WAIMAKARIRI DISTRICT COUNCIL

Land Information Memorandum

Application

Richelle Williams – Hawes	No.	LM1801926
Pier Law Limited - Kaiapoi	Application date	8 November 2018
PO Box 76134	Issue date	14 November 2018
Christchurch 8548	Phone	0223201234
Client: 25630-1	Fax	033881942

Property

Valuation No.	2176148900A
Location	31 A Peraki Street, Kaiapoi
Legal description	Flat 1 DP 51562 on Lot 1 DP 13626 -having 1/2 interest in 1022 square metres
Owner	Jonathan Michael Blease
Area (hectares)	0.0000

Rates

Government Valuation	
Land	$131,000
Capital Value	$330,000
Improvements	$199,000
Date of Last Revaluation	01/08/16
Current Rates Year 1st July 2018 to 30th June 2019	
Annual Rates	$2,781.60
Current Instalment	$ 695.40
Current Year – Outstanding Rates	$2,086.20
Arrears for Previous Years	$
Next Instalment Due	20/11/18

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

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

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

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

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

Planning/Resource Management

WAIMAKARIRI DISTRICT PLAN

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

The zoning for this property in the District Plan is Residential 1, see attached plan.

The District Plan is available at Council Service Centres, Libraries and on our website https://www.waimakariri.govt.nz/your-council/council-documents/district-plan for any further planning information required.

Land Use on Contiguous Properties

33 PERAKI ST (Lot 1 DP 45533)

21/08/96 RESOURCE CONSENT 960221 : CROSS LEASE – FLAT 1.

29A & 29B PERAKI ST (Lots 1 & 2 DP 79018)

18/06/98 RESOURCE CONSENT 980240 : 2 LOT SUBDVISION. A certificate of conditions has been issued.

25A-C, 27A & 27B PERAKI ST (Lots 1-5 DP 396305)

30/11/06 RESOURCE CONSENT 065611 : 5 LOT SUBDIVISION. A certificate of conditions has been issued.

25/05/06 RESOURCE CONSENT 065175 : TO ERECT DWELLINGS WITHIN 4 M OF A PUBLIC DRAIN.

Copies of these consents are available if required.

Building

06/11/86	BUILDING PERMIT : ADDITION OF GARAGE TO DWELLING
06/11/72	BUILDING PERMIT : ALTERATIONS TO DWELLING
29/07/49	BUILDING PERMIT : ADDITION OF SUNROOM
04/09/49	BUILDING PERMIT : ERECT A DWELLING

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

Site plan, floor plan and elevations are attached.

Sewer and Water

Sewer	Available - EASTERN DISTRICTS SEWER – plan attached
Water	Available - WATER – KAIAPOI – plan attached.
	Water quality information for each public water supply scheme can be found by following the link below and click on “Water Quality Testing Results”: https://www.waimakariri.govt.nz/services/water-services/water-supply

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

An inspection of the pool on this property has been scheduled to be undertaken

Swimming pools must be fenced as required by The Building (Pools) Amendment Act 2016. Owners are advised that an inspection of the swimming pool fencing is mandatory every 3 years to ensure its ongoing compliance with The Building (Pools) Amendment Act 2016.

Vehicle Crossing Requirements

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land.

Special Land Features

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

Licences/Environmental Health

No Information located

Network Utility Operators

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

Other Information

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

This property is in an area categorised as “Liquefaction assessment needed”, see attached map. See Environment Canterbury Report number R12/83 for more information - <https://www.ecan.govt.nz/your-region/your-environment/natural-hazards/earthquakes/liquefaction/>

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

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

Stormwater
This system was identified as an area of stormwater ponding in the road reserve and private property.

2 year storm event – no surcharging of flow
5 year storm event – the existing stormwater system from Peraki St to Ashley Pl surcharges. This will cause ponding on the road and potentially on private property.
50 year storm event – flow surcharges, causing ponding on the road reserve and on private property.

The severity of the ponding is dependent on the existing topography of the area. No detailed survey has been undertaken to determine the depth of ponding of ir any properties or dwellings are at risk. However after a visual inspection of the area it is considered that ponding will occur to a depth of about 300-500 mm in the road reserve and extend approximately 5 m onto private property before spilling into adjacent catchements. Further detailed investigation will be required to determine the extent and severity of ponding in this area. Dwellings are not considered to be at risk.

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

For information regarding Tsunami refer to the Waimakariri District Council’s website on the following link https://www.waimakariri.govt.nz/site-info/site-search?query=tsunami

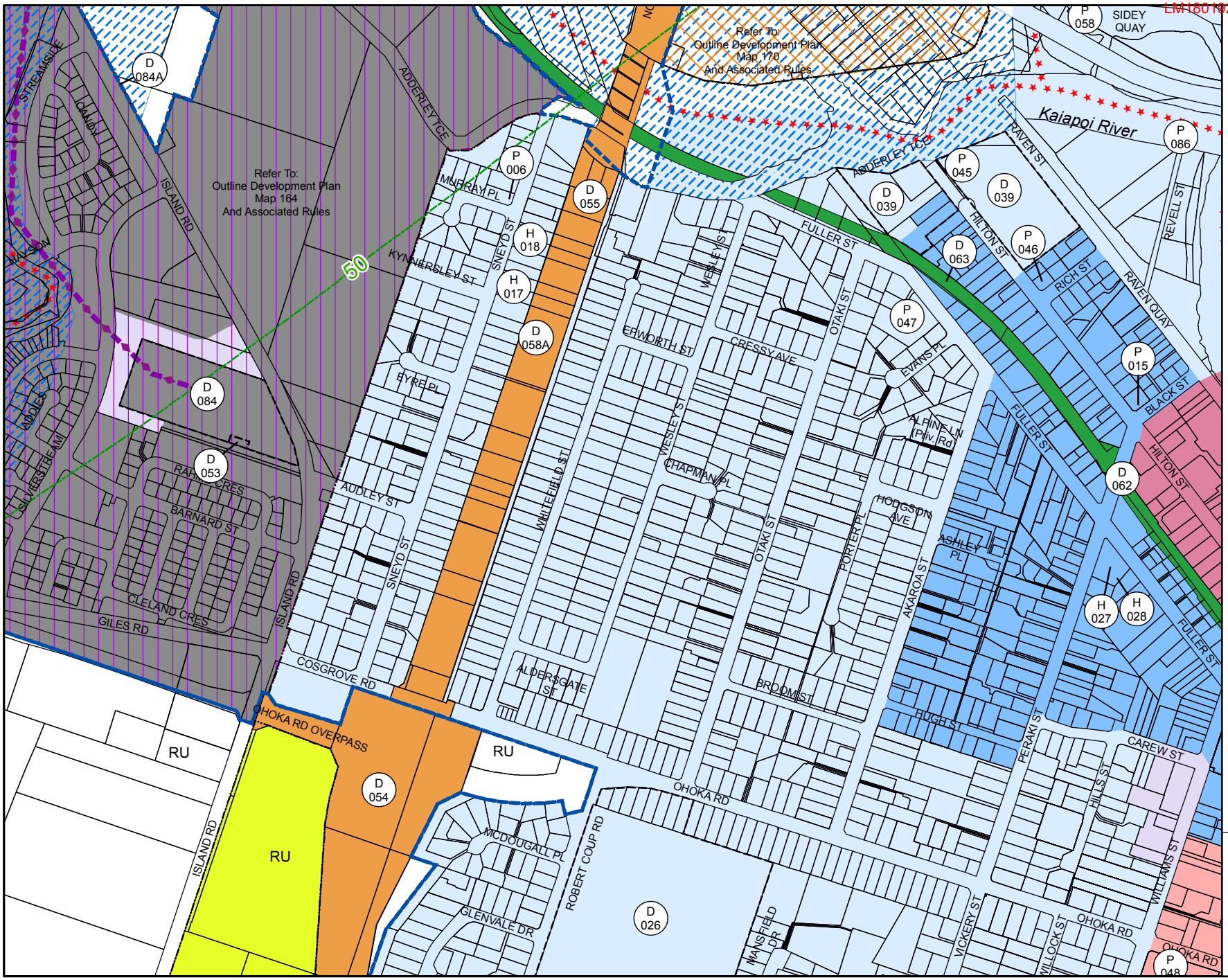
Land Information Memorandum **6**

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. Refer to Environment Canterbury's website www.ecan.govt.nz or phone 0800 324 636 for further information.
10. The applicant is advised that this Land Information Memorandum (LIM) covers information held by the Waimakariri District Council. Any relevant information from Environment Canterbury held on Council files has been included. It is in your interest to also request a Land Information Request (LIR) from Environment Canterbury. Further information can be found at www.ecan.govt.nz/services/online-services/property-information.
11. Territorial Authorities have a wide discretion as to the sort of information that is included in the LIM. Section 44A (3) provides that a Territorial Authority may provide in the LIM such other information concerning the land as the authority considers, as its discretion, to be relevant.
12. This Land Information Memorandum does not contain all information held in a property file. Property files may be requested by telephoning the Council's Contact Team on 03 311 8900 or by visiting a Council Service Centre.

Name:_____ Date: 14 November 2018
Signed on Behalf of Council
DEBBIE WALLS – PROPERTY INFORMATION OFFICER

WAIMAKARIRI DISTRICT COUNCIL



NOTE:
Disclaimer - refer to map legend sheet.

N

Meters
0 60 120 180

Scale 1:7,500 (A4)

58	102	103
	104	105 59
68	106	69

Kaiapoi

104

Cadastral Data from LINZs DCDB. Crown Copyright Reserved.

1/07/2016

URBAN LEGEND (Sheets 77 to 133)

- Zone Business 1
- Zone Business 2
- Zone Business 3
- Zone Busness 4
- Zone Business 5
- Zone Business 6
- Zone Residential 1
- Zone Residential 2
- Zone Residential 3
- Zone Residential 4A
- Zone Residential 4B
- Zone Residential 5
- Zone Residential 6
- Zone Residential 6A
- Zone Residential 7

- RU — Zone Rural
- Zone Mapleham Rural 4B
- Subdivision Constraint Rural
- Subdivision Constraint Area (Policy 18.1.1.8)
- Pegasus Rural Zone See Map 142
- Localised Flooding Area
- Goat control area

LURP (Land Use Recovery Plan)

LURP Priority Areas - Business

- Zoned
- Not Yet Zoned

LURP Priority Areas - Residential

- Zoned
- Not Yet Zoned

- D 001 — Designations
- H 049 — Heritage Sites
- V 049 — Vegetation and Habitat Sites
- P 071 — Notable Plant SIte
- A 001 — Archaeological Sites
- WT 00 — Waahi Tapu / Waahi Taonga

NOTE: These notations do not necessarily indicate the precise position of the Site, nor relate to the size of any Site.

NOTE: See Rule 23.1.1.17 for goat control (includes Outstanding Landscape areas)

- River Reaches subject to esplanade provisions
- Limited Access Road
- Road to be Closed
- Outline Development Plan Required Boundary
- Coastal Marine Area boundary
- Average Noise Exposure Contours; Christchurch International Airport
- 50 — Noise Level in dBA Ldn
- Transit New Zealand Designation
- Tranz Rail Designation
- Transpower High Voltage Lines
- Waimakariri District boundary
- Projected Infrastructure Boundary

NOTE:
The planning maps are produced in colour and are intended to provide accurate and adequate information as at the date of publication and at the scale at which they are published. The Waimakariri District Council will not accept liability to any person or entity arising out of any reliance in part or full, by such person or entity upon any of the contents of the planning maps for any purpose in circumstances where they are reproduced in a way that alters the scale, and / or colour or any other detail of the maps, and the information contained therein.

20/04/2015

Aerial

LIM: LM1801926

Address: 31 A Peraki Street

Locality: KAIAPOI

0 10 20 40 m

WAIMAKARIRI DISTRICT COUNCIL

14/11/2018

DISCLAIMER:
Aerial Imagery captured 2012 for Rural and 2010 for Urban.
The accuracy and completeness of this plan is not guaranteed.
Cadastral Data supplied from LINZ circa 1999. Crown Copyright Reserved.

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Proposed Garage Addition to Existing Residence of Mrs. R. Johnson.

31. Peraki Street. Kaiapoi.

Floor Plan Scale :- 1 to 50.

Elevation Scales :- 1 to 100.

Sectional Scale at A-A. :- 1 to 50.

Specifications.

Existing Bedroom A. to convert to part of proposed Garage.

Concrete strength, 17.5 Mps.

Foundation reinforgement & concrete footing, to continue across Garage door opening.

Framework timber, treated Pinus, or other approved.

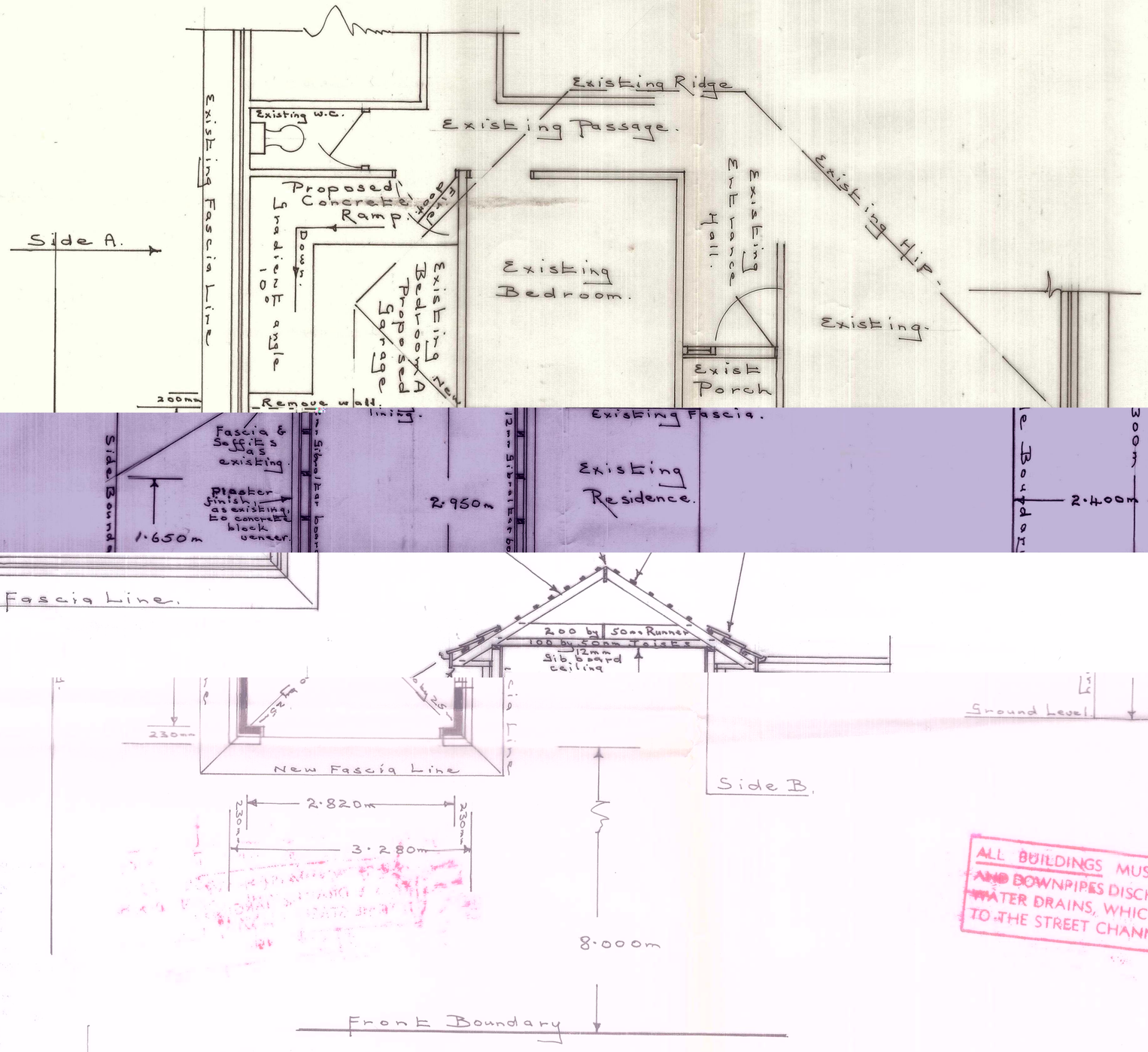
Plates - 100 by 50mm. Studs - 100 by 50 at 600mm max cr's.

3 Rows of noggins in height of walls.

Interior linings. 12mm Sibralux board to walls & ceiling.

Electrical work, as owner requires.

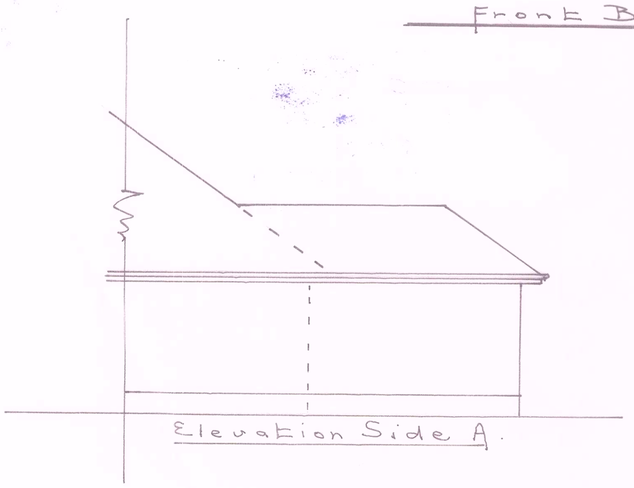
Plumber. Extend existing guttering to addition.



Section Thru at A-A.

ALL BUILDINGS MUST HAVE SPOU
AND DOWNPIPES DISCHARGING TO STO
WATER DRAINS, WHICH MUST DISCH
TO THE STREET CHANNEL.

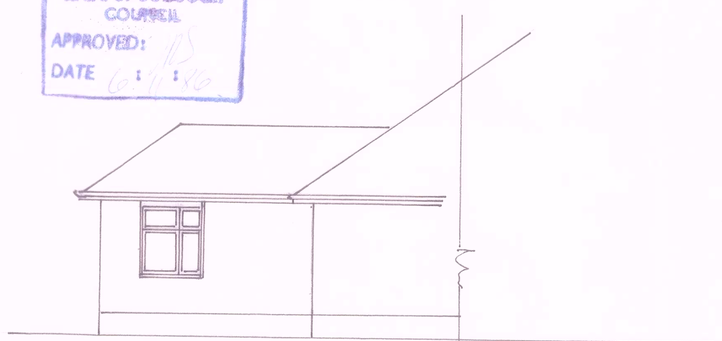
KAIAPOI BOROUGH COUNCIL
24 HOURS NOTICE MUST BE GIVEN
Prior to pouring ANY concrete
Prior to laying ANY floor
Prior to fixing ANY wall or ceiling
On completion of the Building
provision must be made to allow
the Building Inspector access



Elevation Side A.

Elevation Side B.

KAIAPOI BOROUGH COUNCIL
APPROVED:
DATE 6 : 11 : 86



Elevation Side C.

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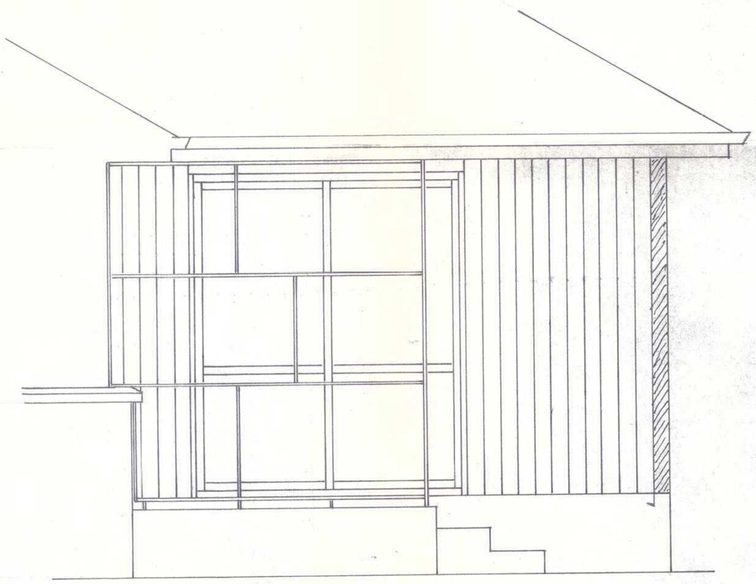
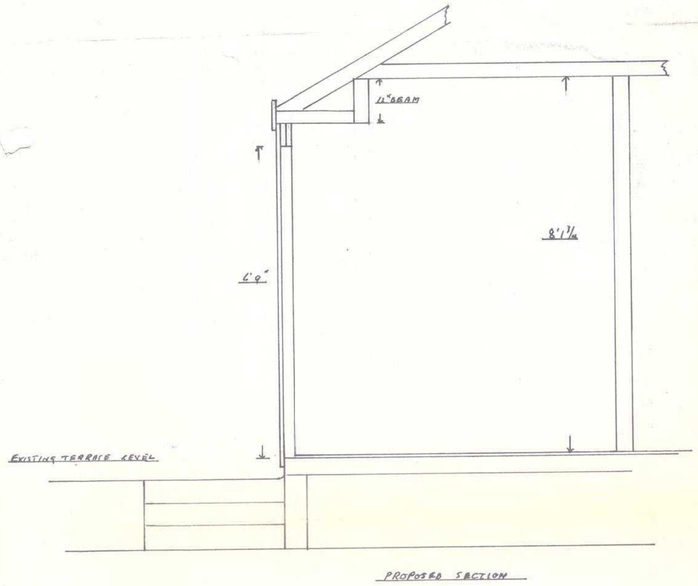
PROPOSED ALTERATIONS FOR Mr E. JOHNSON 31 PERDKI ST KAIAPOI.



ELEVATION SOUTH

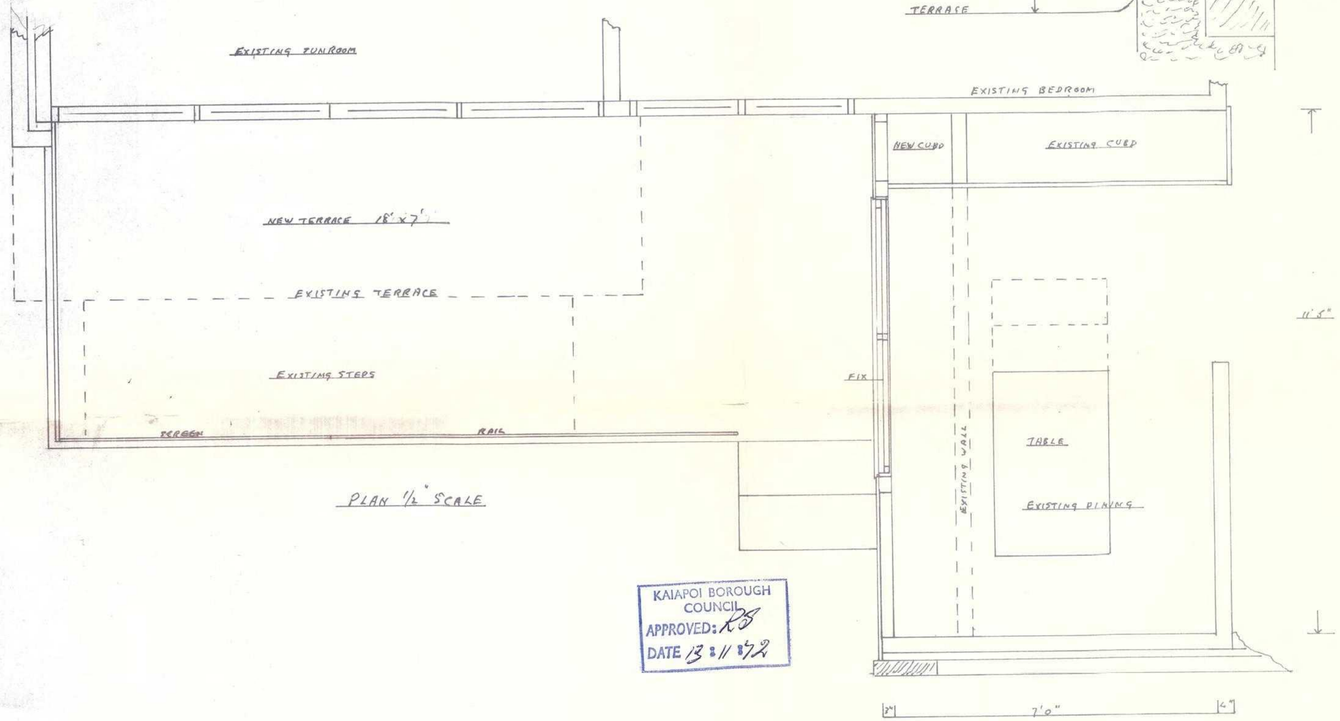
ELEVATION WEST



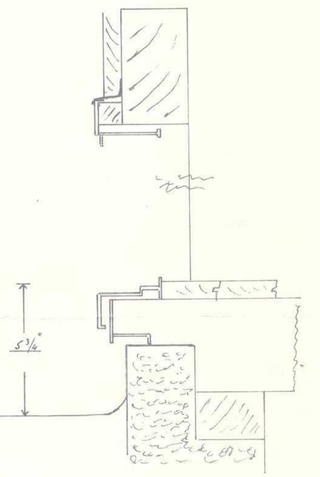
PROPOSED SECTION

SPECIFICATIONS

DEMOLISH EXISTING TERRACE SLAB
REMOVE EXISTING VENEER to SOUTH & WEST WALLS
PROVIDE NECESSARY FOUNDATIONS TO NEW WALL & TERRACE
DEMOLISH EXISTING TIMBER WALL WHERE NECESSARY
PLACE BEAM OVER OPENING
PROVIDE NEW EXTERNAL WALL WHERE SHOWN ON PLAN
EXTEND FLOOR TO NEW WALL
EXTEND VENEER WALL
PROVIDE ALUMINIUM SLIDING DOORS TO NEW WALL
PLACE VERTICAL BOARDS TO NEW WALL & EXISTING BED WALL
PROVIDE 3/16 HD BD LININGS
PROVIDE NEW TERRACE AS SHOWN ON PLAN
PROVIDE METAL & GLASS SCREEN & METAL GUARD RAIL



PLAN 1/2" SCALE



KAIAPOI BOROUGH COUNCIL
APPROVED: RS
DATE 13/11/18

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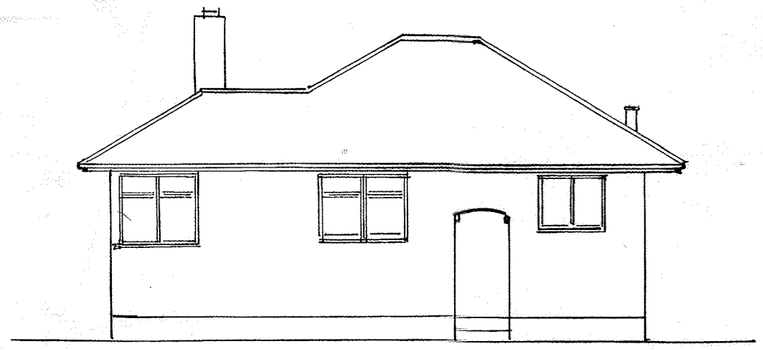
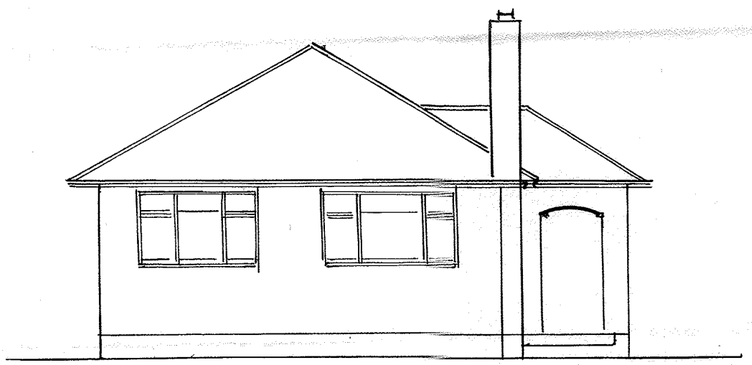
Plan of Proposed House to be built in Peraki Street.

Kaiapoi. for Messrs Johnson & Moss. Builders.

31 Peraki Street.

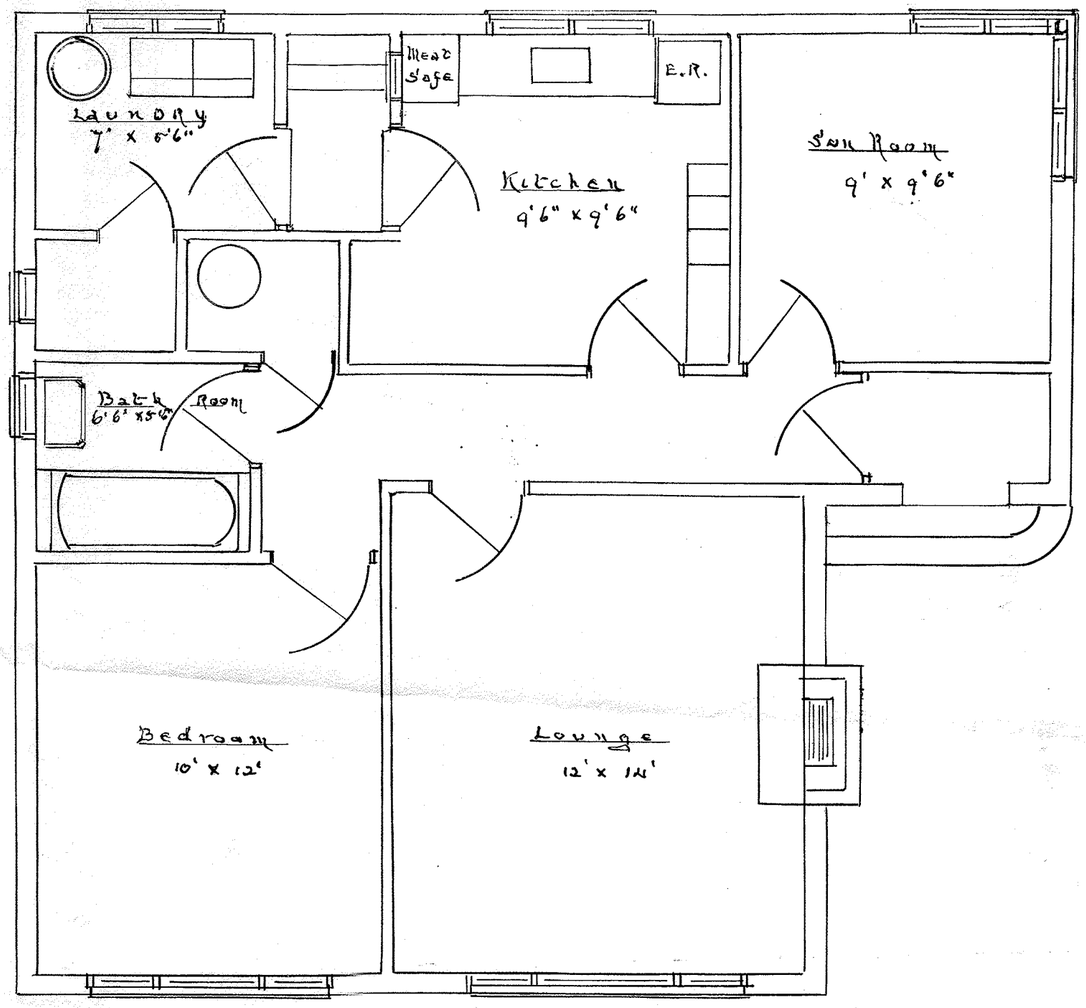


Back Elevation



Front Elevation

1/8" Scale

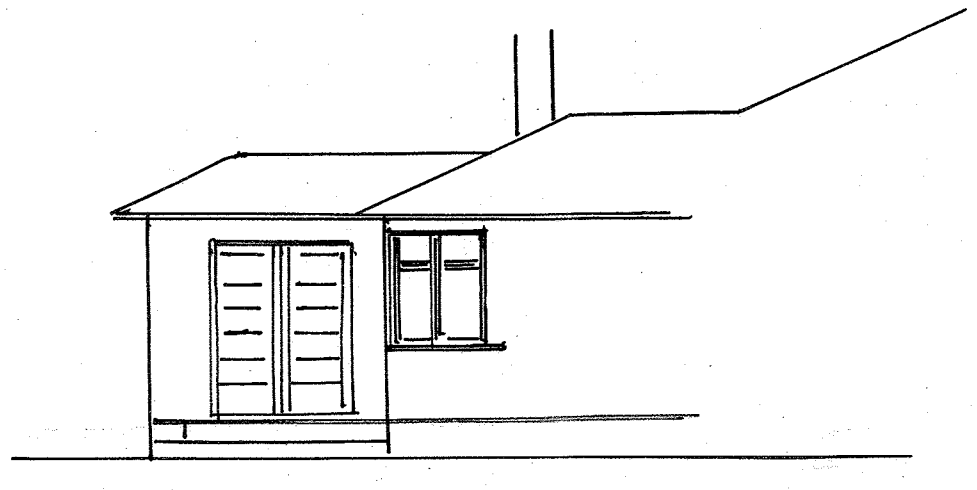


1/4" Scale

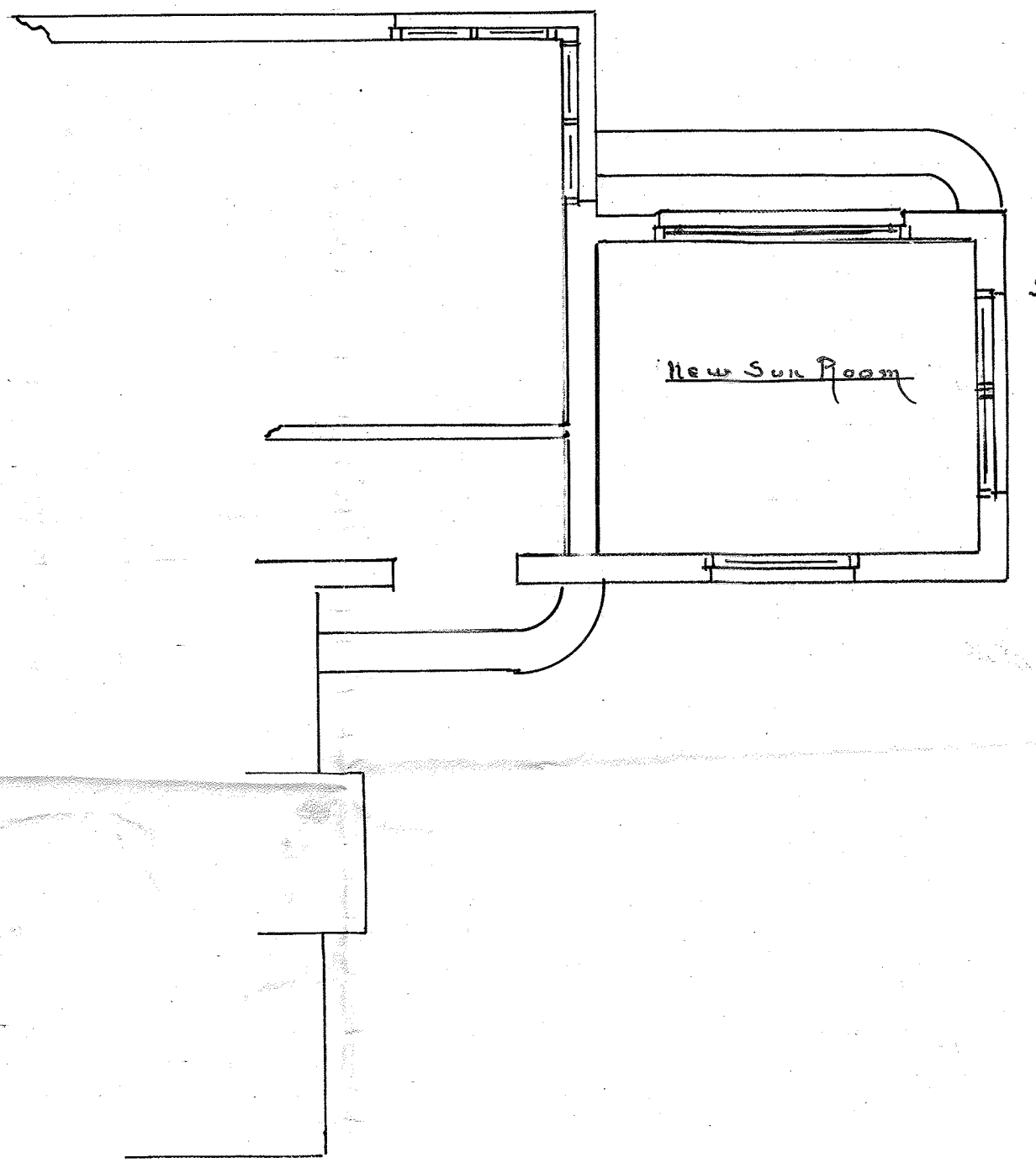
Permit 137
4/8/49

Proposed new Sun Room to be built to New House at 31 Peraki Street

Kaiaroi for Mr R.S. Dempsey. Johnson & Moss. Builders.

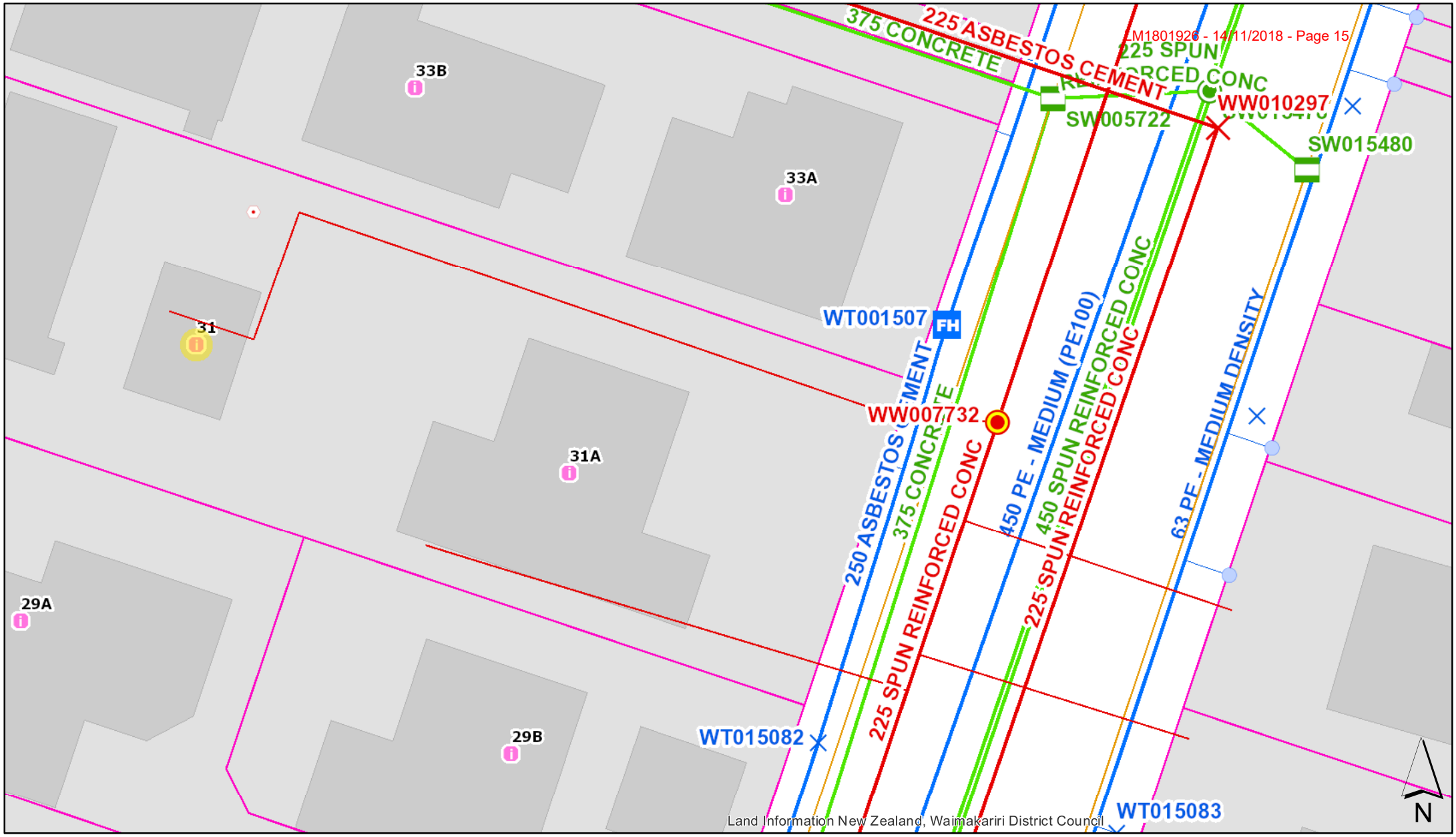


Scale ¼ to 1'



Scale ¼" to 1'

ST



WAIMAKARIRI DISTRICT COUNCIL

UTILITIES PLAN

Date: 14/11/2018

Author: WAIMAP

0 3 6 9 12

Meters

Scale @ A4 - 1:282

DISCLAIMER:
Information on this map may not be used for the purposes of any legal disputes.
Boundary information is derived under licence from LINZ Digital Cadastral Database (Crown Copyright Reserved) for re-use under licence. Land and property information is based on/includes LINZ's data which is licensed by Land Information New Zealand (LINZ) for re-use under the Creative Commons Attribution 3.0 New Zealand licence.
The location of Council services are shown indicatively only and no guarantee is given as to the accuracy of the information. The user of the information has the responsibility confirm the exact location of the service prior to commencing any construction including potholing and protecting existing services. Contractors will be held responsible for all damage to Council property. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown or not. The Waimakariri District Council does not give and expressly disclaims any warranty as to the accuracy or completeness of the information or its fitness for any purpose.
Flood information on this map is based on modelling outputs and the accuracy of this data is limited by the assumptions used in the model. The Council reserves the right to update this information and cannot guarantee that the information is accurate and up to date at all times. An experienced practitioner should be consulted if this information is to be used for Building or Development purposes. Please refer to the District Plan and the Council's Planning Unit if you wish to use this information for planning purposes. Anyone who acts on any of this information does so at their own risk.

Map Created by WAIMAP Utilities at 1:19:37 p.m.

Utilities

Stormwater Facility Site

Manhole

Sump

Valve

End

Node

Inspection Chamber

Inspection

Pump

Lateral

Kerb

Main

Swale

Channel WDC

Channel Other

Wastewater Facility Site

Valve

Node

Pump

Inspection

Inspection Chamber

Lateral

Main

Septic Tank

Manhole

Standard

Standard GPS

Vented

Vented GPS

Flushtank

Flushtank GPS

Lamphole

Lamphole GPS

Unknown

Unknown GPS

Searchable

Water Facility Site

Endcap

Hydrant

Node

Valve

AGS

Well

Pump

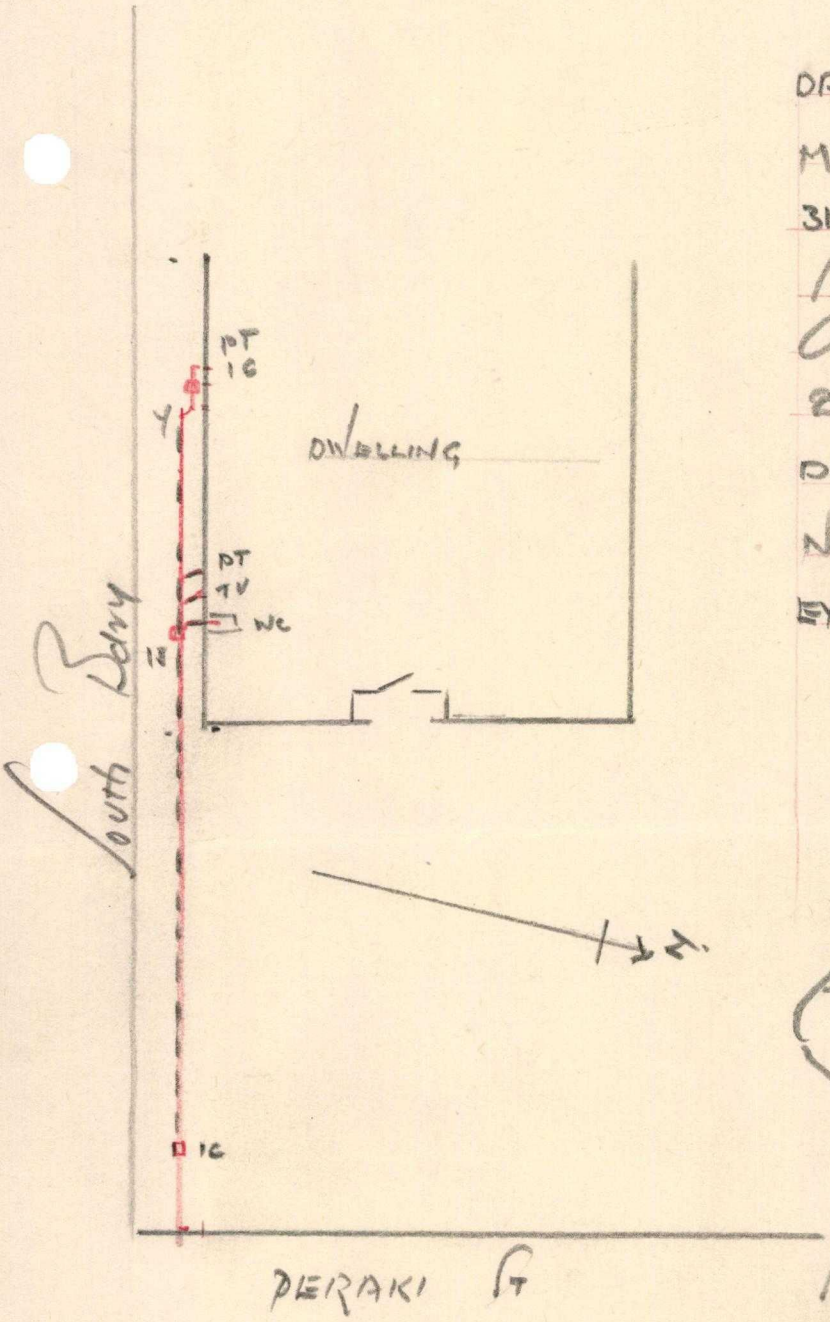
Tank

Toby

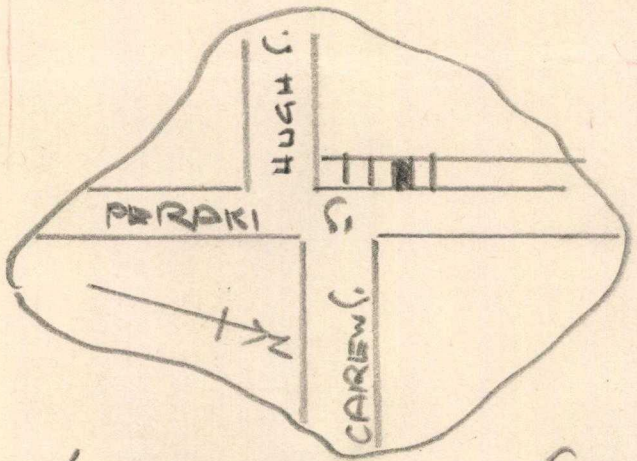
Lateral

Main

Main Abandoned



DRAINAGE at prop of.
MR E JOHNSON
31 PERAKI ST
Scale 1/16" = 1'
Grade 1 IN 30
28-8-56
DRAINER J.W. CONDON.
NEW DRAINS.
EXISTING -"-



locality plan not to scale

Hazards

LIM: LM1801926

Address: 31 A Peraki Street

Locality: KAIAPOI

Earthquake Zones

- 2
- 3
- 4

Wind Zones

- Specific Design
- Extra High 55 MS
- Very High 50 MS
- High 44 MS
- Medium 37 MS
- Low 32 MS

0 360 720 1,440 m

WAIMAKARIRI DISTRICT COUNCIL

14/11/2018

DISCLAIMER:
The accuracy and completeness of this plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records.
Cadastral Data supplied from LINZ circa 1999. Crown Copyright Reserved.

Legend

- 200 Year Flood Hazard Low
- 200 Year Flood Hazard Medium
- 200 Year Flood Hazard High
- Properties < 1 ha
- Properties > 1 ha
- Property Boundaries

Notes on Flood Risk Mapping

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

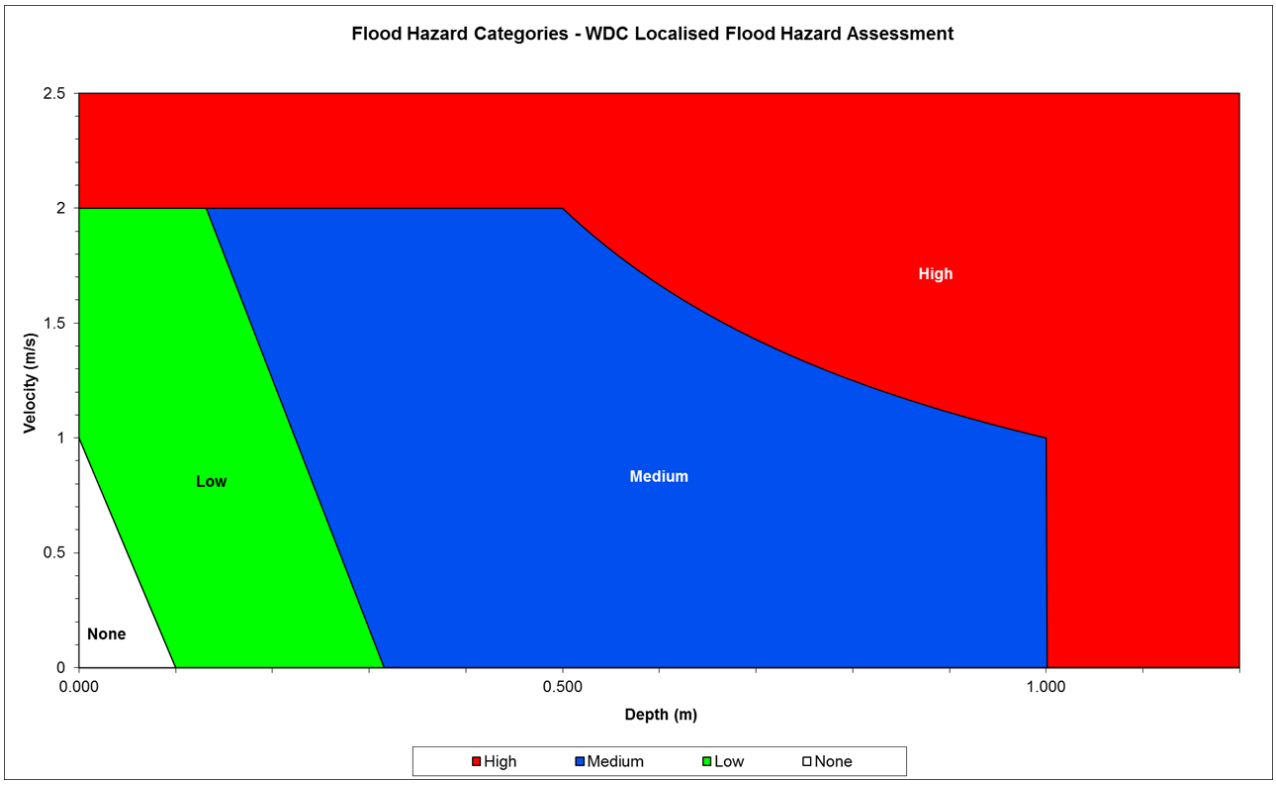
There are a number of notes that need to be considered when using this information.

1. Annual Exceedence Probability.

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

2. Flood Risk Categories.

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



3. Localised Flooding

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

4. Generalised Flooding

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

5. Land Changes

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

6. District Plan

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

WAIMAKARIRI DISTRICT COUNCIL

MEMO

FILE NO AND TRIM NO:	DRA-20-10 / 140620065653
DATE:	19 June 2014
MEMO TO:	Warren Taylor, PIMS, LIMS, Victoria Caseley, Nick Harrison, Gary Boot, Kalley Simpson, Greg Bennett, Owen Davies, Maree Harris, Chris Bacon
FROM:	Gerard Cleary, Manager Utilities and Roading
SUBJECT:	Flood Mapping and Building Floor Levels

Advice for PIMS and Building Consents

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Regards

Gerard Cleary
Manager Utilities and Roading

Natural Hazard Section 73 Words for BLUE & RED coloured areas

Flood Hazard Inundation – Red

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

Application made by or on behalf of the Crown

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

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

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

All other cases:

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

Your new building project has been identified as being within an area likely to be subject to flooding. This is defined as a Natural Hazard under section 71 of the Building Act 2004.
Consequently you will need to take professional advice on how to mitigate the natural hazard.

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

The Building Consent Authority recommends one of two responses:

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

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

Red If you accept the presence of the natural hazard the floor levels will need to be sufficient in height to eliminate water entering the building in a 1:100 year event.
Once this is achieved the Building Consent Authority will be able to issue a Building Consent. However, this will be subject to a condition imposed under Section 73 Building Act 2004.

Blue If you accept the presence of the natural hazard the floor levels will need to be sufficient in height to eliminate water entering the building in a 1:100 year event.
Once this is achieved the Building Consent Authority will be able to issue a Building Consent. However, this may be subject to a condition imposed under Section 73 Building Act 2004.

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

Your building project has been identified as being within an area likely to be subject to low level of inundation of up to 300mm
Council's advice is to set the minimum floor level at 600mm above the surrounding ground level.

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

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

The Building Consent Authority recommends one of two responses:
- Either establish the actual flood level, based on professional advice or
- accept the flood levels supplied by Waimakariri District Council engineering team

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

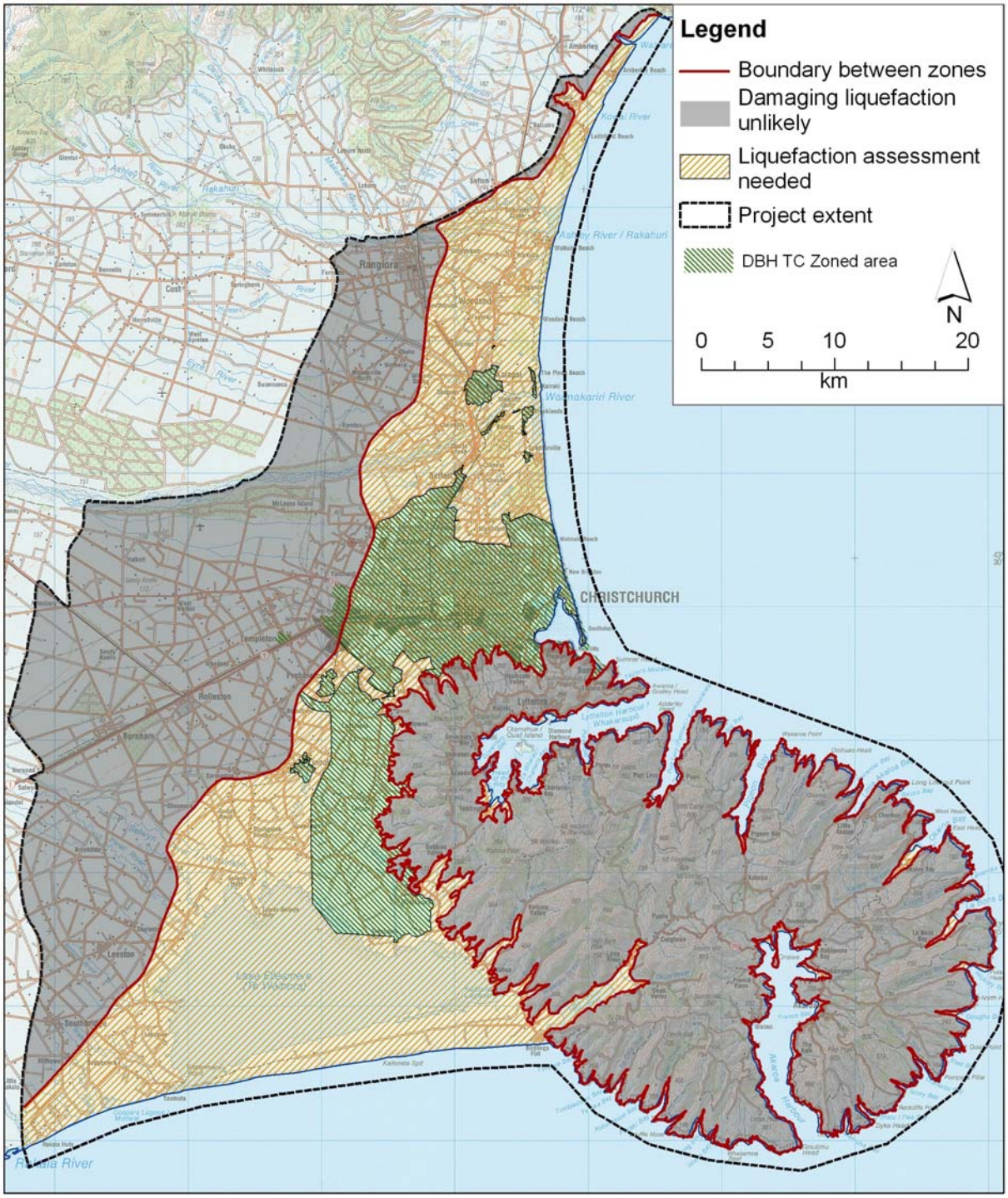


Figure 2.1 Liquefaction assessment area map for the eastern Canterbury project area. Liquefaction susceptibility is categorised in two areas, “damaging liquefaction unlikely” and “liquefaction assessment needed”. The area covered by DBH Technical Categories at the time of this report is excluded.

EXISTING SERVICE - RECYCLING WHEELIE BINS

Eligible properties in the kerbside recycling contract areas have recycling wheelie bins allocated. The standard bin size is 240 litres, some property owners have elected to have smaller bins, there is a cost to have the allocated recycling bin replaced or swapped for a larger or smaller bin. Recycling is collected fortnightly.

We recommend that you confirm that the wheelie bin has not been removed from the property that you are purchasing as the property owner is liable for replacement costs.

NEW OPTIONAL KERBSIDE COLLECTION SERVICE FROM 1ST JULY 2019

A new kerbside collection service will commence from the 1st of July 2019, this property is eligible for that service.

Please refer to the information in the following link and advise the Council's Customer Service Team of your preferences as soon as possible, thank-you.

https://www.waimakariri.govt.nz/services/rubbish-and-recycling/kerbside-bins-are-comingmake-your-choice

Parcel Information

LIM: LM1801926

Address: 31 A Peraki Street

Locality: KAIAPOI

Parcel area: None ha

Parcel legal description:
Lot 1 DP 13626
Lot 1 DP 13626
Lot 1 DP 13626

0 12.5 25 50 m

WAIMAKARIRI DISTRICT COUNCIL

14/11/2018

DISCLAIMER:
The accuracy and completeness of this plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records.
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