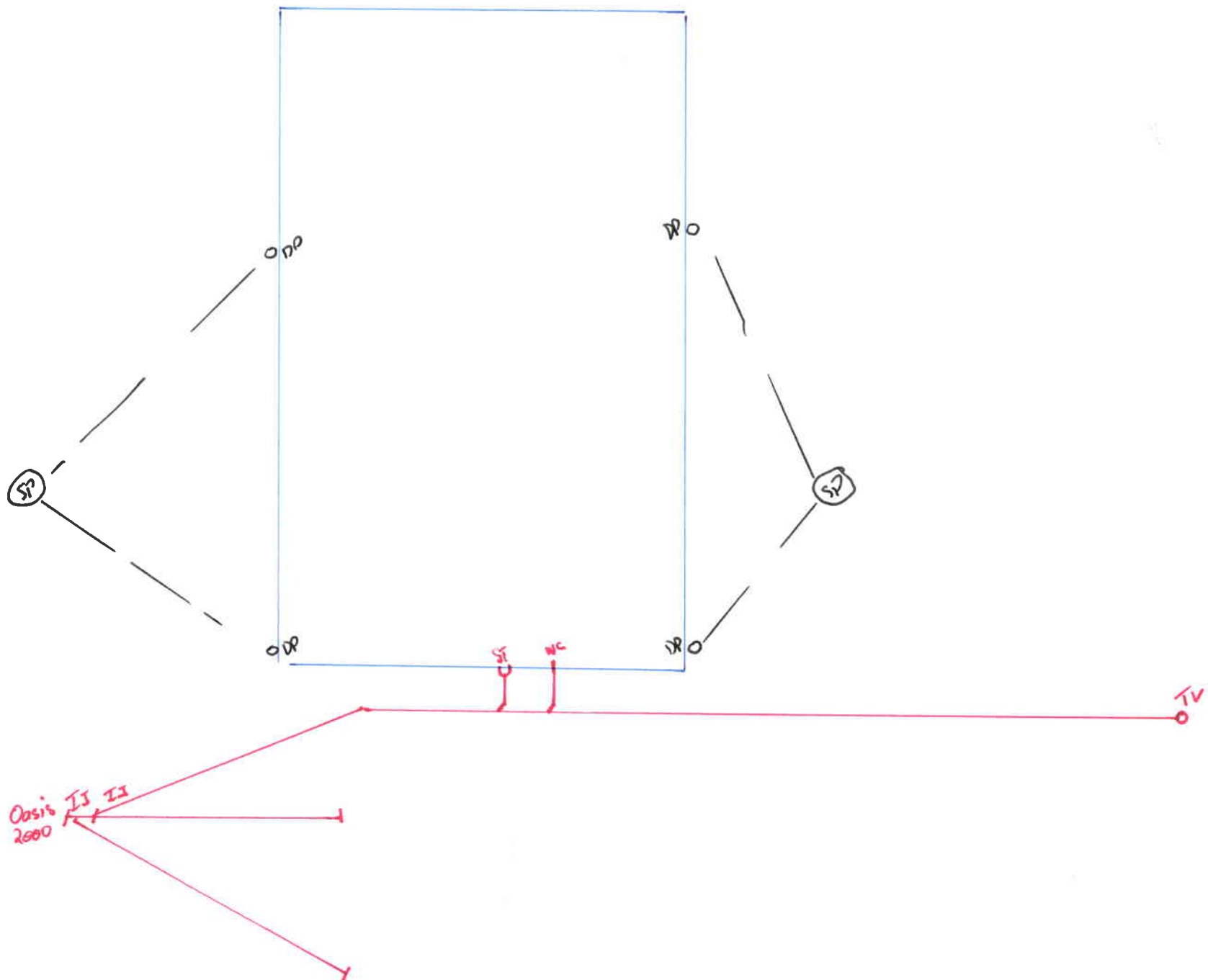


120209006501

2153311602



TRIM Record Number



	LEGEND: SEWER ——— STORMWATER ———		DRAINAGE PLAN	
	SCALE: 1-100	DRAWN BY: Les Crosswell	JOB N°: 051574	VAL N°: 2153311602
NAME: S.A. & J.M. Rossiter			INSPECTED: F.W.	
ADDRESS: 488 Bush Road Oxford			DATE DRAWN: 19-1-12	
DRAINLAYER: M. Halls				

Form 7

Code compliance certificate 070022

Section 95, Building Act 2004

The building

Street address of building: 488 BUSH RD, OXFORD

Legal description of land where building is located: Lot 2 DP 356091

Valuation number: 2153311602

Building name:

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use:

Year first constructed:

120210007021

2153311602



TRIM Record Number

The owner

Name of owner: Rossiter Geoffrey Arthur & Rossiter Janet Marie

Contact person:

Mailing address: 488 Bush Rd, RD 1, Oxford 7495

Street address/registered office:

Phone number: Landline:

Mobile:

Daytime: 3124058

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: 070022

Consent description: DWELLING WITH LOG FIRE

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





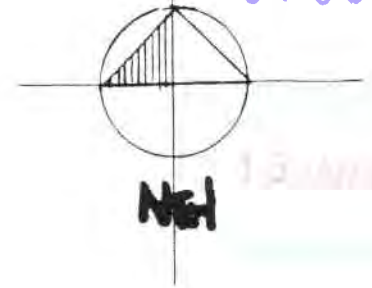
Signature



Position

On behalf of: Waimakariri District Council

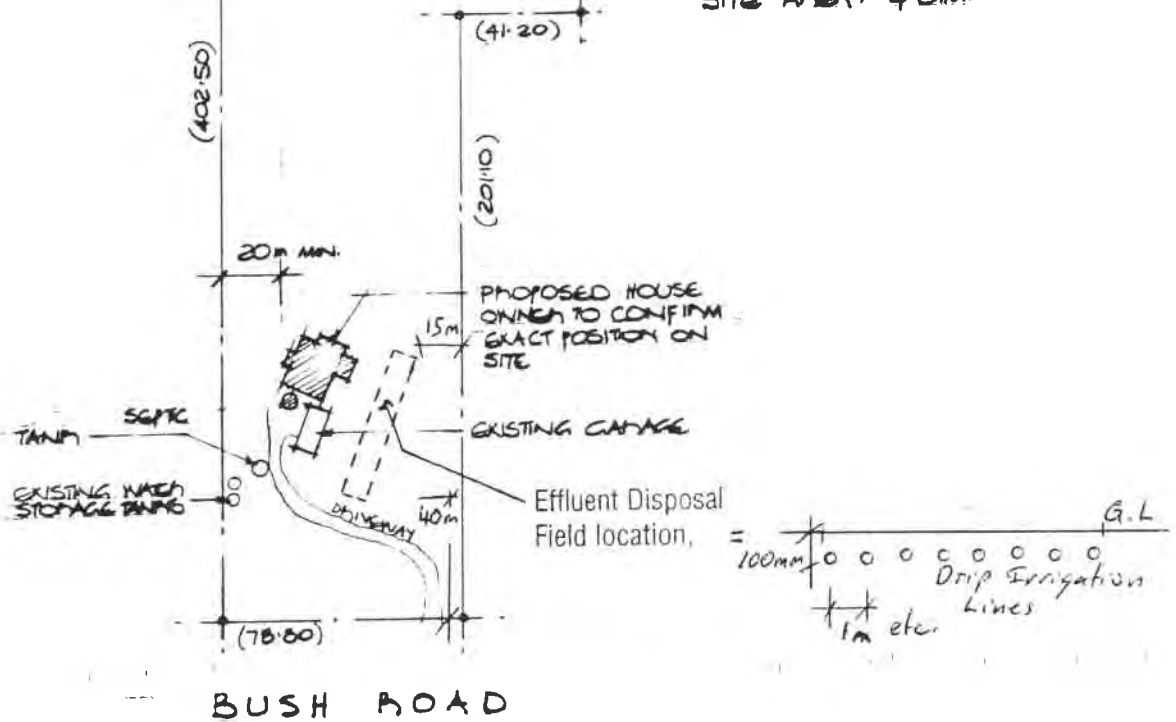
Date: 19/12/11



Expected Direction of
Underground Water Flow

LEGAL DESCRIPTION:

- LOT 2 OF
- MS 1789 & 1790
- CB 215/112
- SITE AREA: 4.0HA.

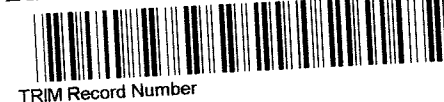


SITE PLAN (1:2500)

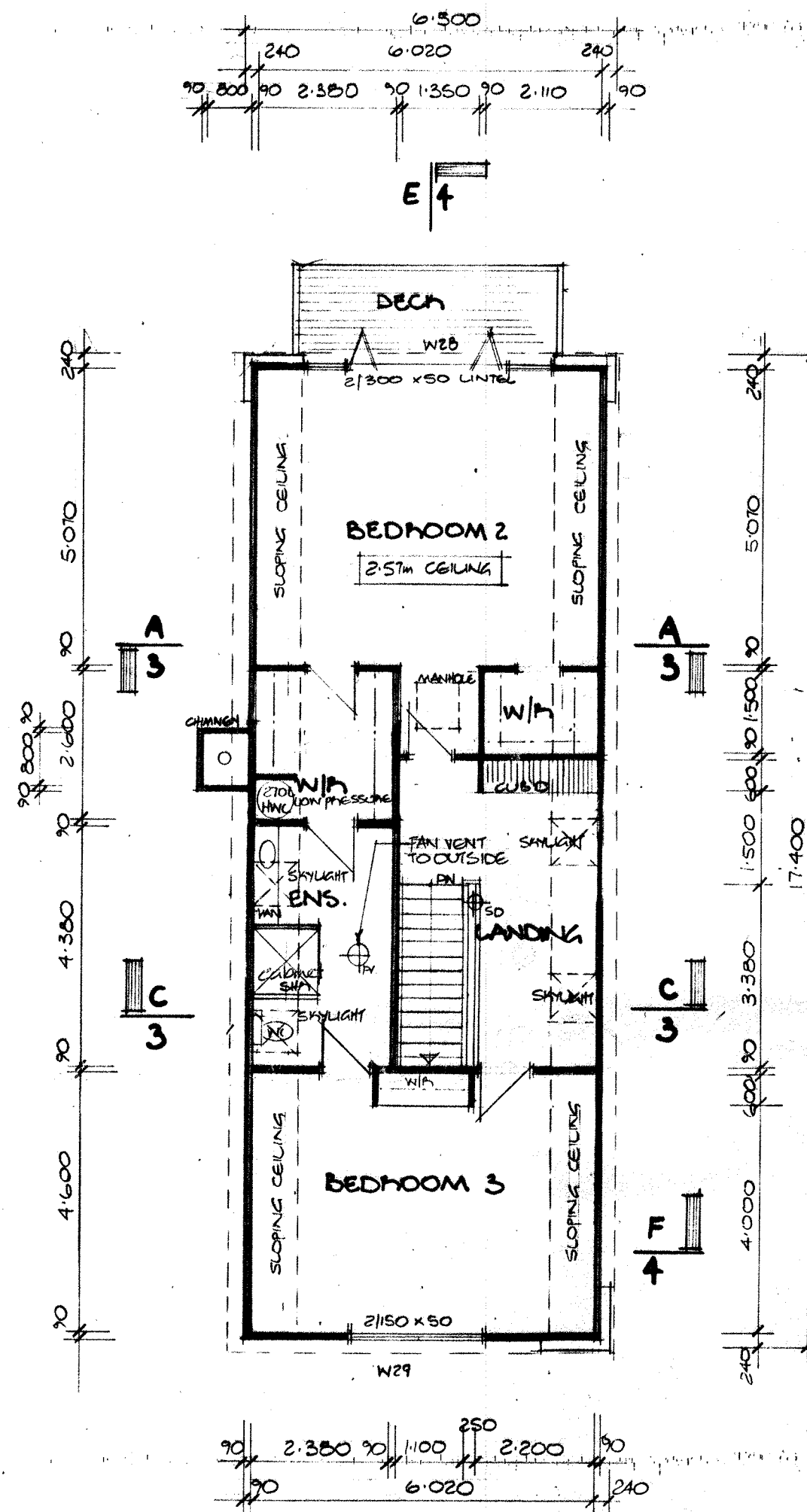
Site Plan	6/12/06
Applicant:	Geoffrey Rossiter
Location:	488 Bush Road

070022

120210007034
2153311602



TRIM Record Number

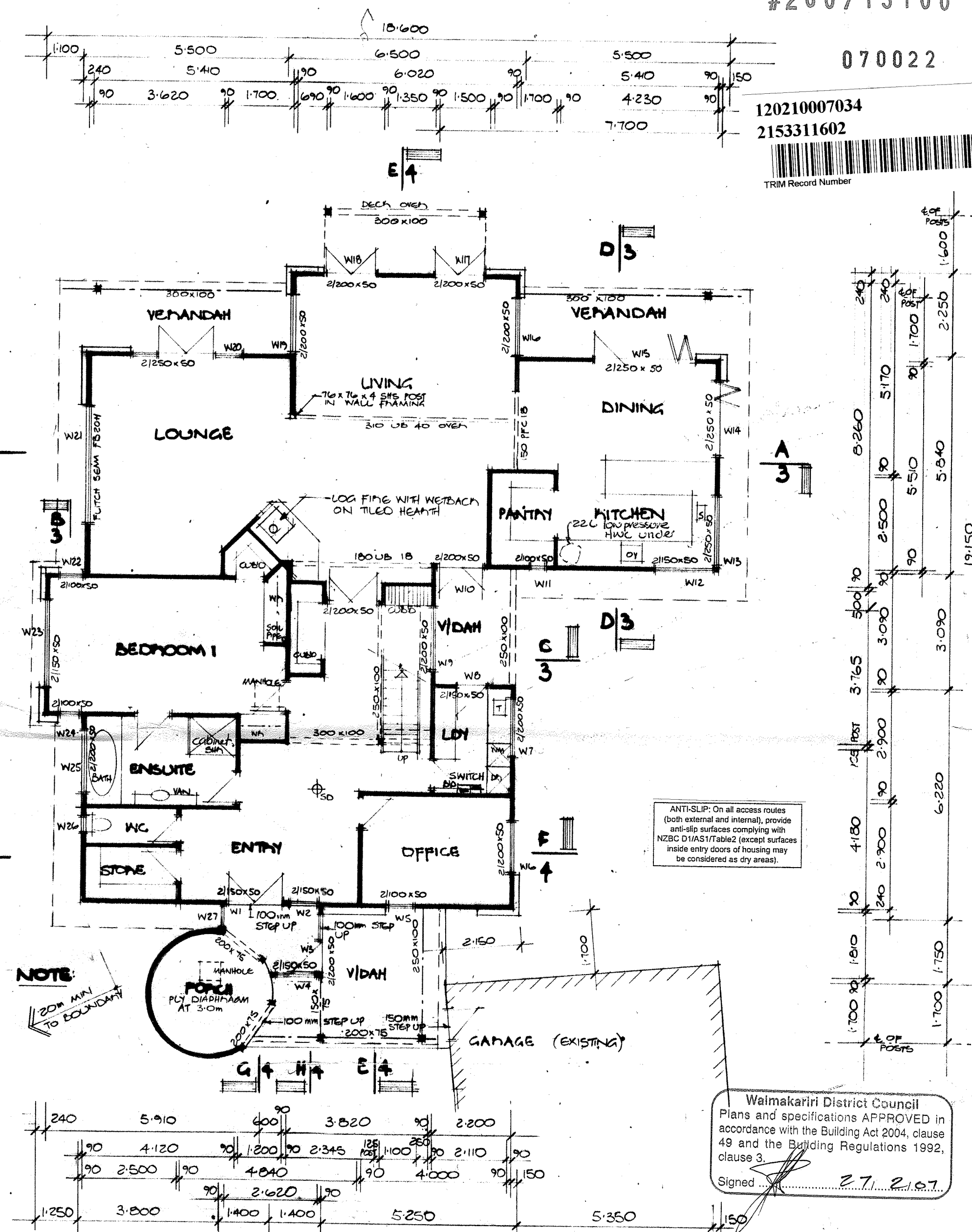


FIRST FLOOR PLAN (1:100)

FLOOR AREAS:	
GROUND FLOOR	227.2m ²
FIRST FLOOR	106.6m ²
TOTAL	333.8m ²

DRAWING:
GLENYS J. HOSKING NZCO (MCH)
49 EAST BELT MANGIMA
PH / FAX 3137852

CONSULTANT ENGINEER
LEWIS & BARNON
PO BOX 13 202 CH. CH
PH 3664 320



GROUND FLOOR PLAN (1:100)

SMOKE ALARM TO NZBC F7.

SMOKE ALARMS
Shall have a test and hush button facility and shall be located on escape routes on all levels AND in every sleeping space OR within 3.0m of every sleeping space door

ANTI-SLIP: On all access routes (both external and internal), provide anti-slip surfaces complying with NZBC D1AS1/Fab2 (except surfaces inside entry doors of housing may be considered as dry areas).

Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.

Signed: 2.7.2007

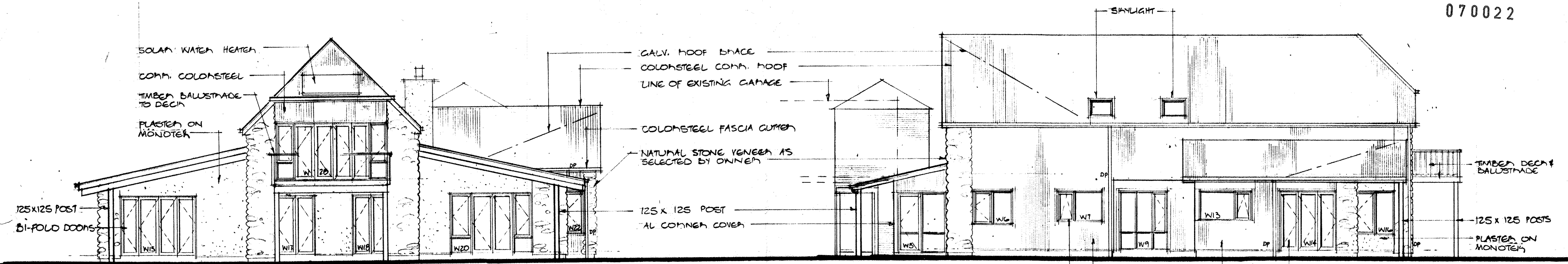
HOUSE

FOR JEFF & JAN HOBBITTEN
AT 188 BUSH ROAD
OXFORD

SEPT. 2006

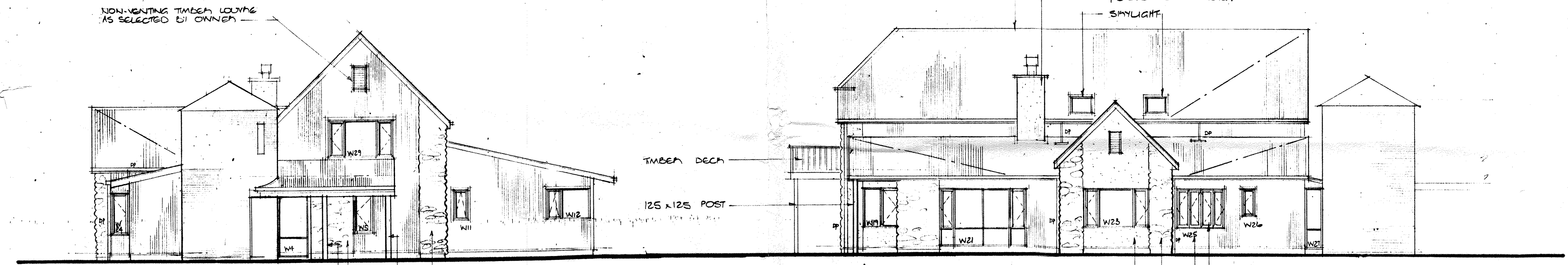
1
SHT. OF EXHIBIT

070022



NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

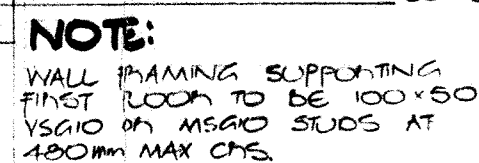
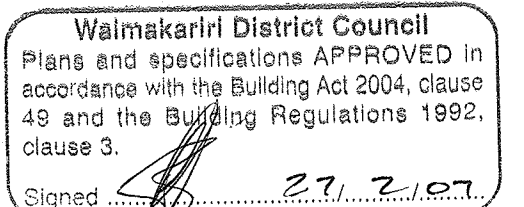
WINDOW SCHEDULE

WINDOW NO	DESCRIPTION	WINDOW NO	DESCRIPTION
W1	1600 x 2250 (HO) PAIR OF TIMBER ENTRY DOORS IN AL. FRAME	W25	1800 x 1600 BI-FOLD WINDOW
W2	900 x 2250 (HO)	W26	500 x 1000
W3	1600 (HO) x 2350 (HO) DOOR & WINDOWS	W27	600 (HO) x 2350 (HO)
W4	1200 x 2350 (HO)	W28	4200 x 2050 (HO) BI-FOLD DOORS & WINDOWS
W5	800 x 1600	W29	2400 x 1400 (RESTRICTION STAYS TO SASHES TO NZEC F4)
W6	1500 x 1400		
W7	1600 x 1100		
W8	900 (HO) x 2250 (HO) DOOR		
W9	1800 x 2250 (HO)		
W10	1500 (HO) x 2250 (HO) PA OF DOORS		
W11	500 x 1200		
W12	1600 x 1200		
W13	2000 x 1200		
W14	2100 x 2250 (HO) BI-FOLD DOORS		
W15	2800 x 2250 (HO) BI-FOLD DOORS		
W16, 19	1500 x 1600		
W17, 18	1400 x 2250 (HO) PA OF DOORS		
W20	3000 x 2250 (HO) PA OF DOORS & WINDOWS		
W21	3200 x 2250 (HO)		
W22, 24	700 x 1600		
W23	2400 x 1600		

ALL WINDOWS TO BE 35mm MINI EXTRUSION PDM COATED AL. IN H31 REVEALS. WINDOWS SHALL COMPLY WITH NZS 4211 GLAZING SHALL COMPLY WITH NZS 4223 SEE WINDOW DETAILS ON SHEET 6 WINDOW MANUFACTURER TO CONFIRM OPENING SIZES ON SITE BEFORE MANUFACTURE. ALLOW FOR A WIND SPEED OF 50m/SECOND NZS 4 LOWER PANES OF W2, 9, 20, 21, 27, 3, 4 TO BE SAFETY GLASS

Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed: 27.2.07

DOSSITED HOUSE 2



SOLAR WATER HEATER - SEE MANUFACTURER'S DETAILS BY SOLA 60 NZ LTD.

NOTE:
THUSS MANUFACTURER TO ALLOW FOR PANEL WEIGHT OF 14kg.

150x50 H3:2 HANDRAIL ON 100x50 NAIL SUPPORT & 100x100 H3:2 POSTS COACH SCREWED TO JOISTS

EX 40x40 BALUSTERS AT 130mm MAX C/S

300x100 HANDRAIL BEAM

EX 100x40 H3:2 DECKING ON 150x50 H3:2 YSGB ON MSGD JOISTS AT 600 MAX. (MAX SPAN 2.0m)

RECYCLED HARDWOOD POSTS, CONNECT TO RECYCLED BEAM WITH BOWMAC B45/55 BRACKET & M12 BOLTS
BASE FIXING AS ON SECTION D-D

400x400x400 DEEP CONC PAD UNDER POST

SECTION E-E (1:50)

NOTE

ALL GENERAL CONSTRUCTION TO BE AS ON SECTION A-A

NAIL PLATE THUSSES AT 900 C/S

BEDROOM 2

200x50 JOISTS AT 400 SEE SHEET 5

LANDING

STAIRWELL

BEDROOM 3

200x50 JOISTS AT 450 CANTILEVERED 400mm

OFFICE

VERANDAH

150x50 H1:2 PURLINS AT 900 (MAX SPAN 3.1m) - FIX WITH 2-100x3.75mm NAILS & 1 WIRE DOG SEE FRAMING PLAN ON SHT 5
12mm H3:2 VEE GROOVED PLY TO U/S

NOTE

FASCIA GLUED TO LINE THRU WITH EXISTING CHAFF

250x100 H3:2 BEAM 2-M16 BOLTS TO POST (4.1m MAX SPAN)

200x75 H3:2 BEAM SEATED 25mm ONTO POST WITH 2-M12 BOLTS

125x125 H3:2 POST. BASE FIXING AS ON SECTION D-D

NATURAL STONE VENEER SEE SECTION A-A

EXISTING AGG FL 150 MIN

1-D12 BAR IN SLAB EDGE

STAIRS:

OPEN WISEN TIMBER STAIR WITH:
16 WISENS AT 174mm
15 TREADS AT 250mm + 25mm NOSINGS
TIMBER BALUSTRADE TO NZBC 1991, 95mm MAX CAPS BETWEEN BALUSTERS & POSTS COACH SCREWED TO STRINGERS / LANDING BOUNDARY JOIST

C/STEEL HOOPING ON 100x50 H3:1 RAFTERS AT 900 MAX C/S FIXED AS FOR ENTRY PORCH. FIX TOP OF RAFTERS TO 200x200 BLOCK AT APEX

EX 150x50 H3:1 TOP PLATES WITH 6mm NAIL PLATE AT JUNCTIONS

PHE-HOLED CORR. C/STEEL ON 100x75 H3:1 STUDS AT 450 C/S (NO LININGS)

18mm H3:1 PLY ON H3:1 200x50 JOISTS AT 450. MANHOLE TO MIDDLE 1/3.

POOF LINE BEYOND

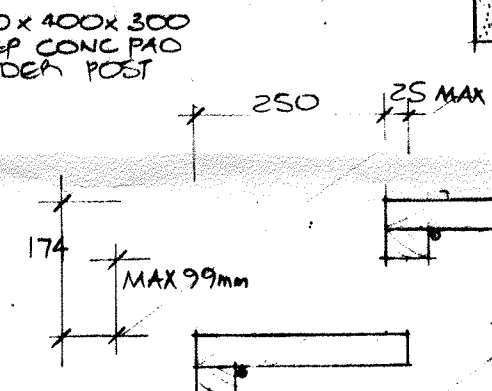
200x75 VIDAH BEAM

RECYCLED HARDWOOD FRAME TO OPENINGS (OWNER TO CONFIRM)

200x75 (MIN) UNTEL (16m WIDE OPENING MAX)

NOTE:
100x75 FRAMING AS ON LOFT ABOVE (NO LININGS)

1-D12 BAR IN SLAB EDGE



THREAD DETAIL (1:10)

100x50 (MIN) H1:2 RAFTERS AT 600 C/S (MAX SPAN 2.1m) FIXED WITH 2-100x3.75mm NAILS & 1 WIRE DOG 12mm H3:2 VEE GROOVED PLY TO U/S

Waimakariri District Council
Specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.

Signed 27.2.21

SECTION G (1:50)

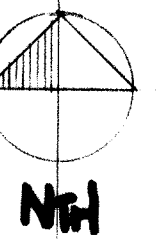
POST & FASCIA AS ON SECTION E-E

SECTION H (1:50)

SECTION F-F (1:50)

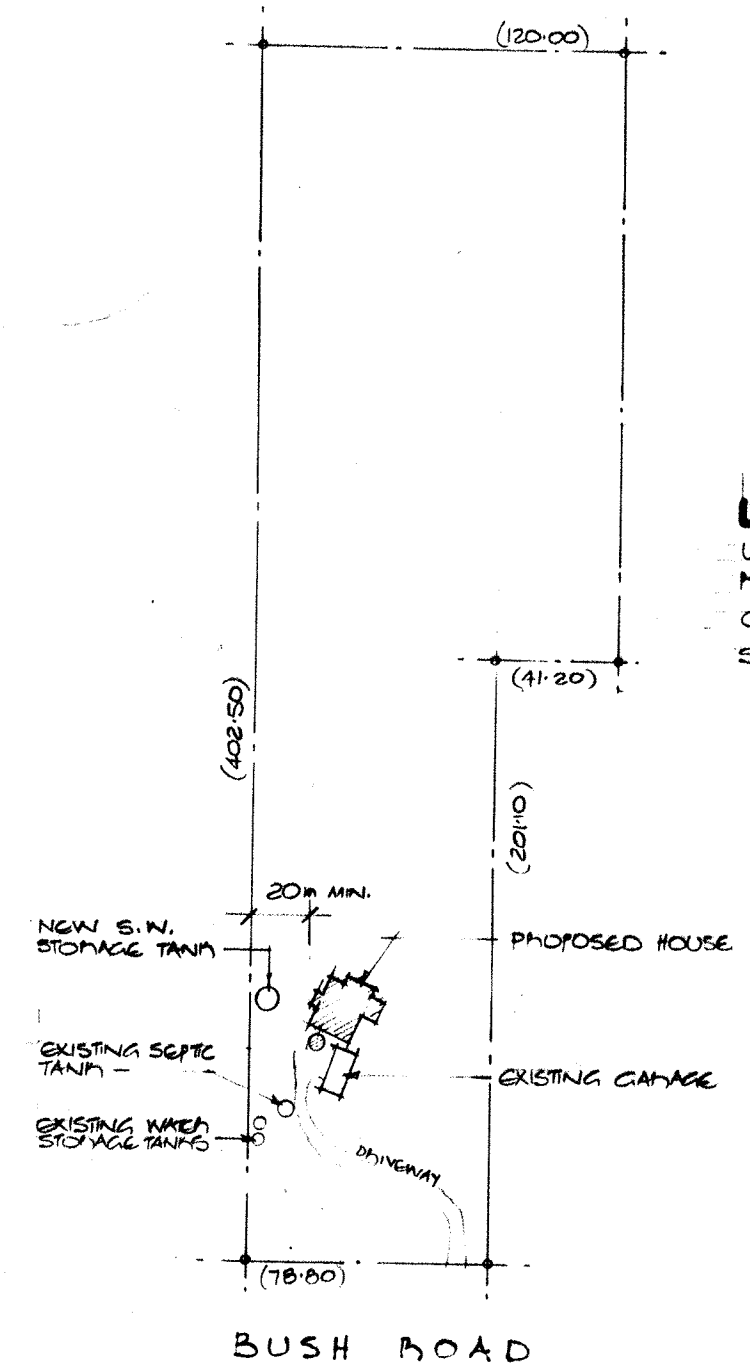
ROSSITER HOUSE 4

070022



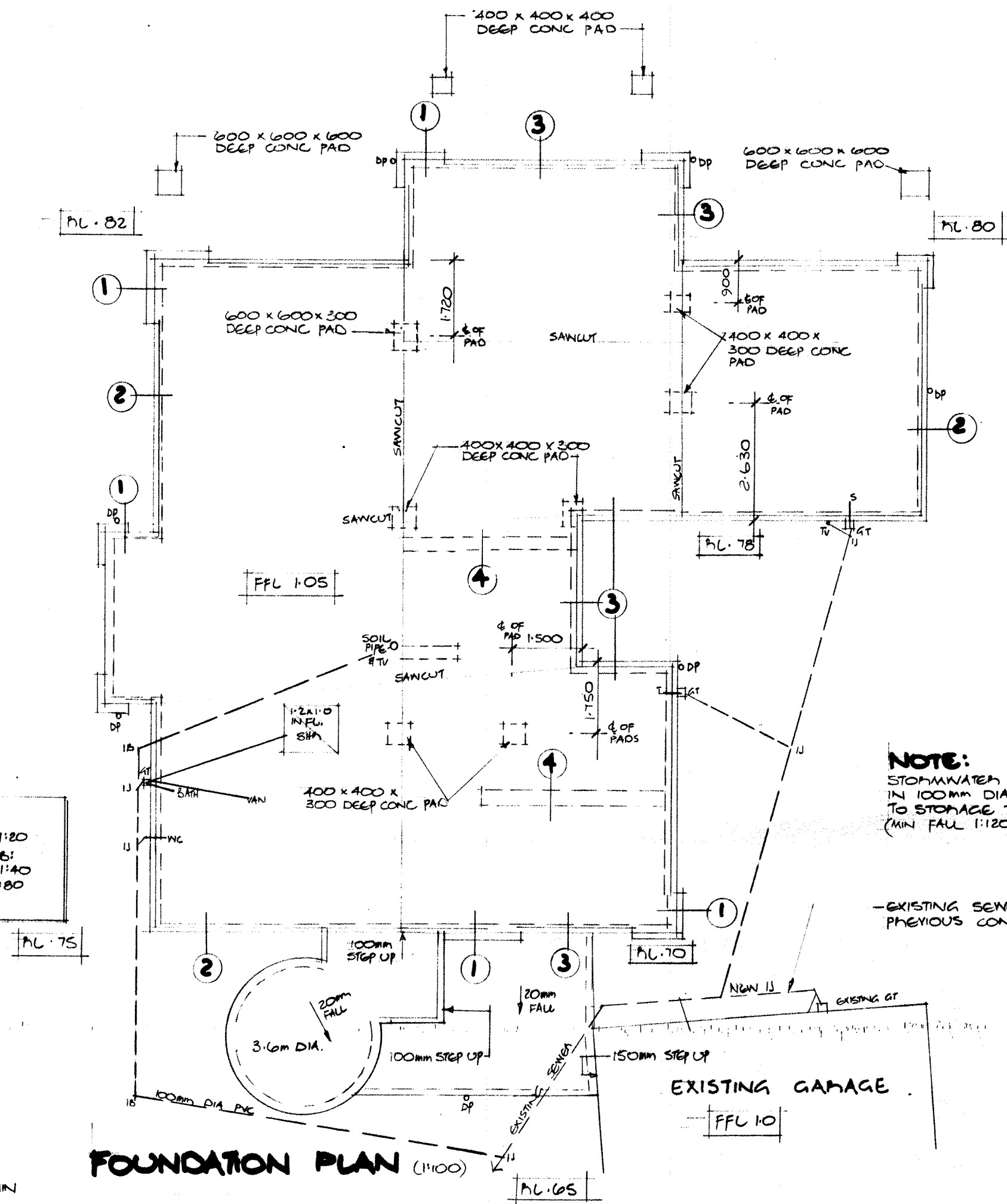
LEGAL DESCRIPTION:

LOT 2 OF
MS 1789 & 1790
CB 214/112
SITE AREA: 4.01ha.

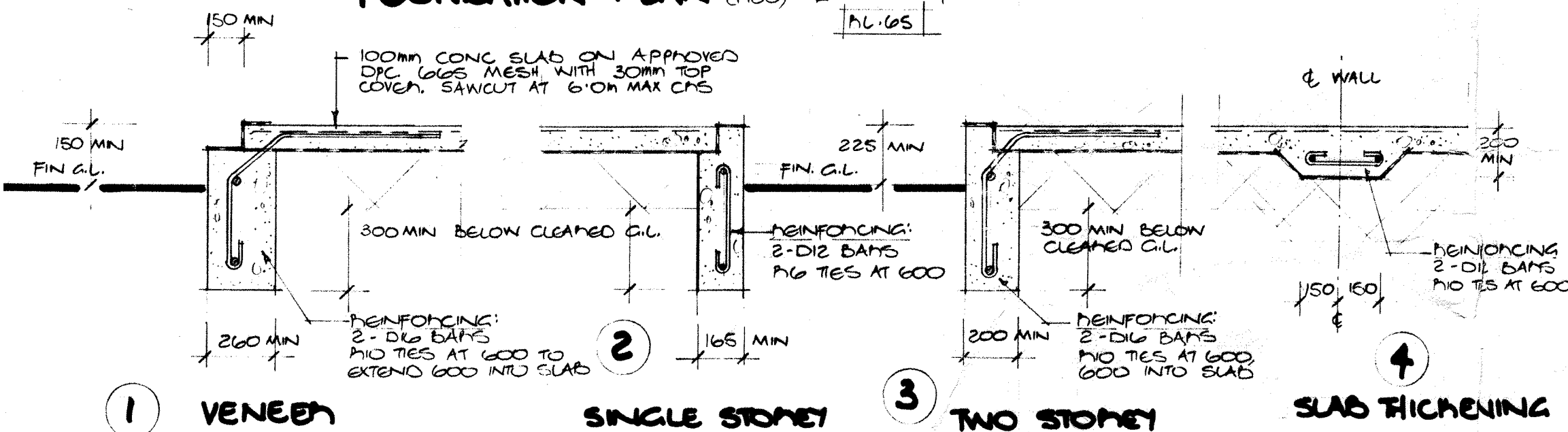


SITE PLAN (1:2500)

WASTES:
VANITIES: 32mm @ 1:20
SINK, BATH, SINK, TUB:
40mm @ 1:40
WC: 100mm @ 1:80



FOUNDATION PLAN (1:100)



FOUNDATION DETAILS (1:20)

Waimakariri District Council
Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 3
Signed: 27.2.07

ROSSITTER HOUSE

7
SHT
OF 6104

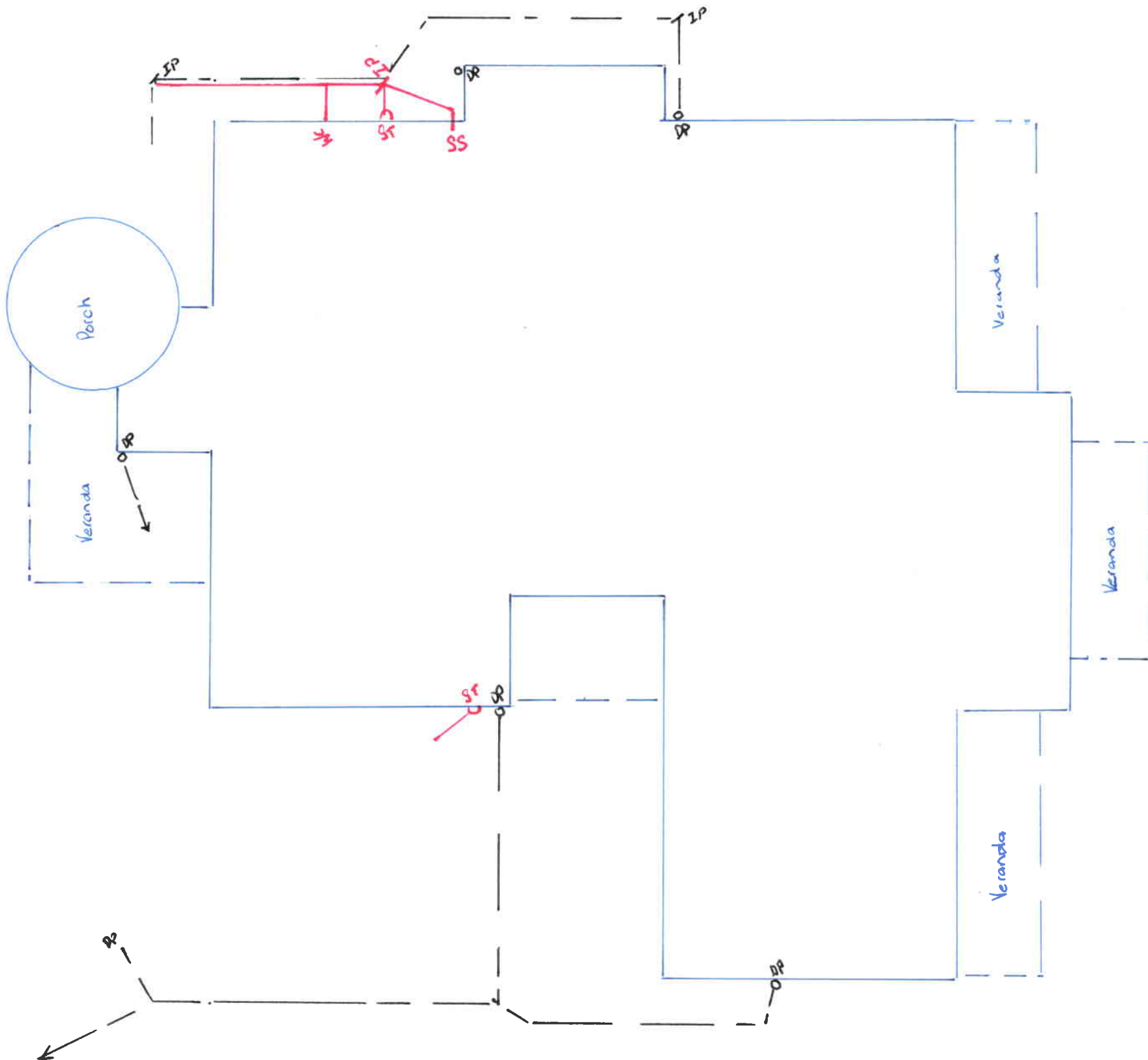


120210007032

2153311602



TRIM Record Number



LEGEND: SEWER ——— STORMWATER ———		DRAINAGE PLAN	
SCALE: 1 - 100		JOB N ^o : 070022	
NAME: S. A & J. m. Rossiter		VAL N ^o : 2153311602	
ADDRESS: 488 Bush Road Oxford		INSPECTED: A.K.	
DRAINLAYER: M. Halls		DATE DRAWN: 20 - 1 - 12	

Form 7

Code Compliance Certificate **BC160709**

Section 95, Building Act 2004

The building

Street address of building: 488 Bush Road OXFORD

Legal description of land where building is located: LOT 2 DP 356091 4.000000 Ha

Valuation number: 2153311602

Building name:

Level/unit number: 1

Current, lawfully established, use: Outbuildings

Year first constructed: 2017

The owner

Name of owner: Marcel J Robb & Colleen F Robb

Contact person:

Mailing address: 488 Bush Road RD 1 Oxford 7495

Phone number: Landline: Mobile:

Email address:

First point of contact for communications with the council/building consent authority:

Widespan Sheds

Building work

Building consent number: BC160709

Consent description: WORKSHOP WITH TOILET FACILITIES AND LOG BURNER 488 BUSH ROAD
OXFORD LOT 2 DP 356091

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



Sarah Smith

Building Consent Administrator

On behalf of Waimakariri District Council

Date: 17 February 2017

Building Consent BC160709
Received 18/08/16

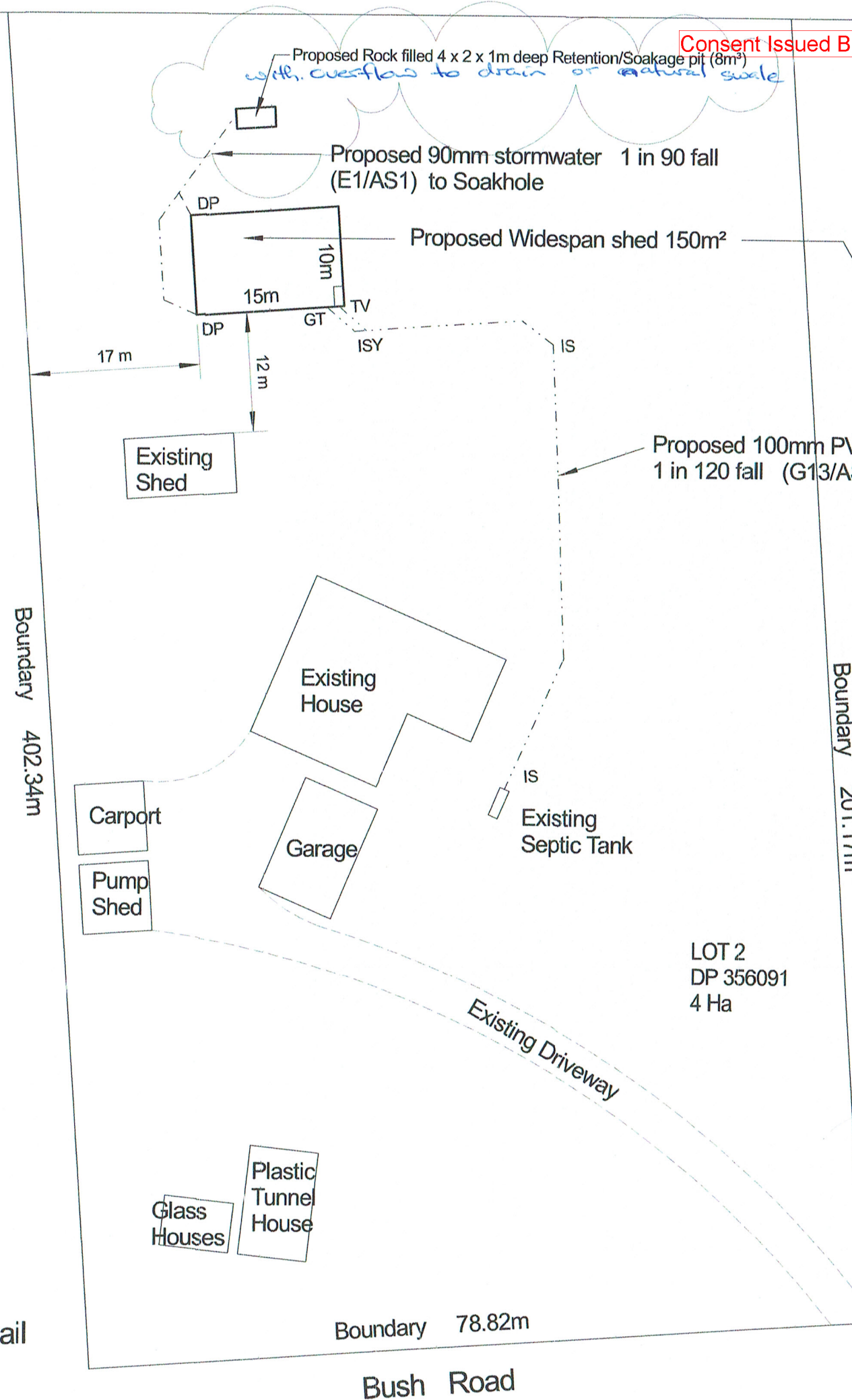
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC160709 18/08/2016 staceyg

Site Coverage:

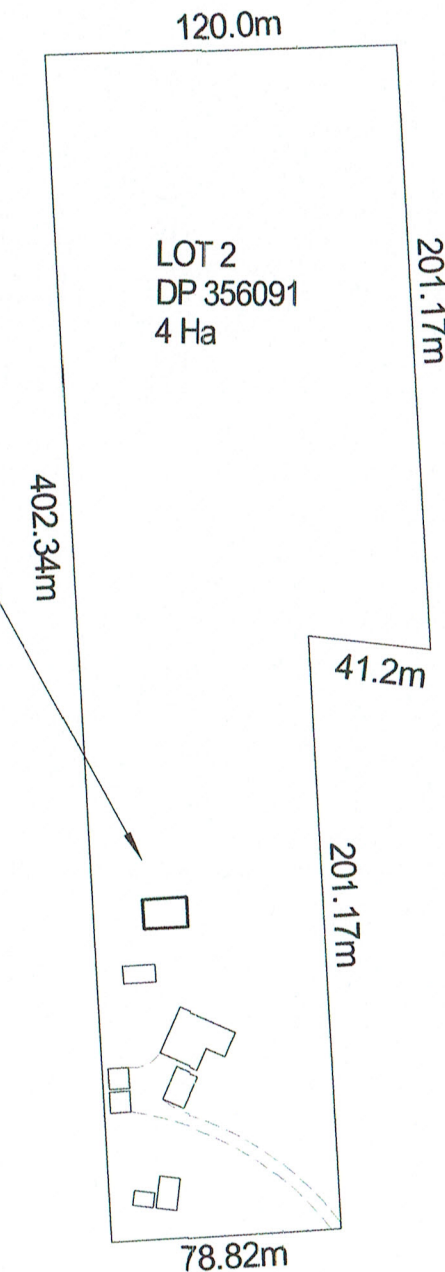
Existing & Proposed buildings = 823 m²
Land size current = 40000m²
Site coverage % = 2.05 %

Site coverage excluding glass and
plastic tunnel house = 1.78 %



Proposed excavation:
Top soil only 45m³ to be spread on site



Site Plan Detail
Scale 1: 500

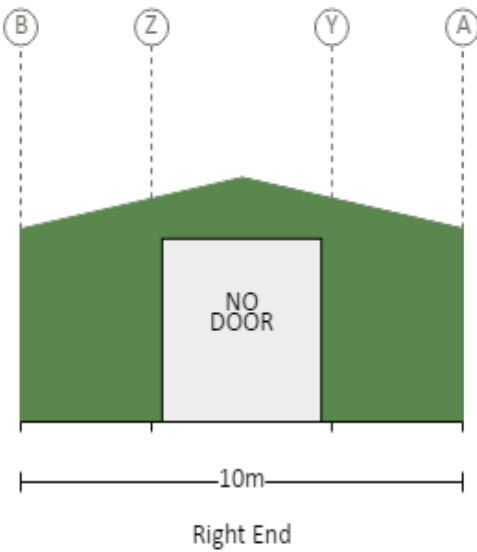
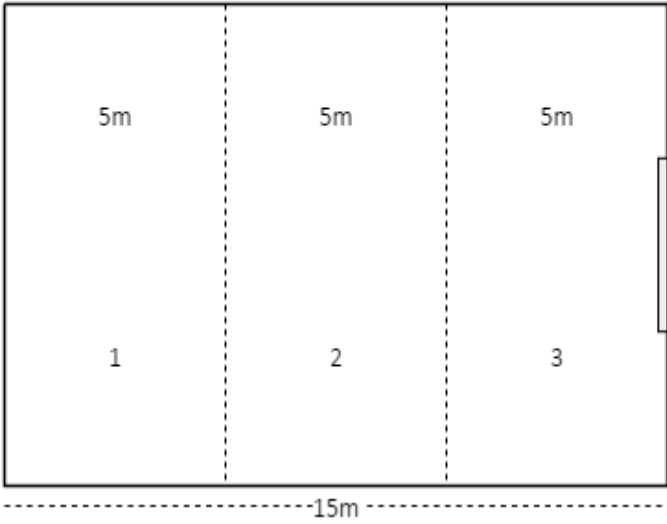
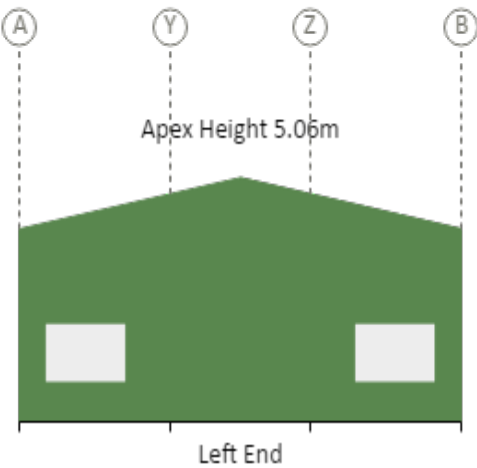
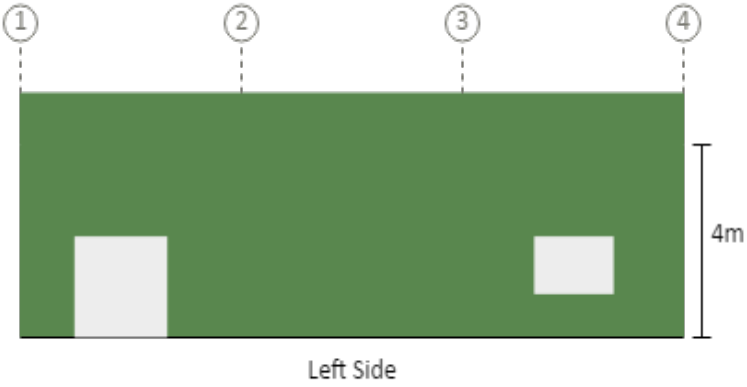


Site Plan Overall
(Refer to Detail)
Scale 1: 2500

		
1 0	5/7/2016 19/4/2016	Soakage trench changed to retention pit Original Drawing for consent application
No.	Date:	Revision description:
 <p>Wide Span Sheds No Compromise Steel Building Solutions 319 Feredays Road Leeston, Christchurch Phone: 0800 94 33 77</p>		
Project name & Address:		
<p>M & C Robb 488 Bush Road Oxford</p>		
Drawing Description:		
<p>Site Plan overall and Detail</p>		
Job Number: ZSOU160012		
Date: April 2016		
Sheet Size: A3	Drawing Number:	
Scale: As Shown	11	

Building Consent BC160709
Received 18/08/16

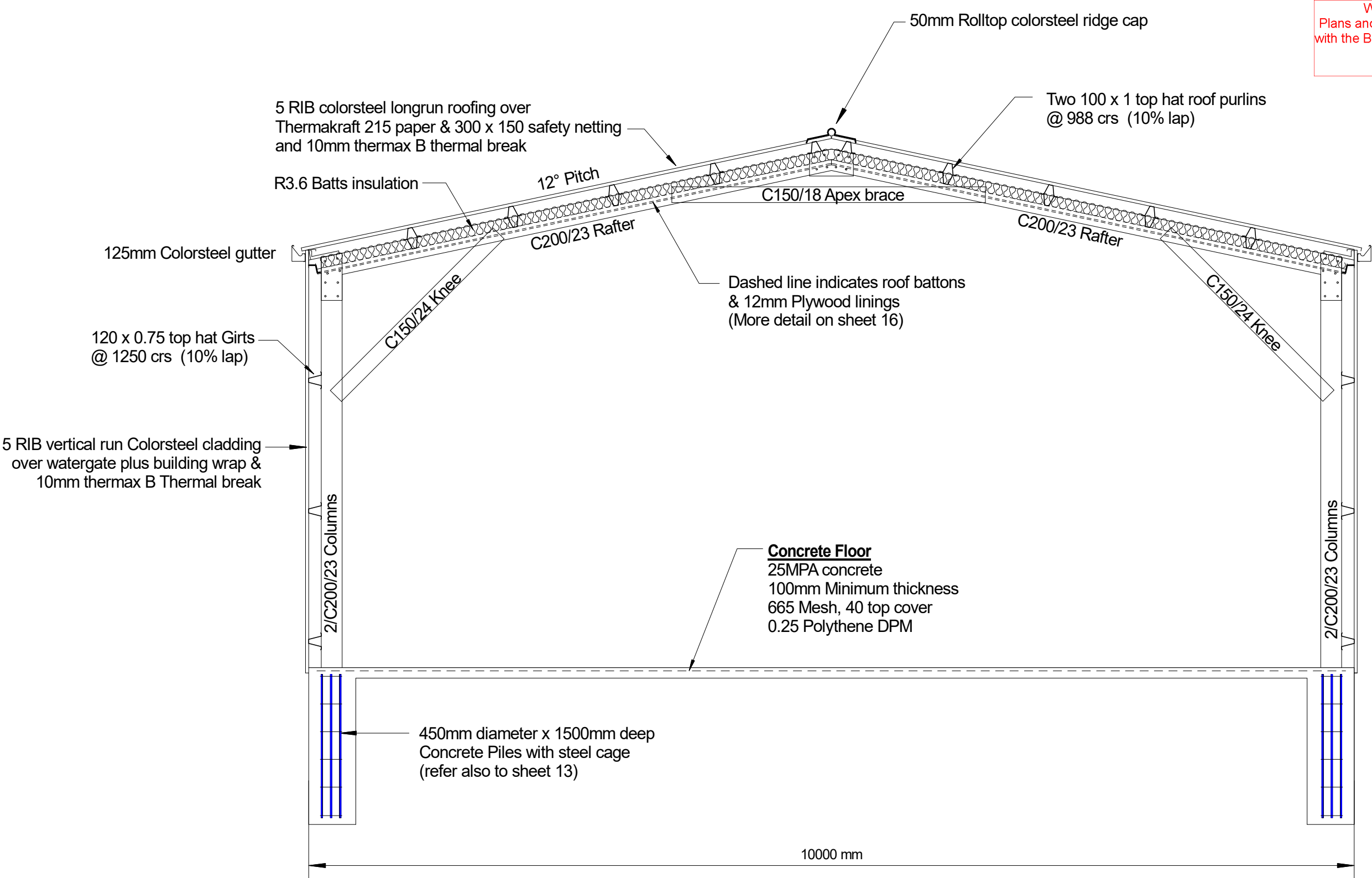
WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC160709 18/08/2016 staceyg



Purchaser Name: Colleen and Marcell Robb		Layout	Seller: Wide Span Sheds South Island Ltd Wide Span South Island 2015 Ltd Phone: 035502768 Fax Email: kevin.lynch@sheds.co.nz	Osborn Consulting Engineers ACN: 132 296 754 ME New Zealand: CPEng. No. 1020146 Practising Professional Structural & Civil Engineer Signature:  P. Brown Date: 04/08/16
Site Address: 488 Bush Rd Oxford New Zealand				
Drawing # ZSOU160051 - 3	Print Date: 04/08/16			

Building Consent BC160709
Received 18/08/16

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
BC160709 18/08/2016 staceyg



0 19/4/2016 Original Drawing for consent application

No.	Date:	Revision description:

Wide Span Sheds
No Compromise Steel Building Solutions
319 Feredays Road
Leeston, Christchurch
Phone: 0800 94 33 77

Project name & Address:

M & C Robb
488 Bush Road
Oxford

Drawing Description:

Cross Section A-A

Job Number: ZSOU160012

Date: April 2016

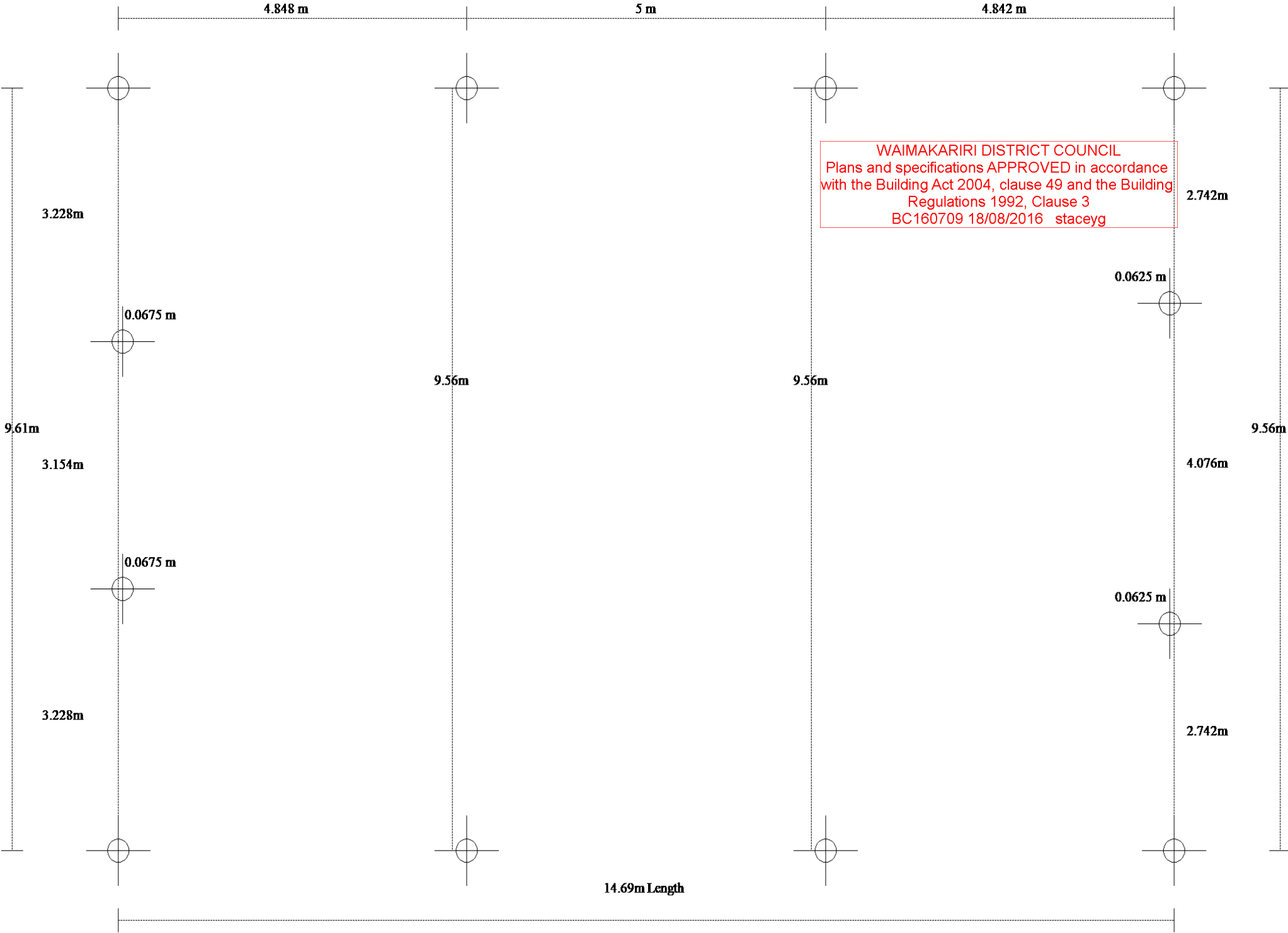
Sheet Size: A3

Scale: 1 : 40

Drawing Number:

14

Building Consent BC160709
Received 18/08/16



Purchaser Name: Colleen and Marcell Robb		<div>Concrete Piers</div> <div>(PIER MEASUREMENT ONLY)</div> <div>Not to Scale</div>	<div>Seller: Wide Span Sheds South Island Ltd</div> <div>Wide Span South Island 2015 Ltd</div> <div>Phone: 035502768</div> <div>Fax:</div> <div>Email: kevin.lynch@sheds.co.nz</div>	<div>Osborn Consulting Engineers</div> <div>ACN: 132 296 754</div> <div>ME New Zealand: CPEng. No. 1020146</div> <div>Practising Professional Structural & Civil Engineer</div> <div><div>Signature:  P. Brown</div><div>Date: 04/08/16</div></div>
Site Address: 488 Bush Rd Oxford New Zealand				
Drawing # ZSOU160051 - 6	Print Date: 04/08/16			



WAIMAKARIRI
DISTRICT COUNCIL

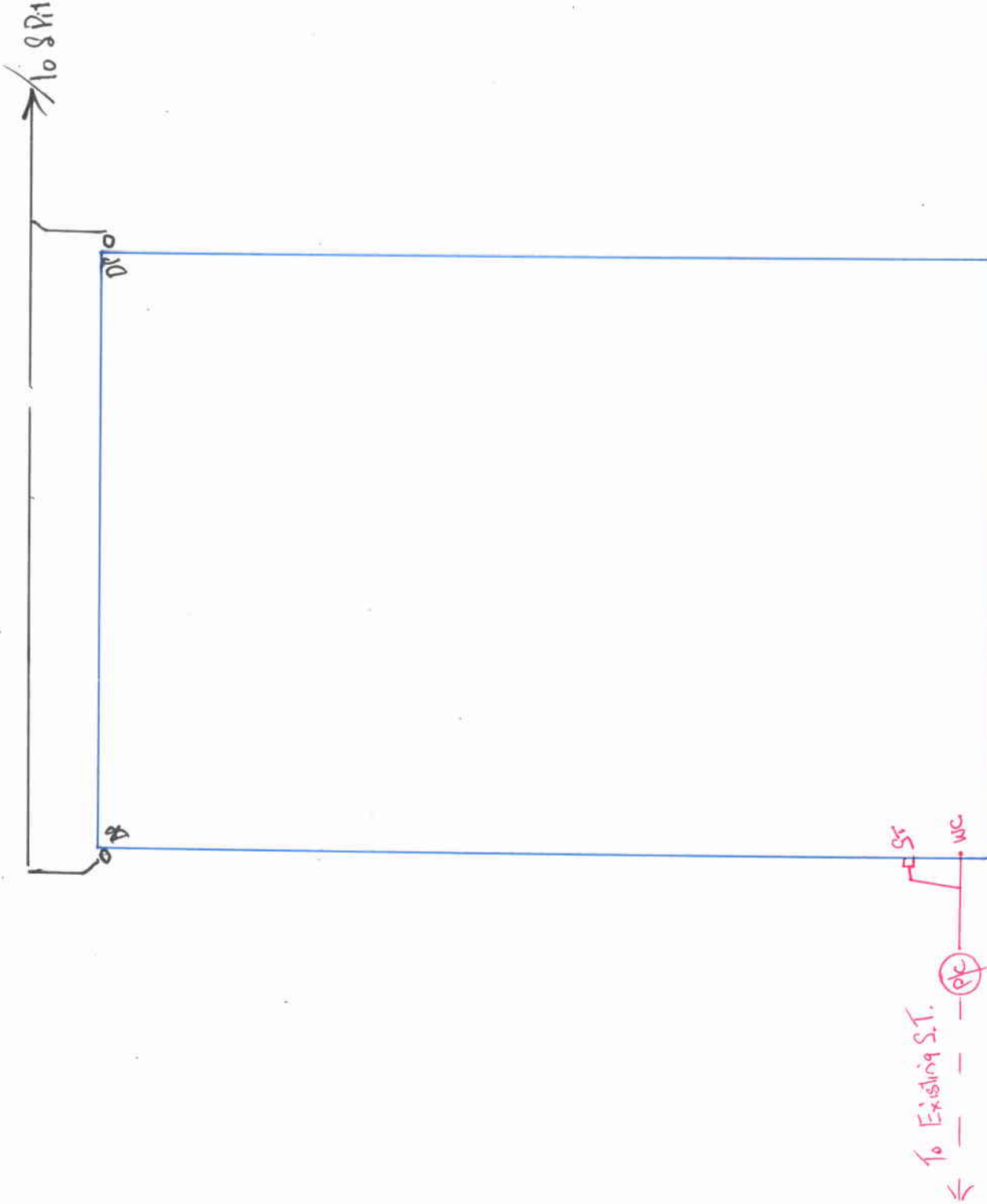
215 High Street, RANGIORA
Tel. 03 311 8900
Fax. 03 313 4432

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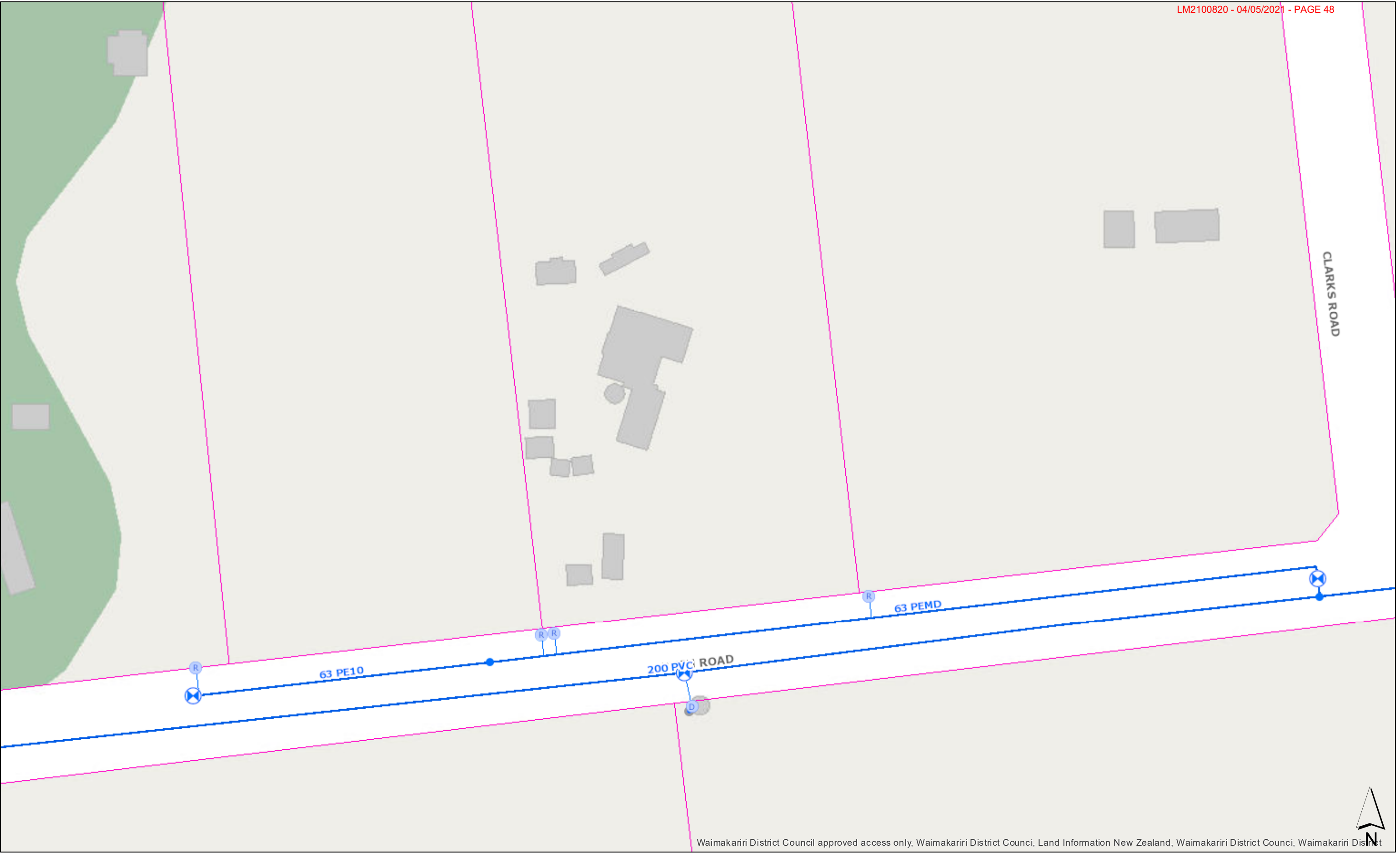
170313024191
BC160709.02



TRIM Record Number



LEGEND: SEWER ——— STORMWATER - - -		DRAINAGE PLAN	
SCALE: 1 - 100	DRAWN BY: <i>Lee Crosswell</i>	JOB N ^o : 160709	VAL N ^o : 2153311602
NAME: <i>M. J. & C. F. Robb</i>	ADDRESS: <i>488 Bush Road Oxford</i>		INSPECTED: <i>L.B.</i>
DRAINLAYER: <i>M Hall 18667</i>	DATE DRAWN: <i>20. 2. 17</i>		

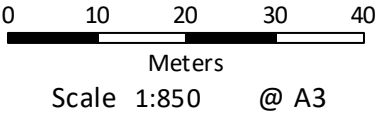


Waimakariri District Council approved access only, Waimakariri District Council, Land Information New Zealand, Waimakariri District Council, Waimakariri District Council



Utilities & Property

Date: 4/05/2021
Author: tonym@WMK



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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

Water Pipes - Labels		Water Electrical		Wastewater Site Services		Stormwater Structures		Facility Site Unverified Asset		Property Boundaries
Water Sites - Labels		Water Service Lines		Wastewater Headworks Assets UNMIGRATED		Stormwater Site Services		Sewer Unverified Asset		Units of Water
Water Sites		Water Network Mains & Facility Pipes		Wastewater Basins		Stormwater Basins		Water Unverified Asset		
Water Tanks		Other Water Pipes		Wastewater Control Systems		Stormwater Control Systems		Water Supply Draft Assets Points		
Water Connection		Conduit Water Pipes		Wastewater Private Facility		Stormwater Mechancial Plant		Water Supply Draft Assets Lines		
Air Gap Separator		Manifold Water Pipes		Septic Tank Private Facility		Stormwater Unknown Classifications - Points		Wastewater Draft Assets Points		
On Demand Water Connection		Water Supply - PRIVATE Ownership		Wastewater Mechancial Plant		Stormwater Unknown Classifications - Lines		Wastewater Draft Assets Lines		
Restricted Water Connection		Water Supply - PRIVATE Ownership Pipes		Wastewater Unknown Classifications - Points		Stormwater Electrical		Stormwater Draft Assets Points		
Water Pumps		Wastewater Pipes - Labels		Wastewater Unknown Classifications - Lines		Stormwater Headworks Lines Assets UNMIGRATED		Stormwater Draft Assets Lines		
Water Node		Wastewater Sites - Labels		Wastewater Electrical		Stormwater Headworks Points Assets UNMIGRATED		GPS Locator		
Support Structure Node		Wastewater Sites		Wastewater Service Lines		Stormwater Reticulation Assets UNMIGRATED		Storage Dam		
Water Instrument		Wastewater Tanks		Wastewater Network Mains, Facility Pipes & Culverts		Stormwater Service Lines		Water Race Pond		
Flow Meter		Wastewater Connection		Wastewater Pipes - Other		Stormwater Channels		WDC		
Water Chambers		Air Gap Separator		Wastewater PRIVATE Ownership		Network Drain		WIL		
Water Bores		Gravity Sewer Connection		Wastewater PRIVATE Ownership Pipes		Receiving Waterway		WDC WIL		
Water Valve		Pressure Sewer Connection		Stormwater Pipes - Labels		Stormwater Network Mains, Facility Pipes & Culverts		FARMER		
Hydrant Valve		STEP Sewer Connection		Stormwater Sites - Labels		Stormwater Pipes - Other		Fibre Manhole		
Water Structures		Wastewater Pumps		Stormwater Sites		Stormwater - PRIVATE Ownership		FX Networks		
Water Site Service		Wastewater Nodes		Stormwater Pumps		Stormwater - PRIVATE Ownership Pipes		WDC		
Water Basins		Wastewater Instruments		Stormwater Nodes		Drainage Unverified Asset		Power Meter		
Water Control Systems		Wastewater Chambers		Stormwater Instruments		Sewer Unverified Asset		Hurunui Water		
Water Mechancial Plant		Wastewater Bores		Stormwater Chambers		Water Unverified Asset		Properties < 1 ha		
Water Unknown Classifications - Points		Wastewater Valves		Stormwater Bores		Unverified Asset Points		Properties > 1 ha		
Water Unknown Classifications - Lines		Wastewater Structures		Stormwater Valves		Draiage Unverified Asset		Approved to Survey Land Parcels		

ENVIRONMENTAL SYSTEMS

FIELD SERVICE REPORT

RESIDENTIAL & COMMERCIAL WASTEWATER TREATMENT SYSTEMS

Date 14/1/19 Time 12.00 Serviceperson MAPC Council W.D.C.

Customer MARCEL A COLUCCI ROBB

Address BUSH ROAD

SYSTEM TYPE Septic ☐ S2000 / SAF ☒ TEXASS ☐ MBR ☐ Other ☐

REASON FOR VISIT Service ☐ Call Out ☒ Commissioning ☐ Other ☐

Check Function	[]
Air Pump	[]
Air Filter Check & Clean	[]
Alarm Light & Buzzer	[]
Remote Alarm	[]

Pump(s) Check & Clean	[]
Alarm Float	[]
Effluent Clarity	[]
Chamber Clean & Desludge	[]
Filter(s) Check & Clean	[]

Scum Layer	cm
Biological Activity	[]
Effluent Filter(s) Check & Clean	[]
Desludging required	[]

Insect Infestation	[]
Odours	[]
Flooding	[]
Landscaping / Tank Access	[]
Meter Reading	m ³

Sludge Build Up	[]
Biomass Growth	[]
Liquor Quality	[]
Output Clarity	[]
Sludge Return	[]
Distribution Manifold	[]
SAF/PBR/MBR Functioning	[]
Blower Functioning	[]
Pump(s) Clean & Check	[]

Dripper Functioning	[]
Flush Dripline	[]
Air / Vacuum Valves	[]
Bark / Mulch / Soil Cover	[]
Planting	[]
Ponding / Bogging	[yes
Field Performance	[]
Exposed Tubing	[]
Vehicle / Stock / Other Damage	[]

25
B L M
E L L
L L L

Travel	kms	Hours
1. From London to Paris	344	2.5
2. From Paris to Rome	1140	10.5
3. From Rome to Athens	1480	14.5
4. From Athens to Cairo	2810	27.5
5. From Cairo to Addis Ababa	1370	13.5
6. From Addis Ababa to Harare	1040	10.5
7. From Harare to Johannesburg	1450	14.5
8. From Johannesburg to London	950	9.5
Total	12584	123.5

ENVIRONMENTAL SYSTEMS

Localised Flood Hazard

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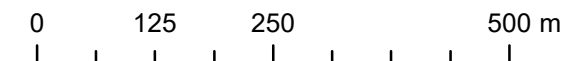
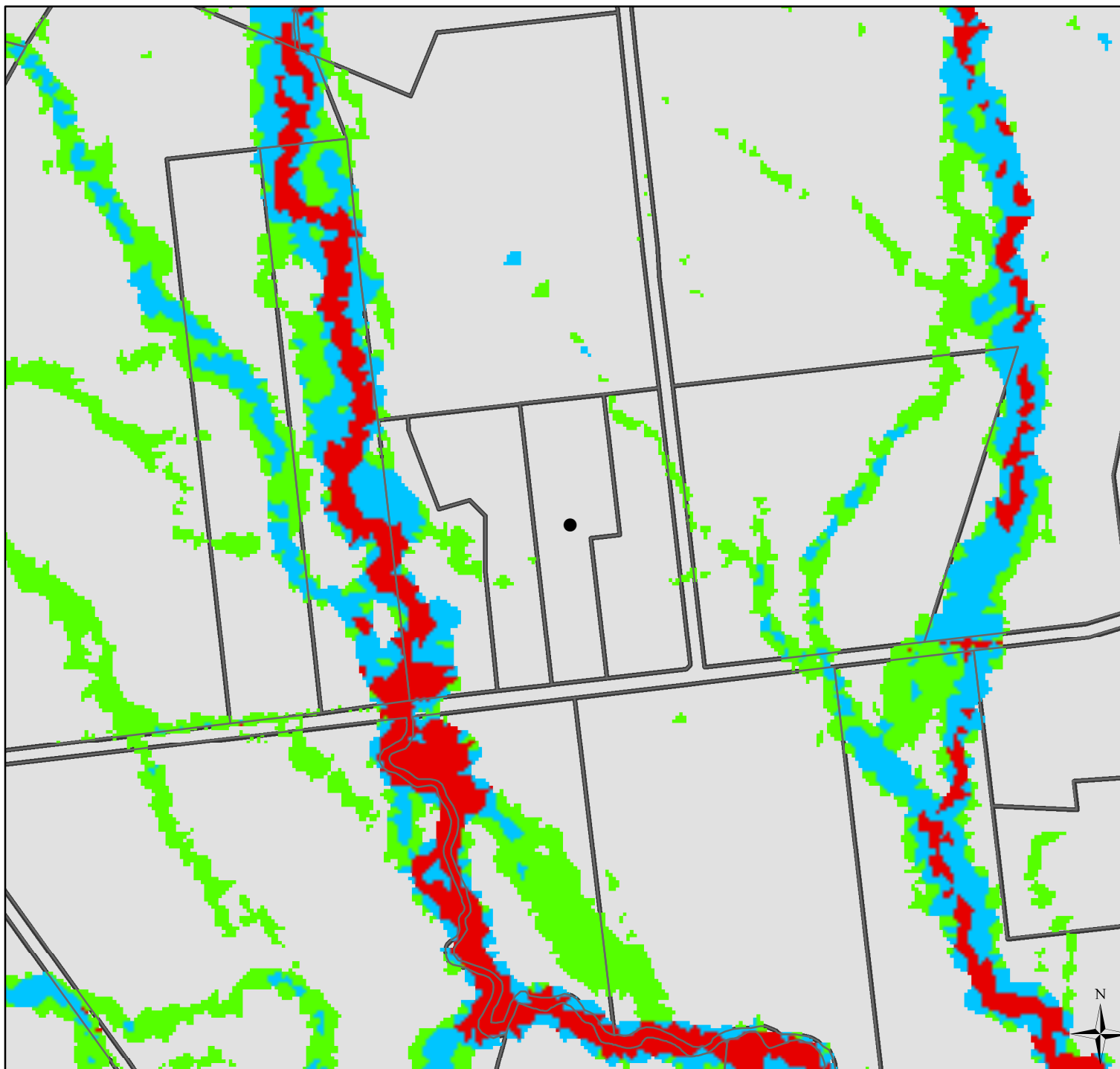
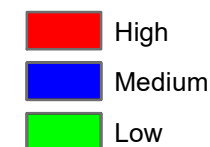
LIM: LM2100820

Address: 488 Bush Road

Locality: OXFORD

IMPORTANT:

This flood information is based on modelling outputs and the accuracy of this data is limited by the assumptions used in the model. The WDC 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. A site specific study may be required in some instances. 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.



DISCLAIMER:

The accuracy and completeness of this plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Cadastral Data supplied from LINZ. Crown Copyright Reserved.

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

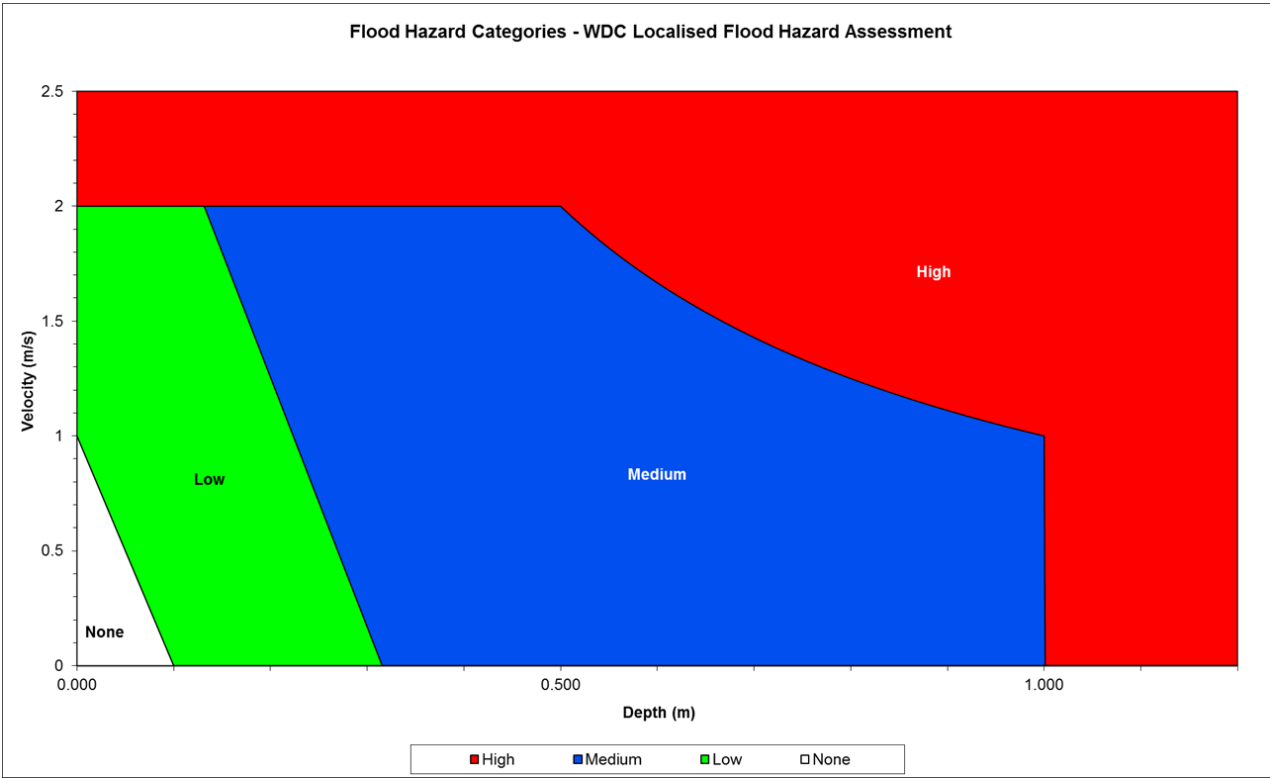
There are a number of notes that need to be considered when using this information.

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. Flood Modelling.

This flood modelling is a combination of flooding due to localised rainfall, Ashley River breakout events and coastal inundation.

3a. Localised Flooding.

This is flooding due to the direct result of rainfall falling on the ground. This type of flooding is sometimes referred to as Pluvial Flooding.

3b. Ashley Breakout Flooding.

This is flooding due to a stopbank breach on the Ashley River. These flood events include flow directly from a stopbank breach plus localised rainfall that would occur at the same time. This type of flooding is sometimes referred to as Fluvial Flooding.

3c. Coastal Flooding.

This type of flooding can occur in the coastal regions of the district and is due to the interaction between storm surge, river flows from the Ashley and Waimakariri Rivers plus groundwater effects

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.

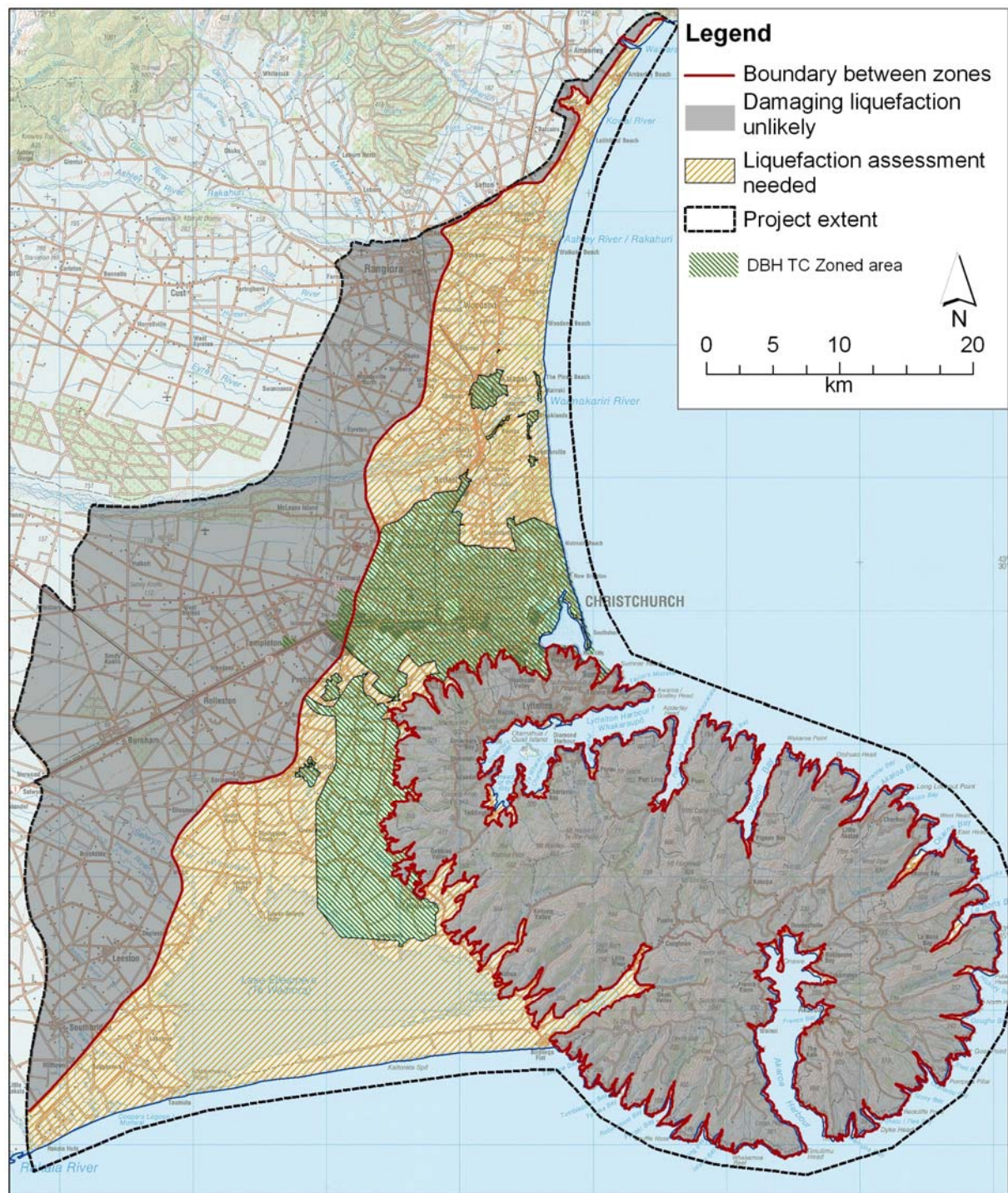


Figure 2.1 Liquefaction assessment area map for the eastern Canterbury project area. Liquefaction susceptibility is categorised in two areas, “damaging liquefaction unlikely” and “liquefaction assessment needed”. The area covered by DBH Technical Categories at the time of this report is excluded.

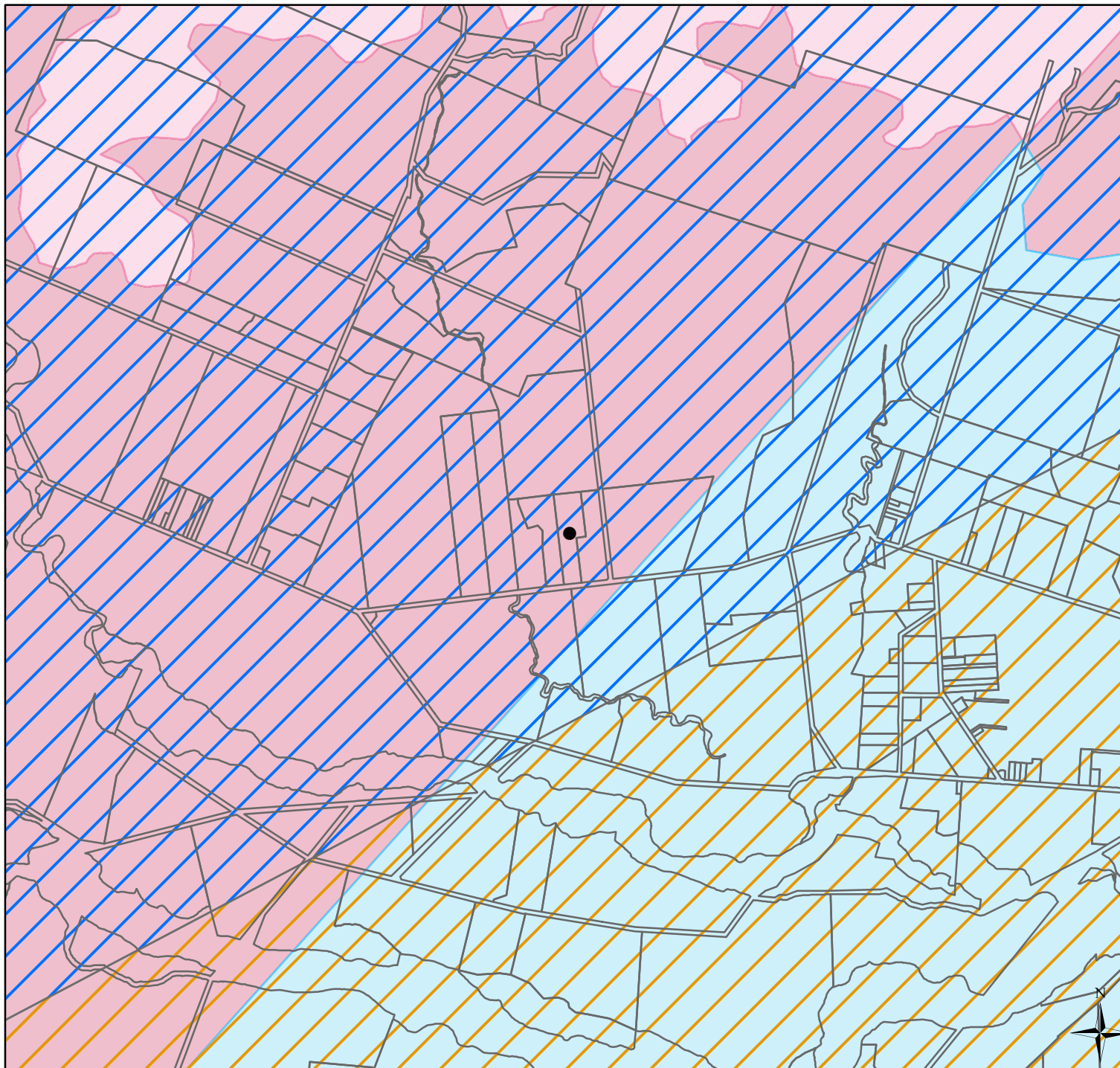
Hazards

LM2100820 - 04/05/2021 - PAGE 55

LIM: LM2100820

Address: 488 Bush Road

Locality: OXFORD



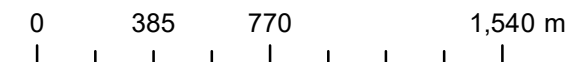
Earthquake Zones

- 2
- 3
- 4

- Very High 50 MS
- High 44 MS
- Medium 37 MS
- Low 32 MS

Wind Zones

- Specific Design
- Extra High 55 MS



DISCLAIMER:

The accuracy and completeness of this plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Cadastral Data supplied from LINZ. Crown Copyright Reserved.

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 (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

Web 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)¹. 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.

¹ The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website 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. 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.



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.



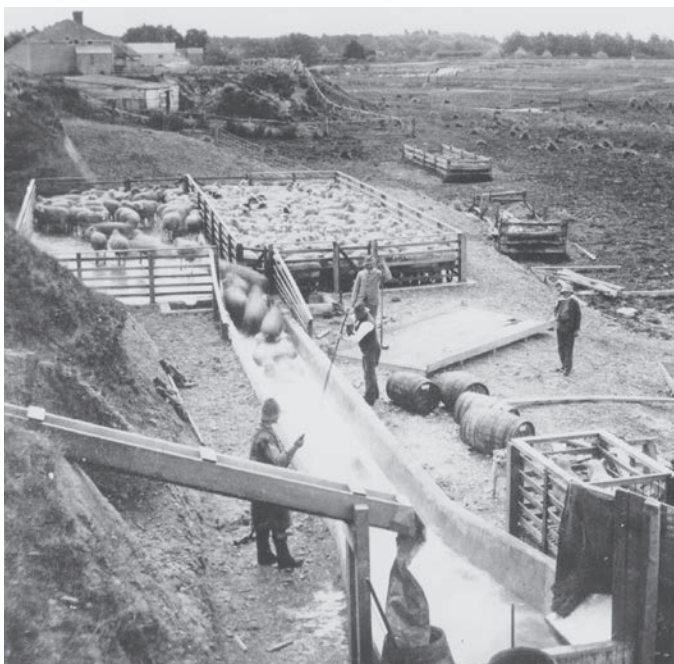
I think my site category is incorrect – how can I change it?

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.

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

Phone:

Calling from Christchurch: (03) 353 9007

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

Parcel Information

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LIM: LM2100820

Address: 488 Bush Road

Locality: OXFORD

Parcel area: 4.0 ha

Parcel legal description:
Lot 2 DP 356091



DISCLAIMER:

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