

Land Information Memorandum

Application

Aritzo Limited	No.	LM2601869
Level 2, 3 Broadway	Application date	29 July 2026
Newmarket	Issue date	04 August 2026
Auckland 1023		

Property

Valuation No.	2165354800
Location	47A Queen Street, RANGIORA
Legal description	LOT 1 DP 450901
Owner	James Jacqueline Anne & James Christopher
Area (hectares)	0.035500

Rates

Rating Valuation	
Land	\$300,000
Capital Value	\$820,000
Improvements	\$520,000
Date of Last Revaluation	1 June 2025
Current Rates Year 1st July 2026 to 30th June 2027	
Annual Rates	\$5,204.55
Current Instalment	\$1,301.10
Current Year – Outstanding Rates	\$0.00
Arrears for Previous Years	\$0.00
Next Instalment Due	
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 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/>

15/01/2010 RESOURCE CONSENT RC095432/3: 2 LOT RESIDENTIAL SUBDIVISION OF LOT 2 DP 8725 & TO ERECT A DWELLING ON EACH LOT AS A NON COMPLYING ACTIVITY, copy attached. A certificate of conditions was issued 18/04/13, copy attached.

Rangiora Eastern Arterial Link information attached.

No other information located

Land Use on Contiguous Properties

No information located

Building

08/06/2012 BUILDING CONSENT BC120970: ERECT A DWELLING WITH ATTACHED GARAGE. A Code of Compliance Certificate was issued 25/07/2013, 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.

Site plan, floor plan, elevations and drainage plans are attached.

Sewer and Water

Sewer Available - Eastern Districts Sewer – plan attached.

Water Available - Water - Rangiora
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.

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

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://waimakariri.govt.nz/building-services/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/building-services/i-want-to-build-a.../swimming-and-spa-pools> to determine if it needs to be registered.

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:

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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	Low
Earthquake Zone	2
Snow Load Zone	4
Other	No Information located

Licences/Environmental Health

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://www.waimakariri.govt.nz/arcgis)

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 is within an area where liquefaction damage is unlikely in future earthquakes. More information on liquefaction is 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>.

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>.

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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

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 or telephone 0800 324 636.
10. The applicant is advised that this Land Information Memorandum (LIM) covers information held by the Waimakariri District Council. Any relevant information from Environment Canterbury held on Council files has been included. It is in your interest to also request a Land Information Request (LIR) from Environment Canterbury. Further information can be found at www.ecan.govt.nz/services/online-services/property-information.
11. Territorial Authorities have a wide discretion as to the sort of information that is included in the LIM. Section 44A (3) provides that a Territorial Authority may provide in the LIM such other information concerning the land as the authority considers, as its discretion, to be relevant.
12. This Land Information Memorandum does not contain all information held in a property file. Property files may be requested by telephoning the Council's Contact Team on 0800 965 468 or by visiting a Council Service Centre.



Name: _____

Date: 04 August 2026

Signed on Behalf of Council

ANNE HUNTER – PROPERTY INFORMATION OFFICER

Our Reference: RC095432 RC095433/ 100127002311
Valuation Reference: 21653-548-00

27 January 2010

Aurecon NZ Ltd
P O Box 329
RANGIORA 7440

Attention: M Hanrahan (43940)

Dear Sir

**DECISION ON RESOURCE CONSENT APPLICATION
C & J HAMILTON – 47 QUEEN STREET, RANGIORA**

Please find enclosed a copy of the decision reached by the District Plan Manager under delegated authority from the Council on the above application.

We also enclose information relating to rights of appeal, lapsing of consent (where applicable), and other legal requirements.

Yours faithfully



Garry Blay
PLANNING OFFICER

Encl

RC095432 RC095433 / 100127002311

21653-548-00

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

The applicants sought a resource consent to subdivide 711m² into two lots. While the minimum lot size of 300m² will be exceeded (both lots are 350m²), the internal square requirement of 15m x 15m and road frontage requirement of 15m will not be met.

Dwelling plans provided with the application for land use consent show that site coverage and required setbacks will be met, but that there will be a breach of recession plane on both lots relating to the garage wall only.

DECISION

The District Plan Manager, on the 15th January 2010, approved:

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide 711m² into Lot 1 (355m²) and Lot 2 (355m²) which cannot contain the 15m x 15m shape factor and do not provide a 15m road frontage at 47 Queen Street, Rangiora, being Lot 2 DP 8725 as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

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

2

- 4.2 The subdivider shall connect to the 100mm diameter main in Queen Street and provide a 15mm lateral to the toby box and a separate 15mm lateral the to the roadside boundary of Lots 1 and 2.

- 4.3 Any existing connection between Lots 1 and 2 shall be cut-off and plugged.

5. **Sewage**

- 5.1 The subdivider shall install a 100mm lateral into Lots 1 and 2 from the lateral crossing through the rear of the property.

6. **Storm water**

- 6.1 The subdivider shall provide 100 mm diameter laterals from the kerb and channel to Lots 1 and 2.

7. **Power and Telephone**

- 7.1 An appropriate network provider shall provide, at the subdividers expense, electrical and telephone to Lots 1 and 2.

- 7.2 The subdivider shall provide written evidence from the relevant service utility provider that the electrical and telephone connections have been installed to Lots 1 and 2.

8. **Development Contributions**

Pursuant to section 198 of the Local Government Act 2002, the consent holder shall pay **\$16,097.64 including GST**; this amount is based on the following contributions:

Description	Area	Units/ Lots	Factor (excluding GST) Per Unit/Lot \$	Amount (excluding GST) Total \$	Amount (Inclusive GST) Total \$
Reserves	Business & Residential Zone	1	7,112.00	7,112.00	8,001.00
Water	Rangiora	1	3,183.00	3,183.00	3,580.88
Sewer	Eastern Districts - Outfall	1	2,224.00	2,224.00	2,502.00
Sewer	Rangiora	1	228.00	228.00	256.50
Drainage	Rangiora	1	286.00	286.00	321.75
Roading	District	1	929.00	929.00	1,045.13
Community Infrastructure	District - Pool	1	208.00	208.00	234.00
Community Infrastructure	District - Library Extension	1	139.00	139.00	156.38
Total			14,309.00	14,309.00	16,097.64

9. **As Built Plans**

"As Built" plans setting out in detail the location of all services shall be

provided to the Council immediately following completion of the works and are to be available at the time of the Condition Certificate inspection. Two sets of plans shall be provided at a scale of 1:200 or 1:250.

10. **Roading**

- 10.1 Should the subdivider not utilise the existing access to Lot 1 adjacent to the western boundary of the lot, then the subdivider shall remove the crossing, making good the footpath and the kerb and channel.

11. **Conditions Auditing**

- 11.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the utility reticulation aspects are completed in accordance with the approved plans and to the Council's standards.

The Council will undertake inspections and checking. The developer or their authorised agent shall notify the Council at least one working day prior to commencing various stages of the utility reticulation aspects to enable audit inspections required by the consent to be carried out. Should the developer wish the Council to accept requests for inspections from any contractors engaged, Council must receive written authorisation.

The minimum level of inspection shall be as follows:

Services/Trenching

- Inspection of water, sewer and stormwater laterals
- Prior to backfilling of service trenches.

Whole Works

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

Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of notification such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled. Currently these rates are between \$92 and \$75/hr for the Council officer inspecting, and \$0.70/km for kilometres travelled.

12. **Works Conditions**

That a certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 11 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the subdivider

ADVICE NOTES

- a) This consent does not provide approval under the Building Act, the Regional Plan, or the Proposed Natural Resources Regional Plan.
- b) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.
- c) Electrical and telephone reticulation requires that the network distribution structures be available. In some cases, this will mean that ducting only is provided to the lot from the service box.
- c) The consent holder is advised that vehicle access to any lot must comply with the requirements of the Waimakariri District Vehicle Crossings Bylaw 1997. Wherein no vehicle may be taken onto any property in the Waimakariri District other than by way of a properly formed vehicle crossing. The owner or occupier of any lot who may require vehicular access across any footpath, berm and water channel adjoining that lot is required to apply in writing to the Council to construct a vehicle crossing at the owner's or occupier's cost. No owner or occupier of any lot can build, or allow to be built, any dwelling, other significant building or any part of such a building on any property unless the building site on that property is provided with adequate site access in terms of the above mentioned bylaw.

Land use

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to erect a dwelling on each of Lots 1 and 2 of RC095432, which will breach the eastern recession plane, being a subdivision of Lot 2 DP 8725 at 47 Queen Street, Rangiora, as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

- 1. The activity shall be carried out in accordance with the attached approved application plans.
- 2. **Inspection**
 - 2.1 That compliance with the above condition may be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991.
 - 2.3 Should an inspection be required the consent holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

REASONS FOR THE DECISION

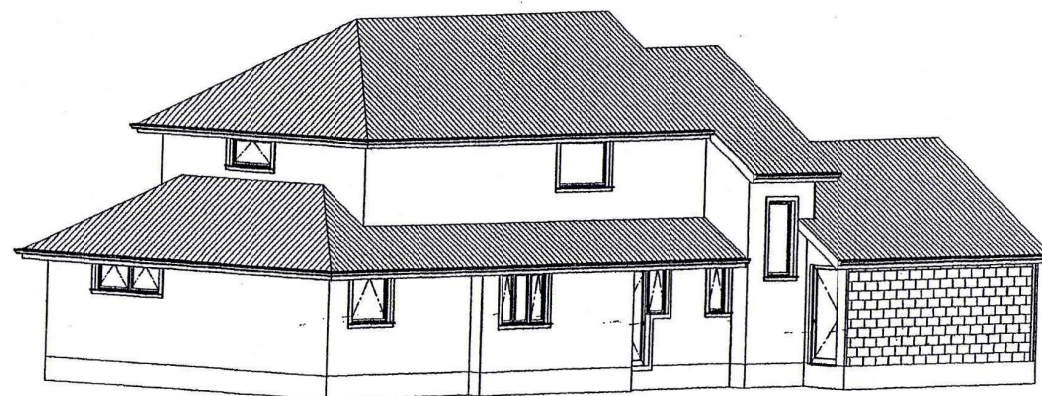
Pursuant to Section 113 of the Act the Council was satisfied that:

- No person is deemed to be adversely affected by the proposal. .
- The environmental effects will be no more than minor.
 - Lot areas and dimensions will not result in an adverse effect to Residential 1 character and amenity.
 - The breach of recession plane is minor.
- The proposal is in accordance with the District Plan.
 - The proposal is consistent with the outcomes sought by the relevant Objectives and Policies of the District Plan.

DATED at Rangiora this 27th day of January 2010



SIGNED by Garry Blay
PLANNING OFFICER



NOTE: Image Quality is due to
condition of Original

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Ross Nevin Design & Draughting

Ph 03 347 2600 Fax 03 347 2603 Mobile 0274 328 483

ALL MEASUREMENTS, DISTANCES FROM BOUNDARIES AND OTHER
RELEVANT DETAILS TO BE CONFIRMED ON SITE AND WITH
RESPECTIVE AUTHORITIES BEFORE BUILDING COMMENCES. E60E



Proposed
Residence For

MR & MRS C & J HAMILTON.
47 QUEEN STREET
RANGIORA.

Date: 05/11/2009

Area: 230M²

Page:

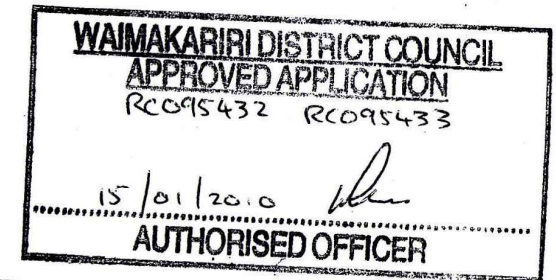
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Plan # 1574

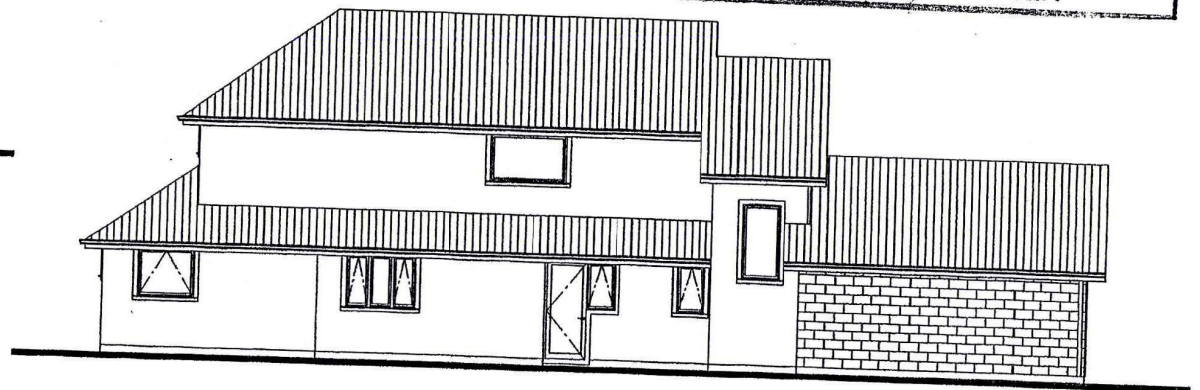
Drawn By: Ross Nevin

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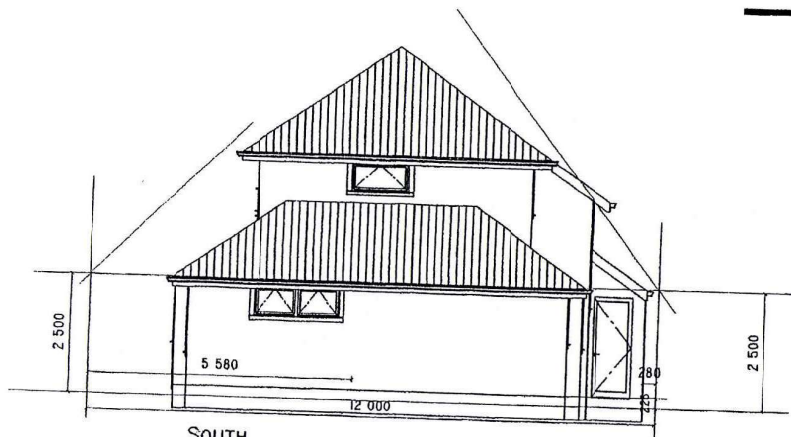
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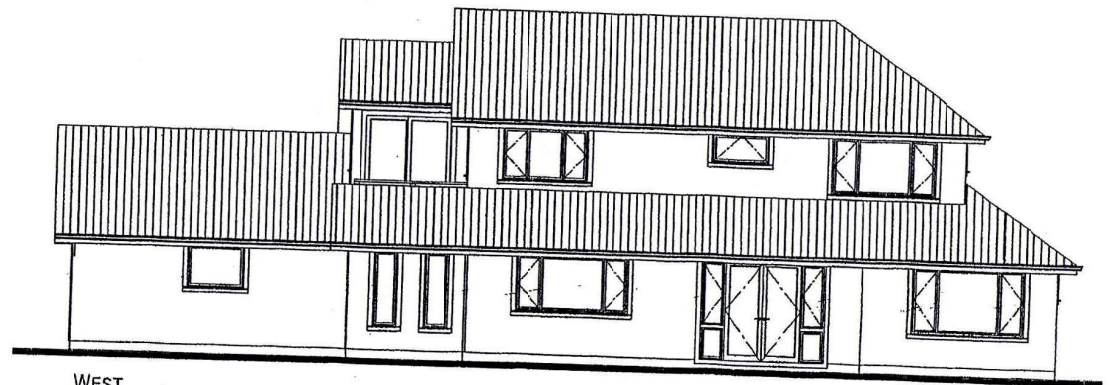
NORTH
ELEVATION



EAST
ELEVATION



SOUTH
ELEVATION



WEST
ELEVATION

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ALL MEASUREMENTS, DISTANCES FROM BOUNDARIES AND OTHER
RELEVANT DETAILS TO BE CONFIRMED ON SITE AND WITH
RESPECTIVE AUTHORITIES BEFORE BUILDING COMMENCES. E&OE



Proposed
Residence For

MR & MRS C & J HAMILTON.
47 QUEEN STREET
RANGIORA.

Date: 05/11/2009

Area: 230M²

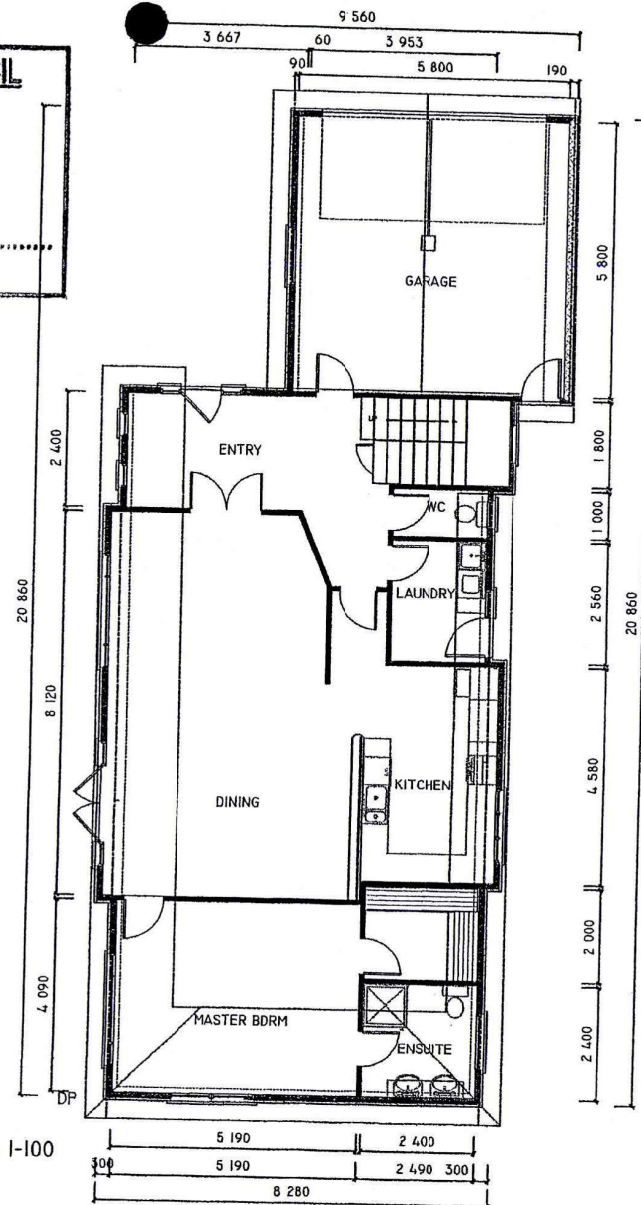
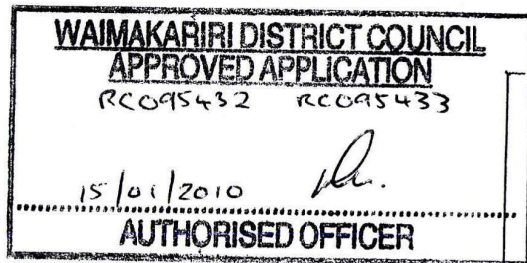
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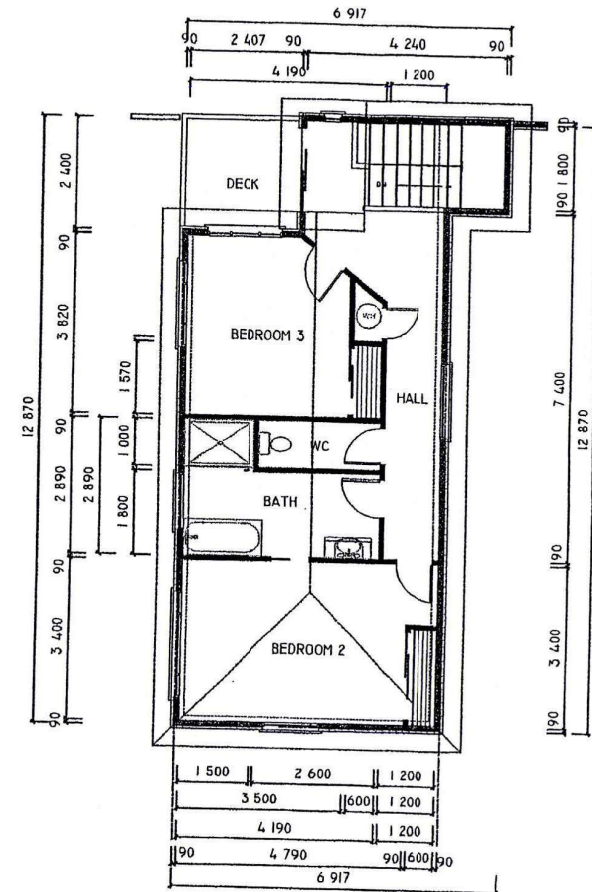
Plan # 1574

Drawn By: Ross Nevin

3



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ALL MEASUREMENTS, DISTANCES FROM BOUNDARIES AND OTHER
 RELEVANT DETAILS TO BE CONFIRMED ON SITE AND WITH
 RESPECTIVE AUTHORITIES BEFORE BUILDING COMMENCES. E80E

A.D.
N.Z.
 architectural
 designers nz

Proposed
 Residence For

MR & MRS C & J HAMILTON.
47 QUEEN STREET
RANGIORA.

Date: 05/11/2009 Area: 250M²

Scale: 1:100 Plan # 1574

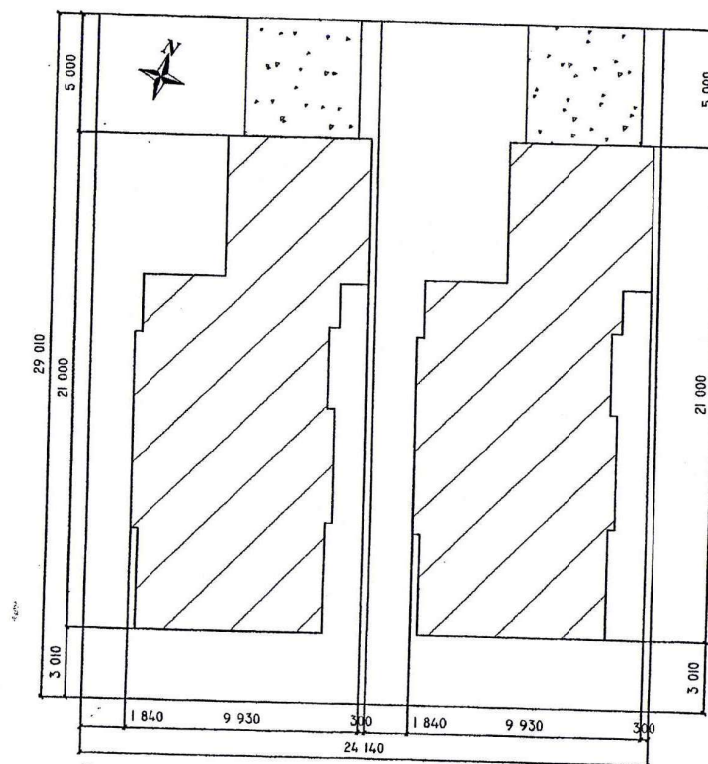
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Page:

2

312 9166

QUEEN STREET



SITE PLAN.
I-200

SITE DETAILS

ADDRESS	47 QUEEN STREET
TOWN-CITY	RANGIORA
AREA	WAIMAKARIRI
LOT	2
DP	
LAND AREA	350M ² PER SITE + -
PLAN FOOTPRINT AREA	62M ²
COVERAGE	46%
WIND ZONE	MEDIUM
WIND REGION	R1
EARTHQUAKE ZONE	8
SNOW ZONE	4
CORROSION ZONE	2

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WAIMAKARIRI DISTRICT COUNCIL
APPROVED APPLICATION
RC095432 RC095433

15/01/2010

[Signature]
AUTHORISED OFFICER

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Proposed
Residence For

MR & MRS C & J HAMILTON.
47 QUEEN STREET
RANGIORA.

Date: 05/11/2009

Area: 230M²

Page:

Scale: I-200

Plan # 1574

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**NOTES:**

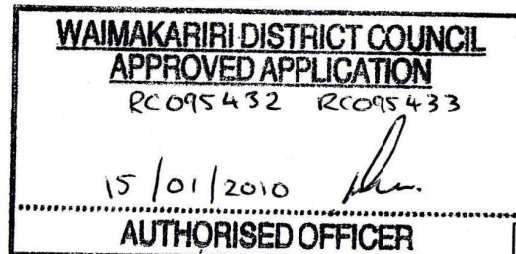
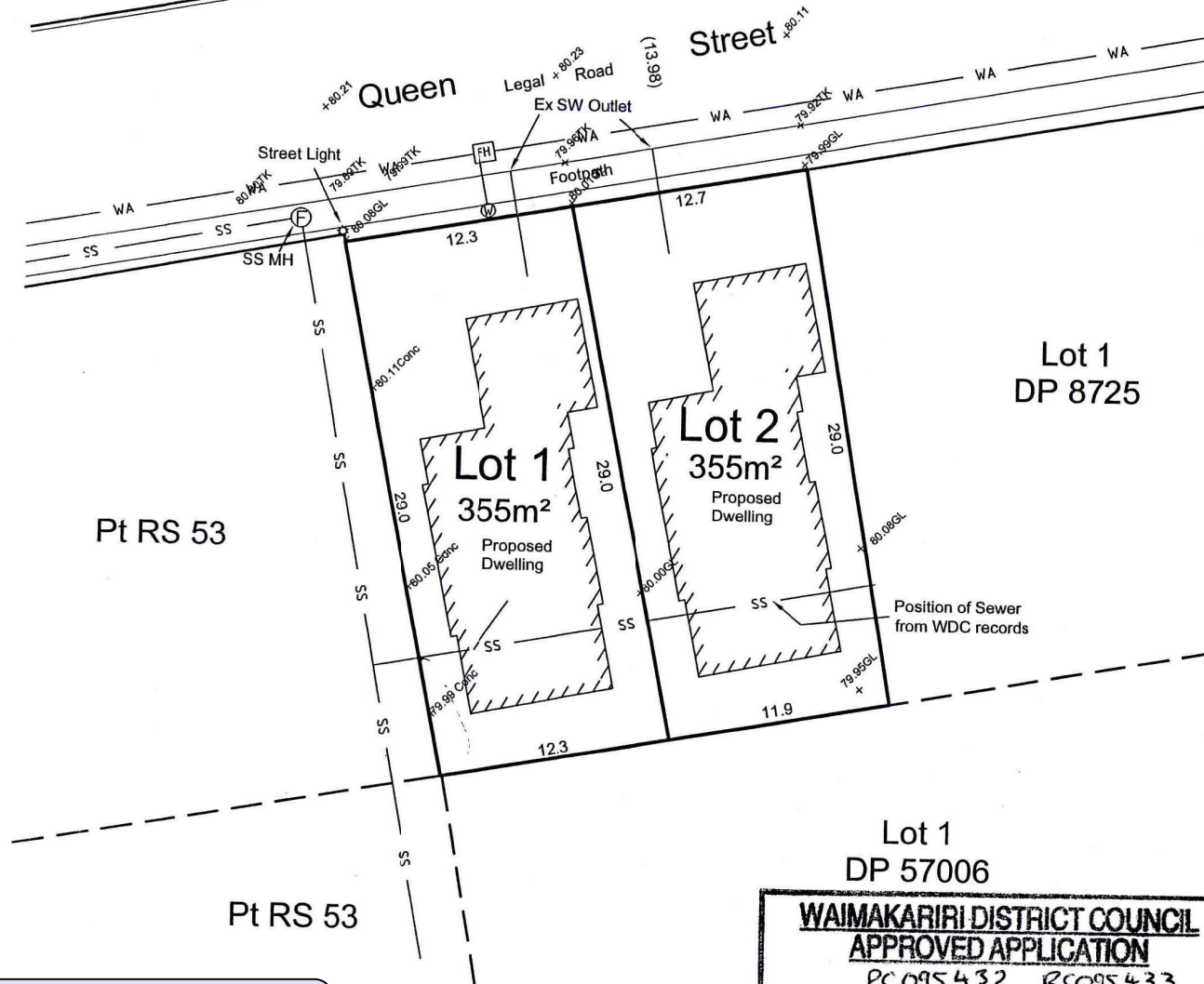
SCHEME PLAN ONLY
AREAS AND DIMENSIONS ARE APPROXIMATE ONLY & SUBJECT
TO FINAL SURVEY. AREAS ARE NETT AND DO NOT INCLUDE
THE ACCESS STRIP.

A SUBDIVISION CONSENT HAS NOT ISSUED IN RESPECT OF
THIS CONCEPT LAYOUT. CONFIRMATION OF THE LAYOUT CAN
ONLY BE ACHIEVED THROUGH THE ULTIMATE ISSUE OF A
SUBDIVISION CONSENT.

ADDITIONAL EASEMENTS MAY BE REQUIRED TO PROTECT
SERVICES.

ORIGIN OF LEVELS : FALSE LEVEL TOP OF KERB @ VEHICLE
CROSSING 80.00m

A 11/09		Issued		RH	RH	MJH
No.	Date	Revision Details		Des.	Ver.	App.
aurecon Aurecon New Zealand Limited 1st Floor, 320 High Street (PO Box 329) Rangiora, New Zealand Telephone: +64 3 315 6776 Facsimile: +64 3 315 6035 Email: rangiora@ap.aurecongroup.com						
Client: C.J & J.A. Hamilton 47 Queen Street Rangiora						
Project: Lots 1 & 2 being Proposed Subdivision of Lot 2 DP 8725						
Drawing Title: COMPRISED IN : CT 405/286 TOTAL AREA : 711m ² (CT) PREPARED BY: R Hope Registered Professional Surveyor November 2009						
Drawn	TS	Date		November 2009		
Designed	RH	Scale		1:250		
Verified	RH	Sheet Size		A3		
Approved	MJH	Drawing No.		SU.01.01		
Project No.		Drawing No.		Rev.		
43940		SU.01.01		A		



NOTE: Image Quality is due to
condition of Original

TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC095432 RC095433
Survey Number	LT 450901	Survey Purpose	LT Subdivision
Surveyor Reference	43940 Hamilton RC095432 RC095433	Land District	Canterbury
Surveyor	Jason Anthony Trist		
Surveyor Firm	Aurecon (Rangiora)		
Dataset Description	Lots 1 and 2 being the Subdivision of Lot 2 DP 8725		

TA Certificates

I hereby certify that plan DP 450901 was approved by the Waimakariri District pursuant to section 223 of the Resource Management Act 1991 on the 18th day of April 2013. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement set out in the Memorandum of Easements attached as a supporting document to plan DP 450901 ☒

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 Dated this 18th day of April 2013. ☒

Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 18/04/2013 08:54 AM

Receipt Information

Transaction Receipt Number 7028853
Signing Certificate (Distinguished Name) Fear, Yvonne Sally
Signing Certificate (Serial Number) 1292396701
Signature Date 18/04/2013

*** End of Report ***



Title Plan - LT 450901

Survey Number LT 450901
Surveyor Reference 43940 Hamilton RC095432 RC095433
Surveyor Jason Anthony Trist
Survey Firm Aurecon (Rangiora)
Surveyor Declaration

Survey Details

Dataset Description Lots 1 and 2 being the Subdivision of Lot 2 DP 8725
Status Initiated
Land District Canterbury **Survey Class** Class A
Submitted Date **Survey Approval Date**
Deposit Date

Territorial Authorities

Waimakariri District

Comprised In

CT CB405/286

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 450901	Fee Simple Title	0.0355 Ha	573801
Lot 2 Deposited Plan 450901	Fee Simple Title	0.0356 Ha	573802
Area A Deposited Plan 450901	Easement		
Area B Deposited Plan 450901	Easement		
Total Area		0.0711 Ha	

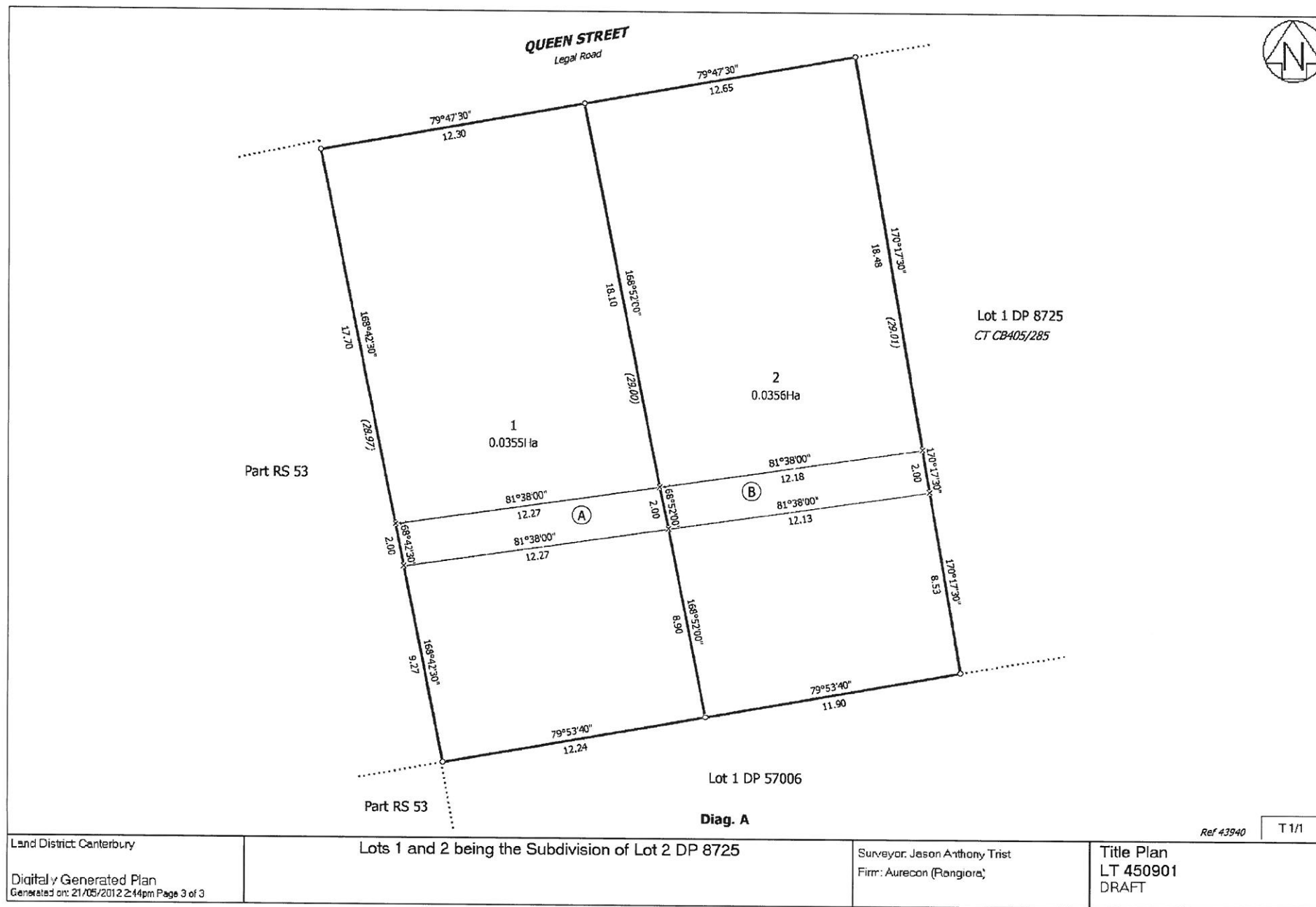
Schedule / Memorandum

Land Registration District	Plan Number	Surveyor Ref
Canterbury	DP 450901	43940

Territorial Authority (the Council)	Council Ref
Waimakariri District Council	

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Drain Sewage	A	Lot 1	Lot 2

Schedule of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Drain Sewage	A	Lot 1	Lot 1 DP 8725 (CT CB405/285)
	B	Lot 2	Lot 1 DP 8725 (CT CB405/285)



A new eastern arterial in Rangiora has been in planning since 2001 and is getting closer to fruition. This page provides information, updates and background about the project.

Why does Rangiora need a new eastern arterial?

There are three main problems that a new arterial can help address:

- The rapid growth of residential population and business activity in Rangiora over the last twenty years has increased traffic volumes, leading to severe congestion on Southbrook Road, causing very slow travel times into and out of the township for both freight and people.
- Three to five thousand new homes are planned for East Rangiora and these new residents will need good transport links to Southbrook and onto Christchurch, otherwise it will further increase congestion and divert drivers onto less suitable routes.
- The increasing traffic volumes along Southbrook and Lineside Road is increasing the risk of accidents on the level railway crossing as well as for pedestrians crossing Southbrook Road to get to school, church, the supermarket and other key social destinations.



What sort of the road are we talking about?

The road will be two lanes (one each way) and 60km/h where there are no houses along the side of the road. This will reduce to 50km/h where there are driveways connecting onto the road.

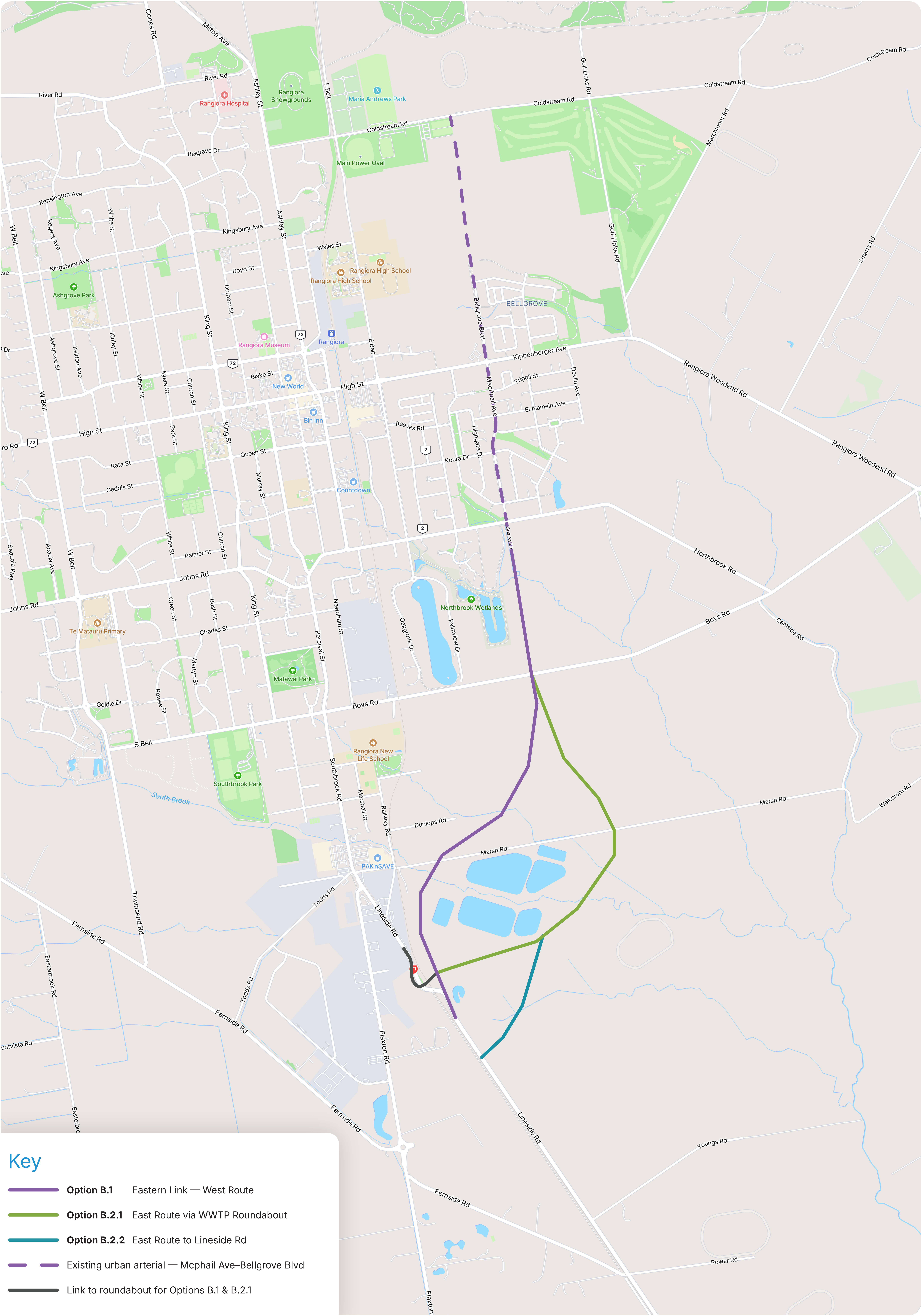
There will be a shared use path (combined cycleway and walkway) alongside the road.

There will be a new roundabout and level rail crossing near where the existing rail crossing is on Lineside Road. This plan (inset link) shows a concept of the road layout.

What is the route?

The plan on the right shows the route of the new arterial, This is the same as the designation in the Proposed District Plan and has been shown in a range of planning documents (such as the east Woodend Structure Plan) since it was originally thought about in 2001.

The route connects to McPhail Avenue. This road was built quite wide in anticipation of the eastern link being constructed. The route continues north into Bellgrove Boulevard which will eventually connect with Coldstream Road, providing a new north-south arterial route from the north to the south of Rangiora.



What is the cost and timeframe.

The cost of the project is estimated to be \$35 million, This is an initial cost estimate only and work is underway to prepare a concept design and more detailed cost estimate. We expect to have a more accurate forecast of the cost in late 2025.

The Council's Long Term Plan currently shows the project being delivered in 2028 and 2029. This is subject to receiving funding from the Government National Land Transport Programme, which may mean the work is brought forward to delayed depending on funding availability.

The planning work and concept design is being funded between the Council (using rates) and New Zealand Transport Agency (NZTA). It is expected that the construction cost will be funded through a combination of development contributions, rates and money from the Government (through NZTA)

What work has been done so far?

- The Rangiora Transport Study (2001) identified the need to relieve congestion and service growth areas in the future and proposed the Rangiora Eastern Link and other interventions as a package of measures.
- A Scheme Assessment Report (2005) advanced investigations of a route for the proposed Rangiora Eastern Link.
- Preparation of the Notice of Requirement (2021) for the Proposed Waimakariri District Plan to establish a Designation for the land required.
- A range of Technical Studies have been completed to address potential areas of risk and environmental impact to support the Notice of Requirement.
- Intersection modelling (2024) has been completed to assess options for the design of the intersection at Lineside Road and new level railway crossing.
- A Transport Assessment to support selection of the options for the route and confirm the effectiveness of the arterial in addressing congestion
- The Council considered the options for the route of the arterial on 1 April 2025. A copy of the report is [here](#).

Form 7

Code compliance certificate 120970

Section 95, Building Act 2004

The building

Street address of building: 47 Queen Street, Rangiora

Legal description of land where building is located: LOT 1 DP 450901

Valuation number: 2165354801

Building name:

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use:

Year first constructed:

The owner

Name of owner: Hamilton Craig James & Hamilton Jenny Ann

Contact person: Craig Hamilton

Mailing address: 273 Upper Sefton Road, RD 7, Rangiora 7477

Street address/registered office:

Phone number: Landline: 312 9166

Mobile: 0274 340 503

Daytime:

After hours:

Facsimile number:

Email address: hamlendowns@xtra.co.nz

Website:

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

As above

Building work

Building consent number: 120970

Consent description: New dwelling with attached garage

Issued by: Waimakariri District Council

Code compliance

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

(a) the building work complies with the building consent

A handwritten signature in black ink, appearing to be 'SSm', positioned above a horizontal line.

Signature

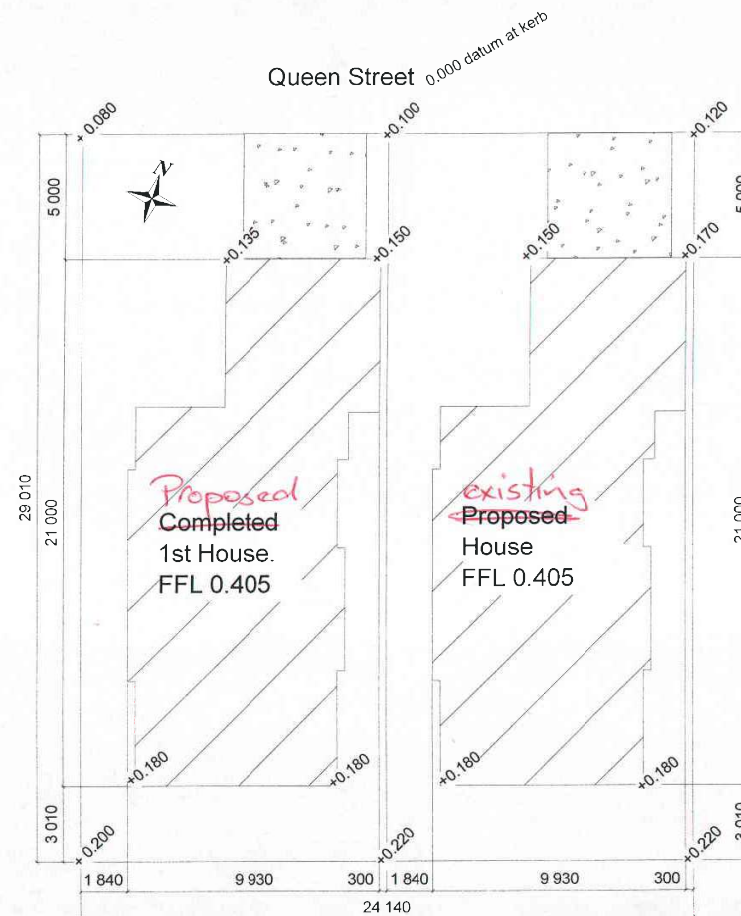
Building Administration

On behalf of: Waimakariri District Council

Date: 25/07/13

ISSUED BC120970 08/06/12

120970



Site Plan.
1-200



Site Details

Address	47 Queen Street
Town-City	Rangiora
Area	Waimakariri
Lot	1
DP	
Land Area	350m² per Site + -
Plan Footprint Area	162m²
Coverage	46%
Wind Zone	Medium
Wind Region	A
Earthquake Zone	2
Snow Zone	N4
Corrosion Zone	B

Plan Directory

Page	View
1	Site Plan
2	Floor Plans
3	Elevations
4	Bracing Layout Window & Door & Lintel Sizes.
5	Floor Joist Layout Engineers beam and pad locations
6	Engineers Details
7	Cross Section A, Framing Schedule
8	Cross Section B.
9	Cross Section C.
10	Construction Details
11 & 12	EZ Panel fixing & Flashing Details
13	Gerard Roof Tile Details
14	Block Wall Details. Wet area details
15	Butynol Details
16	Drainage Plan
17	Electrical Layout Plan
18	Slab Dimensions
19	Roof Layout

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Ph 03 347 2600 Fax 03 347 2603 Mobile 0274 328 483

All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE



Proposed
Residence For

Mr & Mrs C & J Hamilton.
47 Queen Street
Rangiora.

Date: 16/03/2012 Area: 230m²

Scale: 1-200 Plan # 1574/2

Drawn By: Ross Nevin

Page:

1

ISSUED BC120970-08/06/12

20 garage door with 6mm hardies sheet to frame behind cladding, and R2.6 wall insulation. Roof underlay to be fiore rated for 1.0m from fascia.

Smoke Alarm. Complying with BS 5446 Pt 1 or UL 217, ULC S531, AS 3786.

Note.
All recessed downlights to be CA rated with 1-per 5m² minimum

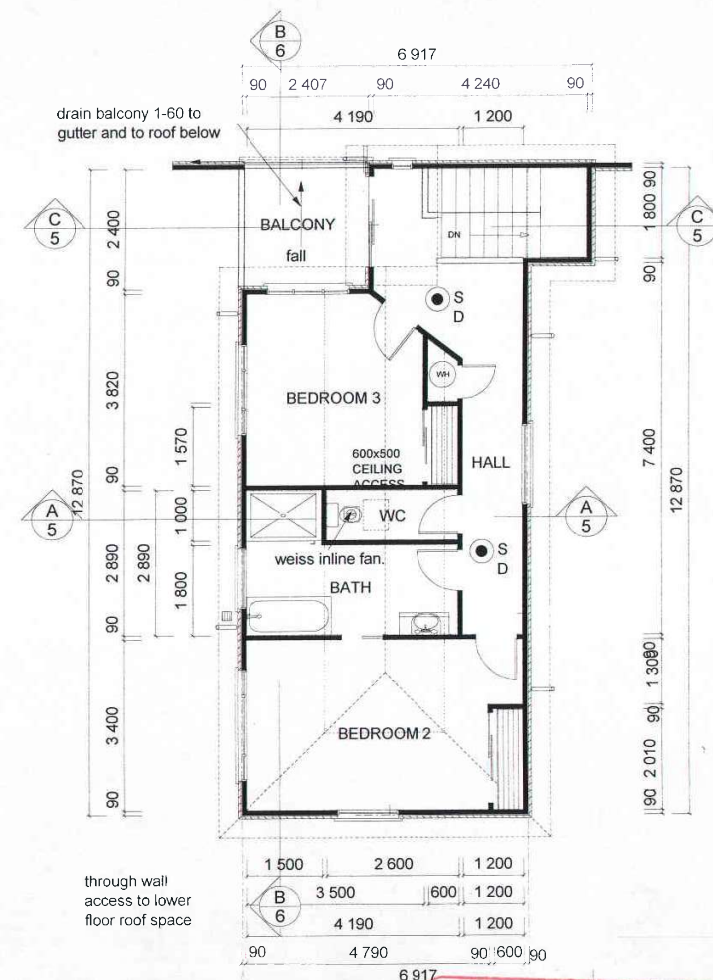
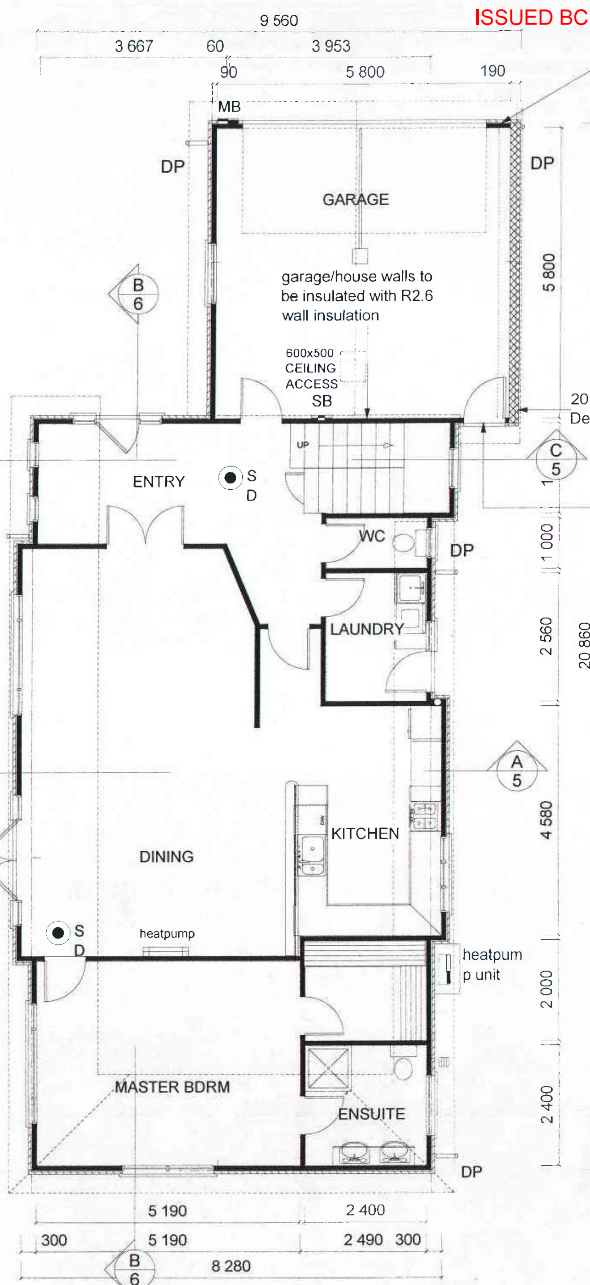
Shower Enclosures to be Acrylic proprietary units.
Overflow's to bath and vanity basins.

20 ser block wall.
Details page 14

Fire rate return wall to house wall with 6mm hardies sheet to frame behind cladding, and R2.6 wall insulation. Fire rated personal door.

Floor Plan.
Area 162m² Scale 1-100

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Upper Floor.
Area 72m²
Scale 1-100

Waimakariri District Council
Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 3.
Signed *[Signature]* 7.6.12

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47 Queen Street
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Date: 16/03/2012 Area: 230m²

Scale: 1-100 Plan # 1574/2

Drawn By: Ross Nevin

Page:

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ISSUED BC120970 08/06/12

120970

North
Elevation

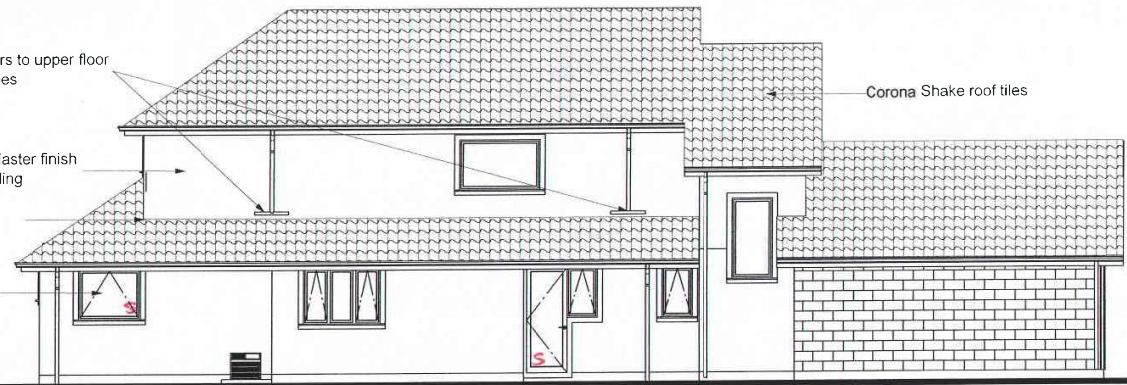
Installer of exterior cladding to install vertical control joints @ 5.4m crs as per specifications.

spreaders to upper floor downpipes

EZ panel & plaster finish exterior cladding

apron flashing to all wall roof junctions as per detail page 9

double glazed windows & doors with 100x25 facings

East
ElevationSouth
ElevationWest
Elevation

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

Signed *[Signature]* 7.6.12

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Date: 16/03/2012 Area: 230m²

Scale: 1-100 Plan # 1574/2

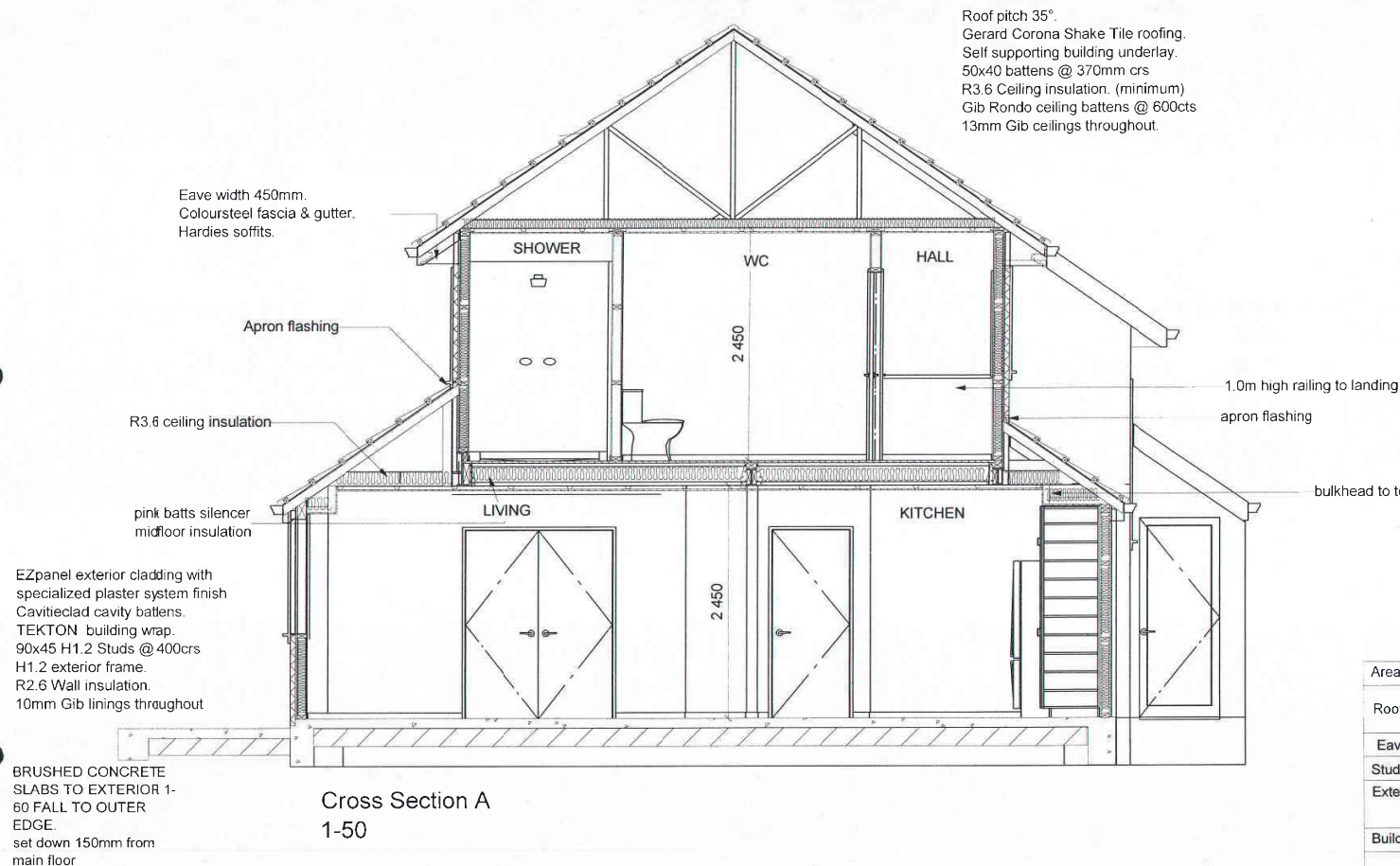
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Page:

3

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120970



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Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 4.
Signed *[Signature]* 7.6.12

All framing to be graded SG8

Area over foundations	158m ² ground floor, Total 230m ²
Roof & pitch	Gerard Corona Shake Metal Tiles. 35° Pitch
Eave width	450mm
Stud height	2450mm
Exterior cladding	Specialized Products EZ Panel cavity Clad System. Plaster finish
Building Wrap.	Tekon HouseWrap
Framing Timbers.	
Exterior walls	90x45 H1.2 Radiata
Interior walls	90x45 H1.2 Radiata
Ceiling Plates	140x35 H1.1 Radiata
Ceiling battens @ 600cts	Gib Rondo
Trusses as per manufacturer	H1.2 Radiata
Roof Framing	H1.1 Radiata
Pergolas & exterior timbers	H3.2 Radiata Pine
Window Reveals	H3.1 Radiata Pine

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Proposed
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Mr & Mrs C & J Hamilton.
47 Queen Street
Rangiora.

Date: 16/03/2012 Area: 230m²

Scale: 1-50 Plan # 1574/2

Drawn By: Ross Nevin

Page:

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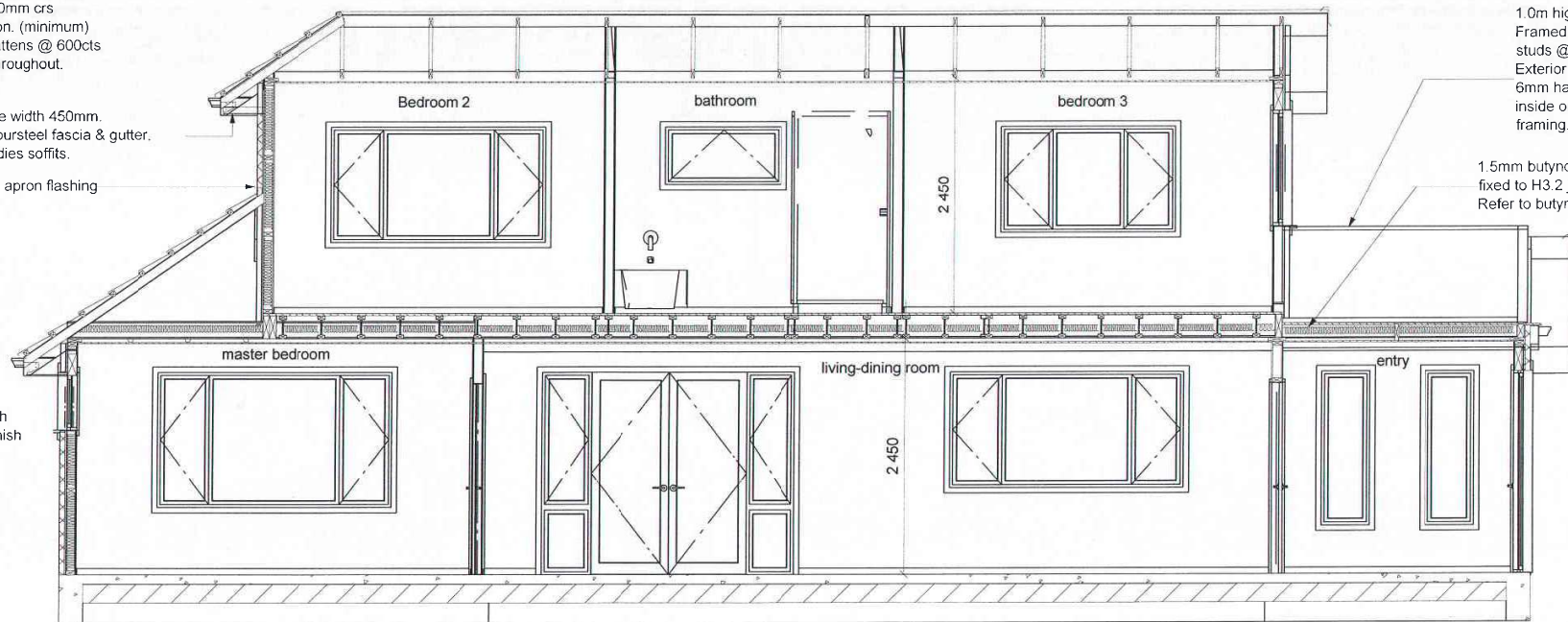
011 120970

Roof pitch 35°.
Gerard Corona Shake Tile roofing.
Self supporting building underlay.
50x40 battens @ 370mm crs
R3.6 Ceiling insulation. (minimum)
Gib Rondo ceiling battens @ 600cts
13mm Gib ceilings throughout.

Eave width 450mm.
Coloursteel fascia & gutter.
Hardies soffits.

apron flashing

EZpanel exterior cladding with
specialized plaster system finish
Cavities cavity battens.
TEKTON building wrap.
90x45 H1.2 Studs @ 400crs
H1.2 exterior frame.
R2.6 Wall insulation.
10mm Gib linings throughout

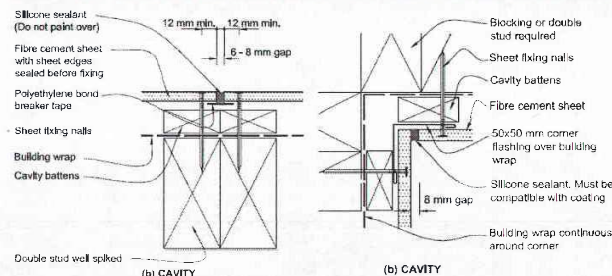


1.0m high railing.
Framed from H3.2 Radiata with
studs @ 400crs.
Exterior cladding as per house.
6mm hardies sheet cladding to
inside on cavity battens to H3.2
framing.

1.5mm butynol over 18mm ply
fixed to H3.2 joists @ 400crs.
Refer to butynol details.

Cross Section B
1-50

Figure 111: Internal corners for fibre cement sheet
Paragraphs 9.7.5.1 a) and 9.7.5.2 b)



NOTE:
(1) Fibre cement sheet to be sealed including all edges before fixing battens.
(2) Do not apply paint over sealant. If texture coated, use polyethylene bond breaker tape.

Figure 129: Enclosed balustrade-to-wall junction for EIFS
Paragraphs 9.6.1 and 9.6.10.2

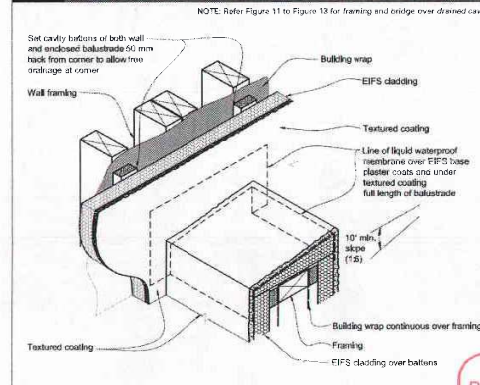
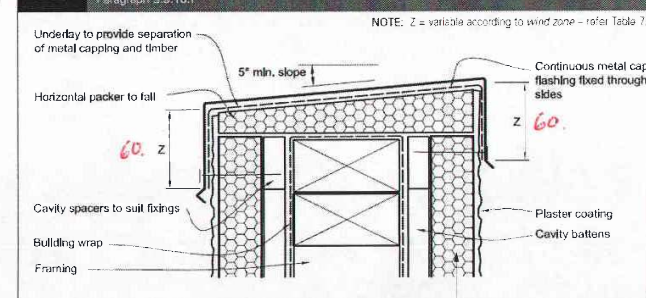


Figure 130: Parapet with metal capping for EIFS
Paragraph 9.9.10.1



substitute EIFS to inside of railing for
6mm hardies sheet on cavity battens
over tekton building wrap.
seal all edges as per details

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Rangiora.

Waimakariri District Council
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clause 3.
Signed *[Signature]* 26.7.2012

Date: 16/03/2012 Area: 230m²
Scale: 1-50 Plan # 1574/2
Drawn By: Ross Nevin

Page:

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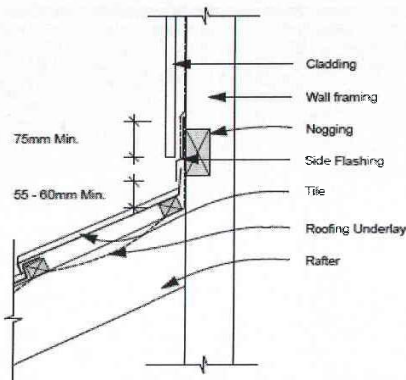
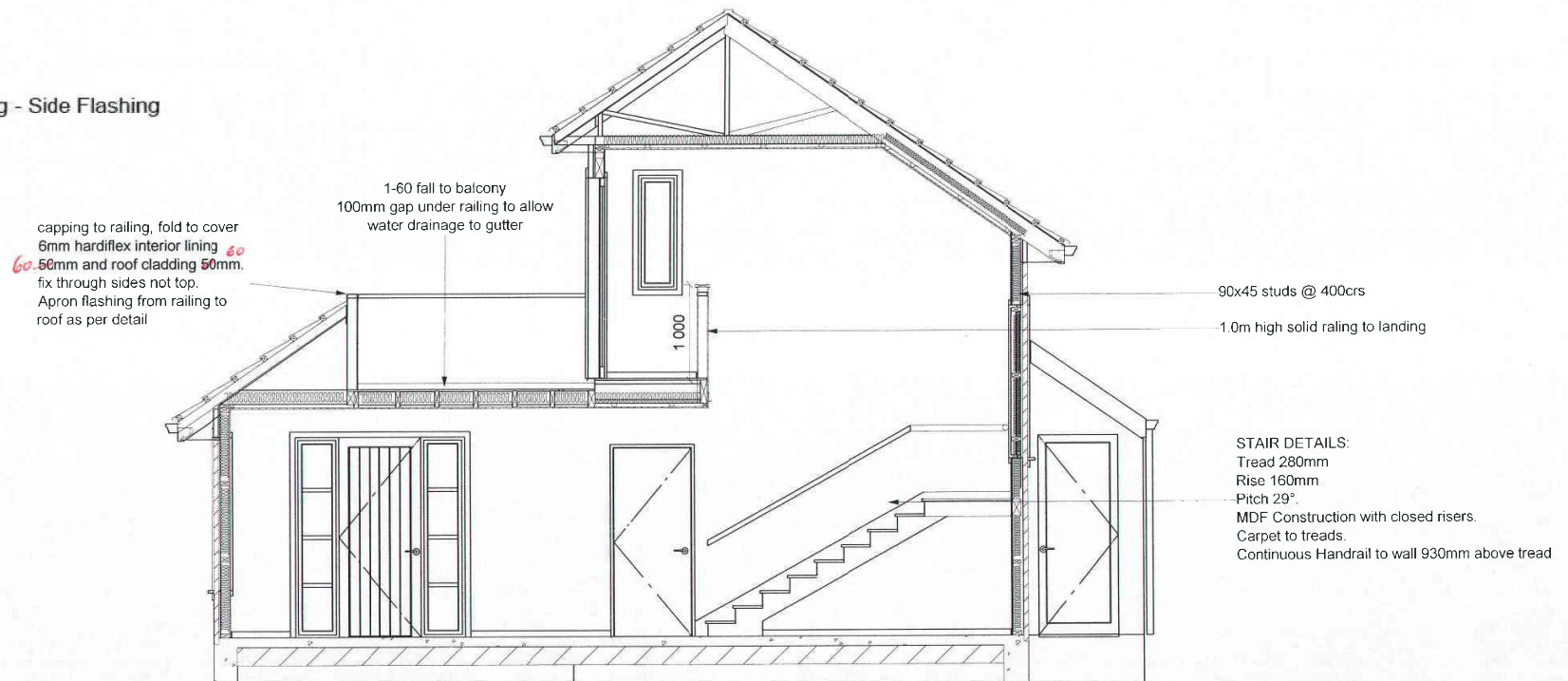


Figure 11
Transverse Wall Flashing - Side Flashing
Corona Shake profile



Cross Section C
1-50

Waimakariri District Council
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Signed *[Signature]* 7.6.12

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Scale: 1-50 Plan # 1574/2

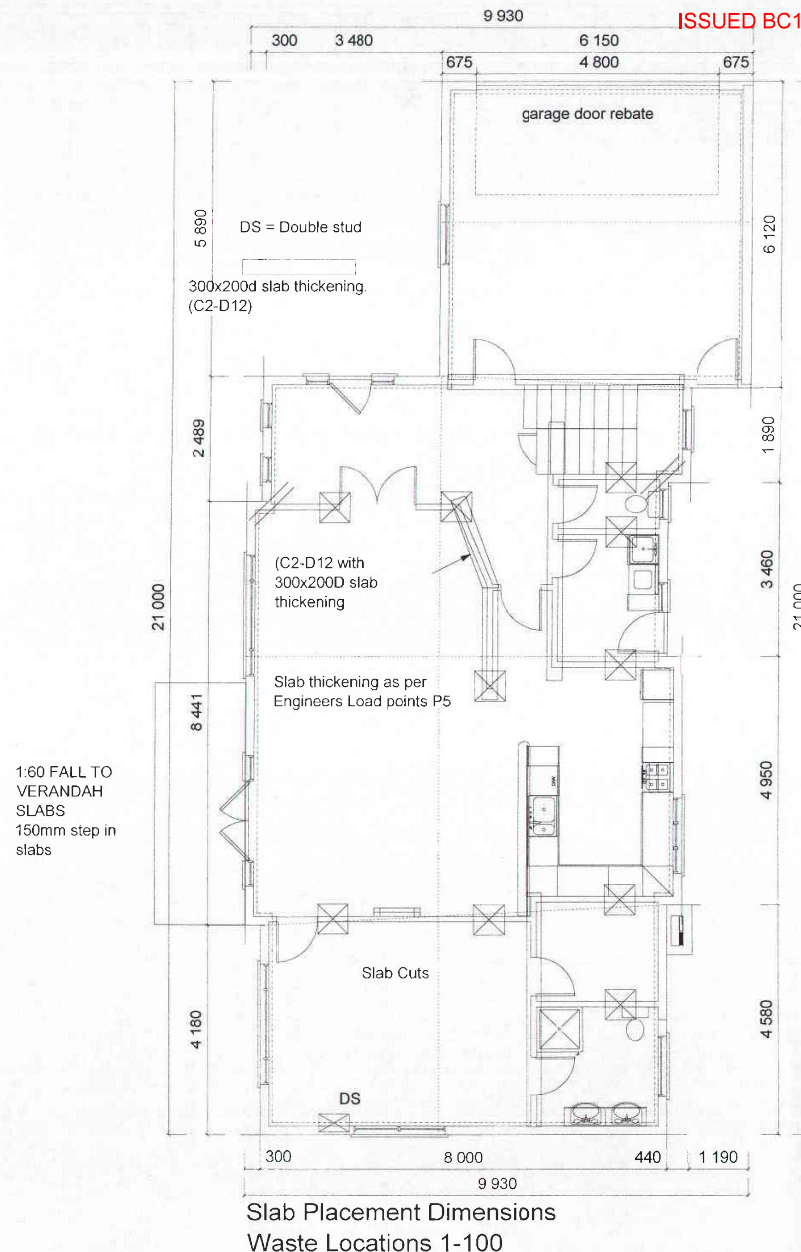
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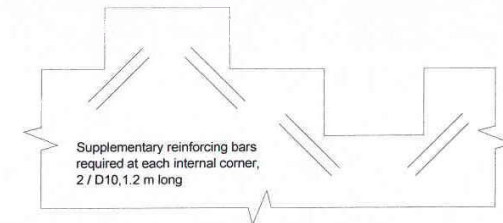
9

ISSUED BC120970 08/06/12

120970



refer to pages 5 & 6 for floor thickening and pad locations and details.



Supplementary Reinforcing

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

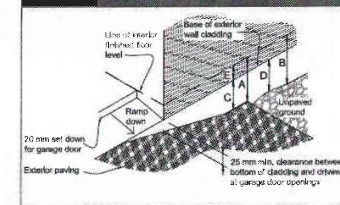


Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note 1)		100 175 50(2)				

NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

Slab Area 269m²
FFL = CGL + 225mm
Floor 17.5MPa concrete.
Foundation 20MPa concrete
100 mm Concrete Slab.
500E Mesh to total floor area.
Polythene DPM on *AP40*
Slab cuts as shown.
Slab thickening as per detail and reference to load points from truss designer.
Waste Sizes.
Kitchen & bath 40mmØ
Shower, Eazyclean/40mmØ
Vanities, & tub 32mm.
Toilet 100mmØ

Waimakariri District Council
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 and the Building Regulations 1992, clause 3.
Signed: *[Signature]* 7.6.12

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47 Queen Street
Rangiora.

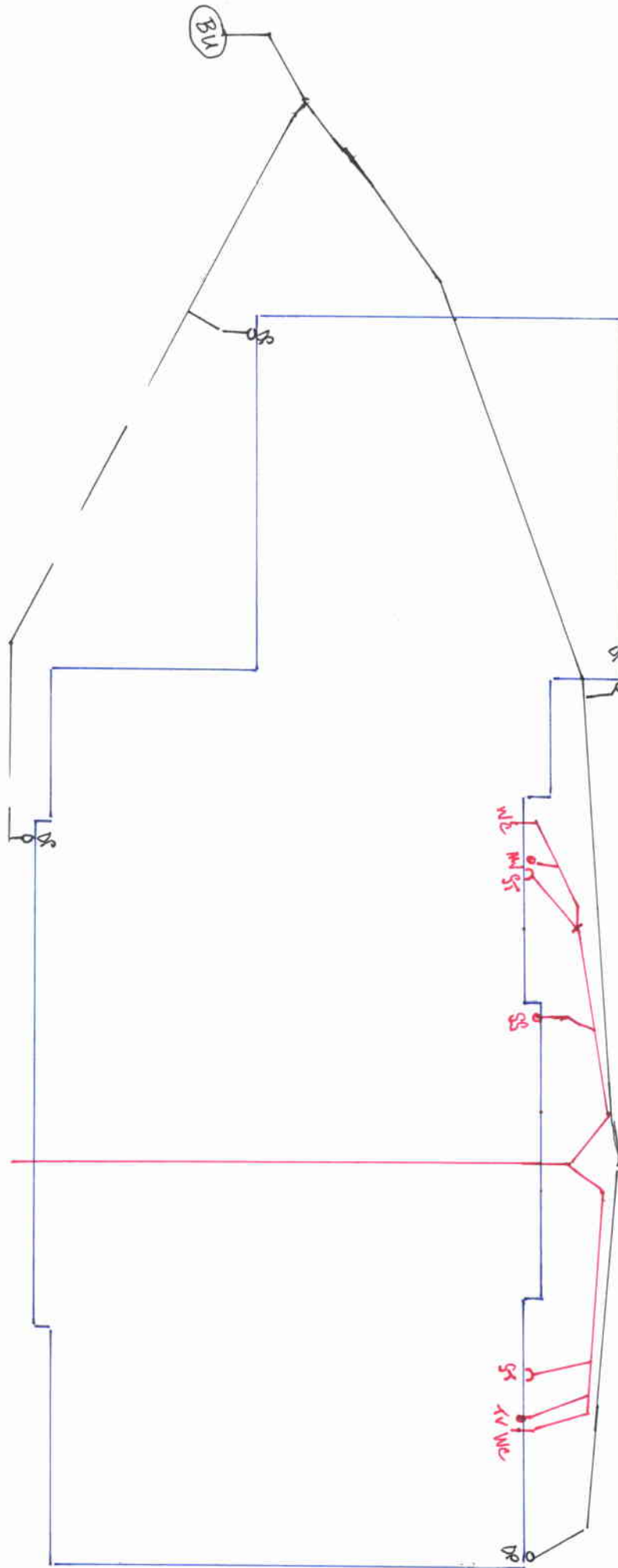
Date: 16/03/2012 Area: 230m²

Scale: 1-100 Plan # 1574/2

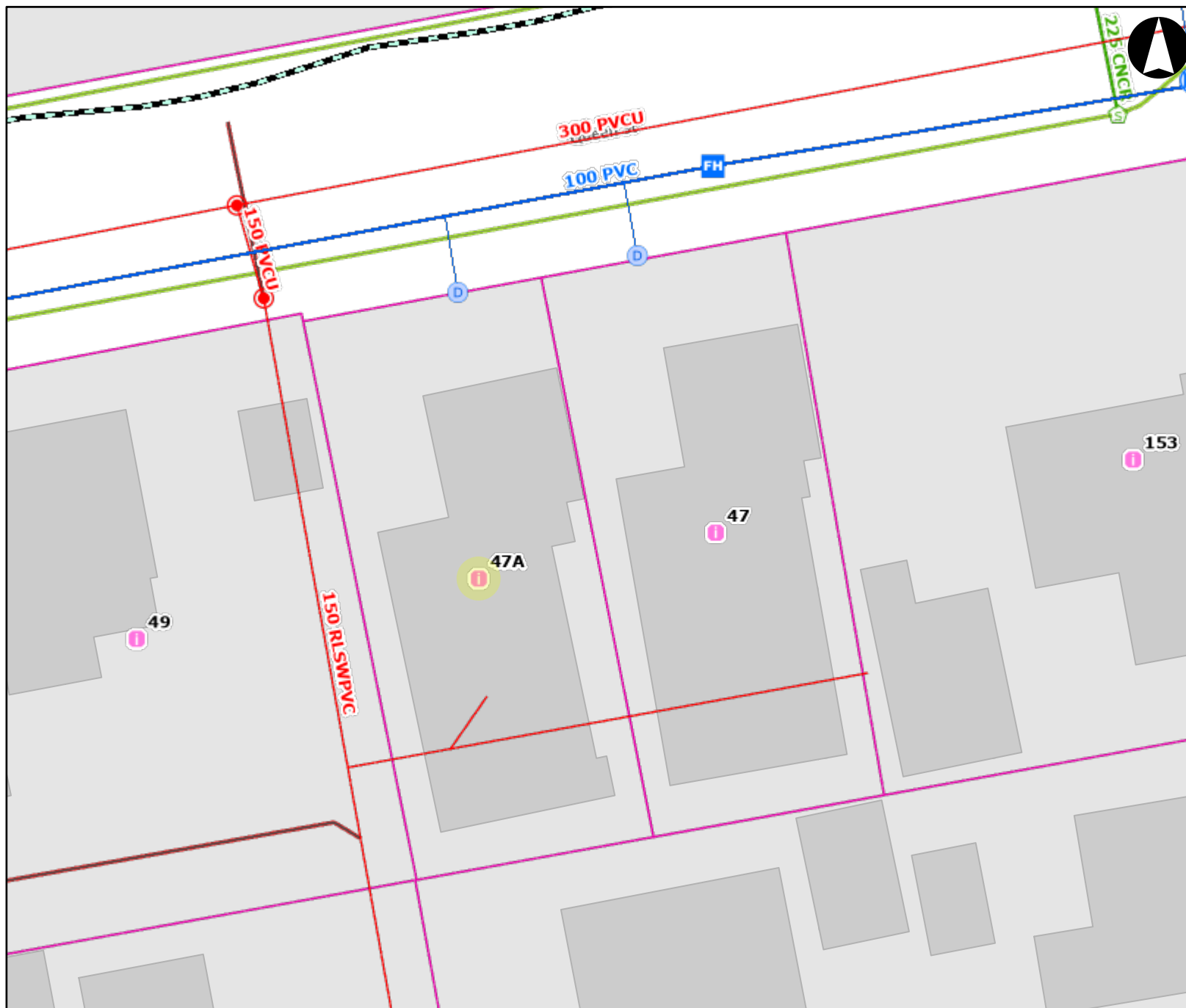
Drawn By: Ross Nevin

Page:

18



LEGEND: SEWER ——— STORMWATER ———		DRAINAGE PLAN	
SCALE: 1-100		DRAWN BY: <i>Les Grosswell</i>	
NAME: <i>C.J. & J.A. Hamilton</i>		JOB N ^o : <i>120970</i>	
ADDRESS: <i>47 Queen Street Rangiora</i>		VAL N ^o : <i>2165354800</i>	
DRAINLAYER: <i>N. King 06369</i>		INSPECTED: <i>R.J.</i>	
		DATE DRAWN: <i>29-7-13</i>	



Legend

Override 1

Water Service Connections

On Demand Water Connection

Water Valves

Hydrant Valve

Water Valve

Water Service Lines

Water Network Mains & Facility Pipes

Wastewater Chambers - Detailed

Manhole Chamber

Wastewater Service Lines

Wastewater Network Mains, Facility Pipes & Culverts

Pipe Type

Pressure, Gravity, Not Yet Defined

Stormwater Chambers - Detailed

Sump Chamber

Stormwater Network Mains, Facility Pipes & Culverts

Unverified Assets - Lines

Drainage Unverified Asset

Sewer Unverified Asset

Fibre

Owner

WDC

Properties < 1 ha

Property Boundaries with Attributes

Current Property

Deposited Land Parcels

Road Names

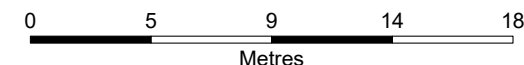
anne.hunter@wmk.govt.nz

Waimakariri District Council

Date: 4/08/2026

Scale 1:282

Original page size: A4



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Credits:

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



Flood Hazard

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



All Flooding Hazard 200 year

ClassName

- Low
- Medium
- High

- Properties > 1 ha
- Related Address
- Future Address

Property Boundaries with Attributes

- Current Property
- Deposited Land Parcels

Road Names

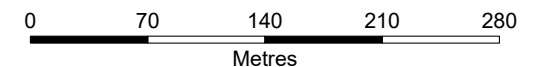
anne.hunter@wmk.govt.nz

Waimakariri District Council

Date: 4/08/2026

Scale 1:4,514

Original page size: A4



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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.

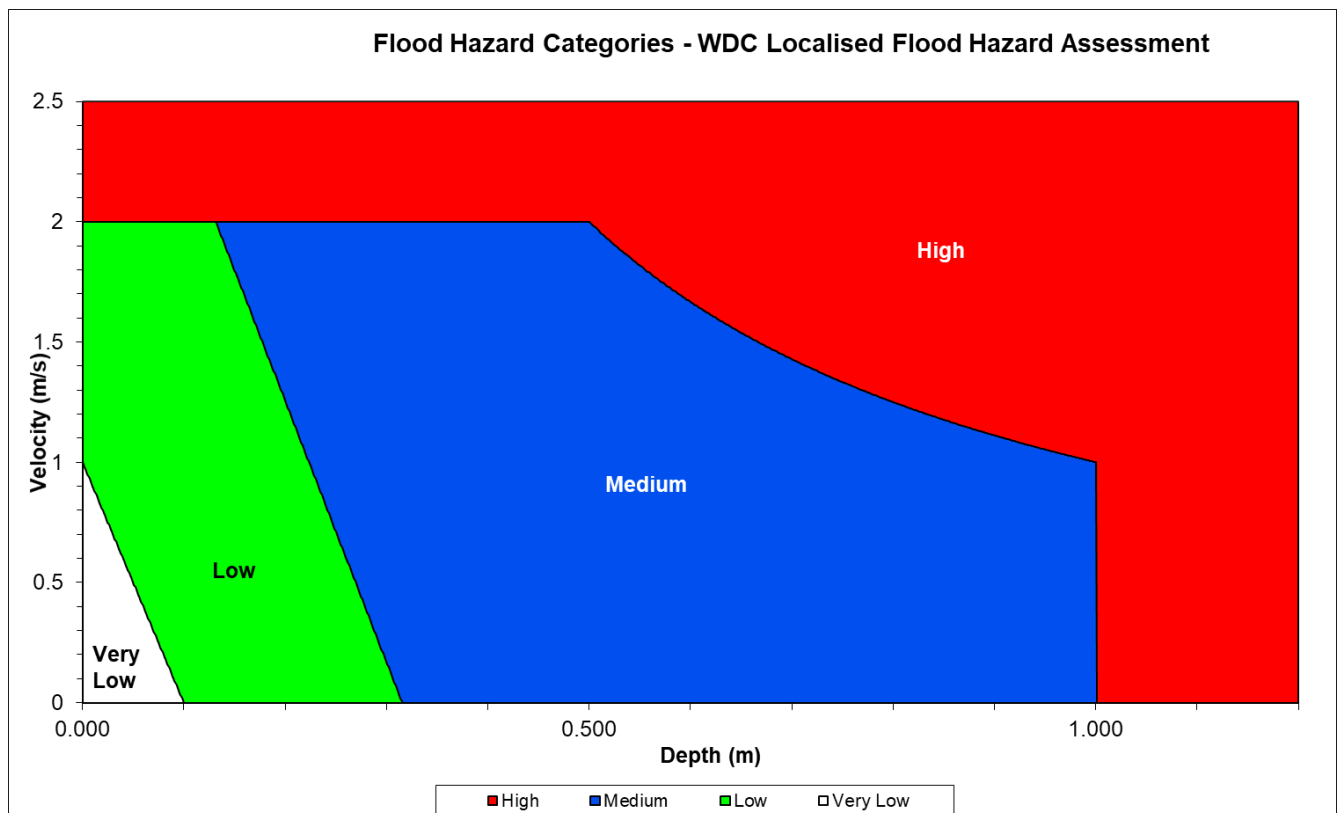
1. Annual Exceedence Probability.

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.

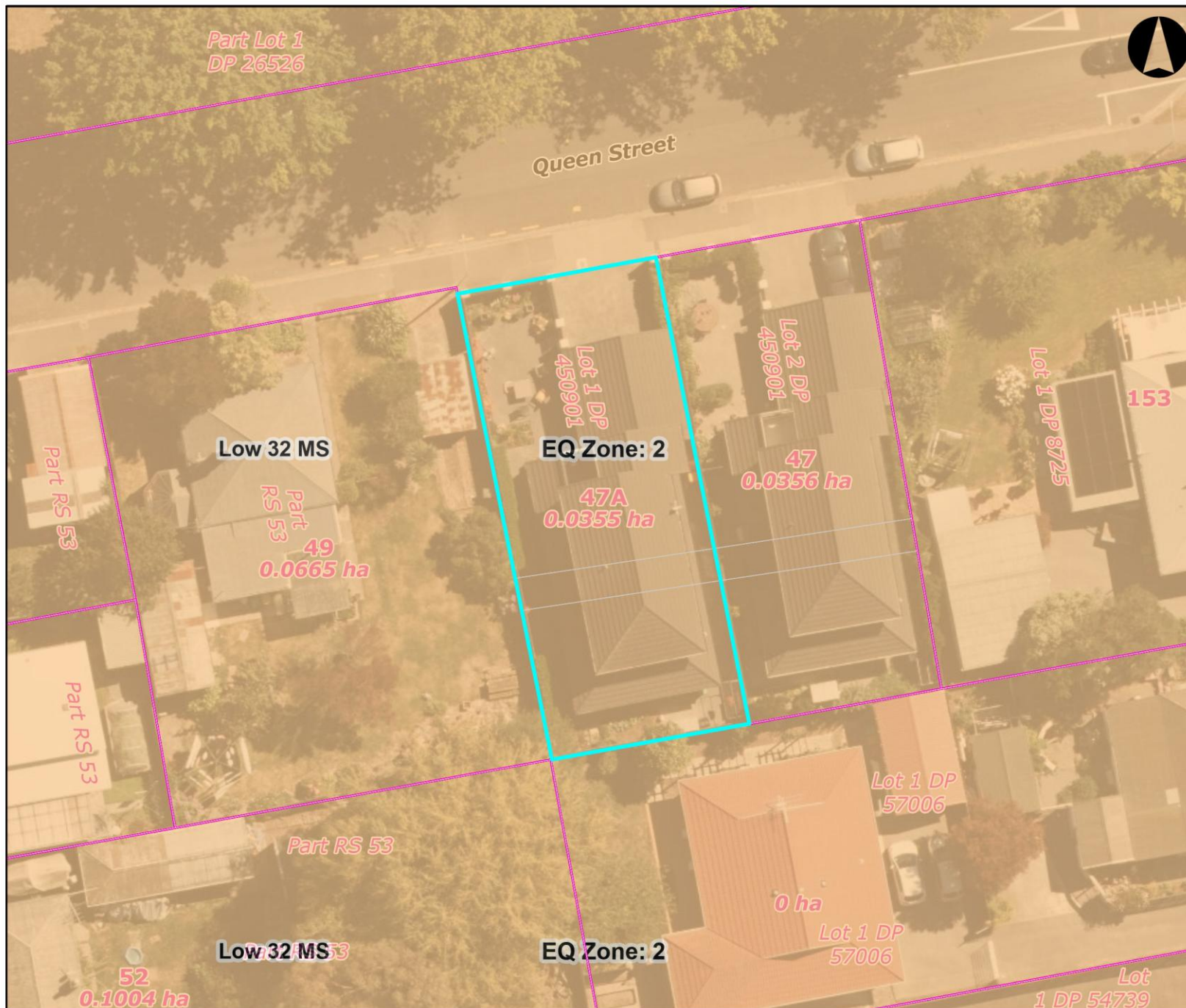
6. District Plan

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

LM2601869 4/08/2026 Page 45

Land Parcel

Property Boundary

NZS3604:2011

Low 32 MS

NZS3604:2011

ZONE

2

Author: Anne-Sharee Hunter

Date: 4/08/2026

Scale 1:339

Original page size: A4

0 5 10 15 20
Metres

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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

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.



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

You can make your choice by talking to Customer Services at any Council Service Centre, sending an email to 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