

Land Information Memorandum

Application

Kannangara Thomson Law	No.	LM2000825
PO Box 13964	Application date	11 June 2020
Armagh	Issue date	17 June 2020
Christchurch 8141		
Client: Simms 245335-2		

Property

Valuation No.	2170013545
Location	37 Pestors Road, West Eyreton
Legal description	Lot 1 DP 473080
Owner	Jamie Keanan Bertie & Francesca Jane Rae
Area (hectares)	4.0220

Rates

Rating Valuation	
Land	\$215,000
Capital Value	\$560,000
Improvements	\$345,000
Date of Last Revaluation	01/08/19
Current Rates Year 1st July 2019 to 30th June 2020	Current rates are based on 2016 valuations. The 2019 valuations will take effect from 1/07/2020
Annual Rates	\$1,932.21
Current Instalment	\$ 482.91
Current Year – Outstanding Rates	\$
Arrears for Previous Years	\$
Next Instalment Due	20/08/20
Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.	

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

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

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

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

Planning/Resource Management

WAIMAKARIRI DISTRICT PLAN

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

The zoning for this property in the District Plan is Rural, see attached plan.

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.

10/01/14 RESOURCE CONSENT 135470 : 2 LOT SUBDIVISION OF LOT 1 DP 74772 & LOT 2 DP 448611, copy attached. A certificate of conditions was issued 02/07/18, copy attached.

Land Use on Contiguous Properties

457 MAIN RACE RD (Lot 2 DP 473080)

30/01/19 RESOURCE CONSENT 185386 : 4 LOT SUBDIVISION. A certificate of conditions has been issued.

A copy of this resource consent is available if required.

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

24/11/00 BUILDING CONSENT BC002202 : ERECT A DWELLING WITH ATTACHED GARAGE AND JAYLINE SPITFIRE LOG FIRE (code compliance certificate issued 08/05/01, copy attached).

Section 35 (1A) of the Building Act Form 4A is attached.

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

Site plan, floor plan and elevations are attached.

Sewer and Water

Sewer No Council service available.

Water No Council supply available

Council records indicate well number M35/6720 is located on this property, see attached well plan. Further information regarding this well is available at <https://www.ecan.govt.nz/data/well-search/>

Copy of as built drainage plan attached. No other information located

Land and Building Classifications

Heritage Site Reference: No Information Located.

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

Compliance with The Building (Pools) Amendment Act 2016

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.

Special Land Features

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

Land Information Memorandum**4****Licences/Environmental Health**

No Information located

Network Utility Operators

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

Other Information

Waimakariri Irrigation Ltd (WIL) has been granted Resource Consent to build storage ponds at 513 Wrights Road, Burnt Hill to service the Waimakariri Irrigation Scheme. This property is located within an area identified by WIL in their application for Resource Consent, of potential impact of a breach of the proposed Waimakariri Irrigation Scheme storage ponds.

On 24 October 2014 the Council received a Notice of Appeal, filed in the Environment Court by Eyre Community Environmental Safety Incorporated, against the decision of the Canterbury Regional Council and the Waimakariri District Council in relation to the construction of storage ponds at Wrights Road.

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

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

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

For information regarding Tsunami refer to the Waimakariri District Council's website on the following link <https://www.waimakariri.govt.nz/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 03 311 8900 or by visiting a Council Service Centre.



Name: _____

Date: 17 June 2020

Signed on Behalf of Council

DEBBIE WALLS – PROPERTY INFORMATION OFFICER



WAIMAKARIRI
DISTRICT COUNCIL



NOTE:
Disclaimer - refer to map legend sheet



Metres

0 200 400 600

Scale 1:25,000 (A4)

52	53	54
62	63	64
71	72	73

63

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				Trans 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.

RC135470/140114002629

21700-135-01

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

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

APPLICATION

The applicants sought a resource consent to subdivide Lot 1 DP 74772, a 20.2 hectare lot at the corner of the junction between Main Race Road and Pestors Road, West Eyreton.

The proposal involves creating a 4 hectare lot around an existing dwelling and amalgamating the balance of 16.2 hectares with an adjoining lot, Lot 2 DP 448611. A new dwelling is being constructed on Lot 2 DP 448611 (there is no existing dwelling on site).

DECISION

The District Plan Manager, on the 10th January 2014, approved:

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to subdivide Lot 1 DP 74772 and Lot 2 DP 448611, by way of boundary adjustment, creating Lot 1 (4.0 hectares) and Lot 2 (16.2 hectares) where Lot 2 is to be amalgamated with Lot 2 DP 448611 at 7 Pestors Road and 485 Main Race Road, West Eyreton, as a discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Application Plan

The activity shall be carried out in accordance with the approved application plan labelled RC135470.

2. Standards

All stages of design and construction shall accord with the Waimakariri District Council Engineering Code of Practice and latest amendments, where applicable.

3. Easements

All services, including open drains, access ways and 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. Water

4.1 The subdivider shall provide an adequate domestic water supply to proposed Lots 1 and 2 inclusive of at least 2.0 m³ per day.

4.2 The existing supply for proposed Lot 1 shall be confirmed as a potable water supply. Samples shall be collected and tested by an IANZ accredited laboratory and demonstrate whether the chemical and bacteriological water quality complies with the guideline values set out in the publication "Drinking Water Standards for New Zealand 2009". The subdivider shall specify any correction required to achieve compliance. The tests shall be accompanied by the results of well pump tests, which demonstrate, to the satisfaction of Council, that the quantity of water available from this existing well can adequately supply the water requirements of the lot. Samples from the water source shall be taken either by:

- The laboratory carrying out the analysis, or by Council staff.

Note: If the laboratory collects the sample, written verification shall be provided to the Council stating the time of sampling that the sample was in a raw condition and from the well under test.

4.3 The top 0.5 m of any well required to provide a secure potable water supply shall be concreted. A concrete pad of at least 0.3 metre radius and 0.1 metre thickness shall be constructed around any bore head used to provide the potable water for the consent holders property. The concrete pad is to be constructed at ground or at pump-house floor level to prevent leakage or ponding around the casing. The pad shall be cast so as to slope away from the bore. The top of the bore shall be capped to prevent contaminants entering the bore and underlying ground water.

5. Access

The consent holder shall upgrade the existing vehicle crossing to Lot 1 from Pestors Road to accord with Waimakariri District Council Standard Drawing 600-217 (Issue D).

6. Traffic Management

The consent holder shall submit for approval a Traffic Management Plan detailing traffic control works (including sketch layout and control signs). This plan shall be submitted prior to work commencing on or in Pestors Road. Traffic Management shall be to Level 1, as described in the NZ Transport Agency Code of Practice for Temporary Traffic Management.

7. Amalgamation of Lots

Lot 2 shall be transferred to the owner of Lot 2 DP 448611 (CB43A/789) and one Computer Freehold Register be issued containing these parcels. (LINZ reference number: 1189936).

8. Conditions Auditing

The Council, on an actual cost basis, will undertake inspections necessary to ensure the work is completed in accordance with the Council's standards. The consent holder, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed.

The minimum level of inspection shall be as follows:

Water

- On completion of any 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.

9. Works Condition

A certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 8 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the Consent Holder.

ADVICE NOTES

- a) The requirements and conditions listed are a statement of the Council's minimum standards. Where the Consent Holder proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.
- b) The Traffic Management Plan forms can be sourced from the WDC Service Centres or on-line at:

www.waimakariri.govt.nz/services/roads_transport/traffic-management.aspx

REASONS FOR DECISION

Pursuant to Section 113 of the Act the Council considered the following in determining the application:

- No person is deemed to be adversely affected by the proposal.
- Development Contributions are not payable as no new lot will be created.
- The subdivision will achieve the anticipated dwellinghouse density

requirements in the Rural Zone.

- The subdivision will not result in any non-compliance with the bulk and location rules contained within Chapter 31 of the District Plan.
- The environmental effects will be less than minor.
- The proposal achieves the thrust and direction of the relevant policies and objectives of the District Plan.
- Testing of the well will ensure quality and quantity of a potable supply.

DATED at Rangiora this 14th day of January 2014



SIGNED by Paul Waiting
PLANNING OFFICER

AMALGAMATION
LM2000825 17/06/20 Page 12
Lot 2 to be amalgamated with
Lot 2 DP 448611

Lot 2
DP 448611
CFR 567616

New
House

2
16.2 ha

Main Race Road

363
4.0 ha

244

House
and
Effluent
Field

Pesters Road

2012

WAIMAKARIRI DISTRICT COUNCIL
APPROVED APPLICATION

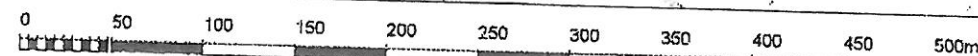
RC135470

M. Roseley

10/01/14

AUTHORISED OFFICER

R G BRITTAN
LICENSED CADASTRAL SURVEYOR
161 LEHMANS ROAD RD 1
RANGIORA 7471
PHONE 313 7090
Email brittan@xtra.co.nz



PROPOSED SUBDIVISION OF LOT 1 DP 74772 - 7 PESTERS ROAD - WEST EYRETON
Scale 1:4000

B48 11/13



TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC135470
Survey Number	LT 473080	Survey Purpose	LT Subdivision
Surveyor Reference	B48/135470	Land District	Canterbury
Surveyor	Richard Giles Brittan		
Surveyor Firm	Integrated eSurvey Solutions Ltd (Christchurch)		
Dataset Description	LOTS 1 & 2 BEING SUBDIVISION OF LOT 1 DP 74772		

TA Certificates

I hereby certify that plan DP 473080 was approved by the Waimakariri District Council pursuant to section 223 of the Resource Management Act 1991 on the 2nd day of July 2018. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation condition(s) set out hereon ☒

Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 02/07/2018 08:40 AM

Receipt Information

Transaction Receipt Number 11747948
Signing Certificate (Distinguished Name) Fear, Yvonne Sally
Signing Certificate (Serial Number) 1292599330
Signature Date 02/07/2018

*** End of Report ***



Title Plan - LT 473080

Survey Number LT 473080
Surveyor Reference B48/135470
Surveyor Richard Giles Brittan
Survey Firm Integrated eSurvey Solutions Ltd (Christchurch)
Surveyor Declaration I Richard Giles Brittan, being a licensed cadastral surveyor, certify that:
 (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the
 Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and
 (b) the survey was undertaken by me or under my personal direction.
 Declared on 05 May 2014 04:25 PM

Survey Details

Dataset Description	LOTS 1 & 2 BEING SUBDIVISION OF LOT 1 DP 74772		
Status	Approved as to Survey		
Land District	Canterbury	Survey Class	Class B
Submitted Date	05/05/2014	Survey Approval Date	16/05/2014
		Deposit Date	

Territorial Authorities

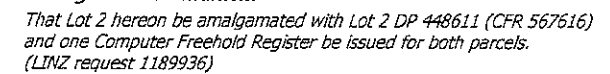
Waimakariri District

Comprised In

CT CB43A/789

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 473080	Fee Simple Title	4.0220 Ha	646419
Lot 2 Deposited Plan 473080	Fee Simple Title	16.1820 Ha	646420
Total Area		20.2040 Ha	



T14



TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC135470
Survey Number	LT 473080	Survey Purpose	LT Subdivision
Surveyor Reference	B48/135470	Land District	Canterbury
Surveyor	Richard Giles Brittan		
Surveyor Firm	Integrated eSurvey Solutions Ltd (Christchurch)		
Dataset Description	LOTS 1 & 2 BEING SUBDIVISION OF LOT 1 DP 74772		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Waimakariri District Council TA Certification Division. Dated this 2nd day of July 2018



Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 02/07/2018 08:44 AM

Receipt Information

Transaction Receipt Number	11747961
Signing Certificate (Distinguished Name)	Fear, Yvonne Sally
Signing Certificate (Serial Number)	1292599330
Signature Date	02/07/2018

*** End of Report ***



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

Y Kasai C/-Stonewood Homes
PO Box 20278
CHRISTCHURCH

No. 002202
Issue date 8/05/01

Project

Description	New Construction Being Stage 1 of an intended 1 Stage New Dwelling/Attach Garage
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$132,506
Location	7 PESTERS RD, WEST EYRETON
Legal Description	Lot 1 DP 74772
Valuation No.	2170013501

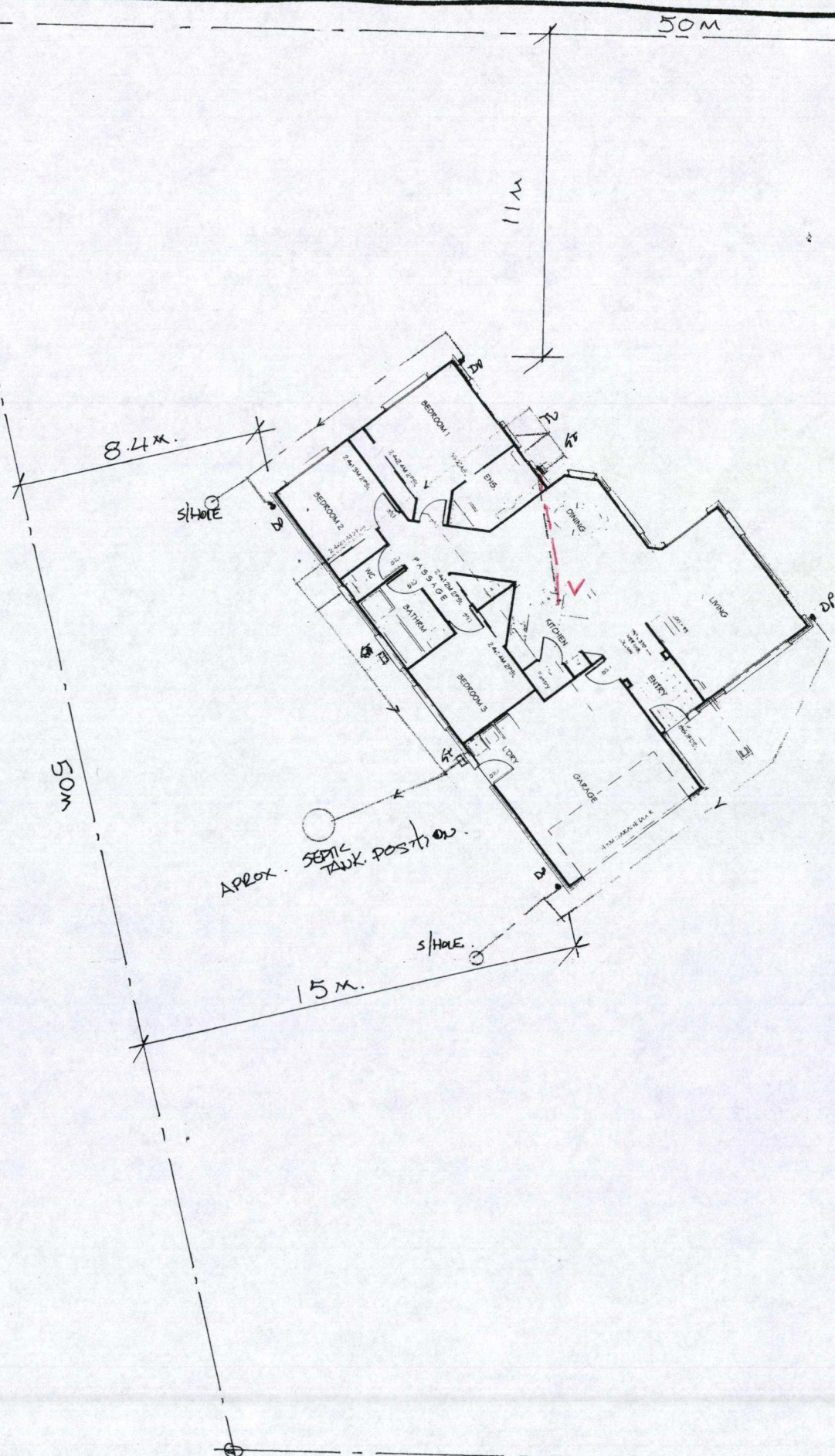
The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 102.00.

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:

Date: 8.5.01.



NOTE: FINAL HOUSE POSITION TO BE CONFIRMED ON SITE BY OWNER + BUILDER BEFORE WORK COMMENCES.

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.

Prime Building Compliance Limited
BUILDING PLAN APPROVED
Signed: _____ 11/60

LEGEND:-
—— SEWER PIPE
--- STORM WATER PIPE
● 65 mm DOWN PIPE

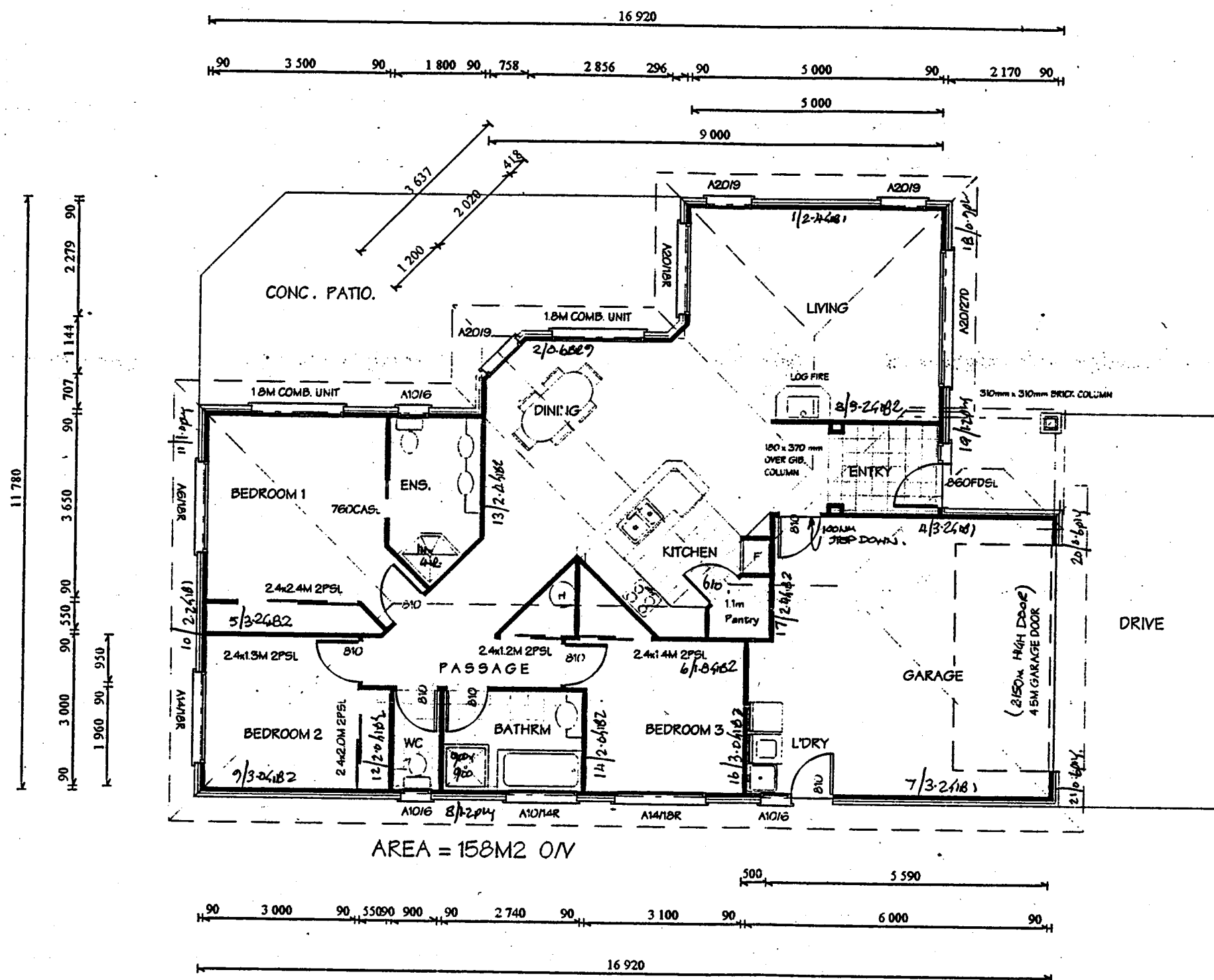
This plan developed for the purchaser is copyright to Stonewood Homes Ltd.



STONEWOOD HOMES LTD.
204 Main North Road, Papanui.
P.O. Box 20 278, Papanui, Christchurch.
Ph. (03)354 2344. Fax (03)354 2432.

Proposed home for : **K A S A I .**
LOT. 1 . D.P. 74772 . CNR. PESTERS & MAIN RACE RD. OHOKA.

Drawn IDC		Checked	Plan Number	Sheet
Threed		Date	90259	4
			Scale	Series of
			1:200	Ref



Prime Building Compliance Limited

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

Prime Building Compliance Limited

Plans and Specifications APPROVED in accordance with the Building Act 1991, clause 34(3) and the Building Regulations 1992, clause 3.

Signed: *[Signature]*

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.

NOTE: ALL ALUMINIUM WINDOWS AND DOORS TO GO UP TO THE UNDERSIDE OF SOFFITS (ONLY ON HOUSES WITH SOFFITS). AND ALSO FULL HEIGHT WINDOWS TO BE THE SAME HEIGHT AS DOORS (ESPECIALLY IN CASES WHERE THERE IS NO SOFFITS approx 2.040 m high.)

STONEWOOD HOMES.

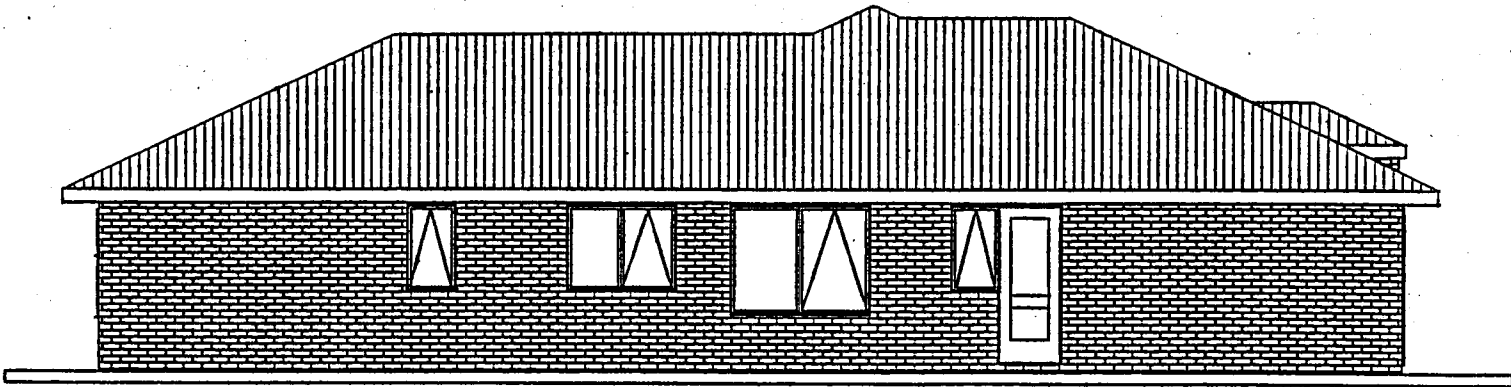
204 Main North Road,
P.O Box 20 278, Paparua,
Christchurch, New Zealand.
Phone: 64 3 354 2344.
Fax: 64 3 354 2342
Email: info@stonewood.co.nz
Internet: www.stonewood.co.nz

Proposed home for : **K A S A I .**

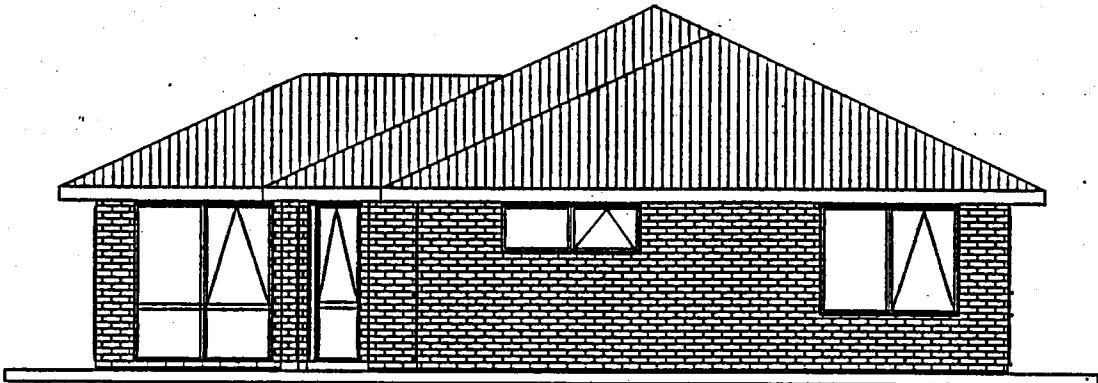
LOT. 1 . D.P. 74772 . CNR. PESTERS & MAIN RACE RD. OHOKA.

Plan Number.		Sheet.	
90259		1	
Drawn.	Checked.	Scale.	Series of.
TERM OR KEY.		1:100	
Traced.	Date:		Ref.

25 DEGREE COLOURSTEEL ROOF.
BRICK VENEER.

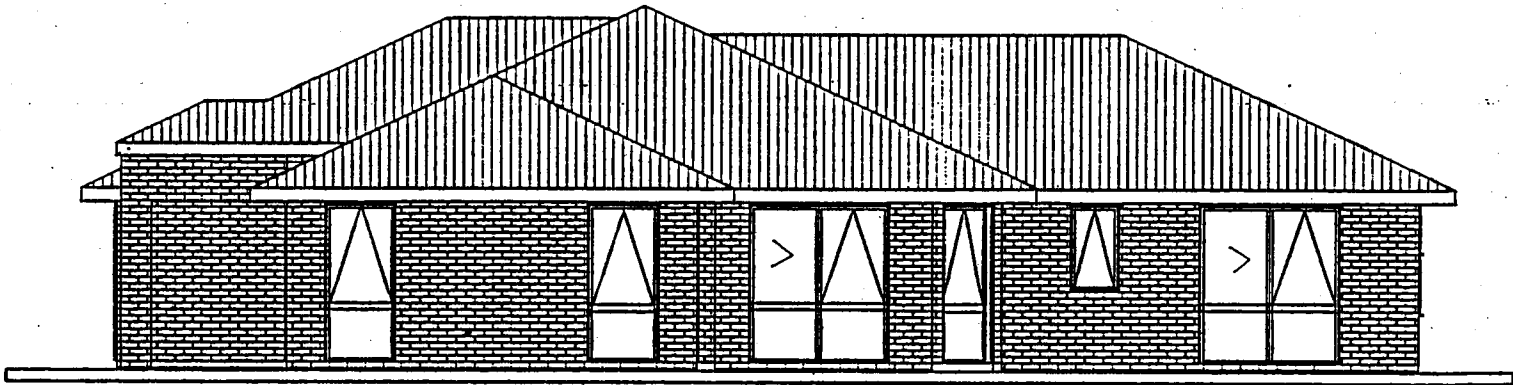


ELEVATION . A .



ELEVATION . B .

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.



ELEVATION . C .



ELEVATION . D .

Prime Building Compliance Limited
BUILDING PLAN APPROVED
Signed: _____

NOTE : ALL ALUMINIUM WINDOWS AND DOORS TO GO UP TO THE UNDERSIDE OF SOFFITS (ONLY ON HOUSES WITH SOFFITS). AND ALSO FULL HEIGHT WINDOWS TO BE THE SAME HEIGHT AS DOORS (ESPECIALLY IN CASES WHERE THERE IS NO SOFFITS approx 2.040 m high.)

This plan is developed for the purchaser and is copyright to Stonewood Homes Ltd.



204 Main North Road
PO Box 20 278, Paparua
Christchurch New Zealand
Phone: 64 3 354 2344
Fax: 64 3 354 2342
Email: info@stonewood.co.nz
Internet: www.stonewood.co.nz

Proposed home for : **K A S A I .**
LOT. 1 . D.P. 74772 . CNR. PESTERS & MAIN RACE RD. OHOKA.

		Plan Number.	Sheet.
		90259	2
Drawn.	Checked.	Scale.	Series of.
JRM OR KGT.		1 : 100	
Traced.	Date:		Ref.



BUILDING Regulations 1992

(Form 4A)

RESTRICTIONS ON IMPLEMENTING BUILDING CONSENT

Section 35(1A), Building Act 1991

Certificate issued by Waimakariri District Council

Building work authorised by Building Consent No002202

In respect of building work at (Project location as given in the building consent):

Street address (If any):7 Pestors Rd
.....Nest Eyreton

Legal description:Lot 1 DP 74772

is also required to have the following authorisation under the Resource Management Act 1991:

A Resource Consent is required to erect a dwelling within 10m of a boundary and for the operation of a septic tank and effluent disposal system

Until that authorisation has been obtained (Cross the applicable box):

- ☒ No building work to which the above building consent relates may be undertaken
- ☐ Building work to which the above building consent relates may be undertaken only to the extent specified in the attached pages headed "Building Work to which Building Consent No Relates and Which May be Undertaken Before Authorisation under the Resource Management Act has been Obtained".

Failure to observe the restrictions of this certificate may result in enforcement proceedings under the Resource Management Act 1991.

Signed for and on behalf of the Council:

Name:D.J. Crawford

Position:Building Officer Date: 16 / 11 / 00

BRSch2f4A.01 History

Form 4A in the Second Schedule was inserted, as from 22 December 1994, by reg 14(3) Building Regulations 1992 Amendment No 1 (SR 1994/263).



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

Legend

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

**WELL PLAN**

Date: 17/06/2020

Author: debbie@WMK

0 25 50 75 100
Meters

Scale @ A4 - 1:2257

DISCLAIMER:

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

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

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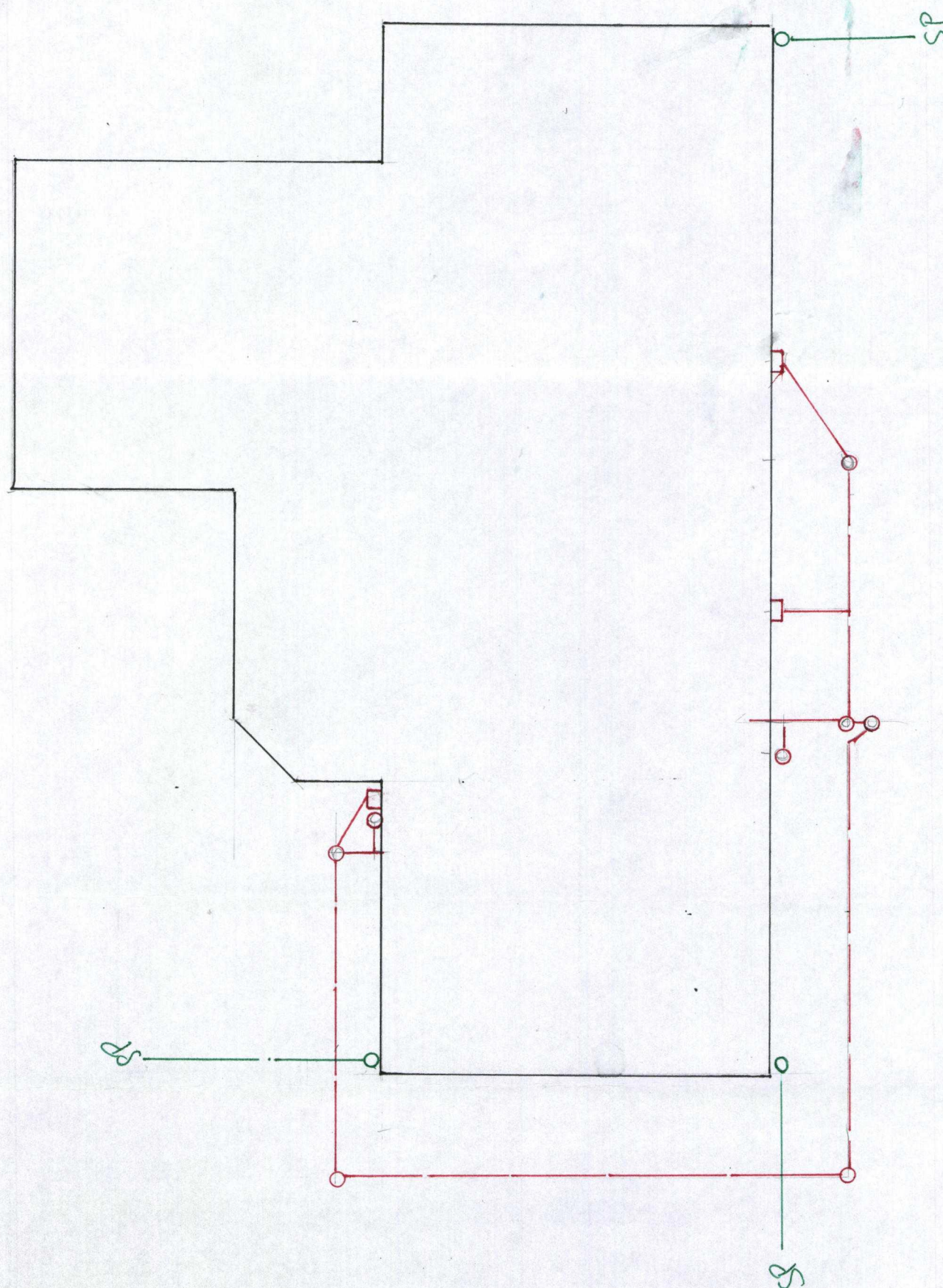
Map Created by WAIMAP Utilities at 3:35:13 PM

WAIMAKARIRI DISTRICT COUNCIL

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



Verified



WAIMAKARIRI DISTRICT COUNCIL	Legend	SEWER	S/W	DRAINAGE PLAN
Name <i>Y Kasai</i>	Scale 1:100	Drawn		Job No
Address <i>Pestercs Rd W Egerton</i>				Val. No
Drainlayer				Inspected <i>72/3/01</i>
				Date DWN <i>23/4/01</i>

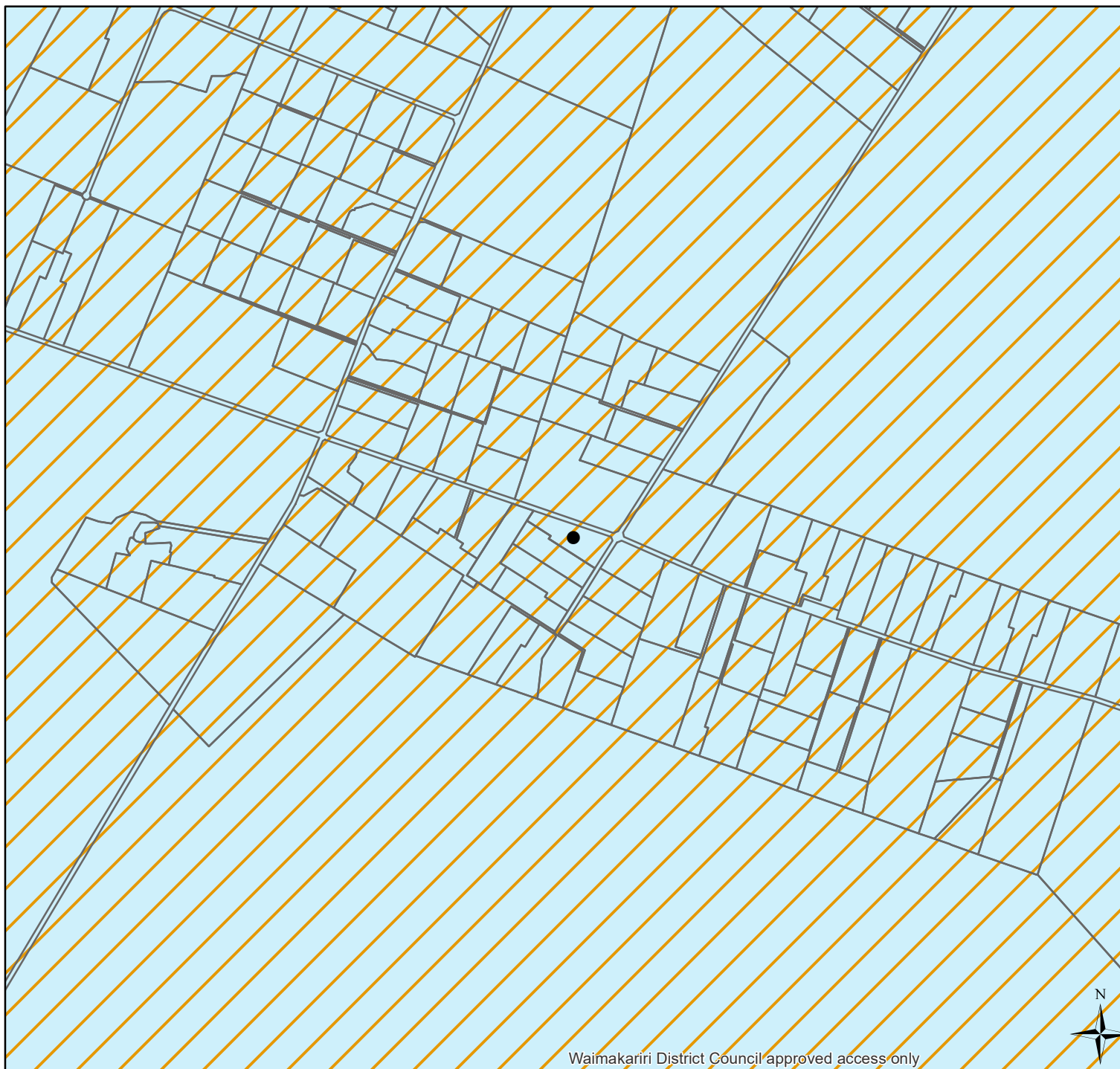
Hazards

LM2000825 17/06/20 Page 24

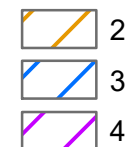
LIM: LM2000825

Address: 37 Pestors Road

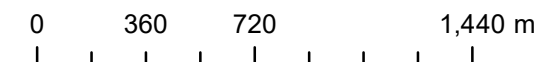
Locality: WEST EYRETON



Earthquake Zones



Wind Zones



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.
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Dear Resident

Invitation to a community workshop – Wednesday, September 28

I am writing to you on behalf of Waimakariri Irrigation Limited (WIL).

WIL is a run-of-river irrigation scheme with resource consents to take water from the Waimakariri River to irrigate 18,000 hectares. Currently the Waimakariri Irrigation scheme does not have storage. This means at certain times of the year, and in particular dry years, shareholders have restricted access to water.

WIL has applied for resource consents to build a water storage dam at Wrights Road, Eyrewell. Storage will give farmers access to a reliable supply of water all year round and means more efficient use of water. The proposed ponds are to be built at the head of the current distribution system, adjacent to Wright's Road. The ponds will occupy 100 hectares and hold 8.2 million cubic metres of water.

The reason you are receiving this invitation is that your property has been identified as one that could be affected by flooding in the unlikely event the proposed ponds were to breach. The likely extent of potential flooding has been determined by DamWatch – an independent dam engineering specialist company. For the majority of properties, flood depths are less than one metre due to the flat nature of Waimakariri Plains. As I said it is highly unlikely that the proposed storage ponds would ever fail, however these investigations are standard practice for any organisation seeking consent to build a storage pond.

Understandably, there will be concerns regarding possible failure of the storage ponds and resulting flooding affecting people and property. WIL has put plans in place to reduce risks and to ensure that homeowners are fully informed of evacuation plans. Despite the very low risk of pond failure, it is standard practice to undertake evacuation planning and have methods in place to adequately warn people should an unlikely failure occur.

WIL has engaged GNS Science to prepare a draft evacuation plan which outlines key roles and responsibilities for evacuation, the areas to be evacuated and how people will be warned. GNS Science are a New Zealand government research institute with specialist staff experienced in evacuation planning, natural hazard risk management and risk communication including warnings.

To ensure effective plans are prepared, your advice and local knowledge is fundamental. The workshops will provide an opportunity for participants to provide input into the draft plan and discuss potential warning systems that could be used and to have any questions and concerns addressed.

The purpose of the workshop is:

- To capture community and stakeholder input and knowledge for the refinement of storage pond failure evacuation plans.
- To understand how community and stakeholders prefer to be notified in the unlikely event evacuations are required.
- To discuss any concerns community members may have.

Community workshops are to be held at the following times and locations:

3.00 – 5.00pm, Wednesday 28 September

Mandeville Sports Club, Mandeville Rd, Swannanoa 7692

OR

7.00 – 9.00pm, Wednesday 28 September

Oxford Town Hall, 30 Main Street, Oxford

There is no requirement to RSVP to this invitation; we look forward to seeing you there.

If you can not make these times and would like further information please contact Brent Walton on 0220 869986

An overview of the draft evacuation plan and potential warning options will be provided at the workshop. More information on the resource consent application or a copy of the draft evacuation plan (from 23 September) can be found here:

<http://www.wil.co.nz/the-scheme/proposed-wrights-road-storage-facility/>

For many of you who receive this notice your property will sit outside of the hypothetical flood zone as shown on the attached map. However, it is important that everyone in the community is given the opportunity to provide input into the draft plan.

Consultation with the community to date

During the course of the preparation of the resource application materials, consultation with shareholders and the local community took place, with public drop-in meetings held in 2012 and 2013. These meetings provided the community with opportunities to ask questions about the proposal and provide feedback. These meetings were also used as a means to update the community with progress in the design and consenting process.

In addition, direct consultation has also been undertaken with Waimakariri District Council Assets Management, Te Runanga o Ngāi Tahu and Department of Conservation (DOC).

Storage Pond Risks

The design of the storage ponds considers the safety of the pond and structures as a very important component of not only the design, but also of the construction and long-term operation as well. The design, construction and operation practices must address hazards that have the potential to impact on the safety of the pond. Measures such as pond lining and monitoring equipment are put in place in order to prevent a pond breach from occurring.

In particular, the potential for future seismic activity and the subsequent impact on the storage ponds has been investigated in great detail. Investigations have concluded that the storage pond structures will be designed to withstand an earthquake significantly greater than those experienced in the Canterbury earthquakes.

In its interim decision regarding WIL's resource consent application, dated 6 September 2016, the Environment Court has agreed that the potential seismic shaking figures used by WIL are conservative and form a good basis for the dam design. In addition the Court notes "*...the design for the project is suitably conservative and incorporates a number of resilient features to safely accommodate all (seismic) loading conditions.*"

Further information

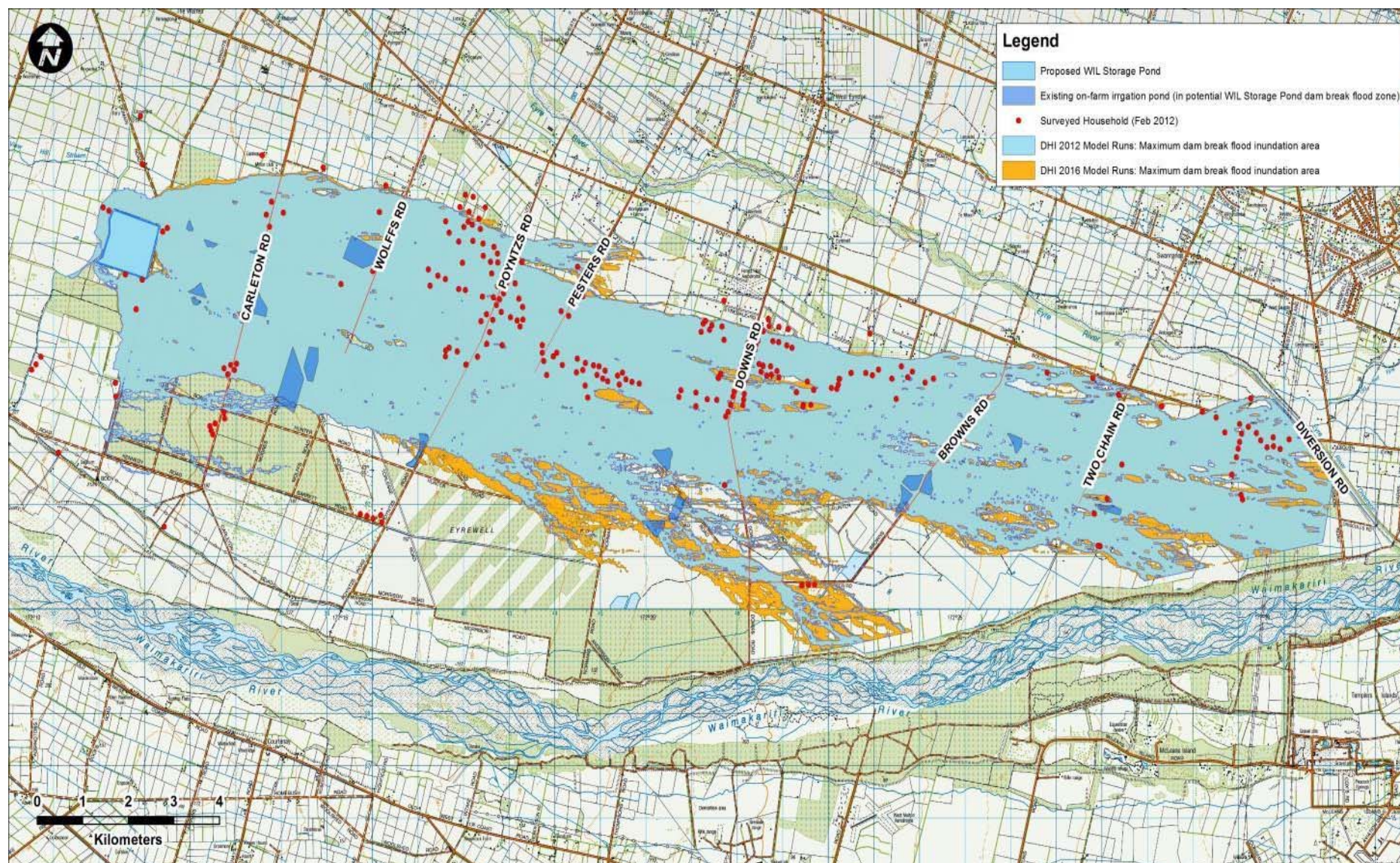
- WIL – www.wil.co.nz
- For information on guidelines from the Dam Safety Scheme handbook please visit www.dbh.govt.nz/bofficials-dam-safety
- Further information on the Resource Consent process – *Your Guide to the Resource Consent Management process*
www.mfe.govt.nz/publications/rma/rma-guide-aug06/rma-guide-aug06.pdf

Please do not hesitate to contact me on 0220 869986 at any time to discuss the content of this letter. I look forward to meeting you.

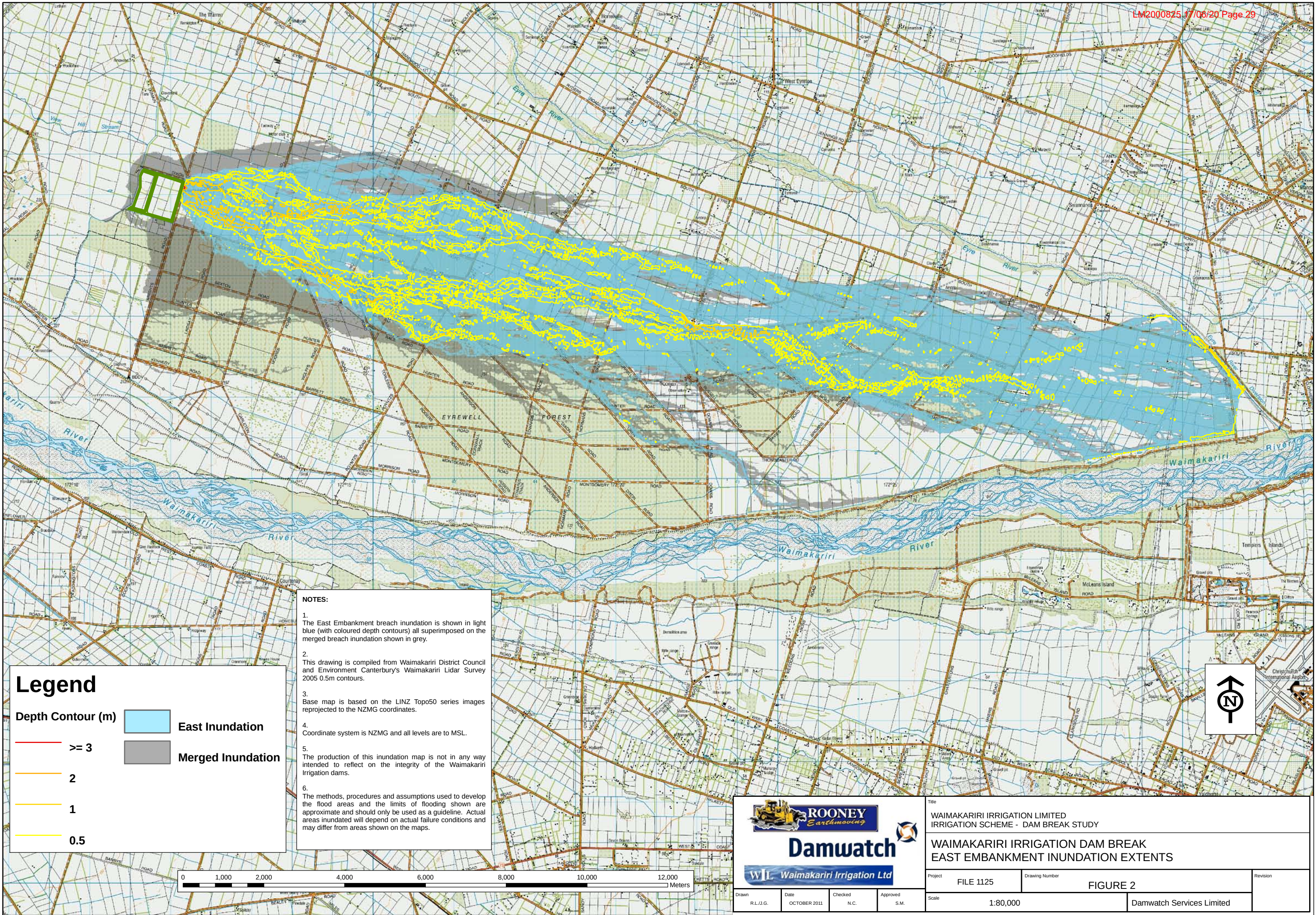
Kind regards

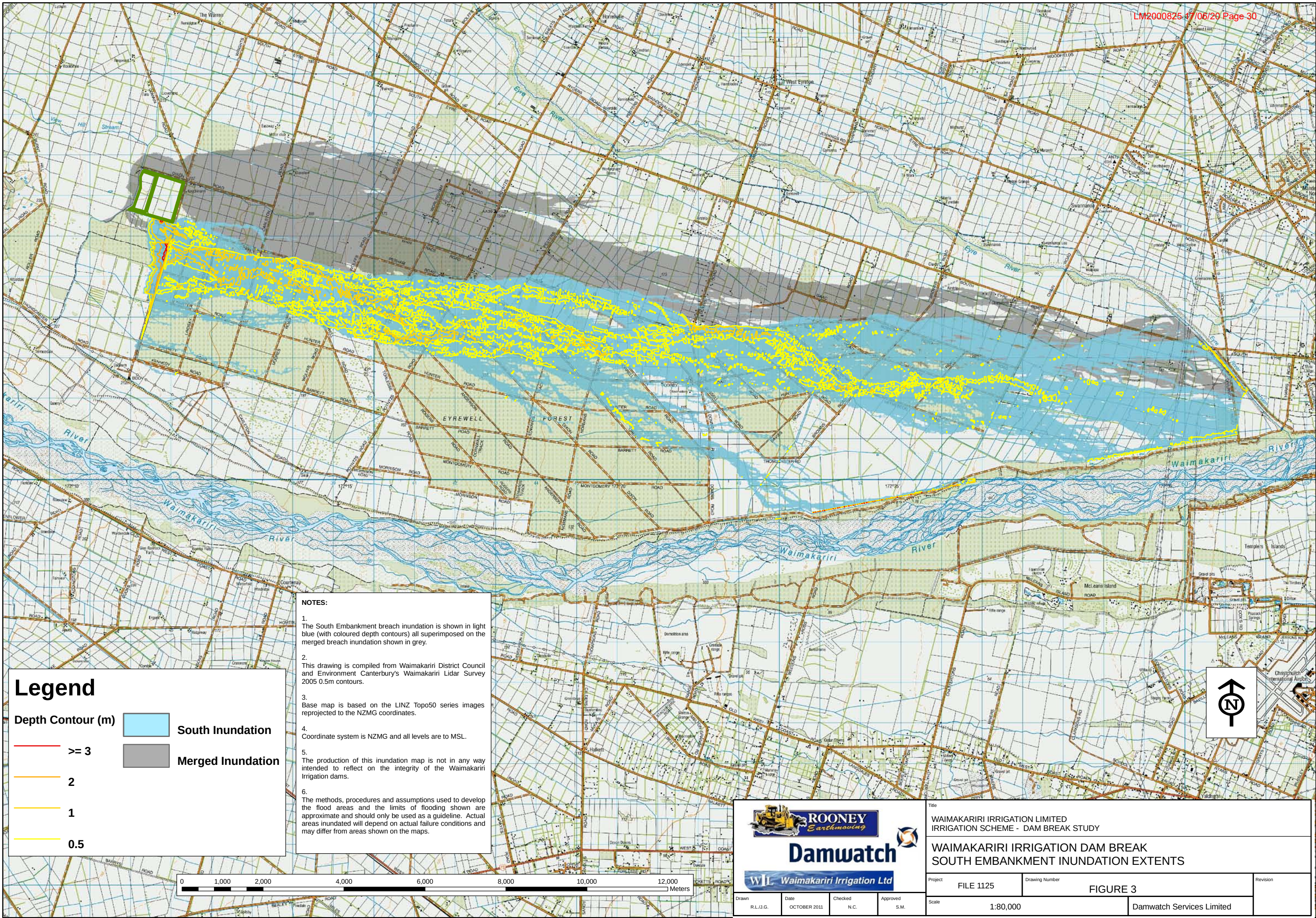


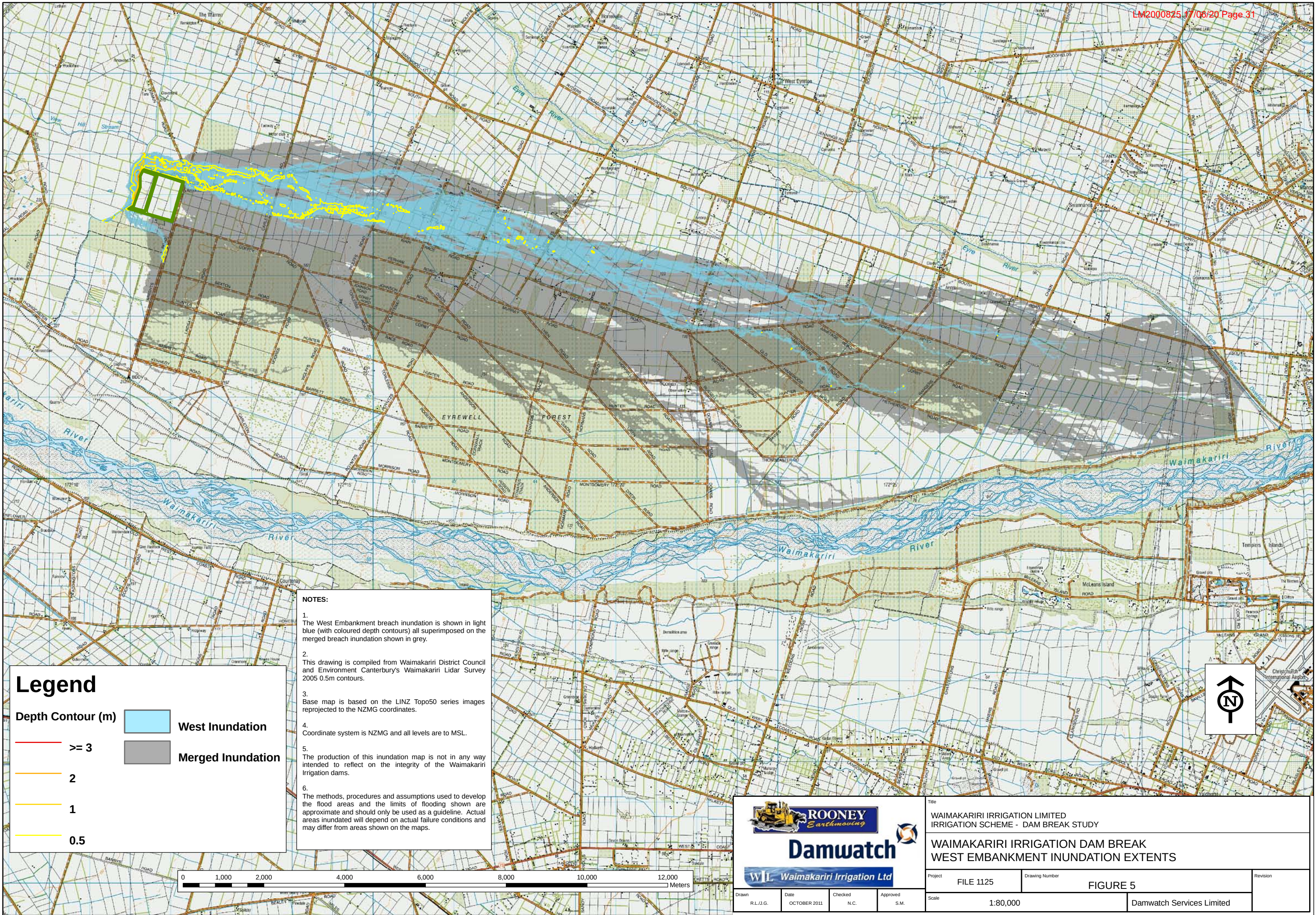
Brent Walton
General Manager

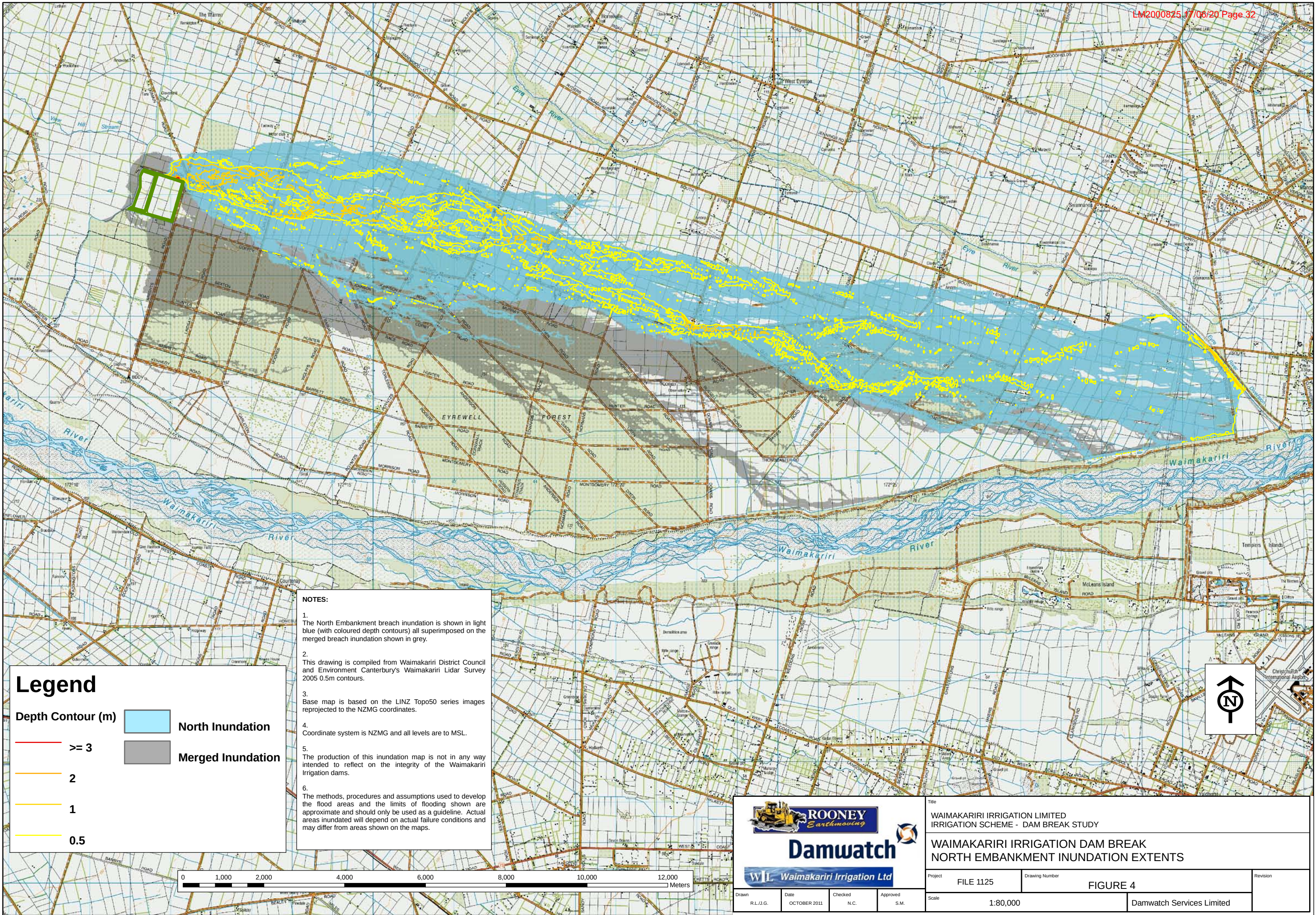


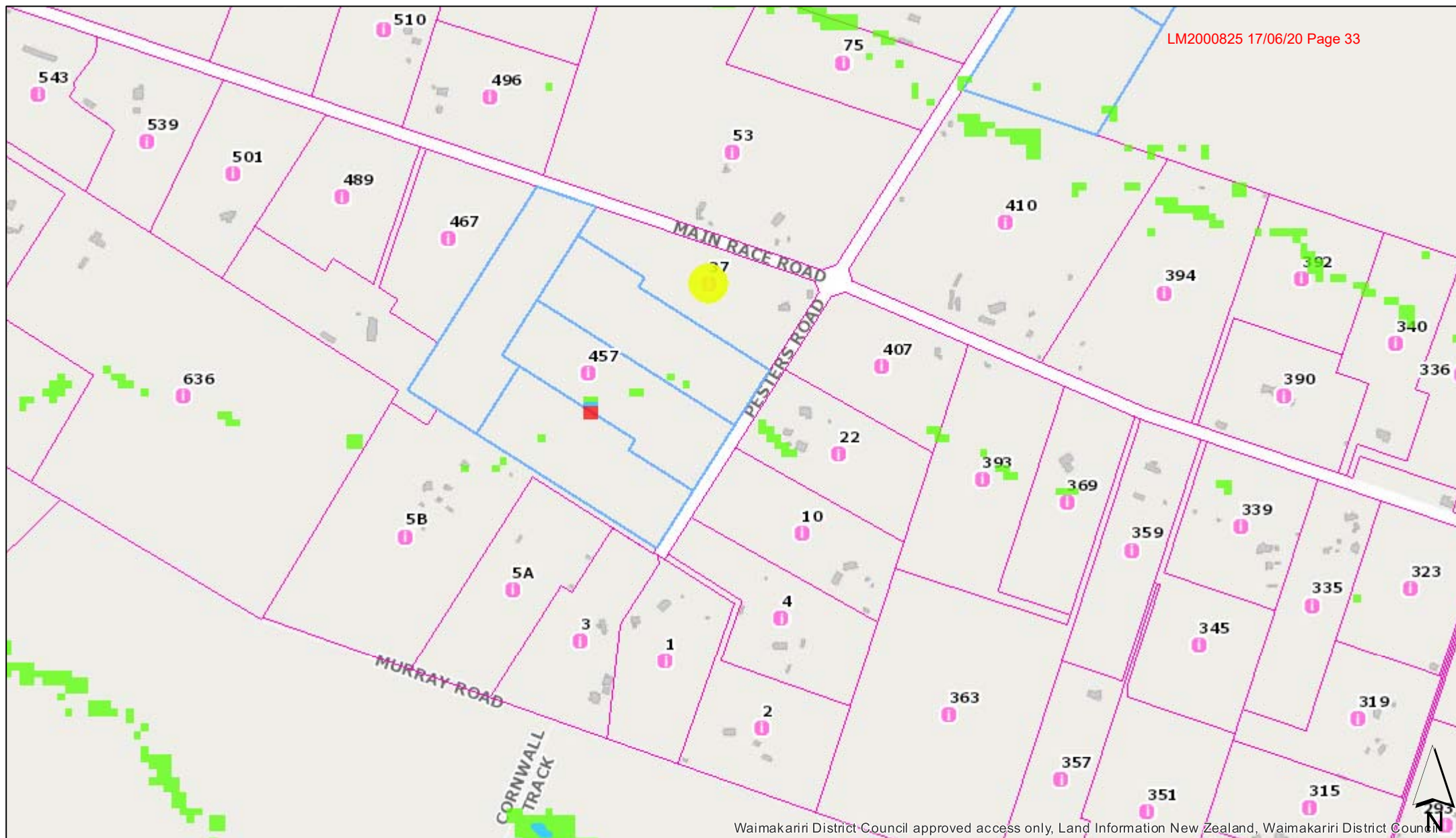
Maximum flood extents for 2012 and 2016 model runs











FLOOD HAZARD MAP

Date: 17/06/2020

Author: debbie@WMK

0 90 180 270 360
Meters

Scale @ A4 - 1:8000

DISCLAIMER:

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Map Created by WAIMAP Utilities at 2:52:45 PM

Legend

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

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

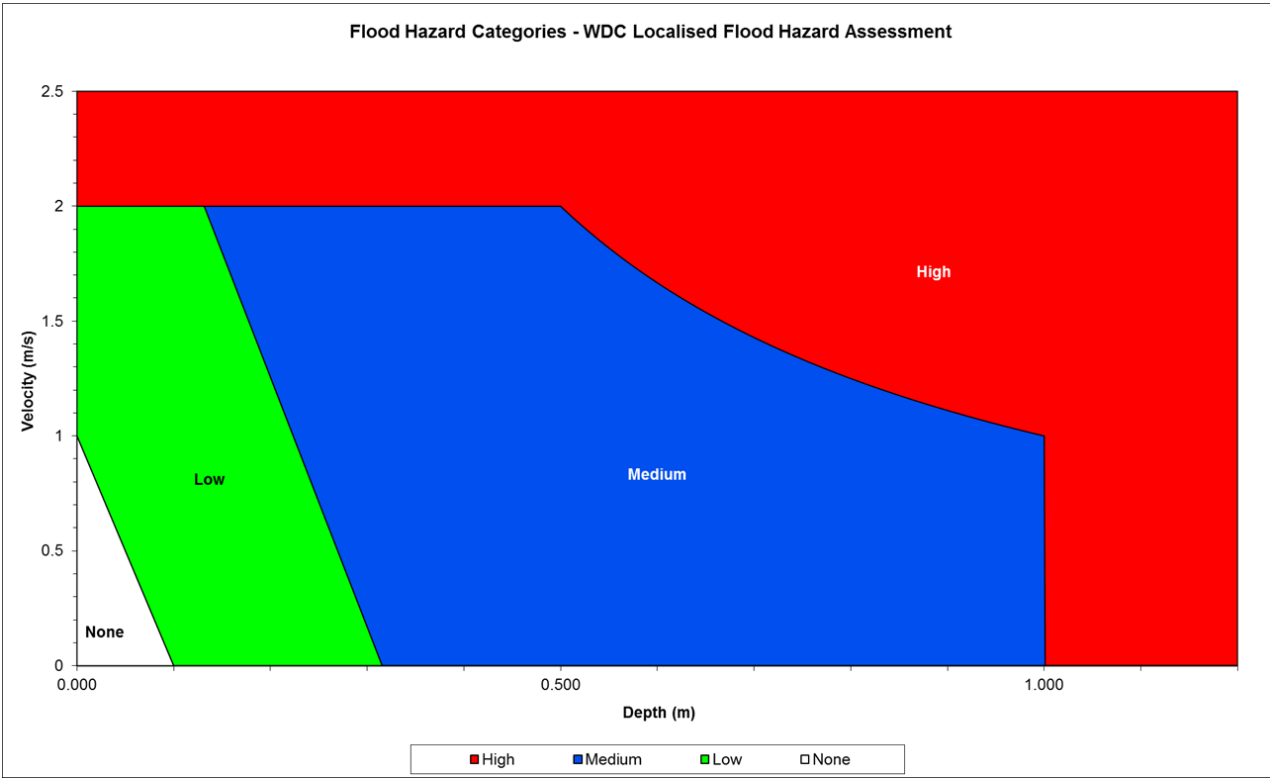
There are a number of notes that need to be considered when using this information.

1. Annual Exceedence Probability.

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

2. Flood Risk Categories.

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



3. Localised Flooding

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

4. Generalised Flooding

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

5. Land Changes

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

6. District Plan

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

WAIMAKARIRI DISTRICT COUNCIL**MEMO**

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

DATE: 19 June 2014

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

FROM: Gerard Cleary, Manager Utilities and Roading

SUBJECT: Flood Mapping and Building Floor Levels

Advice for PIMS and Building Consents

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Regards

Gerard Cleary
Manager Utilities and Roading

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

Flood Hazard Inundation – Red

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

Application made by or on behalf of the Crown

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

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

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

All other cases:

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

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

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

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

The Building Consent Authority recommends one of two responses:

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

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

Red If you accept the presence of the natural hazard the floor levels will need to be sufficient in height to eliminate water entering the building in a 1:100 year event.

Once this is achieved the Building Consent Authority will be able to issue a Building Consent. However, this will be subject to a condition imposed under Section 73 Building Act 2004.

Blue If you accept the presence of the natural hazard the floor levels will need to be sufficient in height to eliminate water entering the building in a 1:100 year event.

Once this is achieved the Building Consent Authority will be able to issue a Building Consent. However, this may be subject to a condition imposed under Section 73 Building Act 2004.

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

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

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

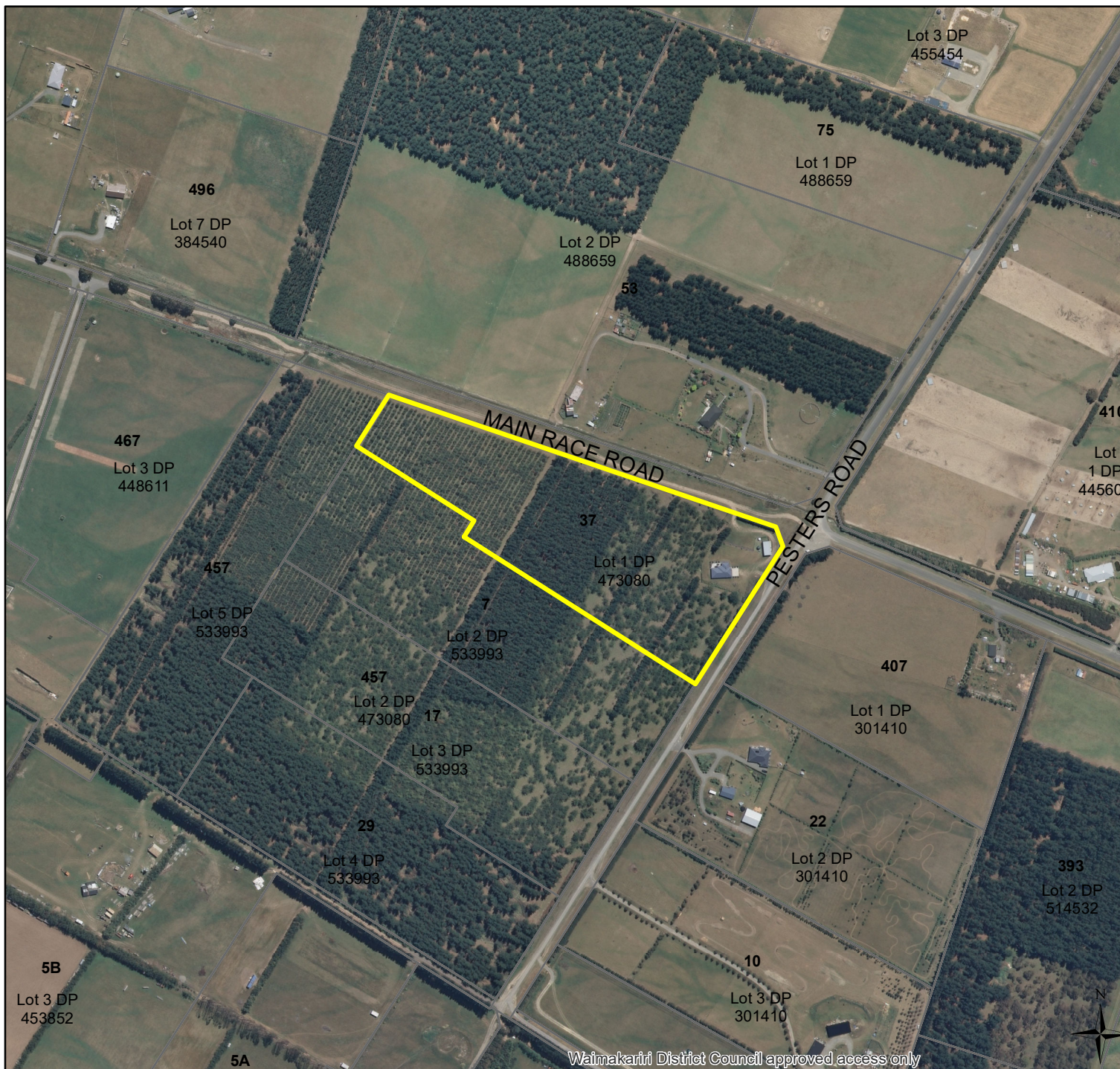
Alternatively, if you intend to building at a lower level you will need to take professional advice on how to mitigate the inundation.

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

The Building Consent Authority recommends one of two responses:

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

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



Parcel Information

LM2000825 17/06/20 Page 40

LIM: LM2000825

Address: 37 Pestors Road

Locality: WEST EYRETON

Parcel area: 4.022 ha

Parcel legal description:
Lot 1 DP 473080

DISCLAIMER:

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Listed Land Use Register

What you need to know

What is the Listed Land Use Register (LLUR)?

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.

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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.



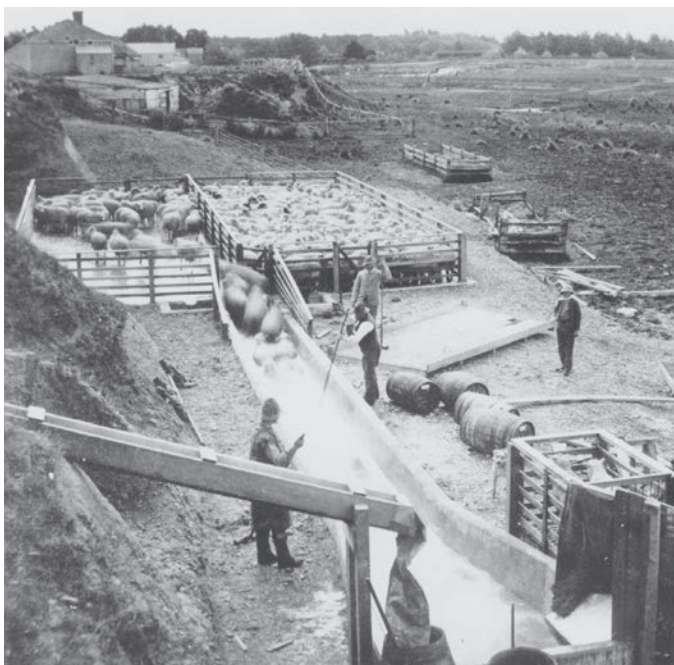
I think my site category is incorrect – how can I change it?

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)

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