

Land Information Memorandum

Application

Tony & Bronwyn Jackson 25 Wellington Street RD 7 Rangiora 7477	No. Application date Issue date	LM2601091 10 June 2026 17 June 2026
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Property

Valuation No.	2144002310
Location	25 Wellington Street, Ashley
Legal description	Lot 5 DP 495302
Owner	Tony Patrick Jackson & Bronwyn Elaine Jackson
Area (hectares)	0.0668

Rates

Rating Valuation	
Land	\$260,000
Capital Value	\$650,000
Improvements	\$390,000
Date of Last Revaluation	1 June 2025
Current Rates Year 1st July 2025 to 30th June 2026	
Annual Rates	\$3,969.85
Current Instalment	\$ 992.35
Current Year – Outstanding Rates	\$ 152.86
Arrears for Previous Years	\$
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.	

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/>

07/07/15	RESOURCE CONSENT RC155110_: 7 LOT SUBDIVISION OF LOTS 3 & 4 DP 459207, copy attached. A certificate of conditions and consent notice were issued 06/07/16, copies attached.
01/07/15	RESOURCE CONSENT RC155149 : TO DISPOSE WASTEWATER VIA SEPTIC TANKS (NOT A RETICULATED SEWAGE DISPOSAL SYSTEM) IN A RESIDENTIAL ZONE ON LOTS 1, 3-6, copy attached
08/06/16	RESOURCE CONSENT RC165106 : VARIATION TO RESOURCE CONSENT RC155110, copy attached.

Land Use on Contiguous Properties

No information located

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

14/07/15 **BUILDING CONSENT BC150487 : RELOCATE DWELLING WITH ATTACHED GARAGE AND TROPICAIR DUO FREESTANDING ULTRA-LOW EMISSION BURNER** (code compliance certificate was issued 13/10/16, copy attached)

Structural Condition Report is attached

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

Site plan, floor plan and elevations are attached.

Sewer and Water

Sewer No Council service available.

Water Available – HURUNUI WATER – plan and information attached. Water rates for this property are included in the rates charged by the Waimakariri District Council.

For water supply or service information please contact the Hurunui District Council.

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 or Council roading assets (e.g., footpaths, kerb ramps, street trees) impacted without an approved Vehicle Crossing Permit. For further information refer to the Council's Vehicle Crossing Information Pack in the following link:

https://www.waimakariri.govt.nz/_data/assets/pdf_file/0012/141330/20250721-QD-RDG-Information-002-Vehicle-Crossing-Information-Pack.PDF

Special Land Features

Wind Zone	High
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>

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

Consent CRC153945 and CRC164412 from Environment Canterbury are attached.

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: 17 June 2026

Signed on Behalf of Council

DEBBIE WALLS – PROPERTY INFORMATION – LIMS OFFICER

Our Reference: RC155110/150709107714
Valuation Reference: 2144002302

9 July 2015

North Canterbury Properties Limited
C/- Resource Consent Services
2 Campbell Lane
OXFORD 7430

Dear Sir/Madam

**DECISION ON RESOURCE CONSENT APPLICATION
NORTH CANTERBURY PROPERTIES LIMITED - 25 WELLINGTON STREET, ASHLEY**

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


Paul Waiting
PLANNING OFFICER

Encl

RC155110/150709107714

2144002302

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

The applicants sought a resource consent to for the subdivision of two existing titles to create seven titles of 635m² (Lot 1), 635m² (Lot 2), 783m² (Lot 3), 724m² (Lot 4), 640m² (Lot 5), 760m² (Lot 6) and 762m² (Lot 7) at Wellington Street in Ashley.

The applicant is seeking to allow the subdivision to be staged so that Stage 1 involves the creation of Lot 6, Lot 7 and a balance lot, with Stage 2 comprising the subdivision of the balance lot into Lots 1-5 inclusive.

The activity has a non-complying status due to the inability to connect to reticulated sewerage.

DECISION

The District Plan Manager, on the 7th July 2015, approved:

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide 25 Wellington Street, Ashley, legally described as Lots 3 and 4 DP459207, into seven residential lots, as a non-complying activity subject to the following which are imposed under Section 108 of the Act:

1 Application Plan

- 1.1 Except where necessary to give effect to the following conditions the activity shall be carried out in accordance with the attached approved application plan stamped RC155110.

2 Standards

- 2.1 All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:

Council Standards

- Waimakariri District Council Engineering Code of Practice.

Other Standards

- NZS 4404 - Urban Land Subdivision
- NZS 4431 - Earthfill for Residential Development

3 Easements

- 3.1 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 Development Contributions

- 4.1 Pursuant to section 198 of the Local Government Act 2002, the consent holder shall pay \$80,620.75 including GST at 15.0%; this amount is based on the following contributions:

Description	Area	Units/ Lots	Factor	Amount	Amount
			(excluding GST) Per Unit/Lot \$	(excluding GST) Total \$	(inclusive GST) Total \$
Reserves	Business & Residential Zone	5	11,087.00	55,435.00	63,750.25
Roading	District	5	2,934.00	14,670.00	16,870.50
Total				70,105.00	80,620.75

5 Power and Telephone

- 5.1 A network utility operator at the consent holder's expense shall provide underground electrical and telephone reticulation to the boundaries of all new dwelling lots including the main body of residential Lots 1 - 7 inclusive.
- 5.2 The consent holder shall provide written evidence from the relevant authority that the service connection has been installed into Lots 1 - 7 inclusive.

6 Water Supply

- 6.1 The consent holder shall provide a reticulated domestic water supply to Lots 1 - 7 inclusive from the Ashley Water Supply.
- 6.2 The consent holder shall install the reticulation to meet the Hurunui District Council requirements.
- 6.3 The consent holder shall supply a copy of the completion certificate supplied by Hurunui District Council at the time of seeking a Section 224(c) certificate.

7 Stormwater

- 7.1 The right of way runoff water shall discharge to the existing open drain running along the Wellington Street frontage.
- 7.2 The roof water and hardstand runoff from Lots 1 - 5 inclusive shall discharge to the right of way kerb and channel.
- 7.3 The roof water and hardstand runoff from Lots 6 and 7 shall discharge to the existing open drain running along the lot frontages.
- 7.4 The consent holder shall install 600mm diameter piped reticulation along the existing western boundary drain alignment, including a 1200mm wide x 300

mm deep concrete channel to convey secondary flows along the same alignment. The installation shall include concrete headwalls and galvanised grilles at the inlet and outlet structures.

- 7.5 The consent holder shall install a secondary flow path along the proposed right of way serving Lots 1 - 5 inclusive.
- 7.6 The consent holder shall submit detailed engineering plans and calculations prepared by a Chartered Professional Engineer to Council for approval prior to works commencing on site.

8 Access

- 8.1 The consent holder shall form and seal the access to the right of way to accord with Council's Standard Drawing 600-211D (Issue D).
- 8.2 The consent holder shall install culverts at the locations where accesses cross the existing open drain running along the Wellington Street frontage.
- 8.3 The consent holder shall submit culvert plans and calculations prepared by a Chartered Professional Engineer to Council for approval prior to works commencing on site.

9 Right of way

- 9.1 The consent holder shall form and seal the right of way serving Lots 1 - 5 inclusive to accord with Council's Standard Drawing 600-274 (Issue D).

10 Traffic Management

- 10.1 The consent holder shall submit for approval a Traffic Management plan detailing traffic control works (including sketch layout and control signs). This plan shall be submitted prior to the works commencing on or in High Street or Wellington Street. Traffic Management shall be to Level 1, as described in the NZTA Code of Practice for Temporary Traffic Management.

11 Floor levels

- 11.1 The minimum floor level of any dwelling erected on Lots 1 - 7 shall be set at 400mm above the average surrounding ground level.
- 11.2 Condition 11.1 shall be subject to a consent notice to be registered on the certificates of title. The consent notice shall ensure that the condition is met at the time of the erection of any new dwellings on proposed Lots 1 - 7 inclusive.

12 Conditions Auditing

- 12.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking. The consent holder shall notify Council at least one working day prior to commencing various stages of the works to enable audit inspections required by the consent to be carried out.

The minimum level of inspection shall be as follows:

Water

- At completion of installation by Hurunui District Council;

Access/Right of way

- Upon excavation to subgrade;
- Prior to final surfacing;

Drainage

- Upon excavation to subgrade;
- During installation of piping and headwalls;
- At completion of the works;

Whole Works

- Prior to issue of a certificate under Section 224(c) of the Resource Management Act 1991.

- 12.2 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled.

13 Staging

- 13.1 The consent holder may stage the development provided all associated conditions have been completed at each stage to the Council's satisfaction. Stages can be undertaken simultaneously, however the sequencing shall not deviate from the following:

Stage 1: Lots 6, 7 and balance.

Stage 2: Lots 1 - 5 inclusive.

14. Works Condition

- 14.1 A certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 13 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the consent holder.

ADVICE NOTES

- (a) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes alternative higher standards or more aesthetically acceptable alternatives then these shall be submitted to the Council for approval.
- (b) Electrical and telephone reticulation requires that the network structures be available. In some cases, this could mean that ducting only is provided to the lot from the service box.
- (c) The application includes confirmation from Hurunui District Council that there is sufficient capacity in the scheme to service this subdivision. It is noted that this confirmation is only valid for one year and should time elapse before the subdivision is given effect to the consent holder will be responsible for re-confirming availability.

- (d) The Traffic Management Plan forms can be sourced from the WDC Service Centres or on-line at:

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

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.
- Development contributions are being charged for the five additional lots being created by the subdivision.
- All lots exceed 600m², the minimum requirement for the Residential 3 Zone, with the subdivision creating lots that more closely reflect the desired character of the Zone.
- Overland flow paths across the site can be managed through site specific engineered solutions.
- Appropriate and safe access is provided.
- The proposal is in accordance with the Objectives and Policies District Plan.

DATED at Rangiora this 9th Day of July 2015



SIGNED by Paul Waiting
PLANNING OFFICER

NOTES

Subdivision proposal plan only.
Areas and dimensions subject to final survey.
Plan prepared for the purpose of obtaining a Resource Consent.

Note : Scandlyn Surveying accepts no responsibility for the use of this plan for any other purpose other than that intended (obtaining a Resource Consent).

Staging.

Stage 1. Lots 6 and 7 (Lot 4 DP 459207)

Stage 2. Lots 1-5 (Lot 3 DP 459207)

MEMORANDUM OF EASEMENTS

Nature	Servient Tenement		Dominant Tenement
	Lot	Shown	
Right of Way	1	A	2-4
Right to convey electric power and telephonic communications	2	B	1, 3-5
Right to convey water	3	C	1-2, 4-5
	4	D	1-3, 5
	5	E	1-4

MEMORANDUM OF EASEMENTS IN GROSS

Nature	Servient Tenement		Grantee
	Lot	Shown	
Right to drain water in gross	3	F	Waimakariri District Council
	4	G	
	5	H	

High Street
Legal (20.12)
Road

Wellington Street
Legal (20.12)
Road

AREA SCHEDULE

Lot	Total	Acc	Net
1	677	42	635
2	704	69	635
3	838	55	783
4	724	83	641
5	668	28	640

Waimakariri District Council
Comprised in CT 599544, 599545
Original scale 1:400 Format (A3)

Lots 1-7 being subdn of Lots 3 and 4 DP 459207

Prepared by: Scandlyn Surveying Ltd
18 Durham Street
RANGIORA
Ph 3131272, murray@scandlyn.co.nz
Reference: 2433 R2 150304



WAIMAKARIRI DISTRICT COUNCIL
APPROVED APPLICATION

RC155110 07/07/15

AUTHORISED OFFICER

2 DP 459207

3 DP 34530

2
704m²

3
838m²

DP 459207

1
677m²

4
724m²

5
668m²

6
760m²

7
762m²

4 DP 459207

TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC155110
Survey Number	LT 495302	Survey Purpose	LT Subdivision
Surveyor Reference	1433 NCPL S2	Land District	Canterbury
Surveyor	Murray Trevor Scandlyn		
Surveyor Firm	Scandlyn Surveying Ltd		
Dataset Description	Lots 1-5 being subdivision of Lot 3 DP 459207		

TA Certificates

I hereby certify that plan LT 495302 was approved by the Waimakariri District Council TA Certification Division pursuant to section 223 of the Resource Management Act 1991 on the 6th day of July 2016. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 495302 ☒

Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 06/07/2016 01:57 PM

Receipt Information

Transaction Receipt Number	9969749
Signing Certificate (Distinguished Name)	Fear, Yvonne Sally
Signing Certificate (Serial Number)	1292528606
Signature Date	06/07/2016

*** End of Report ***



Title Plan - LT 495302

Survey Number LT 495302
Surveyor Reference 1433 NCPL S2
Surveyor Murray Trevor Scandlyn
Survey Firm Scandlyn Surveying Ltd
Surveyor Declaration

Survey Details

Dataset Description Lots 1-5 being subdivision of Lot 3 DP 459207
Status Initiated
Land District Canterbury
Survey Class Class A
Submitted Date
Survey Approval Date
Deposit Date

Territorial Authorities

Waimakariri District

Comprised In

CT 599544

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 495302	Fee Simple Title	0.0676 Ha	726573
Lot 2 Deposited Plan 495302	Fee Simple Title	0.0704 Ha	726574
Lot 3 Deposited Plan 495302	Fee Simple Title	0.0837 Ha	726575
Lot 4 Deposited Plan 495302	Fee Simple Title	0.0723 Ha	726576
Lot 5 Deposited Plan 495302	Fee Simple Title	0.0668 Ha	726577
Area A Deposited Plan 495302	Easement		
Area B Deposited Plan 495302	Easement		
Area C Deposited Plan 495302	Easement		
Area D Deposited Plan 495302	Easement		
Area E Deposited Plan 495302	Easement		
Area F Deposited Plan 495302	Easement		
Area G Deposited Plan 495302	Easement		
Area H Deposited Plan 495302	Easement		
Area I Deposited Plan 495302	Easement		
Area J Deposited Plan 495302	Easement		
Total Area		0.3608 Ha	

Schedule / Memorandum

Land Registration District	Plan Number	Surveyor Ref
CANTERBURY	DP 495302	1433

Teritorial Authority (the Council)	Council Ref
Waimakariri District	RC155110

MEMORANDUM OF EASEMENTS			
Purpose	Servient Tenement		Dominant Tenement
	Shown	Lot	
Right of way, right to convey electricity, telecommunications, computer media and water	A	Lot 1	Lots 2 - 5
	B	Lot 2	Lots 1 & 3 - 5
	C	Lot 3	Lots 1, 2, 4 & 5
	D	Lot 4	Lots 1 - 3 & 5
	E	Lot 5	Lots 1 - 4

MEMORANDUM OF EASEMENTS IN GROSS			
Purpose	Servient Tenement		Grantee
	Shown	Lot	
Right to convey telecommunications and computer media in gross	A	Lot 1	Chorus New Zealand Ltd
	B	Lot 2	
	C	Lot 3	
	D	Lot 4	
	E	Lot 5	
Right to drain water in gross	H	Lot 3	Waimakariri District Council
	I	Lot 4	
	J	Lot 5	

Schedule / Memorandum

SCHEDULE OF EASEMENTS			
Purpose	Servient Tenement		Dominant Tenement
	Shown	Lot	
Right to drain water	F	Lot 3	Lot 2 DP 459207
	G	Lot 1	Lot 14 DP 34530



Digitally Generated Plan
Generated on: 30/06/2016 9:27pm Page 4 of 4

TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC155110
Survey Number	LT 495302	Survey Purpose	LT Subdivision
Surveyor Reference	1433 NCPL S2	Land District	Canterbury
Surveyor	Murray Trevor Scandlyn		
Surveyor Firm	Scandlyn Surveying Ltd		
Dataset Description	Lots 1-5 being subdivision of Lot 3 DP 459207		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Waimakariri District Council TA Certification Division and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 6th day of July 2016. ☒

Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 06/07/2016 02:02 PM

Receipt Information

Transaction Receipt Number	9969777
Signing Certificate (Distinguished Name)	Fear, Yvonne Sally
Signing Certificate (Serial Number)	1292528606
Signature Date	06/07/2016

*** End of Report ***

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of an application by
North Canterbury Properties Ltd to
subdivide land into 5 lots (stage 2)

**CONSENT NOTICE PURSUANT TO SECTION 221 OF THE
RESOURCE MANAGEMENT ACT 1991**

TO: The District Land Registrar
Canterbury Land Registry

TAKE NOTICE that the land described in the Schedule below is subject to a condition in relation to a subdivision consent as follows:

1. The minimum floor level of any dwelling erected on Lots 1 - 5 shall be set at 400mm above the average surrounding ground level.

The above condition, as it relates to Lots 1 – 5 shall be subject to a consent notice to be registered on the certificates of title. The consent notice shall ensure that the condition is met at the time of the erection of any new dwellings on Lots 1 - 5 inclusive.

AND YOU are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

SCHEDULE

Estate in fee simple and being Lots 1 - 5 Deposit Plan 495302 and being a subdivision of Lot 3 DP 459207, Certificate of Title 599544.

Dated this 6th day of July 2016

SIGNED for and on behalf of
the **WAIMAKARIRI DISTRICT COUNCIL**
pursuant to Section 252 of the
Local Government Act 1974



AUTHORISED OFFICER

RC155149/150702105230

2144002302

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

The applicants sought a resource consent to dispose of wastewater via septic tanks (not a reticulated sewage disposal system) in a Residential Zone on proposed Lots 1, 3, 4, 5 and 6 (of subdivision consent application RC155110) at 21 and 25 Wellington St, Ashley

DECISION

The District Plan Manager, on the 1 July 2015, approved:

THAT pursuant to Section 104C of the Resource Management Act 1991 consent be granted to dispose of sewage via septic tanks in a Residential Zone at 21 and 25 Wellington Street, Ashley on proposed Lots 1, 3, 4, 5 and 6 (RC155110) of parent Lots 3 and 4 DP459207, as a Discretionary Activity (Restricted) subject to the following conditions which are imposed under Section 108 of the Act:

1. The activities shall be carried out in accordance with the attached approved application plan.
2. **Sewage Disposal** ✓
 - 2.1 The septic tanks shall comply with the industry standard AS/NZ1546.1:2008.
 - 2.2 The lid of the proposed septic tank shall be set at a level to prevent water ingress and inundation in high rainfall events. ?
 - 2.3 If a reticulated sewer system becomes available to the site, a connection shall be made to it, and the septic tank system shall be decommissioned, within 3 months of the reticulated sewer system becoming available.
3. **Standards**
 - 3.1 All stages of design and construction shall be in accordance with the following standards (and their latest amendments) where applicable:

Council Standards

- Waimakariri District Council Engineering Code of Practice.

Other Standards

- National Code of Practice for Utility Operators Access to Transport Corridors.

4. **Stormwater**

- 4.1 The consent holder shall install 600mm diameter piped reticulation along the existing western boundary drain alignment of Lot 3 DP 459207 (25 Wellington St), including a 1200mm wide x 300mm deep concrete channel to convey secondary flows along the same alignment. The installation shall include concrete headwalls and galvanised grilles at the inlet and outlet structures.
- 4.2 The consent holder shall install a secondary flow path along the proposed access leg.
- 4.3 The consent holder shall submit detailed engineering plans and calculations prepared by a Chartered Professional Engineer to Council for approval prior to works commencing on site.
- 4.4 Roof and hardstand water discharge shall be directed by a piped system to the roadside drain in Wellington Street.
- 4.5 The consent holder shall complete the drainage works set out in Conditions 4.1 to 4.4 inclusive prior to a Code Compliance Certificate being issued for any new or relocated dwelling.

check
with
SRAE
being
and.

5. **Vehicle crossing**

- 5.1 The consent holder shall form and seal a vehicle crossing off Wellington Street to accord with Council's Standard Drawing 600-211D Issue D.
- 5.2 The consent holder shall install a culvert in the existing open drain along the Wellington Street frontage. The consent holder shall submit engineers calculations for the culvert sizing and engineering plans to Council for review and approval prior to works commencing on site.

6. **Access leg**

- 6.1 The consent holder shall form and seal an all-weather access leg to serve all dwellings to accord with Council's Standard Drawing 600-274 Issue D.

7. **Floor levels**

- 7.1 The floor level of any dwelling erected on or relocated to any of the lots, shall be set at a minimum of 400mm above the surrounding ground level.

?

8. **Conditions Auditing**

- 8.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation.

The minimum level of inspection shall be as follows:

Drainage

- Upon excavation to subgrade
- During backfilling

- At completion of the works

Access

- Upon excavation to subgrade
- During culvert and headwall installation
- Prior to final surfacing
- At the completion of the works.

8. Inspections

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

ADVICE NOTES

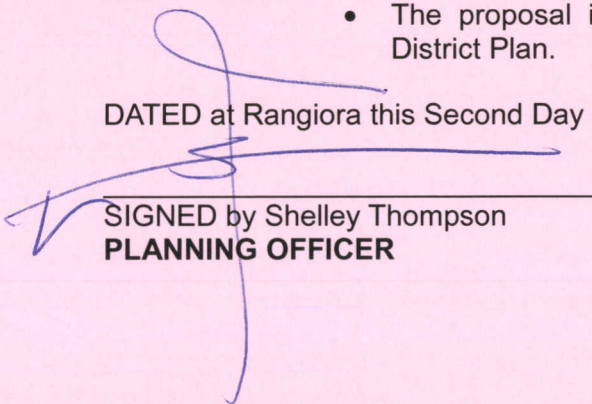
- The requirements and conditions listed are a statement of the Council's minimum standards. Where the consent holder proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.
- This consent does not constitute consent in terms of the Building Act or Environment Canterbury's Regional Plans.

REASONS FOR DECISION

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

- The proposed septic tanks comply with the relevant standards AS/NZ1546.1:2008. Septic tanks are required for sewage disposal as Ashley currently has no reticulated system. When such a system is established in Ashley, the consent holder will be required to connect to it and decommission the septic tanks.
- The conditions imposed relate to the relevant matters for discretion that apply to Rule 23.3.6, in particular matters ii, v and xi.
- Overall the environmental effects will be no more than minor and no person or parties are deemed to be affected by the proposal.
- The proposal is not contrary to the objectives and policies of the District Plan.

DATED at Rangiora this Second Day of July 2015


SIGNED by Shelley Thompson
PLANNING OFFICER

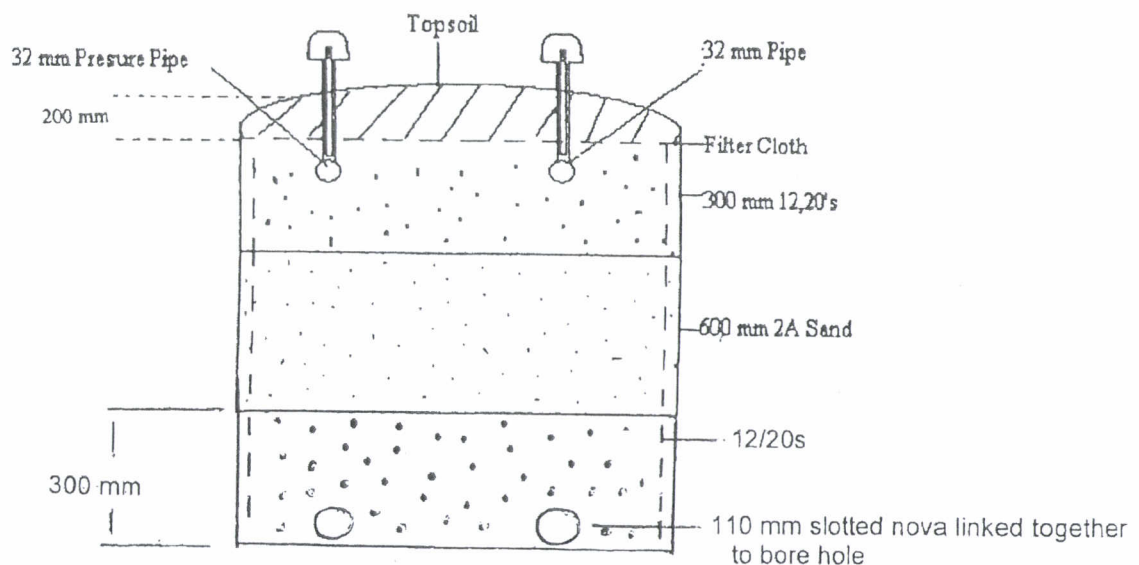


4.

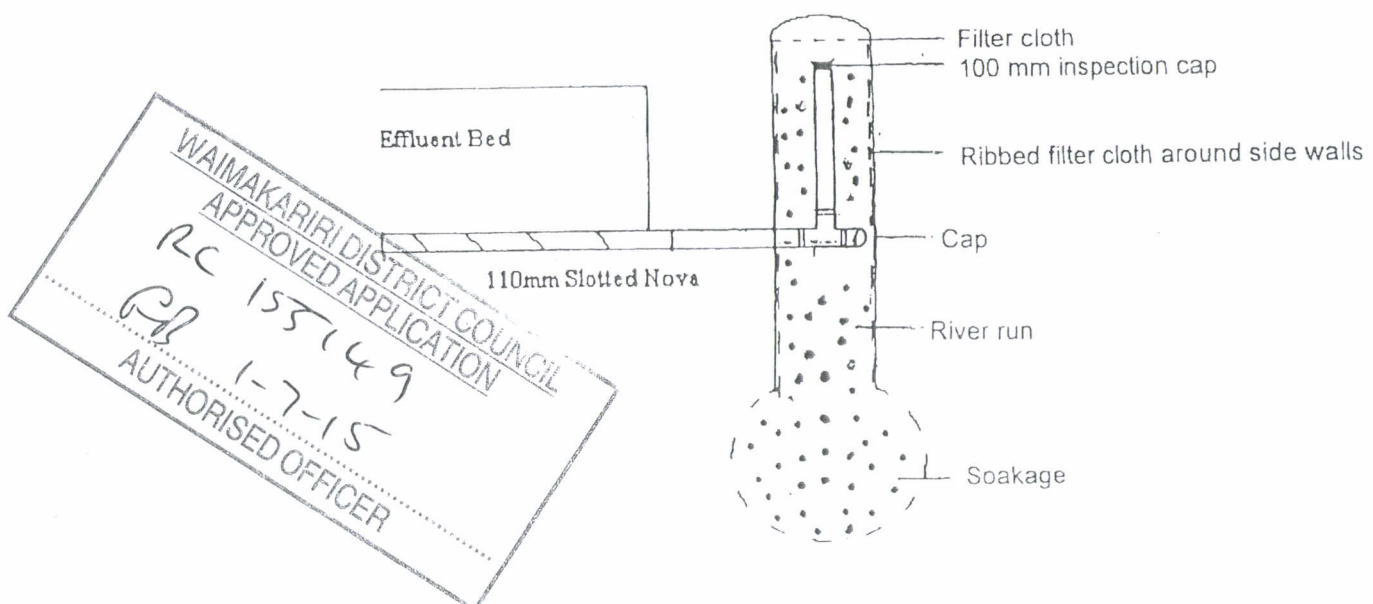
Land Application System:

3 bedrooms – 1.2 m wide x 18 m long giving 21.6 m² of soakage per day at 47 mm of effluent per m² per day maximum

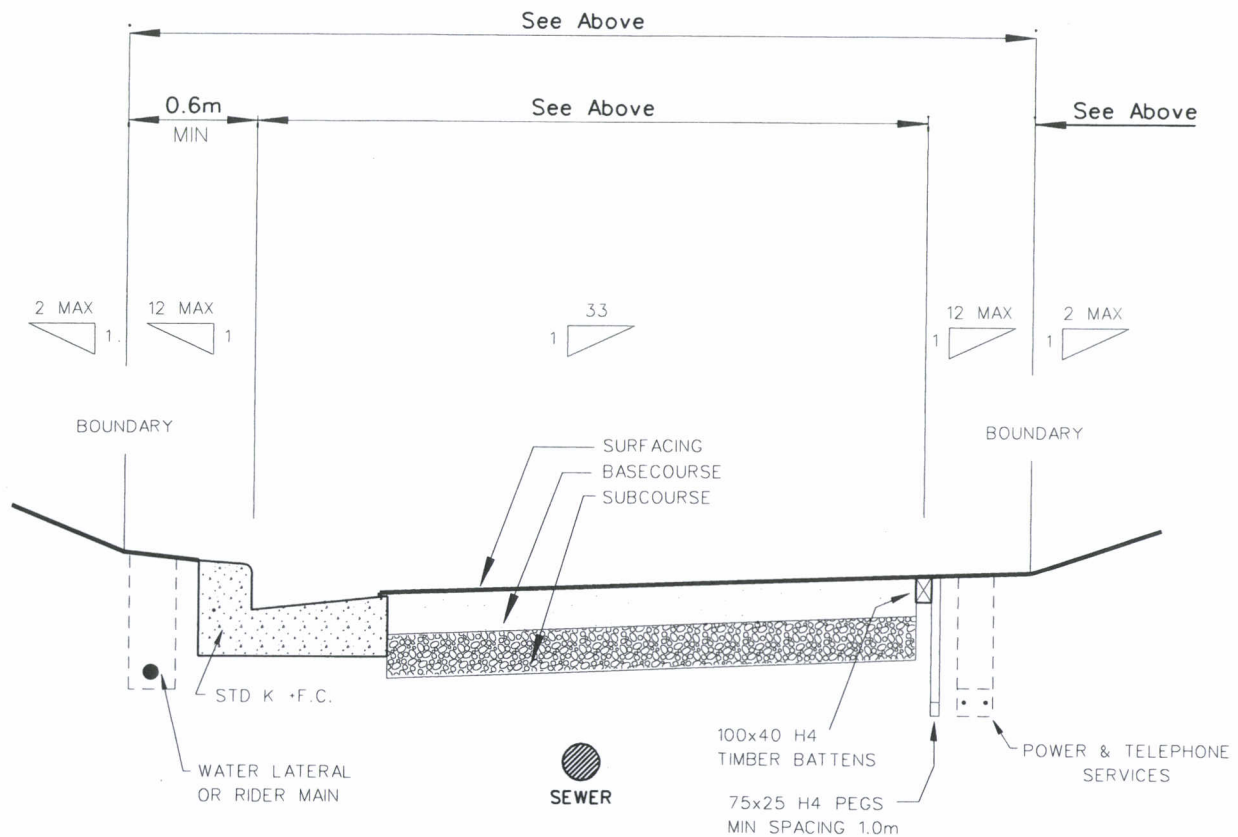
4 bedrooms – 1.2 m wide x 25 m long giving 30 m² of soakage per day at 47 mm of effluent per m² per day maximum

**900 mm Ø Bore hole**

Collection to borehole @ 6-7 m deep or 1 m into groundwater.



Zone	Land Use or Activity	Access Formation minimum Width (meters)	Minimum Legal Width (meters)
Residential Zones	0 to 2 dwellinghouses	3	4
	3 to 6 dwellinghouses or any other land use	5	7
Business Zones	Any land use	6m, or separate entry and exit carriageways of 3m each	8m or two separate carriageways of 5m



NOTES

- ① Surfacing : Single coat hot bitumen and grade 4 chip or bitumen prime coat and 20mm asphaltic concrete.
- ② Basecourse : Minimum of 100mm TNZ M/4 AP40
- ③ Subcourse : Minimum of 150mm TNZ M/5 AP65

NOTE: Image Quality is due to condition of Original



WAIMAKARIRI
DISTRICT COUNCIL
technical services

NOT TO SCALE

SHEET TITLE

**TYPICAL R.O.W
CROSS-SECTION
RES. & BUSINESS**

PROJECT TITLE

**STANDARD
DRAWINGS**

SHEET

274

ISSUE
D

PLAN No.
600

RC165106/107 / 160610054846

2144002302

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

The applicants sought two separate variations pursuant to Section 127 of the Resource Management Act 1991 (the 'RMA'). This report combines the two for the purposes of assessment as they relate to the same matter – floor levels – arising from conditions in two different consent decisions (RC155110 and RC155149).

RC155110 was for the subdivision of two existing titles to create seven titles of 635m² (Lot 1), 635m² (Lot 2), 783m² (Lot 3), 724m² (Lot 4), 640m² (Lot 5), 760m² (Lot 6) and 762m² (Lot 7) at Wellington Street in Ashley.

RC155149 was land use consent to dispose of wastewater via septic tanks (not a reticulated sewage disposal system) in a Residential 3 Zone on Lots 1, 3, 4, 5 and 6 of subdivision RC155110. As subdivision and land use consents were sought separately for 25 Wellington Street (and could have been given effect to independent of each other) both included a condition on finished floor levels of dwellings on site, hence the requirement for two variations. The justification for the two variations is naturally repeated between both applications.

The variations seek to amend finished floor levels for Lots 1 - 5 inclusive as a result of a post construction survey that has established some discrepancies between finished levels built and those required by RC155110 and RC155149.

DECISION

The District Plan Manager, on the 8th June 2016, approved:

RC165106 (variation to RC155110)

THAT pursuant to Section 127 of the Resource Management Act 1991, consent be granted to vary condition 11.1 of resource consent RC155110, being consent to subdivide 25 Wellington Street, Ashley, legally described as Lots 3 and 4 DP459207, as a discretionary activity, as follows:

- 11.1 The minimum floor level of any dwelling on Lots 1-2 and 6-7 shall be set at 400mm above the average surrounding ground level. On Lots 3, 4 and 5 the minimum floor level of any dwelling shall be 276mm, 309mm and 337mm above the average surrounding ground level respectively.

ALL OTHER CONDITIONS ARE TO REMAIN UNCHANGED.

RC165107 (variation to RC155149)

THAT pursuant to Section 127 of the Resource Management Act 1991, consent be granted to vary condition 7.1 of resource consent RC155149, being consent to erect dwelling without connection to sewer reticulation at 25 Wellington Street, Ashley, legally described as Lots 3 and 4 DP459207, as a discretionary activity, as follows:

- 7.1 The floor level of any dwelling erected on or relocated to any of the lots shall be set at a minimum of 400mm above the surrounding ground level, except for Lots 3, 4 and 5 where the minimum floor level of any dwelling shall be 276mm, 309mm and 337mm above the average surrounding ground level respectively.

ALL OTHER CONDITIONS ARE TO REMAIN UNCHANGED.

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 less than minor; a report by suitably qualified chartered engineer has confirmed that the lower finished levels are sufficiently set to mitigate the risk of flood events.
- The proposal is in accordance with the Objectives and Policies of the Waimakariri District Plan.

DATED at Rangiora this 10th Day of June 2016



SIGNED by Paul Waiting
PLANNING OFFICER



Legend

LM2601091 17/06/2026 Page 33

 Properties < 1 ha

Property Boundaries with Attributes

 Current Property

 Deposited Land Parcels

Road Names

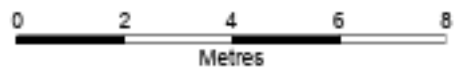
debbie.walls@wmk.govt.nz

Waimakariri District Council

Date: 17/06/2026

Scale 1:141

Original page size: A3



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, 2025 Birch Hill Cemetery UAV Imagery, 2022-23 Coast Cemeteries UAV Imagery, Waimakariri District Council, Waimakariri District Council

Form 7

Code Compliance Certificate **BC150487**

Section 95, Building Act 2004

The building

Street address of building: 25 Wellington Street ASHLEY

Legal description of land where building is located: LOT 5 DP 495302 0.066800 Ha

Valuation number: 2144002310

Building name:

Level/unit number: 1

Current, lawfully established, use: Housing - Detached dwellings

Year first constructed: Unknown

The owner

Name of owner: North Canterbury Properties Limited

Contact person:

Mailing address: 60 Vincent Street Auckland 2014

Phone number: Landline: Mobile:

Email address: ncplaccounts@northcanterbury.properties

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

Gap Architecture Limited

Building work

Building consent number: BC150487

Consent description: RELOCATE DWELLING WITH ATTACHED GARAGE AND FREESTANDING ULTRA-LOW EMISSION BURNER 25 WELLINGTON STREET ASHLEY LOT 5 RC155110

Issued by: Waimakariri District Council

Code compliance

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

(a) the building work complies with the building consent

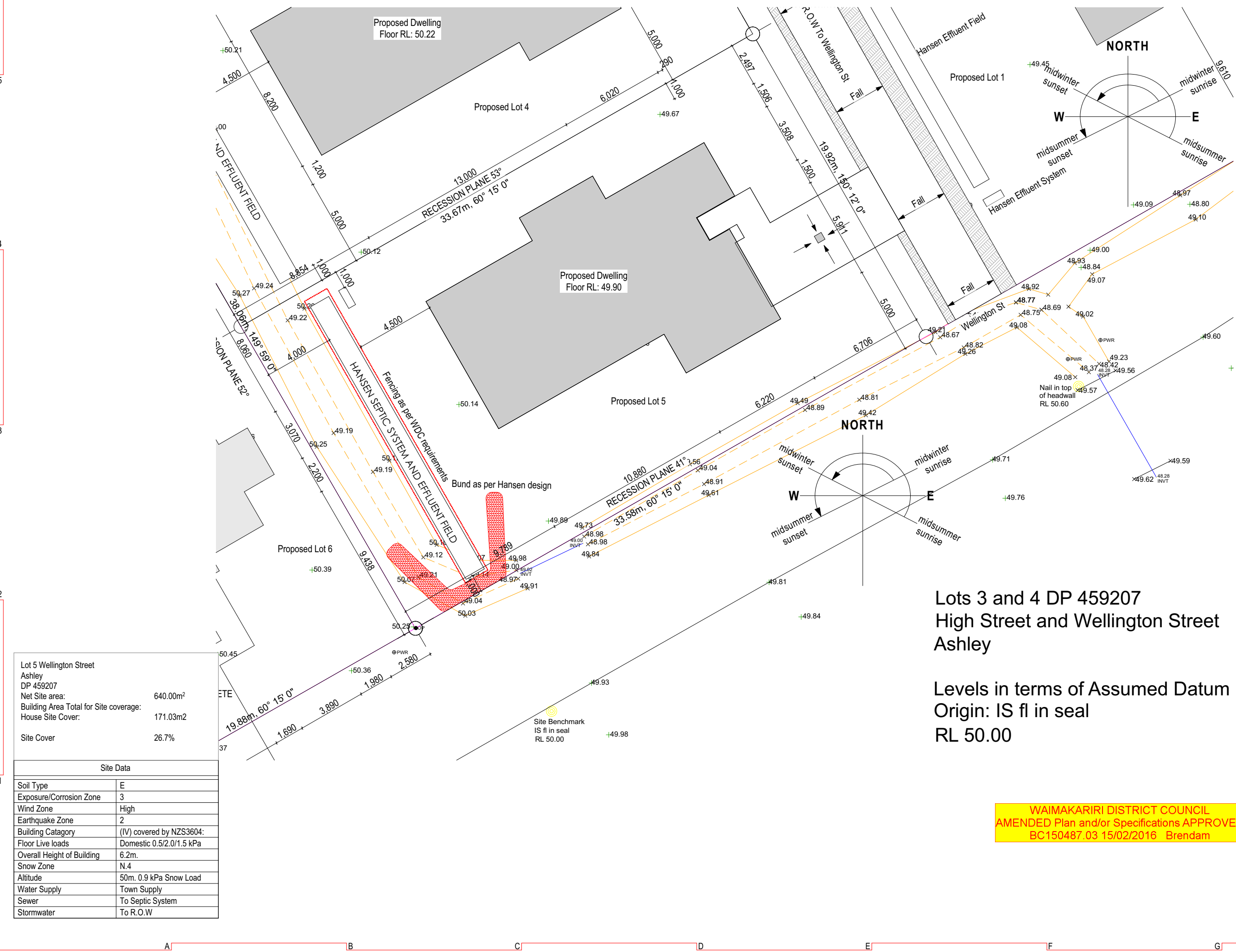


Sarah Smith

Building Consent Administrator

On behalf of Waimakariri District Council

Date: 13 October 2016



Lot 5 Wellington Street
Ashley
DP 459207
Net Site area: 640.00m²
Building Area Total for Site coverage: 171.03m²
House Site Cover: 26.7%

Site Data	
Soil Type	E
Exposure/Corrosion Zone	3
Wind Zone	High
Earthquake Zone	2
Building Catagory	(IV) covered by NZS3604:
Floor Live loads	Domestic 0.5/2.0/1.5 kPa
Overall Height of Building	6.2m.
Snow Zone	N.4
Altitude	50m. 0.9 kPa Snow Load
Water Supply	Town Supply
Sewer	To Septic System
Stormwater	To R.O.W

Lots 3 and 4 DP 459207
High Street and Wellington Street
Ashley

Levels in terms of Assumed Datum
Origin: IS fl in seal
RL 50.00

WAIMAKARIRI DISTRICT COUNCIL
AMENDED Plan and/or Specifications APPROVED
BC150487.03 15/02/2016 Brendam

NOTE:
VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE FROM DRAWINGS
ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011 AND THE NZ BUILDING REGULATIONS 1992 INCLUDING AMENDMENTS

North Canterbury properties Ltd
Lot 5 Wellington St
Ashley
REVISION DATE: 04/02/2016
REVISION : Duo Fire Added

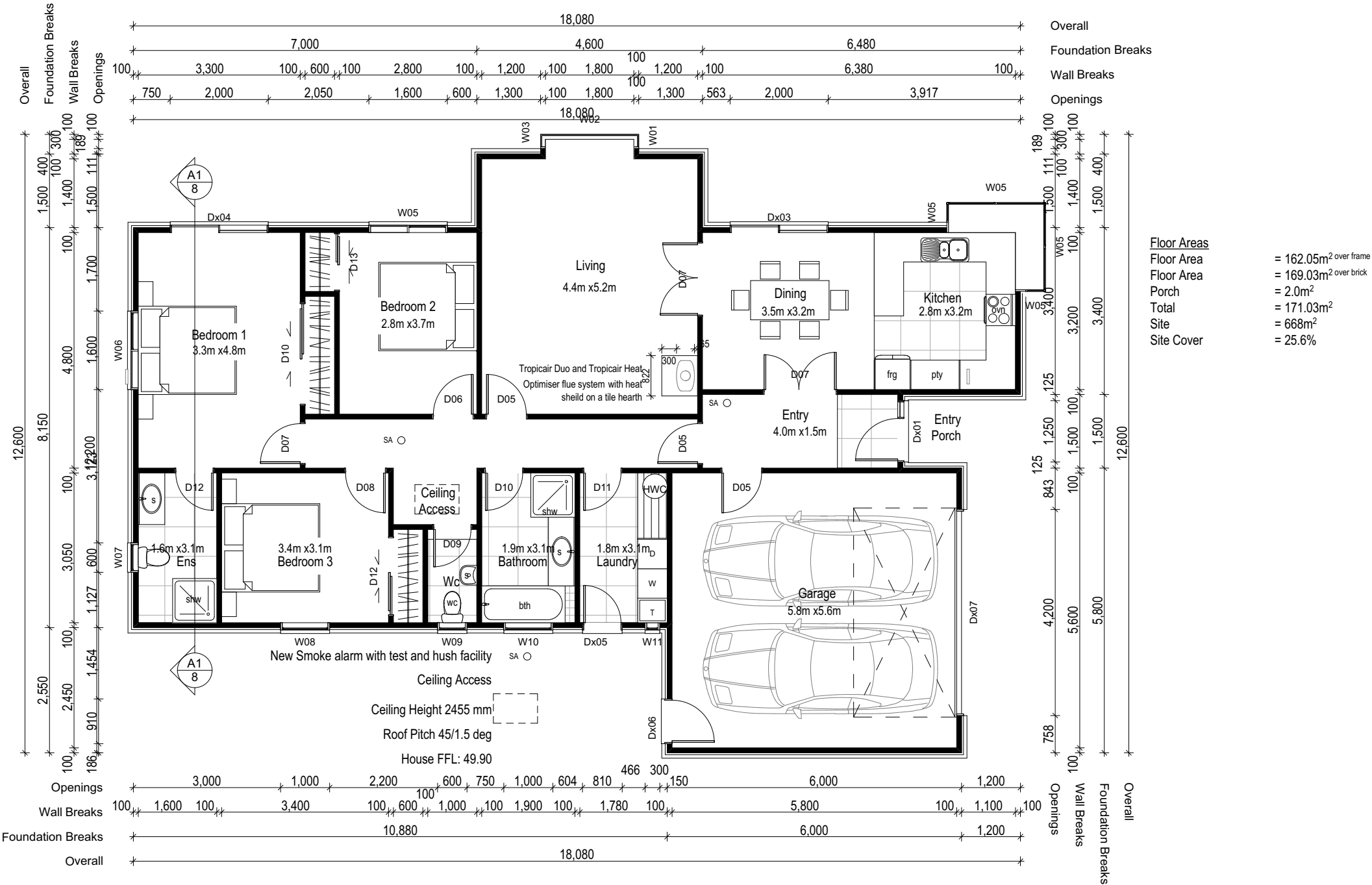


SHEET
2

TITLE: Site Plan
ISSUED: 4/02/2016
PROJECT #: 2015 18-Gap

Copyright exists on all drawings and intellectual property contained herein.
The Contractor shall verify all dimensions on site before commencing work.

WAIMAKARIRI DISTRICT COUNCIL
AMENDED Plan and/or Specifications APPROVED
BC150487.03 15/02/2016 Brendam



All measurements are to be confirmed from the existing dwelling prior to commencing any work.
No alterations to existing house, New cladding, foundation, floors and services only
Plans to be read in conjunction with the House report, Geotech report, Truss report and foundation engineers documentation.
All gib repairs to be to manufacturers specification.
All roofing repairs to be to manufacturers specification.
Any damaged building wrap to be replaced with Thermakraft Watgate Plus for walls and Thermakraft Covertek 403 for roof areas. Acrylic showers are to be re-used.
Any new lights to be CA rated to comply with NZS 60598
Stud walls comply with NZS3604: 2011 Tables 8.2 and 8.4
See sheets 18 to 23 for original drawings.
See attached documents for original specifications, truss details code compliance etc.
Tiles to all wet areas and kitchen and entry to comply with Table 2 D1/AS1.
Any damaged bathroom wall linings to be replaced with Gib aqualine as per manufacturers specifications

House Specification
Existing 45Deg pitch 0.4 corrugated colorsteel roofing on trusses by manufacturer@ 900mm cnts
Existing colorsteel fascia and gutter system
New 70 series Canterbury clay brick see sheets 12 to 16
Existing 200 x 25 Cedar Shiplap to Gables
Existing aluminium windows
Existing 90 x 45 framing with studs@ 600mm cnts and dwang@ 800mm cnts
Existing building wrap
Existing wall insulation R1.8
Existing ceiling insulation R2.4
Existing 10mm gib to walls and ceilings
New Concrete floor and foundation see sheet 3

NOTE:
VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE FROM DRAWINGS
ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011 AND THE NZ BUILDING REGULATIONS 1992 INCLUDING AMENDMENTS

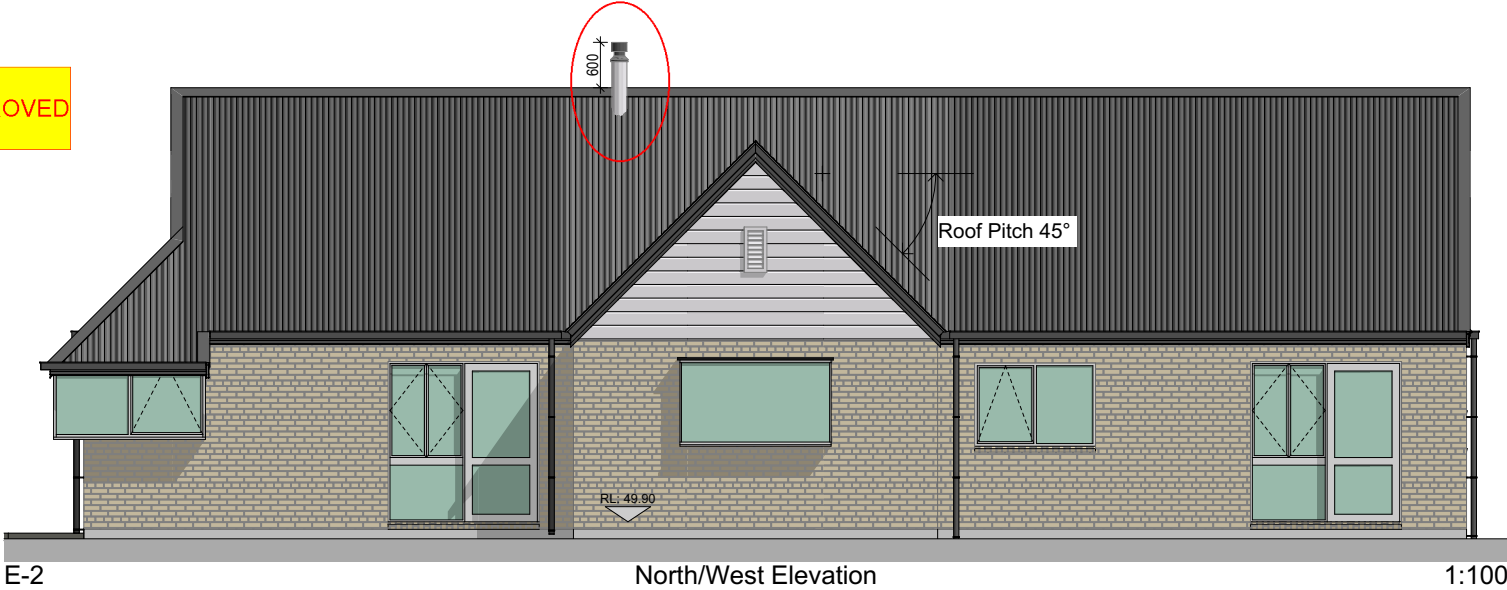
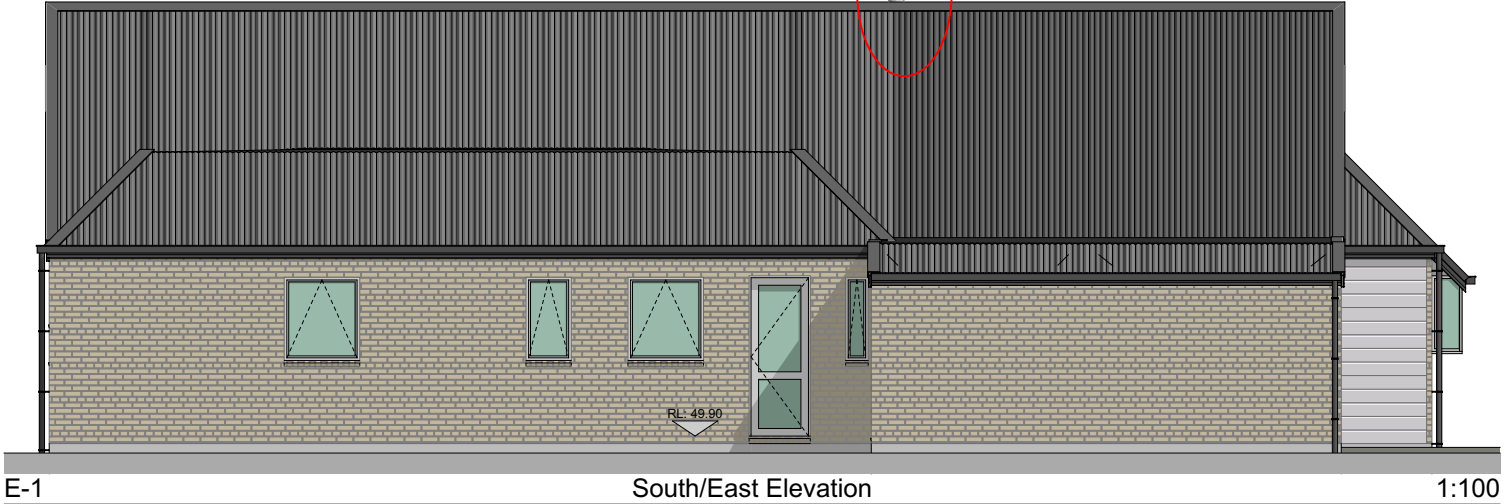
North Canterbury properties Ltd
Lot 5 Wellington St
Ashley
REVISION DATE: 04/02/2016
REVISION : Duo Fire Added

GAP ARCHITECTURE
Phone 027 280 1378 P.O. Box 3847 Richmond Nelson 7050
terry@gap-architecture.co.nz www.gap-architecture.co.nz

SHEET 4
TITLE: Floor Plan
ISSUED: 4/02/2016
PROJECT #: 2015 18-Gap
Copyright exists on all drawings and intellectual property contained herein.
The Contractor shall verify all dimensions on site before commencing work.

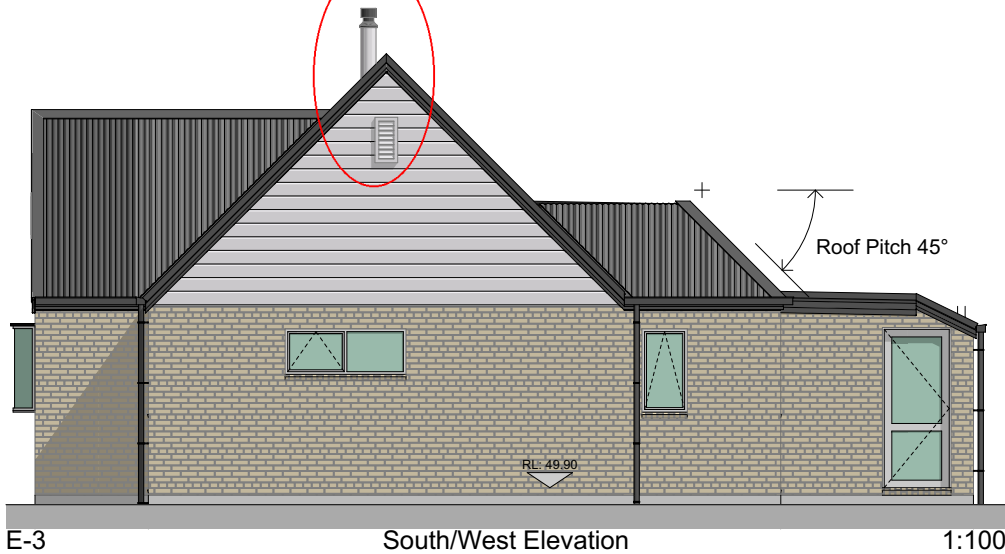
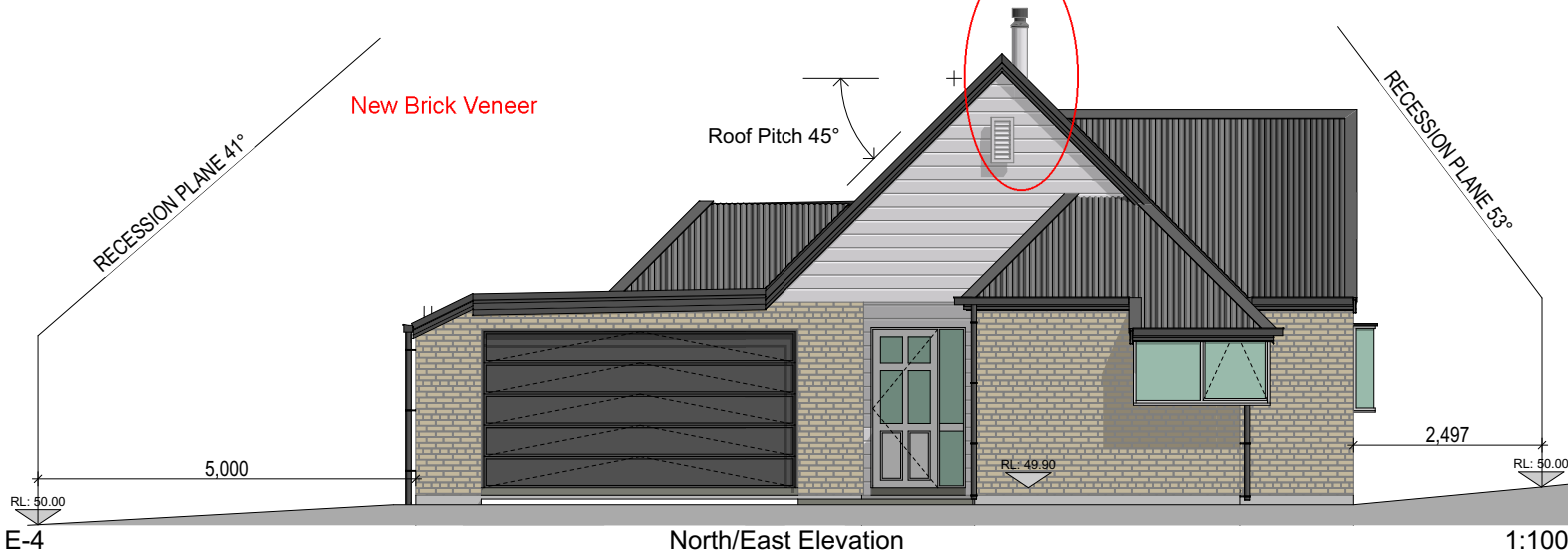
BUILDING ENVELOPE RISK MATRIX		
North/East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		6
BUILDING ENVELOPE RISK MATRIX		
South/West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		6
BUILDING ENVELOPE RISK MATRIX		
North/West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		6
BUILDING ENVELOPE RISK MATRIX		
South/East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low	0
Deck design	Low	0
Total Risk Score:		6

WAIMAKARIRI DISTRICT COUNCIL
AMENDED Plan and/or Specifications APPROVED
BC150487.02 11/11/2015 Brendam



All measurements are to be confirmed from the existing dwelling prior to commencing any work.
No alterations to existing house, New cladding, foundation, floors and services only
Plans to be read in conjunction with the House report, Geotech report, Truss report and foundation engineers documentation.
All gib repairs to be to manufacturers specification.
All roofing repairs to be to manufacturers specification.
Any damaged building wrap to be replaced with Thermakraft Watertek Plus for walls and Thermakraft Covertek 403 for roof areas.
Acrylic showers are to be re-used.
Any new lights to be CA rated to comply with NZS 60598
Stud walls comply with NZS3604: 2011 Tables 8.2 and 8.4
See sheets 18 to 23 for original drawings.
See attached documents for original specifications, truss details code compliance etc.
Tiles to all wet areas and kitchen and entry to comply with Table 2 D1/AS1.
Any damaged bathroom wall linings to be replaced with Gib aqualine as per manufacturers specifications
See steel Lintel chart Sheet 9 for Lintel sizes

House Specification
Existing 45Deg pitch 0.4 corrugated colorsteel roofing on trusses by manufacturer@ 900mm cnts
Existing colorsteel fascia and gutter system
New 70 series Canterbury clay brick see sheets 12 to 16
Existing 200 x 25 Cedar Shiplap to Gables
Existing aluminium windows
Existing 90 x 45 framing with studs@ 600mm cnts and dwang@ 800mm cnts
Existing building wrap
Existing wall insulation R1.8
Existing ceiling insulation R2.4
Existing 10mm gib to walls and ceilings
New Concrete floor and foundation see sheet 3

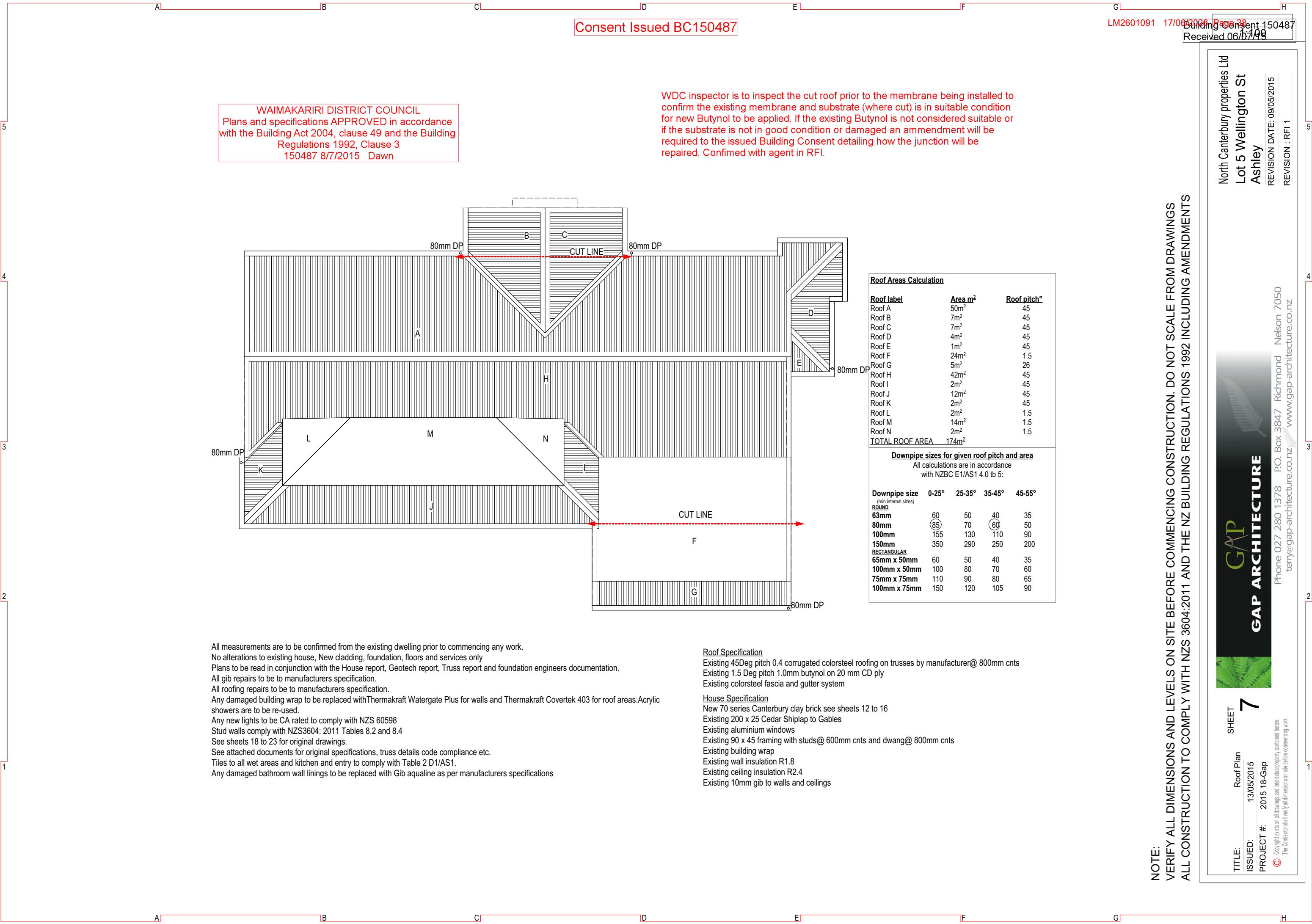


NOTE:
VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE FROM DRAWINGS
ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011 AND THE NZ BUILDING REGULATIONS 1992 INCLUDING AMENDMENTS

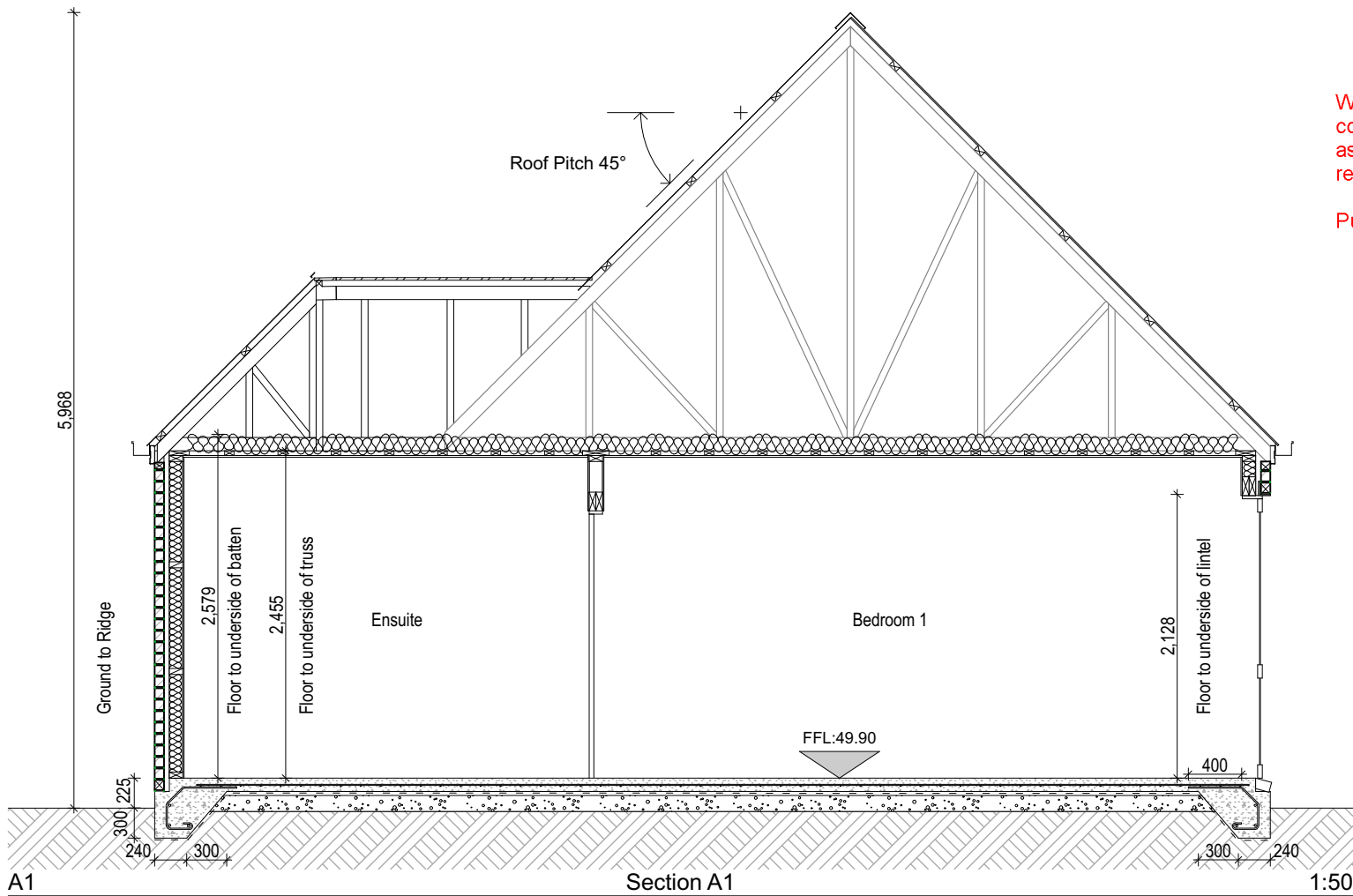
North Canterbury properties Ltd
Lot 5 Wellington St
Ashley
REVISION DATE: 29/10/2015
REVISION : Fire Added

GAP ARCHITECTURE
Phone 027 280 1378 P.O. Box 3847 Richmond Nelson 7050
terry@gap-architecture.co.nz www.gap-architecture.co.nz

TITLE: Elevations
ISSUED: 29/10/2015
PROJECT #: 2015 18-Gap
SHEET 6



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
150487 8/7/2015 Dawn



WDC inspector to inspect framing
condition once the cladding is removed
as per Richards Consulting Engineers
report.

Purlins to be staggered where cut

All measurements are to be confirmed from the existing dwelling prior to commencing any work.
No alterations to existing house, New cladding, foundation, floors and services only
Plans to be read in conjunction with the House report, Geotech report, Truss report and foundation engineers
documentation.
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House Specification
Existing 45Deg pitch 0.4 corrugated colorsteel roofing on trusses by
manufacturer@ 900mm cnts
Existing colorsteel fascia and gutter system
New 70 series Canterbury clay brick see sheets 12 to 16
Existing 200 x 25 Cedar Shiplap to Gables
Existing aluminium windows
Existing 90 x 45 framing with studs@ 600mm cnts and dwang@ 800mm
cnts
Existing building wrap
Existing wall insulation R1.8
Existing ceiling insulation R2.4
Existing 10mm gib to walls and ceilings
New Concrete floor and foundation see sheet 3

NOTE:
VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION. DO NOT SCALE FROM DRAWINGS
ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011 AND THE NZ BUILDING REGULATIONS 1992 INCLUDING AMENDMENTS

North Canterbury properties Ltd
Lot 5 Wellington St
Ashley
REVISION DATE: 09/05/2015
REVISION : RFI 1



SHEET
8
TITLE: Section A1
ISSUED: 13/05/2015
PROJECT #: 2015 18-Gap

Copyright exists on all drawings and intellectual property contained herein.
The Contractor shall verify all dimensions on site before commencing work.

Phone 027 280 1378 P.O. Box 3847 Richmond Nelson 7050
terry@gap-architecture.co.nz www.gap-architecture.co.nz

RICHARDS

CONSULTING ENGINEERS

Project: 15062

1 April 2015

North Canterbury Properties Limited
C/- Gap Architecture

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
150487 8/7/2015 Dawn

By email: terry@gap-architecture.co.nz

Attention: Terry Duff

WELLINGTON ST, ASHLEY (EX 14 STENING PLACE, BURWOOD) STRUCTURAL CONDITION REPORT

Thank you for engaging Richards Consulting Engineers Limited to undertake a structural assessment of your house at 14 Stening Place, Burwood. We understand the building is to be relocated to Wellington Street, Ashley. As part of this relocation we understand the brick veneer is to be removed prior to the removal of the building from its current slab foundation. The purpose of the assessment is to provide a report on the condition of the structure.

SUMMARY

Our assessment shows minor cosmetic damage has been caused to the superstructure as a result of the recent Canterbury Earthquake Sequence. Provided the recommended remedial works are undertaken we believe the structure will be brought up to a condition which is equal to or greater than what existed prior to the recent Canterbury Earthquake Sequence. The structure will then be suitable to be shifted to Ashley provided the structural strength is reviewed for the new site loads and upgraded if required.

ASSESSMENT SCOPE

Our assessment included the following tasks:

- Visual inspection of the dwelling on 12 March 2015. The inspection included a walk over inspection of the dwelling with the purpose of indentifying any structural damage.
- Recommendations on remedial measures required to repair damaged elements.

Please note this report is an assessment of the structural soundness of the dwelling. It does not constitute a full structural capacity assessment for the purposes of the dwelling strength at the new site. No assessment of the building's compliance to the building code has been undertaken.

We understand other parties are assessing the strength of the building to resist the loads that will be experienced at the new site.

BUILDING DESCRIPTION

The structure is located at 14 Stening Place, Burwood. The house is single storey and was constructed in 1997. The house is constructed out of timber framing and founded on a concrete floor slab on

grade. The house is clad in lightweight steel roof cladding and a brick veneer. Internally the walls and ceilings are lined in plasterboard. Refer to photo 1.

14 Stening Place has been classed as red zone. Being zoned red means that the land has been so badly damaged by the earthquakes it is unlikely that it can be rebuilt on for a prolonged period.



Photo 1 - House elevation

STRUCTURAL HOUSE ASSESSMENT

Roof

The roof is in good condition with no moisture or earthquake damage observed. The trusses are connected to the wall framing with wire dogs.

If the trusses are to be cut during the relocation process, re-splicing of the members shall be specifically designed by a structural engineer.

Walls and Ceiling

The brick veneer is in good condition, with no major cracks observed within the mortar or bricks themselves.

The wall framing consists of 90x45 studs at 600mm centres. The earthquake has caused racking of the wall structure causing moderate cracking to some linings. Some walls within the house felt drummy. In three separate areas (two separate locations in the lounge and the linings on each side of the bedroom 2 entrance) large cracks have formed in the plasterboard linings. A section of plasterboard in the garage has also been removed. A localised crack within a join in the plasterboard ceiling element located in the hallway has formed at the join between two sheets. Many small cracks around the door/window openings and at corners where two sheets meet were observed, however these exist within the joins of the plasterboard rather than the elements themselves. Some doors jam when being opened/closed, this is likely to be a result of the racking of the structure and settlement of the foundation. Refer to photos 2 and 3.



Photo 2 – Plasterboard element to be replaced



Photo 3 – Damage to plaster at corner joints between plasterboard elements

Foundations

The slab foundation appears to have performed poorly during the Canterbury Earthquake Sequence, especially in the garage and laundry area. Minor distortion to the house framing has occurred as a result of foundation settlement and spreading. This has caused some door frames to become out of alignment. These will need to be reinstated during the relocation process.

RECOMMENDATIONS

To reinstate the strength and condition of the house structure we recommend the following:

- Re-fix all wall linings that are drummy to ensure the walls continue to provide lateral load resistance.
- For all the minor cracks around the door/window openings and within the ceiling joints we recommend re-fixing the elements to the studs/battens and re-plastering.

- Re-plastering all areas where damage has occurred at corner joins between plasterboard elements.
- Replacement of the wall linings as specified on sketch 01.
- Check the wall framing once the brick veneer has been removed for any damage and realign and re-fix as required.

Refer to the attached sketch 01 showing the areas of wall and ceiling linings that require replacement or repair. These works should be undertaken at the new site as further damage during the relocation may occur.

LIMITATIONS

This report has been prepared for North Canterbury Properties Limited for the purpose of providing information on the structural condition of the dwelling. Any other parties rely on this report at their own risk.

If you have any questions regarding this report please contact the undersigned.

Prepared by



Nick Baker
GIPENZ

RICHARDS CONSULTING ENGINEERS LIMITED

Reviewed by



Sam Richards
CPEng (Civil & Structural)

Attached:

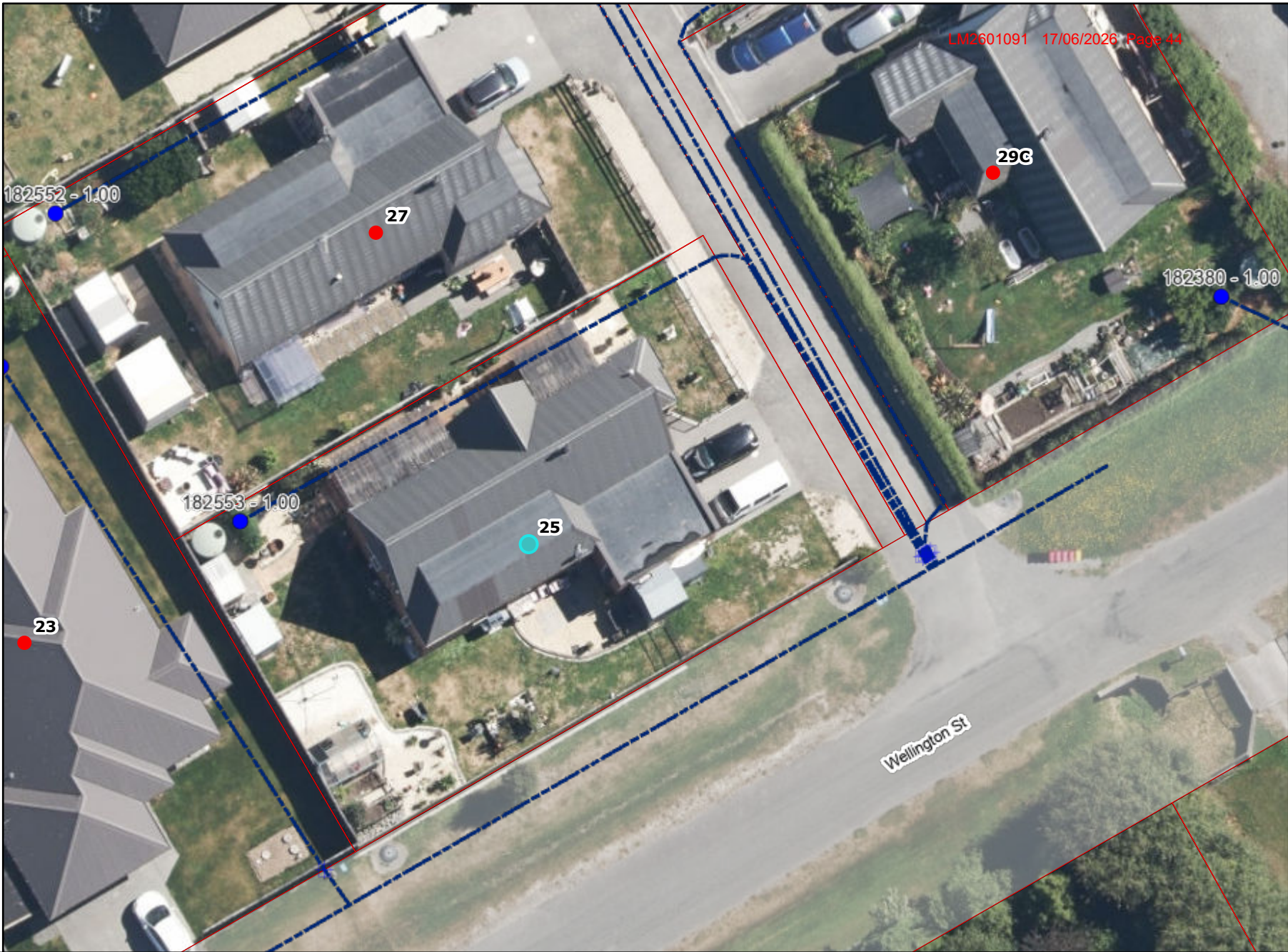
- PS1
- Sketch 01 – Damage and recommended remedial works plan

Water Supply

- Rural Service Connection
- Water Tank
- ⊕ Restrictor

Other

- ▭ Parcel
- ▭ Hurunui Rating Unit

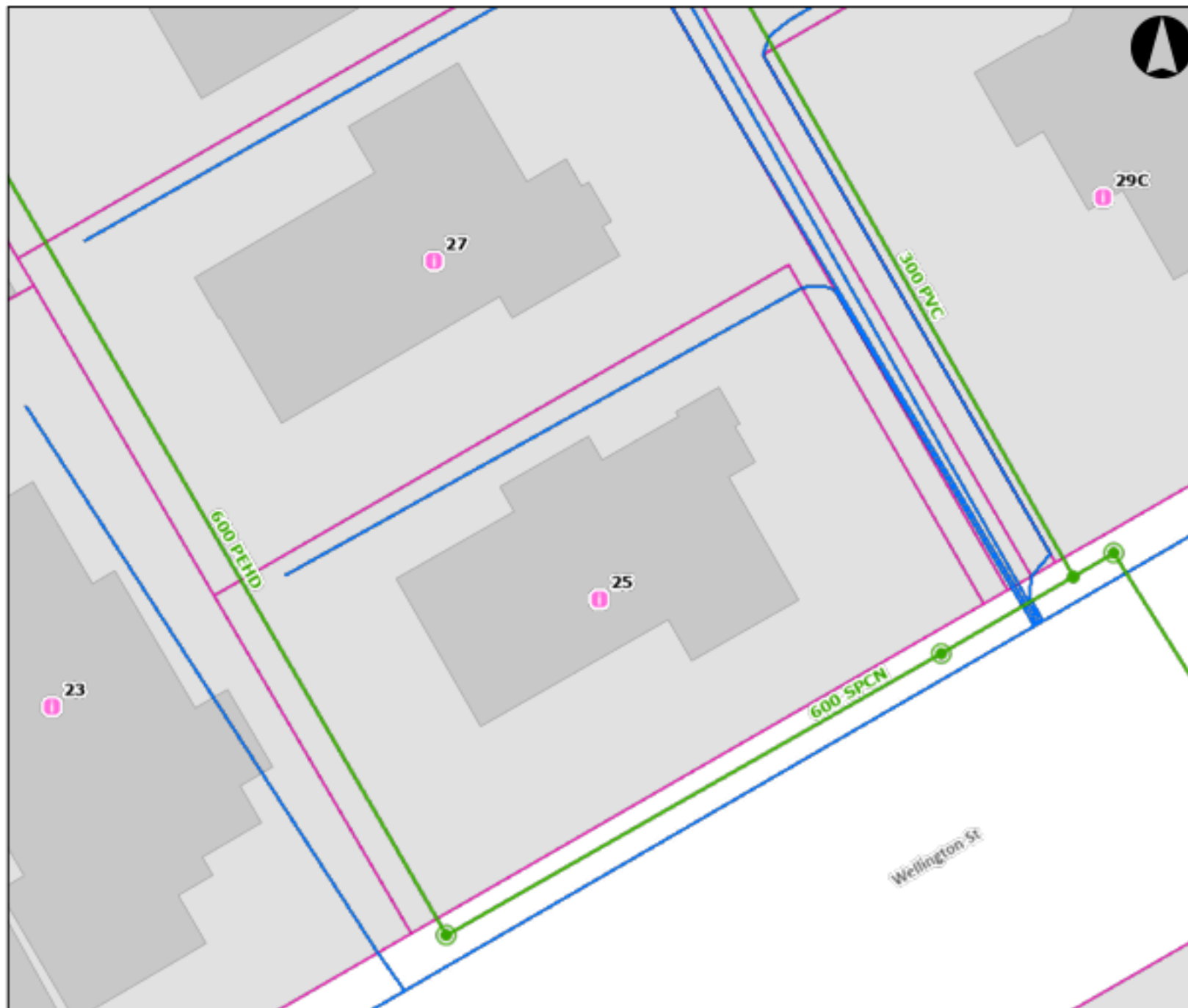


25 Wellington Street

Hurunui District Council does not guarantee that the data in this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted. Cadastral and topographic data sourced from LINZ. Crown Copyright Reserved.

Date:	17/06/2026
Scale:	1:298
Print Size:	A4 Landscape
Projection:	NZTM
Produced by:	arcservice





Legend

LM2601091 17/06/2026 Page 45

- Stormwater Nodes
- Stormwater Chambers - Detailed
 - Manhole Chamber
- Stormwater Network Mains, Facility Pipes & Culverts
- Hurunui Water
- Properties < 1 ha
- Property Boundaries with Attributes
 - Current Property
 - Deposited Land Parcels
- Road Names

debble.walls@wmk.govt.nz

Waimakariri District Council

Date: 17/06/2026

Scale 1:282

Original page size: A4



Disclaimer:

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Credits:

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

Maintenance Responsibility

Our 3 Waters Infrastructure Services team are responsible for the operations and maintenance of the water supply

The Hurunui District Council is responsible for:

- Arranging maintenance of the entire system up to the meter/toby box.

The Customer is responsible for:

- The cost and maintenance of the pipework from the restrictor to the tank, including the ballcock.
- Obtaining the location of water mains through the property prior to the installation of new fences or digging trenches, driveways etc by contacting beforeUdig.co.nz
- Holding 3 days supply of water on the property, Council cannot guarantee an uninterrupted supply of water

Questions?

FOR MORE
INFO

Talk to our 3 Waters Team

tel: 03 314 8816

email: utilities@hurunui.govt.nz

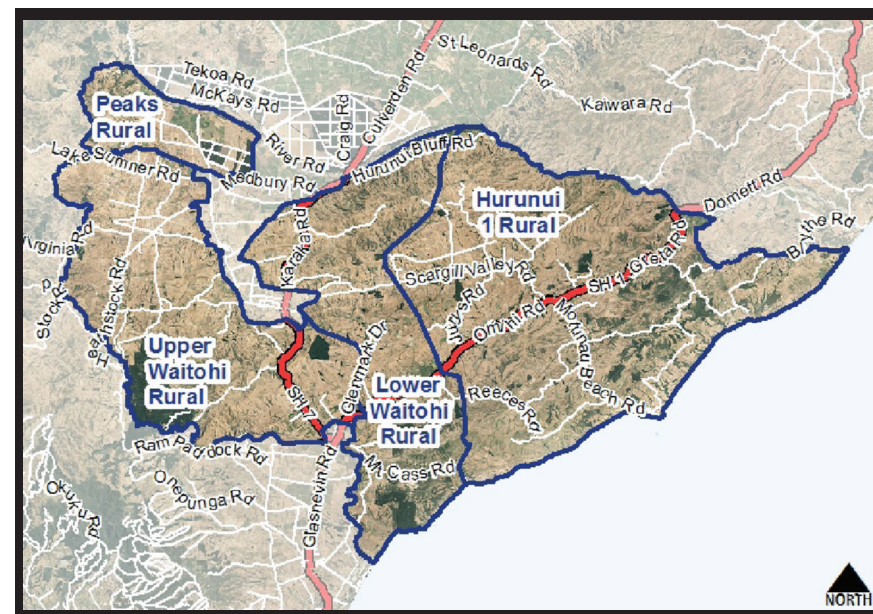
www.hurunui.govt.nz



Typical Restrictor Unit



WORKING TOGETHER TO MANAGE THE HURUNUI #1 WATER SUPPLY



WORKING TOGETHER MANAGE THE HURUNUI #1 WATER SUPPLY

Supply

The Hurunui #1 Rural Water Supply is a restricted water supply. This means the daily allocation is supplied into a tank at a constant rate over a 24 hour period. When the tank is full the ballcock shuts off the flow.

Management of Supply

The supply is owned and operated by the Hurunui District Council with customers interests overseen by the Water Liason Committee

Source

The scheme intake is from a gallery near the Hurunui River just downstream from the SH1 Bridge. From there water is pumped to a reservoir, and through a network of pumps and reservoirs around Motunau, Scargill & Greta Valley

Allocation

Water is sold by the unit. Each full unit allows for an allocation of 1800 Litres per day, at a rate of 1 Litre every 87 seconds, provided the ballcock does not shut off the supply

Inside the restrictor unit is a "maric" which controls the volume of water able to be supplied to storage tanks. If one customer is getting more than their share of water, their neighbours will be missing out on their rightful allocation.

The Hurunui District Council regularly undertakes spot checks of users restrictor units & carries out volume checks to ensure the correct allocation of water is being supplied

Tampering with the maric or removing it altogether to illegally obtain more water is an offence under our bylaws. It is theft and will be treated as such. Reinstatement charges apply and re-offenders will be prosecuted.

Restrictions

In periods of drought, extremely heavy demand, or other adverse conditions the Hurunui District Council may impose restrictions. These are infrequent and are publicly notified

Treatment

All Hurunui District Council water supplies are treated. Hurunui #1 Water supply is treated with Chlorine

For more information on the chemical makeup of the scheme please refer to chemical tests on our website

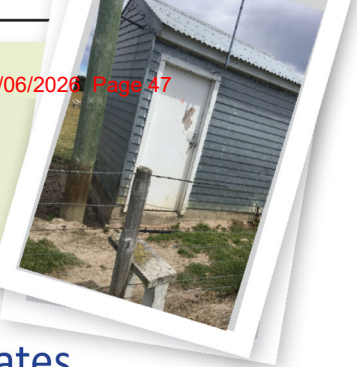
Drinking water Standards

Water is tested for bacteria (Ecoli) weekly to ensure compliance with the non-bacterial requirement of the NZ Drinking Water Standards

Our water schemes are programmed to meet NZ Drinking Water Standards Protozoa compliance by 2024/2025

Restricted Water Supply

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Faults

If you notice a leak in the road or footpath or you have a fault with the toby at your boundary, please report the fault to the Hurunui District Council

All faults should be reported as soon as possible. We have a 24/7 call service and all calls will be answered

Requests for a call-out after hours, over weekends and on public holidays will be for emergencies only. Call outs during normal office hours will be at the discretion of the Utilities Officer and will be attended based on working priorities

Water Rates

These are added to your rates. If you wish to discuss this further, please contact our rating department.

Quick Fills

Where possible we can increase flow to your tank for a 24 hour period to top up your tank. There is a charge for this service.

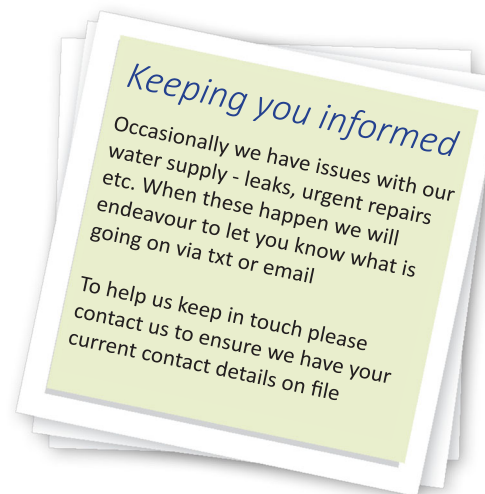
Please refer to our fees and charges on the Hurunui District Council website.

Quick fills will only be carried out during normal business hours and if the scheme has capacity to allow it.

New Connections

This scheme is currently fully allocated and no new connections are available.

Water applications for changes to your restrictor location, transferring units to a new tank, or accessing water units on hold are required.



Questions?

FOR MORE
INFO

Talk to our 3 Waters Team

tel: 03 314 8816

email: utilities@hurunui.govt.nz

While we try our best to capture up-to-date existing information, the accuracy of the utility plans cannot be guaranteed. Therefore you are responsible for confirming the location of the underground services on site. You must arrange your own underground services detection and pot-holing. If while locating services you come across difference to the utilities plan, please seek advice from one of our Customers Services Team on 03 314 8816

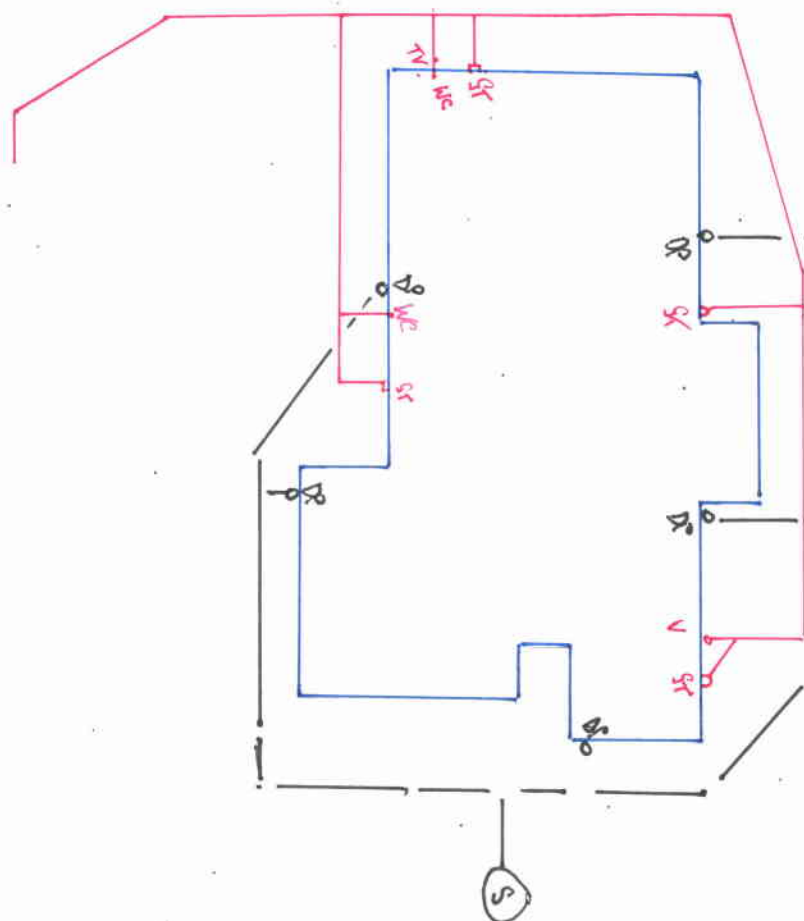
Please make sure you take the appropriate industry-standard precautions, as you will be liable for any damage to Hurunui District Council utilities infrastructure attributed to works carried out by you or your contractor. Hurunui District Council will not carry out underground services location or pot-holing on your behalf, however many qualified contractors are available to provide this service.

PH 03 314 8816

Web hurunui.govt.nz



“ Making our district even better”



161101112538
BC150487.02



TRIM Record Number

LEGEND: SEWER ——— STORMWATER ———		DRAINAGE PLAN	
SCALE: 1-200	DRAWN BY: Les Crosswell	JOB N°: 150487	VAL N°:
NAME: North Canterbury Properties Ltd		INSPECTED: RB	
ADDRESS: 25 Wellington Street Ashley		DATE DRAWN: 20.10.16	
DRAINLAYER: J. Hansen 20686			



Legend

LM2601091 17/06/2026 Page 50

Land Parcel

Property Boundary

NZS3604:2011

High 44 MS

NZS3604:2011

ZONE

2

Author: Deborah Walls

Date: 17/06/2026

Scale 1:376

Original page size: A4

0 6 12 18 24
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



WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
150487 8/7/2015 Dawn

21 & 25 Wellington Street, Ashley

Geotechnical & Preliminary Site Investigation Report

Prepared for North Canterbury Properties Ltd

Project: 45324 - Original - 13/03/2015

Engineering Design Consultants Ltd

W: www.edc.co.nz

E: team@edc.co.nz

Christchurch: 1st Floor, 39 Carlyle St, Sydenham
Auckland: 1st Floor, Unit 1, 100 Bush Rd, Albany

Ph (03) 355 5559
Ph (09) 451 9044

PO Box 7534, Sydenham, 8240
PO Box 118, Albany Village, 0755



EXECUTIVE SUMMARY

Geotechnical

It is considered, under Section 106 (1) of the RMA, that there are no reasons from a geotechnical perspective that the site is considered unsuitable for development, provided any development is undertaken with appropriate engineering design measures.

The ground investigation indicates that the soil profile is generally topsoil underlain by a firm – very stiff silt layer with some clay content to 1.70/2.50m below ground level, followed by a dense soil, inferred to be gravel, to an unknown depth.

Groundwater was not encountered in any of EDC's exploratory holes.

Based on the information available above, we consider that future land performance is likely to be within the limits of CERA land classification Technical Category 1 (TC1) across the site.

The Scala Penetrometer results have been assessed using a correlation between Scala blow count and allowable bearing capacity by Stockwell. Using this correlation, the Scala Penetrometer results indicate that a Geotechnical Ultimate Bearing Capacity (UBC) of 300kPa (i.e. following application of the strength reduction factor $\Phi = 0.5$, providing a dependable bearing capacity of 150kPa) is available from ground level across proposed Lots 1, 2, 4 and 5.

It should be noted the topsoil across the surface of all the proposed Lots is not a suitable bearing stratum and should be removed before construction of new foundations.

Based on the shallow testing results, it is considered likely that the ground conditions comply with the NZS 3604:2011 definition of Good Ground. New dwellings on Lots 1, 2, 4 and 5 can therefore utilise foundations in accordance with NZS 3604:2011.

EDC considers that the seismic site subsoil classification 'Class D – Deep or soft soil sites', as defined in NZS 1170.5 is appropriate.

Foundations, NZS 3604 or specifically engineered, on the site should not be considered 'earthquake proof'. However, the above options are likely to better accommodate any differential ground movement resulting from any future ground liquefaction.

Advice from a geotechnical engineer should be sought if ground conditions different to that encountered in the intrusive investigation are observed during foundation construction works.

Environmental

The proposed lots are currently bare, grassed land which has not been developed for any use, dating back to the earliest historical aerial photography (1941). Farm animals / horses might have grazed the land during this time period.

Use of contaminants listed under an A10 HAIL activity (see 9.1 & 9.5 above) has potentially occurred historically on the adjacent property to the northeast of the site, which was used as an orchard. The former orchard was redeveloped >20 years ago, with a number of dwellings having been constructed. It is considered that the risk of soil contamination at the subject site from this potential activity is low due to the likelihood of significant migration of pesticides/fertilisers used in the orchards being low.

Based on the qualitative contamination assessment it is considered more likely than not that HAIL activities have not occurred on the site.

Given the above, we consider that a Detailed Site Investigation (SIR) is not required.

11.0 CONCLUSIONS AND RECOMMENDATIONS

11.1 Geotechnical

It is considered, under Section 106 (1) of the RMA, that there are no reasons from a geotechnical perspective that the site is considered unsuitable for development, provided any development is undertaken with appropriate engineering design measures.

The ground investigation indicates that the soil profile is generally topsoil underlain by a firm – very stiff silt layer with some clay content to 1.70/2.50m below ground level, followed by a dense soil, inferred to be gravel, to an unknown depth.

Groundwater was not encountered in any of EDC's exploratory holes.

Based on the information available above, we consider that future land performance is likely to be within the limits of CERA land classification Technical Category 1 (TC1) across the site.

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It should be noted the topsoil across the surface of all the proposed Lots is not a suitable bearing stratum and should be removed from building footprints before construction of new foundations.

Based on the shallow testing results, it is considered likely that the ground conditions comply with the NZS 3604:2011 definition of Good Ground. New dwellings on Lots 1, 2, 4 and 5 can therefore utilise foundations in accordance with NZS 3604:2011.

EDC considers that the seismic site subsoil classification 'Class D – Deep or soft soil sites', as defined in NZS 1170.5 is appropriate.

Foundations, NZS 3604 or specifically engineered, on the site should not be considered 'earthquake proof'. However, the above options are likely to better accommodate any differential ground movement resulting from any future ground liquefaction.

Advice from a geotechnical engineer should be sought if ground conditions different to that encountered in the intrusive investigation are observed during foundation construction works.

11.2 Environmental

The proposed lots are currently bare, grassed land which has not been developed for any use, dating back to the earliest historical aerial photography (1941). Farm animals / horses might have grazed the land during this time period.

Use of contaminants listed under an A10 HAIL activity (see 9.1 & 9.5 above) has potentially occurred historically on the adjacent property to the northeast of the site, which was used as an orchard. The former orchard was redeveloped >20 years ago, with a number of dwellings having been constructed. It is considered that the risk of soil contamination at the subject site from this potential activity is low due to the likelihood of significant migration of pesticides/fertilisers used in the orchards being low.

Based on the qualitative contamination assessment it is considered more likely than not that HAIL activities have not occurred on the site.

Given the qualitative risk assessment outlined in section 9.0 above, we consider that a Detailed Site Investigation (SIR) is not required.

RESOURCE CONSENT CRC164412

Pursuant to Section 104 of the Resource Management Act 1991

The Canterbury Regional Council (known as Environment Canterbury)

GRANTS TO:	Tropicair Heating Limited
A DISCHARGE PERMIT:	To discharge contaminants to air from an ultra low emission burner.
COMMENCEMENT DATE:	21 Dec 2015
EXPIRY DATE:	21 Dec 2050
LOCATION:	global within Christchurch Clean Air Zone 1, Kaiapoi Clean Air Zone 1 and Rangiora Clean Air Zone 1

SUBJECT TO THE FOLLOWING CONDITIONS:

For the purposes of this consent, the following definitions shall apply:

ULEB: means ultra-low emitting burner.

PM₁₀: means particulate matter of more than 10 microns diameter.

NRRP: means Natural Resources Regional Plan, Chapter 3: Air Quality.

- 1 The discharges shall be only combustion products from up to 2,000 Tropicair Duo ULEBs, or any other authorised Tropicair ULEB with equivalent or lower particulate emissions.
- 2 The discharge of PM₁₀ from each ULEB installed under this consent shall be no more than 30 milligrams per mega joule of space-heating energy emitted.
- 3 The locations of the discharges shall be only at dwellings within the Christchurch Clean Air Zone 1, Rangiora Clean Air Zone 1, or Kaiapoi Clean Air Zone 1, as defined in Chapter 3 of the NRRP.
- 4 The discharges into air from the ULEBs installed under this consent shall occur via a flue, and shall be directed vertically into the air and shall not be impeded by any obstruction above the flue which would decrease the vertical efflux velocity below that which would occur in the absence of such obstruction.
- 5 The point of discharge from the flue shall be at a height of at least 600 millimetres above the point at which the flue penetrates the roof.
- 6 The discharges shall be only from the combustion of wood fuel meeting the following specifications:

- a. Having a moisture content less than 25% (dry weight);
 - b. Being untreated with preservatives or impregnated with chemicals;
 - c. Not being chip board, including but not limited to particle board and laminated boards; and
 - d. Not being painted, stained, or oiled.
- 7 The discharges shall not cause an odour or deposition of particulate or suspended particulate which is offensive or objectionable beyond the boundary of the property on which the consent is exercised.
- 8 The opacity of emissions from the flue of the ULEBs, authorised by this consent, shall not be darker than the Ringelmann Shade 1 as determined in accordance with the New Zealand Standard 5201:1973, except for a period not exceeding two minutes in any hour.
- 9 The ULEBs installed under this consent shall be serviced at least once every two years, by a person competent in the servicing of such appliances. Servicing shall include:
- a. Cleaning of the upper combustion chamber, including removing the steel dome and ash stop and removing ash from the ash pan,
 - b. Cleaning of the flue ways in both the upper and lower combustion chambers;
 - c. Cleaning of the lower combustion chamber, including removing any ash;
 - d. Cleaning the flue; and
 - e. Checking and if necessary, replacing the smoke converter plate, ash pan combustion chamber bottom, side or back plates, glass door and door seal glass ropes.
- Service reports shall be prepared, and retained, so that copies can be provided to the Canterbury Regional Council on request.
- 10 The consent holder shall, on an annual basis, provide the Canterbury Regional Council with a report which shall, for each Clean Air Zone:
- a. Provide a list of addresses where Tropicair ULEBs have been installed as replacement burners;
 - b. Provide a summary of the numbers of each burner type that were replaced;
 - c. Provide a list of addresses where Tropicair ULEBs have been installed in new houses or houses which did not previously have a solid fuel burner;
 - d. Provide a summary of the numbers of the Tropicair ULEB types that were installed;
 - e. Calculate the PM₁₀ emission credits earned by installing replacement ULEBs;

- f. Calculate the PM₁₀ emission credits created by installing ULEBs,
 - g. Demonstrate that the number of ULEBs installed do not exceed the numbers listed in conditions (12), (13) and (14) below;
 - h. Demonstrate that there is a reduction in PM₁₀ emissions into the airshed, the amount of that reduction in grams per day, and the calculations used.
- 11 The methods used to calculate the PM₁₀ emission credits and debits, within each airshed, shall be consistent with that detailed in the application. For the purposes of this condition, PM₁₀ emissions from a:
 - a. Non-complying burner shall be taken as 147 grams per day,
 - b. Complying burner shall be taken as 63 grams per day,
 - c. Pellet fire shall be taken as 21 grams per day, and
 - d. ULEB shall be taken as 12 grams per day.
- 12 For each replacement of a non-complying burner with a ULEB, the consent holder shall install no more than six ULEBs in new houses, or houses that currently do not have solid fuel burners. For the purposes of this condition, a non-complying burner is one that is not authorised as meeting the NRRP Policy AQL11.
- 13 For each replacement of a complying burner with a ULEB, the consent holder shall install no more than 2.5 ULEBs in new houses, or houses that currently do not have solid fuel burners. For the purposes of this condition, a complying burner is one that is authorised as meeting the NRRP Policy AQL11.
- 14 For each replacement of a complying pellet burner with a ULEB, the consent holder shall install no more than 0.5 ULEBs in new houses, or houses that currently do not have solid fuel burners. For the purposes of this condition, a complying pellet burner is one that is authorised as meeting the NRRP Policy AQL11.
- 15 The lapsing date for the purpose of section 125 of the Resource Management Act (1991) shall be 31 December 2020.
- 16 The Canterbury Regional Council may, annually, on the last working day of May or September, serve notice of its intention to review the conditions of this consent for the purposes of:
 - a. Dealing with any adverse effects on the environment which may arise from the exercise of this consent; or

- b. Ensuring compliance with any change to a contaminant limit in a National Environmental Standard; or
- c. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment; or
- d. Complying with the requirements of a relevant rule in an operative regional plan.

Issued at Christchurch on 21 December 2015

Canterbury Regional Council

3 February 2015

WAIMAKARIRI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance
with the Building Act 2004, clause 49 and the Building
Regulations 1992, Clause 3
150487 8/7/2015 Dawn



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

North Canterbury Properties Limited
Attn To: Chris Hackett
18 Glenbrae Place
RD 2
Rangiora 7472

Dear Sir/Madam

NOTICE OF RESOURCE CONSENT DECISION(S)

RECORD NO: CRC153945

NAME: North Canterbury Properties Limited

The decision of Environment Canterbury is to grant your application(s) on the terms and conditions specified in the attached resource consent document(s). Your resource consent(s) commences from the date of this letter advising you of the decision. The reasons for the decision are:

Any adverse effects on the environment as a result of the proposed activity will be minor.

For some activities a report is prepared, with officer recommendations, to provide information to the decision makers. If you require a copy of the report please contact our Customer Services section.

If you do not agree with the consent authority decision, you may object to the whole or any part. Notice of any objection must be in writing and lodged with Environment Canterbury within 15 working days of receipt of this decision.

Alternatively you may appeal to the Environment Court, PO Box 2069, Christchurch. The notice of appeal must be lodged with the Court within 15 working days of receipt of this decision, with a copy forwarded to Environment Canterbury within the same timeframe. If you appeal this decision, the commencement date will then be the date on which the decision on the appeal is determined. If you are in any doubt about the correct procedures, you should seek legal advice.

You can find online information about your consent document at www.ecan.govt.nz/yourconsent.pdf and also information regarding the monitoring of your consent at www.ecan.govt.nz/monitoringconsent.pdf. These booklets contain important information about your consent and answers some commonly asked questions about what will happen next in the life of your resource consent. There is an Annual Compliance Monitoring Charge associated with every consent. For details of this, please refer to page 10 of the "Monitoring Your Consent" booklet.

Our Ref: CRC153945
Your Customer No: EC129666, EC352896
Contact: Customer Services

Charges, set in accordance with section 36 of the Resource Management Act 1991, shall be paid to the Regional Council for the carrying out of its functions in relation to the administration, monitoring and supervision of resource consents and for the carrying out of its functions under section 35 of the Act.

Thank you for helping us make Canterbury a great place to live.

For all queries please contact our Customer Services Section by telephoning (03) 353 9007, 0800 ECINFO (0800 324 636), or email ecinfo@ecan.govt.nz quoting your CRC number above.

Yours sincerely

A handwritten signature in black ink, appearing to be 'J. S.', written in a cursive style.

CONSENTS PLANNING SECTION

CC Address:

Mel Hansen Contractors Ltd
Attn To: Peter Hansen
PO Box 32
Rangiora 7440

RESOURCE CONSENT CRC153945

Pursuant to Section 104 of the Resource Management Act 1991

The Canterbury Regional Council (known as Environment Canterbury)

GRANTS TO:	North Canterbury Properties Limited
A DISCHARGE PERMIT:	To discharge contaminants into land
COMMENCEMENT DATE:	03 Feb 2015
EXPIRY DATE:	03 Feb 2030
LOCATION:	Wellington Street, Ashley Village

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1 The discharge shall be only domestic wastewater originating from Lots 1 to 7 of the proposed subdivision of Lot 3 and Lot 4 DP 459207, located on Wellington Street, Ashley Village, as shown on Plan CRC153945A, attached to and forming part of this resource consent.

Wastewater Treatment and Disposal

- 2 There shall be a maximum of one dwelling per Lot and each dwelling shall have a maximum of four bedrooms.
- 3 The volume of wastewater discharged from each dwelling shall not exceed 1.4 cubic metres per day.
- 4 The wastewater shall be discharged into land only at or about the map references below via the land application systems shown in red on Plan CRC153945B, attached to and forming part of this consent.
 - a. Proposed Lot 1 - Topo50 BW24:6758-0846
 - b. Proposed Lot 2 - Topo50 BW24:6758-0849
 - c. Proposed Lot 3 - Topo50 BW24:6754-0848
 - d. Proposed Lot 4 - Topo50 BW24:6755-0846
 - e. Proposed Lot 5 - Topo50 BW24:6756-0845
 - f. Proposed Lot 6 - Topo50 BW24:6753-0843
 - g. Proposed Lot 7 - Topo50 BW24:6751-0842

- 5 Prior to discharge to the land application systems, the wastewater shall:
- a. receive primary treatment in a septic tank wastewater treatment system, or an alternative treatment system which provides the same or better quality treatment; and
 - b. pass through a proprietary effluent filter.
- 6 The wastewater treatment system and land application system shall not include chlorine disinfection.
- 7 After exiting the treatment system, the wastewater shall be pumped to a land application system constructed in accordance with the designs shown on Plan CRC153945C, attached to and forming part of this resource consent, and as described below:
- a. A layer of sand, of a grade that fits within the 2A envelope shown on Diagram One, attached to and forming part of this resource consent, shall be installed beneath the base of the distribution pipes;
 - b. The land application system shall have a minimum area of 21.6 square metres for a three bedroom dwelling, or a minimum area of 30 square metres for a four bedroom dwelling;
 - c. The layer of graded sand shall be a minimum depth of 600 millimetres;
 - d. The base of the 2A sand layer shall be a maximum of 1400 millimetres below ground level;
 - e. A layer of free draining gravels shall be installed beneath the 2A sand layer to a depth where free draining in situ soils are intercepted.
- 8 The wastewater shall be evenly dosed over the land application systems at a rate not exceeding 47 millimetres per day.
- 9 The perimeter of the land application systems shall be clearly demarcated by vegetation and/or signage and the consent holder shall ensure that there is no activity undertaken on top of the land application system that may cause damage to the disposal system (for example: stock grazing, car parking or deep rooted trees).
- 10 The wastewater treatment and land application system shall ensure that the concentration of faecal coliform bacteria in the discharge at the base of the 2A sand layer shall be less than 1000 colony forming units per hundred-millilitre sample.
- 11 There shall be no ponding of treated or untreated wastewater on the land surface and no overland discharge of treated or untreated wastewater.

- 12 There shall be no discharge:
- a. within 10 metres of the ditch identified on Plan CRC153945B; and
 - b. within 20 metres of any other surface water body; and
 - c. to surface water as a consequence of the exercise of this consent.
- 13 There shall be no discharge within 50 metres in any direction, of any authorised and/or existing bores.
- 14 Discharge consent CRC152581 shall be surrendered before the exercising of CRC153945.

Installation

- 15 Within one month of the installation of each treatment and land application system, the consent holder shall provide to the Canterbury Regional Council, Attention: Regional Manager - RMA Monitoring and Compliance, the following:
- a. A signed copy of a compliance certificate certifying:
 - i. that the installation of the wastewater treatment system, land application system, any ancillary treatment devices and associated pipework has been installed by a person with at least two years' experience in the installation of such systems; and
 - ii. the installed wastewater treatment system is capable of achieving the treatment standard specified in condition (5) of this consent; and
 - iii. that the system has been installed in accordance with the conditions of this consent.
 - b. A copy of a signed 'as built plan' which clearly shows the location of the installed wastewater treatment system and land application system, and the separation to property boundaries and surface water bodies; and
 - c. Photographs which show:
 - i. the height of the installed distribution lines relative to ground level; and
 - ii. vegetation/signage demarcating the perimeter of the land application system.

Maintenance

- 16 Each wastewater treatment and land application systems shall be serviced and maintained at least once every twelve months by a qualified person with at least two years' experience in the maintenance of such systems. The maintenance shall include but not be limited to:
- a. Ensuring that the lid(s) of the wastewater treatment system are readily accessible at all times;
 - b. Measuring the depth of solids and scum in the wastewater treatment system(s);
 - c. Pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than one half the depth of the wastewater treatment tank(s);
 - d. A visual inspection of the components outlined in the clauses below, and cleaning, repairing or replacing as required:
 - i. proprietary effluent filter;
 - ii. electrical parts;
 - iii. audible alarms; and
 - iv. the distribution pump or siphon;
 - e. Flushing the distribution lines;
 - f. Inspection of the distribution pipes at the site of the land application system to ensure that they are operating correctly and replacing as required.
- 17 Within one month of the installation of each wastewater treatment and land application systems, the consent holder shall provide to the Canterbury Regional Council, Attention: Regional Manager - RMA Monitoring and Compliance, a signed copy of a maintenance contract or agreement. The maintenance contract:
- a. Shall be with the system supplier or an alternative contractor experienced in the maintenance of the wastewater treatment and land application system;
 - b. Shall specify details of the maintenance required under condition (16) of this consent; and
 - c. If the contract changes during the duration of this consent, a new contract in accordance with (a) and (b) of this condition shall be forwarded to the Canterbury Regional Council, Attention: Regional Manager - RMA Monitoring and Compliance, within one month of the contract being signed.
- 18 Following every service a written report shall be prepared and kept by the consent holder. In addition, the consent holder shall keep written records of all repairs made to any part of the wastewater treatment and land application system. The consent holder shall forward a copy of the written reports and records of repairs to the Canterbury Regional Council, Attention: Regional Manager - RMA Monitoring and Compliance, on request.

Administration

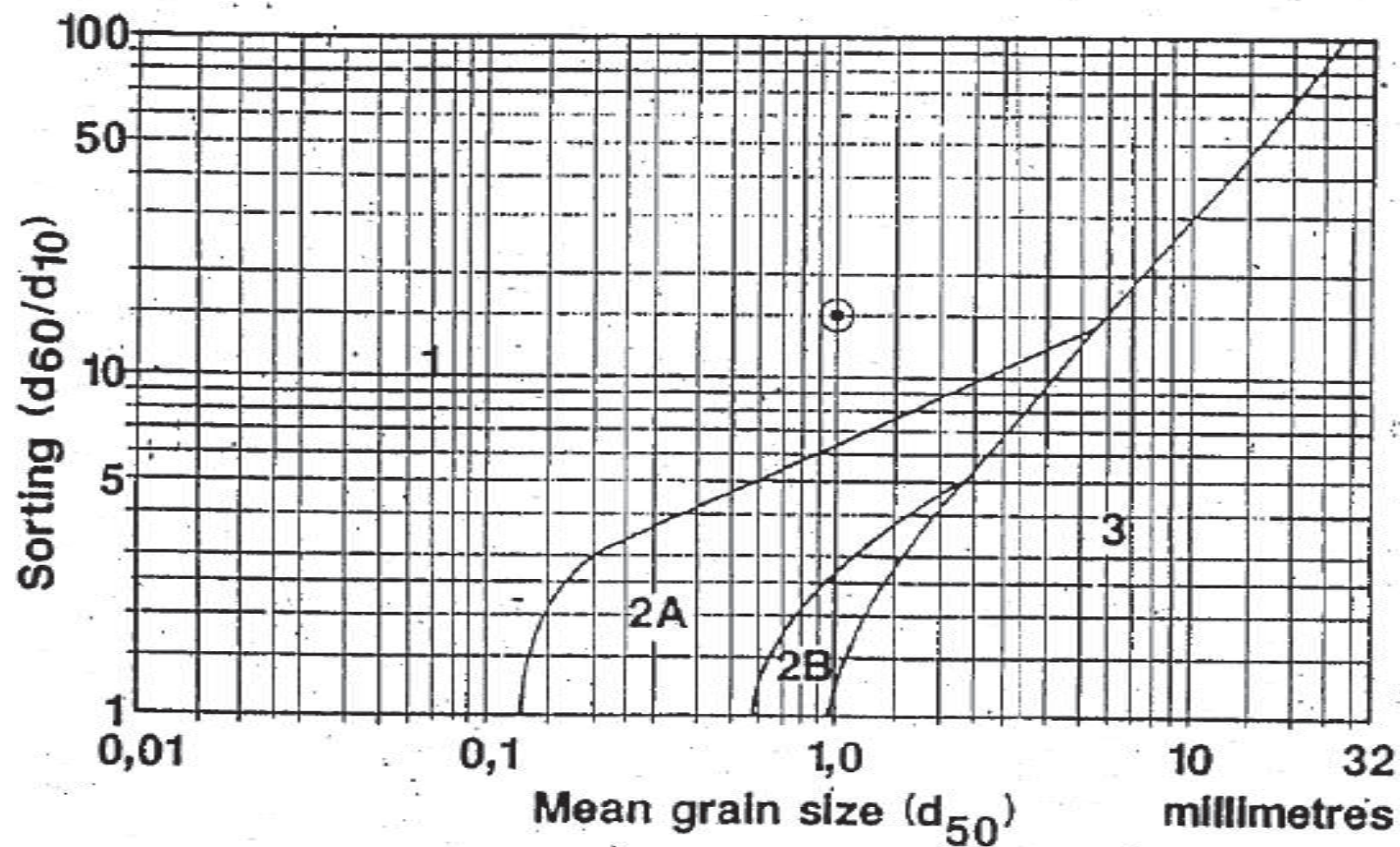
- 19 The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of:
- a. Dealing with any adverse effect on the environment that may arise from the exercise of the consent or
 - b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
- 20 If this consent is not exercised before 31 March 2022 it shall lapse in accordance with section 125 of the Resource Management Act 1991.

Issued at Christchurch on 3 February 2015

Canterbury Regional Council

DIAGRAM ONE

SORTING v MEAN GRAIN SIZE

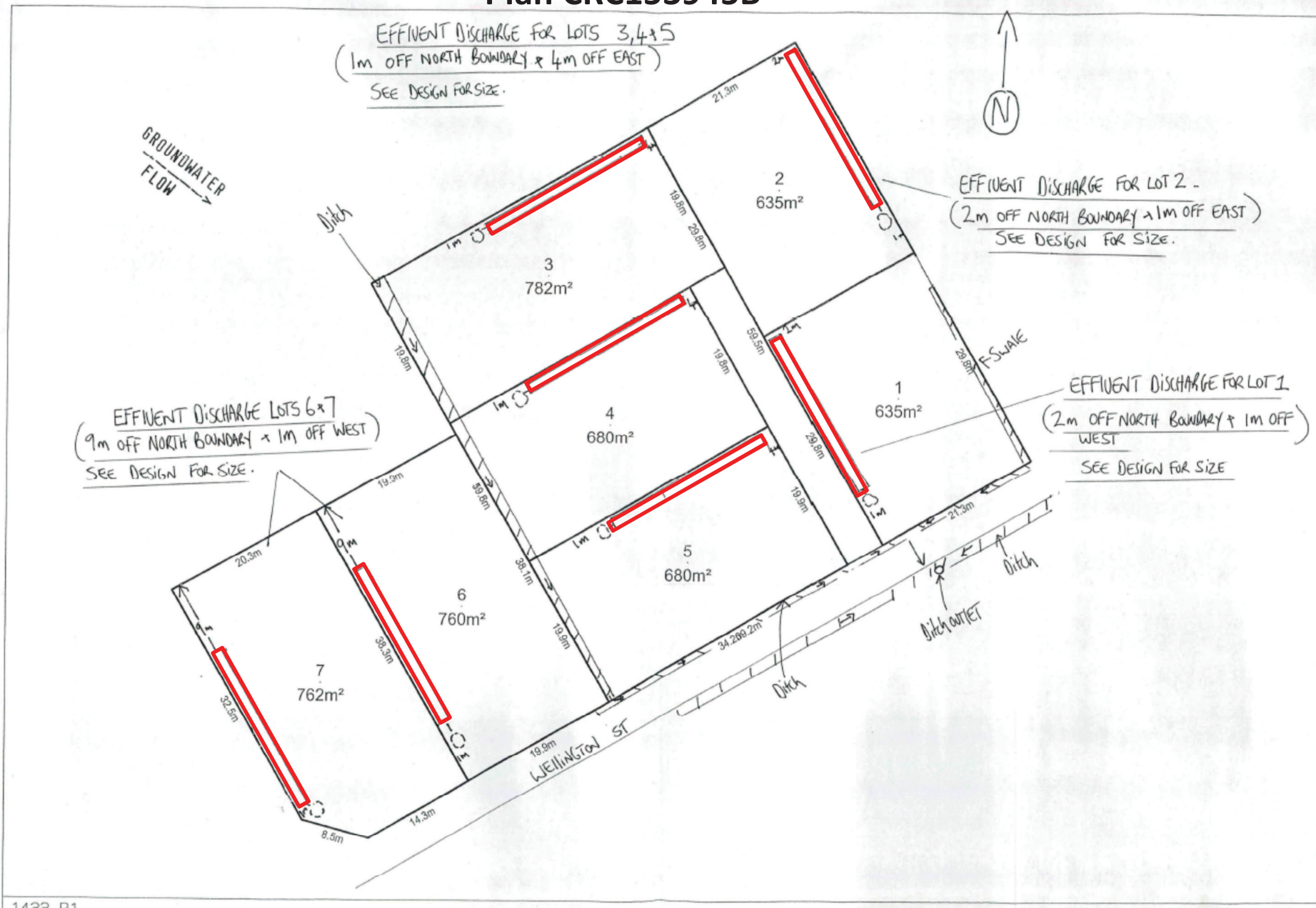


d_{60} = Sieve diameter where 60% of grains pass through sieve

d_{10} = Sieve diameter where 10% of grains pass through sieve



Plan CRC153945B

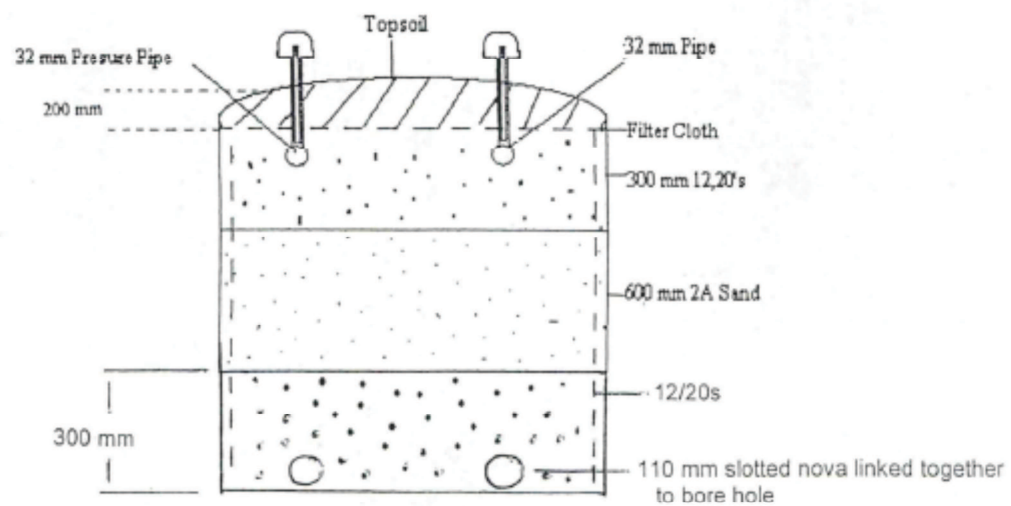


Plan CRC153945C

Land Application System:

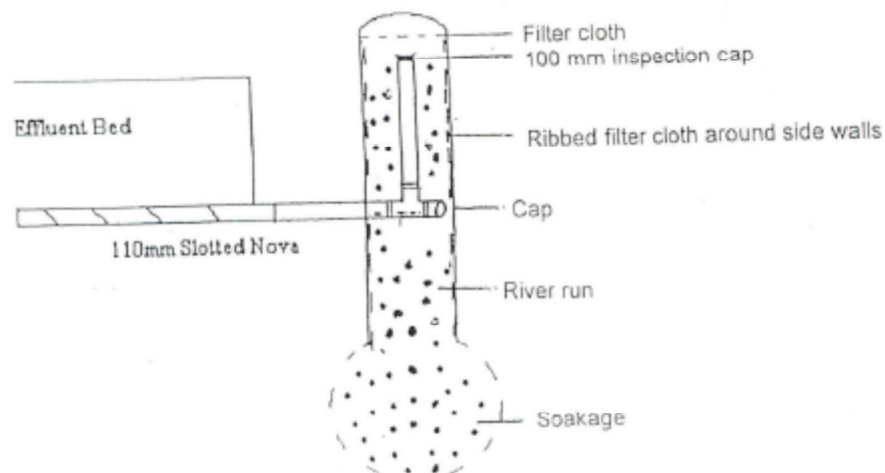
3 bedrooms – 1.2 m wide x 18 m long giving 21.6 m² of soakage per day at 47 mm of effluent per m² per day maximum

4 bedrooms – 1.2 m wide x 25 m long giving 30 m² of soakage per day at 47 mm of effluent per m² per day maximum



900 mm Ø Bore hole

Collection to borehole @ 6-7 m deep or 1 m into groundwater.



Legend

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All Flooding Hazard 200 year

ClassName

Low

Medium

High

Properties > 1 ha

Related Address

Property Boundaries with Attributes

Current Property

Deposited Land Parcels

Road Names

debbie.walls@wmk.govt.nz

Waimakariri District Council

Date: 17/06/2026

Scale 1:4,514

Original page size: A3

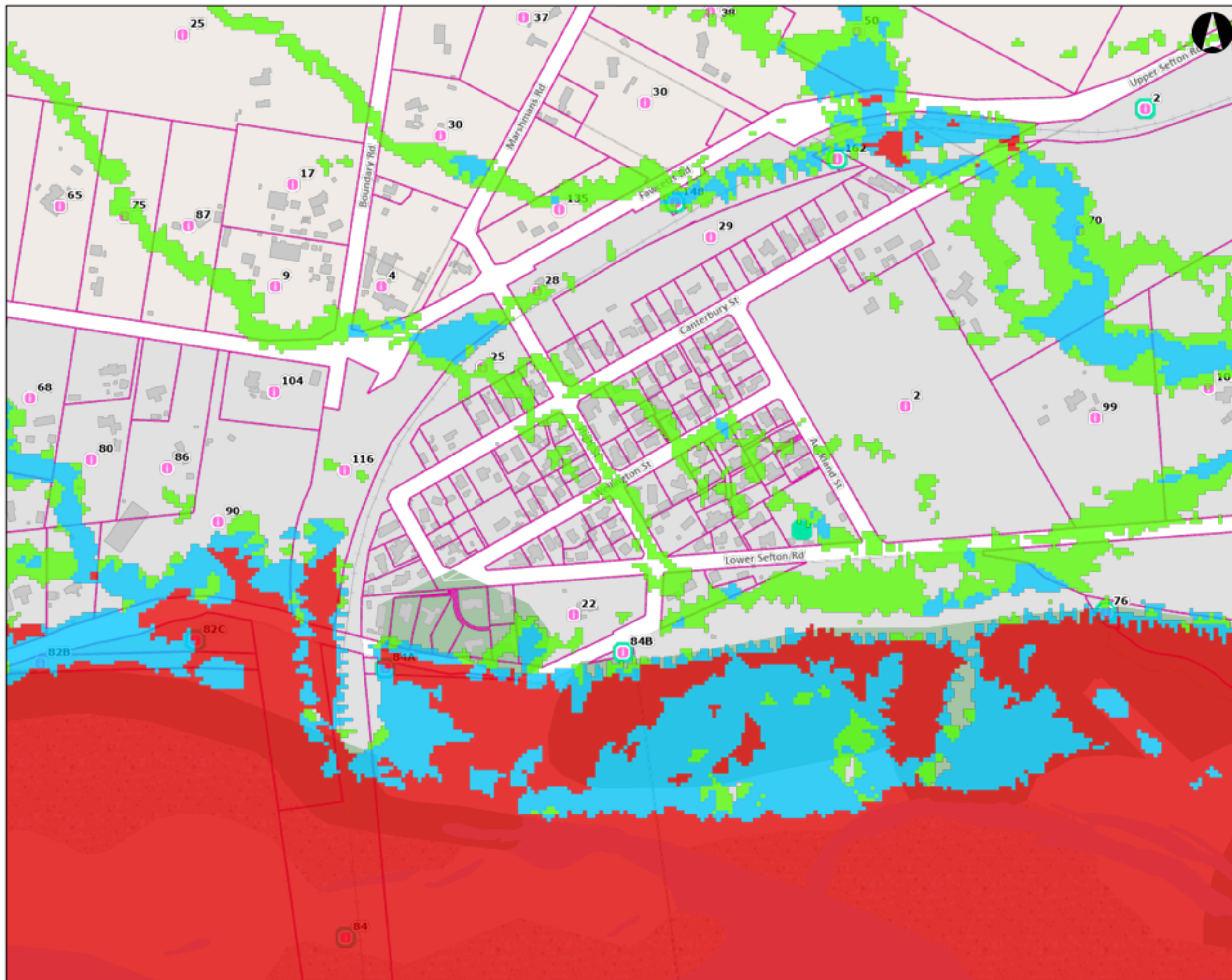
0 70 140 210 280
Metres

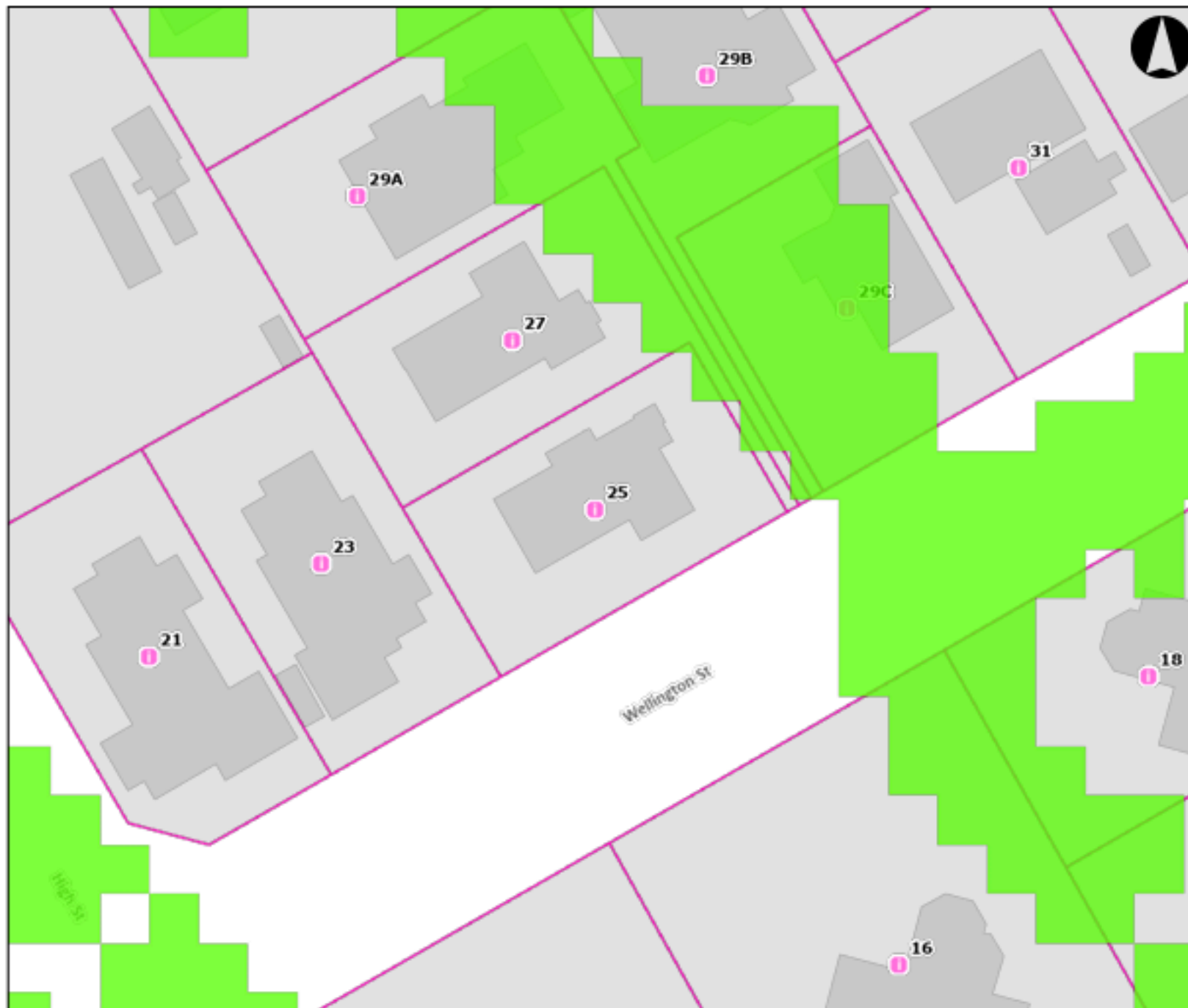
Disclaimer:

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Credits:

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





Legend

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All Flooding Hazard 200 year

ClassName

Low

Properties < 1 ha

Property Boundaries with Attributes

Current Property

Deposited Land Parcels

Road Names

debble.walls@wmk.govt.nz

Waimakariri District Council

Date: 17/06/2026

Scale 1:564

Original page size: A4

0 9 18 27 36
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.

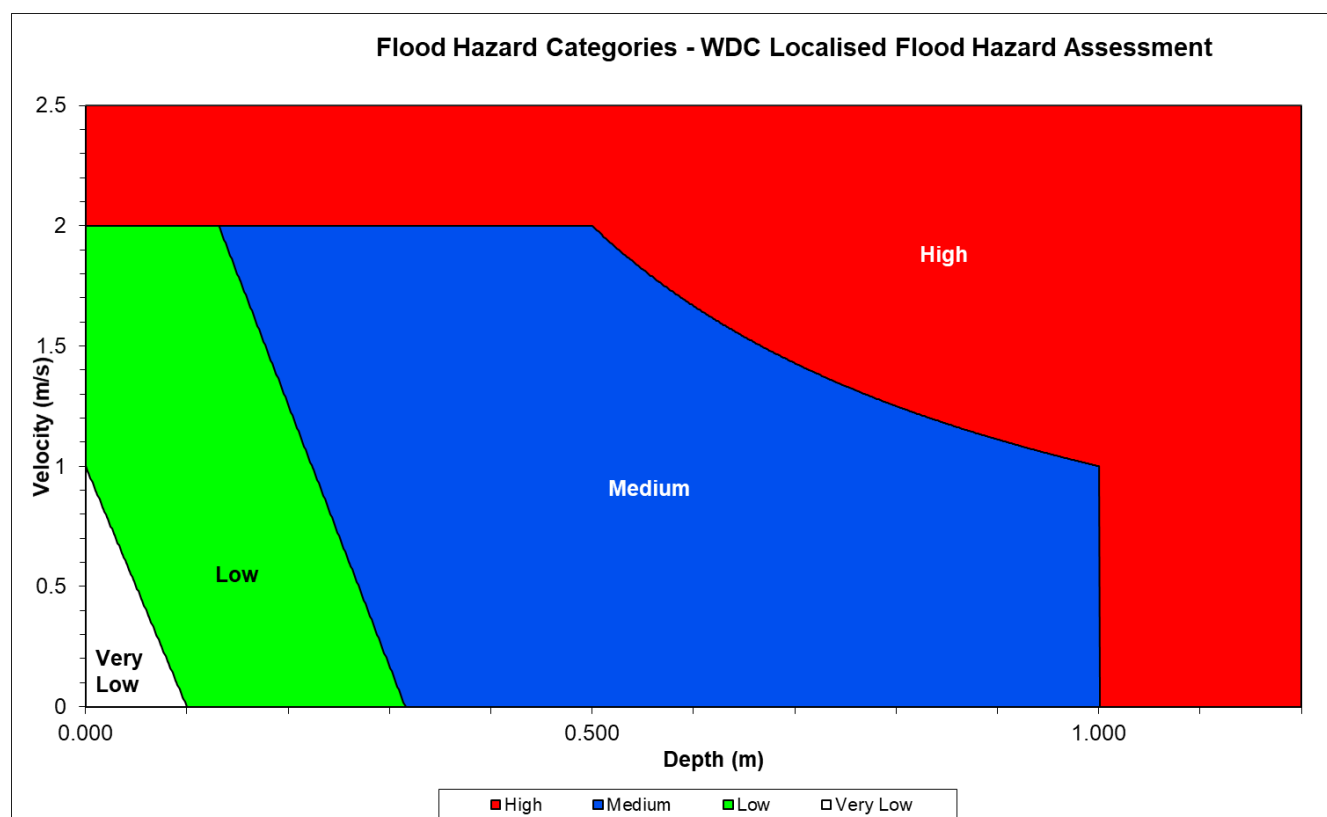
1. Annual Exceedence Probability.

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.

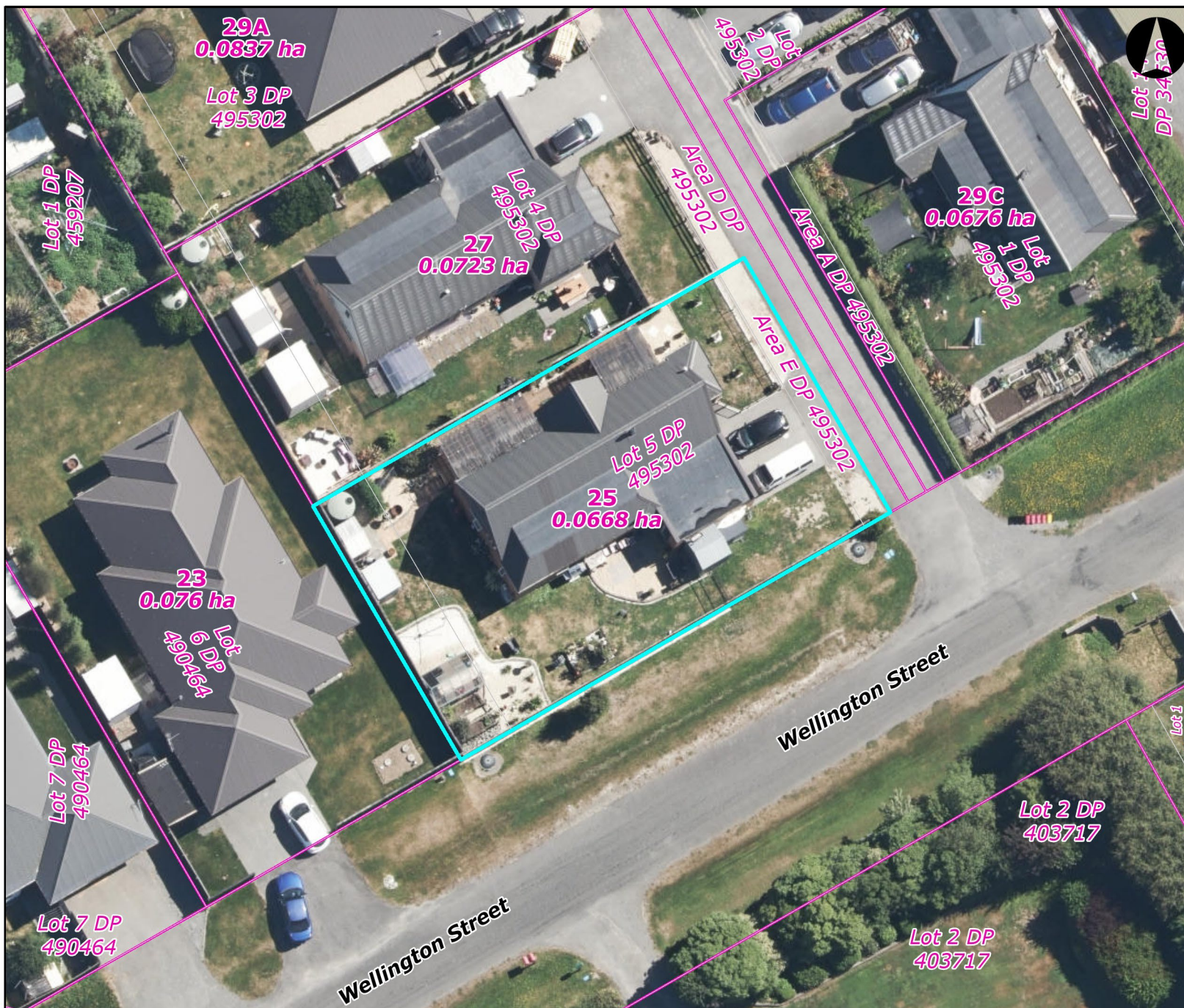
6. District Plan

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>



Legend

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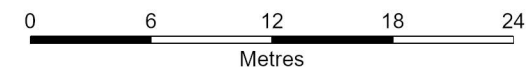
- Land Parcel
- Property Boundary

Author: Deborah Walls

Date: 17/06/2026

Scale 1:376

Original page size: A4



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Credits:

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