

Land Information Memorandum

Application

Arizto Limited
Level 2, 3 Broadway
Newmarket
AUCKLAND

No.
Application date
Issue date

LM2602145
9 September 2026
18 September 2026

Property

Valuation No.	2165015189
Location	40 MacPhail Avenue RANGIORA
Legal description	LOT 168 DP 537606
Owner	
Area (hectares)	0.0652

Rates

Rating Valuation

Land	\$420,000
Capital Value	\$900,000
Improvements	\$480,000
Date of Last Revaluation	1 June 2025

Current Rates Year 1st July 2026
to 30th June 2027

Annual Rates	\$5,372.71
Current Instalment	\$1,343.10
Arrears for Previous Years	\$0
Next Instalment Due	20 November 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/>

23/05/13	<u>RESOURCE CONSENT RC125211/2</u>	154 LOT SUBDIVISION AND UNDERTAKE EARTHWORKS AND EXCEED SITE COVERAGE ON LOTS, copy attached Certificate of Conditions Consent Notices issued 19/07/19, copies attached.
28/06/13	<u>RESOURCE CONSENT RC135242</u>	VARIATION TO CONDITIONS IN RC125211/2, copy attached
30/04/15	<u>RESOURCE CONSENT RC155108</u>	VARIATION TO CONDITIONS IN RC125211/2, copy attached
21/05/19	<u>RESOURCE CONSENT RC195096</u>	VARIATION TO CONDITIONS IN RC125211/2, copy attached
23/03/20	<u>RESOURCE CONSENT RC205067</u>	TO ERECT A DWELLING THAT WILL EXCEED THE PERMITTED SITE COVERAGE OF 35% AND TO INSTALL A NEW VEHICLE CROSSING THAT DOES NOT COMPLY WITH THE VEHICLE CROSSING SEPARATION DISTANCE REQUIREMENT OF LESS THAN 1M OR MORE THAN 7M, AS THE PROPOSED LOCATION OF THE CROSSING WILL BE 4.7M TO THE EXISTING NEIGHBOURS CROSSING TO THE SOUTH, copy attached.

No other information located

Land Information Memorandum**4****Land Use on Contiguous Properties**

No information located

Building

19/02/2020 BUILDING CONSENT
BC200144 ERECT A DWELLING WITH ATTACHED GARAGE. A Code Compliance Certificate was issued on 29/07/20, copy attached.

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

Copies of site, floor, foundation & drainage plans and elevations are attached.

Sewer and Water

Sewer Available – Eastern Districts Sewer – plan attached.

Water Available - Water – Rangiora – plan attached.

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

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

Where Council services are located within a property boundary, they may not be built over and appropriate separation distance by any future development must be maintained. If a build over is considered unavoidable, Council's Three Waters team must be contacted to discuss the design prior to any resource or building consent being lodged for the site.

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 pool on this property please go on-line to register it at <https://waimakariri.govt.nz/building-services/swimming-pool-registration>. A Council Building Inspector will contact you to inspect the pool.

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

Refer to above resource consent RC205067.

The installation of vehicle crossings is the responsibility of the owner of the property to be accessed; vehicle crossings may not be constructed on Council roading assets (e.g., footpaths, kerb ramps, street trees) impacted without an approved Vehicle Crossing Permit. For further information refer to the Council's Vehicle Crossing Information Pack in the following link:

https://www.waimakariri.govt.nz/_data/assets/pdf_file/0024/3894/QP-C289-AE-Is-10-Vehicle-Crossing-Information-Pack-Complete-Updated-July-2022.pdf

Special Land Features

Wind Zone	High
Earthquake Zone	2
Snow Load Zone	4
Other	No information located.

Natural Hazards

The Waimakariri District Council supplies the following information in accordance with Section 44B of the Local Government Official Information and Meetings Act 1987. Section 44B: inserted, on 1 July 2025, by [section 8](#) of the Local Government Official Information and Meetings Amendment Act 2023 (2023 No 41).

The Council has completed a hazard assessment for the District. This includes flood hazard, location of fault lines, areas susceptible to liquefaction, coastal flood depth and tsunami inundation. **People are encouraged to view this information before making a property decision.** Maps and information on natural hazards for the district are available at:

[Waimakariri District Natural Hazards Interactive Viewer \(arcgis.com\)](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0024/3894/Waimakariri-District-Natural-Hazards-Interactive-Viewer-arcgis.com)

This Land Information Memorandum includes natural hazard information deemed by Waimakariri District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

Coastal Hazards

No additional information located.

Earthquakes

Comprehensive district-scale earthquake fault mapping commissioned by Environment Canterbury has not identified a fault deformation hazard on the property. However, it is possible there are some faults in Canterbury that are yet to be identified because they are not visible at the ground surface. More information on fault deformation is available on

Environment Canterbury's fault deformation map at

<https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

Technical report information:

Title: General distribution and characteristics of active faults and folds in the Waimakariri District, North Canterbury

Date: July 2013

Author: D Barrell, J Begg (GNS Science)

Commissioned by: Environment Canterbury

Purpose of report: To map and describe known and suspected faults within Waimakariri District to indicate where fault deformation may occur in future. For use in land use policy and planning, infrastructure planning, emergency management planning and community education.

Study area: Waimakariri District

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1811999>

District-scale liquefaction susceptibility mapping commissioned by Environment Canterbury shows the property is within an area where liquefaction damage is unlikely in future earthquakes. More information on liquefaction is available on Environment Canterbury's liquefaction map at

<https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts

Date: December 2012

Author: H Brackley (compiler)

Commissioned by: Environment Canterbury

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available on Environment Canterbury's liquefaction map at <https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97>.

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Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

Flooding

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>

Licences/Environmental Health

No Information located

Network Utility Operators

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

Other Information

Lot 168 Geotechnical Investigation from Lewis & Barrow, copy attached.

Subdivision Geotechnical Assessment Report – Summary from Aurecon, copy attached. The full report is available if required.

Letter of 9/03/11 from Agricultural Consulting Services, copy attached.

Statement of Suitability of Earthfill from Aurecon, copy 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 03 311 8900 or by visiting a Council Service Centre.



Name: _____

Date: 18 September 2026

Signed on Behalf of Council

TONY MEIER – PROPERTY INFORMATION OFFICER

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

Why does Rangiora need a new eastern arterial?

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

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



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

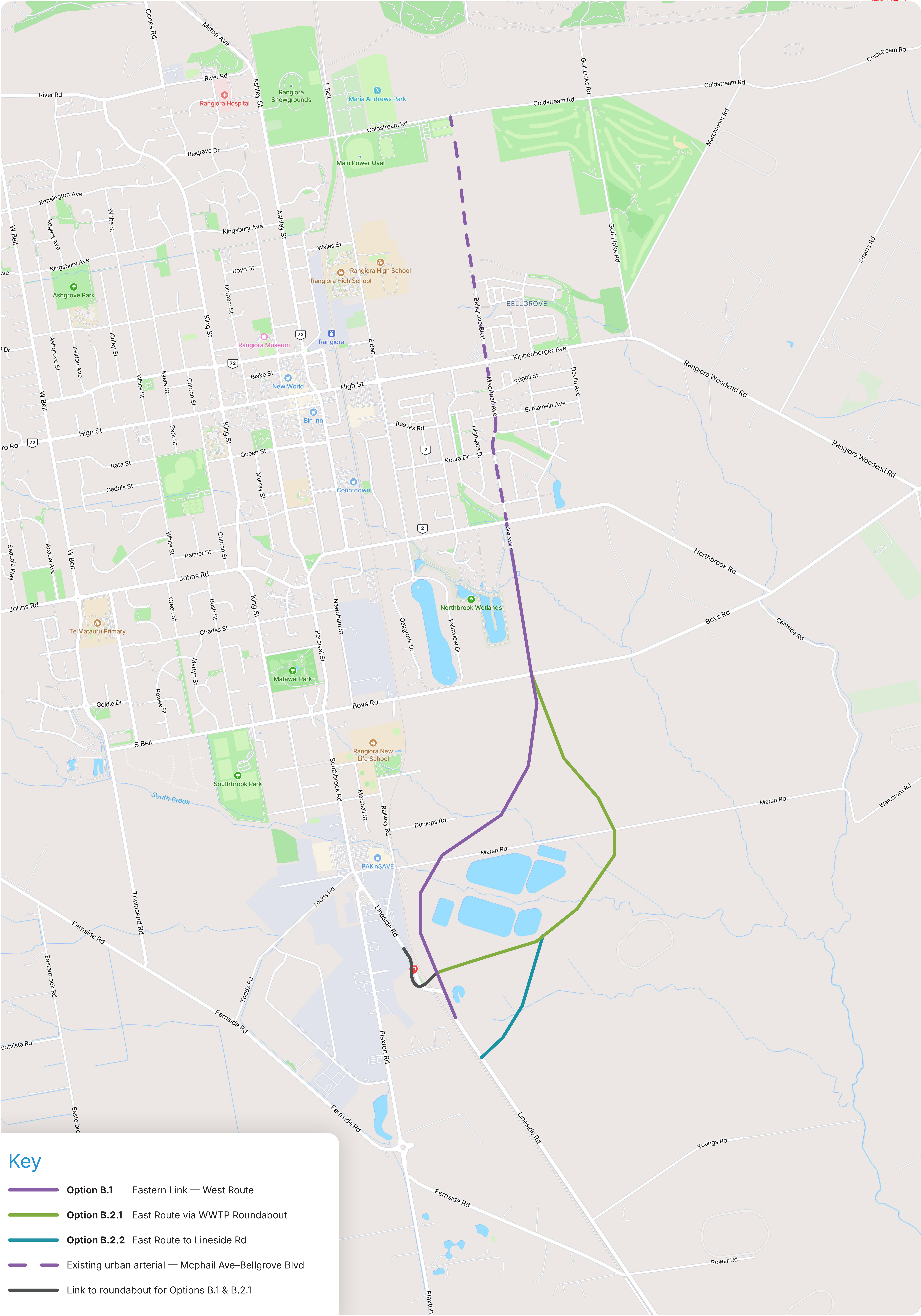
There will be a shared use path (combined cycleway and walkway) alongside the road.

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

What is the route?

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

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



Key

- Option B.1** Eastern Link — West Route
- Option B.2.1** East Route via WWTP Roundabout
- Option B.2.2** East Route to Lineside Rd
- Existing urban arterial — Mcphail Ave–Bellgrove Blvd
- Link to roundabout for Options B.1 & B.2.1

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

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

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

What work has been done so far?

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

RC125211 RC125212 / 130523038408

21650-150-00

WAIMAKARIRI DISTRICT COUNCIL**IN THE MATTER** of the Resource Management Act 1991**AND****IN THE MATTER** of an application lodged by **VB Properties (2008) Ltd** for a resource consent under Section 88 of the aforementioned Act.**APPLICATION**

The applicants sought a resource consent to subdivide the balance of Lot 700 of RC125446, being the balance of Lot 3 DP 9926, into 154 residential lots, 5 recreation reserves to vest and associated roads to be undertaken in 14 stages. The stormwater management system is to differ from that shown on the Outline Development Plan.

The land use consent (RC125212) is to provide for earthworks required within the site to form stormwater management areas and roading, and to increase site coverage to 38% within specified lots.

DECISION

The District Plan Manager, on the 23rd May 2013, approved:

Subdivision (RC125211)

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide Lot 500 RC115323, into 154 residential allotments, 6 recreation reserves allotments to vest, and 4 road allotments to vest, in non-compliance with the East Rangiora Outline Development Plan No. 152, at 143 Northbrook Road, Rangiora, as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Except as required to comply with the following conditions, the activity shall be carried out in accordance with the attached approved application plans.

2. **Standards**

- 2.1 All stages of design and construction shall conform to the following standards (and their latest amendments) where applicable:

Council Standard:

- Waimakariri District Council Engineering Code of Practice.

Other Standards:

- National Code of Practice for Utility Operator's Access to Transport Corridors (November 2011).
- Relevant NZTA Standards
- Relevant Austroads Guides & standards
- NZS 4404:2010 Land Development and Infrastructure
- NZS 4431 - Earth fill for Residential Development
- NZS: 6803: P1999 "*Acoustics – Construction Noise*"
- SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice.
-

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. All easements over public services shall be easements in gross.

4. Lots to Vest

- 4.1 Lots 306 - 309 inclusive shall vest as Road in the Waimakariri District Council.
- 4.2 Lots 300, 302 and 310 shall vest as Recreation Reserve in the Waimakariri District Council.
- 4.3 Lots 301, 303 and 304 shall vest as Local Purpose Reserve in the Waimakariri District Council.

5. Development Contributions

- 5.1 Pursuant to section 198 of the Local Government Act 2002, the consent holder shall pay **\$3,839,350.90 (including GST at 15.0%)**; this amount is based on the following contributions:

Description	Area	Units/ Lots	Factor (excluding GST) Per Unit/Lot \$	Amount (excluding GST) Total \$	Amount (inclusive GST) Total \$
Water	Rangiora	154	3,434.00	528,836.00	608,161.40
Water - ODA	East Rangiora ODP (excluding Kippenberger Ave)	154	478.00	73,612.00	84,653.80
Sewer	Eastern Districts - Outfall	154	2,497.00	384,538.00	442,218.70
Sewer	Rangiora	154	225.00	34,650.00	39,847.50
Sewer - ODA	East Rangiora - other properties	154	4,655.00	716,870.00	824,400.50
Drainage	Rangiora	154	140.00	21,560.00	24,794.00
Drainage - ODA	East Rangiora	154	8,957.00	1,379,378.00	1,586,284.70
Roading	District	154	930.00	143,220.00	164,703.00
Community Infrastructure	District - Pool	154	230.00	35,420.00	40,733.00

Community Infrastructure	District - Library Extension	154	133.00	20,482.00	23,554.30
Total				3,338,566.00	3,839,350.90

6. Power and Telephone

- 6.1 The consent holder shall provide underground electrical and telephone reticulation to the boundaries of the main body of Lots 31 - 39 inclusive and Lots 41 - 186 inclusive.
- 6.2 The consent holder shall provide written evidence from the relevant authority that the reticulation has been installed into Lots 31 - 39 inclusive and Lots 41 - 186 inclusive.

7. Design of Reticulated Services

- 7.1 The consent holder shall submit three copies of plans and specifications of all works to the Council for approval. Approval of complying documents shall be given in writing and work should not commence until this has been received from the Council.
- 7.2 The consent holder shall forward with the engineering plans and specifications copies of any other consents granted in respect of this subdivision.
- 7.3 Any subsequent amendments to the plans and specifications shall be submitted to Council for approval.

8. Supervision and Setting Out

- 8.1 A Chartered Professional Engineer, or Registered Professional Surveyor, who shall be engaged prior to commencement of any works, shall supervise all engineering works and setting out.
- 8.2 The supervising Engineer/Surveyor shall supply a certificate to the Council, stating that all works have been designed in accordance with the appropriate standards and sound engineering practice.
- 8.3 The Engineer/Surveyor shall submit a programme of inspection intended to meet the supervision and setting out at the time of submitting the engineering plans and specifications.
- 8.4 The supervising Engineer/Surveyor shall supply to Council a certificate stating that all works and services associated with the subdivision have been installed in accordance with the approved plans and specifications and that the "As Built" plans are a true and accurate record of all works and services as constructed. This certificate shall be supplied at the time of requesting the Section 224c Conditions Certificate.

- 8.5 The supervising Engineer/Surveyor shall forward, to the Council, copies of site inspection notes for all site supervision visits. These shall be forwarded within five working days of the date of the site visit.

9. **Earthworks**

- 9.1 All lots shall be reshaped to slope to the roadside kerb and channel or swale or an approved drainage system.
- 9.2 All earthworks shall be in accordance with NZS 4431:1989 *Earthfill for Residential Development*. Where land filling is to be undertaken, the areas affected together with dimensions relative to the created property boundaries, shall be shown on the "As Built" plans to be supplied to the Council.
- 9.3 Any areas of fill, or earthworks not certified in accordance with NZS 4431:1989 shall, together with sufficient dimensions to locate the feature relative to property boundaries, be registered on the land transfer title plans, and shown on the "As-built" plans.
- 9.4 Where excavated cut material is greater than 200mm in thickness, the consent holder shall undercut and replace with 100mm minimum of compacted topsoil.
- 9.5 Earthworks, reshaping or fill shall not alter natural ground level by more than 300mm where it is carried out at the boundary with an established residential property.
- 9.6 Earthworks, reshaping or fill shall not alter natural ground level by more than 600mm where it is carried out within 2 metres of the boundary with any established residential property.
- 9.7 No earthworks, reshaping or fill shall block, impede or reshape any drain, overland flow path or channel, and shall not create ponding of stormwater in any adjacent land in separate ownership. Stockpiles of excavated material or fill shall be located a minimum of 50 metres away from neighbouring properties. The height of the stockpiles shall be limited to no more than 3 metres above surrounding ground.
- 9.8 Reserves to be vested in Council shall be levelled covered with 150mm topsoil, grassed and planted as per the Waimakariri District Council Engineering Code of Practice.
- 9.9 All rubbish, organic or other unsuitable material shall be removed off site to an approved site where this material can be legally disposed of.
- 9.10 The consent holder shall, where material needs to be imported, provide details as to the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and route used to enter the site.

- 9.11 The receiving environment within the site, and downstream of the site, is ecologically sensitive, so no sediment or pollution shall leave the site. The consent holder shall take measures to control silt-contaminated stormwater at all times during earthworks, roading development and installation of underground services. The consent holder shall provide an Environmental Management Plan (EMP) detailing the methodology of works and the environmental controls in place to limit the effects from issues such as flooding, dust, noise, pollution and ecology. The consent holder shall submit the EMP to the Council for approval as part of the engineering plans and specification approval process.
- 9.12 The consent holder shall be responsible for installing and maintaining sediment control devices as set out in the EMP, including carrying out regular inspections.
- 9.13 Earthworks shall only be undertaken between the hours of 7am to 7pm on Monday to Saturday. No earthworks shall take place on Sundays or public holidays.
- 9.14 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803:P1999 "*Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work*". Adjustments and exemptions provided in clause 6 of NZS:6803: P1989 shall apply.
- 9.15 The consent holder shall, where fill material needs to be imported, detail in writing, to the Council, the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and route used to enter the site.

10 Water Supply

- 10.1 The consent holder shall install a 100mm diameter trunk main from Kippenberger Ave, along Watkins Place and Road 1 to the south-eastern end of Road 1. The 100mm main shall connect into the existing water main on Papawai Drive at Reeves Road and Koura Drive. The 100mm diameter water main shall extend along all roads within the subdivision and connect into the reticulation at the eastern boundary of Road 5, Koura Drive, and Road 1, if present at the time of construction.
- 10.2 The subdivision shall be reticulated with 63mm rider mains along the road frontage.
- 10.3 The reticulation shall meet the fire-fighting requirements for a Residential 2 Zone in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice.

- 10.4 The Consent Holder shall install the water reticulation to service Lots 31 - 39 inclusive and Lots 41 - 186 inclusive within the development in accordance with the approved plans and specifications.
- 10.5 The Consent Holder shall install the reticulated water system that incorporates the following minimum requirements:
- (a) The installation of the 100mm diameter trunk mains.
 - (b) The installation of an appropriate number of medium pattern screws down fire hydrants on all new water mains in the roads in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice.
 - (c) The installation of 50mm (DN63) PN 12.5 PE sub mains.
 - (d) Separate 15mm diameter laterals from the 50mm submain to a toby box for each residential lot.
 - (e) Toby boxes and valves at the road frontage for each residential lot.
- 10.6 The Consent Holder shall employ a Chartered Professional Engineer to prepare a report, which will specify the method of design and constructing any part of the water reticulation to be constructed in areas of peat or other unsuitable ground.
- 10.7 The water system shall be designed to incorporate resilience to earthquake events and settlement due to weak ground. Specifically, where PVC or other socket jointed pipes are used in TC2 equivalent land or land prone to ground settlement, then the water reticulation must meet the following requirements unless specifically authorised otherwise, in writing, by the 3 Waters Manager of the Council:
- 1) Maximum depth to pipe invert of 1.5m
 - 2) The water reticulation shall be designed and constructed to withstand an Ultimate Limit State (ULS) earthquake event with a Peak Ground Acceleration of 0.35g and settlement due to ground consolidation over time with no more than 100mm vertical deviation and 200mm of horizontal deviation in any 50m length of main over 95% of the water reticulation system.
 - 3) The design shall be resilient, and shall incorporate specific resilient design components, including ground improvement where necessary, and the use of non-liquefiable backfill such as compacted AP65 or similar.
- 10.8 The Consent Holder shall employ a Chartered Professional Engineer to prepare a report, which shall certify that the design and construction shall

achieve the criteria of Condition 10.7. This report shall be prepared upon completion of the works and submitted to Council to be approved prior to the issue of the Section 224(c) certificate.

- 10.9 As the network utility provider, the Council at the Consent Holder's expense shall carry out all connections to the existing public water supply.
- 10.10 The Consent Holder shall apply to Council's Water Asset Manager for approval to connect to the Council's existing water reticulation. The approval must be given before works commence on Council's reticulation.
- 10.11 A copy of the approval required in Condition 10.10 shall be included in the 224c application.

11 Sewerage

- 11.1 The Consent Holder shall install a reticulated sewer system to service the development in accordance with approved plans and specifications.
- 11.2 The Consent Holder shall extend the 150mm diameter sewer main from the existing reticulation in Kippenberger Avenue along Watkins Place to connect to the new infrastructure servicing this development. The existing laterals serving the existing dwellings shall connect to the new sewer.
- 11.3 The Consent Holder shall install the reticulated sewer system that incorporates the following minimum requirements:
- 11.4 The gravity mains to service Lots 31 - 39 inclusive and Lots 41 - 186 inclusive connecting to the Eastern Districts Sewer Scheme (Rangiora) shall be located within the roads to vest.
- 11.5 The Consent Holder shall install domestic sewer laterals from the nearest main to a point a minimum of 1.0 metre inside the main body of Lots 31 - 39 inclusive and Lots 41 - 186 inclusive. All laterals shall be laid at right angles to the main at a minimum grade of 1 in 60.
- 11.6 All sewer mains, including laterals to the boundary, shall be sighted for line and grade, air tested and inspected at the expense of the consent holder.
- 11.7 All sewer mains (excluding laterals) shall be inspected in accordance with the following:
 - a) All sewer mains (excludes laterals) to be vested in Council ownership shall be internally cleaned and inspected by a CCTV survey, carried out after completion of all construction works to confirm acceptability of workmanship and compliance with the WDC Engineering standards and pipe manufacturer's product specifications.

- b) The CCTV inspection shall be undertaken in accordance with the "3rd Edition of the New Zealand Pipe Inspection Manual (NZPIM)" and in accordance with the Council's Engineering Code of Practice.
 - c) The sewer mains shall be scored from the CCTV footage in accordance with the NZPIM by a suitably qualified person, and the score sheets together with the CCTV footage shall be provided to the Council.
 - d) The sewer mains shall be free from leaks, dips, deviations and other defects that will adversely affect the function or life of the sewer assets.
- 11.8 The sewer system shall be designed to incorporate resilience to earthquake events and settlement due to weak ground. Specifically, where gravity sewer systems are to be constructed in TC2 equivalent land or land prone to ground settlement, then the gravity sewer must meet the following requirements over 95% of the gravity reticulation system unless specifically authorised otherwise, in writing, by the 3 Waters Manager of the Council:
- 1) Maximum depth to pipe overt of 3.0 metres.
 - 2) Minimum grade of 1:200.
 - 3) The sewer shall be designed and constructed to withstand an Ultimate Limit State (ULS) earthquake event with a Peak Ground Acceleration of 0.35g and settlement due to ground consolidation over time, with no more than 50mm vertical deviation and 100mm of horizontal deviation in any 50m length of main over 95% of the gravity reticulation system.
 - 4) The design shall be resilient, and shall incorporate specific resilient design components, including ground improvement where necessary, geotextile wrapping of all pipe joints, elongated pipe joints at junctions and manholes, and the use of non-liquefiable backfill such as compacted AP65 or similar. Other specific resilient design and construction techniques shall be considered where necessary, such as geotextile wrapping of the trench bedding and backfill.
- 11.9 An Engineering & Geotechnical report shall be prepared and signed by a Chartered Professional Engineer, which shall certify that the design and construction shall achieve the criteria of Condition 11.8. This report shall be prepared upon completion of the works and submitted to Council to be approved prior to the issue of the Section 224(c) certificate.

12 Stormwater

- 12.1 The stormwater reticulation from the development shall outfall to the Council swale system located in Lot 305 (lot vested in Council – not part of this subdivision). The consent holder shall install a piped stormwater system in the open drain on the Northbrook Road frontage between Papawai Drive and the western boundary of proposed Lot 300.
- 12.2 The Consent Holder shall allow for additional capacity to be designed into the proposed stormwater infrastructure to service the development, and to allow for capacity for upstream catchments, not currently passing through the development site, to be conveyed through the site to Lot 305.
- 12.3 Costs for enlarging the pipe sizes to make provision for upstream catchments, not currently passing through the development site, shall be provided to Council for approval at the time of submission for engineering plan and specification approval.
- 12.4 The Consent Holder shall produce for Council approval detailed engineering plans of the storm water system for approval. The pipe sizing for the stormwater pipes to be constructed shall be based on a 2 hour 20 % AEP storm using HIRDS V3 plus 16 %. The additional peak flows to be allowed for from upstream of the development are:
- Mable Grove 318 l/sec
 - EB Villas 203 l/sec
 - Watkins Place 682 l/sec
 - East of Watkins Place 135 l/sec
- 12.5 The Consent Holder shall provide secondary flow paths to accommodate flows from a 1 in 50 year storm.
- 12.6 All flows that are currently conveyed along the eastern boundary of the site, including flows from outside the site (including those entering the site at proposed lot 112), and any springs from within site, shall be conveyed to Crayfish (Koura) Creek in accordance with Conditions 12.7 and 12.10 below.
- 12.7 All spring flows, groundwater, and dry weather base flows on the site that have a maximum flow of less than 10 l/sec shall be discharged into the stormwater reticulation. Any spring flows, groundwater, and dry weather base flows that have a minimum flow of 10 l/sec or greater shall be conveyed to Crayfish (Koura) Creek within the proposed Lot 305 through a piped system. This piped system shall be separate from the stormwater reticulation unless approved by the Drainage Asset Manager of the Council, in writing, at the time of engineering plan approval.

- 12.8 The Consent Holder shall provide a hydrological report detailing the proposed engineering solutions for the spring flows and open channel flows to be altered by the proposed works. In addition, the report shall include the design of the piped reticulation confirming the pipe sizing for the development only scenario, and the scenario allowing for the upstream catchment flows. The report shall be prepared and signed by a suitably qualified and experienced drainage engineer (CPEng) and submitted as part of the engineering plan and specification process.
- 12.9 The Consent Holder shall install a 675mm diameter RCRRJ stormwater main running from a precast concrete inlet structure on the northern side of Kippenberger Avenue along Watkins Place connecting to the proposed new stormwater infrastructure being installed as part of this development. These works shall be designed and submitted with the engineering drawings for approval.
- 12.10 All public drains, shall be installed on land to be vested in the Council, unless otherwise authorised, in writing, by the Drainage Asset Manager.
- 12.11 The Consent Holder shall install all stormwater reticulation to service each Lot within the subdivision in accordance with the approved plans and specifications.
- 12.12 The consent holder shall employ an Engineering & Geotechnical consultant who shall prepare a report, which will specify the method of design and constructing any part of the stormwater reticulation to be constructed in areas of peat or other unsuitable ground

13 Roading

- 13.1 The Consent Holder shall widen and urbanise Northbrook Road to a full residential standard for the length of the frontage between the Papawai Drive intersection and the proposed Spark Lane extension (eastern boundary of Lot 305). The upgrade shall be in accordance with the Waimakariri District Council Plan 3379 and shall incorporate an overall carriageway width of 10.0 metres, kerb and channel, a footpath / cycleway, a 300mm concrete culvert with outlet headwall on the northern side of Northbrook Road. The formation shall include overlaying the existing seal.
- 13.2 The Consent Holder shall upgrade Watkins Place from the intersection with Kippenberger Avenue to the northern boundary of the proposed development. The works have been designed by the Consent Holder's engineering consultant to incorporate new metal courses, kerb and channel including stormwater sumps and piping at the Kippenberger Avenue intersection, a 1.5 metre wide concrete footpath, soiled and grassed berms, the forming of vehicle crossings to the existing dwellings and road marking.
- 13.3 The Consent Holder shall form and seal the Papawai Drive extension north of Reeves Road. The formation shall include all metal courses, kerb and

channel, sumps and piping, a 1.5 metre wide concrete footpath, soiled and grassed berms and road marking and traffic control signage as required.

- 13.4 The Consent Holder shall construct all roading and footpaths to service the development in accordance with the approved plans and specifications and the requirements set out in the Waimakariri District Council Engineering Code of Practice (Refer to Standard Drawing 600-272 issue C and 600-275 issue B). The cul-de-sac head for proposed Road 6 shall be a minimum of 19 metres diameter to allow for rubbish trucks.
- 13.5 The Consent Holder shall submit a report detailing the pavement design for areas that are affected by the peat layers in the site, where the subgrade is likely to be classed as "unsuitable" ground. The report shall also confirm testing methods of the subgrade formation, and proposed inspections by a suitable geotechnical/pavement engineer to be adhered to during the road construction. The design and report shall be prepared by a suitably qualified Chartered Professional Engineer with experience in pavement design in peat areas. This report shall be submitted at the time of engineering plan and specification approval.
- 13.6 The Consent Holder shall carry out Benkelman Beam tests or other approved in situ formation bearing tests following completion of the base course layer and prior to sealing. The tests shall meet the requirements set out in the Waimakariri District Council Engineering Code of Practice.
- 13.7 The Consent Holder shall carry out Clegg Hammer testing of footpath and kerb formation bearing tests following completion of the base course layer and prior to concreting/surfacing. A measured minimum Clegg Impact Value of 35 shall be obtained to assure adequate compaction and pavement strength prior to sealing/pouring concrete.
- 13.8 Sealing shall comprise a two wet coat seal system (grade 6 chip over grade 4 chip) over the entire carriageway surface or alternative asphalt equivalent if specifically approved by the Roading Manager.
- 13.9 Footpaths shall extend around the circumference of the turning area of cul-de-sac head.
- 13.10 Kerb pedestrian cut downs and tactile pavers shall be provided at all intersections.
- 13.11 The Consent Holder shall submit plans of all proposed road markings and traffic control signs for approval as part of the Engineering approval process. The consent holder shall install all road markings and traffic control signs.

14 Road Opening/Trenching

- 14.1 All works involving trenching shall meet the requirements of the Council's Standard Conditions for Trenching. No excavation shall commence within a

public road reserve without the prior receipt of a Trenching Permit from the Waimakariri District Council.

- 14.2 In the event of any works or trenching being required across the frontage of adjacent properties the consent holder shall inform the affected occupiers of those properties, 48 hours prior to the commencement of any work

15 Rights of Way

- 15.1 The proposed rights of way serving Lots 57 & 58, 62 & 63, 166 and 167, 101, 102, 103 & 106, 131 & 132, 157 & 158 and Lots 182-185 inclusive shall be formed and sealed to accord with the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-274 issue D.

16 Access

- 16.1 The Consent Holder shall form and seal the accesses to Lots 43, 68, 96, 99, 112, 115, 126 and 181 and accesses to the rights of ways to Lots 57 & 58, 62 & 63, 101, 102, 103 & 106, 131 & 132, 157 & 158 and Lots 182 - 185 inclusive to accord with Waimakariri District Council Engineering Code of Practice Standard Drawing 600-211A Issue E.
- 16.2 No structures shall be erected on proposed Lots 165, 169 - 177 inclusive and Lot 180 until legal road frontage as part of the Spark Lane Extension is physically available from Lot 1 DP 25796.
- 16.3 Condition 16.2 shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Certificate of Title for Lots 165, 169 - 177 inclusive and Lot 180.

17 Geotechnical

- 17.1 As required -by NZS 3604:2011 *Timber-framed buildings*, Lots 31 - 39 inclusive and Lots 41 - 186 inclusive, shall have a site specific geotechnical assessment carried out by a suitably qualified Chartered Professional Engineer with experience in residential development. This requirement shall be undertaken prior to building consent being applied for. This site specific geotechnical assessment shall be used to inform the foundation design for any building to be constructed on the allotments.
- 17.2 Condition 17.1 shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Certificates of Title to issue for Lots 31 - 39 inclusive and Lots 41 - 186 inclusive.

18 Street Lighting

- 18.1 The Consent Holder shall provide details of street lighting proposals prepared in consultation with the power supply authority, to the Council for approval, at the time of submission of the engineering plans and specifications.

- 18.2 A Chartered Professional Engineer shall design the bases for the light poles considering the location and ground conditions. An installation plan shall be prepared and approved by Council before installation proceeds.

19 Landscaping

- 19.1 A landscaping proposal to accord with all Waimakariri District Council landscaping requirements, including the installation and maintenance regime, shall be submitted to the Council for approval in writing prior to any works commencing on site. The proposal shall include an overall plans showing streetscapes and other reserves including grassing and tree locations.
- 19.2 The Consent Holder shall grass all lawn areas in the reserves and berms. All planted areas shall be mulched and trees, shrubs and fixtures installed.

20 Pedestrian Links

- 20.1 Concrete or asphalt cycle and walkways with a minimum width of 2.0 metres shall be provided through proposed Lots 301, 303, and 304.

21 Traffic Management

- 21.1 The Consent Holder shall submit for approval a comprehensive Traffic Management Plan detailing traffic control works (including a sketch layout and control signs). This plan shall be submitted prior to any work commencing onsite including access off Papawai Drive, Northbrook Road or Kippenberger Avenue. Traffic management shall be Level 1, as described in the NZTA Code of Practice for Temporary Traffic Management.

22 Street Names

- 22.1 The Consent Holder shall submit three names for the proposed road to the Council for approval, and then install the street name sign and poles at the intersections within the subdivision.

23 As Built Plans

- 23.1 The consent holder shall provide daily site sealing records from the sealing contractor as part of the As-built record, to enable accurate RAMM records to be established for the new road construction.
- 23.2 As-built plans setting out in detail the location of all services, including landscaping and green space improvements, shall be provided to the Council immediately following completion of the works and shall be available at the time of the 224(c) Certificate inspection. Two sets of plans shall be provided at a scale of 1:200 and 1:500. In addition to the plans a Chartered Professional Engineer or Registered Professional Surveyor shall provide a separate certificate stating that the as-built plans are a true and accurate record of all services.

- 23.3 Where plans have been prepared using computer aided draughting techniques a copy of the file shall be made available to the Council in either of the following format - Microstation (.DGN), Autocad (.DWG) or (.DXF).

24 Maintenance

- 24.1 The Consent Holder shall be responsible for the defects maintenance for a period of 12 months from the 224(c) Conditions Certificate issue for the following assets:

- The Roading system, including related stormwater system.
- Water reticulation, including tapping bands, connections, tobies and water meters.
- The gravity sewer reticulation including manholes, pipelines, sewer junctions and laterals

- 24.2 The Consent Holder shall be responsible for the defects maintenance and operation and maintenance for a period of 24 months from the 224(c) Conditions Certificate issue for the following assets:

- Neighbourhood reserves and green accessways
- Street trees and landscape planting in road reserves

- 24.3 For conditions 24.1 to 24.2 a bond equal to 5% of each of the above construction works shall be lodged with Council for the same period.

25 Fencing

- 25.1 The consent holder of Lots 32 - 39,113, 114, 136, 137, 147, 148, 180, 181, and 182-186 inclusive shall pay the full costs of fencing the common boundary with the adjoining Council Reserve.
- 25.2 Condition 21.2 as applies to Lots 32 - 39,113, 114, 136, 137, 147, 148, 180, 181 and 182 - 186 shall be subject to a Consent Notice registered on the certificates of title Pursuant to Section 221 of the Resource Management Act 1991.
- 25.3 No fencing or landscaping over a height of 1.0 metre shall be established within 2.0 metres of the western Road 1 boundary of Lot 121.
- 25.4 Condition 25.3 as it applies to Lot 121, shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, to register on the certificate of title for Lot 121.

26 Conditions Auditing

- 26.1 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, or their authorised agent, shall commencing various stages of the works. This is to enable audit inspections required by the consent to be performed.

The minimum level of inspection shall be as follows:

Earthworks

- Following topsoil removal and excavation to subgrade.
- After soiling, prior to sowing.

Roading, Footpaths, rights of way and accesses

- Following shaping of Roothing and footpath sub-grade prior to placement of sub base material.
- Following metalling up, prior to pouring of any concrete kerb and channel and/or footpath.
- Following compaction of base course prior to sealing. The carriageway shall be tested with a Benkelman Beam and the footpath with a Clegg Hammer. The results shall be submitted to Council for approval.

Services

- During installation.
- Testing of water, sewer and stormwater mains and laterals.
- Disinfection of water mains.
- C.C.T.V Testing.
- Following completion of required works.

Trenching

- Prior to backfilling of service trenches.

Landscaping

- Before setting out of planting and installation of fixtures.

- On completion of the required works.

Reserves/Street Trees

- Before setting out of planting and installation of fixtures.
- During planting of trees.
- On completion of levels over the reserve, check levels, topsoil quality and depth.
- On completion of the hard landscaping ,including buildings, structures and fixtures prior to issue of completion certificate.
- On completion of the planting, trees and works and after the first grass mow.
- On completion of the required works.
- On completion of the maintenance period.

Whole Works

- Prior to issue of a certificate under Section 224(c) of the Resource Management Act 1991.
- One week prior to end of maintenance period (where applicable)
- On completion of maintenance period (where applicable)

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 cost for staff time and vehicle running costs for kilometres travelled.

27 Staging

27.1 The Council is agreeable to the staging of the development as follows provided all associated conditions listed above have been completed:

- **Stage 1:** Lots 80 - 87, 97 – 108, Lots 120 and 121 Lot 300 and 302.
- **Stage 2:** Lots 109 – 111 and 116 -119.
- **Stage 3:** Lots 122 – 129, 133-136, 148 – 154 and Lot 303.
- **Stage 4:** Lots 53 -54 142 -147, 156 – 164 and 166 – 168.
- **Stage 5:** Lots 56 – 59, 73, 78 – 79 and 137 – 141

- **Stage 6:** Lots 45 – 52, 55, and 60 – 65.
- **Stage 7:** Lots 38, 39, 67 – 72, 75 – 77, and Lot 310.
- **Stage 8:** Lots 32 – 37, 41 – 44, 66, 74, 178, 179, 181 and Lot 301.

Provided that the conditions relating to each stage shall be complied with and that the balance remains a complying allotment in terms of the District Plan requirements.

27.2 The Council is agreeable to the following stages being completed out of sequence provided that all associated conditions listed above have been completed and the allotments to be created are all serviced in accordance with the conditions above as part of this subdivision approval:

- **Stage B:** Lots 88 – 96 and Lot 306.
- **Stage Ba:** Lots 31 and 182 – 186.
- **Stage 2a:** Lots 112 – 115 and Lot 304.
- **Stage 3a:** Lots 130 – 132, 155 and Road to Vest.
- **Stage Ca:** Lot 165.
- **Stage Cb:** Lots 169 – 177 and Lot 180.

28 **Period of Consent**

This subdivision consent shall have a lapsing period of 10 years.

29 **Works Conditions**

A certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 - 28 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the consent holder.

ADVICE NOTES

- (a) The requirements and conditions listed are a statement of the Council's minimum standards. Where the consent holder proposes alternative higher standards or more aesthetically acceptable alternatives then these shall be submitted to the Council for approval.
- (b) Due to the nature of the ground in this area specific foundation design may be required for houses and structures.

- (c) The finished floor level of any dwelling should be set at a height to prevent inundation from a 1 in 50 year (2% AEP) storm, as required by the Building Act.
- (d) "As Builts" will be checked prior to the issue of the 224c Conditions Certificate. These will be returned as inaccurate on the first error found. Rechecking will incur an additional fee. No 224c Conditions Certificate will be issued until the "As Builts" are confirmed as correct.
- (e) **Cost Sharing Agreement**

This consent requires the construction of infrastructure that is to be partly funded by the Council. The Council and the Developer have entered into a separate agreement regarding the cost sharing arrangements. In the interests of clarity, this cost sharing agreement is summarised below:

Works Description	Estimated Cost of Works (\$)	Council share of Cost (%)	Developer share of Cost (\$)
Watkins Place 100mm diameter water main.	\$25,500	50%	50%
Watkins Place sewer extension	\$67,000	100%	0%
Marginal cost (extra-over) of upsizing and extending the stormwater trunk main in Road 1 from Road 6 to Lot 305 to allow for upstream flows from the northern side of Northbrook Road.	To be determined	100%	0%
Installation of 675mm diameter stormwater main from northern side of Kippenberger Ave along Watkins Place to Road 6.	To be determined	100%	0%
Upgrading to urbanise Northbrook Road from Papawai Drive to the proposed Sparks Lane Extension. This includes Kerb & Channel, Footpath, seal widening, and road overlay and resealing as shown on Waimakariri District Council Plan 3379 in appendix A.	To be determined	As broken down below	As broken down below

Northbrook Road overlay from the east side of Papawai Drive to proposed Spark Lane extension.	To be determined	100%	0%
All roadworks on the southern side of Northbrook Road from Papawai Drive to the proposed Sparks Lane extension, including seal widening.	To be determined	100%	0%
Structural roadworks to Northbrook Road at Crayfish Creek, including gabion basket retaining walls.	To be determined	100%	0%
Seal widening and footpath on northern side of Northbrook Road from western boundary of lot 305 to the proposed Sparks Lane extension.	To be determined	100%	0%
Seal widening and footpath on northern side of Northbrook Road from Papawai Drive to the western boundary of lot 305, including the footpath through Reserve Lot 300.	To be determined	50%	50%
Culvert from Papawai Drive to southern end of Lot 300.	To be determined	0%	100%
Upgrading to urbanise Watkins Place from Kippenberger Ave to the northern boundary of Road 1.	To be determined	90%	10%

Notes:

- 1) The costs in the table above are exclusive of GST.
- 2) The costs to be shared include all construction costs and Engineering Fees.
- 3) The costs shall be based on actual costs procured through a competitive tendering process and a fixed engineering fee to be approved by both parties.

- 4) The Council shall review and approve the construction costs prior to a contract being entered into between the Developer and the Contractor.
 - 5) Any variations to the construction works shall be paid in accordance with the agreed cost apportionment or in accordance with the benefits to each party where the cost apportionment is not applicable.
 - 6) In the event of any dispute or disagreement between the Council and the Developer regarding the cost sharing agreement, the parties will first promptly and reasonably attempt to agree on the matter in dispute. If after 10 working days of the parties first discussing such matter the parties have been unable to resolve the dispute or disagreement to the satisfaction of both parties then either party may commence mediation of the dispute. If within 15 working days of the commencement of mediation the parties have been unable to agree on the appointment of a mediator then either party may make application to AMIEZ for the appointment of a mediator. Neither party is entitled to commence court proceedings until a qualified mediator has certified that mediation has taken place.
- (f) There is a reserve credit that runs with the balance of land within the subdivision. This credit will be drawn down as it applies to stages with the development. The Development Contribution rate is set at the contributions rate applicable to the subdivision consent.
 - (g) Reserve Development Contributions payable will be offset by the value of reserves being vested in Council. Provision of additional reserve improvements by the consent holder will be covered under a negotiated side agreement to this consent.
 - (h) Council shall pay the fixed sum of \$105,823.84 including GST 15%. towards the cost of forming the extension to Papawai Drive north of Reeves Road.

REASONS FOR DECISION

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

- The environmental effects will be no more than minor.
- The proposal is not contrary to the objectives and policies of the District Plans.
- Appropriate conditions have been imposed to mitigate potential adverse effects relating to the provision of reticulated services to the site.
- The imposition of a consent notice limiting the creation of structures on stage 3B will mitigate the effects associated with the timing and construction of Sparks Lane.
- The 10 year lapsing period sought is appropriate given the uncertainty of the creation of the Sparks Lane Extension.

- The imposition of fencing conditions on Lot 121 mitigates against the effect of a loss of traffic sightlines at the intersection of Road 1 and Road 2.

LAND USE CONSENT (RC125212)

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to undertake earthworks required for site contouring and installation of services, roads and stormwater management facilities, and to erect dwellings with a maximum site coverage of 38% on Lots 32 – 94, 97 – 101, 105, 106, 108, 116-129, 133-154, 156, 159-163 and 181-186 being a subdivision of Lot 700 of RC125446, in turn being a subdivision of Lot 3 DP 9926, into 154 residential lots, 6 recreation reserves to vest, and 4 roads to vest at 143 Northbrook Road, Rangiora as a non-complying Activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Except as required to comply with the following conditions, the activity shall be carried out in accordance with the attached approved application plans.
2. **Earthworks**
 - 2.1 All lots shall be reshaped to slope to the roadside kerb and channel or swale.
 - 2.2 All earthworks shall be in accordance with NZS 4431:1989 *Earthfill for Residential Development*. Where land filling is to be undertaken the areas affected, together with dimensions relative to the created property boundaries, shall be shown on the “As Built” plans to be supplied to the Council.
 - 2.3 Any areas of fill or earthworks not certified in accordance with NZS 4431:1989 shall, together with sufficient dimensions to locate the feature from property boundaries, be registered on the land transfer title plans, and shown on the “As-built” plans.
 - 2.4 All cut and fill shall match adjacent post-earthwork level ground levels at the boundaries and shall be at a level within the development that is consistent with the surrounding land.
 - 2.5 Where excavated cut material is greater than 200mm in thickness, the Consent Holder shall undercut and replace with 100mm minimum of compacted topsoil.
 - 2.6 Earthworks, reshaping, or fill, shall not alter natural ground level by more than 300mm where it is carried out at the boundary with an established residential property.
 - 2.7 Earthworks, reshaping or fill shall not alter natural ground level by more than 600mm where it is carried a minimum of 2 metres of the boundary with an established residential property.

- 2.8 No earthworks, reshaping or fill shall block, impede or reshape any drain, overland flow path or channel and shall not create ponding of stormwater in any adjacent land in separate ownership.
- 2.9 Stockpiles shall be located 50 metres away from neighbouring properties. The height of the stockpiles shall be limited to 3 metres above surrounding ground.
- 2.10 Reserves to be vested in Council shall be levelled covered with 150mm topsoil, grassed and planted as per the Waimakariri District Council Engineering Code of Practice.
- 2.11 All rubbish, organic or other unsuitable material shall be removed off site to an approved site where this material can be legally disposed of prior to the 224c Conditions Certificate being issued.
- 2.12 The Consent Holder shall, where material needs to be imported, detail, in writing, to the Council, the source and type of material, laboratory tests to confirm mode of compaction, type and frequency of transportation and route used to enter the site.

3. **Earthworks Management**

- 3.1 The Consent Holder shall provide an Environmental Management Plan (EMP) detailing the methodology of works and the environmental controls in place to limit the effects from issues such as flooding, dust, noise, pollution and ecology. The Consent Holder shall submit the EMP to the Council for approval as part of the engineering plans and specification approval process.
- 3.2 The Consent Holder shall be responsible for installing and maintaining sediment control devices as set out in the EMP, including carrying out regular inspections.
- 3.3 Construction work shall only be undertaken between the hours of 7am to 7pm Monday to Saturday. No construction work shall take place on Sundays or public holidays.
- 3.4 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 "*Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work*". Adjustments and exemptions provided in clause 6 of NZS:6803: P1999 shall apply.

EXTENSION OF TIME:

THAT pursuant to Section 125 of the Resource Management Act 1991 consent RC125211, being a subdivision of Lot 3 DP 9926, into 154 residential lots, 6 recreation reserves to vest, and 4 roads to vest at 143 Northbrook Road, Rangiora shall lapse in 10 years from the date of consent being **23 May 2013**.

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.
- Residential amenity and character will be maintained.
- Reticulated stormwater, sewer and water will be provided.
- Appropriate access can be provided.
- A thorough geotechnical assessment has assessed the land as suitable for residential development.
- The proposal is in accordance with the Objectives and Policies of the District Plan.
- The imposition of a consent notice limiting landscaping and fencing on Lot 121 will protect the safe and efficient functioning of the district's road network.
- With regard to the increase in site coverage:
 - The lots excluded from the increase are located around the outer edge on the north and east. This provides a buffer for those lots outside the subject site which will preserve their expected character and amenity.
 - Those lots to the west are either adjacent to a higher density development in the north-west quadrant, are provided with a buffer by an area that is provided for as a comprehensive residential area, or are adjacent to the reserve to vest.
 - Within the subdivision area, the increase in site coverage will provide for a character and amenity consistent with that expected in this Residential 2 Zone. This expected amenity and character has been set by District Plan rules which allow several areas within which comprehensive developments on small lots could occur, but which are not occurring in this case. I consider the overall outcome will therefore be more 'Residential 2' in character and amenity than if the site was developed to its full potential under the comprehensive development provisions.
 - With regard to the effects of the 38% structure coverage from individual lots, the only persons potentially adversely affected are the applicant themselves.

DATED at Rangiora this 23rd day of May 2013


 SIGNED by Matthew Bacon
PLANNING OFFICER



WAIMAKARIRI DISTRICT COUNCIL APPROVED APPLICATION

RC125211 RC125212

P.M.W. 23/5/13

AUTHORISED OFFICER


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CLIENT

VB PROPERTIES 2008 LIMITED

REV	DATE	REVISION DETAILS
H	22.05.13	LOT 3 REVISED
G	21.05.13	STAGE 1a REMOVED
F	21.05.13	STAGES 1a AND 2a ADDED; STAGES 2, 3 AND 5 REVISED
E	05.02.13	STAGE BOUNDARIES 4 AND G5 REVISED
D	15.11.12	RE-ISSUED FOR RESOURCE CONSENT
C	24.10.12	STAGE BOUNDARIES AND LOTS ADDED
B	28.06.12	STAGE BOUNDARIES AND NUMBERING REVISED
A	27.06.12	ISSUED FOR INFORMATION

APPROVED	DRAWN	DESIGNED
V Nalder	L Kidwell	
	CHECKED	
	V Nalder	
	APPROVED	
M Hanrahan		
	DATE	
	27.06.12	
M Hanrahan		

PROJECT
HIGHGATE SUBDIVISION
NORTHBROOK ROAD - RANGIORA

STAGING PLAN

RESOURCE CONSENT NOT FOR CONSTRUCTION	
PROJECT No.	223094.001
SCALE	1:2000
DRAWING No.	RC-002
REV	H

COMPRISED IN CT CB431/37
TOTAL AREA = 18.2716ha
REGISTERED PROPRIETOR: VB PROPERTIES (2008) LIMITED

LM2602145 - Page 39



THERE IS NO LOT 40
SHOWN ON THIS PLAN

- NOTES**
- ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY.
 - THIS PLAN IS PREPARED FOR RESOURCE CONSENT PURPOSES ONLY.
 - ADDITIONAL EASEMENTS MAY BE REQUIRED.
 - A SUBDIVISION CONSENT HAS NOT BEEN ISSUED IN RESPECT OF THIS PROPOSED LAYOUT.
 - LOTS 300 - 304 & 310 HEREON ARE TO VEST AS RECREATION RESERVE IN THE WAIMAKARIRI DISTRICT COUNCIL.
 - LOT 305 HEREON IS LAND TO BE PURCHASED BY THE WAIMAKARIRI DISTRICT COUNCIL. (SUBJECT TO A SEPARATE CONSENT APPLICATION)
 - LOTS 306 - 309 HEREON ARE TO VEST AS ROADS IN THE WAIMAKARIRI DISTRICT COUNCIL.
 - LOTS 165 - 167, 169 - 177 & 180 WILL HAVE ACCESS FROM SPARKS LANE EXTENSION, (AS AGREED BY ADJOINING OWNER)
 - AREAS SHOWN ON FACE OF PLAN ARE NET AREAS ONLY. (i.e. EXCLUSIVE OF ACCESS)

PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SERVIENT TENEMENT		DOMINANT TENEMENT
	LOT N°	SHOWN	
RIGHT OF WAY	157	A	158
	158	B	157
	63	C	62
	62	D	63
AND SERVICES	57	E	58
	58	F	57
	103	G	101, 102, 106
	106	H	101, 102, 103
	102	I	101, 103, 106
	101	J	102, 103, 106
	131	K	132
	132	L	131
	167	U	166
	166	V	167

PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SERVIENT TENEMENT		DOMINANT TENEMENT
	LOT N°	SHOWN	
RIGHT OF WAY	185	M	182 - 184
	184	N	182, 183, 185
	183	O	182, 184, 185
	182	P	183 - 185
SERVICES	185	M	182 - 184, 186
	184	N	182, 183, 185, 186
	183	O	182, 184, 185, 186
	182	P	183 - 186

WAIMAKARIRI DISTRICT COUNCIL
APPROVED APPLICATION
RC125211 RC125212
P.M.W. 23/5/13
AUTHORISED OFFICER

OPTIONAL EASEMENTS IN GROSS			
PURPOSE	SERVIENT TENEMENT		DOMINANT TENEMENT
	LOT N°	SHOWN	
RIGHT TO DRAIN WATER	109	O	WAIMAKARIRI DISTRICT COUNCIL
	110	R	
	111	S	
	112	T	

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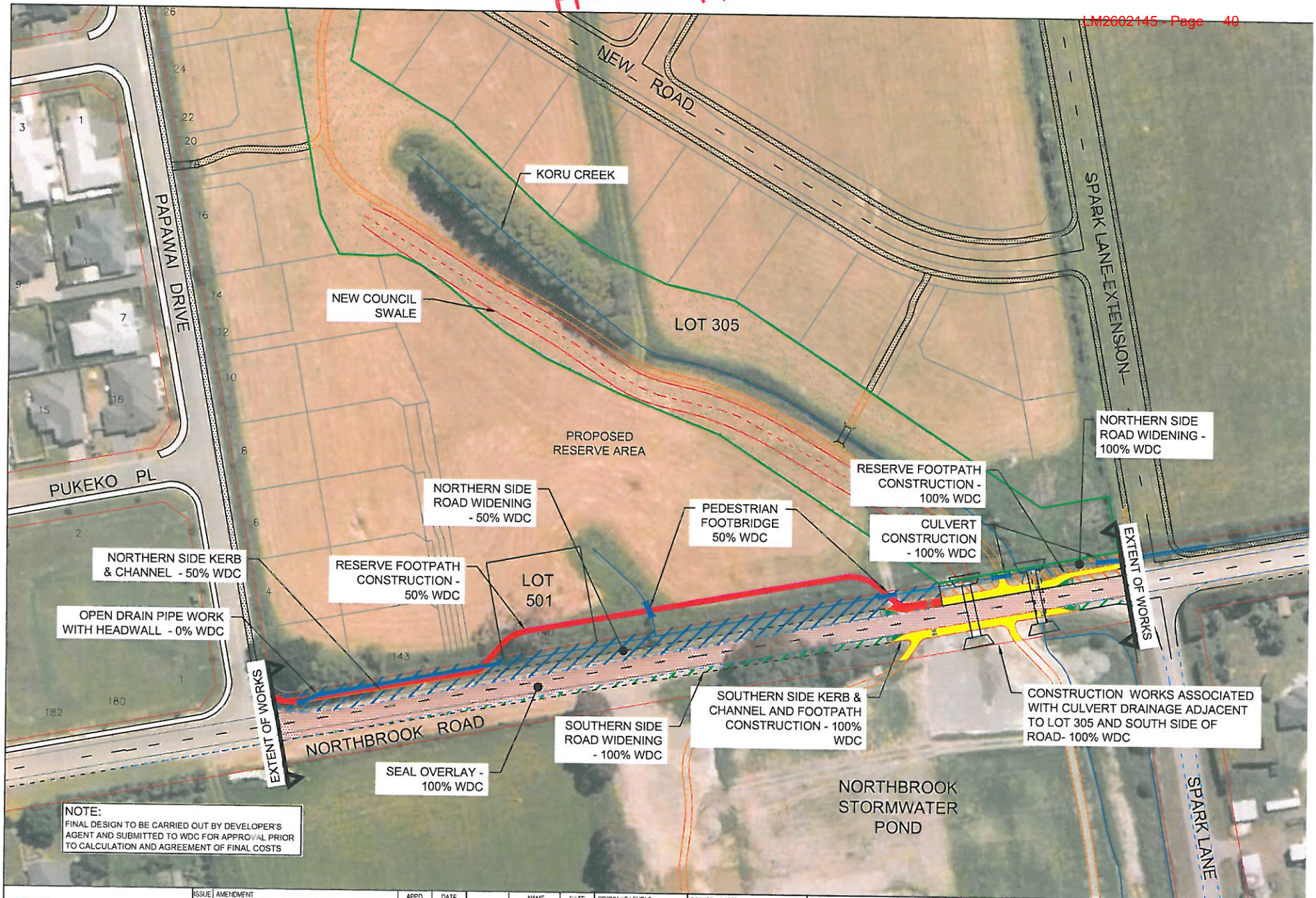
VB PROPERTIES 2008 LIMITED

REV	DATE	REVISION DETAILS	APPROVED
B	25.01.13	LOTS 161, 165, 167 REVISED	V NALDER
A	34.12.12	ISSUED FOR INFORMATION	V NALDER

DRAWN	DESIGNED
L KIDWELL	CHECKED
APPROVED	DATE 04.12.12
V NALDER	V NALDER

PROJECT
HIGHGATE SUBDIVISION
NORTHBROOK ROAD - RANGIORA
TITLE
LOTS 31 - 39, 41 - 186 AND 300 - 310

INFORMATION
NOT FOR CONSTRUCTION
PROJ. NO. 223094.001
SCALE 1:2000
DRAWING No. SK-01
SIZE A3
REV B



ISSUE	AMENDMENT	APPD	DATE	NAME	DATE	ORIGIN / F LEVELS
				SUPPLIED	JR	Oct 2012
				DESIGNED	JM	Oct 2012
				DRAWN	JM	Nov 2012
				CHECKED	GD	Nov 2012
				RECOMMENDED		

SCALES	1:1000
PLAN	
DETAILS	
LONG / ECT	Not
LONG / ECT	Not
REFERENCE	F 1B

PROJECT TITLE	Northbrook Road Future Development
SHEET TITLE	Cost Share Apportionment for Northbrook Road Urbanisation
PROJECT No	TS11393
FILE No	1 of 1
SHEET No	337
PL/IN No	
RE/UE	A B C



TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC195096
Survey Number	LT 537606	Survey Purpose	LT Subdivision
Surveyor Reference	223094 Highgate Stage Ca	Land District	Canterbury
Surveyor	Luke Daniel Keats		
Surveyor Firm	Aurecon (Christchurch)		
Dataset Description	Lots 164, 165, 168 - 174, 309 and 900 Being Subdivision of Lot 800 DP 519404		

TA Certificates

I hereby certify that plan LT 537606 was approved by the Waimakariri District Council pursuant to section 223 of the Resource Management Act 1991 on the 19th day of June 2019. ☒

Pursuant to section 243(e) of the Resource Management Act 1991, I hereby certify that the Waimakariri District Council has revoked the conditions as to the creation of the Right to Convey Telecommunications and Computer Media in Gross marked as Area G on Plan 519404 over Lot 800 Plan 519404 (RF 833078) appurtenant to Enable Networks Limited ☒

Pursuant to section 243(e) of the Resource Management Act 1991, I hereby certify that the Waimakariri District Council has revoked the conditions as to the creation of the Right to Convey Electricity in Gross marked as Area G on Plan 519404 over Lot 800 Plan 519404 (RF 833078) appurtenant to Mainpower New Zealand Limited ☒

Pursuant to section 243(e) of the Resource Management Act 1991, I hereby certify that the Waimakariri District Council has revoked the conditions as to the creation of the Right to Convey Water in Gross marked as Area G on Plan 519404 over Lot 800 Plan 519404 (RF 833078) appurtenant to Waimakariri District Council ☒

Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 19/06/2019 09:26 AM

Receipt Information

Transaction Receipt Number	12575931
Signing Certificate (Distinguished Name)	Fear, Yvonne Sally
Signing Certificate (Serial Number)	1292623803
Signature Date	19/06/2019

*** End of Report ***



Title Plan - LT 537606

Survey Number LT 537606
Surveyor Reference 223094 Highgate Stage Ca
Surveyor Luke Daniel Keats
Survey Firm Aurecon (Christchurch)
Surveyor Declaration

Survey Details

Dataset Description Lots 164, 165, 168 - 174, 309 and 900 Being Subdivision of Lot 800 DP 519404
Status Initiated
Land District Canterbury
Survey Class Class A
Submitted Date
Survey Approval Date
Deposit Date

Territorial Authorities

Waimakariri District

Comprised In

RT 833078

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 165 Deposited Plan 537606	Fee Simple Title	0.0621 Ha	894744
Lot 164 Deposited Plan 537606	Fee Simple Title	0.0616 Ha	894743
Lot 168 Deposited Plan 537606	Fee Simple Title	0.0692 Ha	894745
Lot 169 Deposited Plan 537606	Fee Simple Title	0.0610 Ha	894746
Lot 170 Deposited Plan 537606	Fee Simple Title	0.0608 Ha	894747
Lot 171 Deposited Plan 537606	Fee Simple Title	0.0607 Ha	894748
Lot 172 Deposited Plan 537606	Fee Simple Title	0.0605 Ha	894749
Lot 173 Deposited Plan 537606	Fee Simple Title	0.0604 Ha	894750
Lot 174 Deposited Plan 537606	Fee Simple Title	0.0603 Ha	894751
Lot 309 Deposited Plan 537606	Vesting on Deposit for Road	0.0955 Ha	
Lot 900 Deposited Plan 537606	Fee Simple Title	0.4392 Ha	894834
Area G Deposited Plan 537606	Easement		
Area W Deposited Plan 537606	Easement		
Total Area		1.0913 Ha	

Schedule / Memorandum

Land Registration District	Plan Number	Surveyor Ref
Canterbury	DP 537606	223094

Territorial Authority (the Council)	Council Ref
Waimakariri District Council	RC195096

SCHEDULE OF EASEMENTS IN GROSS			
Purpose	Servient Tenement (Burdened Land)		Grantee
	Lot No	Shown	
Right to Convey Electricity in Gross	900	G	Mainpower New Zealand Limited
Right to Convey Telecommunications and Computer Media in Gross	900	G	Enable Networks Limited
Right to Convey Water in Gross	900	G	Waimakariri District Council

SCHEDULE OF EXISTING EASEMENTS IN GROSS			
Purpose	Servient Tenement (Burdened Land)		Document
	Lot No	Shown	
Right to Convey Electricity in Gross	900	W	EI 11012357.8
Right to Convey Telecommunications and Computer Media in Gross	900	W	EI 11012357.7
Right to Drain Sewage & Water and Right to Convey Water in Gross	900	W	EI 11012357.9

NOTE:

Lot 309 hereon is to vest as Road in the Waimakariri District Council.

Existing Easements to be extinguished

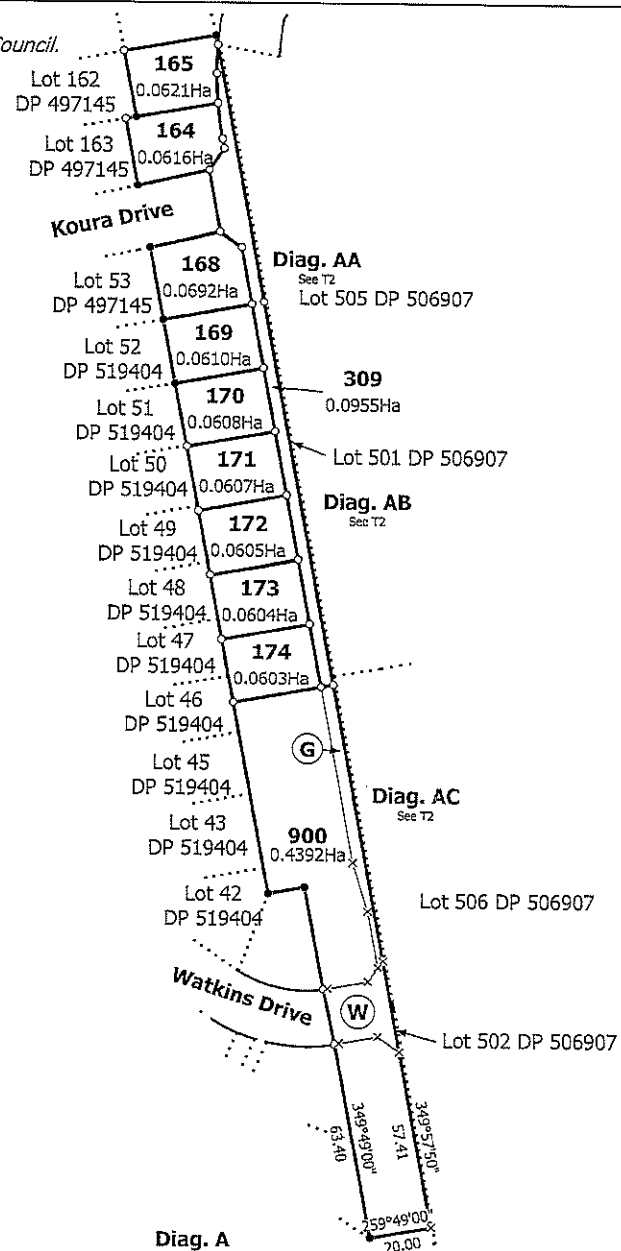
The Existing Right (in gross) to Convey Telecommunication and Computer Media, shown as G over Lot 800 DP 519404 and described in document EI 11012357.7 on RT 833078, is to be surrendered.

The Existing Right (in gross) to Convey Electricity, shown as G over Lot 800 on DP 519404 and described in document EI 11012357.8 on RT 833078, is to be surrendered.

The Existing Right (in gross) to Convey Water, shown as G over Lot 800 on DP 519404 and described in document EI 11012357.9 on RT 833078, is to be surrendered.

NOTE:

Lot 309 hereon is to vest as Road in the Waimakariri District Council.



Land District: Canterbury

Lots 164, 165, 168 - 174, 309 and 900 Being Subdivision of Lot 800 DP 519404

Ref 223094

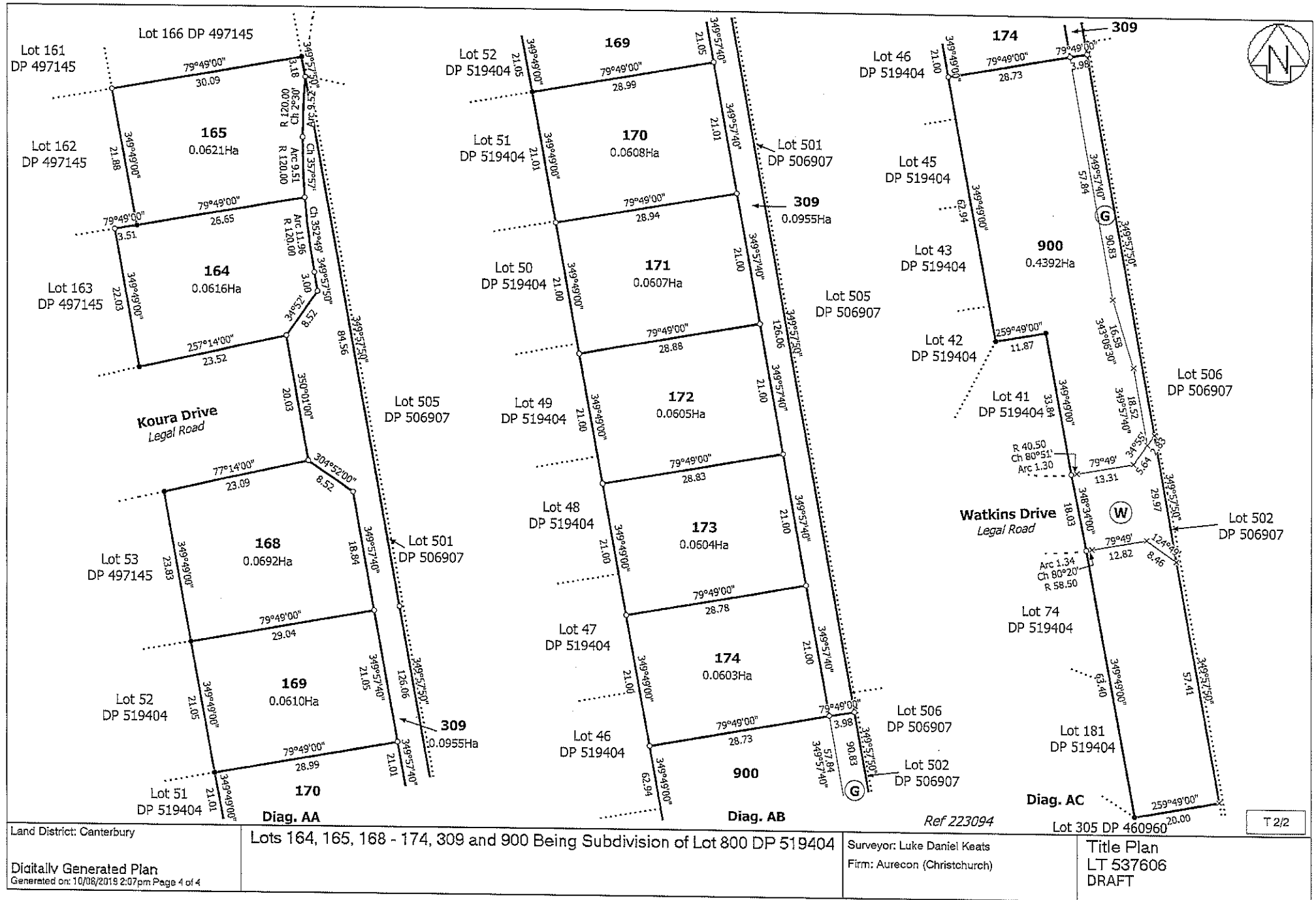
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Digitally Generated Plan

Generated on: 10/06/2013 2:07pm Page 3 of 4

Surveyor: Luke Daniel Keats
Firm: Aurecon (Christchurch)

Title Plan
LT 537606
DRAFT





TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC195096
Survey Number	LT 537606	Survey Purpose	LT Subdivision
Surveyor Reference	223094 Highgate Stage Ca	Land District	Canterbury
Surveyor	Luke Daniel Keats		
Surveyor Firm	Aurecon (Christchurch)		
Dataset Description	Lots 164, 165, 168 - 174, 309 and 900 Being Subdivision of Lot 800 DP 519404		

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 three (3) consent notices have been issued in respect of those conditions that have not been complied with. Dated this 19th day of July 2019.

Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 19/07/2019 09:28 AM

Receipt Information

Transaction Receipt Number	12655331
Signing Certificate (Distinguished Name)	Fear, Yvonne Sally
Signing Certificate (Serial Number)	1292623803
Signature Date	19/07/2019

*** End of Report ***

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of an application by
VB Properties 2008 Ltd to subdivide
land into 9 Lots – Stage CA

**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. No structures shall be erected on Lot 900 until legal road frontage as part of the Spark Lane Extension is physically available from Lot 506 DP 506907.

The above condition shall be subject to a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title for Lot 900.

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 Lot 900 Deposit Plan 537606 and being a subdivision of Lot 800 DP 519404, Record of Title 833078.

Dated this 19th day of July 2019

SIGNED for and on behalf of
the **WAIMAKARIRI DISTRICT COUNCIL**



Sally Fear
AUTHORISED OFFICER
WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of an application by
VB Properties 2008 Ltd to subdivide
land into 9 Lots – Stage CA

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. As required -by NZS 3604:2011 *Timber-framed buildings*, Lots 164, 165, 168 – 174 & Lot 900 (balance lot), shall have a site specific geotechnical assessment carried out by a suitably qualified Chartered Professional Engineer with experience in residential development. This requirement shall be undertaken prior to building consent being applied for. This site specific geotechnical assessment shall be used to inform the foundation design for any building to be constructed on the allotments.

The above condition shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Certificates of Title to issue for Lots 164, 165, 168 – 174 & Lot 900 (balance lot)

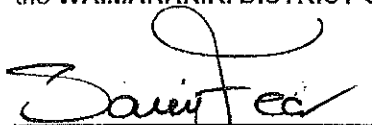
AND YOU are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

SCHEDULE

Estate in fee simple and being Lots 164, 165, 168 – 174 & Lot 900 (balance lot) Deposit Plan 537606 and being a subdivision of Lot 800 DP 519404, Record of Title 833078.

Dated this 19th day of July 2019

SIGNED for and on behalf of
the **WAIMAKARIRI DISTRICT COUNCIL**



Sally Fear
AUTHORISED OFFICER
WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of an application by
VB Properties 2008 Ltd to subdivide
land into 9 Lots – Stage CA

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 consent holder of Lot 900 (balance Lot) shall pay the full costs of fencing the common boundary with the adjoining Council Reserve.

The above condition as applies to Lot 900 (balance Lot) shall be subject to a Consent Notice registered on the certificates of title Pursuant to Section 221 of the Resource Management Act 1991.

The above condition shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 to be registered on the Record of Title to issue for Lot 900 (balance lot)

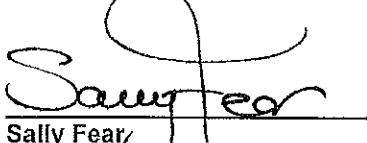
AND YOU are requested to register this Consent Notice as prescribed by Section 221 of the Resource Management Act 1991.

SCHEDULE

Estate in fee simple and being Lot 900 (balance lot) Deposit Plan 537606 and being a subdivision of Lot 800 DP 519404, Record of Title 833078.

Dated this 19th day of July 2019

SIGNED for and on behalf of
the WAIMAKARIRI DISTRICT COUNCIL


Sally Fear
AUTHORISED OFFICER
WAIMAKARIRI DISTRICT COUNCIL

RC135242/ 130703050143

21650-015-00

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

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

APPLICATION

The applicants sought a variation to Conditions 1, 25.2, 12.2, 27.1 and advice note (E) of RC125211. A new Stormwater Condition (12.13) is also proposed to be added.

DECISION

The District Plan Manager, on the 28th June 2013, approved:

THAT pursuant to section 127 of the Resource Management Act 1991, consent be granted to vary Conditions 1, 25.2, 12.2, 27.1 and advice note (e) of RC125211 and add new Condition 12.3 to subdivision consent to subdivide Lot 500 RC115323, into 154 residential allotments, 6 recreation reserves allotments to vest, and 4 road allotments to vest, in non-compliance with the East Rangiora Outline Development Plan No. 152, at 143 Northbrook Road, Rangiora as follows:

Amend Condition 1 to read as follows:

1. The activity shall be carried out in accordance with the attached approved application plans, including the staging plan amended under RC135242.

Amend Condition 12.2 to read as follows:

- 12.2 The Consent Holder shall allow for additional capacity to be designed into the proposed stormwater infrastructure to service the development, and to allow for capacity for upstream catchments, not currently passing through the development site, to be conveyed through the site to the existing stormwater manhole adjacent to the springhead in Lot 305.

Add new Condition 12.13 to read as follows:

- 12.13 CCTV inspection of the stormwater reticulation shall be undertaken during Stage 1 once the pipes are constructed and vested, and after the final subdivision stage once all construction works are completed, to ensure that no damage occurs to the pipes during construction of subsequent stages.

Amend Condition 25.2 to read as follows:

- 25.2 Condition 25.1 as applies to Lots 32 - 39, 113, 114, 136, 137, 147, 148, 180, 181 and 182 - 186 shall be subject to a Consent Notice registered on the certificates of title Pursuant to Section 221 of the Resource Management Act 1991.

Amend Condition 27.1 to read as follows:

- 27.1 The Council is agreeable to the staging of the development as follows provided all associated conditions listed above have been completed:

- **Stage 1:** Lots 80 - 87, 97 – 108, Lots 120, 121, Lot 300, 302 and 310.
- **Stage 2:** Lots 109 – 111 and 116 -119.
- **Stage 3:** Lots 122 – 129, 133-136, 148 – 154 and Lot 303.
- **Stage 4:** Lots 53 -54 142 -147, 156 – 164 and 166 – 168.
- **Stage 5:** Lots 56 – 59, 73, 78 – 79 and 137 – 141
- **Stage 6:** Lots 45 – 52, 55, and 60 – 65.
- **Stage 7:** Lots 38, 39, 67 – 72 and 75 – 77.
- **Stage 8:** Lots 32 – 37, 41 – 44, 66, 74, 178, 179, 181 and Lot 301.

Provided that the conditions relating to each stage shall be complied with and that the balance remains a complying allotment in terms of the District Plan requirements.

ALL OTHER CONSENT CONDITIONS REMAIN UNCHANGED.**Amend Advice Note (e) as follows:****(e) Cost Sharing Agreement**

This consent requires the construction of infrastructure that is to be partly funded by the Council. The Council and the Developer have entered into a separate agreement regarding the cost sharing arrangements. In the interests of clarity, this cost sharing agreement is summarised below:

Works Description	Estimated Cost of Works (\$)	Council share of Cost (%)	Developer share of Cost (\$)
Watkins Place 100mm diameter water main.	\$25,500	50%	50%
Watkins Place sewer extension	\$67,000	100%	0%

Marginal cost (extra-over) of upsizing and extending the stormwater trunk main in Road 1 from Road 6 to Lot 305 to allow for upstream flows from the northern side of Northbrook Road.	To be determined	100%	0%
Installation of 675mm diameter stormwater main from northern side of Kippenberger Ave along Watkins Place to Road 6.	To be determined	100%	0%
Upgrading to urbanise Northbrook Road from Papawai Drive to the proposed Sparks Lane Extension. This includes Kerb & Channel, Footpath, seal widening, and road overlay and resealing as shown on Waimakariri District Council Plan 3379 in appendix A.	To be determined	As broken down below	As broken down below
Northbrook Road overlay from the east side of Papawai Drive to proposed Spark Lane extension.	To be determined	100%	0%
All roadworks on the southern side of Northbrook Road from Papawai Drive to the proposed Sparks Lane extension, including seal widening.	To be determined	100%	0%
Structural roadworks to Northbrook Road at Crayfish Creek, including gabion basket retaining walls.	To be determined	100%	0%
Seal widening and footpath on northern side of Northbrook Road from western boundary of lot 305 to the proposed Sparks Lane extension.	To be determined	100%	0%

Seal widening and footpath on northern side of Northbrook Road from Papawai Drive to the western boundary of lot 305, including the footpath through Reserve Lot 300.	To be determined	50%	50%
Culvert from Papawai Drive to western end of Lot 300	To be determined	0%	100%
Upgrading to urbanise Watkins Place from Kippenberger Ave to the northern boundary of Road 1.	To be determined	90%	10%
Installation of 1050mm diameter main and overflow drain from the Road 1 / Lot 305 boundary to the existing stormwater manhole adjacent to the springhead.	To be determined	100%	0%

Notes:

- 1) The costs in the table above are exclusive of GST.
- 2) The costs to be shared include all construction costs and Engineering Fees.
- 3) The costs shall be based on actual costs procured through a competitive tendering process and a fixed engineering fee to be approved by both parties.
- 4) The Council shall review and approve the construction costs prior to a contract being entered into between the Developer and the Contractor.
- 5) Any variations to the construction works shall be paid in accordance with the agreed cost apportionment or in accordance with the benefits to each party where the cost apportionment is not applicable.
- 6) In the event of any dispute or disagreement between the Council and the Developer regarding the cost sharing agreement, the parties will first promptly and reasonably attempt to agree on the matter in dispute. If after 10 working days of the parties first discussing such matter the parties have been unable to resolve the dispute or disagreement to the satisfaction of both parties then either party may commence mediation of the dispute. If within 15 working days of the commencement of mediation the parties have been unable to agree on the appointment of a mediator then either party may make application to AMIEZ for the appointment of a mediator. Neither party is entitled to commence court proceedings until a qualified mediator has certified that mediation has taken place.

REASONS FOR DECISION

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

- The environmental effects anticipated by this proposal are considered less than minor. The proposal will be in keeping with the plans Policies and Objectives and the existing residential environment.
- I consider that the proposal is not contrary to the objectives and policies of the District Plan.
- No person is deemed to be affected by the proposal.
- The environmental effects resulting from the proposal will be the same as those established under RC125211.

DATED at Rangiora this 3rd day of July 2013



SIGNED by Matthew Bacon
PLANNING OFFICER



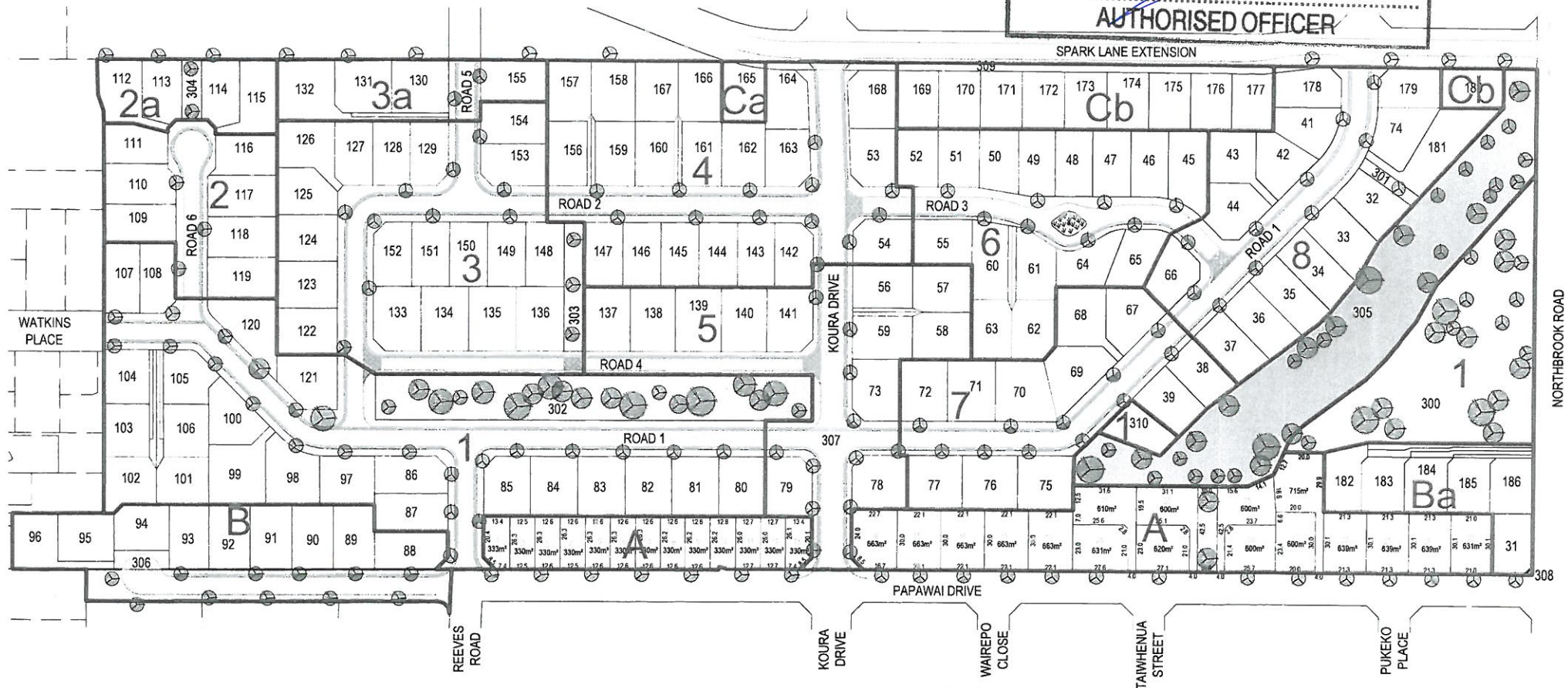
WAIMAKARIRI DISTRICT COUNCIL APPROVED APPLICATION

RC135242

P.M. Nalder

28/6/13

AUTHORISED OFFICER



20 0 40 80m
SCALE 1:2000

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VB PROPERTIES 2008 LIMITED

REV	DATE	REVISION/DETAILS
1	28.05.13	LOT 310 ADDED TO STAGE 1
H	22.05.13	LOT 3 REVISD
G	21.05.13	STAGE 1a REMOVED
F	21.05.13	STAGES 1a AND 2a ADDED, STAGES 1, 2, 3 AND 5 REVISED
E	05.02.13	STAGE BOUNDARIES 4 AND Ca REVISED
D	15.11.12	RE-ISSUED FOR RESOURCE CONSENT
C	24.10.12	STAGE BOUNDARIES AND LOTS ADDED
B	28.06.12	STAGE BOUNDARIES AND NUMBERING REVISED

APPROVED	DESIGNED	DATE
V Nalder	L Kidwell	27.06.12
CHECKED		
V Nalder		
APPROVED		
M Hanrahan		
M Hanrahan		

PROJECT
HIGHGATE SUBDIVISION
NORTHBROOK ROAD - RANGIORA

STAGING PLAN

RESOURCE CONSENT NOT FOR CONSTRUCTION	PROJECT NO. 223094.001	SCALE 1:2000	SHEET A3
DRAWING NO. RC-002	TITLE STAGING PLAN		

RC155108/150430069109

2165015000

WAIMAKARIRI DISTRICT COUNCIL**IN THE MATTER** of the Resource Management Act 1991**AND****IN THE MATTER** of an application lodged by **VB Properties (2008) Limited** for a resource consent under Section 88 of the aforementioned Act.**APPLICATION**

The applicants sought a variation to subdivision consent RC125211 and RC125212 to amend the proposed staging of the application.

In addition, a change to the approved subdivision plans is sought to reflect a number of changes to the layout of lots 54 -65.

DECISION

The District Plan Manager, on the 30 April 2015, approved:

THAT pursuant to section 127 of the Resource Management Act 1991, consent be granted to vary Conditions 1 and 27 of RC125211 being consent to subdivide Lot 500 RC115323, into 154 residential allotments, 6 recreation reserves allotments to vest, and 4 road allotments to vest, in non-compliance with the East Rangiora Outline Development Plan No. 152, at 143 Northbrook Road, Rangiora as follows:

Amend Condition 1 to read as follows:

1. The activity shall be carried out in accordance with the attached approved application plans stamped RC155108.

Amend Condition 27.1 to read as follows:

27.1 The Council is agreeable to the staging of the development as follows provided all associated conditions listed above have been completed:

- **Stage 1:** Lots 80 - 87, 97 – 108, Lots 120 and 121 Lot 300, 302 and 310.
- **Stage 2:** Lots 109 – 111 and 116 -119.
- **Stage 3:** Lots 122 – 129, 131-136, 148 – 154 and Lot 303.
- **Stage 4:** Lots 56, 59, 73, 78, 79 and 137 -141.
- **Stage 5:** Lots 38, 39, 67 – 72 and 75 – 77.

- **Stage 6:** Lots 53, 54, 142 – 147, 156 – 163, 166 and 167
- **Stage 7:** Lots 45 – 52, 55, 57, 58 and 60 – 65
- **Stage 8:** Lots 32 – 37, 41 – 44, 66, 74, 181 and Lot 301.

Provided that the conditions relating to each stage shall be complied with and that the balance remains a complying allotment in terms of the District Plan requirements.

Amend Condition 27.1 to read as follows:

27.2 The Council is agreeable to the following stages being completed out of sequence provided that all associated conditions listed above have been completed and the allotments to be created are all serviced in accordance with the conditions above as part of this subdivision approval:

- **Stage B:** Lots 88 – 96 and Lot 306.
- **Stage Ba:** Lots 31 and 182 – 186.
- **Stage 2a:** Lots 112 – 115 and Lot 304.
- **Stage 3a:** Lots 130 and 155
- **Stage Ca:** Lots 164, 165 and 168
- **Stage Cb:** Lots 169 – 180

All other consent conditions remain unchanged

LAND USE

THAT pursuant to section 127 of the Resource Management Act 1991, consent be granted to vary Condition 1 of RC125212 being land use consent to undertake earthworks required for site contouring and installation of services, roads and stormwater management facilities, and to erect dwellings with a maximum site coverage of 38% on lots created by RC125211, being consent to subdivide Lot 500 RC115323, into 154 residential allotments, 6 recreation reserves allotments to vest, and 4 road allotments to vest, in non-compliance with the East Rangiora Outline Development Plan No. 152, at 143 Northbrook Road, Rangiora as follows:

Amend Condition 1 to read as follows:

1. The activity shall be carried out in accordance with the attached approved application plans stamped RC155108.

ADVICE NOTES

- a) This consent does not constitute consent in terms of the Building Act, the

Transitional Regional Plan or the Proposed Natural Resources Regional Plan.

REASONS FOR DECISION

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

- All lots remain above the required minimum allotment areas and dimensions of the Residential 2 Zone.
- There are no servicing effects related to the variation of the staging conditions.

DATED at Rangiora this 30th day of April 2015

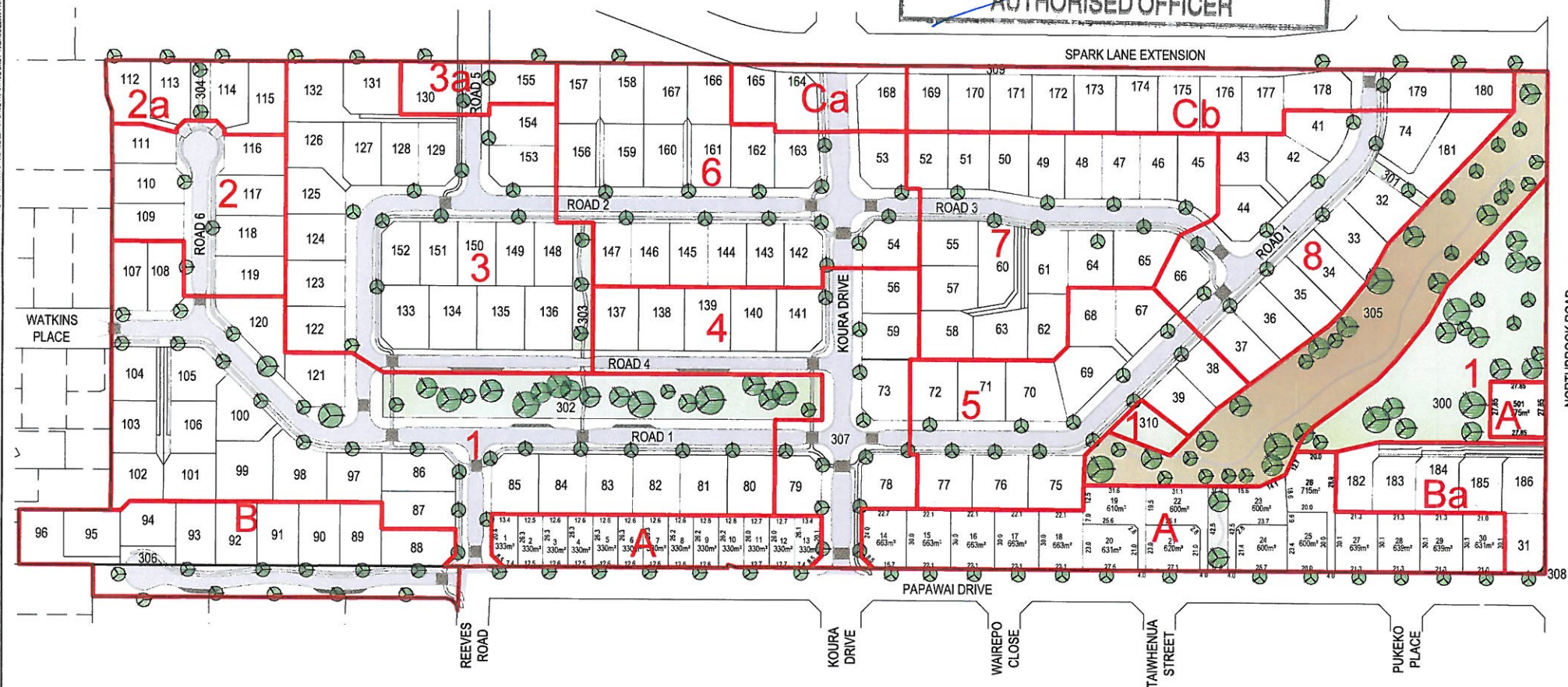


SIGNED by Matthew Bacon
PLANNING OFFICER

WAIMAKARIRI DISTRICT COUNCIL APPROVED APPLICATION RC155108

P.M. Wainui 21/4/15

AUTHORISED OFFICER



SCALE 1:2000

aurecon
www.aurecongroup.com

VB PROPERTIES 2008 LIMITED

CLIENT

REV	DATE	REVISION DETAILS
L	15.04.15	REVISED STAGE 3 / 3A STAGE BOUNDARY
M	07.04.15	REVISED STAGE 6 LOT BOUNDARIES
J	27.06.13	LOT 501 ADDED TO STAGE 1
I	28.05.13	LOT 310 ADDED TO STAGE 1
H	22.05.13	LOT 3 REVISED
G	21.05.13	STAGE 1a REMOVED
F	21.05.13	STAGES 1a AND 2a ADDED, STAGES 1, 2, 3 AND 5 REVISED
E	05.02.13	STAGE BOUNDARIES 4 AND Ca REVISED

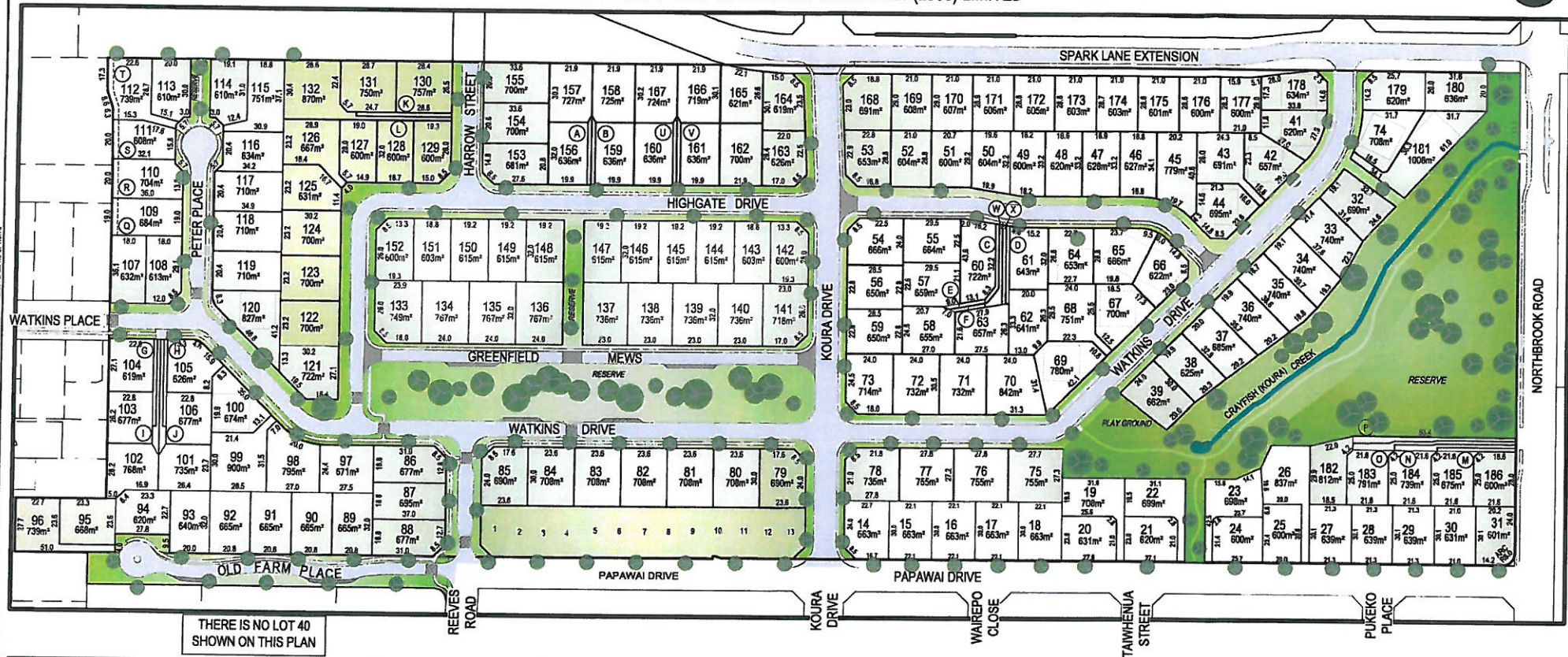
APPROVED	DRAWN	DESIGNED
M Hanrahan	L Kidwell	
	CHECKED	
	V Nalder	
	APPROVED	
M Hanrahan		
	DATE	27.06.13

PROJECT
HIGHGATE SUBDIVISION
NORTHBROOK ROAD - RANGIORA

TITLE
STAGING PLAN

RESOURCE CONSENT
NOT FOR CONSTRUCTION
PROJECT NO.
223094.001
SCALE
1:2000
DRAWING NO.
RC-002
SIZE
A3
REV
L

COMPRISED IN CT CB431/37
TOTAL AREA = 18.2716ha
REGISTERED PROPRIETOR: VB PROPERTIES (2008) LIMITED



NOTES:

1. ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY.
2. THIS PLAN IS PREPARED FOR RESOURCE CONSENT PURPOSES ONLY.
3. ADDITIONAL EASEMENTS MAY BE REQUIRED.
4. A SUBDIVISION CONSENT HAS NOT BEEN ISSUED IN RESPECT OF THIS PROPOSED LAYOUT.
5. LOTS 300 - 304 & 310 HEREON ARE TO VEST AS RECREATION RESERVE IN THE WAIMAKARIRI DISTRICT COUNCIL.
6. LOT 305 HEREON IS LAND TO BE PURCHASED BY THE WAIMAKARIRI DISTRICT COUNCIL. (SUBJECT TO A SEPARATE CONSENT APPLICATION)
7. LOTS 306 - 309 HEREON ARE TO VEST AS ROADS IN THE WAIMAKARIRI DISTRICT COUNCIL.
8. LOTS 165 - 167, 169 - 177 & 180 WILL HAVE ACCESS FROM SPARKS LANE EXTENSION. (AS AGREED BY ADJOINING OWNER)
9. AREAS SHOWN ON FACE OF PLAN ARE NET AREAS ONLY. (ie EXCLUSIVE OF ACCESS)

PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SERVIENT TENEMENT		DOMINANT TENEMENT
	LOT N°	SHOWN	
RIGHT OF WAY AND SERVICES	157	A	158
	158	B	157
	57	C	58, 63, 62, 60, 61
	62	D	57, 58, 63, 60, 61
	57	E	58
	58	F	57
	58	W	57, 63, 62, 60, 61
	63	X	57, 58, 62, 60, 61
	103	G	101, 102, 106
	106	H	101, 102, 103
	102	I	101, 103, 106
	101	J	102, 103, 106
	131	K	132
	132	L	131

PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SERVIENT TENEMENT		DOMINANT TENEMENT
	LOT N°	SHOWN	
RIGHT OF WAY	185	M	182 - 184
	184	N	182, 183, 185
	183	O	182, 184, 185
	182	P	183 - 185
	185	M	182 - 184, 186
SERVICES	184	N	182, 183, 185, 186
	183	O	182, 184, 185, 186
	182	P	183 - 185

OPTIONAL EASEMENTS

PURPOSE	SERVIENT TENEMENT		DOMINANT TENEMENT
	LOT N°	SHOWN	
RIGHT TO DRAIN WATER	109	Q	WAIMAKARIRI DISTRICT COUNCIL IN GROSS
	110	R	
	111	S	
	112	T	
RIGHT OF WAY	57	C	60, 61
	58	W	60, 61
	63	X	60, 61
	62	D	60, 61

SCALE 1:2000



WAIMAKARIRI DISTRICT COUNCIL
APPROVED APPLICATION
RC155108

PNW
2/4/15
AUTHORISED OFFICER

REV	DATE	REVISION DETAILS	APPROVED
G	28.03.15	LAYOUT LOTS 54-68 AMENDED	M Harrahan
F	27.05.13	LOT 561 ADDED, AREA OF LOT 300 REVISED	V Nalder
E	04.12.12	ACCESS REVISED FOR LOTS 160 & 167	V Nalder
D	15.11.12	RE-ISSUED FOR RESOURCE CONSENT	V Nalder
C	24.10.12	LOT LAYOUT REVISED	V Nalder
B	28.06.12	NOTE 5 REVISED	V Nalder
A	27.06.12	ISSUED FOR INFORMATION	M Harrahan

DRAWN	DESIGNED
L Kidwell	
CHECKED	
V Nalder	
APPROVED	
M Harrahan	
	DATE 27.06.12
M Harrahan	

PROJECT
HIGHGATE SUBDIVISION
NORTHBROOK ROAD - RANGIORA
TITLE
LOTS 31 - 39, 41 - 186 AND 300 - 310
BEING A SUBDIVISION OF
LOT 3 DP 9926

RESOURCE CONSENT NOT FOR CONSTRUCTION	
PROJECT N°	223094.001
SCALE	1:2000
DRAWING N°	A3
REV	RC-001
	G

RC195096/190522071697

2165015186

WAIMAKARIRI DISTRICT COUNCIL**IN THE MATTER** of the Resource Management Act 1991**AND****IN THE MATTER** of an application lodged by **V B Properties (2008) Limited** for a resource consent under Section 88 of the aforementioned Act.**APPLICATION**

The applicants sought a variation to subdivision consent RC125211 to amending the staging condition (Condition 27) to allow for lots to be staged in a different sequence to that approved.

Condition 4, which refers to lots to vest in the Council also requires amending to reflect the additional road reserve lots proposed.

No other conditions are affected by the requested variation.

DECISION

The Planning Manager, on the 21st May 2019, approved:

THAT pursuant to Section 127 of the Resource Management Act 1991, consent be granted to vary Condition 27 (staging) of the subdivision consent RC125211 to subdivide Lot 500 RC115323, into 154 residential allotments, 6 recreation reserve allotments to vest and 4 road allotments to vest, in non-compliance with the East Rangiora Outline Development Plan No. 152 at 143 Northbrook Road, Rangiora as follows:

Amend Condition 4.1 to read as follows:

- 4.1 Lots 306 – 309 and Lots 309 – 311 shall vest as road in the Waimakariri District Council.

Amend Condition 27.1 to read as follows:

27.1 The Council is agreeable to the staging of the development as follows provided all associated conditions listed above have been completed and the balance remains a complying allotment in terms of the District Plan requirements:

- **Stage 1:** Lots 80 - 87, 97 – 108, Lots 120 and 121 Lot 300, 302 and 310.
- **Stage 2:** Lots 109 – 111 and 116 -119.
- **Stage 3:** Lots 122 – 129, 131-136, 148 – 154 and Lot 303.

- **Stage 4:** Lots 56, 59, 73, 78, 79 and 137 -141.
- **Stage 5:** Lots 38, 39, 67 – 72 and 75 – 77.
- **Stage 6:** Lots 53, 54, 142 – 147, 156 – 163, 166 and 167.
- **Stage 7:** Lots 45 – 52, 55, 57, 58 and 60 – 65.
- **Stage 8:** Lots 32 – 37, 41 – 44, 66, 74, 181 and Lot 301.

Condition 27.2 be amended to read:

27.2 The Council is agreeable to the following stages being completed out of sequence provided that all associated conditions listed above have been completed and the allotments to be created are all serviced in accordance with the conditions above as part of this subdivision approval:

- **Stage B:** Lots 88 – 96 and Lot 306.
- **Stage Ba:** Lots 31 and 182 – 186.
- **Stage 2a:** Lots 112 – 115 and Lot 304.
- **Stage 3a:** Lots 130 and 155 and Lot 311 (road to vest)
- **Stage Ca:** Lots 164, 165, 168 to 174 and Lot 309 (road to vest)
- **Stage Cb:** Lots 175 to 180 and Lot 310 (road to vest).

All other conditions 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.
- The variation sought will not affect the Policies and Objectives of the District Plan.

DATED at Rangiora this 22nd Day of May 2019



SIGNED by Garry Blay
RESOURCE MANAGEMENT PLANNER

COMPRISED IN CT CB431/37
TOTAL AREA = 18.2716ha
REGISTERED PROPRIETOR: VB PROPERTIES (2008) LIMITED



NOTES:

- ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY.
- THIS PLAN IS PREPARED FOR RESOURCE CONSENT PURPOSES ONLY.
- ADDITIONAL EASEMENTS MAY BE REQUIRED.
- A SUBDIVISION CONSENT HAS NOT BEEN ISSUED IN RESPECT OF THIS PROPOSED LAYOUT.
- LOTS 300 - 304 & 310 HEREON ARE TO VEST AS RECREATION RESERVE IN THE WAIMAKARIRI DISTRICT COUNCIL.
- LOT 305 HEREON IS LAND TO BE PURCHASED BY THE WAIMAKARIRI DISTRICT COUNCIL. (SUBJECT TO A SEPARATE CONSENT APPLICATION)
- LOTS 306 - 311 HEREON ARE TO VEST AS ROADS IN THE WAIMAKARIRI DISTRICT COUNCIL.
- LOTS 165 - 167, 168 - 177 & 180 WILL HAVE ACCESS FROM SPARKS LANE EXTENSION, (AS AGREED BY ADJOINING OWNER)
- AREAS SHOWN ON FACE OF PLAN ARE NET

PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
	LOT N°	SHOWN
	157	A
	158	B
	57	C
	62	D
	57	E
	58	F
	58	W
	63	X
	103	G
	106	H
	102	I
	101	J
	131	K
	132	L
	158	158
	157	157
	58, 63, 62, 60, 61	58, 63, 62, 60, 61
	57, 58, 63, 60, 61	57, 58, 63, 60, 61
	58	58
	57	57
	57, 63, 62, 60, 61	57, 63, 62, 60, 61
	57, 58, 62, 60, 61	57, 58, 62, 60, 61
	101, 102, 106	101, 102, 106
	101, 102, 103	101, 102, 103
	101, 103, 106	101, 103, 106
	102, 103, 106	102, 103, 106
	132	131

PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
	LOT N°	SHOWN
	185	M
	184	N
	183	O
	182	P
	185	M
	184	N
	183	O
	182	P
	182 - 184	182 - 184
	182, 183, 185	182, 183, 185
	182, 184, 185	182, 184, 185
	183 - 185	183 - 185
	182 - 184, 186	182 - 184, 186
	182, 183, 185, 186	182, 183, 185, 186
	182, 184, 185, 186	182, 184, 185, 186
	183 - 186	183 - 186

OPTIONAL EASEMENTS

PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
	LOT N°	SHOWN
	109	Q
	110	R
	111	S
	112	T
	57	C
	58	W
	63	X
	62	D
	60, 61	60, 61
	60, 61	60, 61
	60, 61	60, 61
	60, 61	60, 61

WAIMAKARIRI DISTRICT COUNCIL
APPROVED APPLICATION

RC195056

AUTHORISED OFFICER

21/5/19

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VISION DETAILS
310 & 311 ADDED ROAD TO VEST
KUT LOTS 54 & 55 AMENDED
201 ADDED AREA OF LOT 300 REVISED
155 REVISED FOR LOTS 165 & 167
156 REVISED FOR RESOURCE CONSENT
157 REVISED
158 REVISED
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APPROVED
J. T. R. I. S. T.
M. Hanrahan
CHECKED
V. Nalder
APPROVED
M. Hanrahan
DATE
27.08.12

DRAWN
L. Kidwell
DESIGNED
M. Hanrahan
DATE
27.08.12

PROJECT
HIGHGATE SUBDIVISION
NORTHBROOK ROAD - RANGIORA
TITLE
LOTS 31 - 39, 41 - 186 AND 300 - 310
BEING A SUBDIVISION OF
LOT 3 DP 9926

RESOURCE CONSENT
NOT FOR CONSTRUCTION
PROJECT No.
223094.001
SCALE
1:2000
DRAWING No.
RC-001
SIZE
A3
REV
H



WAIMAKARIRI DISTRICT COUNCIL APPROVED APPLICATION

RC19S056

[Signature] 21/5/19
AUTHORISED OFFICER



Our Reference: RC205067 / 200325040054
Valuation Reference: 21650-151-89

25 March 2020

Gen-Y Homes Limited
1798 Tram Road
RD 5
RANGIORA 7475

Dear Sir/Madam

**DECISION ON RESOURCE CONSENT APPLICATION
GEN-Y HOMES LIMITED - 40 MACPHAIL AVENUE, RANGIORA**

Please find enclosed a copy of the decision reached by the Plan Implementation 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

A handwritten signature in black ink, appearing to read 'Jennifer Russell', with a stylized flourish at the end.

Jennifer Russell
RESOURCE MANAGEMENT PLANNER

Encl

RC205067/200325040054

21650-151-89

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **Gen-Y Homes Limited** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to erect a dwelling and an attached garage, at 40 MacPhail Avenue that will exceed the permitted site coverage of 35% on a Residential 2 zone lot by 1.01%.

The site coverage proposed is 36.01% which equates to an additional 6m² in building footprint area over the permitted standard.

It is also proposed to install a new vehicle crossing that does not comply with the vehicle crossing separation distance requirement of less than 1m or more than 7m, as the proposed location of the crossing will be 4.7m to the existing neighbours crossing to the south, at 42 MacPhail Avenue, Rangiora.

DECISION

The Planning Manager, on the 23rd March 2020, approved:

THAT pursuant to Section 104B of the Resource Management Act 1991 consent be granted to erect a dwelling which exceeds the permitted site coverage by 1%, and install a vehicle crossing with a minimum separation distance of 4.7m from an existing vehicle crossing, at 40 MacPhail Avenue, Rangiora, being Lot 168 DP 537606, as a discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Application Plans

- 1.1 The activity shall be carried out in accordance with the attached approved application plans, stamped RC205067.

2. Standards

- 2.1 All stages of design and construction shall be in accordance with the Waimakariri District Council Engineering Code of Practice.

3. Vehicle Crossing

- 3.1 The consent holder shall form and seal the 4 metre wide vehicle crossing to accord with Waimakariri District Council Engineering Code of Practice Standard Drawing 600-211A (Issue E).

- 3.2 The consent holder shall Clegg Hammer test all accesses prior to sealing. A measured Clegg Impact Value of at least 25 for footpaths and residential crossings shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Council confirming the test results obtained.

4. Traffic Management Plan

- 4.1 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 work commencing in road reserves. Management shall be to Level 1, as described in the NZTA Code of Practice for Temporary Traffic Management.

5. Conditions Auditing

- 5.1 The Council on an actual cost basis, shall 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.
- 5.2 The consent holder, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed.
- 5.3 The minimum level of inspection shall be as follows:

Access

- On completion of excavation to sub-grade;
 - Following compaction of base course prior to final resurfacing. The formation shall be tested with the Clegg Hammer and approved as satisfactory by the Council.
 - On completion of the works.
- 5.4 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.

ADVICE NOTES

- a) This consent does not constitute consent in terms of the Building Act, or any relevant Regional Plan.
- b) The Traffic Management Plan form can be sourced from the Waimakariri District Council Service Centres or on-line at:

<http://www.waimakariri.govt.nz/services/roads-and-transport/traffic-management>

- c) The consent holder is advised that 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.

REASONS FOR THE DECISION

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

- The environmental effects will be less than minor as the expected Residential 2 character and amenity will be maintained.
- The visual impact of the site coverage breach will be less than minor due to the overall design of the dwelling, its location and orientation within the site and the single level nature of the dwelling.
- A sufficient amount of on-street parking exists in the surrounding area and there is an adequate amount of space for on-site parking.
- The activity is not inconsistent with the relevant Objectives and Policies of the District Plan as the safety and efficiency of the road network, as sought by Policy 11.1.1.6, can be provided for.
- Overall, the proposal is not contrary to the objectives and policies of the District Plan.

DATED at Rangiora this 25th Day of March 2020



SIGNED by Jennifer Russell
**RESOURCE MANAGEMENT
PLANNER**

Site Inspection Report

RC205067 40 Macphail Ave

Inspection Date: 03/03/2021

Inspected By: Simon Clark

Inspection Start Time: 10:40

Reference: MAB129614721225

Department: Planning Implementation Unit (PIU)

Inspection Finish Time:

Contact Name: Gen-Y Homes Ltd

Contract Name:

File / Contract No: MN200035

Location: Rangiora

Weather:

Additional Notes:

Contractor:

TRIM Container Reference:

Inspection Details

Inspection Item

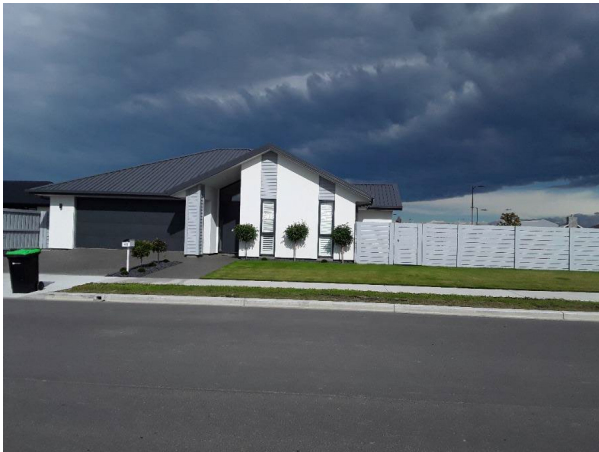
What is being inspected: C1 Application Plan

Comments: C1 Application Plan, to construct a dwelling that breaches site coverage by 1.01% to total 36.1%. Occupied and completed as per the plan - Fully Compliant.

Action Required: NFM

Date Actions Due by

40 MacPhail Ave (58 kb)



Status (if applicable): Completed

Overall Compliance Monitoring

Completed Compliance Rating:

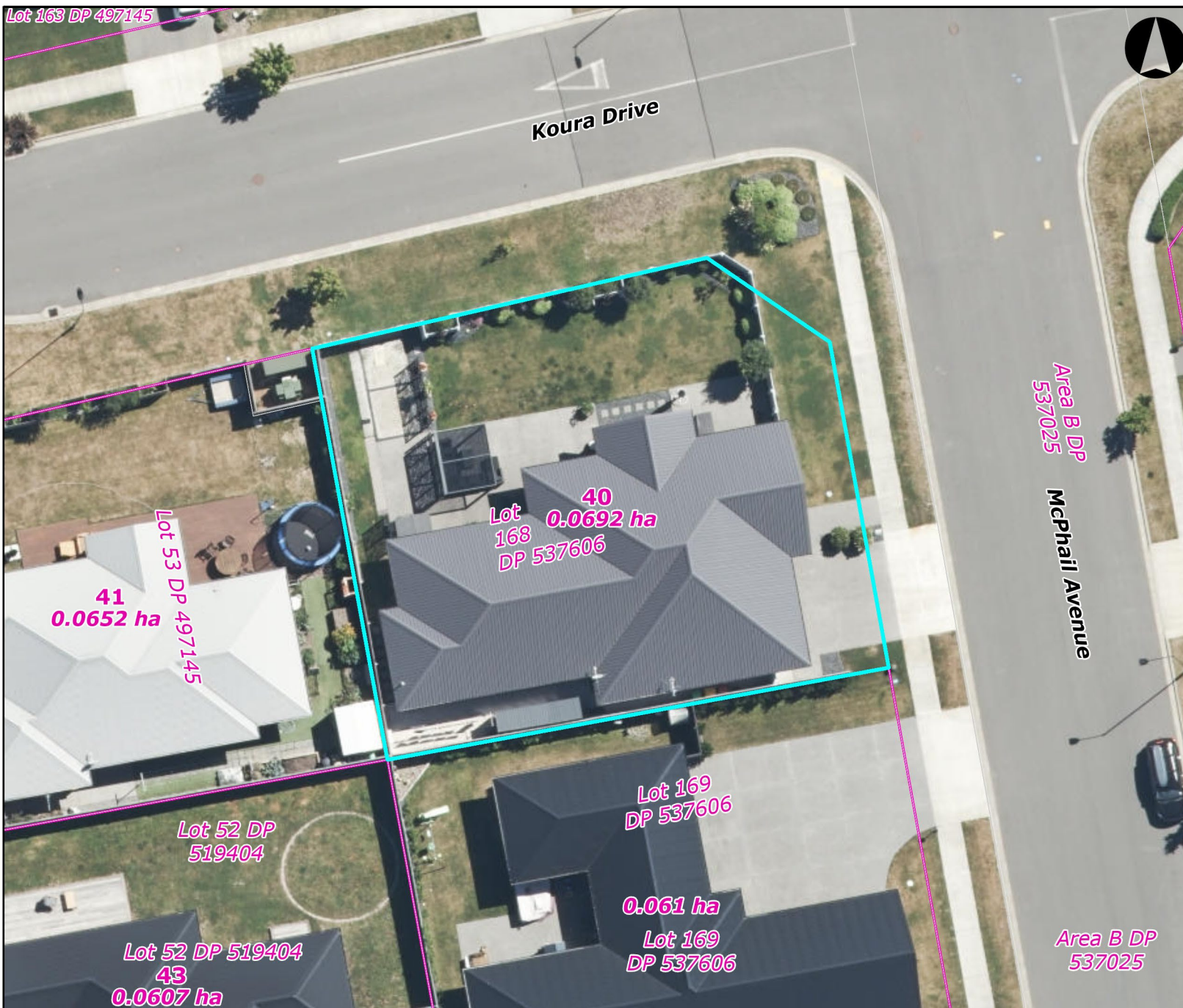
Full Compliance

Inspector Signature:

Signed By Name: Simon Clark

Signed Date and Time: 03/03/2021 10:43

Lot 163 DP 497145



Legend

LM2602145 - Page 70

Land Parcel

Property Boundary

Author: Anthony Meier

Date: 18/09/2026

Scale 1:316

Original page size: A4

0 5 10 15 20
Metres

Disclaimer:

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

Credits:

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

Form 7

Code Compliance Certificate BC200144

Section 95, Building Act 2004

The building

Street address of building: 40 MacPhail Avenue RANGIORA

Legal description of land where building is located: LOT 168 DP 537606 0.069200 Ha

Valuation number: 2165015189

Building name:

Location of building within site/block number:

Level/unit number: 1

Current, lawfully established, use: Housing - Detached dwellings

Year first constructed: 2020

The owner

Name of owner: Gen-Y Homes Limited

Contact person: James Llewellyn Higgins

Mailing address: 1798 Tram Road RD 5 Rangiora 7475

Street address/registered office:

Phone number: Landline:

Mobile: 0274325409

Email address: info@gen-yhomes.co.nz

First point of contact for communications with the council/building consent authority: Leigh Adams Architecture Limited

Building work

Building consent number: BC200144

Consent description: DWELLING WITH ATTACHED GARAGE 40 MACPHAIL AVENUE RANGIORA LOT 168 DP 537606

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



Mike Rowe
Building Consent Officer

On behalf of Waimakariri District Council

Date: 29 July 2020

SITE PLAN KEY:

- 100MM UPVC STORMWATER
- EXISTING STORMWATER
- 100MM UPVC FOULWATER
- EXISTING FOULWATER
- MAINS POWER CABLE
- 600MM UNDERGROUND
- MB METERBOX
- DP 74MM Ø DOWNPIPES
- GT GULLY TRAP
- TVO 80MM Ø TERMINAL VENT
- AAV AIR ADMITTANCE VALVE
- DRIVEWAY & PAVED AREA
- INSPECTION POINT
- EXISTING GROUND LEVEL
- FINISHED FLOOR LEVEL
- REDUCED GROUND LEVEL
- SUMP
- SP SOAK PIT
- DIRECTION OF FALL
- TAP
- PROPOSED ROOF LINE

FFL TO BE 225MM MIN ABOVE FGL FOR WALL CLADDING. BUILDER TO CONFIRM LEVELS ON SITE. CAN BE REDUCED TO 150MM IF FGL IS SEALED

BUILDING DESCRIPTION:

HOUSE FLOOR AREA:	177.4M ²
GARAGE AREA:	65.0M ²
TOTAL FLOOR AREA:	242.4M ²
EAVES OVER 600MM:	6.4M ²
SITE AREA:	691M ²
SITE COVERAGE:	36.01 %

LEGAL DESCRIPTION:

LOT :	168
SITE AREA :	691M ²
C.T.	
D.P.	537606

NOTES:

CONFIRM ALL PROPOSED WATER TAP LOCATIONS WITH OWNERS

ALL DOWNPIPES TO MATCH EITHER HOUSE OR GUTTER COLOUR. CONFIRM WITH OWNERS. REFER TO FLOOR PLAN ON PAGE 2 FOR VENT & DOWNPIPE LOCATIONS

TERMINATION OF ALL VENTS & DOWNPIPES TO BE LOCATED OUT OF SIGHT. CONFIRM WHERE STORM & FOULWATER LATERALS ENTER SITE BEFORE COMMENCING ANY DRAINLAYING.

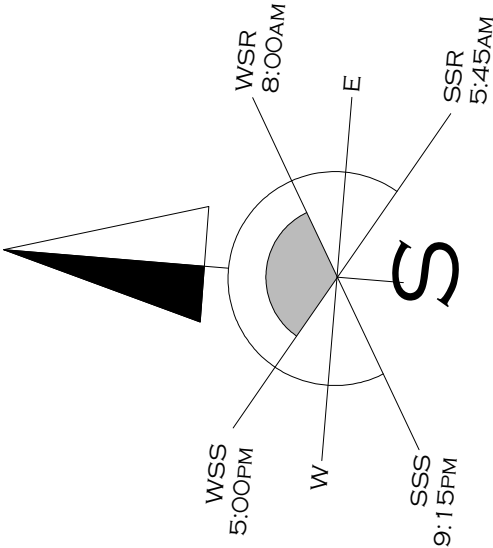
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPERS & KITCHEN DESIGNERS DRAWINGS & SPECIFICATIONS. CONSULT OWNERS FOR MATERIALS & LOCATIONS

DRIVEWAY & PAVED AREAS DRAWN ARE A GUIDE ONLY. CONFIRM WITH OWNERS ON SITE

PIPE NOTES:
15MM TO ALL FIXTURES.
FLOW RATES AS PER ATTACHED TABLES 3 AND 4 FROM NZBC G12 AS1
PIPE SUPPORT AND THERMAL MOVEMENT TO BE AS PER ATTACHED CLAUSES 6.2 AND 6.3 AND TABLE 7 FROM NZBC G13 AS1

GULLY TRAP NOTES:
GULLY TRAPS TO BE EMBEDDED AS PER NZBC G12 AS2 FIGURE 2.

BEDDING AND BACKFILLING:
BEDDING AND BACKFILLING TO FOULWATER AND STORMWATER PIPES TO BE AS PER THE ATTACHED DETAILS FROM NZBC.
FOR STORMWATER:
NZBC E1 AS1 FIGURE 13
FOR FOULWATER:
NZBC G13 AS2 FIGURE 7
BEDDING MATERIAL TO BE OF A CLEAN NON COHESIVE MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 20MM



ENTRY PAVING:
EXPOSED AGGREGATE CONCRETE TO ENTRY PATIO AS PER TABLE 2 FROM NZBC D1 AS1. USE STRAW BALES TO CATCH CEMENT WASH BEFORE IT RUNS OFF SITE. DISPOSE OFF AT THE LOCAL DUMP SITE

GUTTER NOTE:
GUTTER TO HAVE A MINIMUM CROSS SECTIONAL AREA OF 7500MM²

KOURA DRIVE

MINIMUM STORMWATER FALL 1 IN 100

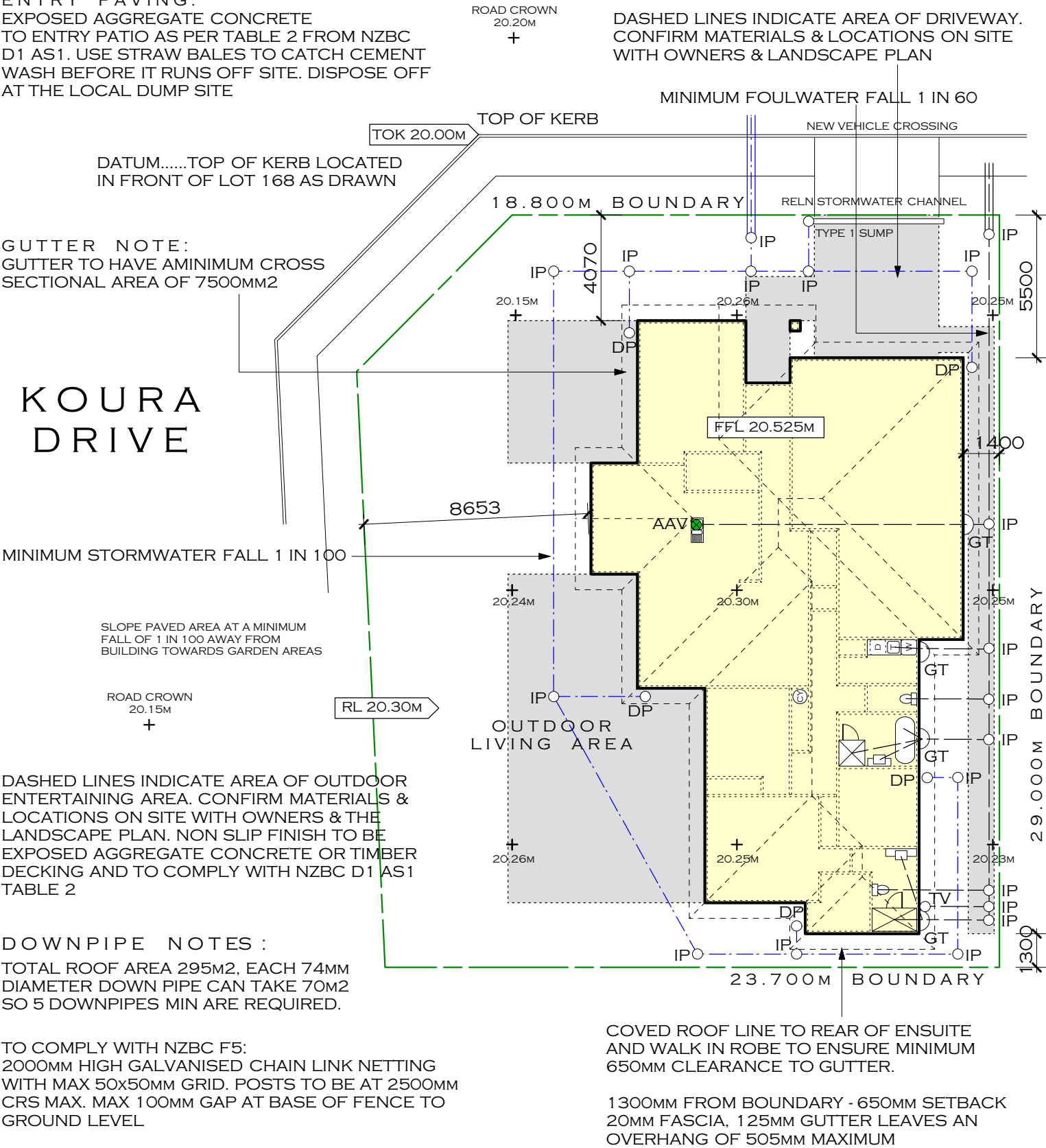
DASHED LINES INDICATE AREA OF OUTDOOR ENTERTAINING AREA. CONFIRM MATERIALS & LOCATIONS ON SITE WITH OWNERS & THE LANDSCAPE PLAN. NON SLIP FINISH TO BE EXPOSED AGGREGATE CONCRETE OR TIMBER DECKING AND TO COMPLY WITH NZBC D1 AS1 TABLE 2

DOWNPIPE NOTES:
TOTAL ROOF AREA 295M², EACH 74MM DIAMETER DOWN PIPE CAN TAKE 70M² SO 5 DOWNPIPES MIN ARE REQUIRED.

TO COMPLY WITH NZBC F5:
2000MM HIGH GALVANISED CHAIN LINK NETTING WITH MAX 50x50MM GRID. POSTS TO BE AT 2500MM CRS MAX. MAX 100MM GAP AT BASE OF FENCE TO GROUND LEVEL

REFER TO SCALE 1:100 SERVICES PLAN ON SHEET 4 FOR FURTHER SPECIFICATION TO THIS AREA

MACPHAIL AVENUE



DRAWING TITLE :

PROPOSED RESIDENCE LOT 168
40 MACPHAIL AVENUE HIGHGATE

NOTE:

ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	16/02/2020	SHEET No:
SCALES:	1 : 200	1
DRAWN:	LMA	OF: 18 REV: A
SHEET TITLE :	PROPOSED SITE & SERVICES PLAN	

HOT WATER CYLINDER
300 LITRE CYLINDER WITH MAINS PRESSURE WATER SYSTEM & TEMPERING VALVE. VALVE KIT TO SUIT SELECTED HOT WATER CYLINDER. REFER TO THE ATTACHED DETAIL FROM NZBC G12 HOT WATER SYSTEM TO COMPLY WITH NZS 4305 WHICH SATISFY THE NEEDS & REQUIREMENTS OF NZBC H1 1.3.4. I.E. TO LIMIT THE ENERGY LOST IN THE HEATING PROCESS & BE CONSTRUCTED TO LIMIT HEAT LOSSES FROM STORAGE VESSELS & FROM THE DISTRIBUTION SYSTEMS CONNECTED TO THE STORAGE VESSELS

G8 ARTIFICIAL LIGHT:
ALL LIGHTING TO COMPLY WITH NZBC G8 AS1 TABLE 1. SEE THE ATTACHED SPECIFICATIONS

NOTE: WHERE TERMINAL VENT EXITS THROUGH ROOFING, FLASHING TO BE INSTALLED AS PER THE ATTACHED FIGURE 53 FROM NZBC E2 AS1

G12 WATER SUPPLIES:
WHERE PIPES ARE LIKELY TO FREEZE AND INSULATION TO HOT WATER PIPES TO BE AS PER NZBC G12 CLAUSE 7.2 AND FIG 17. SEE ATTACHED DETAILS

KITCHEN WET SURFACES:
KITCHEN, PANTRY & LAUNDRY BENCHES TO BE FORMICA BENCH TOP WITH MELAMINE CUPBOARDS. SPLASHBACK TO BE GLASS. ALL WALLS TO BE PAINTED WITH 2 COATS OF WATER PROOF ACRYLIC SEMI GLOSS PAINT

INTERNAL LININGS:
13MM GIB BOARD CEILING LINING ON 70x35 CEILING BATTENS AT 600MM CRS MAX.
10MM GIB BOARD WALL LININGS

KITCHEN EXTRACT:
KITCHEN EXTRACT TO KITCHEN HOB TO VENT TO EXTERIOR THROUGH ROOF. SEE ATTACHED ROOF PENETRATION ROO FLASHING DETAILS

BUILDING FEATURES:
DUCTED HEAT PUMP SYSTEM THROUGHOUT

COVED ROOF LINE TO REAR OF ENSUITE AND WALK IN ROBE TO ENSURE MINIMUM 650MM CLEARANCE TO GUTTER.

1300MM FROM BOUNDARY - 650MM SETBACK
20MM FASCIA, 125MM GUTTER LEAVES AN OVERHANG OF 505MM MAXIMUM

TYPICAL ~~MOBILES~~ Page 73

REFER TO FOUNDATION PLAN ON PAGE 3 FOR ALL CONCRETE DIMENSIONS

REFER TO KITCHEN DESIGNERS DRAWINGS & SPECIFICATIONS FOR KITCHEN LAYOUT

2420MM HIGH CEILING TYPICAL THROUGHOUT UNLESS NOTED ON FLOOR PLAN.

ALL FLOOR COVERINGS DRAWN ARE INDICATIVE ONLY. CONFIRM WITH OWNERS.

LINTEL HEIGHT 2100MM TO EXTERNAL DOORS & WINDOWS UNLESS NOTED
GARAGE DOOR LINTEL 2100MM
INTERNAL LINTEL HEIGHT 2000MM
1.6/0.9 = DOOR/WINDOW HEIGHT/WIDTH

BATH TO BE A TILED CRADLE. BATHROOM SHOWERSTO BE AN ACRYLIC CABINET & ENSUITE TO BE TILED WALLS AND FLOOR WITH 6MM GRADE A SAFETY GLASS SCREENS AND DOORS TO BOTH

VERTICAL V GROOVE INTERNAL DOORS. PAINT GRADE FINISH TO TIMBER REVEALS

UNDERBENCH DRYER TO LAUNDRY VENTED TO SOFFIT. BUILDER TO PROVIDE BLOCKING FOR FIXINGS.

CONSULT OWNERS FOR ALL ROBE & STORE SHELIVING LAYOUTS

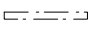
BUILDER TO PROVIDE BLOCKING FOR FIXINGS FOR TOILET ROLL HOLDERS, TOWEL RAILS ETC

REFERENCE KEY:

 DETAIL, VIEW OR SECTION No. SHEET No.

DRAWING KEY:

 OUTLINE OF ROOF & OVERHANG

 BEAMS & OR LINTELS WITH DOUBLE STUD SUPPORT

 S/D SMOKE DETECTOR LOCATION WITH HUSH AND TEST FACILITIES

EF = EXTRACTOR FAN. CONFIRM LOCATION ON CEILING WITH OWNERS. EXTRACTOR FAN VENTS TO DISCHARGE TO EXTERIOR THROUGH SOFFITS

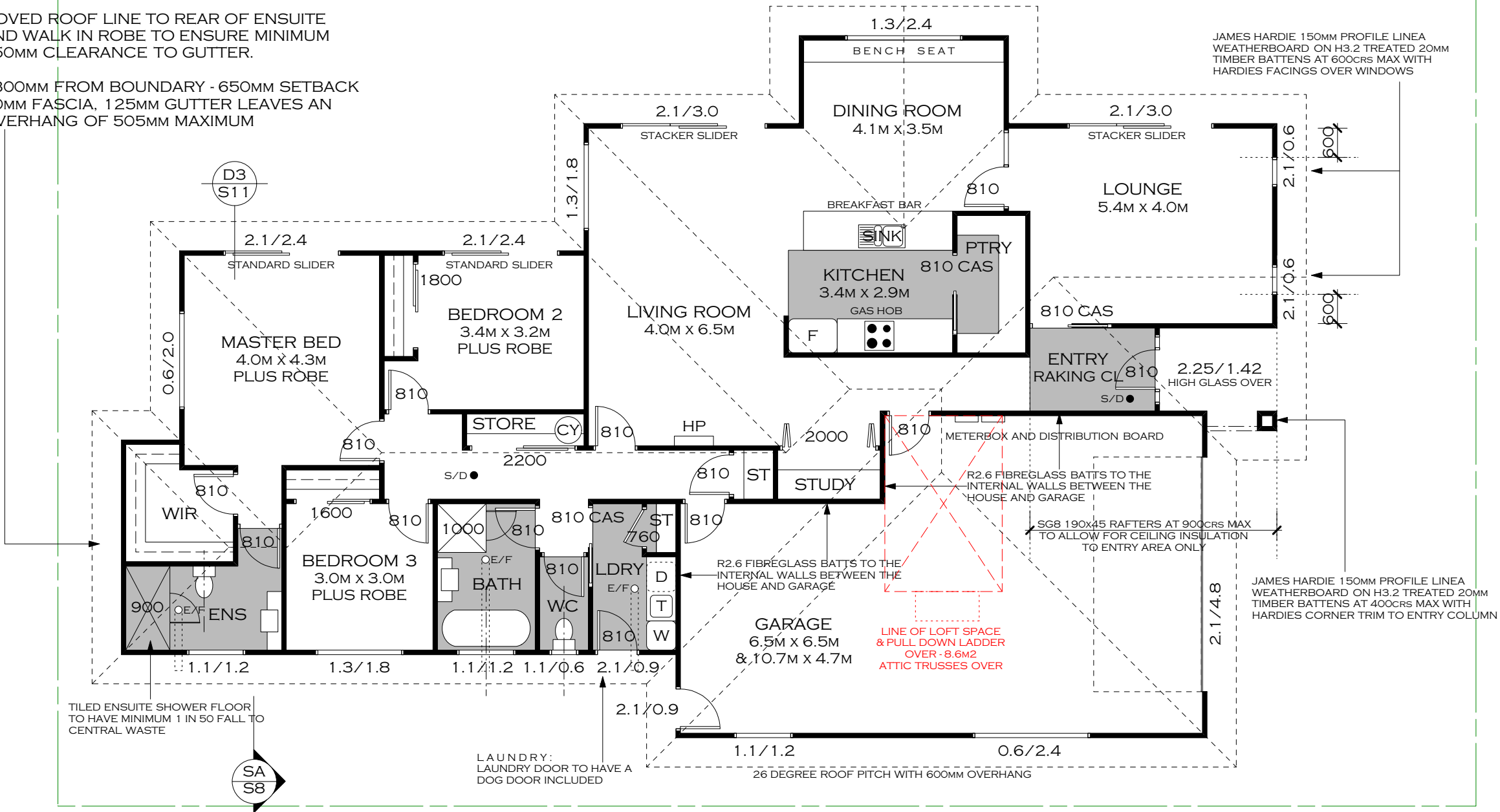
SP = SELECTED SOUNDPROOFING TO WALLS. CONFIRM WITH OWNERS REFER TO DETAILS IN SPECIFICATION

HP = INTERNAL & EXTERNAL HEAT PUMP LOCATIONS. CONFIRM SIZES WITH OWNERS ON SITE

METAL FIXINGS : ALL METAL FIXINGS TO BE HOT DIP GALVANISED STEEL EXCEPT THOSE USED WITHIN CLOSED IN DRY INTERNAL LOCATIONS

DOWNLIGHTS
ALL DOWNLIGHTS TO BE CA 80 OR 135 RATED

WATER SPLASH
ALL WET AREA WALLS AND CEILINGS TO BE FINISHED WITH WATERPROOF ACRYLIC PAINT. USE 10 & 13MM GIB AQUALINE RESPECTIVELY. VINYL FLOORING TO FLOORS OF WET AREAS AS PER NZBC E3 AS1



DRAWING TITLE :

PROPOSED RESIDENCE LOT 168
40 MACPHAIL AVENUE HIGHGATE

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	16/02/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	PROPOSED HOUSE FLOOR PLAN

SHEET No:
2
OF: 18 REV: A

DOOR & WINDOW KEY:

- TH - TOP HUNG WINDOWS
- LH - WINDOWS OR DOORS HUNG ON THE LEFT HAND SIDE
- RH - WINDOWS OR DOORS HUNG ON THE RIGHT HAND SIDE

WINDOWS & DOORS ARE VIEWED FROM THE INSIDE LOOKING OUT TO DETERMINE WHICH SIDE THEY ARE HUNG FROM

TYPICAL NOTES:

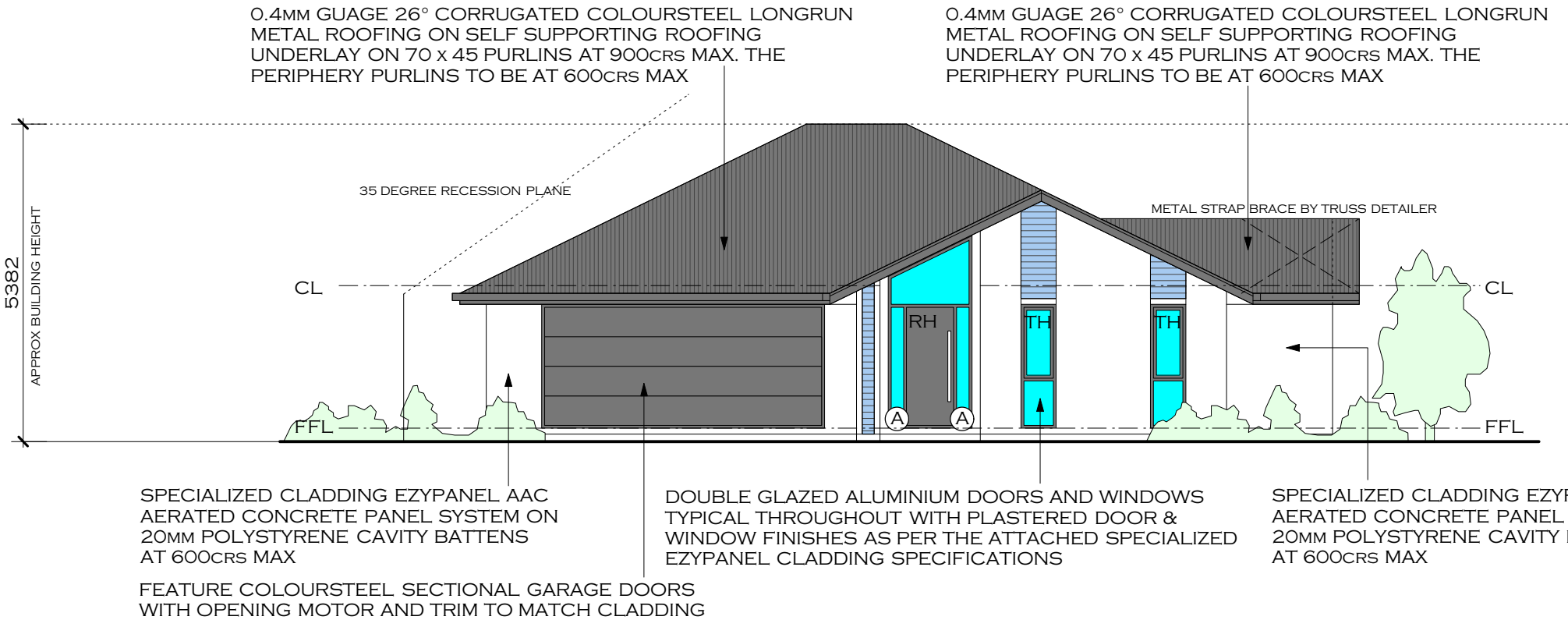
2420MM HIGH CEILING TYPICAL THROUGH OUT UNLESS NOTED ON FLOOR PLAN.

LINTEL HEIGHT 2100MM TO EXTERNAL DOORS & WINDOWS UNLESS NOTED
GARAGE DOOR LINTEL 2100MM
INTERNAL LINTEL HEIGHT 2000MM

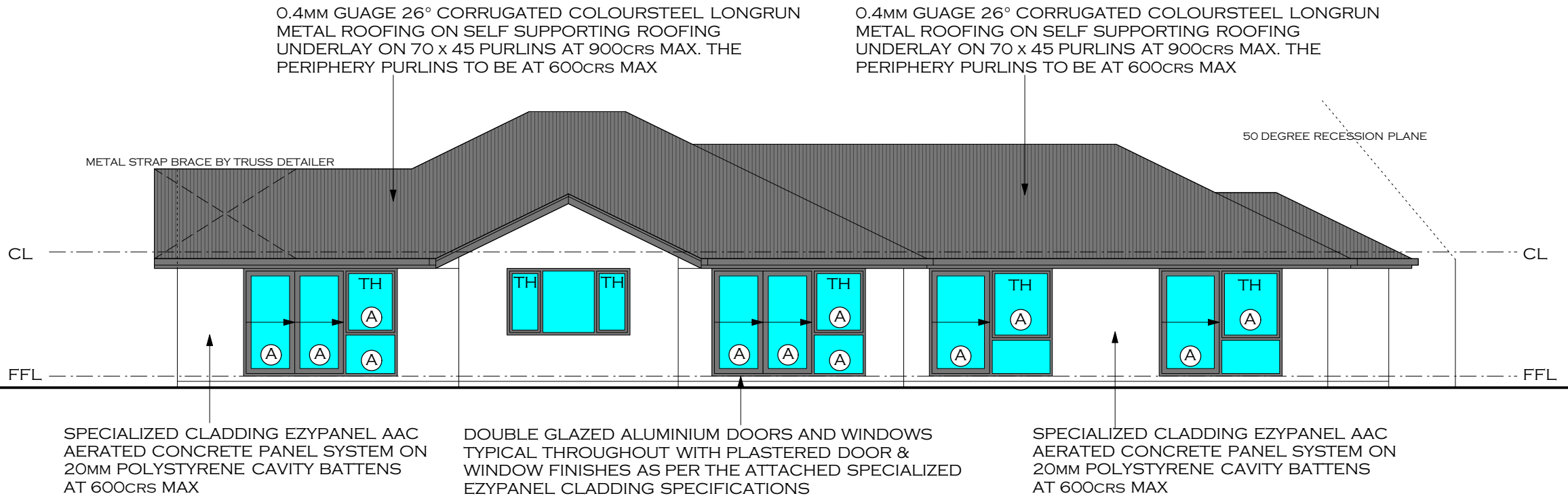
GRADE A SAFETY GLASS TO DOORS & WINDOWS INDICATED WITH AN (A)

ALL ELEVATIONS	
WIND ZONE:	1
NUMBER OF STOREYS:	0
ROOF/WALL INTERSECTION DESIGN:	0
EAVES WIDTH:	1
ENVELOPE COMPLEXITY:	1
DECK DESIGN:	0
REFER TO NZBC E2 AS1: TABLES 1,2 & 3	3

PROPOSED EASTERN ELEVATION



PROPOSED NORTHERN ELEVATION



DRAWING TITLE :

PROPOSED RESIDENCE LOT 168
40 MACPHAIL AVENUE HIGHGATE

NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	16/02/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	ELEVATIONS AND RISK MATRIX

SHEET No:	6
OF: 18 REV: A	

DOOR & WINDOW KEY:

- TH - TOP HUNG WINDOWS
- LH - WINDOWS OR DOORS HUNG ON THE LEFT HAND SIDE
- RH - WINDOWS OR DOORS HUNG ON THE RIGHT HAND SIDE

WINDOWS & DOORS ARE VIEWED FROM THE INSIDE LOOKING OUT TO DETERMINE WHICH SIDE THEY ARE HUNG FROM

TYPICAL NOTES:

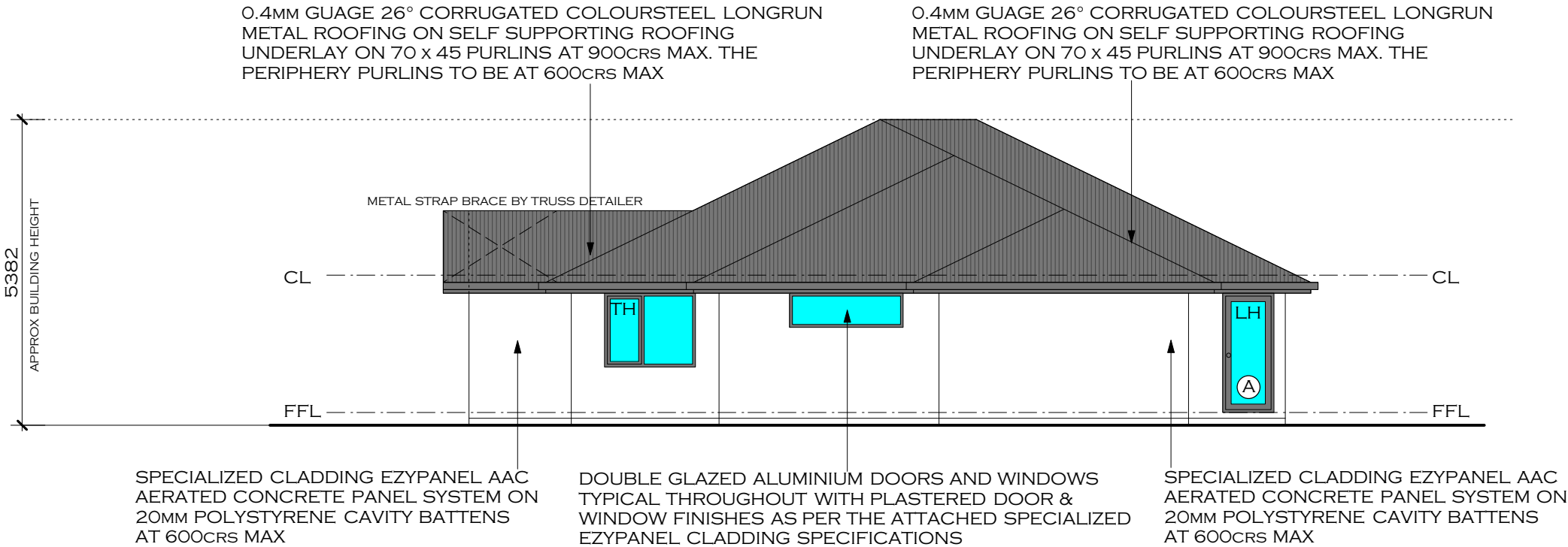
2420MM HIGH CEILING TYPICAL THROUGH OUT UNLESS NOTED ON FLOOR PLAN.

LINTEL HEIGHT 2100MM TO EXTERNAL DOORS & WINDOWS UNLESS NOTED
GARAGE DOOR LINTEL 2100MM
INTERNAL LINTEL HEIGHT 2000MM

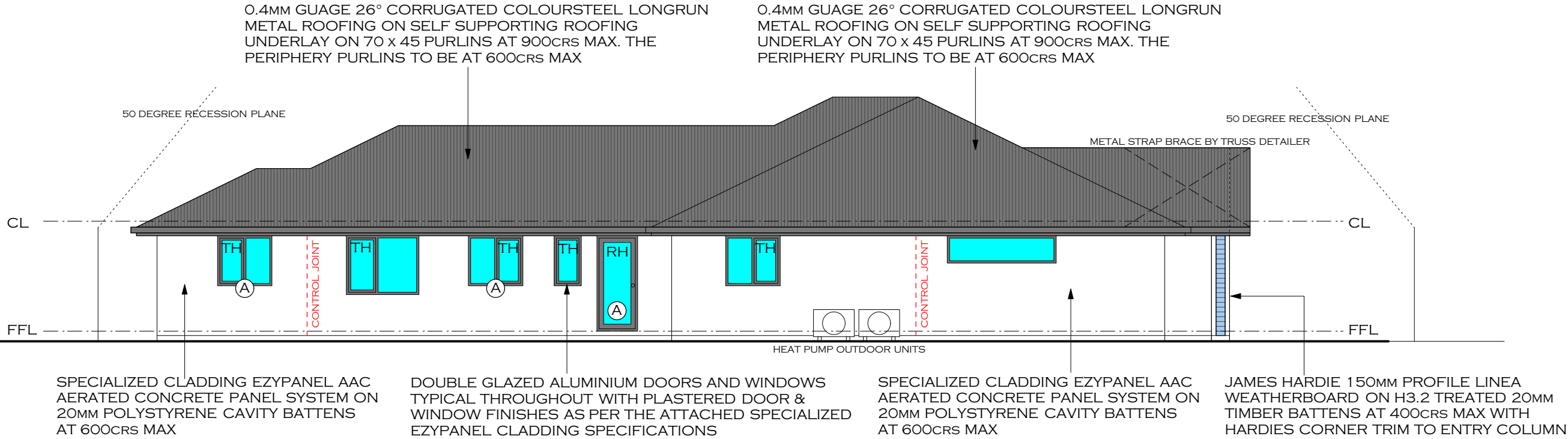
GRADE A SAFETY GLASS TO DOORS & WINDOWS INDICATED WITH AN (A)

ALL ELEVATIONS	
WIND ZONE:	1
NUMBER OF STOREYS:	0
ROOF/WALL INTERSECTION DESIGN:	0
EAVES WIDTH:	1
ENVELOPE COMPLEXITY:	1
DECK DESIGN:	0
REFER TO NZBC E2 AS1: TABLES 1,2 & 3	3

PROPOSED WESTERN ELEVATION



PROPOSED SOUTHERN ELEVATION



DRAWING TITLE :

PROPOSED RESIDENCE LOT 168
40 MACPHAIL AVENUE HIGHGATE

NOTE:

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DATE:	16/02/2020
SCALES:	1 : 100
DRAWN:	LMA
SHEET TITLE :	ELEVATIONS AND RISK MATRIX

SHEET No:

7
OF: 18 REV: A

GRANULAR FILL MATERIAL COMPLYING WITH NZS 3604:2011 7.5.3.2 SHALL BE PLACED AND COMPACTED IN LAYERS OF 150MM MAXIMUM THICKNESS, OVER THE AREA BENEATH THE PROPOSED GROUND SLAB SO THAT THE TOTAL THICKNESS OF GRANULAR BASE IS NOT LESS THAN 75MM NOR MORE THAN 600MM. COMPACT EACH LAYER UNTIL THE MATERIAL IS TIGHTLY BOUND TOGETHER AND DOES NOT VISIBLY DEFORM UNDER THE PRESSURE OF A PRESSED ADULT HEEL. SED IS REQUIRED IF FILLING I IN EXCESS OF 600MM.

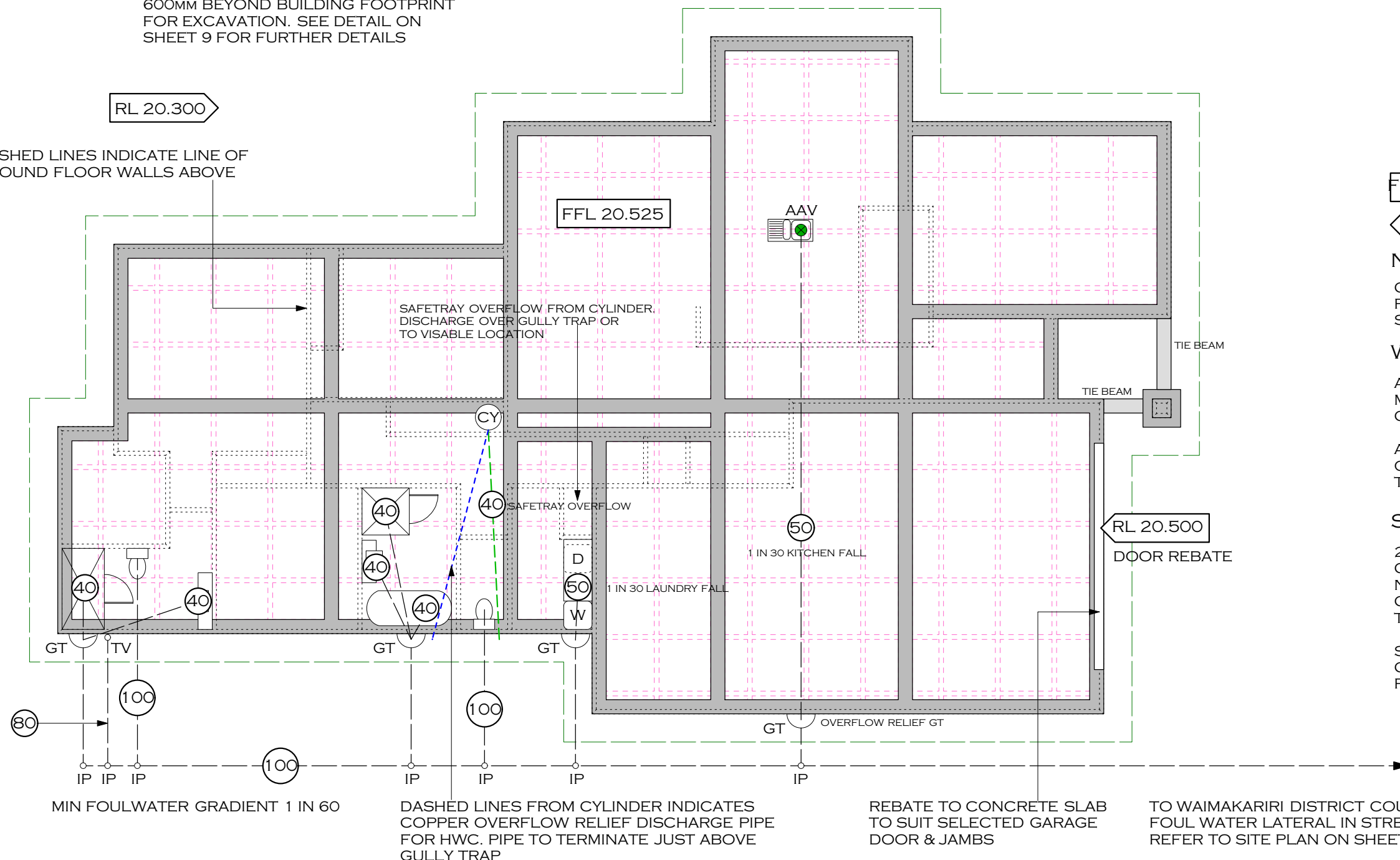
7.5.3.2. GRANULAR FILL : GRANULAR FILL MATERIAL SHALL BE COMPOSED OF CRUSHED ROCK, SCORIA OR APPROVED MATERIAL (A) NOT MORE THAN 5% SHALL PASS THROUGH A 2.2MM SIEVE (B) 100% SHALL PASS THROUGH EITHER: (i) A 19mm SEIVE FOR ANY FILL THICKNESS; OR (ii) A 37.5mm SEIVE FOR A FILL THICKNESS EXCEEDING 100MM

REINFORCING STEEL & FLOOR MESH NOTE:

ALL REINFORCING STEEL & FLOOR MESH TO SLAB TO BE CLASS E (HIGH DUCTILITY FOR EARTHQUAKE PRONE REGIONS) IN ACCORDANCE WITH NZS 4671. USE SE62 GRADE 500E FLOOR MESH IN 100MM THICK 25MPA STEEL FIBRE REINFORCED CONCRETE MIX AS PER CA5 OF NZS 3101:2006.

SE62 GRADE 500E FLOOR MESH IN 100MM THICK 25MPA STEEL FIBRE REINFORCED CONCRETE MIX AS PER CA5 OF NZS 3101:2006 ON 1100x1100x300MM POLYSTYRENE PODS ON 25MM SAND BLINDING. DPM TO RUN IN SAND LAYER. REFER TO FOUNDATION DETAILS ON SHEETS 9 10 AND 11. PODS AT 1200CRS EACH WAY

DASHED LINES INDICATE LINE OF
GROUND FLOOR WALLS ABOVE



LM2602145 - Page 76

	CONCRETE FOUNDATION
	150MM SED TIMBER PILE AND CONCRETE BEAM LOCATION
	POINT TO POINT DIMENSION
	RUNNING CONCRETE DIMENSION
	INTERNAL SLAB THICKENINGS
GT 	APPROXIMATE GULLY TRAP LOCATIONS
	APPROX FOULWATER LINE
 AAV	AIR ADMITTANCE VALVE
o TV	TERMINAL VENT
o IP	INSPECTION POINT
	PIPE DIAMETERS
FFL 10.000	FINISHED FLOOR LEVEL
 9.850	REDUCED GROUND LEVEL

CONFIRM ALL EXTERNAL STEPS FROM FLOOR TO GROUND LEVEL, & THEIR SIZES & LOCATIONS WITH OWNERS

WASTE NOTES:

ALL 100 & 80MM Ø PIPES TO FALL AT A
MINIMUM GRADIENT OF 1 IN 60
COMPLYING WITH TABLE 4 NZBC G13 AS1

ALL 40MM Ø PIPES TO FALL AT A MINIMUM
GRADIENT OF 1 IN 40 COMPLYING WITH
TABLE 4 NZBC G13 AS1

STEEL FIBRE:

25MPa STEEL FIBRE REINFORCED
CONCRETE MIX AS PER C5.A6.1 OF
NZS 3101:2006.
CHARACTERISTIC RESIDUAL FLEXURAL
TENSILE STRENGTH AS $F_{PK1} > 1.0\text{MPa}$.

SELECTED CONCRETE SUPPLIER TO CONFIRM FIBRE DOSAGE MEETS THESE REQUIREMENTS



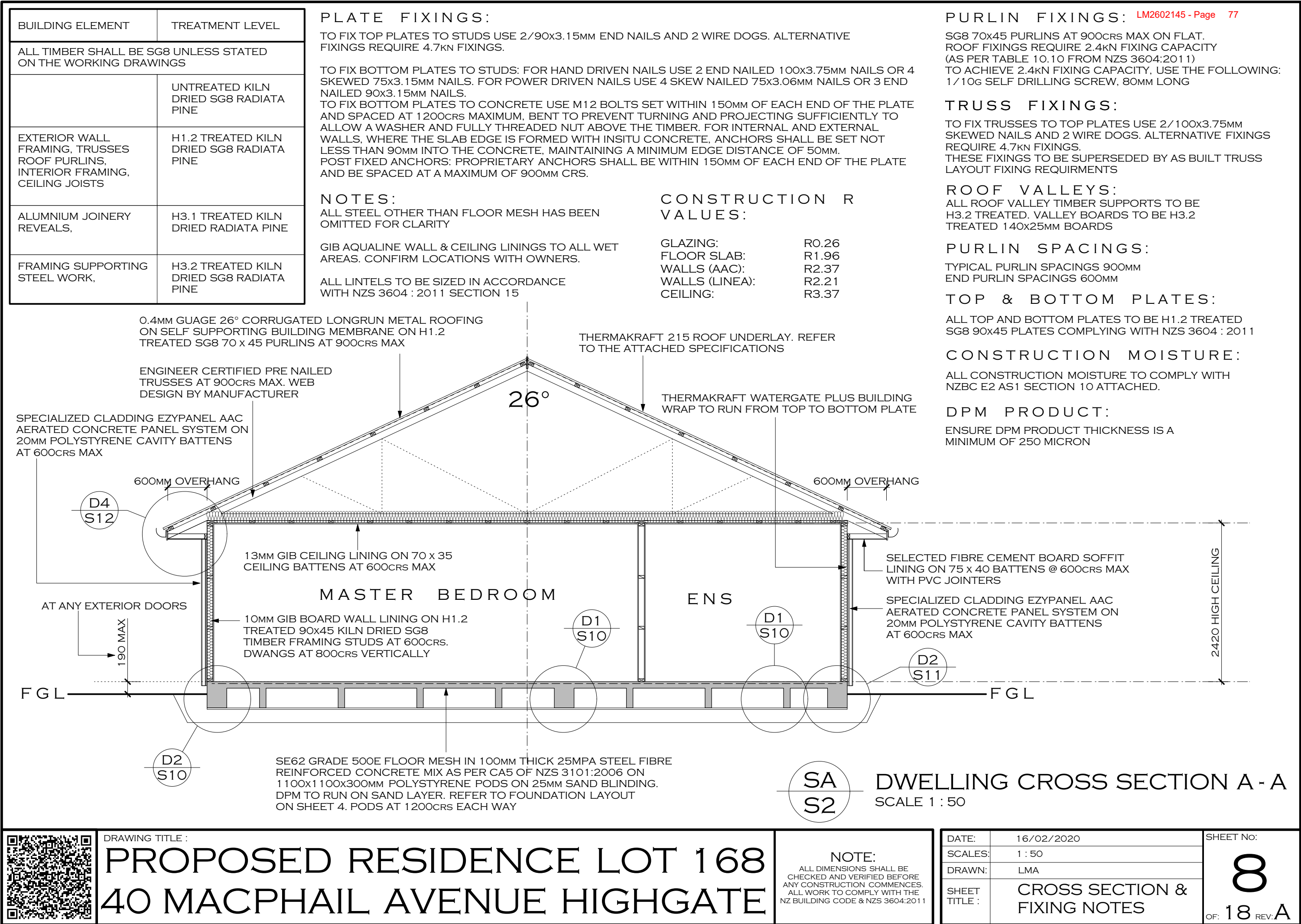
PROPOSED RESIDENCE LOT 168
40 MACPHAIL AVENUE HIGHGATE

NOTE:
ALL DIMENSIONS SHALL BE
CHECKED AND VERIFIED BEFORE
ANY CONSTRUCTION COMMENCES.
ALL WORK TO COMPLY WITH THE
NZ BUILDING CODE & NZS 3604:2011

SHEET TITLE :	FOUNDATION SLAB & SERVICES PLAN
------------------	------------------------------------

4

OF: 18 REV: A



DRAWING TITLE :

PROPOSED RESIDENCE LOT 168

40 MACPHAIL AVENUE HIGHGATE

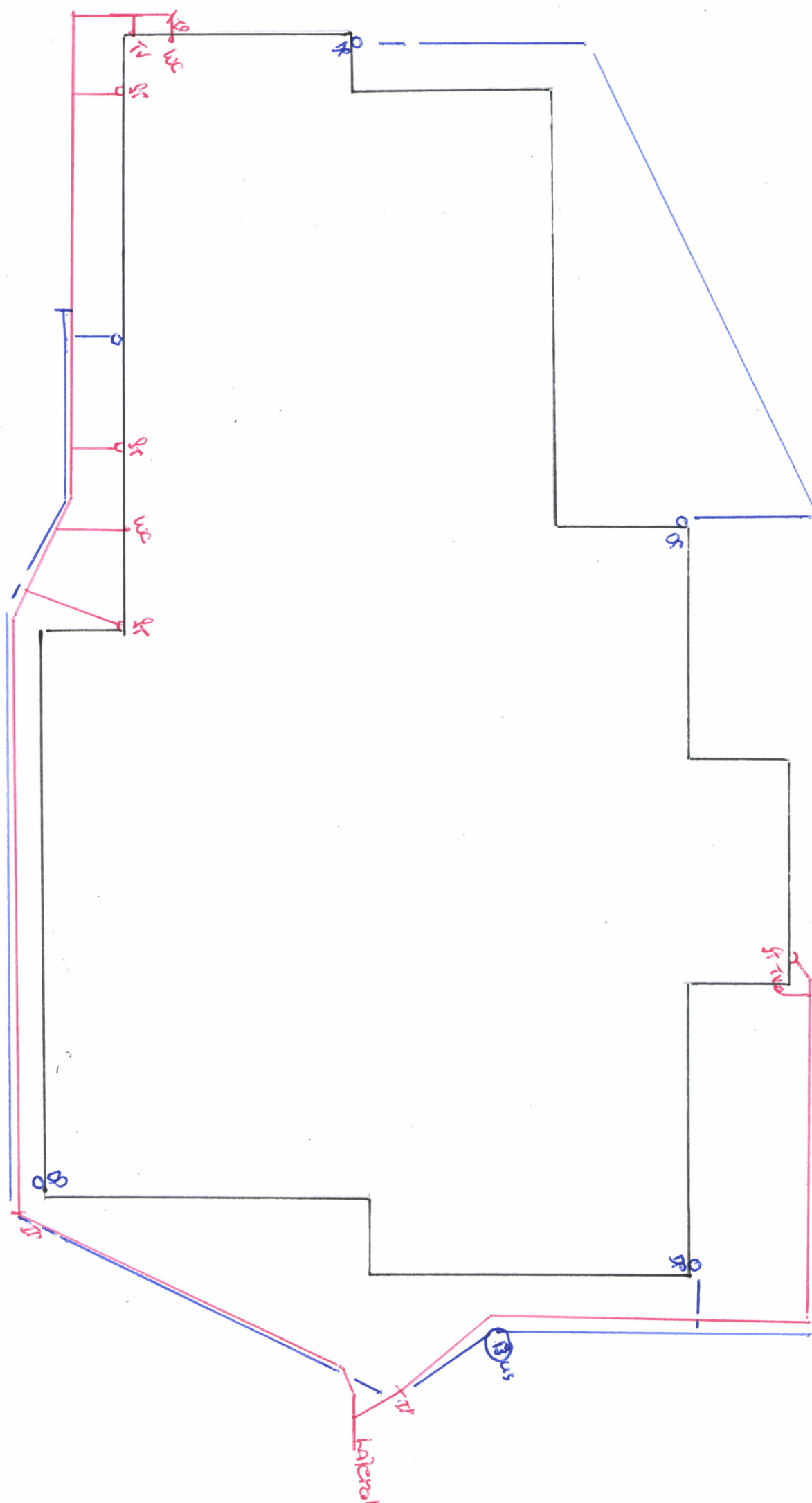
NOTE:
ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED BEFORE ANY CONSTRUCTION COMMENCES. ALL WORK TO COMPLY WITH THE NZ BUILDING CODE & NZS 3604:2011

DATE:	16/02/2020
SCALES:	1 : 50
DRAWN:	LMA
SHEET TITLE :	CROSS SECTION & FIXING NOTES

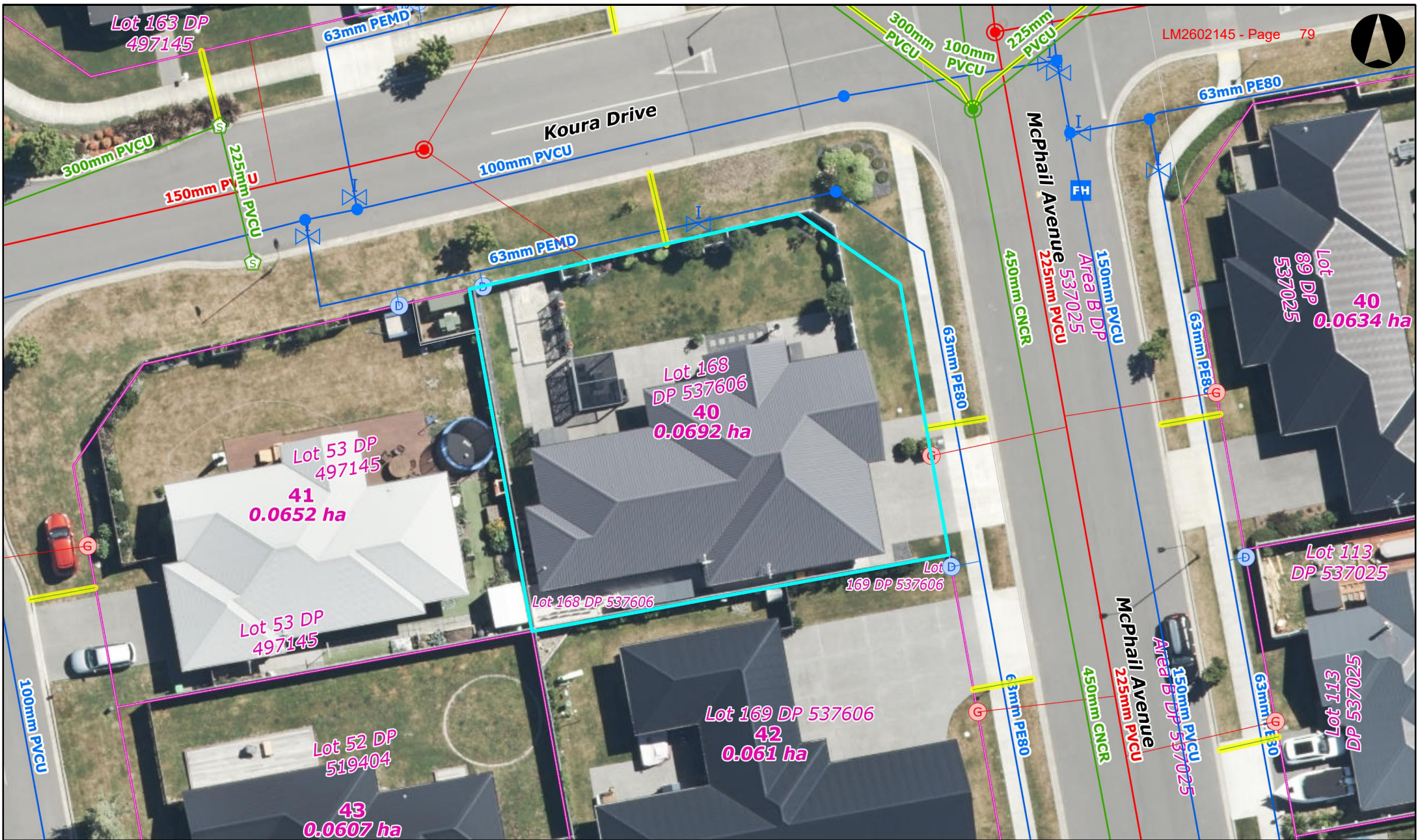
SHEET No:

8

OF: 18 REV: A



	LEGEND: SEWER ——— STORMWATER ———		DRAINAGE PLAN
	SCALE: 1 - 100	DRAWN BY: leg Crossway	JOB N°: 200144
NAME:			VAL N°:
ADDRESS:	40 MacPhail Avenue Highgate 601 168		INSPECTED:
DRAINLAYER:	C. Feary 24971		DATE DRAWN: 12. 5. 20



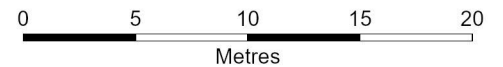
Utilities

Author: Anthony Meier

Date: 18/09/2026

Scale 1:337

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, Waimakariri District Council, Waimakariri District Council

Water Supply	Conduit
Site	Facility Pipe
Bore	Manifold
Equipment Chamber	Network Main
Manhole	Service Line
Sump	Subsoil Drain
Surge Chamber	Ventilation Pipe
Node	Not In Service - Line
Pump	Air Release Valve
Air Gap Separator	Check Valve
Fire Connection	Control Valve
On Demand Water Connection	Diffuser
Restricted Water Connection	Flap Valve
Tanker Filling Point	Flush Valve
Backwash Tank	Hydrant Valve
Chemical Tank	Isolation Valve
Fuel Tank	Membrane Check Valve
Greywater Tank	Pressure Reducing Valve
Pressure Tank	Pressure Release Valve
Reservoir	Sampling Tap
Sludge Tank	Scour Valve
Stormwater Tank	
Surge Vessel	
Wastewater Tank	
Water Tank	
Water Race Pond	
Hurunui Water	

Water Race Maintained By:	
WDC	WDC WIL
WIL	FARMER
Other/Not defined	

Stormwater	Conduit
Site	Facility Pipe
Bore	Manifold
Bypass Chamber	Network Main
Dry Well	Service Line
Equipment Chamber	Subsoil Drain
Inspection Point	Tunnel
Manhole	Ventilation Pipe
Splitter Chamber	Not In Service - Line
Sump	Backwash Tank
Wet Well	Fuel Tank
Node	Greywater Tank
Pump	Pressure Tank
Air Release Valve	Sludge Tank
Check Valve	Stormwater Tank
Control Valve	Surge Vessel
Flap Valve	Water Tank
Isolation Valve	
Membrane Check Valve	
Gravity Stormwater Connection	
Stockwater Connection	

Wastewater	Conduit
Site	Facility Pipe
Bore	Manifold
Bypass Chamber	Network Main
Dry Well	Service Line
Equipment Chamber	Subsoil Drain
Flush Tank	Ventilation Pipe
Inspection Point	Not In Service - Line
Manhole	Chemical Tank
Septic Tank	Fuel Tank
Splitter Chamber	Greywater Tank
Sump	Pressure Tank
Surge Chamber	Reservoir
Wet Well	Sludge Tank
Node	Stormwater Tank
Pump	Surge Vessel
Air Gap Separator	Wastewater Tank
Gravity Sewer Connection	Water Tank
Pressure Sewer Connection	
STEP Sewer Connection	
Septic Tank Private Facility	
Air Release Valve	
Check Valve	
Control Valve	
Diffuser	
Flap Valve	
Flush Valve	

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Unit 8, 357 Madras Street
 Christchurch, New Zealand
 P.O. Box 13-282
 Armagh, Christchurch 8141
 Telephone (03) 366-4320
 Fax (03) 365-7069
 Email eng@lewisandbarrow.co.nz
 www.lewisandbarrow.co.nz

12 November 2015

File: 20398

VB Properties 2008 Ltd
 123 Gardiners Road
 Harewood
 Christchurch 8051

Attention: Peter van Beek

Dear Sir,

Re: Geotechnical Investigation – Lot 168 Koura Drive, Highgate Subdivision, Rangiora

Aurecon has undertaken testing of the overall Highgate Subdivision to determine the suitability of the land for development including determining the potential for liquefaction. Their report dated 20 December 2011 concludes that the potential for liquefaction is low, the potential for lateral spreading is very low, and the land is equivalent to a "Technical Category 1" classification.

Site specific investigations were carried out by Lewis & Barrow Ltd. on the above site on the 10th November 2015 to determine the site soil bearing capacity and likely foundation type. Four penetrometer tests were undertaken to a maximum depth of 1.64m. These were followed by two bore holes with a hand auger down to a maximum depth of 4.4m. The type of soil was determined at each depth by visual and contact identification.

The soil on this site consists of 0.35m of topsoil and fill followed by sandy silts and silts with some peat content from 2.2m below ground level. Gravel is expected beyond the depth of testing which the subdivision geotechnical report by Aurecon shows extends for some depth. Peat is an organic material which can compress over time due to the weight imposed on it such as a dwelling structure leading to foundation settlement. The amount of settlement expected will depend on the weight of the proposed dwelling and will need to be calculated by specific engineering design. For a single storey timber framed dwelling standard type foundations widened as required for site ultimate bearing capacity will likely be suitable unless heavy claddings are proposed in which case it may be necessary to use a raft type foundation such as Firth "TC1 RibRaft".

Enclosed is a site plan and separate sheets for each penetrometer test/auger hole. The penetrometer tests have been graphed to show the ultimate bearing strength at each depth alongside the different soil types.

The ground on this site has an ultimate bearing capacity of 200kPa at a depth of 350mm. The minimum depth of any foundation shall be 350mm. The ultimate bearing values are less than the 300kPa required for design to N.Z.S.3604:2011 "Timber-framed buildings", therefore the foundations will require specific engineering design which should also consider the presence of peat. For a typical timber framed dwelling this means that perimeter strip concrete foundations may be up to 50% wider than standard.

In conclusion, this site does not comply with the N.Z.S.3604:2011 definition of good ground due to the presence of peat and the ground ultimate bearing capacity being 200kPa, therefore the foundations will require specific engineering design for an ultimate bearing capacity of 200kPa at 0.35m below ground level. As the peat is located more than 2.2m below ground level, for a single storey timber framed dwelling standard type foundations are likely to be suitable widened as required for the site ultimate bearing capacity unless heavy claddings are proposed in which case a stiffened raft foundation such as Firth "TC1 RibRaft" may be required.



Shallow Geotechnical Investigation
Lot 168 Koura Drive, Highgate Subdivision, Rangiora

A site subsoil classification of D in accordance with AS/NZS 1170.5:2002 is appropriate for seismic design for this site.

Yours faithfully



Nigel Hogg

Engineer

Encl. Plots of soil profiles, penetrometer tests and site plan.

This report has been prepared solely for the benefit of our Client with respect to the brief. The reliance by other parties on the information or opinions contained in this report, shall without our prior review and agreement in writing, be at such other parties sole risk.

Reviewed/Checked By: 





Bore Hole No. 1

SOIL PROFILE AND SCALA PENETROMETER RESULTS

Sheet 1 of 5

Soil Description

(FILL) Topsoily mixed SILTS, trace sand; greyish dark brown, mottled orange. Firm; moist; sand, fine.
(Some medium to coarse gravel from 0.0m-0.1m)

Fine sandy SILT; grey, mottled orange. Firm; moist.

(Soft and wet from 0.9m-1.0m)

SILT, minor sand; grey, mottled orange. Firm; moist; sand, fine.

(Sand ends at 1.5m)
(Dark grey from 1.6m)

(Trace peat from 1.85m)

(Wet from 2.05m)

SILT, some peat; dark brownish grey. Soft; saturated.
(12-20% Peat)

Peaty SILT; dark brownish grey. Soft; saturated.
(20-30% Peat)

Silty PEAT; brownish dark grey. Soft; saturated;
peat, fibrous. (50-60% Peat) (3.0m-3.1m)

Peaty SILT; dark brownish grey. Soft; saturated.
(30-40% Peat) (3.1m-3.2m)

PEAT, trace silt; dark brown. Soft; saturated; peat,
amorphous. (95-100% Peat) (3.2m-3.35m)

Peaty SILT; dark brownish grey. Soft; saturated;
peat, fibrous and amorphous. (40-50% Peat)

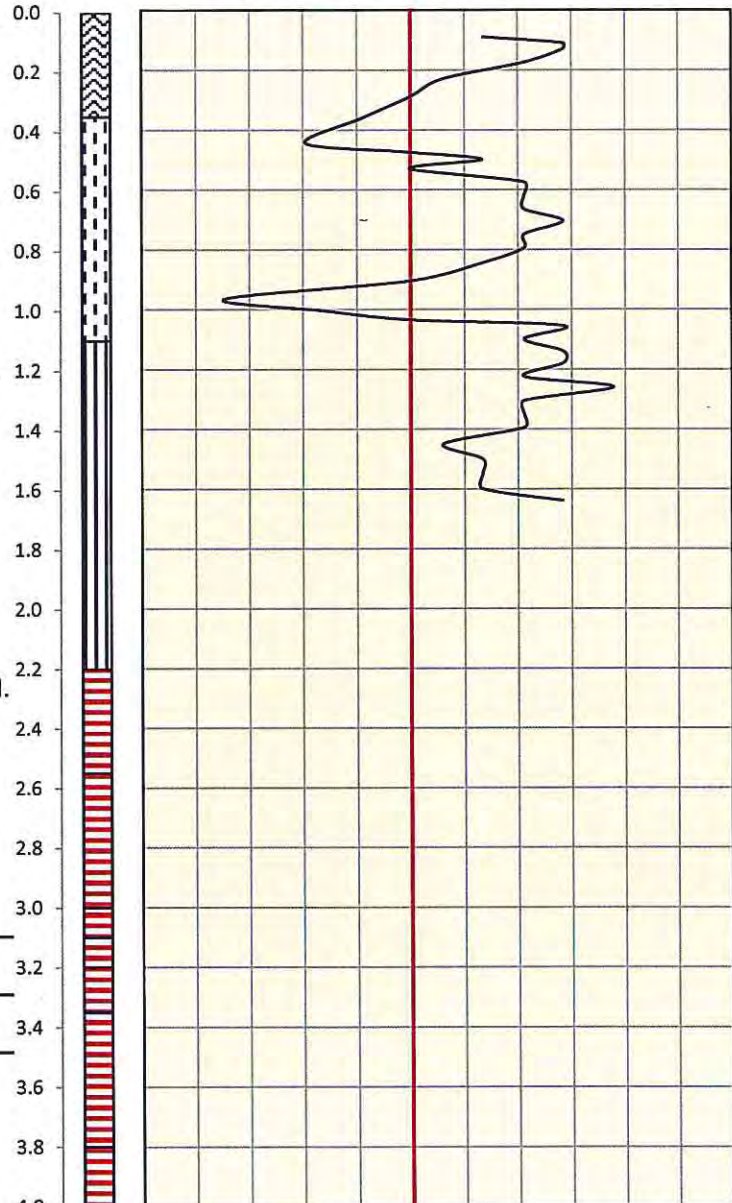
PEAT, trace silt; dark brown. Soft; saturated; peat,
amorphous. (95-100% Peat)

SILT, some sand and minor peat; blue grey. Firm;
saturated; sand, fine; peat, amorphous.
(5-12% Peat)
(Trace peat from 4.3m)

* Scala penetrometer completed 1.64m bgl.
Hand auger completed at 4.4m bgl.

Ultimate Bearing Capacity, kPa

50 100 150 200 250 300 350 400 450 500 550 600



Refer to Cover Sheet for Engineer's Recommendations

Site Address: Lot 168, Cnr Spark Lane & Koura Drive,
Highgate Subdivision (Stage 3), Rangiora

Client: VB Properties Ltd

Technical Category: N/A - Rural & Unmapped

Reason for Test: Council Requirement

Plotted by: NL

Field Worker: NL

This report (letter, soil test results sheets and site plan) must be read with the P.I.M. If there is anything adverse regarding ground bearing capacity on the P.I.M. this report shall be referred back to the Engineer for review. If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details. This report has been prepared solely for the benefit of our client. No liability is accepted by this firm or by any Principal, or Director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk. This disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law

WT depth approx. 1.00m bgl

The information on this page should only be interpreted by a Chartered Professional Engineer experienced in Geotechnical Engineering



Bore Hole No. 2

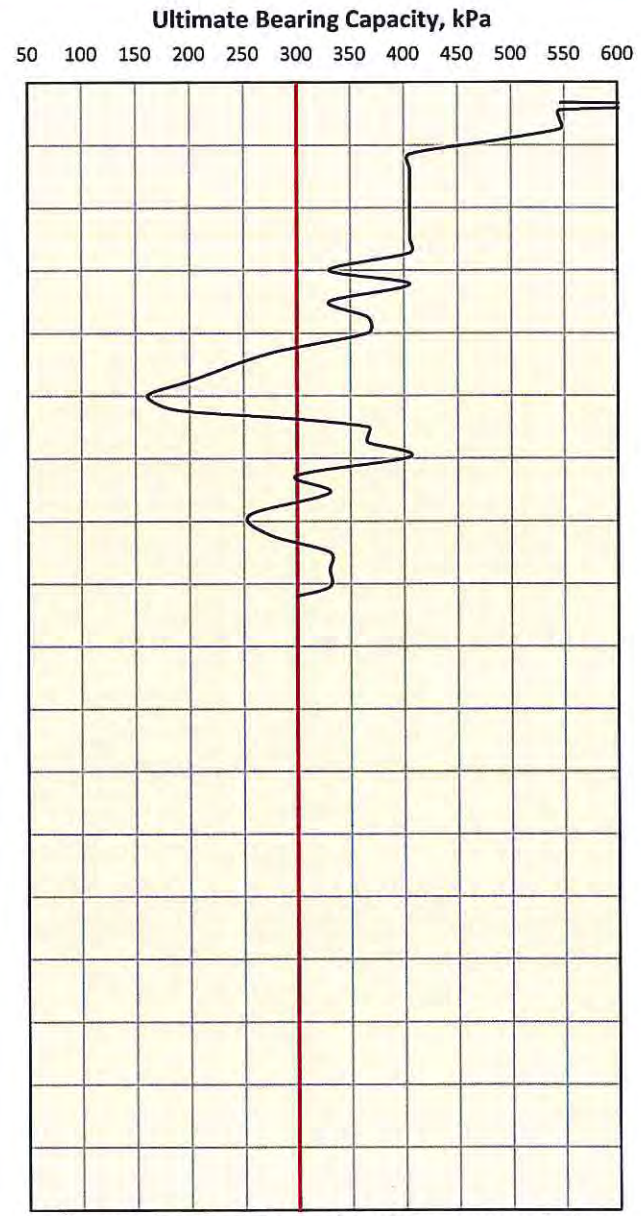
SOIL PROFILE AND SCALA PENETROMETER RESULTS

Sheet 2 of 5

Soil Description

* Scala penetrometer completed at 1.64m bgl.

WT not struck



Refer to Cover Sheet for Engineer's Recommendations

The information on this page should only be interpreted by a Chartered Professional Engineer experienced in Geotechnical Engineering

Site Address: **Lot 168, Cnr Spark Lane & Koura Drive, Highgate Subdivision (Stage 3), Rangiora**

Client: **VB Properties Ltd**

Technical Category: **N/A - Rural & Unmapped**

Plotted by: **NL**

Reason for Test: **Council Requirement**

Field Worker: **NL**

This report (letter, soil test results sheets and site plan) must be read with the P.I.M. If there is anything adverse regarding ground bearing capacity on the P.I.M. this report shall be referred back to the Engineer for review. If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details. This report has been prepared solely for the benefit of our client. No liability is accepted by this firm or by any Principal, or Director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk. This disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law



Bore Hole No. 3

SOIL PROFILE AND SCALA PENETROMETER RESULTS

Sheet 3 of 5

Soil Description

Silty TOPSOIL, some sand; dark brown. Moist.

Fine sandy SILT; grey, mottled orange. Firm; moist.

(Heavily mottled from 0.7m)

SILT; grey, mottled orange. Firm; moist.
(Trace fine sand from 1.35m-1.6m)

(Dark grey, mottled orange from 1.6m)
(Wet from 1.75m)

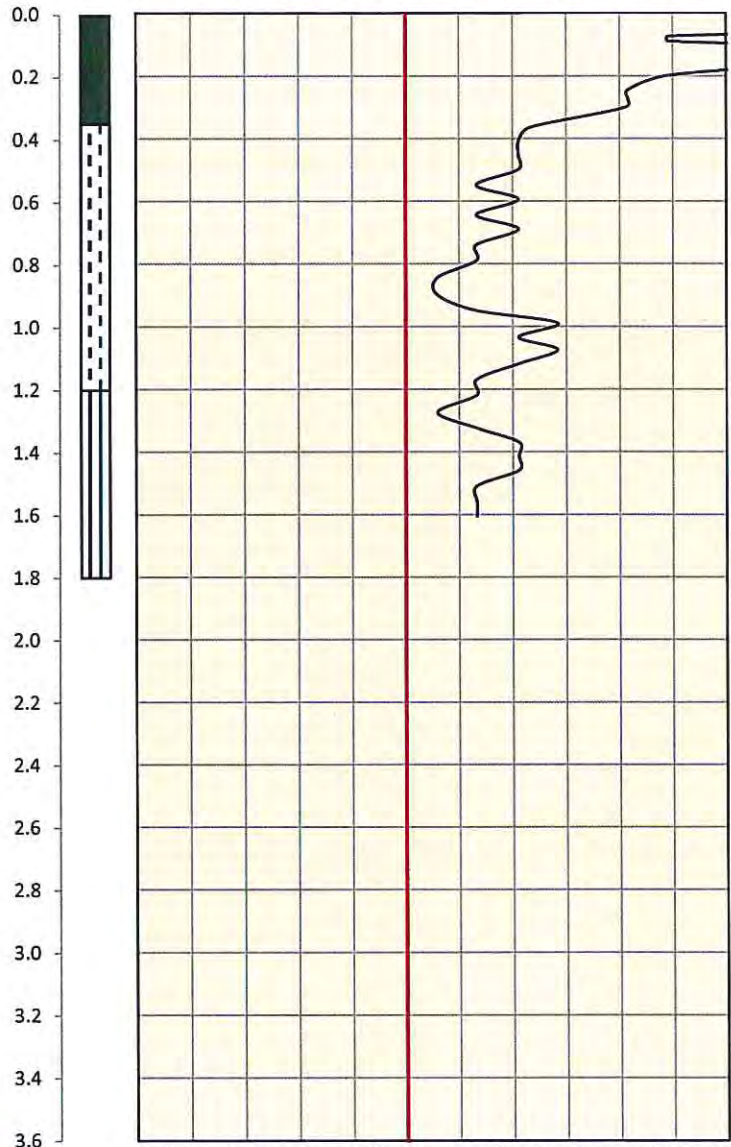
* Scala penetrometer completed at 1.61m bgl.

* Hand auger completed at 1.8m bgl.

WT not struck

Ultimate Bearing Capacity, kPa

50 100 150 200 250 300 350 400 450 500 550 600



Refer to Cover Sheet for Engineer's Recommendations

The information on this page should only be interpreted by a Chartered Professional Engineer experienced in Geotechnical Engineering

Site Address: **Lot 168, Cnr Spark Lane & Koura Drive, Highgate Subdivision (Stage 3), Rangiora**

Client: **VB Properties Ltd**

Technical Category: **N/A - Rural & Unmapped**

Plotted by: **NL**

Reason for Test: **Council Requirement**

Field Worker: **NL**

This report (letter, soil test results sheets and site plan) must be read with the P.I.M. If there is anything adverse regarding ground bearing capacity on the P.I.M. this report shall be referred back to the Engineer for review. If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details. This report has been prepared solely for the benefit of our client. No liability is accepted by this firm or by any Principal, or Director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk. This disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law



Bore Hole No. 4

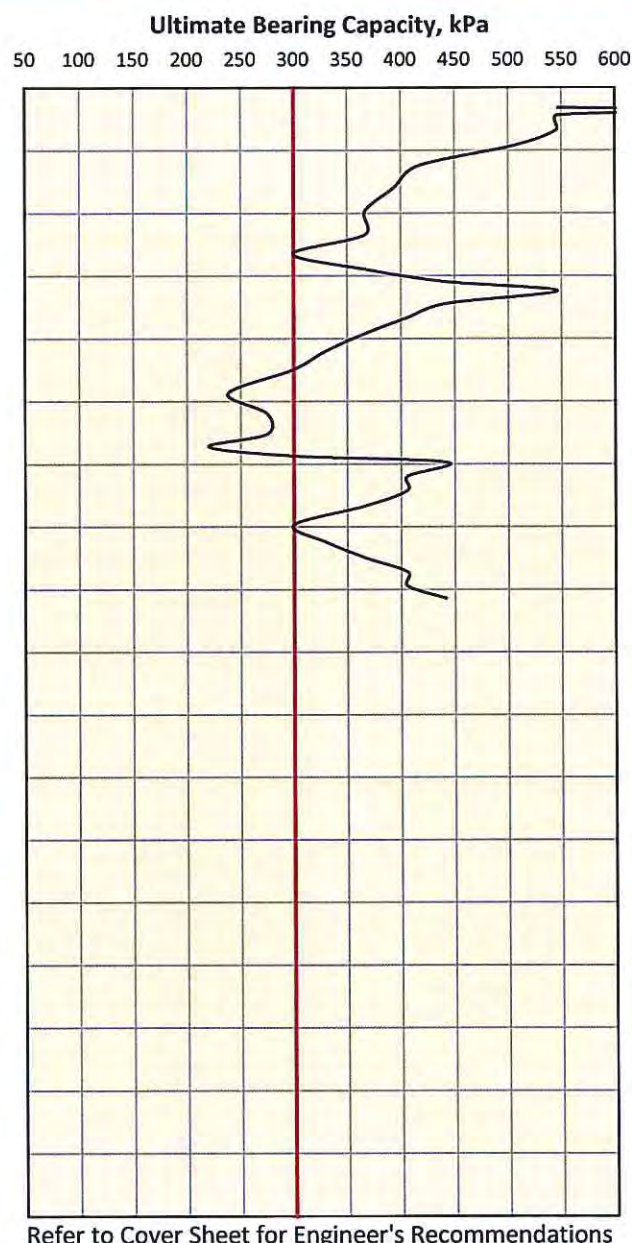
SOIL PROFILE AND SCALA PENETROMETER RESULTS

Sheet 4 of 5

Soil Description

* Scala penetrometer completed at 1.63m bgl.

WT not struck



The information on this page should only be interpreted by a Chartered Professional Engineer experienced in Geotechnical Engineering

Site Address: **Lot 168, Cnr Spark Lane & Koura Drive, Highgate Subdivision (Stage 3), Rangiora**

Client: **VB Properties Ltd**

Technical Category: **N/A - Rural & Unmapped**

Plotted by: **NL**

Reason for Test: **Council Requirement**

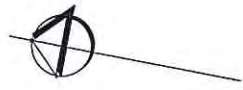
Field Worker: **NL**

This report (letter, soil test results sheets and site plan) must be read with the P.I.M. If there is anything adverse regarding ground bearing capacity on the P.I.M. this report shall be referred back to the Engineer for review. If any fill or soils other than those noted in the above report are found at the bottom of the excavations, the Engineer shall be notified to inspect and issue further details. This report has been prepared solely for the benefit of our client. No liability is accepted by this firm or by any Principal, or Director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at their own risk. This disclaimer shall apply notwithstanding that the report may be made available to any person in connection with any application for permission or approval, or pursuant to any requirement of law

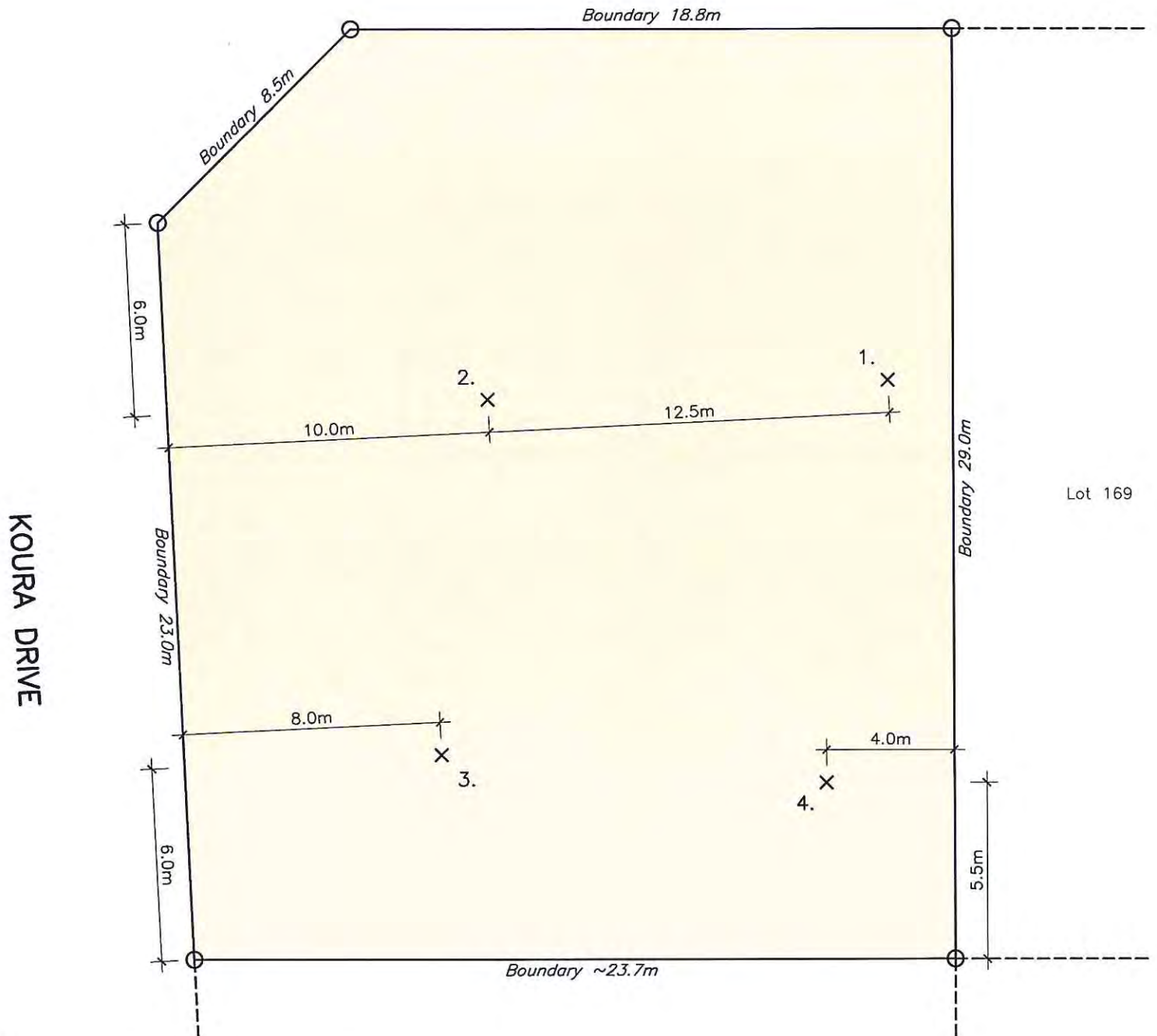


SITE PLAN

SHEET **5** OF 5



SPARK LANE



1. X Approximate Position of Penetrometer Test and Auger Hole.

ADDRESS: CNR SPARK LANE & KOURA DRIVE, HIGHGATE SUBDIVISION (STAGE 3), RANGIORA
LOT: 168
DP: TBA



**Geotechnical Assessment Report
Northbrook Road Subdivision,
Christchurch
VB Properties 2008 Limited**

Report ref:
223094
20 December 2011
Revision 1

2. Summary

VB Properties 2008 Limited is proposing to develop a residential subdivision on an area of vacant land located on Northbrook Road, Rangiora. The subdivision site comprises a total area of approximately 18.3ha. The site is zoned as Residential 2 and is contained within the East Rangiora Outline Development Plan area. The site is relatively flat and primarily used for pastoral farming.

Aurecon New Zealand Ltd has been engaged to provide engineering services for the subdivision, part of which is to carry out a geotechnical investigation. The purpose of the geotechnical investigation described in this report is to identify any geotechnical issues with the subdivision including addressing potential liquefaction risk and any remediation options that may be required as part of the residential development.

The objective of the geotechnical investigation was to determine the nature and composition of the underlying ground conditions and identify the relevant geotechnical issues. The geotechnical assessment comprised of a site walkover followed by the excavation of test pits and the carrying out of cone penetrometer tests (CPT). A review of existing Environment Canterbury borehole records was also carried out.

The CPT's located in the northern third of the site show an alternating sequence of stiff silt and clayey silt overlaying predominately sandy gravels at depths ranging from 4.0m to 6.3m bgl. The upper 2.0m of silt and clayey silt layers are typically very stiff to hard while the underlying layers vary in stiffness from firm to stiff. In the southern and middle third of the site the ground conditions consist of interbedded stiff silt and clayey silt overlying an alternating layer of firm peat and clayey silt at a depth of 2.5m to 3.5m bgl, which in turn are underlain by very dense sandy gravel.

A liquefaction assessment was undertaken for a Serviceability limit state (SLS) and Ultimate limit state (ULS) earthquake based on the NZGS Guidelines using NZS1170

The liquefaction analysis identified the following:

- Under a SLS earthquake case the total settlements are very low and it is unlikely there will be any liquefaction induced ground damage. The exception is CPT16, where potential total settlements are in the order of 15mm. This is still within the limits as outlined by the '*Guidance on house repairs and reconstruction following the Canterbury Earthquake*', dated 20 December 2010.
- Under a ULS earthquake case the total settlements are typically less than 2mm. The exception is CPT16, where potential total settlements are in the order of 15mm. This is still within acceptable limits under the new '*Guidance on house repairs and reconstruction following the Canterbury Earthquake*', dated 20 December 2010. It is however noted that during the ULS design earthquake some building damage is likely at this level of shaking regardless of ground conditions and liquefaction potential. Further we note, that no ground damage was noted following the Darfield earthquake that may be considered to be more severe than the ULS design earthquake considered here.
- The calculated settlements across the site are consistent, especially for the CPT's which extended to significant depths. This would indicate that the potential liquefaction induced settlements across the site are likely to be consistent. The exception the settlements calculated for CPT16 in the north eastern corner of the site. Based on our site investigations we infer that the difference from this localised area to that of other parts of the site is directly related to the underlying ground conditions, of silty sand to a greater depth.

For the Canterbury region the Department of Building and Housing (DBH, 2011) has recently released a new classification system for residential 'Green Zone' land on the flat in regard to the liquefaction

Geotechnical Assessment Report

susceptibility. Based upon results of the liquefaction assessment the site can be placed in Technical Category 1.

Due to the type and nature of the subsoil conditions, including the presence of organic deposits we suggest that site specific foundation design is undertaken. Pile foundations are recommended.

As required under the new DBH guidelines for detailed house design, a site specific geotechnical assessment shall be carried out by suitability qualified chartered engineer with experienced in residential house development. Thereby, allowing site specific geotechnical information to be used in the foundation design.

It is assumed that the infrastructure can be placed within the sand and silt deposits overlying the thick peat deposits. Further assessment of infrastructure will be required at the detailed design stage. For deep and/or heavy infrastructure pile foundations as per the main site may be required.

It is likely that the amount of earthworks required for the site will be minimal as the site is essentially flat. Removal of the peat layers is not recommended as it will be time consuming and costly as part of any preparatory earthworks.

Cuts are likely to encounter predominantly silty soil with the potential for sand layers. Any cuts greater than 1.5m in height or groundwater seepages encountered should be inspected by a geotechnical engineer or engineering geologist to confirm the acceptability and apply any site specific treatment, if required.

Depending on the nature of the fill material the appropriate compaction standard will need to be applied. A geotechnical engineer should review the compaction standard prior to site earthworks.

All areas where earthfill is to be placed should be stripped of topsoil and stockpiled. Slopes steeper than 3H:1V should be assessed by a geotechnical engineer as part of the detail design. If fill depths exceed 0.5m, we recommend a geotechnical engineer carries out an assessment to confirm the affect the fill surcharge will have on the peat.

Our limitations are at the end of this report and this report shall be read as a whole.

Geotechnical Assessment Report

susceptibility. Based upon results of the liquefaction assessment the site can be placed in Technical Category 1.

Due to the type and nature of the subsoil conditions, including the presence of organic deposits we suggest that site specific foundation design is undertaken. Pile foundations are recommended.

As required under the new DBH guidelines for detailed house design, **a building consent investigation will be required for each lot.**

It is assumed that the infrastructure can be placed within the sand and silt deposits overlying the thick peat deposits. Further assessment of infrastructure will be required at the detailed design stage. For deep and/or heavy infrastructure pile foundations as per the main site may be required.

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Depending on the nature of the fill material the appropriate compaction standard will need to be applied. A geotechnical engineer should review the compaction standard prior to site earthworks.

All areas where earthfill is to be placed should be stripped of topsoil and stockpiled. Slopes steeper than 3H:1V should be assessed by a geotechnical engineer as part of the detail design. If fill depths exceed 0.5m, we recommend a geotechnical engineer carries out an assessment to confirm the affect the fill surcharge will have on the peat.

Our limitations are at the end of this report and this report shall be read as a whole.

Geotechnical Assessment Report

TC3	>50mm	>100mm	>50mm	>100mm	Site specific foundation solution
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Based upon results of the liquefaction assessment described in Section 6.3 the potential for liquefaction is very low and as such the site can be placed within the TC1 category. However, this is relates only to liquefaction and not the presence of peat and other organic soils which may give rise to excessive total and differential settlement.

6.5 Compliance with the Definition of 'Good Ground'

Based on the findings of this geotechnical assessment it is inferred that the site is non-compliant with the intent of the definition of 'Good Ground' in terms of the New Zealand Standards *Timber Framed Buildings* (NZS3604:2011) and *Concrete Masonry Buildings Not Requiring Specific Engineering Design* (NZS4229:1999), from an available soil bearing capacity aspect.

Therefore, irrespective of any potential liquefaction risk at the site typical light weight timber framed or masonry houses (which would generally be designed within the guidelines of NZS3604:2011 or NZS4229:1999) would require specific foundation design.

6.6 Peat

The ground investigation identified peat layers predominately within the southern and middle areas of the site at between 1.0m and 4.6m bgl. The southern area of the site shows peat layers within the top 4.4m. The peat layers are between 0.8m and 2.4m thick. The middle area exhibited thickness of 1.0m to 2.3m of peat.

Thin peat layers were identified in the northern area of the site but were typically less than 0.5m thick and present at depths ranging from 2.5m to 5.5m bgl. Given that peat does not liquefy, the main concern with the peat layer is in terms of foundations for buildings and infrastructure.

6.6.1 Infrastructure

On the assumption that the majority of the infrastructure is placed within the sand and silt deposits overlying the thick peat deposit, no special pre earthworks are required to protect the infrastructure, subject however to confirmation of the infrastructure design and loadings. It is anticipated that further assessment of infrastructure will be required at the detailed design stage. For deep and/or heavy infrastructure pile foundations as per the main site may be required.

6.6.2 Residential Foundations

Due to the residential nature of the development and the presence of thick deposits of peat, future residential development will require foundations to limit consolidation and creep settlement in the peat. Piles are therefore recommended and founded in the basal sandy gravels typically at 2.0m to 4.6m bgl.

Pile foundations will transfer structural loads from the structure to deeper and stronger non-liquefiable sandy gravel layers at 2.0m to 4.6m bgl, thereby minimising any structural damage associated with the ground due to the presence of peat.

Piled foundations for a residential house typically comprise driven piles and can be either concrete (typically used if a concrete floor system is to be used), or timber (typically used if a timber floor and sub-floor system is to be used). A pile foundation system does not require any special soil preparation, but will require site specific investigation and design. We note that all pile foundations are to be designed to carry the full structural loads and stresses with no reliance on the ground below the slab.

As required under the new DBH guidelines, **a building consent investigation will be required for each lot.**

9 March 2011

Peter and Judy Van Beck
125 Gardiners Road
Harewood
Christchurch 8051

Dear Peter and Judy

Please find the results of the heavy metals and residue tests.

Site Address: Northbrook Road, Rangiora

Legal Description: Lot 3 DP 9926

During discussions with Peter, he advised the following: That the property has not been operated as a sheep farm hence there is no evidence of any sheep dip areas having existed. The historic use of the site comprises dairy farm operations, although deer inhabited the property for 15-16 years. Over the past 10 years, a neighbouring farmer has leased the property for the purpose of grazing dairy cows. Hay harvesting is also currently undertaken on the site. Standard fertiliser has been used across the property for the purpose of increasing soil nutrients. With regards to the presence of former farm buildings, a dairy shed was previously located in the northern region of the site and in close proximity to Watkins Place.

The test were undertaken by an accredited sampler using industry approved sampling procedures for residue testing requiring a 37.5mm sample with a minimum of 30 cores per paddock with every paddock being sampled. In this case the paddocks were grouped into two samples.

Gerard Rushton

B.Com.(Ag) MNZIAS CP Ag
Director

Agricultural Consulting Services

201 Smithfield Road, Ashburton. 7772

P. 03 308 6208 F. 03 308 6280 M. 0274 339 065

office@agconsulting.co.nz www.agconsulting.co.nz

The tests results show:

Arsenic is low at 3 with the guidelines being 30mg/kg
Copper is low at 13 with the guidelines being 2300mg/kg
Boron is low at <20
Cadmium is low at 0.33 and 0.31 with the guidelines being 3mg/kg
Chromium is low with a total of 18 and 17 the guidelines being 460mg/kg
Copper is ok at 13 and 15 with no detectable limit
Lead is 22 – 27 is good with an allowable level up to 400mg/kg
Mercury at 0.11 and <0.11 is low the allowable level is 310mg/kg

The results from the multi residue tests (lab # 976724) show that all residues are below the detection limit except for 4,4'-DDE. The 4,4'-DDE is 0.051ppm and 0.003ppm which is very low. The standard dairy conversion for total DDT has to have a total average of below 0.70ppm. Given these results the soil presents itself as clean.

In my opinion there is nothing in this test that should affect the subdivision application.

If you require any further assistance or information please do not hesitate to contact me.

Yours sincerely

Gerard Rushton

Gerard Rushton

B.Com.(Ag) MNZIAS CP Ag
Director

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NZS 4431 : 1989

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

To *Waimakariri District Council*
215 High Street
Private Bag 1005
Rangiora 7440 (name and address of Local Authority)

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision *Highgate – Stages Ca & Cb*
Owner / Developer *V B Properties (2008) Ltd*
Location *Watkins Drive, Rangiora*

The earth filling, have been placed in compliance with terms of NZS 4431

While work was in progress I, Ian McPherson c/- Aurecon NZ Ltd, P O Box 1061, Christchurch, acted as consulting Geotechnical Engineer

During the work, the inspecting engineer and his staff made periodic visits of inspection to the site. Soil testing was carried out to check the quality of the fill by the contractor and their testing agency.

The attached plan, 223094-0000-DRG-AB-4051[A], shows those Lots affected by filling and the extent of the fill as part of the development works.

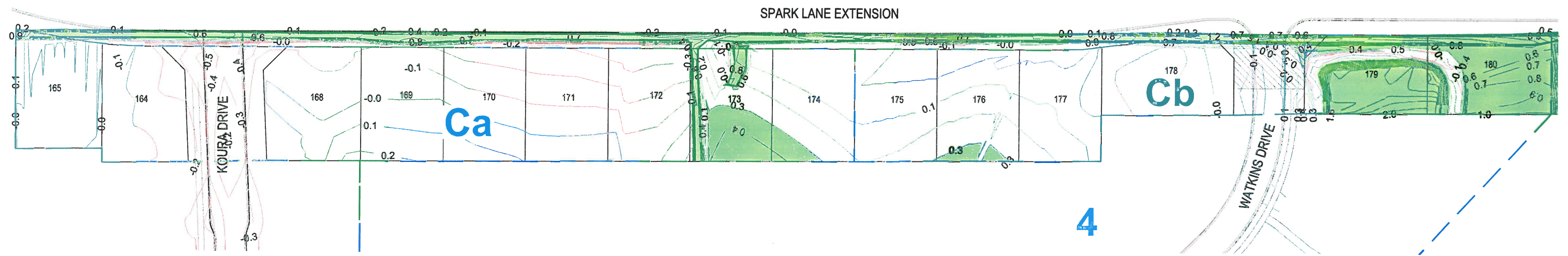
In the opinion of the inspecting engineer the following special limitations should be observed:

Nil

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

[Signature]
..... (signature)
Technical Director
..... (position)
18/6/19
..... (date)

On behalf of *V B Properties (2008) Ltd*
(name of owner/developer)



OK
18/6/19

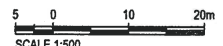
AS BUILT INFORMATION HAS BEEN SUPPLIED BY BG CONTRACTING LTD - JUNE 2018.

FILL (OVER 0.3m) - —

CUT —

FILL —

ZERO —



SCALE 1:500

CLIENT	REV	DATE	REVISION DETAILS	APPROVED	SCALE	SIZE	AS BUILT	PROJECT	HIGHGATE SUBDIVISION NORTHBROOK ROAD RANGIORA							
	A	18/06/19	AS BUILT ISSUE	B.TOMS	1:500	A1		APPROVED	DATE 12/07/2018	TITLE	STAGE Ca & Cb CUT / FILL CONTOUR AS BUILT					
							B TOMS				B.TOMS	DRAWING No.	PROJECT No. 223094	WBS - 0000	TYPE - DRG	DISC - AB
						DRAWN T STOCKER										
						DESIGNED A COLUMBUS										
						CHECKED D. WATSON										
VB PROPERTIES 2008 LIMITED																



Legend

LM2602145 - Page 96

 Flood Exclusion Zones

 Dog Alerts

Property Alerts

 Red

All Flooding Hazard 200 year

ClassName

 Low

 Medium

 High

 Properties < 1 ha

Property Boundaries with Attributes

 Current Property

 Deposited Land Parcels

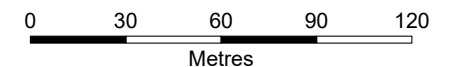
Road Names

Author: Anthony Meier

Date: 18/09/2026

Scale 1:2,378

Original page size: A4



Disclaimer:

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Credits:

Waimakariri District Council approved access only, 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

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.

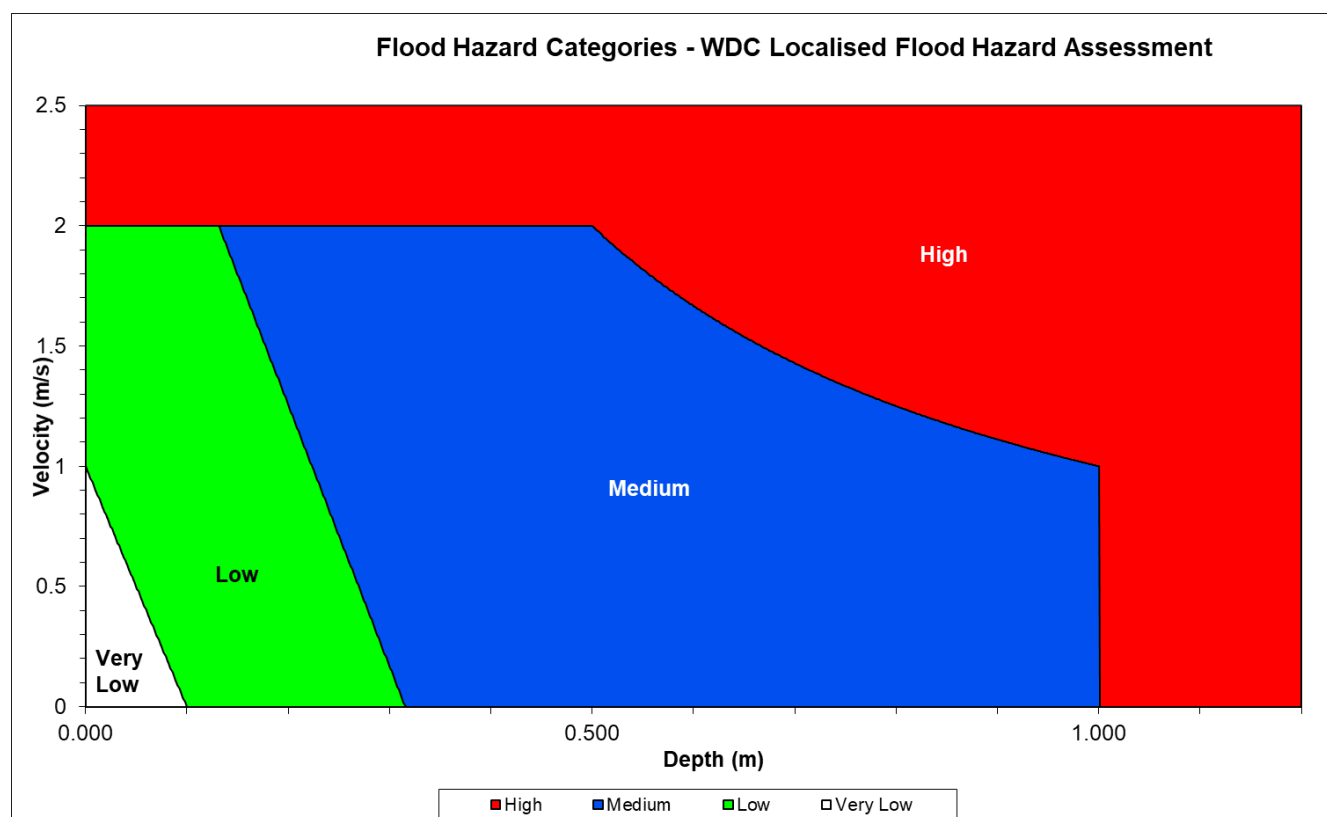
1. Annual Exceedence Probability.

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

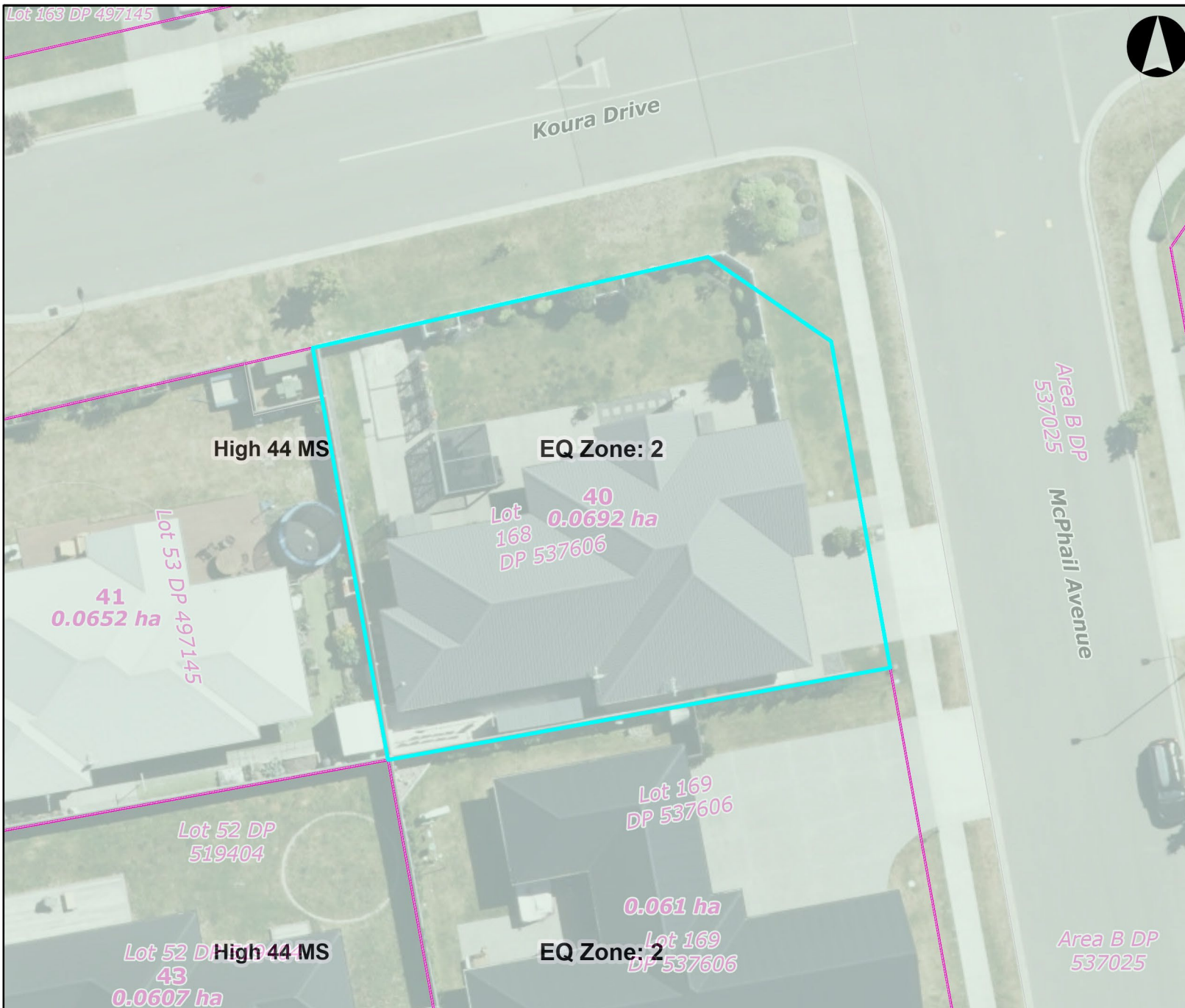
The attached Flood Map, published in 2020, is based on recent flood modelling work. This flood mapping has been formally adopted by Council and included in the Proposed Waimakariri District Plan.

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>

Lot 163 DP 497145



Legend

LM2602145 - Page 99

Land Parcel

Property Boundary

NZS3604:2011

High 44 MS

NZS3604:2011

ZONE

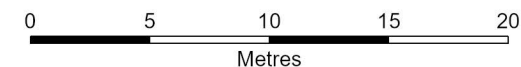
2

Author: Anthony Meier

Date: 18/09/2026

Scale 1:316

Original page size: A4



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Credits:

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Urban and Rural Aerial Imagery, 2023 Birch Hill Cemetery UAV
Imagery, 2022-23 Cust Cemeteries UAV Imagery, Waimakariri District
Council, Waimakariri District Council

This property is eligible for the Council's kerbside collection service. This includes collection of recycling and an optional organics and rubbish wheelie bin service. Information on these services is available at:

<https://www.waimakariri.govt.nz/services/recycling-rubbish-and-organics>

New property owners may swap the size of bins allocated to their property within 3 months of taking possession, without paying a bin delivery/removal fee, by telephoning the Customer Services Team on 0800 965 468.



Waimakariri District Council
215 High Street
Private Bag 1005
Rangiora 7440, New Zealand
Phone 0800 965 468

Our Reference: CUS-03-04/190626090676

1 July 2019

Kerbside Bins – Information for New property Owners

The Council's optional kerbside rubbish and organics collection service was introduced on 1 July 2019 to complement the existing wheelie bin recycling collection.

If there are rubbish and/or organics bins at your property, your annual rates will include the rubbish and/or organics service. These rates are set for the financial year and vary according to the size of the bin supplied.

Organics (green lid) and Rubbish (red lid) bins at the property

As a new property owner, you have the opportunity to join the wheelie bin rubbish and organics collection. Also for a limited time, you may change the bin selections made by the previous owner of your property.

If you have rubbish and/or organics wheelie bins at your property and these are not suitable for your use, you are able to change the size of the bin or bins within 3 months of the sale settlement date without paying a delivery/removal fee or the cost of additional capacity. You may also cancel the service.

Contact Customer Services to arrange a swap of bin sizes or to send the bins back. *Please remember that there is no adjustment to your rates until next 1 July, and if your request is received more than 3 months after settlement, a fee for additional capacity will be payable if you are upsizing the bin, and a delivery/removal fee will be payable per set of bins.*

Joining the Organics and Rubbish bin collection

To join the optional services, contact Customer Services to request the bin or bins you require. You will be asked to pay a proportion of the cost of the collection service for the remainder of the rating year, and a bin delivery fee per set of bins. The fees will need to be paid before the bins are ordered. The cost of the collection will be added to your rates from the start of the next rating year.

Ohoka/Swannanoa/Mandeville area have Recycling and Rubbish bin collections only

As part of the new kerbside service a wheelie bin rubbish collection service is available to those properties in this area that currently have a recycling wheelie bin. Please let us know if you would like to have a fortnightly wheelie bin rubbish collection. The rubbish **bag and organics** collection is not available here. You can see if your property is inside the collection area by using our interactive map on waimakariri.govt.nz/rethinkrubbish.



More about the Service

The services offered are outlined on our website, together with costs, collection day calendars and information on what is accepted for collection in each bin.

Sign up for alerts and collection day reminders using our new website tool feature – waimakariri.govt.nz/rethinkrubbish

You can make your choice by talking to Customer Services at any Council Service Centre, sending an email to office@wmk.govt.nz or phone us on 0800 965 468

Landlords

As the ratepayer, you are the only person who can request the Organics and Rubbish bin kerbside collection services as the chosen services will directly affect your rates. Your tenants may wish to talk to you about their preferred choice and may be willing to pay extra for a bin service.

Kerbside Recycling

If you decide not to choose any of the rubbish or organics wheelie bin options, you will still have a recycling wheelie bin allocated to your property. Collection is fortnightly, and this service is funded by the annual Kerbside Collection Rate. *You may also swap the size of this bin for free within 3 months of your property sale settlement. Outside this time a delivery/removal fee will apply.*

If your property is a new build you may need to order your recycling wheelie bin from Customer Services.

Find out more...

Have a look at the information on our website, then if you have any questions, please call us on 0800 965 468.

Yours faithfully

Customer Services