

Land Information Memorandum

Application

Simon Ensor 10 Thomas Lane Rangiora	No. Application date Issue date	LM2601709 3 July 2026 8 July 2026
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Property

Valuation No.	2165564200
Location	10 Thomas Lane
Legal description	Lot 26 DP 76235
Owner	Simon Henry John Ensor & Victoria Ellen Ensor
Area (hectares)	0.0735

Rates

Rating Valuation	
Land	\$ 400,000
Capital Value	\$ 760,000
Improvements	\$ 360,000
Date of Last Revaluation	1 June 2025
Current Rates Year 1st July 2025 to 30th June 2026 – 2026-2027 rates not yet available	
Annual Rates	\$ 4,948.38
Current Instalment	\$ 1,237.10
Current Year – Outstanding Rates	\$
Arrears for Previous Years	\$11,921.73
Next Instalment Due	20/08/2026

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

Land Information Memorandum**2**

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

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

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

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

Planning/Resource Management**WAIMAKARIRI DISTRICT PLAN**

The 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/>

06/06/95 RESOURCE CONSENT 950454: 60 LOT RESIDENTIAL SUBDIVISION OF LOT 2 DP 69972. A certificate of conditions was issued 4/12/97. A copy of this resource consent is available if required.

Land Use on Contiguous Properties

No information located

Land Information Memorandum**4****Building**

- 23/08/05 BUILDING CONSENT 050370 : ALTERATION AND INSTALL MASPORT TORONTO LOG FIRE (code compliance certificate issued 31/05/07, copy attached).
- 07/07/99 BUILDING CONSENT BC990842 : ERECT A 2 STOREY DWELLING WITH ATTACHED GARAGE AND LOGAIRE MICROS LOG FIRE (code compliance certificate issued 23/11/99, copy attached)

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

Site plan, floor plan and elevations are attached.

Sewer and Water

Sewer Available – SEWER – EASTERN DISTRICTS – plan attached

Water Available – WATER – RANGIORA – plan attached.

Water quality information for each public water supply scheme can be found by following the link below and click on “Water Quality Testing Results”:

<https://www.waimakariri.govt.nz/services/water-services/water-supply>

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 buildover 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.

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

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 on Council roading assets (e.g., footpaths, kerb ramps, street trees) impacted without an approved Vehicle Crossing Permit. For further information refer to the Council's Vehicle Crossing Information Pack in the following link:
https://www.waimakariri.govt.nz/_data/assets/pdf_file/0012/141330/20250721-QD-RDG-Information-002-Vehicle-Crossing-Information-Pack.PDF

Special Land Features

Wind Zone	Medium
Earthquake Zone	2
Snow Load Zone	4
Other	

Ground Conditions

This property maybe within an area of peat subsoil ground conditions, see attached report from Connell Wagner. Any additional development may require an Engineers Design Certificate for foundations.

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/_data/assets/pdf_file/0012/141330/20250721-QD-RDG-Information-002-Vehicle-Crossing-Information-Pack.PDF)

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>

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>.

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>.

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

Developers approved plans attached. Letter attached re; street numbering for your 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: 8 July 2026

Signed on Behalf of Council

DEBBIE WALLS - PROPERTY INFORMATION – LIMS OFFICER



Legend

- ⑩ Properties < 1 ha
 Current Property
 Deposited Land Parcels
— Road Names

Scale 1:141 Original page size: A3 debbie.walls@wmk.govt.nz
 Waimakariri District Council
 Date: 7/07/2026

Disclaimer:

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

Credits:

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



WAIMAKARIRI
DISTRICT COUNCIL

215 HIGH STREET
PRIVATE BAG 1005
RANGIORA
NEW ZEALAND
TEL: (03) 313 6136
FAX: (03) 313 4432
DIRECT LINE FROM
KAIAPOI: 327 6834



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

C & T FULLER
56 ROWSE STREET
RANGIORA

No. 990842
Issue date 23/11/99

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE NEW DWELLING
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	RESIDENTIAL
Estimated Value	\$175,000
Location	52 ROWSE ST, RANGIORA
Legal Description	LOT 26 DP 76235 BLK X RANGIORA SD
Valuation No.	2165564200

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

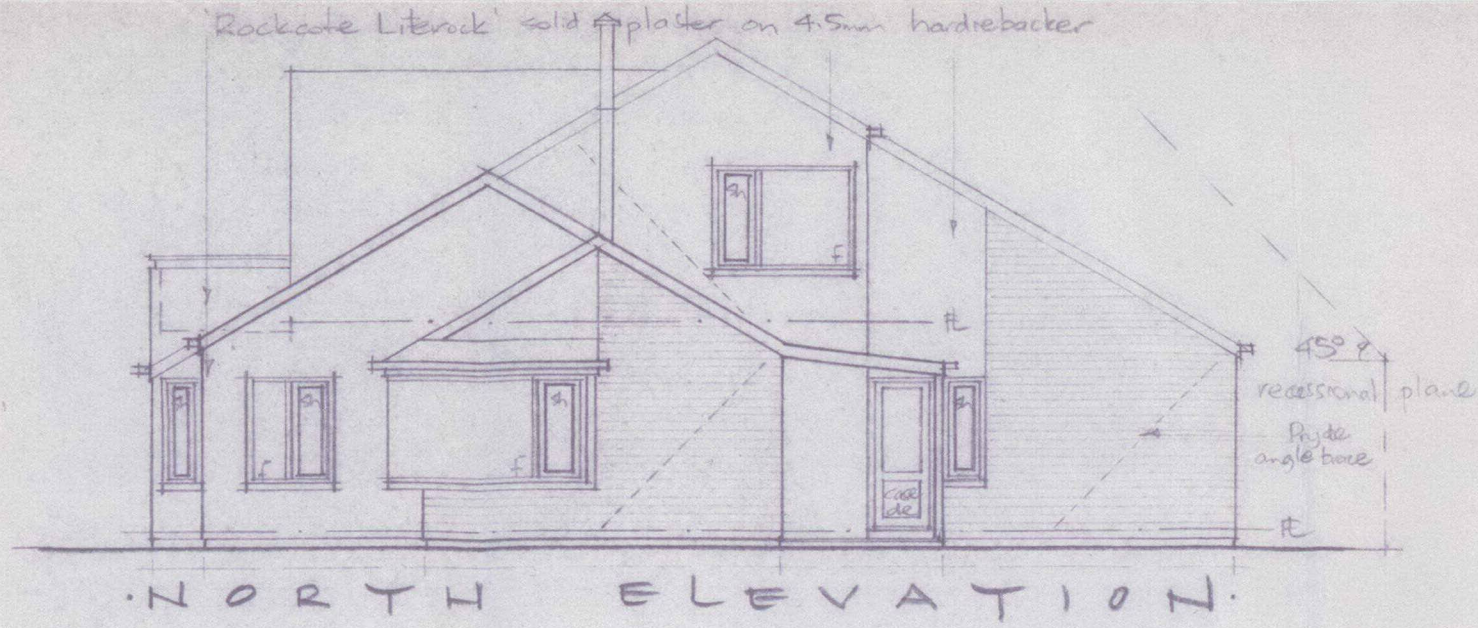
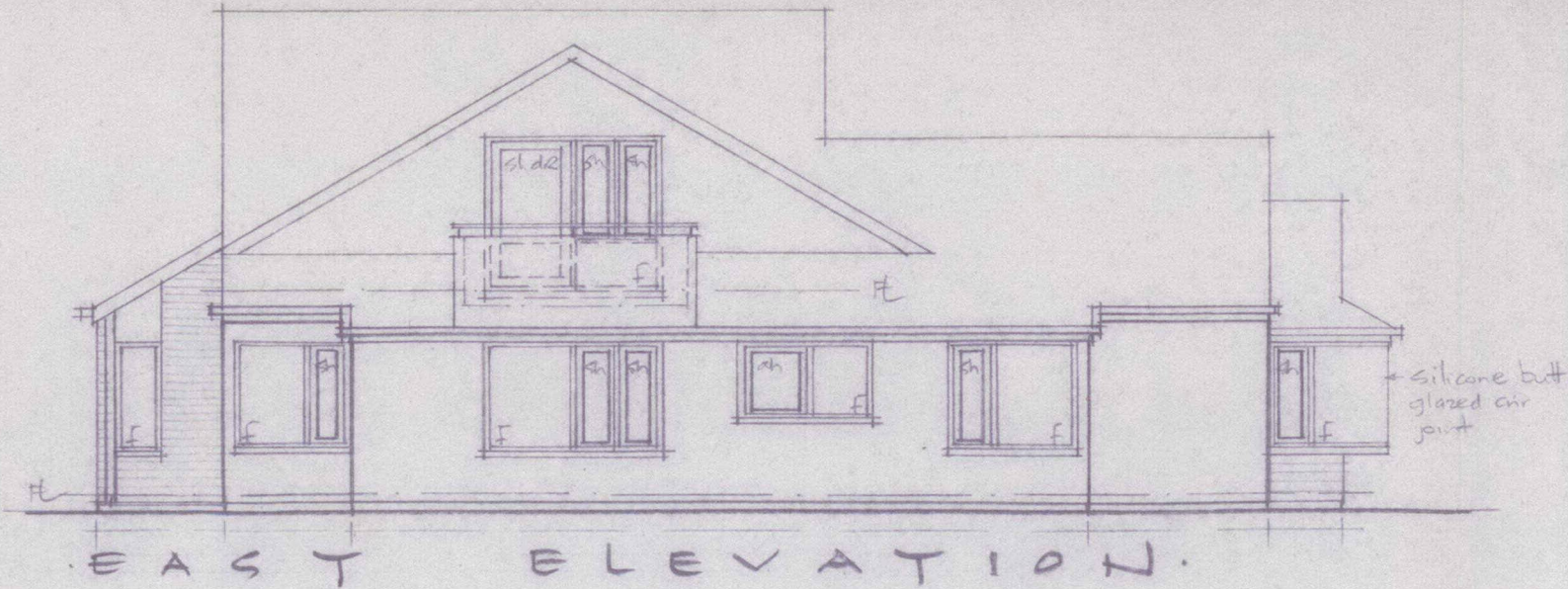
This is a final code compliance certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

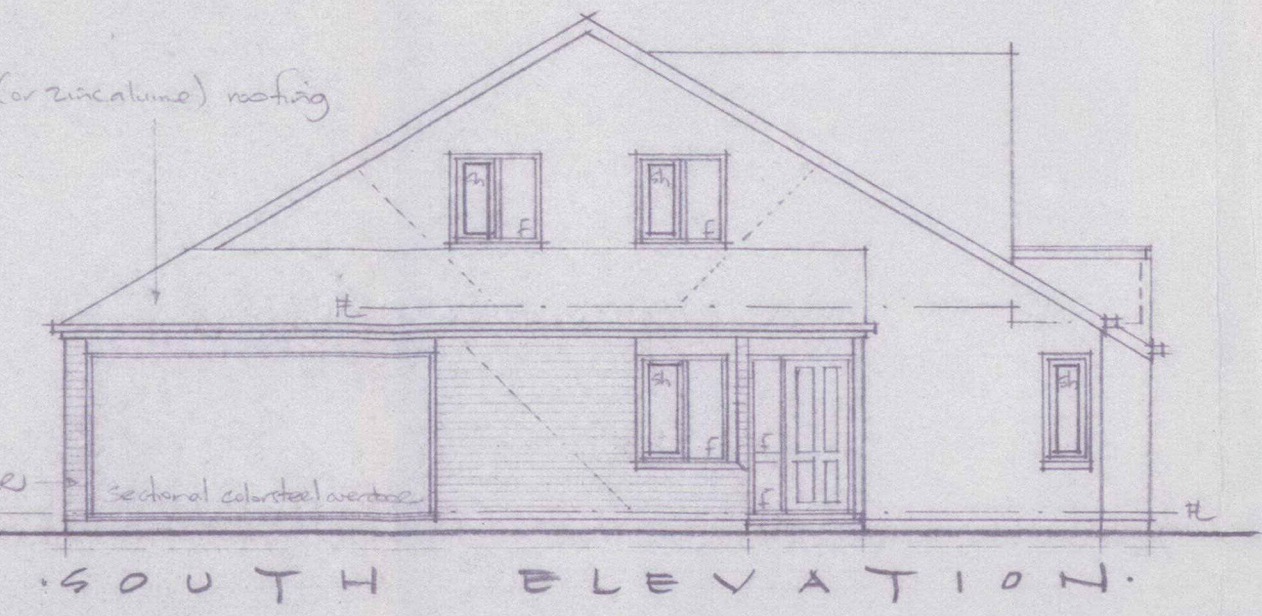
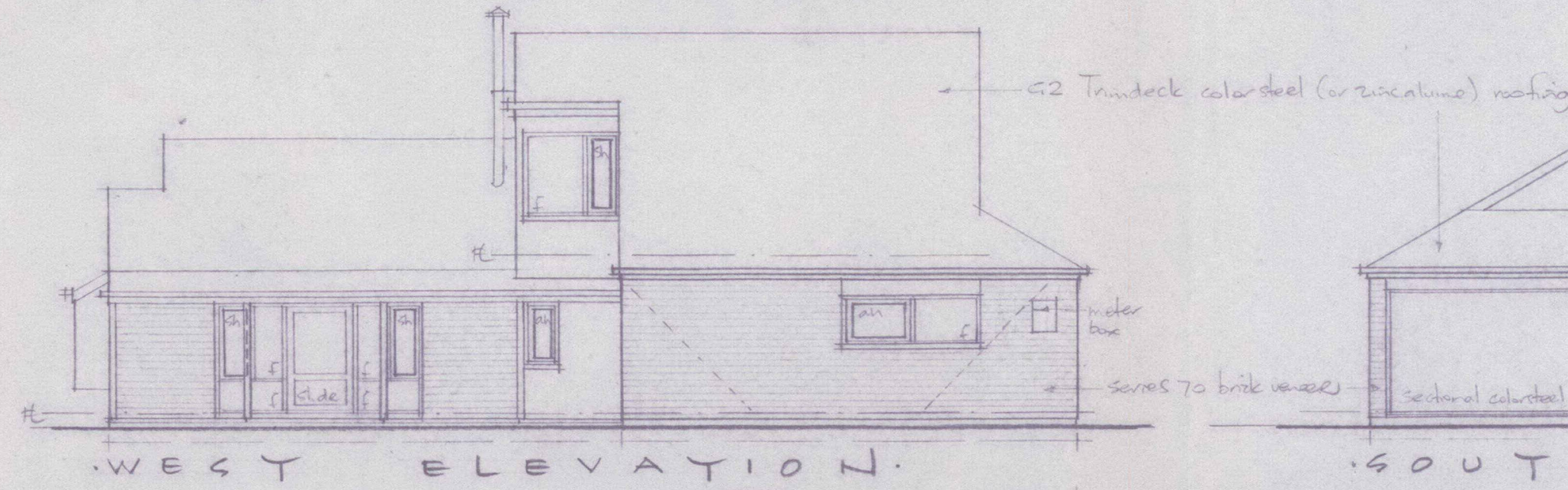
Name:

C Fuller

Date: 23-11-99

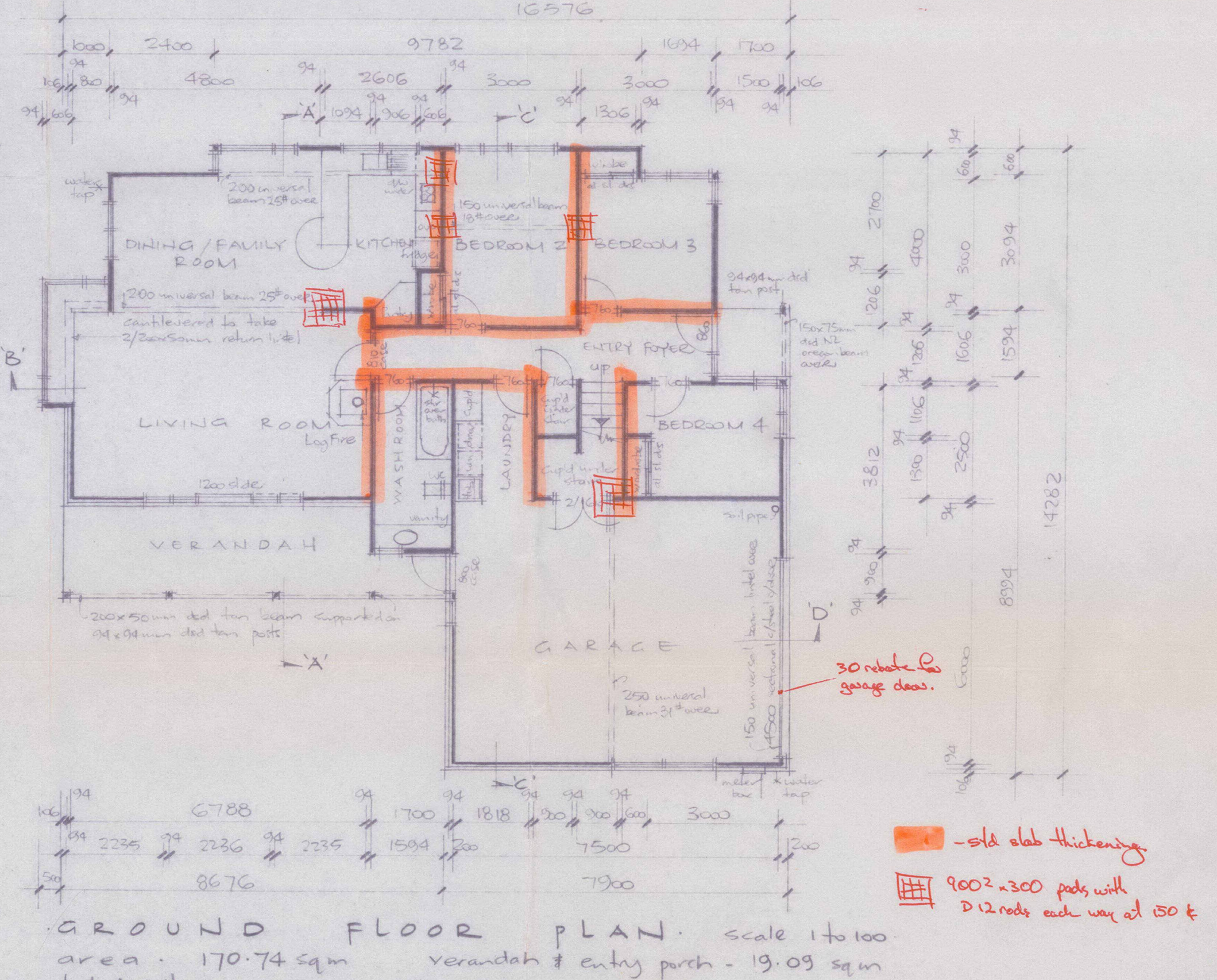
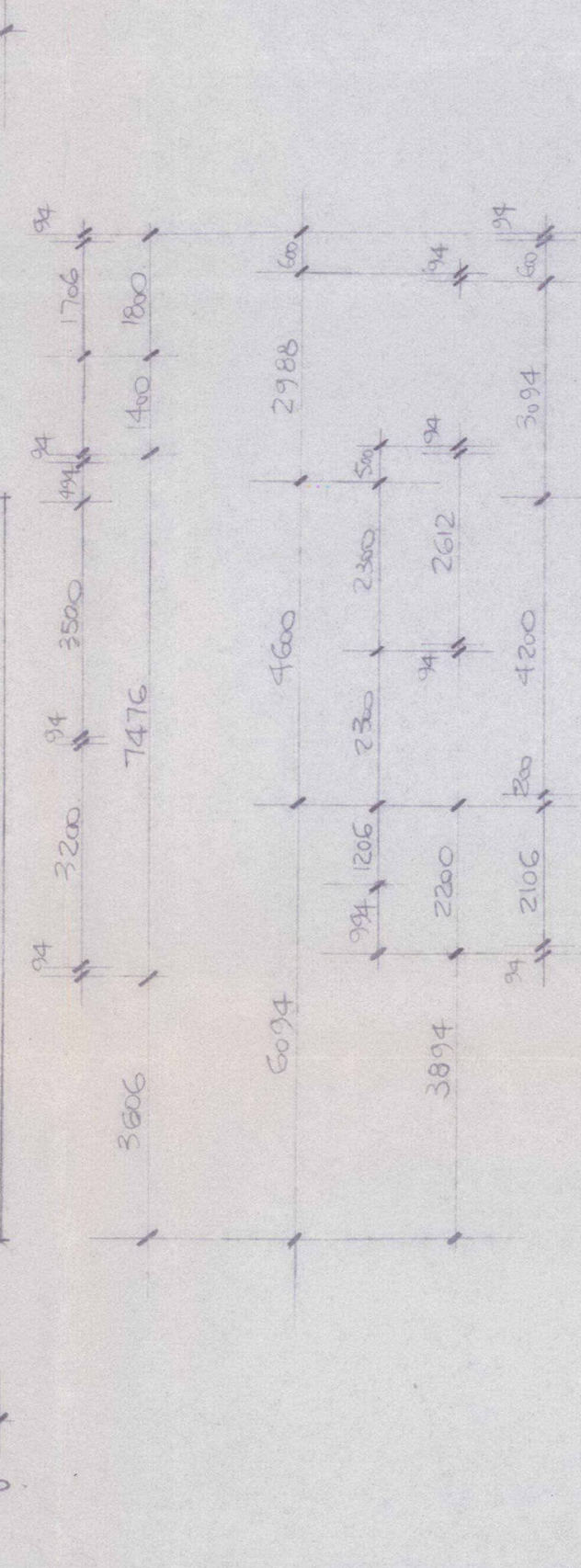
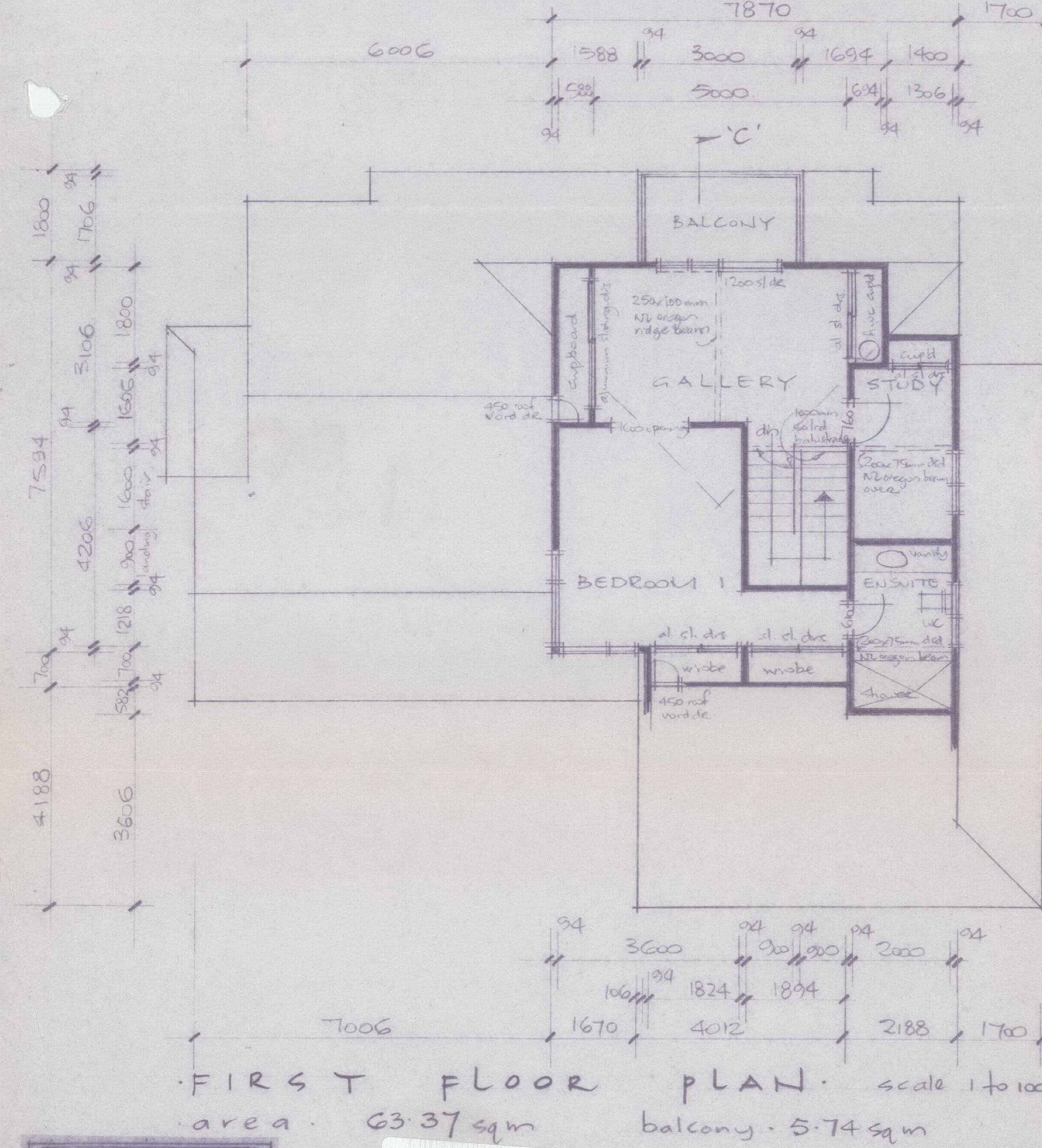


Waimakariri
BUILDING SERVICES
Plans and Specifications APPROVED
In accordance with the Building Act 1991,
clause 34(3) and the Building Regulations 1992,
clause 3.
Signed: 6.12.99.

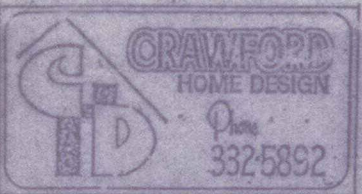


Waimakariri
BUILDING SERVICES
All construction work and materials used shall
comply with the New Zealand Building Code,
notwithstanding any inconsistencies which may
occur in the drawings and specifications.

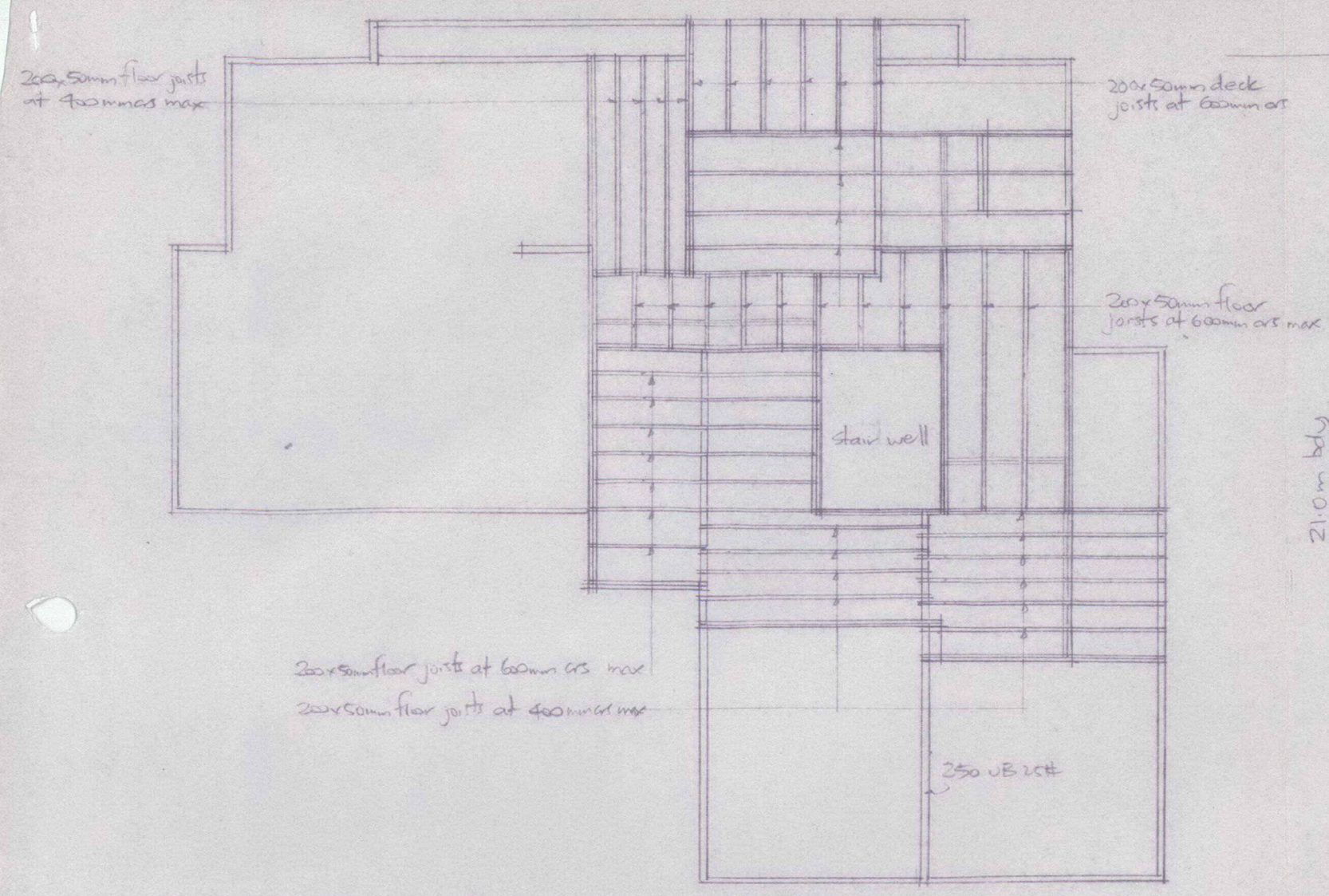
Waimakariri
BUILDING SERVICES
These plans and specifications must
be read with the conditions attached to
the Building Consent.



old slab thickening
900'2' x 300 pads with
D12 rods each way at 150 k

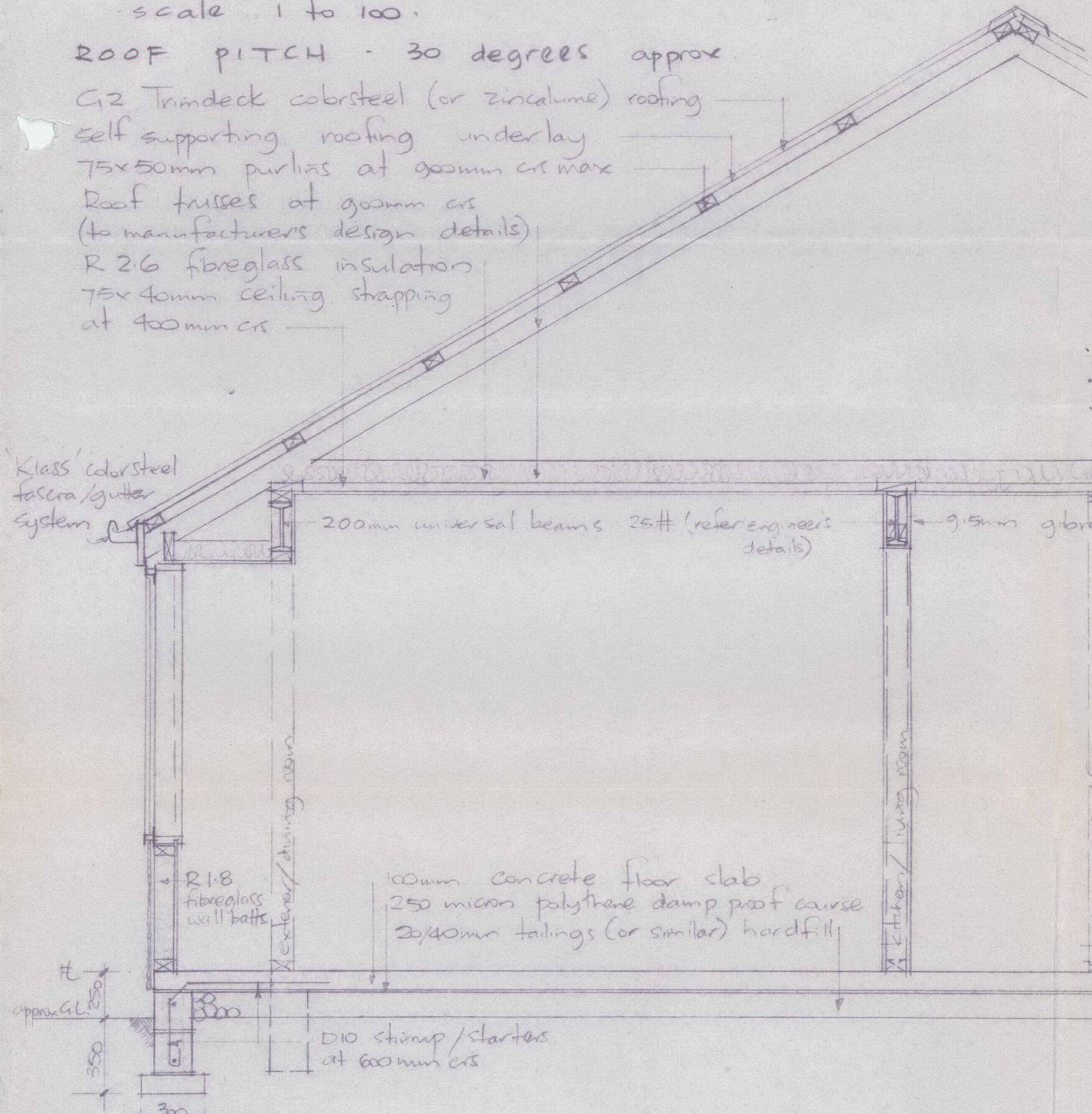


NEW RESIDENCE, CNR THOMAS LANE & ROWSE STREET, RANGIORA, FOR C. FULLER & T. MILLER



FIRST FLOOR JOIST LAYOUT.
scale 1 to 100.

ROOF PITCH - 30 degrees approx.
G2 Trideck colorsteel (or zincalume) roofing
Self supporting roofing underlay
75x50mm purlins at 900mm c/s max
Roof trusses at 900mm c/s
(to manufacturer's design details)
R 2.6 fibreglass insulation
75x40mm ceiling strapping
at 400mm c/s



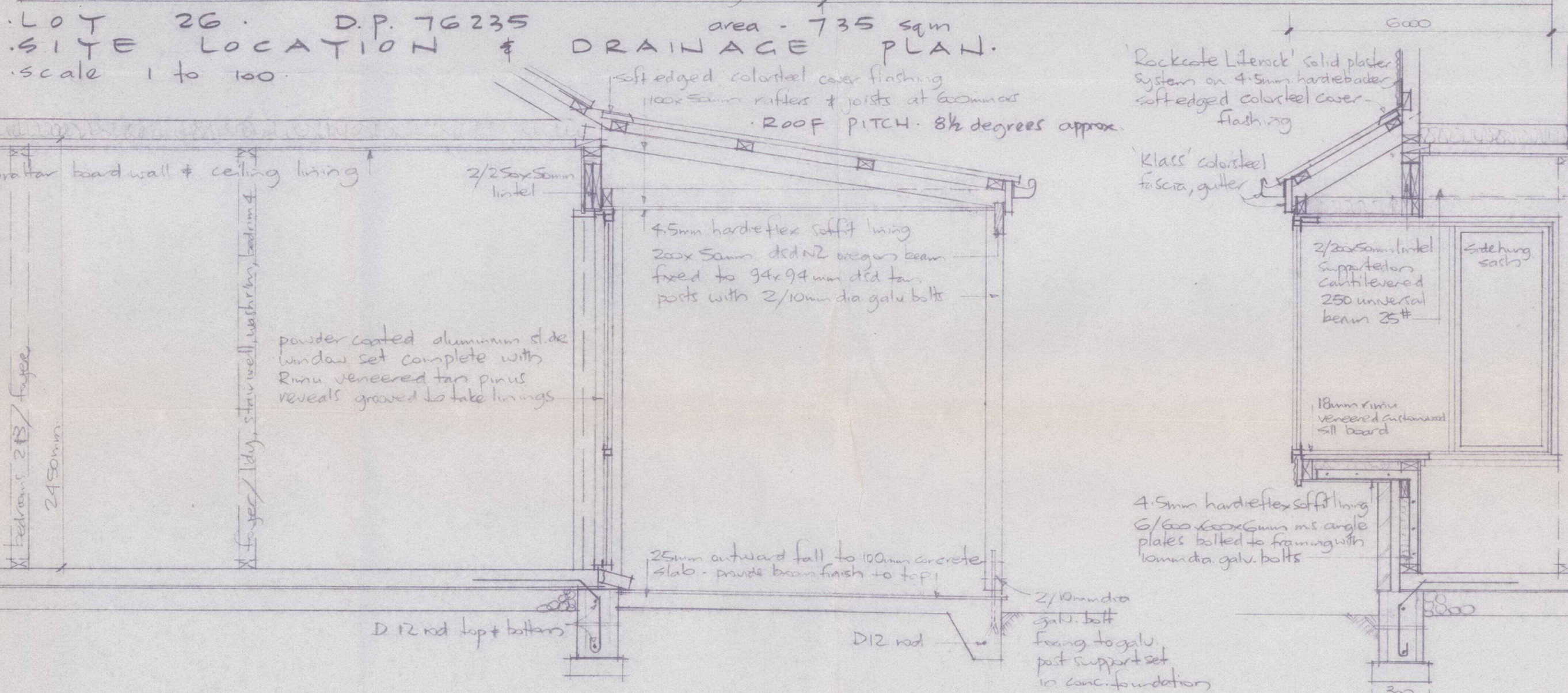
CROSS SECTION 'A - A'
scale 1 to 25

PLUMBING INSPECTIONS: One working Day's Notice Required Before COVERING UP or CLOSING IN:-
SLAB - Waste Pipes Installed under a Concrete Floor, PRIOR to Pouring Concrete.
PRELINE - Pipe Installation Fitted. Water Pipes Installed and Tested for 30 Minutes at 1500 KPA Pressure PRIOR to Inspection.
FINAL - At COMPLETION of the Works.

Drains across G13/AS2
Soil pipe design: separation to G13/AS1 fig 5.

Minimum height of concrete floor above finished ground level at wash.rn gully trap is 240 to achieve minimum grade for shower/bath waste, with gully positions as marked.

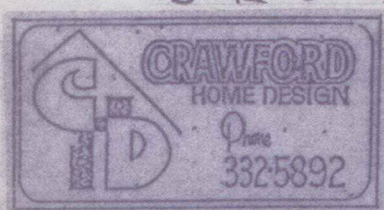
LOT 26 D.P. 76235
SITE LOCATION & DRAINAGE PLAN.
scale 1 to 100.



SECTION 'B'
scale 1 to 25

Waimakariri
BUILDING SERVICES
BUILDING PLAN APPROVED
SIGNED: [Signature]

Waimakariri
BUILDING SERVICES
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.





WAIMAKARIRI
DISTRICT COUNCIL

SCANNED

215 High Street
Private Bag 1005
RANGIORA 7440
New Zealand

Phone (03) 313 6136
or (03) 327 6834
Fax (03) 313 4432



Website: www.waimakariri.govt.nz

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

C D & S M FIELD	No.	050370
2 THOMAS LANE	Issue date	31/05/07
RANGIORA 8254		

Project

Description	Dwellings - Alterations & additions Being Stage 1 of an intended 1 Stages ALTERATION & LOGBURNER
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$14,000
Location	2 THOMAS LANE
Legal Description	Lot 26 DP 76235
Valuation No.	2165564200

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

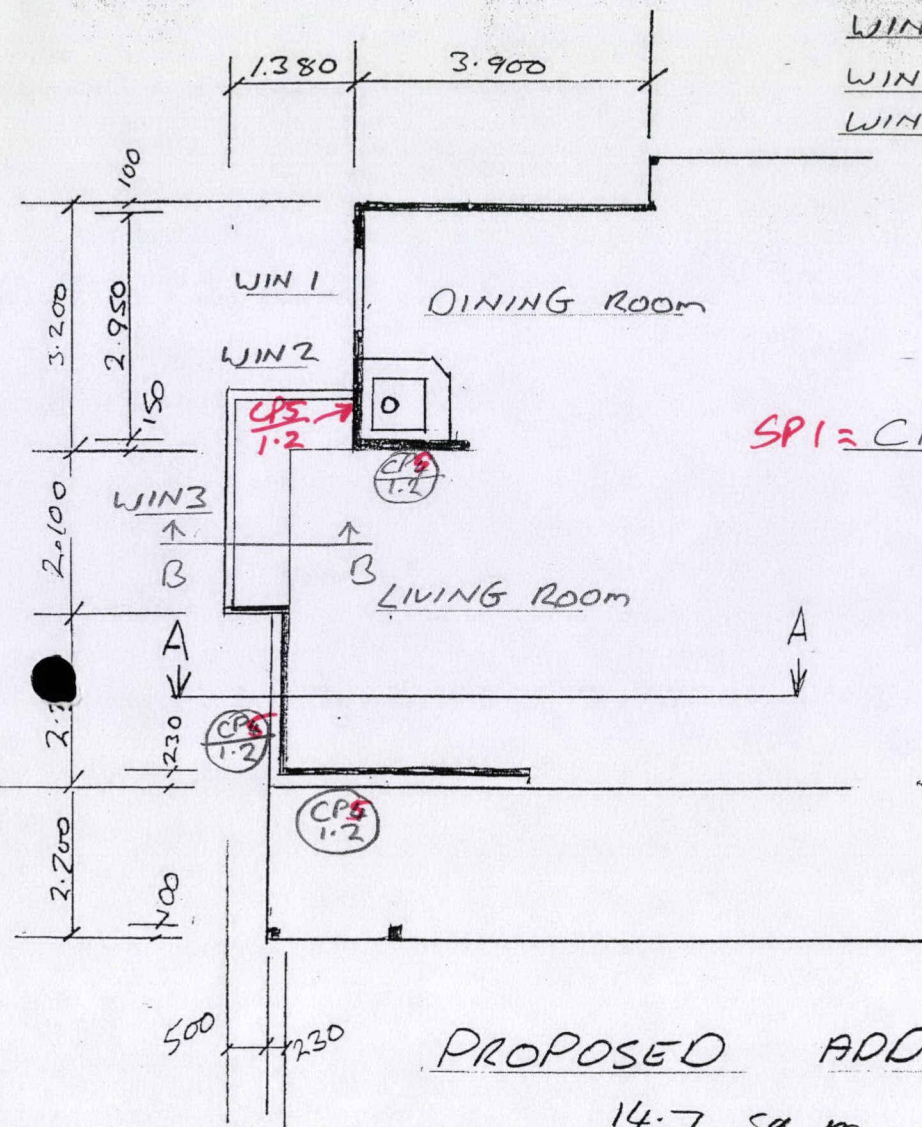
Signed for and on behalf of the Council:

Name:

Date: 31/5/07

LINTEL SIZE

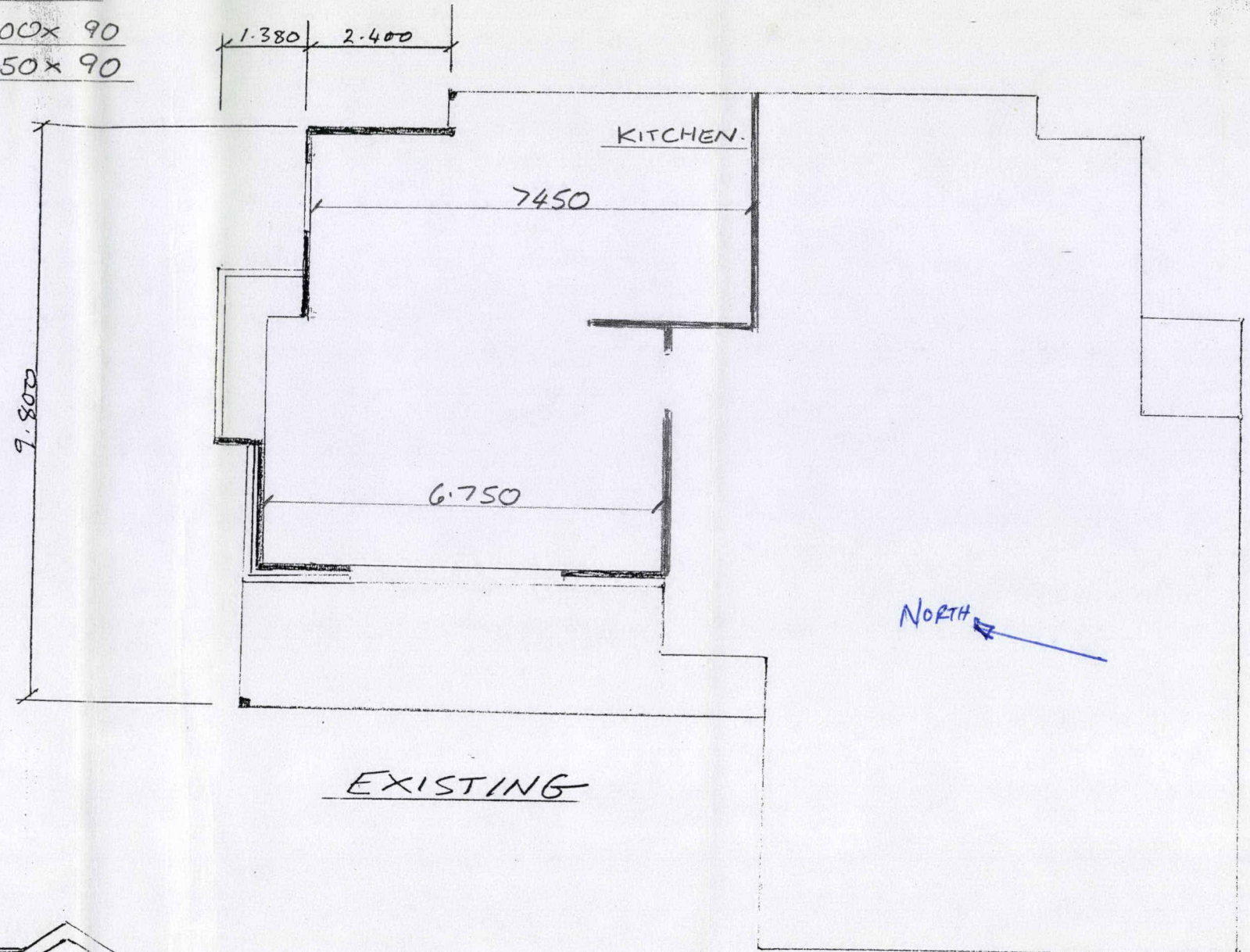
WIN 1	V 1390 x H 1200	150 x 90
WIN 2	V 1470 x H 770	300 x 90
WIN 3	V 1470 x H 1970	250 x 90



PROPOSED ADDITION

14.7 sq m

SCALE 1:100



EXISTING

SCALE 1:100

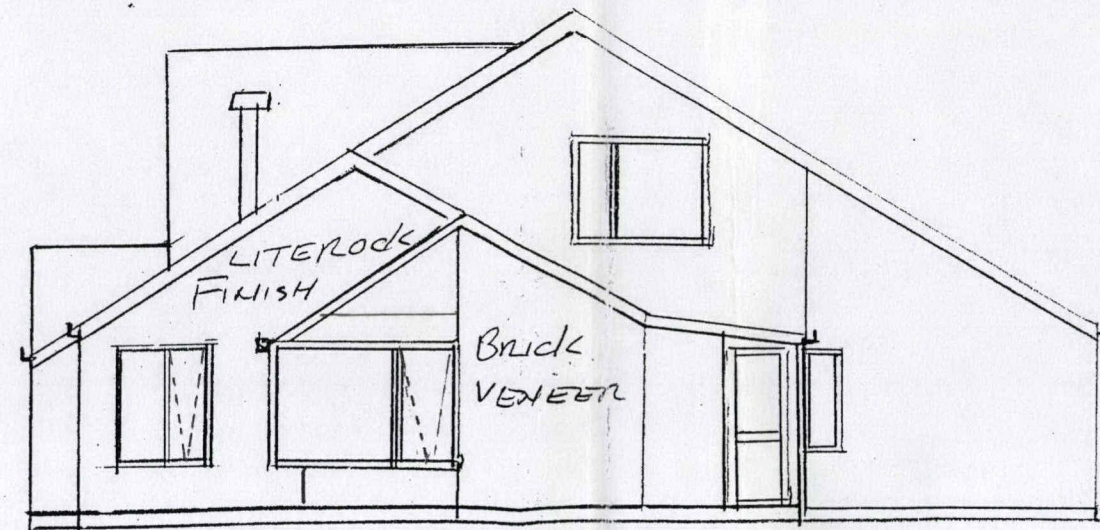
BUILDING PLAN APPROVED

Signed: Bb 18/8/05

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.

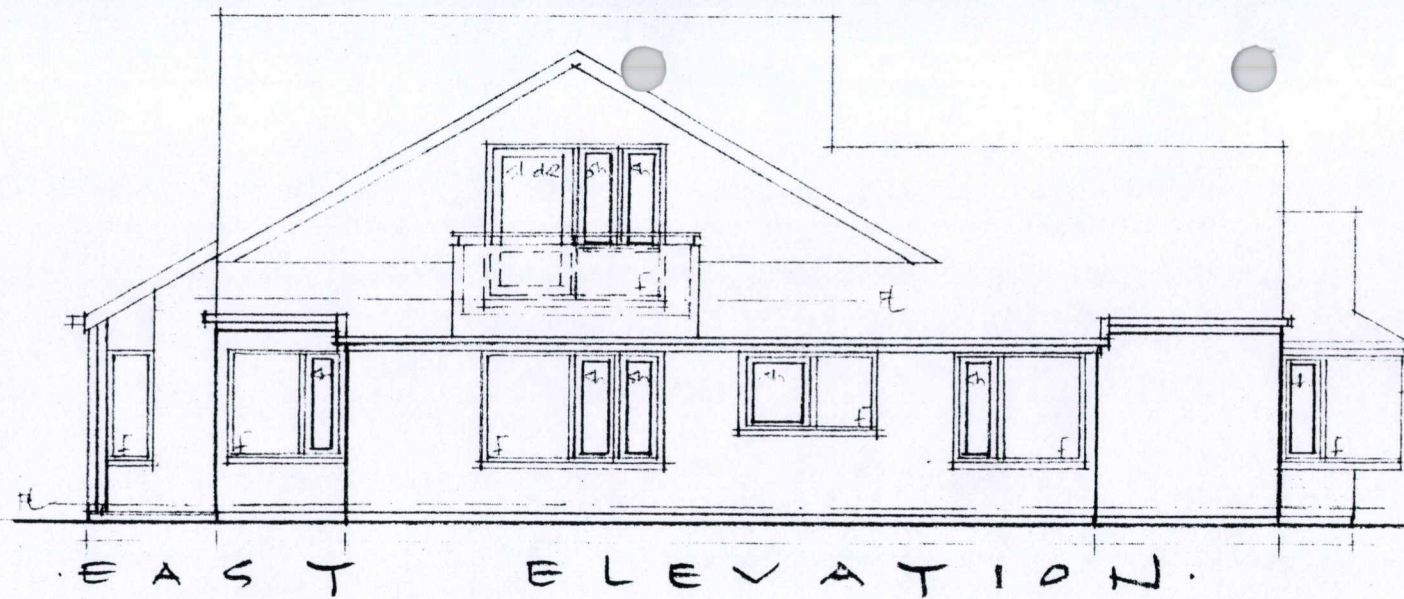
4.5m HandiBacker with Rockcoat Plaster and Building Paper.



NORTH ELEVATION

SCALE 1:100

C.D & S.M FIELD 2 THOMAS LANE



BUILDING PLAN APPROVED

Signed: *[Signature]* 18/8/05

**Waimakariri District Council
APPROVED**

Signed: *[Signature]* 18/8/05

**Prime Building
Compliance Limited**

HEATING UNIT and FLUE to be installed in strict accordance with the manufacturers instructions. UNIT and HEARTH shall be restrained in accordance with the Building Code, clause B1 and AS/NZS 2918:2001. An INSPECTION is required PRIOR to lighting the fire.

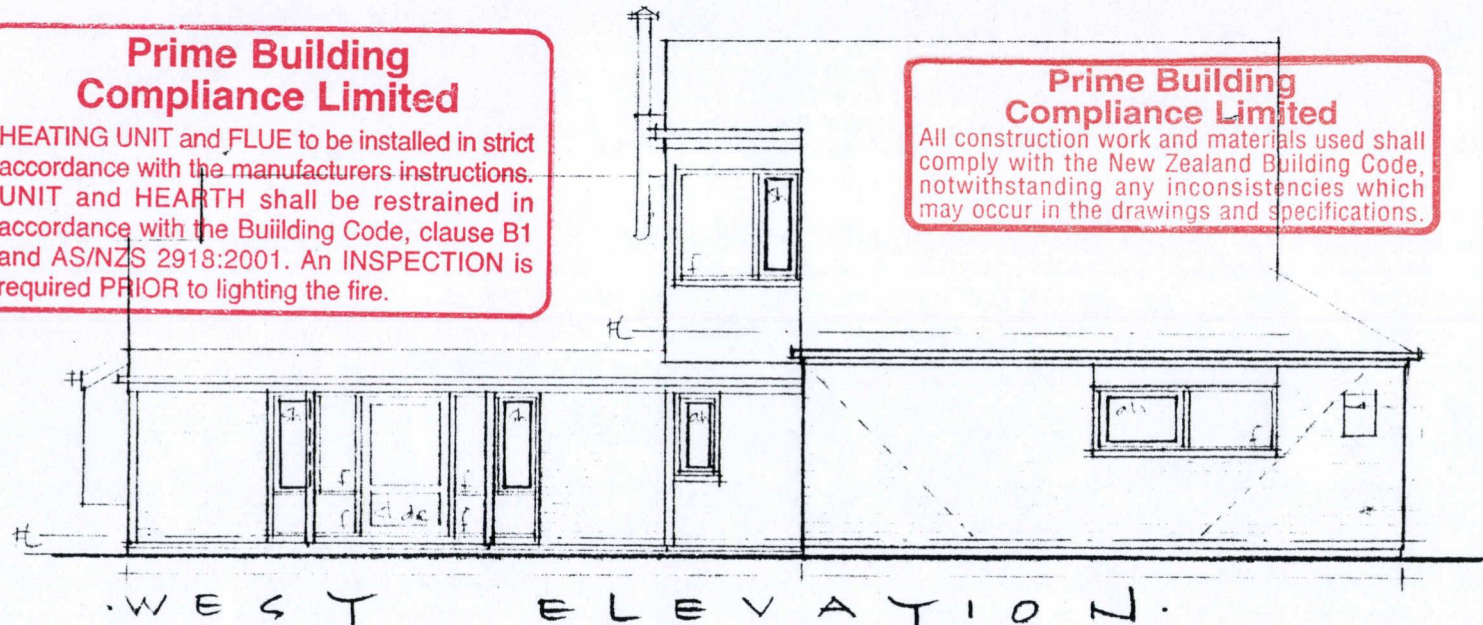
**Prime Building
Compliance Limited**

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.

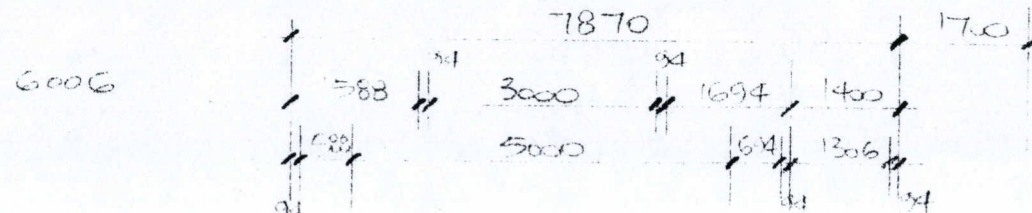
Smoke detectors are required.
The smoke detector must comply
with Section 3F7 of NZBC

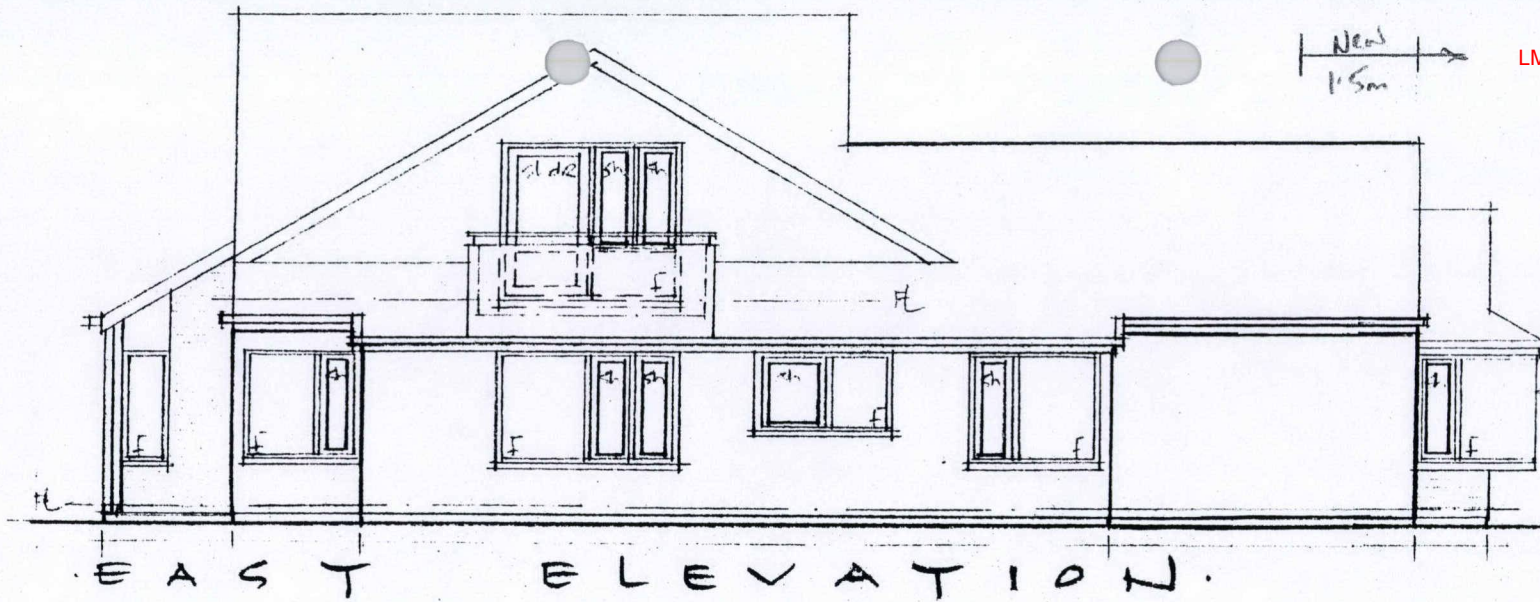
PLUMBING INSPECTIONS: One Working Day's Notice Required Before COVERING UP or CLOSING IN:-
SLAB - Waste Pipes Installed under a Concrete Floor, PRIOR to Pouring Concrete.
PRELINE - Pipe Installation Fitted. Water Pipes Installed and Tested for 15 Minutes at 1500 KPA Pressure PRIOR to Inspection.
FINAL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

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

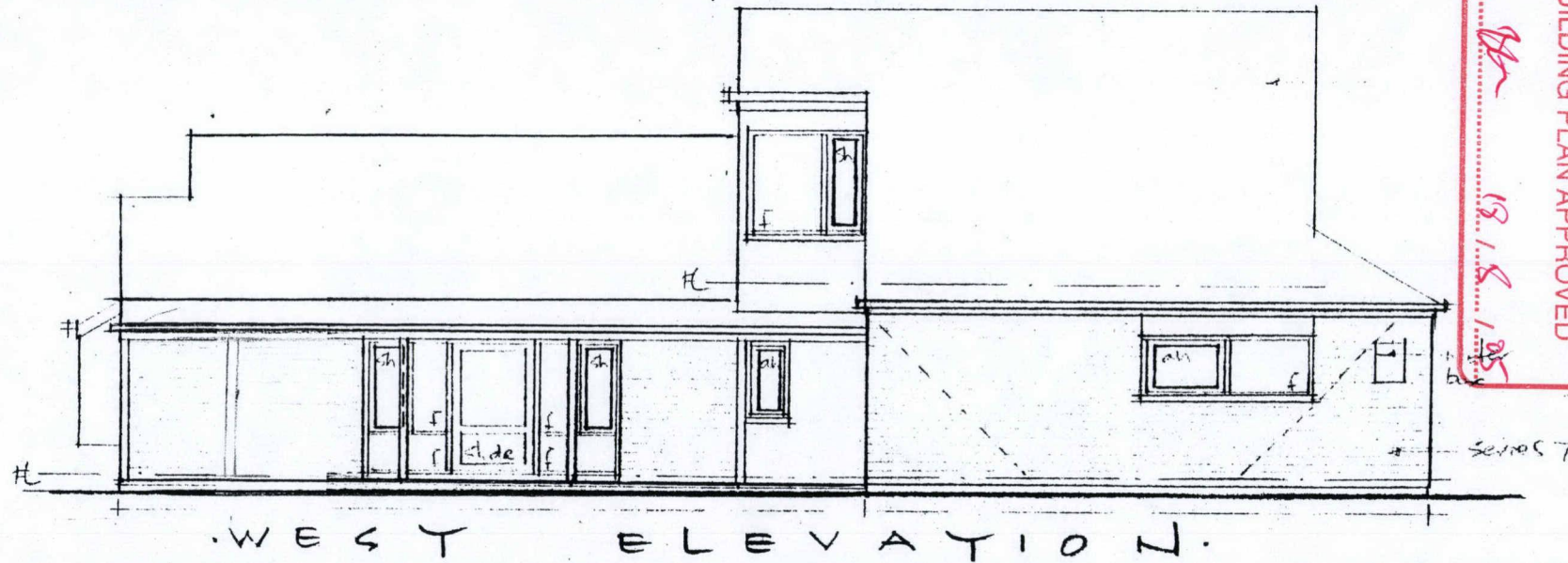


Existing





North wall rebuilt to original design 1.5m further to North



Signed: *[Signature]* 18/8/25

BUILDING PLAN APPROVED

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.

North wall rebuilt to original design 1.5m further to North

Proposed

On Demand Water Connection

Water Nodes

Water Node

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

Manhole Chamber

Bump Chamber

Stormwater Network Mains, Facility Pipes & Culverts

Stormwater - PRIVATE Ownership

Unverified Assets - Lines

Drainage Unverified Asset

Sewer Unverified Asset

Water Unverified Asset

Properties < 1 ha

Property Boundaries with Attributes

Current Property

Deposited Land Parcels

Road Names

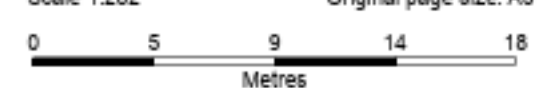
debbie.walls@wmk.govt.nz

Waimakariri District Council

Date: 7/07/2026

Scale 1:282

Original page size: A3

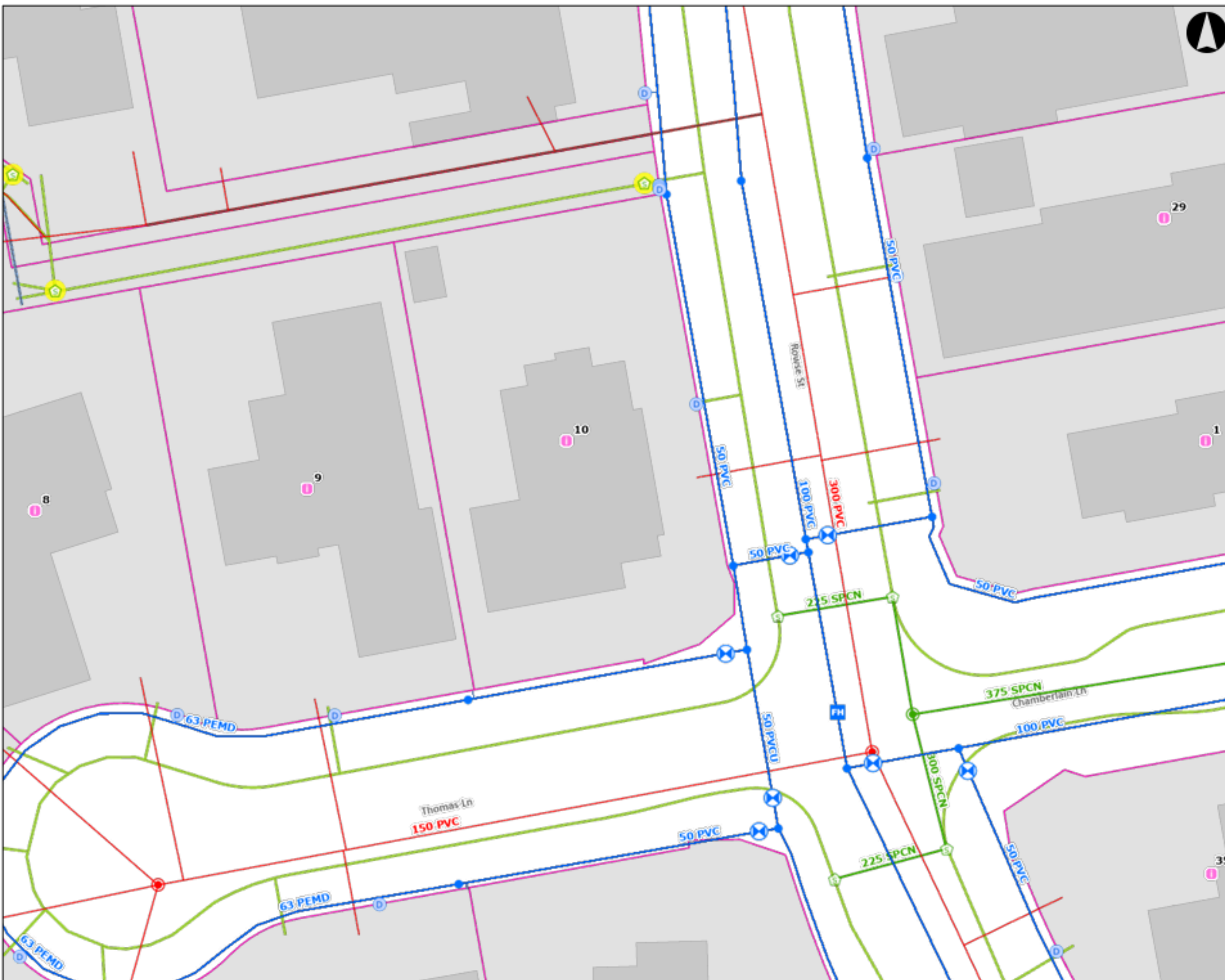


Disclaimer:

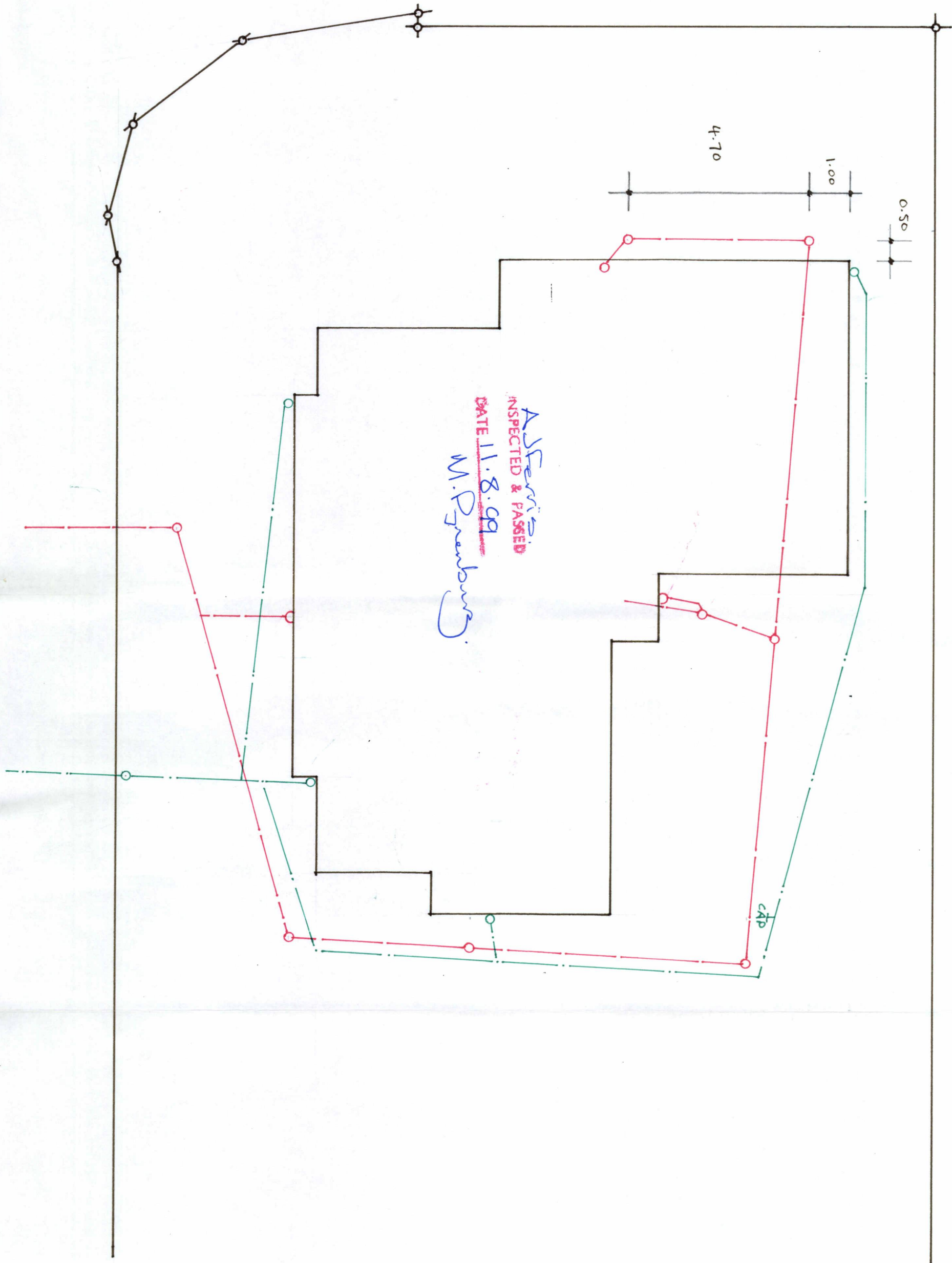
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Credits:

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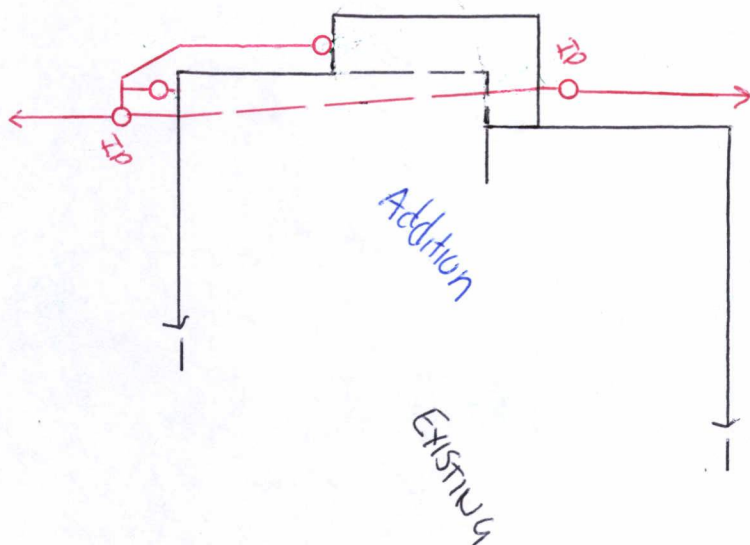
215 High Street
Private Bag, Rangiora, New Zealand.
Phone (03) 313-6136, Fax (03) 313-4432.



WAIMAKARIRI DISTRICT COUNCIL	Legend  SEWER  S/W 	DRAINAGE PLAN
Name C + T FULLER	Scale 1:100 A3 Drawn MP	Job No 99.0842
Address 52 ROWSE STREET RANGIORA		Val. No 21655.642.00
Drainlayer N. SIKMA.		Inspected 11.8.99
		Date DWN 13.8.99



NO NORTH
SHOWN



	LEGEND: SEWER ——— STORMWATER		DRAINAGE PLAN
	SCALE: 1:100	DRAWN BY: M. EDGER	JOB N°: 200510074
NAME: CD & SM FIELD			VAL N°:
ADDRESS: 2 THOMAS LANE, RANGIORA			INSPECTED: ROBERT BAILEY
DRAINLAYER: UNKNOWN			DATE DRAWN: 31-5-07

5 July 1999

David Laing
Waimakariri Building Services
PO Box 387
RANGIORA

Connell Wagner Limited
Level 4 Torrens House
195 Hereford Street
PO Box 1061
Christchurch
New Zealand

Telephone: +64 3 366 0821
Facsimile: +64 3 379 6955

Dear David

**LOT 26 ROWSE STREET, RANGIORA
SOIL TEST**

Further to your instructions to Barry Fairburn of this office, soil tests were undertaken at the above site on Friday 2 July 1999.

Inspection Procedure

Two bore holes were dug and four Scala Penetrometer tests were undertaken to a depth of 1.6 metres on the site. See attached Site Location Plan and result.

Soil Profile

<u>Depth Below Ground Level (mm)</u>	<u>Soil Description</u>
0-200	Topsoil – dark brown silty
200-500	Firm brown silt
500-1600	Firm grey clay
1600	End of bore

The two bore holes gave relatively consistent results. The water table was not found.

Soil Bearing Capacity

The Scala Penetrometers indicated a consistent ground bearing capacity in excess of 100 kPa at all locations tested.

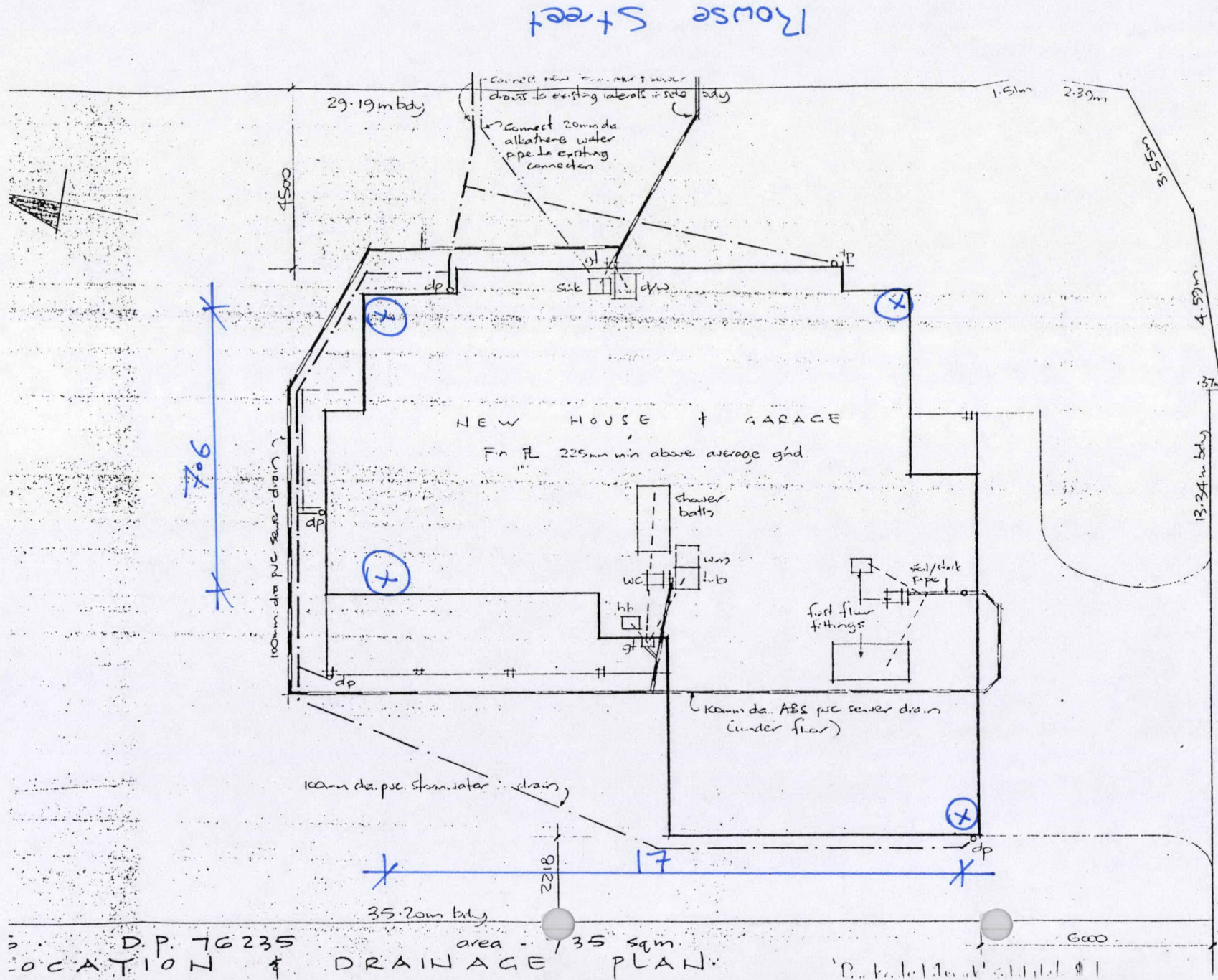
Recommendations

The ground bearing strength at this site met the minimum NZS 3604 requirements of 100 kPa. Therefore, a house built to NZS 3604, the code of light timber construction, will require a foundation to comply with that stub.

If you have any queries, please contact the undersigned, or Murray White.

Yours faithfully
CONNELL WAGNER LIMITED

Peter Bond
Engineer



D.P. 76235
LOCATION & DRAINAGE PLAN

Soil Test Location Lot 26
Rouse Street

Connell Wagner

Land 4
 Tereva House
 135 Herald Street
 PO Box 1031
 Christchurch
 NEW ZEALAND
 Telephone: 03 366 0011
 Facsimile: 03 379 5335

Scale	NTS
Surveyed	
Designed	
Drawn	MMW
Checked	MMW
Approved	P60

File No

17453

Sheet

1

Rev.

A

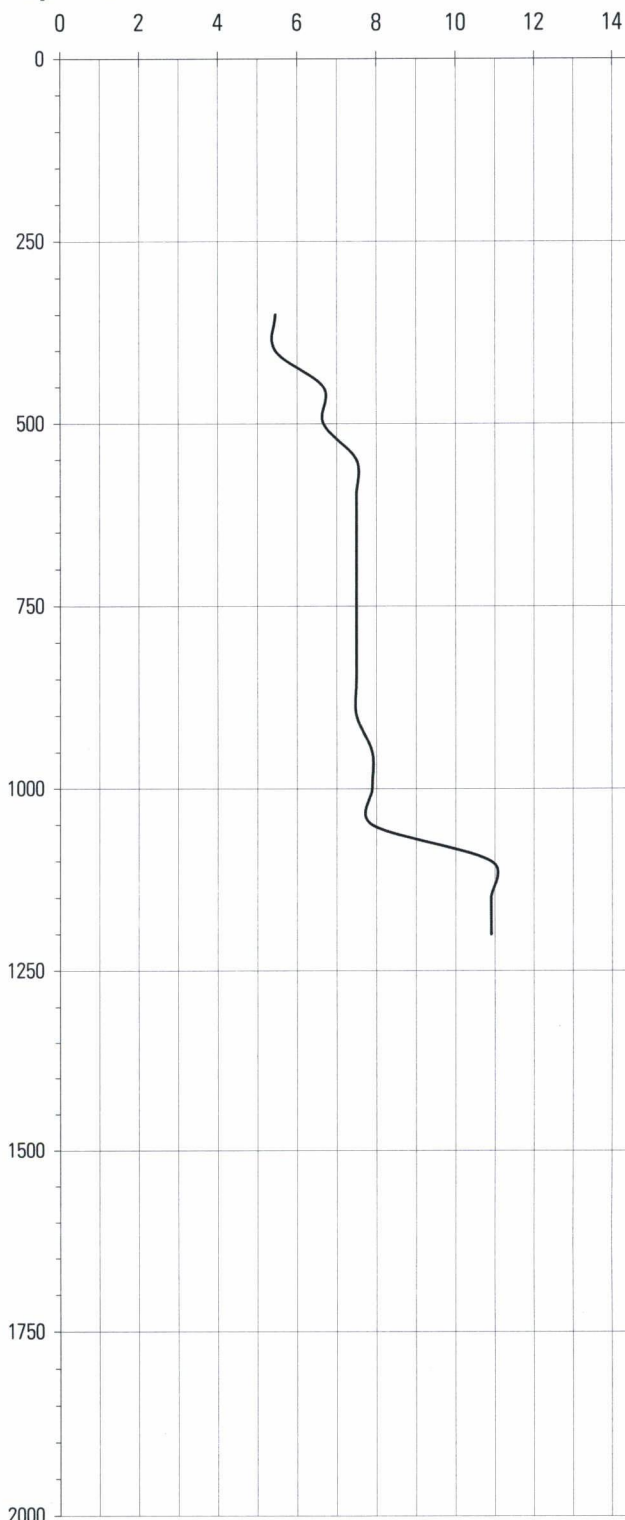
Client: Dave Laing	JOB NO	DATE July 5, 1999
Project: Lot 26 Rowse street Rangiora	LOG 1	PAGE 1
		BY MWV

Soil Description

Topsoil
Firm brown silt, Moist
Firm grey clay
End of bore

Depth (mm)

Average Blows per 150mm



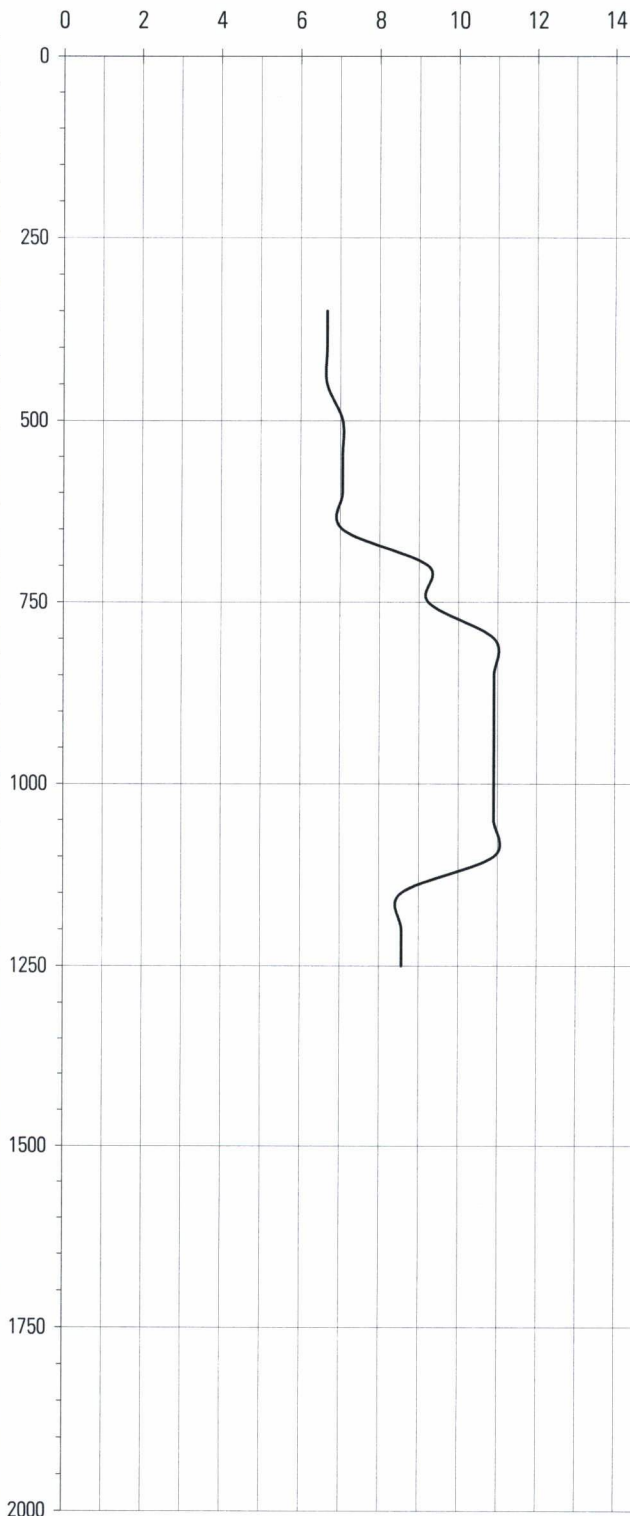
Client: Dave Laing	JOB NO	DATE July 5, 1999
Project: Lot 26 Rowse street Rangiora	LOG 2	PAGE 2
		BY MWV

Soil Description

Topsoil

Depth (mm)

Average Blows per 150mm



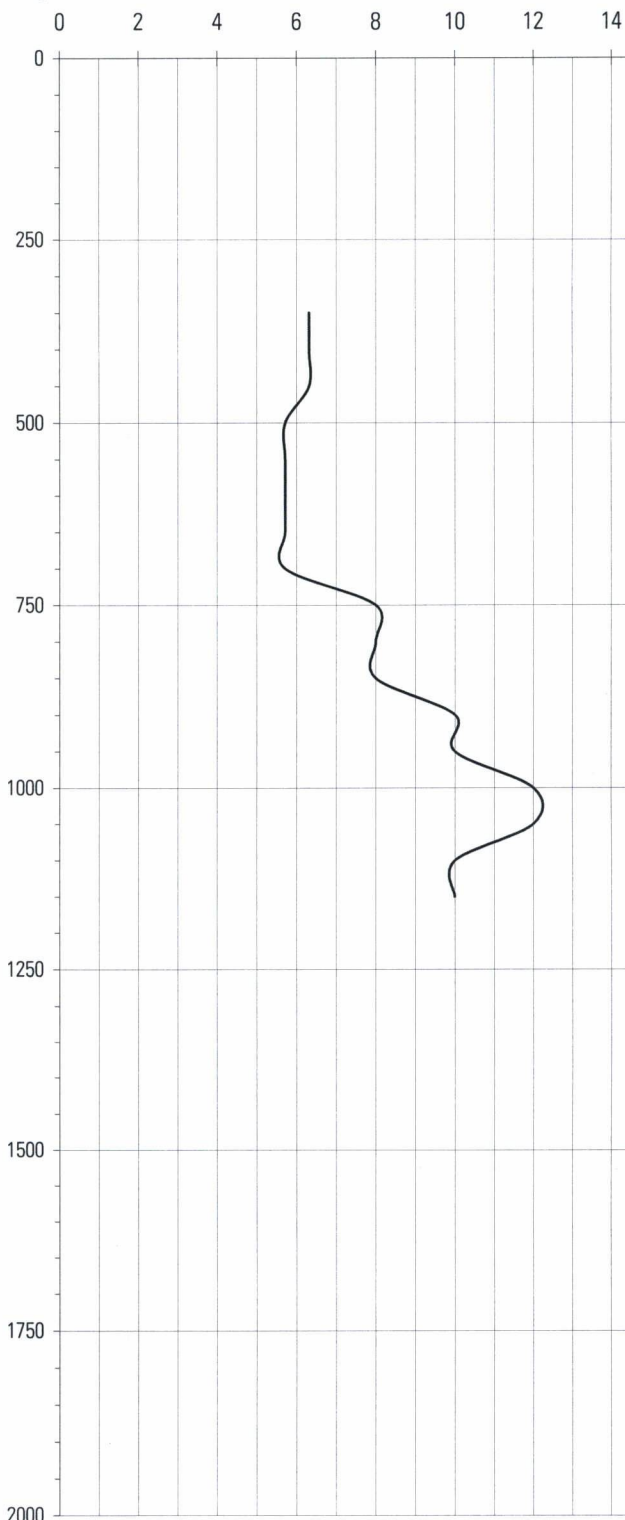
Client: Dave Laing	JOB NO	DATE July 5, 1999
	LOG 3	PAGE 3
Project: Lot 26 Rowse street Rangiora	BY MVW	

Soil Description

Topsoil	
Firm brown silt, Moist	
Firm grey clay	
End of bore	

Depth (mm)

Average Blows per 150mm

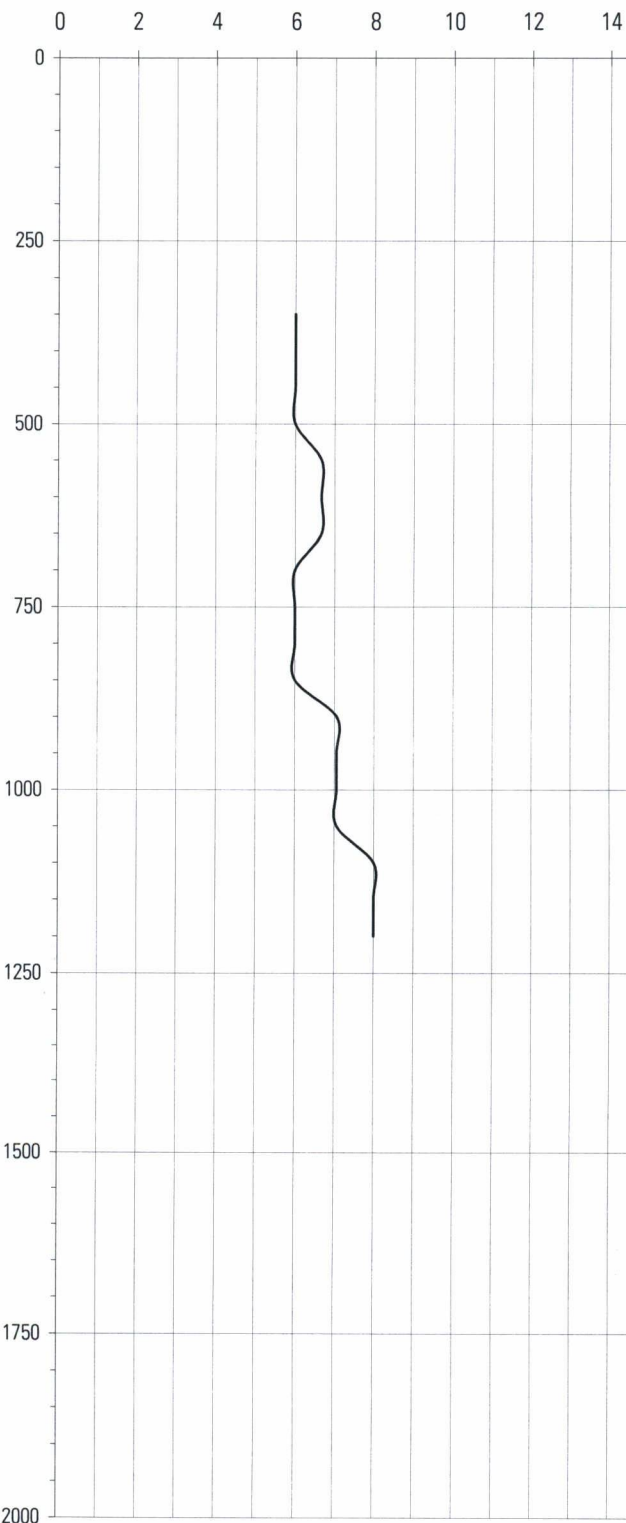


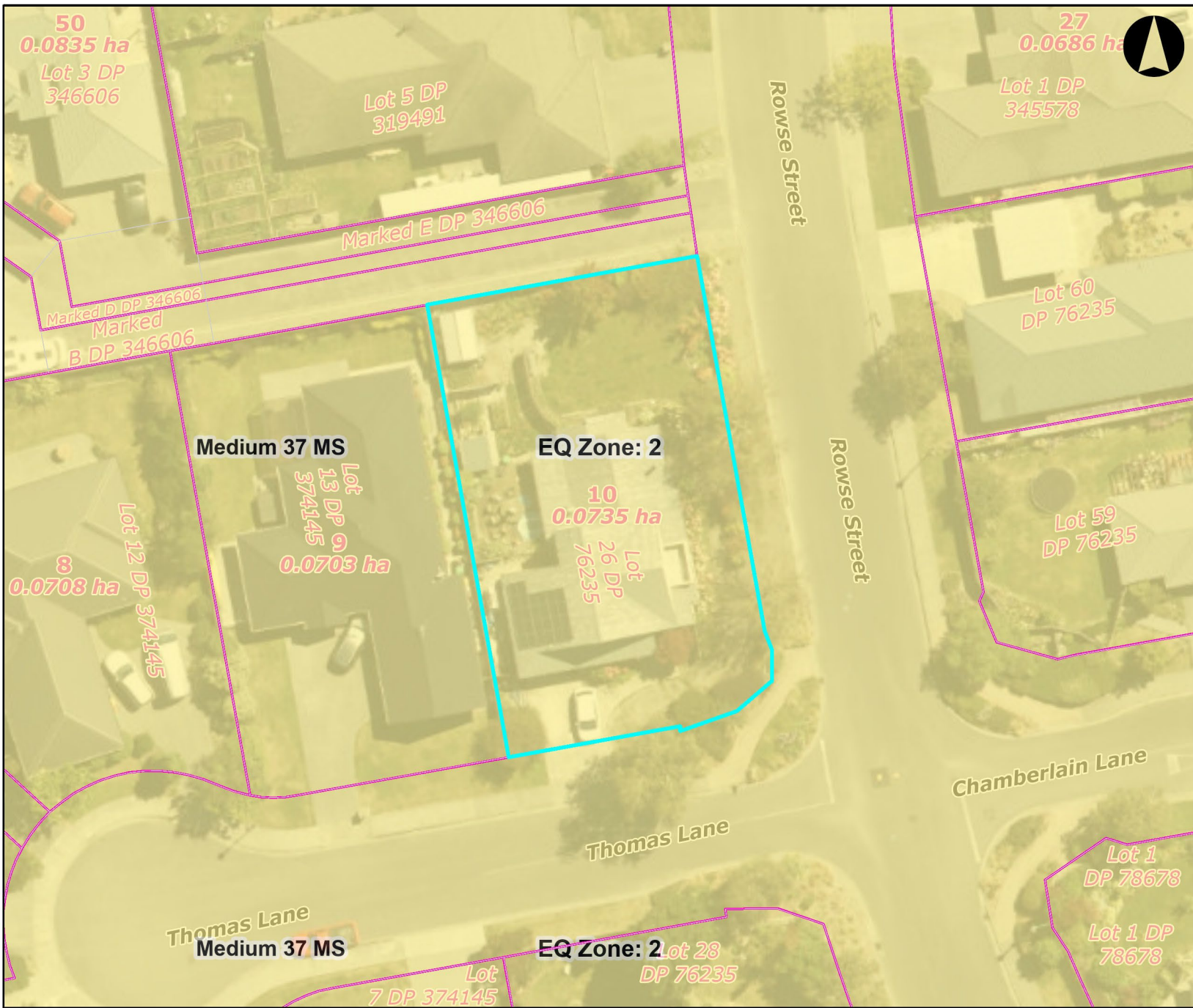
Client: Dave Laing	JOB NO	DATE July 5, 1999
Project: Lot 26 Rowse street Rangiora	LOG 4	PAGE 4
		BY MWV

Soil Description

Topsoil

Depth (mm) **Average Blows per 150mm**





Legend

LM2601709 08/07/2026 Page 27

Land Parcel

Property Boundary

NZS3604:2011

Medium 37 MS

NZS3604:2011

ZONE

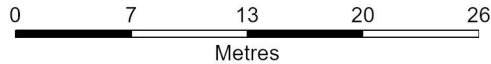
2

Author: Deborah Walls

Date: 7/07/2026

Scale 1:424

Original page size: A4



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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

PROCESSED IN TRIM

2165564200
676535015788
LM2601109 06/07/2026 Page 28
CRERAR WILLIAMS

23 May 2007

The Manager
Waimakariri District Council
Private Bag 1005
RANGIORA

WAIMAKARIRI DISTRICT COUNCIL		
REFER TO	INITIALS	DATE
RECEIVED 24 MAY 2007		
Instructions:		
.....		
.....		

l a w y e r s

4 Durham Street
P.O. Box 46, Rangiora 7440
New Zealand
Ph: Rangiora 03-313 7086
Christchurch 03-365 7350
Fax : 03-313 4030
DX WP 29504
Email : admin@cwlaw.co.nz

Dear Sir/Madam

Re: 10 Thomas Lane, Rangiora

Please find **enclosed** building plans and specifications as approved by the developer for your file.

Yours faithfully
CRERAR WILLIAMS

per: 

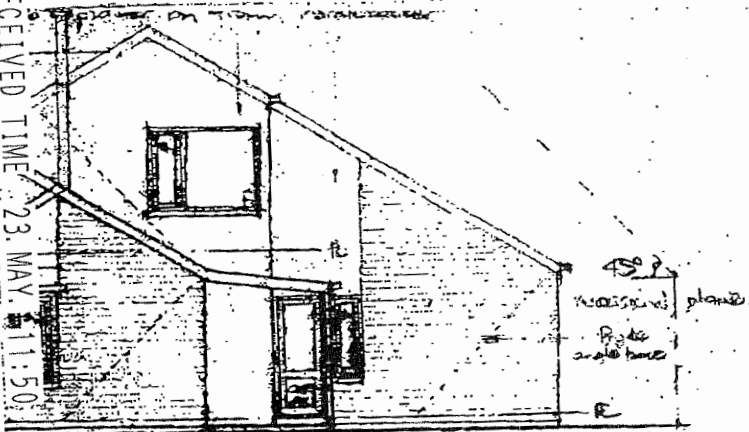
TANIA BUSH

Email: tania@cwlaw.co.nz
DDI: (03) 311 8142

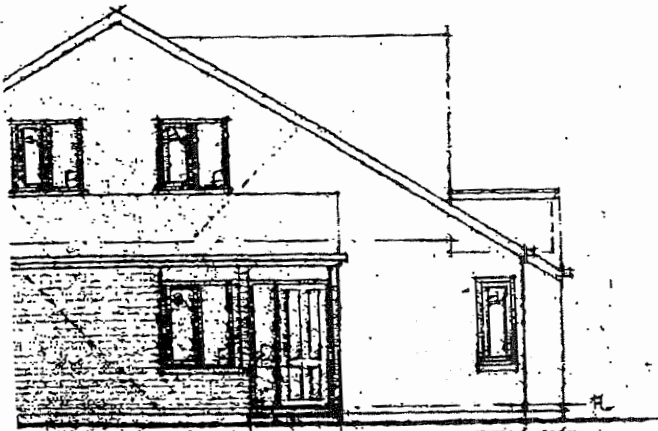
our ref: 16854.1
njb3c/7

PAGE 02

RECEIVED TIME: 23. MAY. 11:50



ELEVATION



LEVEL AT 10 N

I, Gordon Kenneth Chamberlain, being the sole Director of Crystal Imports Limited, confirm the company's approval of the attached plans, ~~and associated specifications for the new dwelling to be constructed on Lot 26 DP 76235~~

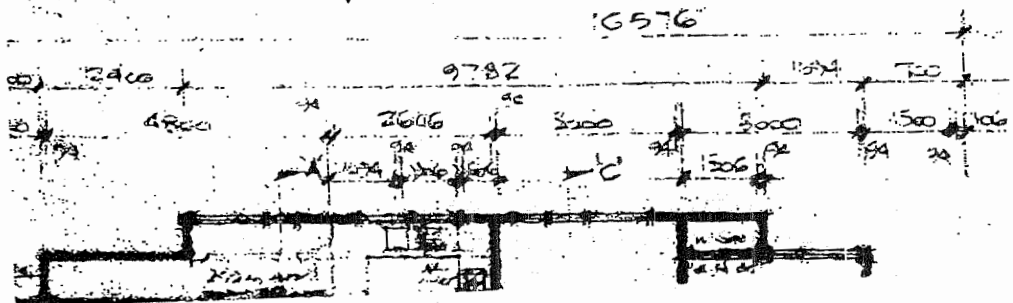
Gordon Kenneth Chamberlain
(Sole Director)

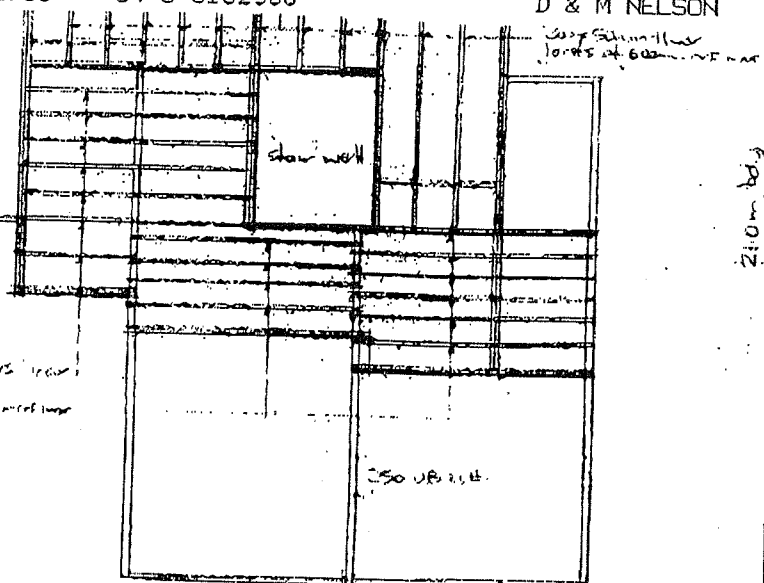
These plans have been approved
as suitable for the site purchased,
(Lot 20 Sherwood Green Subst.)

Our Company takes no responsibility
for the General Building Company
applicable to the construction
of the building, nor services provided.

The consent given is only in respect of the covenants and the land filled by ~~the~~ ^{the} Subdivision.

Company Director.
13th June 2001





Base sandstone joints at 600m are near
linear some fine joints at 400m are more

Y FLOOR JOIST LAYOUT.
1 to 100.

TCH - 30 degrees approx

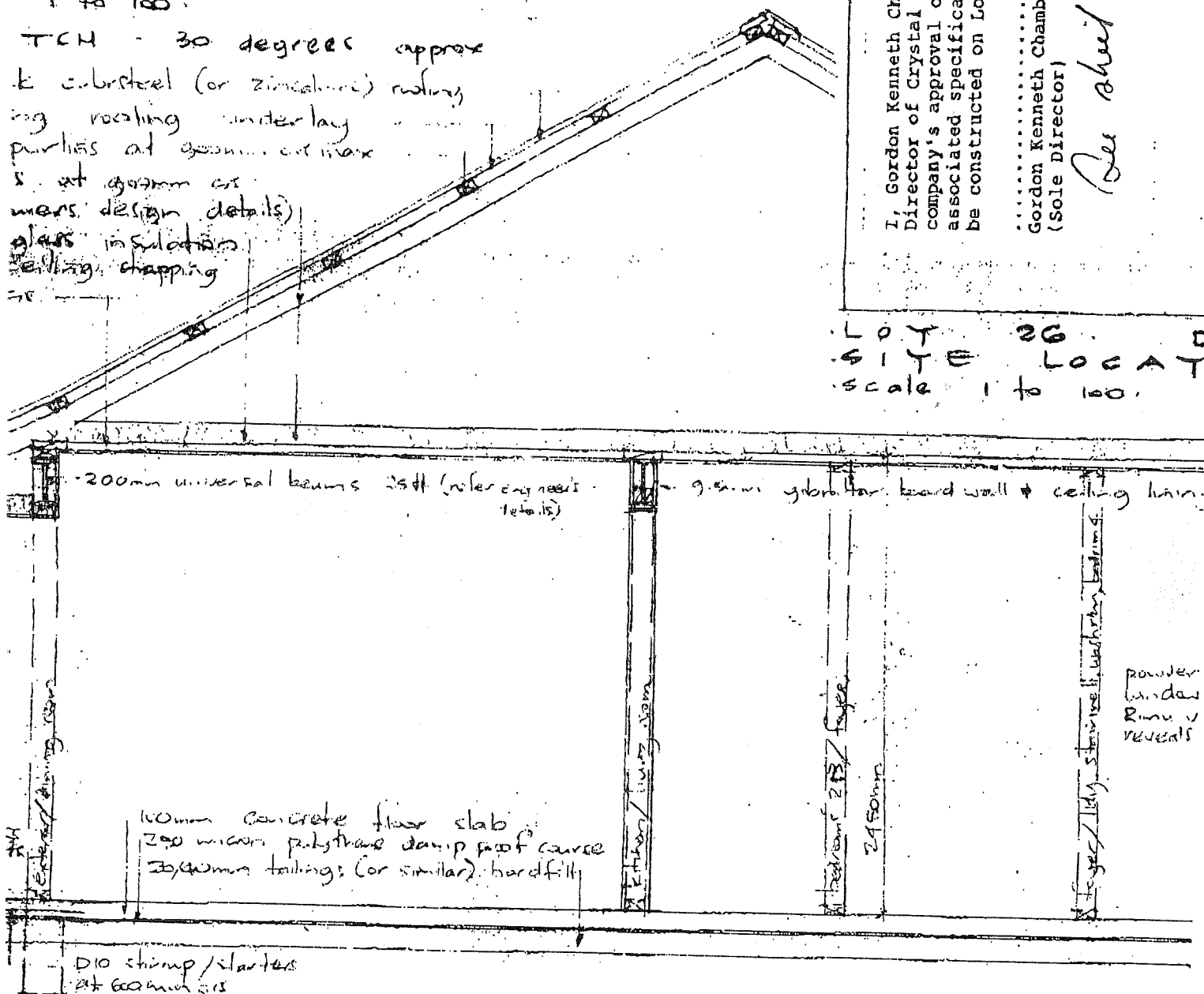
2. substeel (or zincalume) roofing
 ing roofing underlay
 parties at ground level
 3. at ground ex-
 mers. design details)
 glass insulation
 ceiling, chapping

I, Gordon Kenneth Chamberlain, being the sole Director of Crystal Imports Limited, confirm the company's approval of the attached plans, and associated specifications for the new dwelling to be constructed on Lot 26 DP 76235

Gordon Kenneth Chamberlain
(Sole Director)

See sheet 1

LOT 26
SITE LOCAT
Scale 1 to 100



powder
binds
lime &
reveals

SECRET

A - A

es cala

RECEIVED TIME 23. MAY. 11:50

Our Reference: 474-07 / 06070700073

Valuation No: 2165564200

7 July 2006

Mrs S M & Mr C D Field
10 Thomas Lane
RANGIORA

Dear Mr & Mrs Field

PROPERTY NUMBERING CORRECTION

As a result of a subdivision, a parcel of land you own, legal description Lot 26 DP 76235, has been renumbered.

The location was recorded as 2 Thomas Lane, Rangiora. It has been renumbered to 10 Thomas Lane, Rangiora.

... I have enclosed a plan showing the area and numbering involved. We have changed our records and informed Land Information New Zealand and QV.

Should you have any further questions re this matter, you can contact me at the Rangiora office.

Thank you very much for your valued cooperation.

Yours sincerely

Kevan McLaughlan
RECORDS OFFICER (LAND INFORMATION)

KM/JW

Encl.

Copy to: NZ Post, C/- Books & More, High Street, Rangiora.

Legend

LM2601709 08/07/2026 Page 32

All Flooding Hazard 200 year

ClassName

Low

Medium

High

Properties < 1 ha

Property Boundaries with Attributes

Current Property

Deposited Land Parcels

Road Names

debbie.walls@wmk.govt.nz

Waimakariri District Council

Date: 7/07/2026

Scale 1:1,128

Original page size: A3

0 10 20 30 40
Metres

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Credits:

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



Notes on Flood Hazard Mapping

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

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

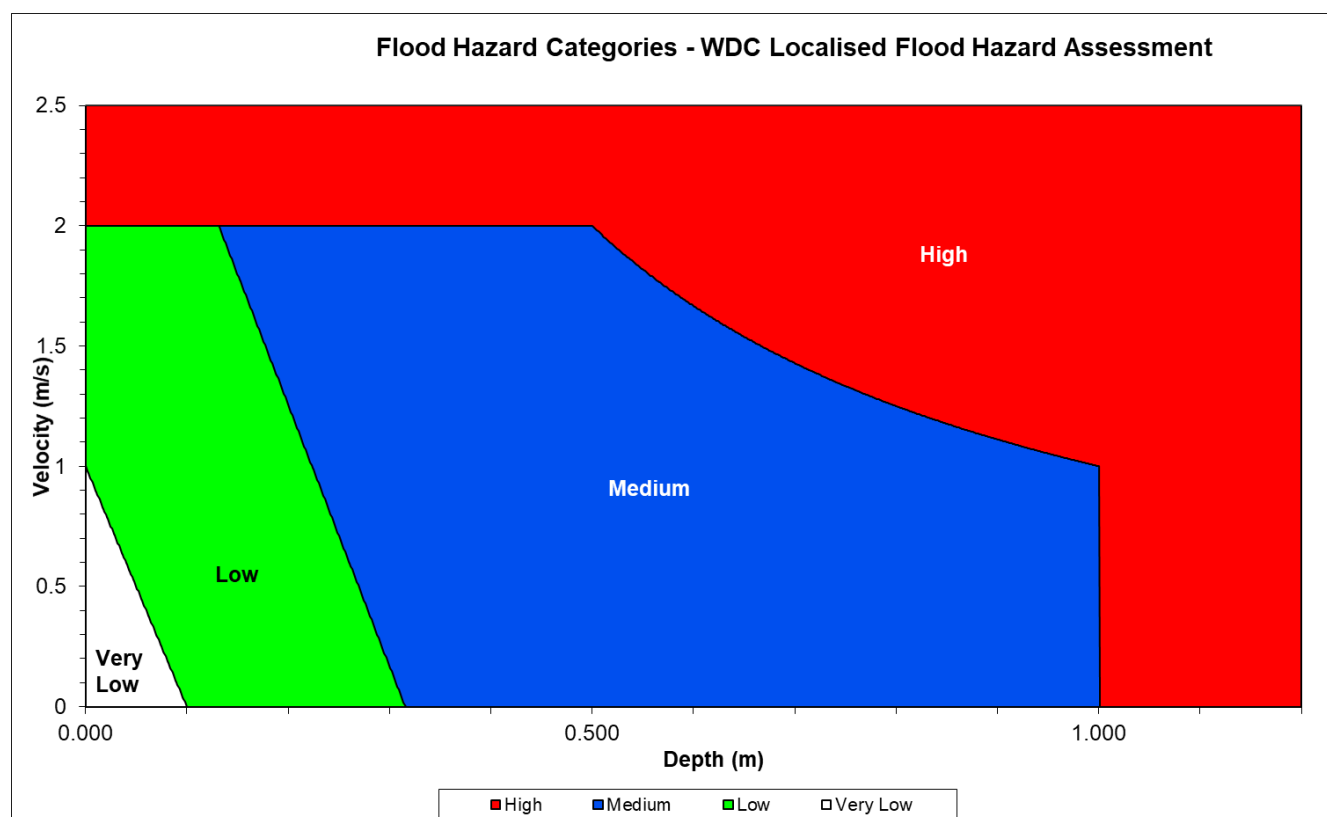
1. Annual Exceedence Probability.

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

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

2. Flood Hazard Categories.

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



3. Flood Modelling

This flood modelling shows the combined effects of:

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

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

4. Generalised Flooding

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

5. Land Changes

The results from this exercise will be less accurate in areas where major development or significant changes in the shape of the land has occurred since 2005. This is particularly important to note in new subdivision areas where new roads have been constructed or filling has occurred. The eastern area of the district including Rangiora, Kaiapoi and Woodend uses ground information updated in 2014. In some cases more recent subdivision areas have been included where information was available.

6. District Plan

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

7. Further Information

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

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

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



Legend

LM2601709 08/07/2026 Page 38

 Land Parcel

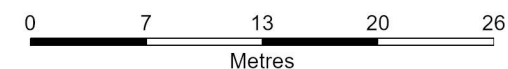
 Property Boundary

Author: Deborah Walls

Date: 7/07/2026

Scale 1:424

Original page size: A4



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