

## Land Information Memorandum

### Application

Steel & Co Solicitors P O Box 753 CHRISTCHURCH Client ref : Marshall	No. Application date Issue date	LM2601056 8 June 2026 11 June 2026
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### Property

Valuation No.	2176258000
Location	34 Belcher Street KAIAPOI
Legal description	LOT 139 DP 61960 BLK XV RANGIORA SD
Owner	Steven Trevor Marshall, Helen Josephine Marshall, BWS Trustees (2005) Limited
Area (hectares)	0.081500

### Rates

Rating Valuation	
Land	\$335,000
Capital Value	\$730,000
Improvements	\$395,000
Date of Last Revaluation	1 June 2025
Current Rates Year 1st July 2025 to 30th June 2026	
Annual Rates	\$4,941.44
Current Instalment	\$1,235.24
Current Year – Outstanding Rates	\$0.00
Arrears for Previous Years	\$0.00
Next Instalment Due	20 August 2026
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 Council has undertaken a review of the Operative District Plan and through this process it has developed a New District Plan ('The Partially Operative District Plan') which provides clear objectives, policies and rules on how people use, subdivide and develop land, what and where they can build and what kind of activities they can undertake. The Plan also controls any adverse effects an activity could have on the neighbourhood and protects the uniqueness of our district by looking after our heritage, cultural values, outstanding landscapes and coastal environment. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

The period for lodging appeals against decisions on the Partially Operative District Plan has closed and the Council released the Appeals Version of the Partially Operative District Plan. Many provisions in Partially Operative District Plan – Appeals Version are now beyond challenge and are operative/treated as operative.

The Operative District Plan (2005) now only applies where a relevant provision in the Partially Operative District Plan remains subject to an appeal.

For more information, please refer to the links below:

<https://www.waimakariri.govt.nz/council/district-development/district-plan>

Please note that if you lodge a building consent application, the Council will assess your project against the District Plan rules that apply at the time. If your proposed activity doesn't need a building consent, please contact the Council's Duty Planner by email

[duty.planner@wmk.govt.nz](mailto:duty.planner@wmk.govt.nz) to find out if any new rules apply to your proposal or site.

Link to find out the zoning and rules in the 'Partially Operative District Plan- Appeals Version (2025)':

<https://waimakariri.isoplan.co.nz/draft/>

Link to find out the zoning and rules in the District Plan (Operative 2005):

<https://waimakariri.isoplan.co.nz/eplan/>

25/09/1991 RESOURCE CONSENT 526-476 : 57 LOT RESIDENTIAL SUBDIVISION OF LOTS 1 & 2 DP 61186, copy attached. A certificate of conditions was issued 11/11/92, copy attached.

No other information located

**Land Use on Contiguous Properties**

No information located

**Building**

30/09/1993	<u>BUILDING CONSENT</u> <u>BC930984</u>	ERECT A DWELLING WITH ATTACHED GARAGE. a Code of Compliance Certificate was issued 29/08/1994, copy attached.
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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 & drainage plans and elevations are attached.

**Sewer and Water**

Sewer Available - Eastern Districts Sewer – plan attached.

Water Available - Water – Kaiapoi – 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>

*Where Council services are located within a property boundary, they may not be built over and appropriate separation distance by any future development must be maintained. If a build over is considered unavoidable, Council’s Three Waters team must be contacted to discuss the design prior to any resource or building consent being lodged for the site.*

**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 swimming pool please go on-line and register it at <https://www.waimakariri.govt.nz/consents-and-licences/building-consents-and-information/swimming-pools-and-barriers/swimming-pool-registration>.

A Council representative will then contact you to arrange an inspection of the pool and any associated barriers (fencing). If there is a spa pool please check first at

<https://www.waimakariri.govt.nz/consents-and-licences/building-consents-and-information/swimming-pools-and-barriers> to determine if it needs to be registered.

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 of vehicle crossings is the responsibility of the owner of the property to be accessed; vehicle crossings may not be constructed or Council roading assets (e.g., footpaths, kerb ramps, street trees) impacted without an approved Vehicle Crossing Permit. For further information refer to the Council’s Vehicle Crossing Information Pack in the following link:

[https://www.waimakariri.govt.nz/data/assets/pdf\\_file/0012/141330/20250721-QD-RDG-Information-002-Vehicle-Crossing-Information-Pack.PDF](https://www.waimakariri.govt.nz/data/assets/pdf_file/0012/141330/20250721-QD-RDG-Information-002-Vehicle-Crossing-Information-Pack.PDF)

**Special Land Features**

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

## Natural Hazards

The Waimakariri District Council supplies the following information in accordance with Section 44B of the Local Government Official Information and Meetings Act 1987. Section 44B: inserted, on 1 July 2025, by [section 8](#) of the Local Government Official Information and Meetings Amendment Act 2023 (2023 No 41).

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: [Waimakariri District Natural Hazards Interactive Viewer \(arcgis.com\)](https://arcgis.com)

This Land Information Memorandum includes natural hazard information deemed by Waimakariri District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

**Coastal Hazards** - No additional information located.

### Earthquakes

Comprehensive district-scale earthquake fault mapping commissioned by Environment Canterbury has not identified a fault deformation hazard on the property. However, it is possible there are some faults in Canterbury that are yet to be identified because they are not visible at the ground surface. More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

Technical report information:

Title: General distribution and characteristics of active faults and folds in the Waimakariri District, North Canterbury

Date: July 2013

Author: D Barrell, J Begg (GNS Science)

Commissioned by: Environment Canterbury

Purpose of report: To map and describe known and suspected faults within Waimakariri District to indicate where fault deformation may occur in future. For use in land use policy and planning, infrastructure planning, emergency management planning and community education.

Study area: Waimakariri District

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1811999>

District-scale liquefaction susceptibility mapping commissioned by Environment Canterbury shows the property, or part of the property, is within an area where liquefiable sediments may be present and liquefaction damage is possible in future earthquakes. More information on liquefaction is available on Environment Canterbury's liquefaction map at <https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97>.

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available on Environment Canterbury's liquefaction map at <https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts

Date: December 2012

Author: H Brackley (compiler)

Commissioned by: Environment Canterbury

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

### **Flooding -**

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.

You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>

### **Landslides**

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2009 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. This report can be downloaded from the Environment Canterbury website at <https://www.ecan.govt.nz/document/download?uri=1182107>.

Technical report information:

Title: Earthquake hazard assessment for Waimakariri District

Date: September 2009

Author: M Yetton and I McCahon (Geotech Consulting Ltd)

Commissioned by: Environment Canterbury

Purpose of report: To assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Waimakariri District. For use in infrastructure and emergency management planning.

Study area: Waimakariri District

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1182107>

**Subsidence** - No additional information located.

### Tsunamis

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>

Tsunami modelling commissioned by Environment Canterbury shows the property is not affected by flooding in any modelled tsunami scenarios. The modelling considers a range of tsunami sources and events with an average recurrence interval of up to 2500 years. More information is available on Environment Canterbury's tsunami modelling results webapp at <https://experience.arcgis.com/experience/1f01c50c3df84a9b8cd41a0353d24785>.

Technical report information:

Title: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula bays

Date: November 2020

Author: J Roger, C Mueller, X Wang (GNS Science)

Commissioned by: Environment Canterbury

Purpose of report: To model inundation from many different local, regional and distant source tsunamis for average recurrence intervals up to 2500 years. For use in emergency management planning, including creating tsunami evacuation zones.

Study area: Northern Banks Peninsula bays from Godley Head to Le Bons Bay, and northern Pegasus Bay from the Waimakariri River mouth to the Waipara River mouth

Accessible at: <https://www.ecan.govt.nz/document/download?uri=3996252>

**Volcanic and Geothermal Hazards** - No additional information located.

**Wind** - No additional information located.

**Other** - No additional information located.

There are national datasets that could hold relevant information for the property that are not part of Council information. These include:

Natural Hazard Commission (formerly Earthquake Commission) claims at <https://www.naturalhazardsportal.govt.nz/s/claims-map>

The New Zealand National Seismic Hazard Model (earthquake shaking) at <https://nshm.gns.cri.nz/HazardMaps>

Earth Science New Zealand's Landslide Database at <https://data.gns.cri.nz/landslides/>

Earth Science New Zealand's National Flood Tool at <https://niwa.maps.arcgis.com/apps/dashboards/8c1db2b8e37841f29a57a38675388897>

### Network Utility Operators

Contact Mainpower for power availability.

Contact Chorus for phone availability.

### Other Information

This property may have sustained damage following the 7.1 magnitude earthquake in the Canterbury region on 4 September 2010. It is recommended that you have the property investigated by a suitably qualified person.

Environment Canterbury may hold information on natural and physical resources that may be relevant to a property. Information on obtaining a Land Information Report can be found at <https://www.ecan.govt.nz/do-it-online/property-information/land-information-requests/what-is-included-in-a-lir/>

The Listed Land Use Register (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. Further information on the LLUR can be found at <https://www.ecan.govt.nz/your-region/your-environment/hazardous-land-use/listed-land-use-register/>

### 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](http://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](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 0800 965 468 or by visiting a Council Service Centre.



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

Date: 11 June 2026

Signed on Behalf of Council

TONY MEIER – PROPERTY INFORMATION OFFICER

Our Reference: 526-476-K & PF/5120  
910821009

27 September 1991

Davis Ogilvie & Partners Ltd  
Registered Surveyors  
P O Box 579  
CHRISTCHURCH

ATTENTION: K Sanders

Dear Sir

**PROPOSED SUBDIVISION - MEADOW ESTATES LTD - MANSFIELD PARK SUBDIVISION - STAGE 7**

Further to your letter dated 19 August 1991 I wish to advise that the Development Sub Committee at its meeting on Wednesday 25 September 1991, passed the following resolution:

That the Council resolve to approve stage 7 of the scheme plan of subdivision, comprising Lots 113 to 170 inclusive, pursuant to Section 279 (1) (b) and Section 279 (2) (l), (m) and (n) of the Local Government Act 1974, subject to the following conditions:

(1) General

- (a) That all the requirements and conditions listed below are to be met by the subdivider at his expense unless stated to the contrary.
- (b) That all amounts shown below are GST inclusive.
- (c) That all trenches shall comply with the Waimakariri District Council's standard specification for trench construction.

(2) Reserves Contribution

- (a) That pursuant to Section 285 of the Local Government Act 1974 Lot 170 shall vest in the Waimakariri District Council as recreation reserve.
- (b) Lot 170 shall be shaped to provide drainage and sown in grass.

(3) Telephone and Power

- (a) That all sections be serviced by underground telephone reticulation, and to meet the requirements of Telecom Corporation.
- (b) That all sections be serviced by underground power reticulation, and to meet the requirements of the North Canterbury Electric Power Board.

(4) Street Lighting

That street lighting be provided to the standard of the North Canterbury Electric Power Board and NZS 6701 for minor roads, including covering of pedestrian access ways.

(5) Easements

That the easements shown in the Memorandum of Easements on the plan be granted and reserved, together with any amendments to the easements found necessary during the final engineering design.

(6) Roading and Footpaths

- (a) That the requirements of NZS 4404 (1981 Code of Practice - Urban Land Subdivisions) shall apply unless amended hereunder.
- (b) That all roading shall be to Class I standard and the Council shall require the subdivider to carry out a Benkelman Beam or other confirming tests prior to sealing.
- (c) That the subdivider shall be responsible for the construction of all internal roads which shall include concrete kerbs and flat channels on both sides of the formation.
- (d) That the following formation widths shall apply:
  - Belcher Street - 9.0m kerb to kerb
  - Cul-de-sacs - 7.0m kerb to kerb
- (e) That all roads shall be finished up to and include one coat of seal (1.71m<sup>2</sup> bitumen with grade IV chip) from kerb.
- (f) That the subdivider shall pay to the Waimakariri District Council a roading contribution of \$21,594.00 for the upgrading and formation of the frontage along Isaac Wilson Road.
- (g) That footpaths are to be 1.5 metres wide immediately adjacent to the kerb and constructed of concrete. Footpaths shall be required on one side of Belcher Street, and on one side of the road within the cul-de-sacs. The remaining areas between kerbs and road boundaries are to be shaped and sown in grass.
- (h)
  - (i) All rear sections serviced by a right of way shall contain all services to the top end of the access strip.
  - (ii) All rights of way shall be formed and sealed, with concrete kerb and flat channel provided on one side and a tanalised wooden batten on the other. Provision is to be made for the disposal of stormwater from the right of way to the cul-de-sac kerb and channel.
- (i) That kerb cutdowns shall be provided at all intersections in accordance with requirements of the Disabled Persons Community Welfare Act.
- (j) That Lot 169 and Lot 171 shall vest as road in the Waimakariri District Council.
- (k) That Lots 174 and 175 shall vest in the Waimakariri District Council as accessway and shall be formed with a concrete footpath to a width of 1.5m and the balance grassed, to the satisfaction of the Council.

(7) Street Names

The subdivider is to submit suggested street names for the Council's consideration and approval. Further, the subdivider shall provide and install the street name sign and pole to the Council's standard.

(8) Water Supply

- (a) The subdivider shall be required to make a water supply reticulation contribution amounting to \$6,657.00. ✓
- (b) The subdivider shall be required to make a water supply headworks upgrading contribution of \$294.00 for each lot (56 lots) amounting to \$16,464.00. ✓
- (c) The subdivider shall be responsible for the internal reticulation of the subdivision with the following minimum requirements:
  - (i) A 100mm diameter water main from Belcher Street to Isaac Wilson Road and across road to main.
  - (ii) The installation of 3 fire hydrants on the 100mm line as follows:
    - opposite the Lot 137/138 boundary at the intersection of the branch road north.
  - (iii) A 100mm diameter water main into the cul-de-sac to opposite right of way to Lots 132/131.
  - (iv) The installation of a fire hydrant on the end of the 100mm line.
  - (v) A system of 50mm ring mains and rider mains of uPVC Class 'C' "Z" joints shall be provided.
  - (vi) A 100mm diameter water main in the western branch road to the western boundary of Lot 153.
  - (vii) Provision for connections to the roadside boundaries, or to the top end of each right of way access for each lot.
  - (viii) The standard will be set out in NZS 4404 (1981 Code of Practice - Urban Land Subdivisions).

(9) Sewerage and Stormwater

- (a) Sewer and stormwater plans are to be in accordance with the Christchurch Drainage Board Design Manual (DM 7/83). Taking full cognizance of the zoned land uses the Waimakariri District Council may vary the run-off factors used.
- (b) Construction details for sewerage and stormwater are to be in accordance with the Christchurch Drainage Board's 'District Supervision Specifications - Sewerage and Stormwater Works'.
- (c) All sewerage and stormwater systems within the subdivision are to be separate and shall be piped.
- (d) Sewerage
  - (i) The subdivider shall be required to make a sewerage headworks upgrading contribution of \$163.00 for each lot (56 lots) amounting to \$9,128.00.
  - (ii) The subdivider shall be required to make a cash payment as part of the subdivision contribution towards the trunk sewer and pumping station installed to service this and other land within the appropriate cost sharing area. The cash payment shall be \$34,505.00.

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- (iii) The sewer reticulation for the subdivision shall gravitate towards the existing main situated in Belcher Street and Isaac Wilson Road.
- (iv) Provision shall be made for the installation of domestic sewer laterals to each lot, to 1m inside lot boundaries or to the end of each right of way.
- (v) Sewer laterals to the lots fronting Isaac Wilson Road are laid to the northern edge of the open drain. The subdivider shall be responsible to extend these laterals to 1m inside the lot boundaries.
- (vi) For future subdivisional requirements the Council requires the following sewer main installed in Belcher Street:
  - (a) A 150mm diameter pipe in the western road to the western boundary of Lot 153 and in the southern road to the southern boundary of Lot 146.

The subdivider shall be responsible for the installation of the above sewer mains plus the sewer reticulation within the cul-de-sac.

(e) Stormwater

- (i) The subdivider shall be required to make a cash payment as part of the subdivision contribution towards the stormwater reticulation piping of Cemetery Creek which services this subdivision and other land within the catchment area. The payment shall be \$64,744.00
- (ii) The stormwater reticulation for the subdivision shall gravitate towards the new Cemetery Creek pipe in Isaac Wilson Road. The cost of this reticulation within the subdivision shall be borne by the subdivider.
- (iii) The subdivider shall reshape the lots to drain towards Isaac Wilson Road, or the new roads. The subdivider shall also provide stormwater laterals to each lot from the kerb to one metre inside lot boundaries or to the top end of access ways.

(10) Water Rights

The subdivider shall obtain all necessary water rights required by the subdivision and shall subsequently arrange their transfer to the Waimakariri District Council following the deposit of the final Land Transfer Plan.

(11) Earthworks

Earthworks shall be in accordance with NZS 4431 (Earthfill for Residential Development).

(12) Landscaping

A landscaping plan showing details of landscaping and planting within the subdivision, shall be supplied to the Council for approval prior to any planting taking place.

(13) General

- (a) That the subdivider provide a fence along the common boundaries between Lots 95, 96, 97 and 144 to a standard approved by the Council. The Council acknowledges that it will meet half the cost of the fence.

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- (b) The subdivider shall be responsible for the maintenance of all subdivisional works for a period of three months from their completion (fair wear and tear excepted). The contractor shall not be released from his contract without the Waimakariri District Council having inspected and approved the works.
- (c) On completion of all construction works, the subdivider shall provide a Registered Engineers or Registered Surveyors Certificate that the work has been carried out in accordance with the approved standards, drawings, details and specifications.
- (d) On completion of all construction works, the subdivider shall provide to Council two sets of fully marked up 'as built' drawings on A1 sized transparency file at a scale of 1:500 and to fit Council's existing recording grid system. These plans are to be certified as correct for position and level.
- (e) Lots 172 and 173 shall be incorporated in Lot 169 and become road to vest in the Council

(13) Engineering Drawings and Specifications

Prior to the commencement of any construction works, four copies of detailed engineering plans and specifications shall be submitted to the Waimakariri District Council for approval.

(14) Engineering Works Inspection Fee

The subdivider shall pay to the Council an engineering works inspection fee, being 1% of the capital cost of the engineering works involved in conditions 6, 8 and 9 of this subdivision approval.

Yours faithfully

B W THOMPSON  
MANAGER : RESOURCE PLANNING AND REGULATION

BT:CG



526-476-K

CERTIFICATE OF COMPLIANCE

In the matter of Land Transfer Plan 61960 and pursuant to Section 306 (1) (f) of the Local Government Act 1974, I, Kevin Felstead of Rangiora certify that all the conditions shown on or referred to on the scheme plan for the above mentioned plan of subdivision of Lots 113 - 169, 171, 174 & 175 being subdivision of Lots 1 & 2 DP 61186 have been complied with to the satisfaction of the Waimakariri District Council.

Dated at Rangiora this 11th day of November 1992.



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K FELSTEAD  
PLANNING OFFICER - APPLICATIONS

MEADOW.CC1/JR



**Legend**

- Land Parcel
- Property Boundary

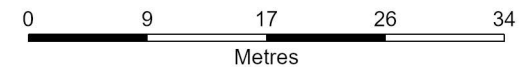


Author: Anthony Meier

Date: 11/06/2026

Scale 1:540

Original page size: A4



Disclaimer:

Land and property boundary information is sourced from and derived using Land Information New Zealand (LINZ) Land Parcels licensed for re-use by LINZ under the Creative Commons Attribution 4.0 International licence. The Waimakariri District Council does not give and expressly disclaims any warranty as to the accuracy or completeness of this information or its fitness for any purpose. Information on this map may not be used for legal disputes and should be independently verified before taking any action reliant upon it.

Credits:

Waimakariri District Council, Land Information New Zealand, 2025 Urban and Rural Aerial Imagery, 2023 Birch Hill Cemetery UAV Imagery, 2022-23 Cust Cemeteries UAV Imagery, Waimakariri District Council



# Property Information

**C O D E   C O M P L I A N C E   C E R T I F I C A T E**  
Section 43(3), Building Act 1991

**APPLICANT**

MR & MRS A TOWNSEND  
C/- WOOD MARSHALL  
P O BOX 27083  
SHIRLEY

**CONSENT DETAILS**

Consent/PIM No.: 930984  
Date issued: 29/08/94  
Valn No: 2176258000

**PROJECT DESCRN:** NEW: Dwelling  
ALL STAGES

**INTENDED LIFE:** INDEFINITE, BUT NOT LESS THAN 50 YEARS

**PROJECT LOCATION:** 34 BELCHER ST

**LEGAL DESCRIPTION:** LOT 139 DP 61960 BLK XV RANGIORA SD  
PREVIOUSLY ASSESSED AT 21762/420/1

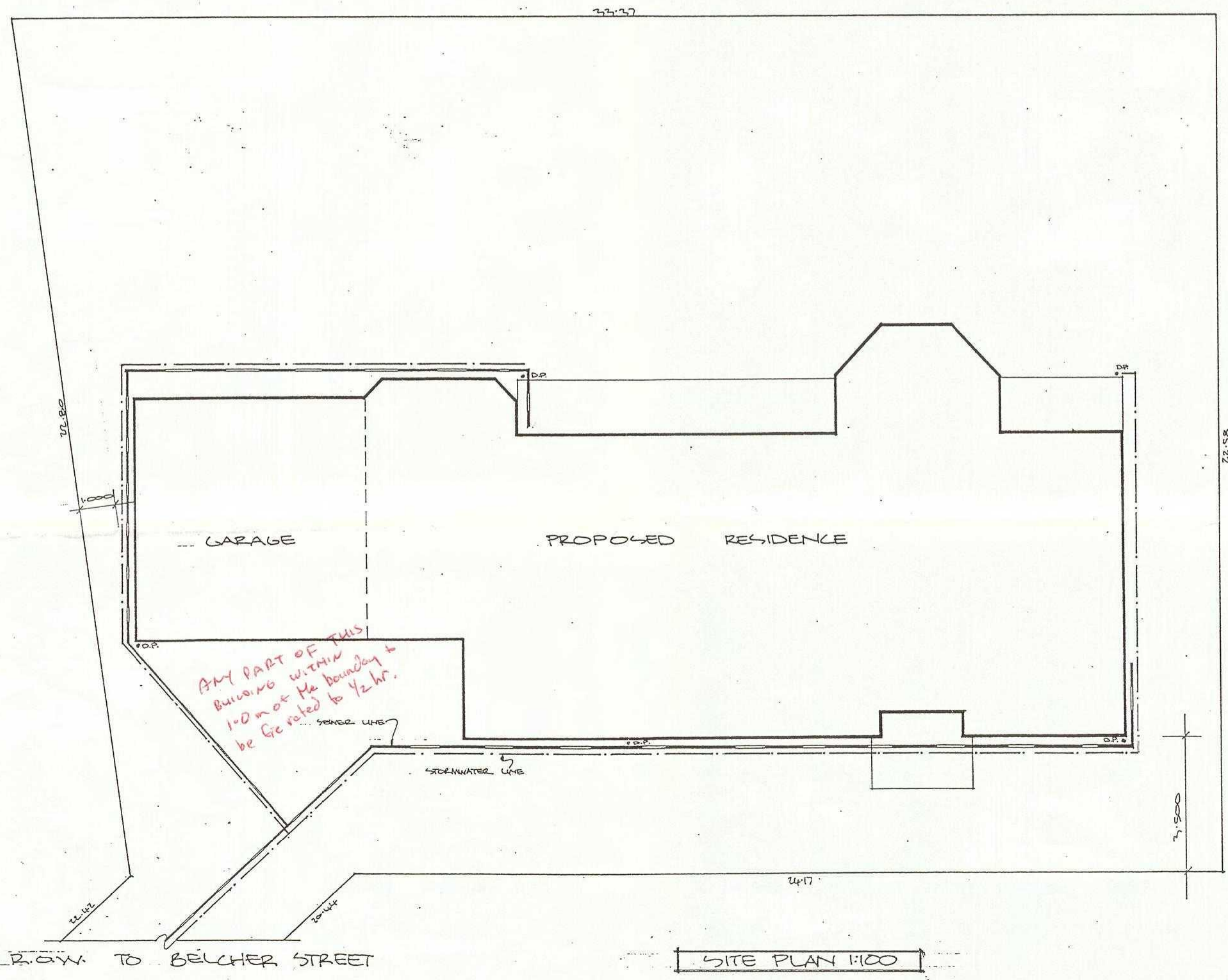
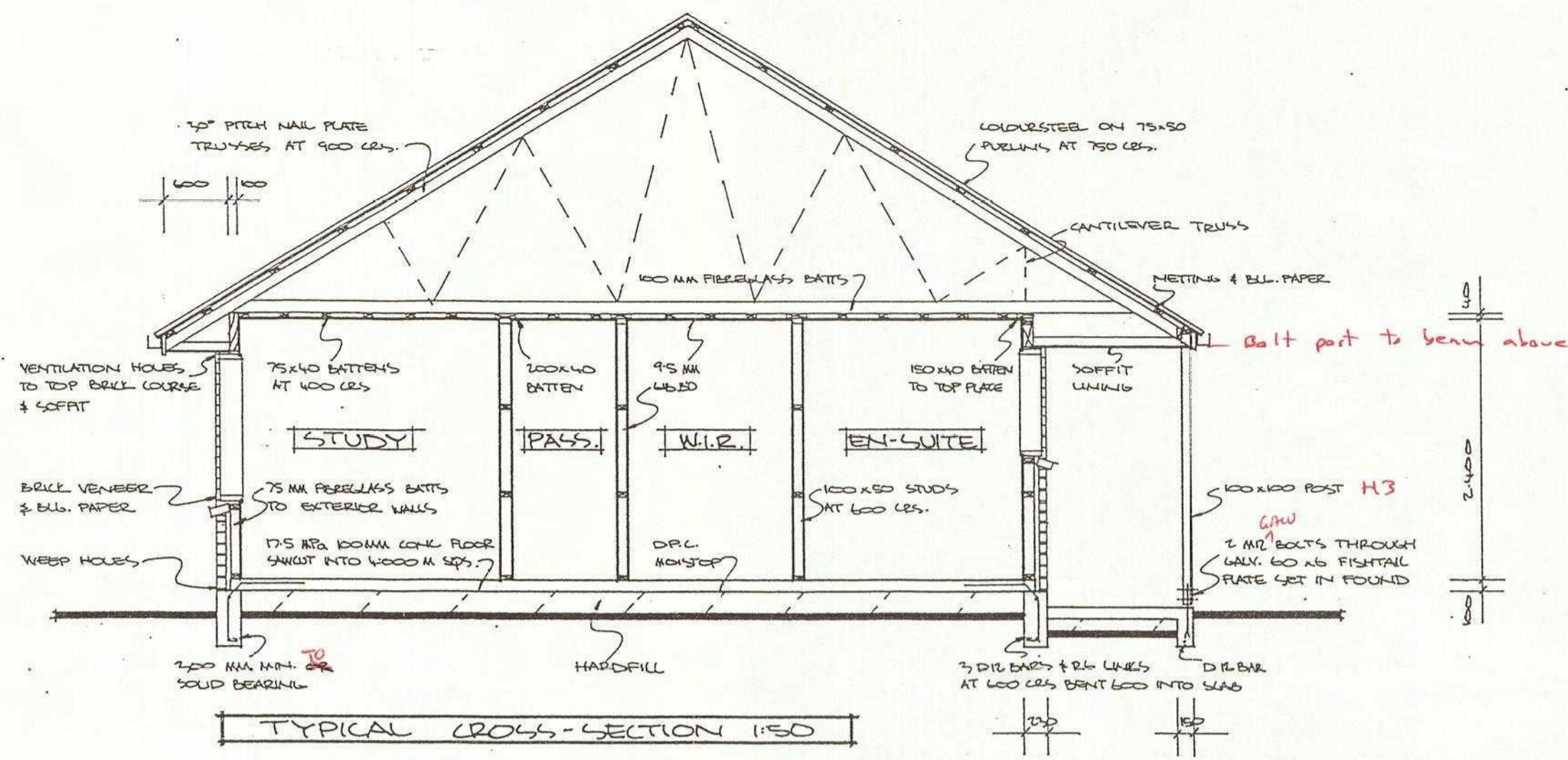
**ESTIMATED VALUE:** \$ 140,000

The Council's charges to uplift this Code Compliance Certificate  
are \$ 0.00  
Receipt No: 274439

This is a final code compliance certificate issued in respect of  
all the building work under the above building consent.

**SIGNED FOR AND ON BEHALF OF THE COUNCIL:**

**NAME:** *G. Latta* **BUILDING CONTROL OFFICER** **DATE:** 29-8-94

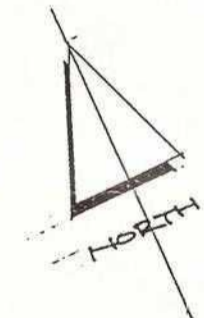


AREAS:

PROPOSED RESIDENCE	179.67 m <sup>2</sup>
PROPOSED GARAGE	40.89 m <sup>2</sup>
TOTAL	220.56 m <sup>2</sup>
LAND	815 m <sup>2</sup>

WAIMAKARIRI DISTRICT COUNCIL  
 ALL BOUNDARY SURVEY PEGS MUST  
 BE LOCATED AND FLAGGED BEFORE  
 WORK IS COMMENCED.

WAIMAKARIRI DISTRICT COUNCIL  
 THESE PLANS AND SPECIFICATIONS  
 MUST BE KEPT ON SITE DURING  
 CONSTRUCTION.



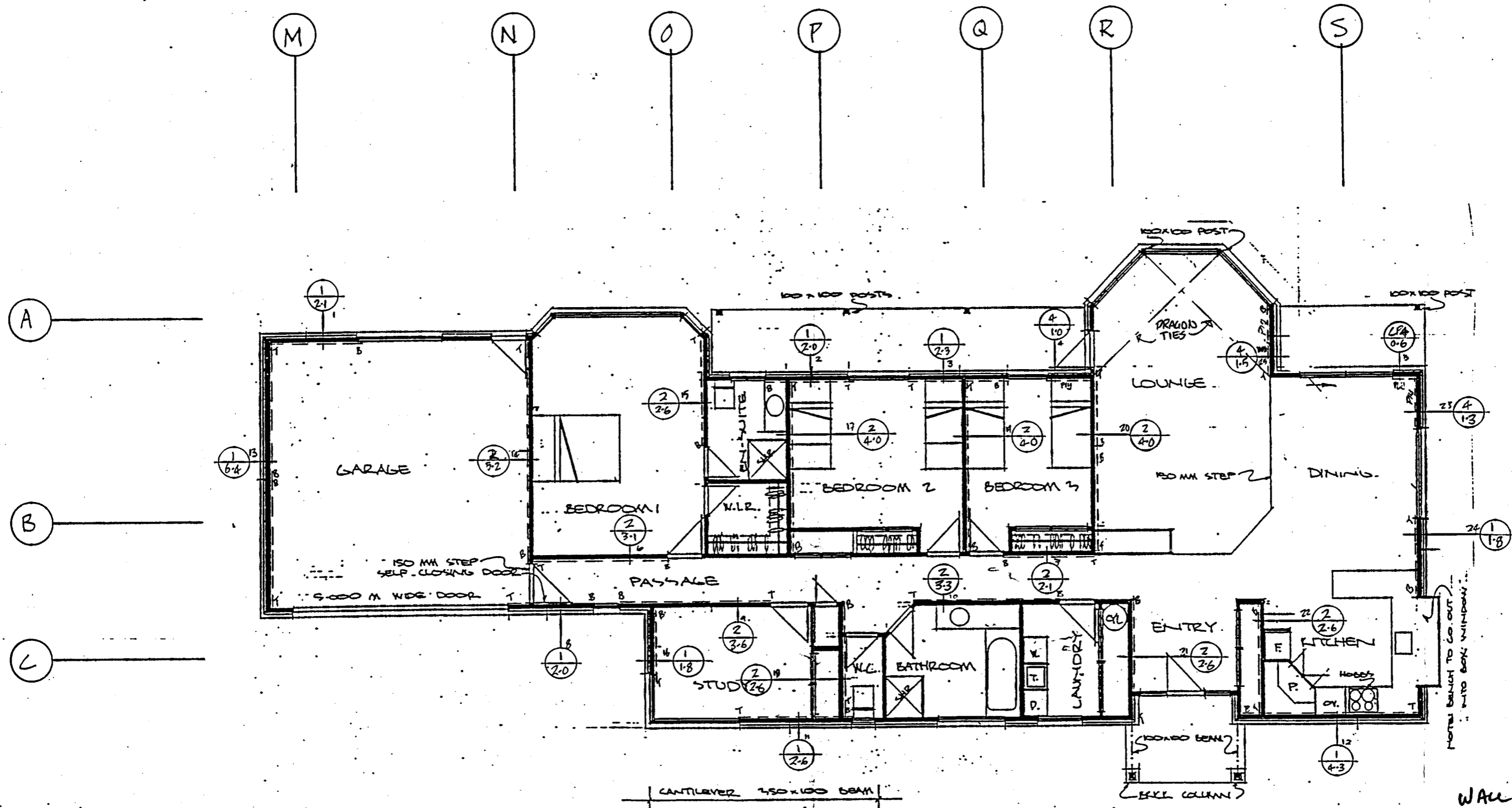
LOT 139  
 D.P. 61960

WAIMAKARIRI DISTRICT COUNCIL  
**24 HOURS NOTICE MUST BE GIVEN**  
 Prior to pouring ANY concrete  
 Prior to laying ANY floor  
 Prior to fixing ANY wall or ceiling lining  
 On completion of the Building  
 provision must be made to allow  
 the Building Inspector access.

WAIMAKARIRI DISTRICT COUNCIL  
 BUILDING PLAN APPROVED  
 SIGNED *[Signature]* 28/10/93

# TOWNSEND RESIDENCE

BELCHER STREET KAIAROI



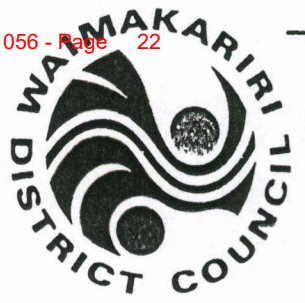
WALL BRACING PLAN ONLY.

WAIKARIRI DISTRICT COUNCIL  
 BUILDING PLAN APPROVED  
 SIGNED: *[Signature]* 28/9/93  
 28/9/93



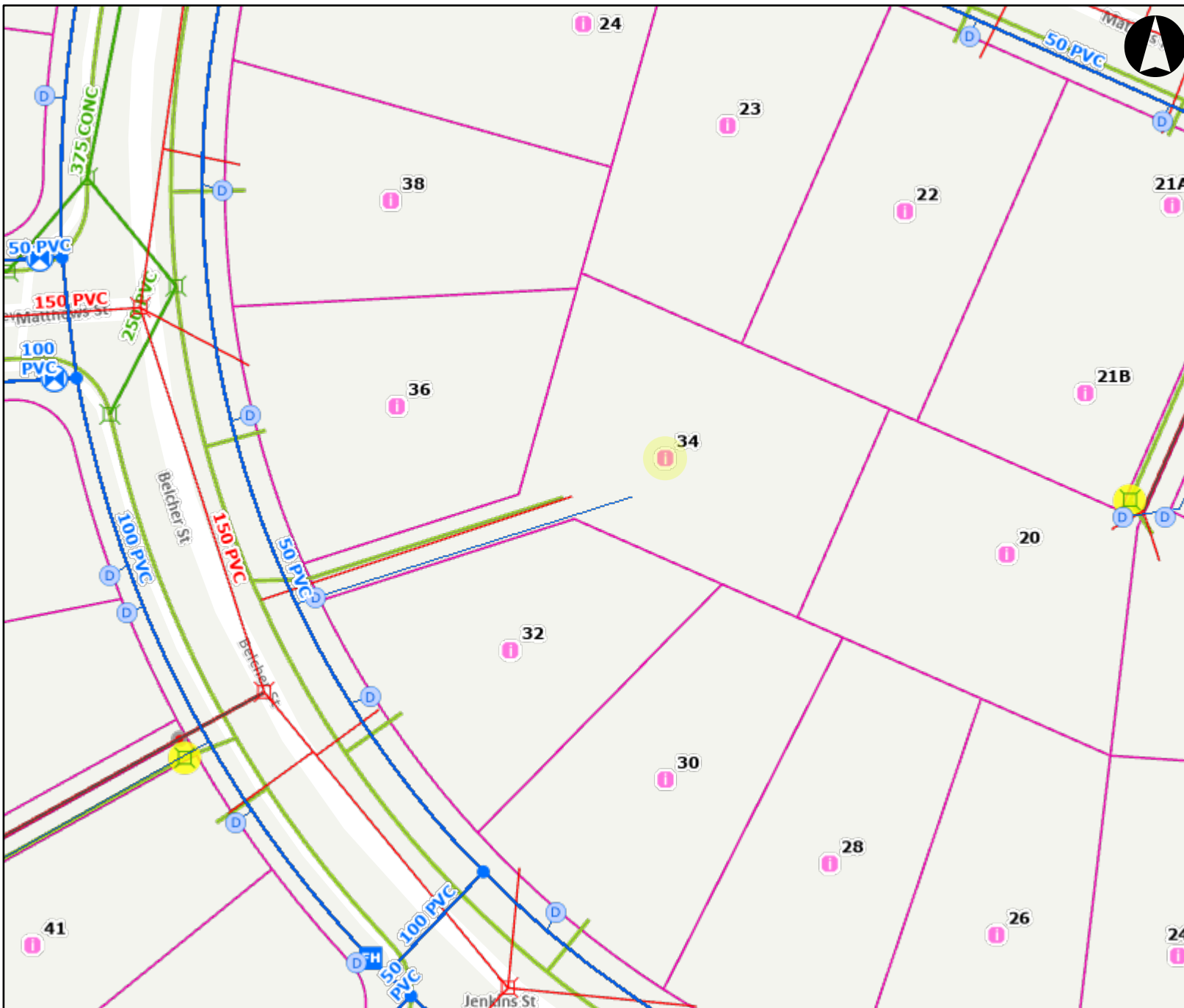
# WAIMAKARIRI DISTRICT COUNCIL

215 High Street  
Private Bag, Rangiora, New Zealand.  
Phone (03) 313-6136, Fax (03) 313-4432.



**INSPECTED & PASSED**  
**DATE** 2/12/93  
M. J. Grenburg.

WAIMAKARIRI DISTRICT COUNCIL	Legend <span style="color:red">---</span> SEWER <span style="color:green">---</span> S/W	DRAINAGE PLAN
Name <u>A. TOWNSEND</u>	Scale <u>1:100</u>	Job No <u>9.3/984</u>
Address <u>LOT 139 BELCHER ST KAIAROI</u>		Val. No <u>1</u>
Drainlayer <u>D. CAMPBELL</u>		Inspected <u>2/12/93</u>
		Dated <u>DWN 0/12/02</u>



**Legend**

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Override 1

Water Service Connections

On Demand Water Connection

Water Nodes

Water Node

Water Valves

Hydrant Valve

Water Valve

Water Service Lines

Water Network Mains & Facility Pipes

Wastewater Chambers

Wastewater Service Lines

Wastewater Network Mains, Facility Pipes & Culverts

Pipe Type

Pressure, Gravity, Not Yet Defined

Stormwater Chambers

Stormwater Network Mains, Facility Pipes & Culverts

Stormwater - PRIVATE Ownership

Unverified Assets - Lines

Drainage Unverified Asset

Sewer Unverified Asset

Unverified Assets - Points

Sewer Unverified Asset

Water Unverified Asset

Properties < 1 ha

Property Boundaries with Attributes

Current Property

Deposited Land Parcels

Road Names

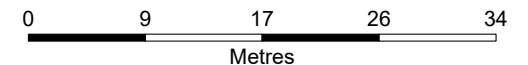
tony.meier@wmk.govt.nz

Waimakariri District Council

Date: 11/06/2026

Scale 1:550

Original page size: A4

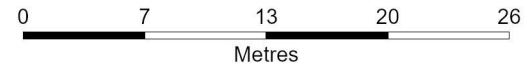
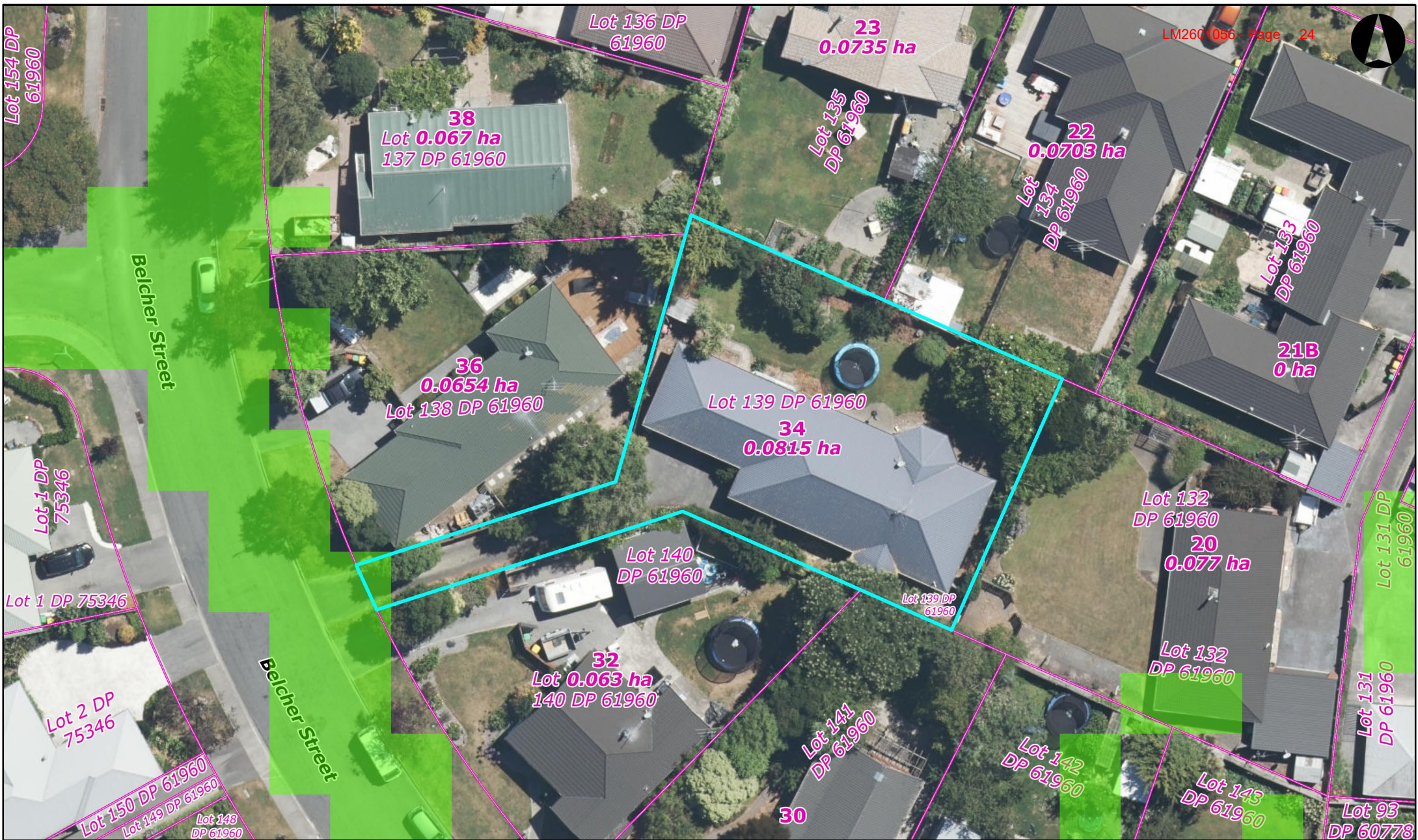


Disclaimer:

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Credits:

Waimakariri District Council, Land Information New Zealand, Waimakariri District Council, Waimakariri District Council





## Legend

LM2601056 - Page 25

All Flooding Hazard 200 year

### ClassName

Low

Medium

High

Properties > 1 ha

Related Address

Property Boundaries with Attributes

Current Property

Deposited Land Parcels

Road Names

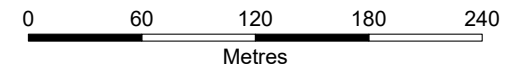
tony.meier@wmk.govt.nz

Waimakariri District Council

Date: 11/06/2026

Scale 1:4,000

Original page size: A4



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#### Credits:

Waimakariri District Council, Land Information New Zealand, 2025 Urban and Rural Aerial Imagery, 2023 Birch Hill Cemetery UAV Imagery, 2022-23 Cust Cemeteries UAV Imagery, Waimakariri District Council, Waimakariri District Council

## Notes on Flood Hazard Mapping

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.

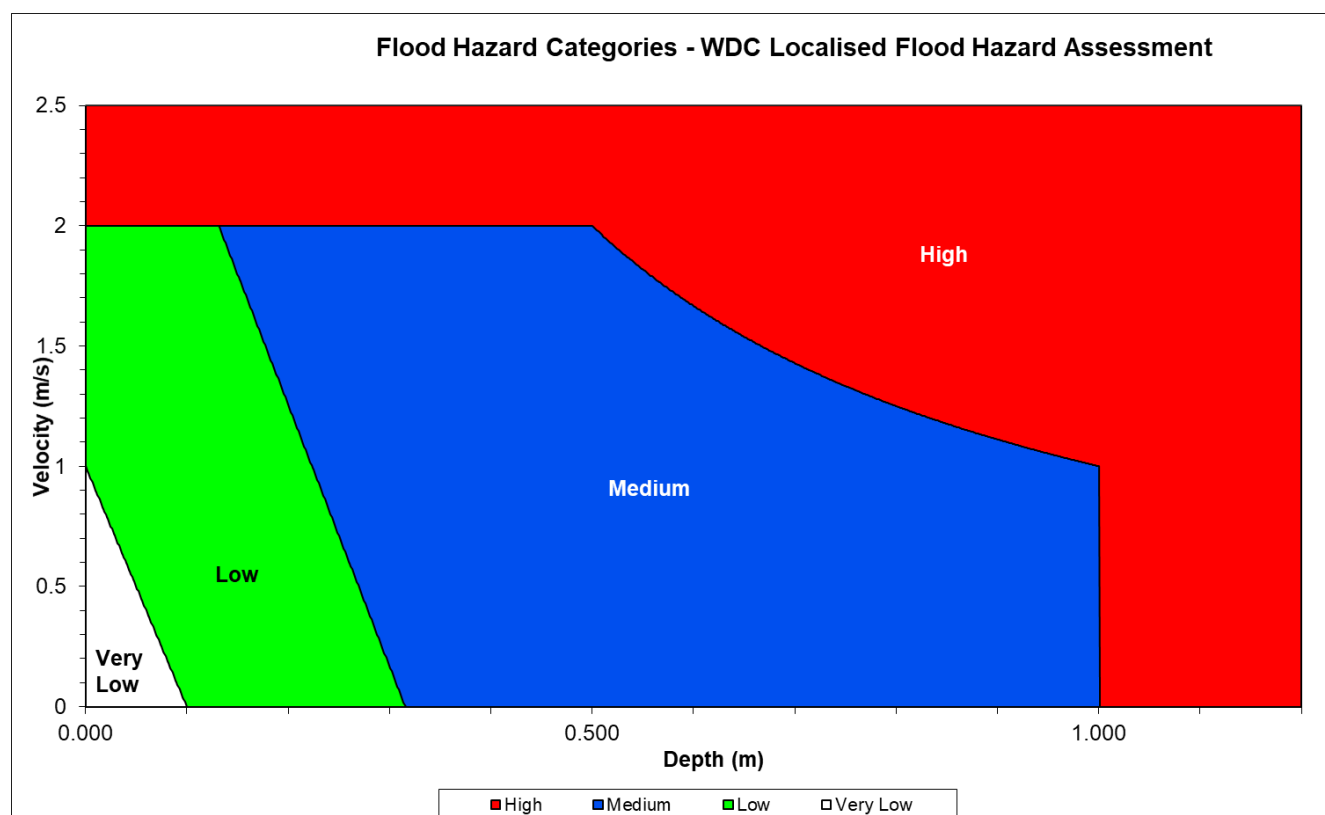
### 1. Annual Exceedence Probability.

The rainfall used in this mapping is the 0.5% Annual Exceedence Probability (AEP) 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.

Note that if a property has flood hazard shown in the 0.5% AEP it will likely be subject to flooding in more frequent events.

### 2. Flood Hazard Categories.

The flood hazard 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 shows the combined effects of:

- Localised Flooding, flooding in response to rainfall
- Ashley Breakout, flooding in response to a breakout event on the Ashley River
- Coastal Inundation, flooding in response to storm surge, sea level rise and river flows

Detailed information on the flood models including the technical modelling reports are available on the Council's Natural Hazards Portal on the Council website.

### 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 eastern area of the district including Rangiora, Kaiapoi and Woodend uses ground information updated in 2014. In some cases more recent subdivision areas have been included where information was available.

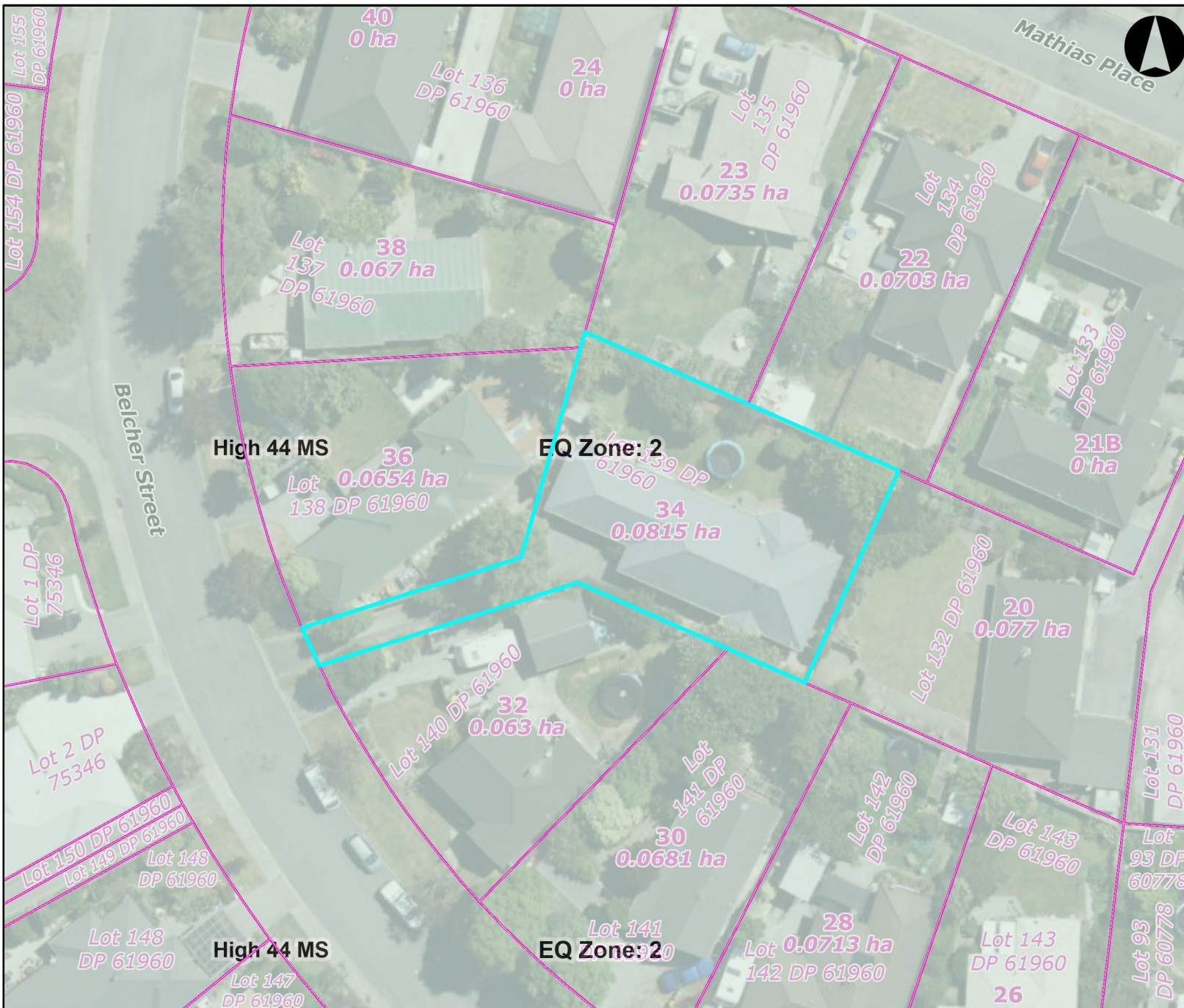
## 6. District Plan

The attached Flood Map, published in 2020, is based on recent flood modelling work. This flood mapping has been formally adopted by Council and included in the Proposed Waimakariri District Plan.

## 7. Further Information

To find further information on flooding and flood hazard please refer to the following links:

- <https://www.waimakariri.govt.nz/environment/natural-hazards>
- <https://www.ecan.govt.nz/your-region/your-environment/natural-hazards/floods/>
- <https://www.cdemcanterbury.govt.nz/hazards/floods/>
- <https://niwa.co.nz/natural-hazards/hazards/floods>



**Legend**

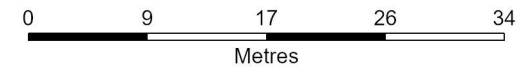
- LM2601056 - Page 28
- Land Parcel
- Property Boundary
- NZS3604:2011
- High 44 MS
- NZS3604:2011
- ZONE**
- 2

Author: Anthony Meier

Date: 11/06/2026

Scale 1:540

Original page size: A4



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This property is eligible for the Council's kerbside collection service. This includes collection of recycling and an optional organics and rubbish wheelie bin service. Information on these services is available at:

<https://www.waimakariri.govt.nz/services/recycling-rubbish-and-organics>

New property owners may swap the size of bins allocated to their property within 3 months of taking possession, without paying a bin delivery/removal fee, by telephoning the Customer Services Team on 0800 965 468.



Waimakariri District Council  
215 High Street  
Private Bag 1005  
Rangiora 7440, New Zealand  
Phone 0800 965 468

Our Reference: CUS-03-04/190626090676

1 July 2019

## Kerbside Bins – Information for New property Owners

The Council's optional kerbside rubbish and organics collection service was introduced on 1 July 2019 to complement the existing wheelie bin recycling collection.

If there are rubbish and/or organics bins at your property, your annual rates will include the rubbish and/or organics service. These rates are set for the financial year and vary according to the size of the bin supplied.

### Organics (green lid) and Rubbish (red lid) bins at the property

As a new property owner, you have the opportunity to join the wheelie bin rubbish and organics collection. Also for a limited time, you may change the bin selections made by the previous owner of your property.

If you have rubbish and/or organics wheelie bins at your property and these are not suitable for your use, you are able to change the size of the bin or bins within 3 months of the sale settlement date without paying a delivery/removal fee or the cost of additional capacity. You may also cancel the service.

Contact Customer Services to arrange a swap of bin sizes or to send the bins back. *Please remember that there is no adjustment to your rates until next 1 July, and if your request is received more than 3 months after settlement, a fee for additional capacity will be payable if you are upsizing the bin, and a delivery/removal fee will be payable per set of bins.*

### Joining the Organics and Rubbish bin collection

To join the optional services, contact Customer Services to request the bin or bins you require. You will be asked to pay a proportion of the cost of the collection service for the remainder of the rating year, and a bin delivery fee per set of bins. The fees will need to be paid before the bins are ordered. The cost of the collection will be added to your rates from the start of the next rating year.

### Ohoka/Swannanoa/Mandeville area have Recycling and Rubbish bin collections only

As part of the new kerbside service a wheelie bin rubbish collection service is available to those properties in this area that currently have a recycling wheelie bin. Please let us know if you would like to have a fortnightly wheelie bin rubbish collection. The rubbish **bag and organics** collection is not available here. You can see if your property is inside the collection area by using our interactive map on [waimakariri.govt.nz/rethinkrubbish](http://waimakariri.govt.nz/rethinkrubbish).



## **More about the Service**

The services offered are outlined on our website, together with costs, collection day calendars and information on what is accepted for collection in each bin.

**Sign up for alerts and collection day reminders using our new website tool feature – [waimakariri.govt.nz/rethinkrubbish](http://waimakariri.govt.nz/rethinkrubbish)**

**You can make your choice by talking to Customer Services at any Council Service Centre, sending an email to [office@wmk.govt.nz](mailto:office@wmk.govt.nz) or phone us on 0800 965 468**

## **Landlords**

As the ratepayer, you are the only person who can request the Organics and Rubbish bin kerbside collection services as the chosen services will directly affect your rates. Your tenants may wish to talk to you about their preferred choice and may be willing to pay extra for a bin service.

## **Kerbside Recycling**

If you decide not to choose any of the rubbish or organics wheelie bin options, you will still have a recycling wheelie bin allocated to your property. Collection is fortnightly, and this service is funded by the annual Kerbside Collection Rate. *You may also swap the size of this bin for free within 3 months of your property sale settlement. Outside this time a delivery/removal fee will apply.*

If your property is a new build you may need to order your recycling wheelie bin from Customer Services.

## **Find out more...**

Have a look at the information on our website, then if you have any questions, please call us on 0800 965 468.

Yours faithfully

*Customer Services*