

Land Information Memorandum

Application

South Island Commercial Limited t/a Colliers International PO Box 933 Christchurch 8140	No. Application date Issue date	LM2402187 03 December 2024 06 December 2024
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Property

Valuation No.	2153338404
Location	84 Barracks Road OXFORD
Legal description	Lot 10 DP 597678
Owner	Linton Land Limited
Area (hectares)	4.115000

Rates

Rating Valuation	
Land	\$485,000
Capital Value	\$490,000
Improvements	\$5,000
Date of Last Revaluation	1 July 2022
Current Rates Year 1st July 2024 to 30th June 2025	
Annual Rates	\$1,875.74
Current Instalment	\$469.04
Current Year – Outstanding Rates	\$937.94
Arrears for Previous Years	\$0.00
Next Instalment Due	20/02/2025
Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.	
This property is currently rated in conjunction with another property. If sold separately further rates will apply. Please contact the Rates Team for a calculated estimate of future rates.	

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

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

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

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

Planning/Resource Management

WAIMAKARIRI DISTRICT PLAN

The Waimakariri District Council is currently undergoing a review of the current District Plan, which was made operative in November 2005. The purpose of the District Plan Review is to review the current provisions of the Operative District Plan (2005) which may include introducing new or amended provisions/zoning to ensure that land use and subdivision in the Waimakariri District continues to be effectively provided for and managed.

The Waimakariri District Council publicly notified the Proposed District Plan on 18th September 2021. To find out more on the Proposed District Plan, its status, and how it applies to your property, please refer to the links below:

Link to the Information on the Proposed District Plan review and its status :

<https://www.waimakariri.govt.nz/planning/district-plan/district-plan-review>

Link to find out the zoning and rules in the Proposed District Plan :

<https://waimakariri.isoplan.co.nz/draft/>

Link to find out the zoning and rules in the Current District Plan :

<https://waimakariri.isoplan.co.nz/eplan/>

14/10/20 RESOURCE CONSENT RC205213, RC205214: 10 LOT RURAL SUBDIVISION (8 NEW LOTS CREATED), TO INSTALL NON COMPLYING VEHICLE CROSSINGS ON LOTS CREATED BY SUBDIVISION OF RC205213, copy attached. A certificate of conditions and consent notice was issued 31/01/24, copies attached.

24/08/23 RESOURCE CONSENT RC235161 : SECTION 127 TO VARY CONDITIONS 6 AND 7 OF RC205213 IN RELATION TO THE VEHICLE CROSSING AND RIGHT OF WAY, copy attached.

No other information located

Land Information Memorandum**3****Land Use on Contiguous Properties**

No information located

Building

No building information located for Lot 10.

Sewer and Water

Sewer	No Council service available.
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Water	Available - Oxford Rural Water - No 2 – plan attached.
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Water quality information for each public water supply scheme can be found by following the link below and click on "Water Quality Testing Results":
<https://www.waimakariri.govt.nz/services/water-services/water-supply>

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

No other information located

Land and Building Classifications

Heritage Site Reference: No Information Located.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with The Building (Pools) Amendment Act 2016

There is no swimming pool or spa pool registered on this property. If there is a swimming pool please go on-line and register it at <https://waimakariri.govt.nz/building-services/swimming-pool-registration>. A Council representative will then contact you to arrange an inspection of the pool and any associated barriers (fencing). If there is a spa pool please check first at <https://www.waimakariri.govt.nz/building-services/i-want-to-build-a.../swimming-and-spa-pools> to determine if it needs to be registered.

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

Vehicle Crossing Requirements

The installation of vehicle crossings is the responsibility of the owner of the property to be accessed; vehicle crossings may not be constructed or Council roading assets (e.g., footpaths, kerb ramps, street trees) impacted without an approved Vehicle Crossing Permit. For further information refer to the Council's Vehicle Crossing Information Pack in the following link:
https://www.waimakariri.govt.nz/data/assets/pdf_file/0024/3894/QP-C289-AE-Is-10-Vehicle-Crossing-Information-Pack-Complete-Updated-July-2022.pdf

Land Information Memorandum

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Special Land Features

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

Licences/Environmental Health

No Information located

Network Utility Operators

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

Other Information

Geotechnical Report and Preliminary Site Investigation from EDC, 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/>

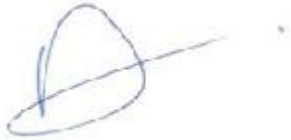
Environment Canterbury has had a report undertaken on the general distribution and characteristics of active faults and folds in the Waimakariri District. We advise you to refer to Environment Canterbury for more information.

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/services/emergencies-and-recovery/in-case-of-an-emergency)

For information regarding Tsunami 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>

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Property boundaries shown on the attached copies of computer generated plans are based on the Digital Cadastral DataBase (DCDB). Topographical information shown (for example, buildings etc.) is captured by photogrammetric methods. The accuracy of the two methods of data capture is different and the relationship of buildings to boundaries cannot be relied on.
4. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.)
5. If a property is cross-leased any building alterations undertaken may affect the lease documents. If this is the case, appropriate resource consents pursuant to the Resource Management Act 1991, and amended Certificates of Title, should be obtained to reflect the correct situation.
6. It is in your interests to locate the boundary pegs by discovery or redefinition before purchasing the property.
7. Property purchasers should ensure particularly with newly constructed dwellings that the vehicle crossing from the road onto the property is fully formed, in accordance with the Councils' specifications. A check can be made with the Customer Services, if any damage is noted, or if the crossing is not completed.
8. Any subdivision or other further development on this property which requires a new connection or an increased level of usage of Council provided services may be subject to the Council's development contributions policy, ie additional charges may be payable. Council services may include water supply, sewerage, stormwater drainage, reserves, roading and community infrastructure.
9. Use of open fires or older-style burners (older than 15 years within the Clean Air Zones) is not allowed. All older style wood burners that do not meet a 1 gram emission standard and are not on the Environment Canterbury authorised list that are 15 years or older can be replaced with a low emission wood burner provided that a building consent is issued by Waimakariri District Council before 31 October 2017. For information regarding domestic fires and wood burners refer to Environment Canterbury's website www.ecan.govt.nz or telephone 0800 324 636.
10. The applicant is advised that this Land Information Memorandum (LIM) covers information held by the Waimakariri District Council. Any relevant information from Environment Canterbury held on Council files has been included. It is in your interest to also request a Land Information Request (LIR) from Environment Canterbury. Further information can be found at www.ecan.govt.nz/services/online-services/property-information.
11. Territorial Authorities have a wide discretion as to the sort of information that is included in the LIM. Section 44A (3) provides that a Territorial Authority may provide in the LIM such other information concerning the land as the authority considers, as its discretion, to be relevant.
12. This Land Information Memorandum does not contain all information held in a property file. Property files may be requested by telephoning the Council's Contact Team on 0800 965 468 or by visiting a Council Service Centre.



Name: _____ Date: 06 December 2024

Signed on Behalf of Council

DIANA WILLETTS – PROPERTY INFORMATION OFFICER

Our Reference: RC205213 RC205214 / 201014137440
Valuation Reference: 21533-384-00

14 October 2020

Woods & Partners Consultants Limited
PO Box 39102
Harewood
CHRISTCHURCH 8545

Dear Neil

**DECISION ON RESOURCE CONSENT APPLICATION
JUDITH LYALL HORN - 2 POWELLS ROAD, OXFORD**

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

Yours faithfully



Garry Blay
RESOURCE MANAGEMENT PLANNER

Encl

RC205213/214/ 201014137440

2153338400

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

The applicants sought a resource consent to subdivide 41.2 hectares into ten lots of 4.0 to 5.66 hectares in four stages.

All lots exceed 4 hectares in area and, with exception of Lot 1, can also accommodate the required 120m x 120m internal square.

There is an existing dwelling and sheds located on Lot 1, with a shed also located on Lot 9. The existing dwelling has two formed accesses, one of which (Powells Road entrance) is to be closed and re-established at the common boundary with Lot 2.

New access will be provided for all other lots either individually or via rights of ways. The proposed access location to Lot 2, and the new access to Lot 1, do not comply with the required separation distance from the existing access to 22 Powells Road.

Water is supplied from the Oxford No. 2 Water Supply Scheme with 6 units currently available, and 14 additional units required to service the 10 lots.

The topography of the site is flat with flooding in a 0.5% AEP event indicated by the Council's modelling outputs as being restricted to scattered low hazard areas with no clear overland flow paths.

There is no evidence of land stability related issues, although the site is partially impacted on by the Summerhill Fault Awareness Zone. HAIL activities have been identified on Lots 1, 9 and 10.

Corner rounding at the intersection of Gardiners and Barracks, and Barracks and Powells Roads is to be provided (Lots 11 and 12).

DECISION

The Planning Manager, on the 14th October 2020, approved:

Subdivision

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide RS 7816 and RS 8255 into Lots 1 to 10 (4.0 to 5.66ha) and Lots 11 and 12 (road to vest) at 2 Powells Road, Oxford as a non-complying activity subject to the following conditions which are imposed under

Section 108 of the Act:

1. Except where required to give effect to the following conditions, the activity shall be carried out in accordance with the attached approved application plans stamped RC205213 & RC205214.

2. **Standards**

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

- Waimakariri District Council Engineering Code of Practice
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- NZS 4431:1989 Earthfill for Residential Development
- National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
- New Zealand Drinking Water Standards 2005 (Revised 2018)
- New Zealand Pipe Inspections Manual AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements.
- New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps.

3. **Easements**

- 3.1 All services, including open drains and access ways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

4. **Water Supply**

- 4.1 The Consent Holder shall provide an adequate domestic reticulated water supply to each lot from the Oxford Rural No. 2 water supply scheme, providing a minimum 2.0 m³/day per lot. This is a restricted water supply.

- 4.2 The Consent Holder shall apply to the Waimakariri District Council to provide connections to the existing water supply to meet the following minimum standards for Lots 2 to 10:

- Separate 15mm internal diameter laterals from the main to the toby box;
- Toby boxes, restrictors and valves installed at the road frontage as per Engineering Code of Practice Standard Drawing SD600-413B;
- Individual minimum 20mm internal diameter laterals from the toby box to the storage tank, which shall be located a minimum of 1m within the main body of the lots;
- A supply of a minimum of 2.0m³/day of water, including pipework, restrictors, fittings and storage tanks with a minimum capacity of 4,500 litres;
- Storage tanks shall be constructed in accordance with WDC Engineering

Code of Practice Standard Drawing SD403 and shall ensure an air gap separation is achieved of at least twice the inlet pipe diameter between the inverts of the inlet pipe and the overflow pipe;

- No connections to the laterals are permitted upstream of the tanks.

4.3 As the network utility provider, the Council's Water Unit at the Consent Holder's expense shall carry out all connections to the existing public water supply.

5. **Finished Floor Levels**

5.1 The minimum floor level of any new dwellinghouse erected on Lots 1 to 10 shall be a minimum of 400mm above highest surrounding ground at any point intersecting the building footprint and located outside the Council's mapped 0.5% AEP (1 in 200 year) Flood Hazard Areas.

5.2 Condition 5.1 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 1 to 10.

6. **Vehicle Crossing/access**

6.1 The vehicle crossings to Lots 2, 9 and 10 shall be formed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.

6.2 The vehicle crossings to the right(s) of way serving Lots 3 to 8 shall be formed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.

6.3 The existing vehicle crossing serving Lot 1 from Barracks Road shall be upgraded and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.

6.4 The existing vehicle crossing servicing Lot 1, located near the intersection of Barracks Road and Powells Road, shall be removed, reinstated in grass and fencing installed.

6.5 The Consent Holder shall Clegg Hammer test all accesses prior to sealing. A measured Clegg Impact Value of at least 25 for 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.

6.6 If a new vehicle crossing to Lot 1 is formed from Barracks Road, it shall be located adjacent to the common boundary with Lot 2 and shall be constructed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.

6.7 Formal access to dwellings on Lots 6 to 8 shall be restricted to be only via the Rights of Way serving Lots 3 to 8.

- 6.8 Condition 6.7 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Record of Title for Lots 6 to 8.
- 6.9 Formal access to any dwelling on Lot 9 shall only be from the vehicle crossing from Barracks Road.
- 6.10 Condition 6.9 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Record of Title for Lot 9.

7. **Right of Way**

- 7.1 The Consent Holder shall form the right of way serving Lots 3 to 8 in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-273 Issue D. Passing bays shall be formed at 90m intervals.
- 7.2 The Consent Holder shall Clegg Hammer test the rights of way prior to formation. A measured Clegg Impact Value of at least, 25 shall be obtained to assure adequate compaction and pavement strength prior to formation. Documentation shall be supplied to Council confirming the test results obtained.

8. **Traffic Management Plan**

- 8.1 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.

9. **Power and Telephone**

- 9.1 The Consent Holder shall provide evidence in writing from the relevant service utility providers that existing electrical and telephone reticulation has the capacity to provide service connection to Lots 2 to 10. If wired telecommunication reticulation is unavailable or extension of wired reticulation is shown to be cost prohibitive, the Consent Holder shall provide evidence in writing from a service provider of their choice, that Broadband has capacity to provide a service connection to Lots 2 to 10.

10. **Roads to Vest**

- 10.1 The corner splays at the intersection of Barracks Road and Powells Road (Lot 11 - 15m²) road, and Barracks Road and Gardiners Road (Lot 12 - 18m²), shall be vested as road in the Waimakariri District Council.

11. **Staging**

- 11.1 The Consent Holder may stage the development provided all associated

conditions have been completed at each stage to the Council's satisfaction. Stages can be undertaken simultaneously, however the sequencing shall not deviate from the following:

- Stage 1 – Lot 1 and Balance Lot 100.
- Stage 2 – Lot 2 and Balance Lot 101.
- Stage 3 – Lots 9, 10 and Balance Lot 102.
- Stage 4 – Lots 3 to 8.

12. **Contaminated soils**

- 12.1 Any building, structures or food production activities on Lots 1, 9 and 10 that are located within the soil, or disturb the soil, including pigs and poultry, shall not be located within areas 'X', 'Y' or 'Z' shown on the approved plan stamped RC205213 held on Waimakariri District Council file RC205213
- 12.2 Condition 12.1 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 Lots 1, 9 and 10.

13. **Conditions Auditing**

- 13.1 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.
- 13.2 The Consent Holder 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
- 13.3 The minimum level of inspection shall be as follows:
- Water
- On Completion.
- Access and Right of Ways
- On completion of excavation to sub-grade;
 - Following compaction of base course prior to final surfacing. The formation shall be tested with a Clegg Impact Hammer and approved as satisfactory by the Council.
 - Reinstatement of Powells Road after removal of the existing vehicle crossing.
 - On completion
- Whole Works
- Prior to issue of a Conditions Certificate under Section 224(c) of the Resource Management Act 1991
- 13.4 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 on the same charging basis as the normal inspections.

14. **Works Condition**

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

Land use

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to locate vehicle crossings for Lots 1 and 2 of RC205213 within 180 metres of the vehicle crossing to 22 Powells Road, Oxford, at 2 Powells Road, Oxford being RS 7816 and RS 8255 as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Except where required to comply with the following conditions, the activity shall be carried out in accordance with the attached approved application plan stamped RC205213 & RC205214.

2. **Vehicle crossings**

- 2.1 If a new vehicle crossing to Lot 1 is formed from Barracks Road, it shall be located adjacent to the common boundary with Lot 2 and shall be constructed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.
- 2.2 The vehicle crossing to Lot 2 shall be established at the common boundary with Lot 1 and shall be constructed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.

3. **Conditions Auditing**

- 3.1 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.
- 3.2 The Consent Holder 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
- 3.3 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 surfacing. The formation shall be tested with a Clegg Impact Hammer and approved as satisfactory by the Council.
- On completion

- 3.4 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 on the same charging basis as the normal inspections.

ADVICE NOTES

- (a) The requirement for power and telephone to be confirmed as having capacity to service the subdivision does not guarantee that power or telephone connections are provided to potential allotments. On rural lots, the service authorities will not install submains to individual lots until the location of the house site is determined. Prospective purchasers of these lots should be advised to contact the relevant service authorities to ascertain the likely costs of servicing any specific lots to the purchaser's requirements.
- (b) The Consent Holder shall be advised that development contributions apply to this subdivision and that these will be levied in accordance with the Council's Development Contributions Policy. Development Contributions will be advised in a letter separate to the resource consent decision. Payment of development contributions is required prior to the completion of the 224(c) process, under section 208 of the Local Government Act 2002.
- (c) The consent holder is advised that Traffic Management Plan forms can be sourced from Council Service Centres or on-line at:
<https://www.waimakariri.govt.nz/home>
- (d) No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).
- (e) The Erosion & Sediment control Toolbox for Canterbury can be found on the ECan website link <http://esccanterbury.co.nz/>
- (f) Prior to any future dwelling being established on proposed Lots 1 to 10, the property owner shall be required to install an onsite stormwater and sewage disposal system. Discharge consents may be required from Environment Canterbury.
- (g) Potable water supply tanks shall have an air gap and overflow to provide backflow prevention in accordance with G12/AS1 of the Building Code, and shall be water tight to prevent ingress of water or contaminants. Refer Standard Drawing SD600-403 Issue A.
- (h) 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 acceptable alternatives these shall be submitted to the Council in writing for approval.
- (i) The consent is a resource consent in terms of the Resource Management Act 1991. It is not a consent under any other Act, Regulation or Bylaw.
- (j) For audit inspections required by the consent, the Consent Holder shall notify the Council Development Team at least 24 hours prior to commencing various stages of the works, preferably by email to subdivaudit@wmk.govt.nz including subdivision and contractor/agent contact details or by phone on 0800 965 468.
- (k) Prior to the erection of any new dwelling on Lots 1 to 10, the Consent Holder

shall ensure a site specific geotechnical assessment is carried out by a suitably qualified Chartered Professional Engineer (CPEng) with experience in residential/commercial development. The results of this assessment shall be used to design specific foundations for each dwelling. The report titled "Resource Consent Stage Geotechnical Report and Preliminary Site Investigation" by Engineering Design Consultants Ltd, dated 30/07/2020 should be referred to (Council reference – Trim no. 200803098106).

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, for the following reasons:
 - All lots meet the minimum area requirement for the Rural Zone.
 - Lot 1 does not provide the required shape factor but contains the existing dwelling with no perceptible difference in visual outcomes or dwelling density resulting from the subdivision.
 - Proposed vehicle crossing locations will not result in adverse traffic safety effects.
 - There are no natural hazards or site contamination that will result in adverse effects to the safety of people.
- The proposal is in accordance with the Outcomes sought by the Objectives and Policies of the District Plan.

DATED at Rangiora this 14th Day of October 2020



SIGNED by Garry Blay
RESOURCE MANAGEMENT PLANNER



LOTS 1-12 BEING A
SUBDIVISION OF
RS 7816 & RS 8255
Comprised in RsT CB24F/705 &
2A/252

NOTES:-

Areas and dimensions shown are subject to change on final survey

Final area of all lots to be no less than 4 ha

This proposal plan has been prepared for the purpose of obtaining subdivision and resource consents only

Legend

Denotes indicative possible new dwelling and effluent disposal sites

WDC Water

Overhead Power Lines

Denotes areas subject to flood risk (WDC records)

Denotes 120 x 120 internal square within each Lot.

Areas X, Y and Z are to be subject to consent notices requiring soil testing.



WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC205213 RC205214
APPROVED by Authorised Officer
Wendy Harris 14/10/2020

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A	Lot 8	Lots 3 - 7
	B	Lot 3	Lots 4 - 8
	C	Lot 4	Lots 5 - 7
	D	Lot 5	Lots 6 & 7

REVISION DETAILS		INT	DATE	SURVEYED		
1	DRAFT TO CLIENT	DSK	27/07/20	DESIGNED		2 POWELLS ROAD OXFORD
				DRAWN	DSK	
				CHECKED		
				APPROVED		WOODS.CO.NZ

J L HORN

POWELLS, BARRACKS & GARDINERS ROAD, OXFORD

SCHEME PLAN

STATUS	ISSUED FOR INFORMATION	REV
SCALE	1:4000 @ A3	1
COUNCIL		
DWG NO	P20-081-006-SC	



LOTS 1, 11,12 & 100
BEING A
SUBDIVISION OF
RS 7816 & RS 8255
Comprised in RsT CB24F/705 &
2A/252

NOTES:-

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to change on final survey

Final area of all lots to be no less than 4 ha

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the purpose of obtaining subdivision and
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WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC205213 RC205214
APPROVED by Authorised Officer
Wendy Harris 14/10/2020

Area Z IS to be subject to
consent notice requiring soil
testing.

STAGE 1



REVISION DETAILS						2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN		STATUS		REV
1	STAGING PLAN	NC	18/9/20	DESIGNED							SCALE	1:4000 @ A3	
				DRAWN	DSK						COUNCIL		
				CHECKED							DWG NO	P20-081-007-SC	
				APPROVED									
						WOODS.CO.NZ							1



LOTS 2 & 101 BEING
A SUBDIVISION OF
LOT 100, STAGE 1

NOTES:-

Areas and dimensions shown are subject
to change on final survey

Final area of all lots to be no less than 4 ha

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WAIMAKARIRI DISTRICT COUNCIL
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Wendy Harris 14/10/2020



STAGE 2

REVISION DETAILS		INT	DATE	SURVEYED		2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN		STATUS	ISSUED FOR INFORMATION	REV
1	STAGING PLAN	NC	18/9/20	DESIGNED							SCALE	1:4000 @ A3	1
				DRAWN	DSK						COUNCIL		
				CHECKED							DWG NO	P20-081-008-SC	
				APPROVED									
						WOODS.CO.NZ							



LOTS 9, 10 & 102
BEING A
SUBDIVISION OF
LOT 101, STAGE 2

NOTES:-

Areas and dimensions shown are subject to change on final survey

Final area of all lots to be no less than 4 ha

This proposal plan has been prepared for the purpose of obtaining subdivision and resource consents only

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC205213 RC205214
APPROVED by Authorised Officer
Wendy Harris 14/10/2020

Areas X and Y are to be subject to consent notice requiring soil testing.

STAGE 3



REVISION DETAILS		INT	DATE	SURVEYED		2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN		STATUS	ISSUED FOR INFORMATION	REV		
1	STAGING PLAN	NC	18/9/20	DESIGNED							SCALE	1:4000 @ A3	1		
				DRAWN	DSK									COUNCIL	
				CHECKED											
				APPROVED							DWG NO	P20-081-009-SC			
						WOODS.CO.NZ									



LOTS 3 - 8 BEING A
SUBDIVISION OF
LOT 102, STAGE 3

NOTES:-

Areas and dimensions shown are subject to change on final survey

Final area of all lots to be no less than 4 ha

This proposal plan has been prepared for the purpose of obtaining subdivision and resource consents only

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A	Lot 8	Lots 3 - 7
	B	Lot 3	Lots 4 - 8
	C	Lot 4	Lots 5 - 7
	D	Lot 5	Lots 6 & 7

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC205213 RC205214
APPROVED by Authorised Officer
Wendy Harris 14/10/2020

STAGE 4

REVISION DETAILS		INT	DATE	SURVEYED		2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN		STATUS		REV
1	STAGING PLAN	NC	18/9/20	DESIGNED							SCALE	ISSUED FOR INFORMATION	1
				DRAWN	DSK						COUNCIL		
				CHECKED							DWG NO	P20-081-010-SC	
				APPROVED		WOODS.CO.NZ							

Waimakariri District Council

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

Our Reference: RC235161/230824130801
Valuation Reference: 2153338400

24 August 2023

Woods
PO Box 39102
Harewood
CHRISTCHURCH 8545

Att: Neil Cox

Dear Neil

**DECISION ON RESOURCE CONSENT APPLICATION
LINTON LAND LIMITED - 2 POWELLS ROAD OXFORD**

Please find enclosed a copy of the decision reached by the Officer 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

Millie Reed

Millie Reed
RESOURCE MANAGEMENT PLANNER

Encl

CC: shanef@momentumprojects.co.nz

RC235161

2153338400

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

The applicants sought a resource consent for a variation pursuant to Section 127(1) of the Resource Management Act 1991 in regard to a ten-lot subdivision to be undertaken over four stages (RC205213) and to install non-complying vehicle crossings (RC205214) at 2 Powells Road, Oxford.

The applicant is seeking to allow Lot 1 access over the proposed vehicle crossing serving Lot 2 creating a shared Right of Way (RoW) from Powells Road and to allow Lots 9 and 10 to gain access off the proposed RoW servicing Lots 3 to 8. As a result, Lots 1, 9 and 10 will no longer have individual vehicle crossings off Powells and Barracks Road. Therefore, the applicant seeks to;

- Amend condition 1.1. 6.1, 6.2, 6.7, 6.8 and 7.1 of RC205213
- Delete condition 6.6, 6.9 and 6.10 of RC205213
- Add condition 7.3, 7.4, and 7.5 to RC205213
- Amend conditions 1.1 and 2.2 of RC205214
- Delete condition 2.1 of RC205214
- Add condition 2.3 to RC205214

The proposed changes to RC205213 and RC205214 are set out below.

Subdivision Consent

Amend **Condition 1.1 of RC205213** to reflect that Lots 1 and Lot 2 and Lots 9 and 10 will gain access via RoW's rather than individual vehicle crossings.

Amend **Condition 6.1 of RC205213** to reflect that Lot 1 will obtain access via a RoW shared with Lot 2.

Amend **Condition 6.2 of RC205213** to include Lots 9 and 10 which will also be served by the RoW.

Delete **Condition 6.6 of RC205213** to reflect that Lot 1 will no longer have an individual access to Barracks Road.

Amend **Conditions 6.7 and 6.8 of RC205213** to include Lots 9 and 10 which will also be served by the RoW.

Delete **Condition 6.9. and 6.10 of RC205213** to reflect that Lot 9 will no longer have an individual access to Barracks Road.

Amend **Condition 7.1 of RC205213** to increase the width of the ROW to allow and require passing bays at 90m intervals.

Add **Condition 7.3 to RC205213** to reflect that Lot 1 and Lot 2 will gain access via a RoW.

Add **Condition 7.4 and 7.5 to RC205213** to add sightline requirements to ensure the traffic safety is maintained with the addition of Lot 9 and Lot 10 to the Right of Way.

Land Use Consent

Amend **Condition 1.1 of RC20521** to reflect that Lots 1 and Lot 2 and Lots 9 and 10 will gain access via RoWs rather than individual vehicle crossings.

Delete **Condition 2.1 of RC205214** to reflect that Lot 1 and Lot 2 will have a shared RoW rather than two individual vehicle crossings.

Amend **Condition 2.2 of RC205214** to reflect that Lot 1 and Lot 2 will have a shared RoW rather than two individual vehicle crossings.

Add **Condition 2.3 of RC205214** to increase the width of the ROW to allow and require passing bays at 90m intervals.

In addition, the application seeks to allow eight lots (Lots 3-10) access via a Right of Way rather than a road which is a non-compliance under 31.1.2.14 of the Operative District Plan. As such, a land use consent has been applied for to address this matter.

EXISTING ENVIRONMENT/ BACKGROUND INFORMATION

The site is located at 2 Powells Road, Oxford and lies within the Rural Zone in the Operative District Plan and within the General Rural Zone in the Proposed District Plan.

The site comprises of two individual parcels of land legally described as RS 7816 and RS 8255. The site has a total area of approximately 41 hectares and forms the site for all four stages of the 10-lot subdivision approved under RC205213 and RC205214. Lot 1 contains an existing dwelling and associated sheds. Lot 9 contains an existing shed.

The site is located between the intersection of Powells and Barracks Road. The surrounding environment is characterised by pastoral farmland containing associated dwellings and accessory buildings. Additionally, to the west is a Residential 4a zone which is made up of larger residential properties.

DECISION

The Delegated Officer, on the 24th of August 2023, approved:

Section 127 – RC235161

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to amend conditions 1.1, 6.1, 6.2, 6.7, 6.8, 7.1 of RC205213, delete conditions 6.6, 6.9 and 6.10 of RC205213, add new condition 7.3, 7.4 and 7.5 to RC205213 and amend condition 1.1 and 2.2 of RC205214, delete condition 2.1 of RC205214 and add new condition 2.3 to of RC205214 at 2 Powells Road, Oxford, being RS 8255 and RS 7816 subject to the following conditions which are imposed under Section 108 of the Act:

Land Use – RC235161

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to allow eight lots (Lot 3-10 of RC205213) to gain access via a shared Right of Way at 2 Powells Road, Oxford being RS 8255 and RS 7816 as a discretionary activity.

Subdivision

Condition 1.1 to read as follows:

- 1.1 Except where required to give effect to the following conditions, the activity shall be carried out in accordance with the attached approved application plans stamped RC235161.

Condition 6.1 to read as follows:

- 6.1 The vehicle crossing to the right of way serving Lots 1 and 2 shall be formed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.

Condition 6.2 to read as follows:

- 6.2 The vehicle crossings to the right of way serving Lots 3 to 10 shall be formed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.

Condition 6.6 shall be deleted.

Condition 6.7 to read as follows:

- 6.7 Formal access to dwellings on Lots 6 to 10 shall be restricted to be only via the Right of Way serving Lots 3 to 10.

Condition 6.8 to read as follows:

- 6.8. Condition 6.7 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Record of Title for Lots 6 to 10.

Condition 6.9 and 6.10 shall be deleted.

Condition 7.1 to read as follows:

- 7.1 The Consent Holder shall form the right of way serving Lots 3 to 10 in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-273 Issue D, excepting that the first 35 metres of the right of way shall be formed to a width of 6 metres. Passing bays shall be formed at 90m intervals.

Condition 7.3 to read as follows:

- 7.3 The Consent Holder shall form the right of way serving Lots 1 and 2 in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-273 Issue D.

Condition 7.4 to read as follows:

- 7.4 The Lot Owner of Lots 9 and 10 shall maintain a sight triangle measuring approximately

3.4m along the property boundary and 3.4m along the right of way clear of any fencing and obstructions to maintain sight distances.

Condition 7.5 to read as follows:

7.5 Condition 7.4 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Record of Title for Lot 9 and 10.

Land use consent

Condition 1.1 to read as follows:

1.1 Except where required to give effect to the following conditions, the activity shall be carried out in accordance with the attached approved application plans stamped RC235161.

Condition 2.1 shall be deleted.

Condition 2.2 shall be amended as follows:

2.2 The vehicle crossing to the right of way serving Lots 1 and 2 shall be formed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.

Add Condition 2.3 to read as follows:

2.3 The Consent Holder shall form the right of way serving Lots 3 to 10 in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-273 Issue D, excepting that the first 35 metres of the right of way shall be formed to a width of 6 metres. Passing bays shall be formed at 90m intervals.

All other conditions are to remain the same

The consolidated conditions for RC205213 and RC205214 are attached as Appendix A.

ADVICE NOTES

Signage

- The applicant is advised any signage onsite must be in accordance with the following signage rules of the Operative District Plan:

Rule 31.7.1.1 Any sign in any zone shall advertise the goods or services available at that site and be wholly located within that site.

Rule 31.7.1.2 Any sign in any zone shall not:

- (a) mimic traffic signals;
- (a) have flashing or revolving lights.

Rule 31.7.1.3 Any sign in any Residential or Rural Zone shall not:

- (a) illuminate or reflect upon exposure to artificial light;
- (a) have movable parts (including blimps).

Rule 31.7.1.7 On any site in any Rural Zone:

- (a) not more than one sign shall be erected per site, except where a site has a road frontage of more than 200m and two or more frontages two signs can be erected, but no more than one sign per frontage;
- (b) where the sign is visible from any road with a posted speed limit of 70km/hr or greater, present an unrestricted view to the motorists for a minimum distance of 180m;
- (c) display no more than six words, or, if a combination of words and symbols, display no more than 40 characters;
- (d) display symbols or letters of a minimum height of 160mm;
- (e) have a display area of any free standing sign not exceeding 3m²,
- (f) not exceed a height limit of 3 metres;
- (g) where the sign is facing a State Highway where the posted speed limit is 70km/hr or greater, the minimum lettering height for the sign shall be 180mm; and
- (h) where the sign is facing a State Highway, be located no closer than 15m to an official road sign erected by the New Zealand Transport Agency.

Consent under the Resource Management Act 1991

- This activity has been granted resource consent under the Resource Management Act 1991. It is not a consent under any other Act, Regulation or Bylaw. The activity must comply with all relevant council bylaws, the Building Act 2004 and any other relevant laws and regulations. If you require other approvals, such as a building consent or vehicle crossing permit, please visit Council's website for application forms.

Traffic Management

- The Consent Holder is advised that Traffic Management Plan forms can be sourced from Council Service Centres or on-line at: <https://www.waimakariri.govt.nz/home>.
- No excavation shall commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).

Monitoring & Inspections for a land use consent

- Please contact the Council's Compliance and Monitoring Team at compliance@wmk.govt.nz to alert the Council when work or project is beginning. Monitoring may be undertaken to ensure the activity is complying with the information supplied in the application; and
- Additional monitoring fees may be charged on a time and cost basis if required. This includes any non-compliance with the condition/s of the resource consent and the Council need to re-visit the site.
- Where the conditions of this consent require any reports or information to be submitted to the Council, please forward these documents to the Council's Compliance and Monitoring Team at compliance@wmk.govt.nz

Lapse Period (Land Use Consents)

Pursuant to Section 125 of the Resource Management Act 1991, if this resource consent is not given effect to within five years after the date of the decision for this consent, then this resource consent shall lapse unless a longer period has been approved by the Council under section 125 of the Act

REASONS FOR DECISION

- No person is deemed to be adversely affected by the variation as the potential adverse effects on rural character and amenity, visual and traffic safety will be no greater than those from RC205213 and RC205214.
- Consent Notices requiring 3.4m x 3.4m sightline triangles where no obstructions or fencing shall be located will be registered to the Record of Titles of Lot 9 and 10 to ensure adequate sightlines are provided and the safety and efficiency of the road corridor and network is maintained from the Right of Way serving Lots 3-10.
- The first 35 metres of the Right of Way serving Lots 3-10 will have a width of 6m to ensure vehicles can easily pass one another when utilising the Right of Way.
- The effects of Lots 1 and 2 using a shared Right of Way rather than individual vehicle crossings will be less than minor as the effects will be no greater than those originally consented under subdivision and land use consent RC205213 and RC205214.
- The proposal remains consistent with the relevant policies and objectives of the Operative District Plan.

DATED at Rangiora this 24th Day of August 2023

Millie Reed

SIGNED by Millie Reed
RESOURCE MANAGEMENT PLANNER

Appendix A - Consolidated Conditions of RC205213 and RC205214

Subdivision

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide RS 7816 and RS 8255 into Lots 1 to 10 (4.0 to 5.66ha) and Lots 11 and 12 (road to vest) at 2 Powells Road, Oxford as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

- 1.1 Except where required to give effect to the following conditions, the activity shall be carried out in accordance with the attached approved application plans stamped RC235161.

2. Standards

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

- Waimakariri District Council Engineering Code of Practice
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- NZS 4431:1989 Earthfill for Residential Development
- National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
- New Zealand Drinking Water Standards 2005 (Revised 2018)
- New Zealand Pipe Inspections Manual AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements.
- New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps.

3. Easements

- 3.1 All services, including open drains and access ways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

4. Water Supply

- 4.1 The Consent Holder shall provide an adequate domestic reticulated water supply to each lot from the Oxford Rural No. 2 water supply scheme, providing a minimum 2.0 m³/day per lot. This is a restricted water supply.
- 4.2 The Consent Holder shall apply to the Waimakariri District Council to provide connections to the existing water supply to meet the following minimum standards for Lots 2 to 10:
 - Separate 15mm internal diameter laterals from the main to the toby box;
 - Toby boxes, restrictors and valves installed at the road frontage as per Engineering Code of Practice Standard Drawing SD600-413B;
 - Individual minimum 20mm internal diameter laterals from the toby box to the storage tank, which shall be located a minimum of 1m within the main body of the lots;
 - A supply of a minimum of 2.0m³/day of water, including pipework, restrictors, fittings and storage tanks with a minimum capacity of 4,500 litres;
 - Storage tanks shall be constructed in accordance with WDC Engineering Code of Practice Standard Drawing SD403 and shall ensure an air gap separation is achieved of at least twice the inlet pipe diameter between the inverts of the inlet pipe and the

- overflow pipe;
 - No connections to the laterals are permitted upstream of the tanks.
- 4.3 As the network utility provider, the Council's Water Unit at the Consent Holder's expense shall carry out all connections to the existing public water supply.

5. **Finished Floor Levels**

- 5.1 The minimum floor level of any new dwellinghouse erected on Lots 1 to 10 shall be a minimum of 400mm above highest surrounding ground at any point intersecting the building footprint and located outside the Councils mapped 0.5% AEP(1 in 200 year) Flood Hazard Areas.
- 5.2 Condition 5.1 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 1 to 10.

6. **Vehicle Crossing/access**

- 6.1 The vehicle crossing to the right of way serving Lots 1 and 2 shall be formed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.
- 6.2 The vehicle crossings to the right of way serving Lots 3 to 10 shall be formed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.
- 6.3 The existing vehicle crossing serving Lot 1 from Barracks Road shall be upgraded and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.
- 6.4 The existing vehicle crossing servicing Lot 1, located near the intersection of Barracks Road and Powells Road, shall be removed, reinstated in grass and fencing installed.
- 6.5 The Consent Holder shall Clegg Hammer test all accesses prior to sealing. A measured Clegg Impact Value of at least 25 for 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.
- 6.6 DELETED
- 6.7 Formal access to dwellings on Lots 6 to 10 shall be restricted to be only via the Right of Way serving Lots 3 to 10.
- 6.8 Condition 6.7 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Record of Title for Lots 6 to 10.
- 6.9 DELETED
- 6.10 DELETED

7. **Right of Way**

- 7.1 The Consent Holder shall form the right of way serving Lots 3 to 10 in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-273 Issue D, excepting that the first 35 metres of the right of way shall be formed to a width of 6 metres. Passing bays shall be formed at 90m intervals.

- 7.2 The Consent Holder shall Clegg Hammer test the rights of way prior to formation. A measured Clegg Impact Value of at least, 25 shall be obtained to assure adequate compaction and pavement strength prior to formation. Documentation shall be supplied to Council confirming the test results obtained.
- 7.3 The Consent Holder shall form the right of way serving Lots 1 and 2 in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-273 Issue D.
- 7.4 The Lot Owners of Lots 9 and 10 shall maintain a sight triangle measuring approximately 3.4m along the property boundary and 3.4m along the right of way clear of any fencing and obstructions to maintain sight distances.
- 7.5 Condition 7.4 shall be subject to a consent notice pursuant to section 221 of the Resource Management Act 1991, to register on the Record of Title for Lot 9 and 10.

8. **Traffic Management Plan**

- 8.1 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.

9. **Power and Telephone**

- 9.1 The Consent Holder shall provide evidence in writing from the relevant service utility providers that existing electrical and telephone reticulation has the capacity to provide service connection to Lots 2 to 10. If wired telecommunication reticulation is unavailable or extension of wired reticulation is shown to be cost prohibitive, the Consent Holder shall provide evidence in writing from a service provider of their choice, that Broadband has capacity to provide a service connection to Lots 2 to 10.

10. **Roads to Vest**

- 10.1 The corner splays at the intersection of Barracks Road and Powells Road (Lot 11 -15m²) road, and Barracks Road and Gardiners Road (Lot 12 -18m²), shall be vested as road in the Waimakariri District Council.

11. **Staging**

- 11.1 The Consent Holder may stage the development provided all associated conditions have been completed at each stage to the Council's satisfaction. Stages can be undertaken simultaneously, however the sequencing shall not deviate from the following:
- Stage 1 – Lot 1 and Balance Lot 100.
 - Stage 2 – Lot 2 and Balance Lot 101.
 - Stage 3 – Lots 9, 10 and Balance Lot 102.
 - Stage 4 – Lots 3 to 8.

12. **Contaminated soils**

- 12.1 Any building, structures or food production activities on Lots 1, 9 and 10 that are located within the soil, or disturb the soil, including pigs and poultry, shall not be located within areas 'X', 'Y' or 'Z' shown on the approved plan stamped RC205213 held on Waimakariri District Council file RC205213

12.2 Condition 12.1 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 Lots 1, 9 and 10.

13. **Conditions Auditing**

13.1 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.

13.2 The Consent Holder 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

13.3 The minimum level of inspection shall be as follows:

- Water
 - On Completion.
- Access and Right of Ways
 - On completion of excavation to sub-grade;
 - Following compaction of base course prior to final surfacing. The formation shall be tested with a Clegg Impact Hammer and approved as satisfactory by the Council.
 - Reinstatement of Powells Road after removal of the existing vehicle crossing.
 - On completion
- Whole Works
 - Prior to issue of a Conditions Certificate under Section 224(c) of the Resource Management Act 1991

13.4 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 on the same charging basis as the normal inspections.

14. **Works Condition**

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

Land use

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to locate vehicle crossings for Lots 1 and 2 of RC205213 within 180 metres of the vehicle crossing to 22 Powells Road, Oxford at 2 Powells Road, Oxford being RS 7816 and RS 8255 as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

1. The activity shall be carried out with the attached approved application plan, stamped RC235161.

2. Vehicle Crossings

2.1 DELETED

2.2 The vehicle crossing to the right of way serving Lots 1 and 2 shall be formed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D.

2.3 The Consent Holder shall form the right of way serving Lots 3 to 10 in accordance with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-273 Issue D, excepting that the first 35 metres of the right of way shall be formed to a width of 6 metres. Passing bays shall be formed at 90m intervals.

3. Conditions Auditing

3.1 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.

3.2 The Consent Holder 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

3.3 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 surfacing. The formation shall be tested with a Clegg Impact Hammer and approved as satisfactory by the Council.
- On completion

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 on the same charging basis as the normal inspections.

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC235161
APPROVED by Authorised Officer
Ian Carstens 24/08/2023



LOTS 1-12 BEING A
SUBDIVISION OF
RS 7816 & RS 8255
Comprised in RsT CB24F/705 &
2A/252

NOTES:-

Areas and dimensions shown are subject
to change on final survey

Final area of all lots to be no less than 4 ha

This proposal plan has been prepared for
the purpose of obtaining subdivision and
resource consents only

Legend

- Denotes indicative possible new dwelling and effluent disposal sites
- WDC Water
- Overhead Power Lines
- Denotes areas subject to flood risk (WDC records)
- Denotes 120 x 120 internal square within each Lot.

Areas X, Y and Z are to be
subject to consent notices
requiring soil testing.

STAGING

- Stage 1 - Lot 1, 11, & 12 and balance
- Stage 2 - Lot 2 and balance
- Stage 3 - Lots 9 & 10 and balance
- Stage 4 - Lots 3 - 8

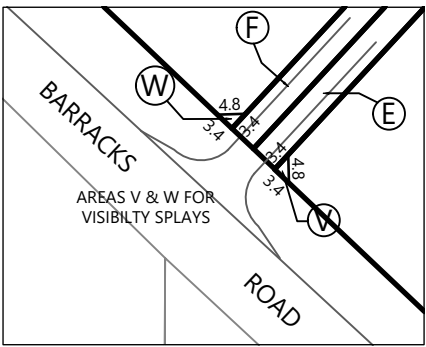


DIAGRAM A
NOT TO SCALE

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A & E	Lot 8	Lots 3 - 7
	B & F	Lot 3	Lots 4 - 8
	C	Lot 4	Lots 5 - 7
	D	Lot 5	Lots 6 & 7
	E	Lot 8	Lots 9 & 10
	F	Lot 3	Lots 9 & 10
RIGHT OF WAY	G	Lot 2	Lot 1

REVISION DETAILS					2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN		STATUS	ISSUED FOR INFORMATION	REV
2	Staging Added	NC	18/9/20	DESIGNED						SCALE	1:4000 @ A3	5
3	Minor bdy changes & Lot 5 Area corrected	NC	2/6/2023	DRAWN	DSK					COUNCIL		
4	Easements added for access	NC	30/6/2023	CHECKED						DWG NO	P20-081-006-SC	
5	ROW splays added	NC	21/8/2023	APPROVED								
					WOODS.CO.NZ							

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC235161
APPROVED by Authorised Officer
Ian Carstens 24/08/2023



LOTS 1, 11,12 & 100
BEING A
SUBDIVISION OF
RS 7816 & RS 8255
Comprised in RsT CB24F/705 &
2A/252

NOTES:-

Areas and dimensions shown are subject
to change on final survey

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This proposal plan has been prepared for
the purpose of obtaining subdivision and
resource consents only

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	G	Lot 100	Lot 1

Area Z IS to be subject to
consent notice requiring soil
testing.

STAGE 1

REVISION DETAILS		INT	DATE	SURVEYED		2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN		STATUS	ISSUED FOR INFORMATION	REV	
1	STAGING PLAN	NC	18/9/20	DESIGNED							SCALE	1:4000 @ A3		2
2	ACCESS EASEMENT ADDED	NC	30/6/2023	DRAWN	DSK						COUNCIL <td colspan="2"></td>			
				CHECKED										
				APPROVED							WOODS.CO.NZ			

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC235161
APPROVED by Authorised Officer
Ian Carstens 24/08/2023



LOTS 2 & 101 BEING
A SUBDIVISION OF
LOT 100, STAGE 1

NOTES:-

- Areas and dimensions shown are subject to change on final survey
- Final area of all lots to be no less than 4 ha
- This proposal plan has been prepared for the purpose of obtaining subdivision and resource consents only

Existing Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	G	Lot 2	Lot 1

STAGE 2

REVISION DETAILS		INT	DATE	SURVEYED		2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN		STATUS	ISSUED FOR INFORMATION	REV
1	STAGING PLAN	NC	18/9/20	DESIGNED							SCALE	1:4000 @ A3	2
2	Access Easement added	NC	30/06/23	DRAWN	DSK						COUNCIL <td></td>		
				CHECKED							DWG NO	P20-081-008-SC	
				APPROVED									
						WOODS.CO.NZ							

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC235161
APPROVED by Authorised Officer
Ian Carstens 24/08/2023



LOTS 9, 10 & 102
BEING A
SUBDIVISION OF
LOT 101, STAGE 2

NOTES:-

Areas and dimensions shown are subject to change on final survey

Final area of all lots to be no less than 4 ha

This proposal plan has been prepared for the purpose of obtaining subdivision and resource consents only

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	E	Lot 102	Lots 9 & 10

Areas X and Y are to be subject to consent notice requiring soil testing.

STAGE 3

REVISION DETAILS		INT	DATE	SURVEYED		2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN		STATUS	ISSUED FOR INFORMATION	REV	
1	STAGING PLAN	NC	18/9/20	DESIGNED							SCALE	1:4000 @ A3		2
2	Access Easement added	NC	30/06/23	DRAWN	DSK						COUNCIL <td colspan="2"></td>			
				CHECKED										
				APPROVED							WOODS.CO.NZ			

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC235161
APPROVED by Authorised Officer
Ian Carstens 24/08/2023



LOTS 3 - 8 BEING A
SUBDIVISION OF
LOT 102, STAGE 3

NOTES:-

Areas and dimensions shown are subject
to change on final survey

Final area of all lots to be no less than 4 ha

This proposal plan has been prepared for
the purpose of obtaining subdivision and
resource consents only

Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A & E	Lot 8	Lots 3 - 7
	B & F	Lot 3	Lots 4 - 8
	C	Lot 4	Lots 5 - 7
	D	Lot 5	Lots 6 & 7

Existing Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	E & F	Lots 8 & 3	Lots 9 & 10

STAGE 4

REVISION DETAILS		INT	DATE	SURVEYED		2 POWELLS ROAD OXFORD	J L HORN	POWELLS, BARRACKS & GARDINERS ROAD, OXFORD	SCHEME PLAN		STATUS	ISSUED FOR INFORMATION	REV
1	STAGING PLAN	NC	18/9/20	DESIGNED							SCALE	1:4000 @ A3	2
2	Access Easement added	NC	30/06/23	DRAWN	DSK						COUNCIL		
				CHECKED									
				APPROVED							WOODS.CO.NZ		

Our Reference: RC205213/ 240108001008
Valuation Reference: 2153338400

8 January 2024

Judith L Horn
C/ - Wood & Partners Consultants Ltd
PO Box 39 102
Harewood
CHRISTCHURCH 8545

Dear Michelle

**JUDITH L HORN – 2 POWELLS ROAD, OXFORD
SECTION 223 SURVEY PLAN – LOTS 1-2, 9-12 & 102 LT 597678**

Please find enclosed a copy of the E survey plan and the 223 certification for the above subdivision, which has been signed electronically on Landonline, pursuant to section 223 of the Resource Management Act 1991.

Should you have any queries regarding the above, please do not hesitate to contact me on 0800 965-468.

Yours faithfully



Ian Carstens
TEAM LEADER RESOURCE CONSENTS

Encl

CC: Michelle Fletcher – Wood & Partners Consultants Ltd

TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC235161
Survey Number	LT 597678	Survey Purpose	LT Subdivision
Surveyor Reference	P23-069 - 2 Powells Road RC235161	Land District	Canterbury
Surveyor	Michelle Tina Fletcher		
Surveyor Firm	Wood & Partners Consultants Ltd		
Dataset Description	Lots 1-2, 9-12 & 102 Being Subdivision of RS 7816 & RS 8255		

TA Certificates

I hereby certify that plan LT 597678 was approved by the Waimakariri District Council TA Certification Division pursuant to section 223 of the Resource Management Act 1991 on the 8th day of January 2024. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan LT 597678 ☒

Signature

Signed by Ian Carstens, Authorised Officer, on 08/01/2024 08:45 AM

Receipt Information	
Transaction Receipt Number	16585231
Signing Certificate (Distinguished Name)	Carstens, Ian
Signing Certificate (Serial Number)	444318602
Signature Date	08/01/2024

*** End of Report ***



Title Plan - LT 597678

Survey Number LT 597678
Surveyor Reference P23-069 - 2 Powells Road RC235161
Surveyor Michelle Tina Fletcher
Survey Firm Wood & Partners Consultants Ltd
Surveyor Declaration

Survey Details

Dataset Description Lots 1-2, 9-12 & 102 Being Subdivision of RS 7816 & RS 8255
Status Initiated
Land District Canterbury
Submitted Date
Survey Class Class B
Survey Approval Date
Deposit Date

Territorial Authorities

Waimakariri District

Comprised In

RT CB24F/705
RT CB2A/252

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 597678	Fee Simple Title	4.0310 Ha	1158635
Lot 2 Deposited Plan 597678	Fee Simple Title	4.0120 Ha	1158636
Lot 9 Deposited Plan 597678	Fee Simple Title	4.2110 Ha	1158637
Lot 10 Deposited Plan 597678	Fee Simple Title	4.1150 Ha	1158638
Lot 11 Deposited Plan 597678	Vesting on Deposit for Road	0.0015 Ha	
Lot 12 Deposited Plan 597678	Vesting on Deposit for Road	0.0018 Ha	
Lot 102 Deposited Plan 597678	Fee Simple Title	25.1580 Ha	1158639
Area E Deposited Plan 597678	Easement		
Area G Deposited Plan 597678	Easement		
Area X Deposited Plan 597678	Covenant - Land		
Area Y Deposited Plan 597678	Covenant - Land		
Area Z Deposited Plan 597678	Covenant - Land		
Area V Deposited Plan 597678	Covenant - Land		
Area W Deposited Plan 597678	Covenant - Land		
Total Area		41.5303 Ha	

LT 597678 Schedule/Memorandum

Land registration district
Canterbury

Territorial authority
Waimakariri District

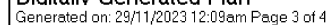
Memorandum of Easements

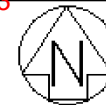
Parcels shown with a prefix of *HL*- include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way	G	Lot 2	Lot 1
Right of way Right to convey electricity, telecommunications, water	E	Lot 102	Lot 9, Lot 10

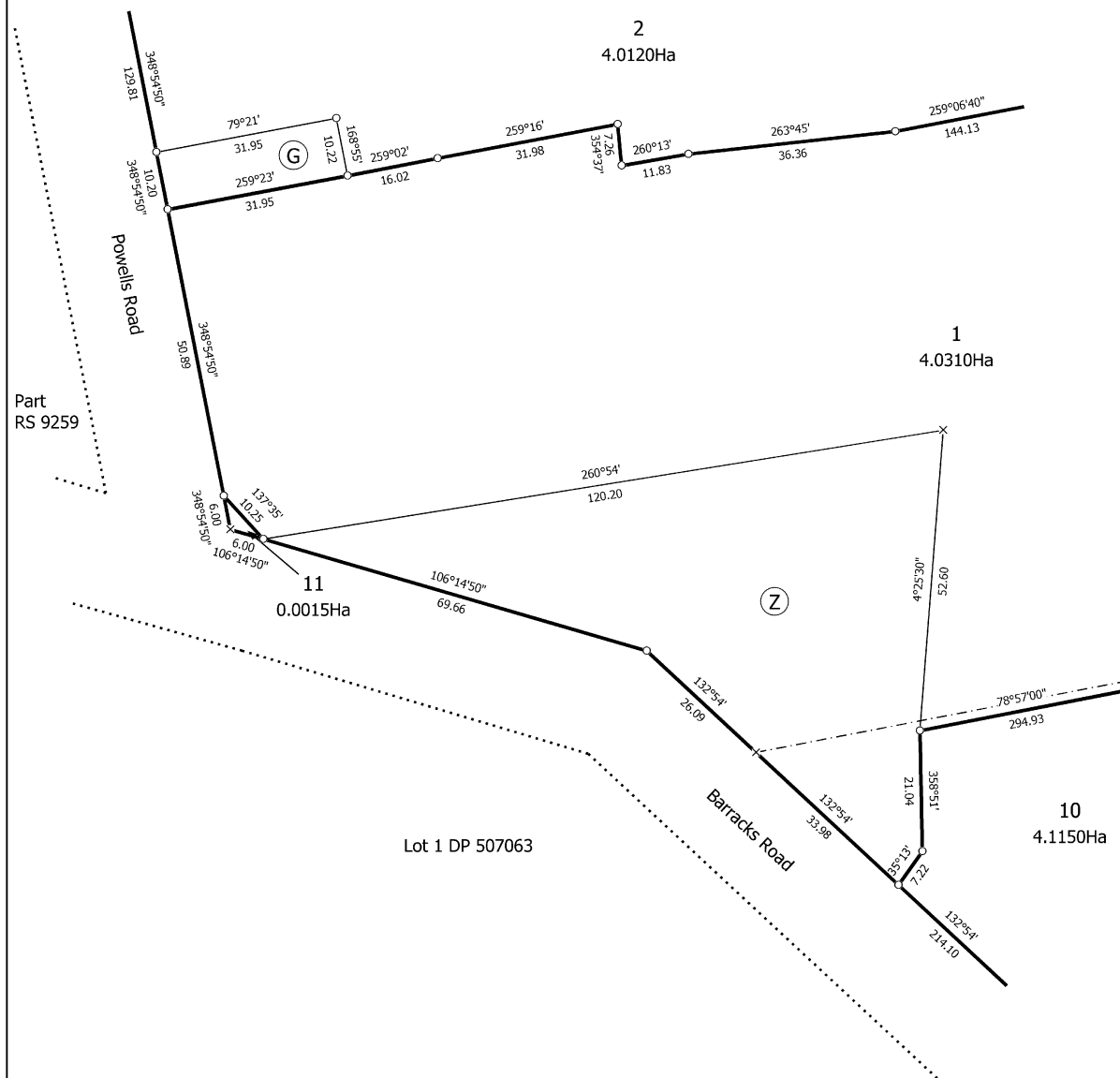
Schedule of Easements in Gross

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to convey electricity	E	Lot 102	MainPower New Zealand Limited

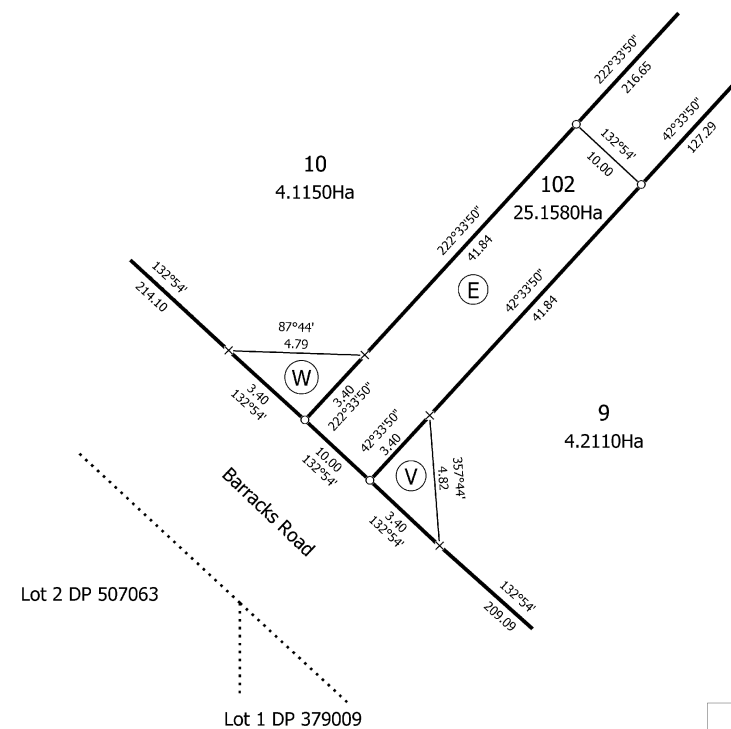




Diag. AA



Diag. AB



Land District: Canterbury

Lots 1-2, 9-12 & 102 Being Subdivision of RS 7816 & RS 8255

Surveyor: Michelle Tina Fletcher
Firm: Wood & Partners Consultants Ltd

Title Plan
LT 597678
DRAFT

Digitally Generated Plan

Generated on: 29/11/2023 12:09am Page 4 of 4

T 2/2

Our Reference: RC205213/ 240131013411
Valuation Reference: 2153338400

31 January 2024

Judith L Horn
C/ - Wood & Partners Consultants Ltd
Unit 5B
Level 2
48 Fitzgerald Ave
CHRISTCHURCH 8011

Dear Michelle

**JUDITH L HORN – 2 POWELLS ROAD, OXFORD
SECTION 224(C) CERTIFICATE OF COMPLIANCE AND CONSENT NOTICE (4)**

Please find enclosed a Certificate of Compliance for the above mentioned subdivision, signed pursuant to Section 224(c) of the Resource Management Act 1991 and consent notices, signed pursuant to section 221 of the Resource Management Act 1991, in respect to conditions not yet met.

Also enclosed are four (4) consent notices, signed pursuant to section 221 of the Resource Management Act 1991, in respect to conditions imposed on RC205213.

If you have any queries regarding the above, or if I can be any further assistance, please do not hesitate to contact me on 0800 965-468.

Yours faithfully



Ian Carstens

TEAM LEADER RESOURCE CONSENTS

Encl

CC: Michelle Fletcher – Woods & Partners Consultants Ltd



TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC235161
Survey Number	LT 597678	Survey Purpose	LT Subdivision
Surveyor Reference	P23-069 - 2 Powells Road RC235161	Land District	Canterbury
Surveyor	Michelle Tina Fletcher		
Surveyor Firm	Wood & Partners Consultants Ltd		
Dataset Description	Lots 1-2, 9-12 & 102 Being Subdivision of RS 7816 & RS 8255		

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 consent notices have been issued in respect of those conditions that have not been complied with. Dated this 31st day of January 2024.



Signature

Signed by Ian Carstens, Authorised Officer, on 31/01/2024 07:33 AM

Receipt Information

Transaction Receipt Number	16627341
Signing Certificate (Distinguished Name)	Carstens, Ian
Signing Certificate (Serial Number)	444318602
Signature Date	31/01/2024

*** End of Report ***

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **Judith L Horn** to subdivide land into 7 Lots

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

TO: The District Land Registrar
Canterbury Land Registry

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

1. The minimum floor level of any new dwellinghouse erected on Lots 1-2, 9-10 and Balance Lot 102 shall be a minimum of 400mm above highest surrounding ground at any point intersecting the building footprint and located outside the Councils mapped 0.5% AEP (1 in 200 year) Flood Hazard Areas.

The above condition, as it applies to Lots 1-2, 9-10 and Balance Lot 102, shall be subject to a consent notice, pursuant to section 221 of the Resource Management Act 1991 and shall register on the Record of Title for Lots 1-2, 9-10 and Balance Lot 102.

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

SCHEDULE

Estate in fee simple and being Lots 1-2, 9-10 and Balance Lot 102 Deposit Plan 597678 and being a subdivision of RS 7816 (Record of Title CB24F/705) and RS8255 (Record of Title CB2A/252).

Dated this 31st day of January 2024

SIGNED for and on behalf of
the **WAIMAKARIRI DISTRICT COUNCIL**
by delegated authority pursuant to Section 32B of Schedule 7 of the
Local Government Act 2002



Ian Carstens
TEAM LEADER RESOURCE CONSENTS

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of an application by
Judith L Horn to subdivide land into 7
Lots

**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. Formal access to dwellings on Lots 9-10 shall be restricted to be only via the Right of Way serving Lots 9-10.

The above condition, as it applies to Lots 9-10, shall be subject to a consent notice, pursuant to section 221 of the Resource Management Act 1991 and shall register on the Record of Title for Lots 9-10.

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 9-10 Deposit Plan 597678 and being a subdivision of RS8255 (Record of Title CB2A/252).

Dated this 31st day of January 2024

SIGNED for and on behalf of
the **WAIMAKARIRI DISTRICT COUNCIL**
by delegated authority pursuant to Section 32B of Schedule 7 of the
Local Government Act 2002



Ian Carstens
TEAM LEADER RESOURCE CONSENTS

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **Judith L Horn** to subdivide land into 7 Lots

**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 Lot Owners of Lots 9-10 shall maintain a sight triangle measuring approximately 3.4m along the property boundary and 3.4m along the right of way clear of any fencing and obstructions to maintain sight distances.

The above condition, as it applies to Lots 9-10, shall be subject to a consent notice, pursuant to section 221 of the Resource Management Act 1991 and shall register on the Record of Title for Lots 9-10.

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 9-10 Deposit Plan 597678 and being a subdivision of RS8255 (Record of Title CB2A/252).

Dated this 31st day of January 2024

SIGNED for and on behalf of
the **WAIMAKARIRI DISTRICT COUNCIL**
by delegated authority pursuant to Section 32B of Schedule 7 of the
Local Government Act 2002



Ian Carstens
TEAM LEADER RESOURCE CONSENTS

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **Judith L Horn** to subdivide land into 7 Lots

**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. Any building, structures or food production activities on Lots 1, 9 and 10 that are located within the soil, or disturb the soil, including pigs and poultry, shall not be located within areas 'X', 'Y' or 'Z' shown on the approved plan stamped RC205213 held on Waimakariri District Council file RC205213.

The above condition, as it applies to Lots 1, 9 and 10, shall be subject to a consent notice, pursuant to section 221 of the Resource Management Act 1991 and shall register on the Record of Title for Lots 1, 9 and 10.

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

SCHEDULE

Estate in fee simple and being Lots 1, 9 and 10 Deposit Plan 597678 and being a subdivision of RS 7816 (Record of Title CB24F/705) and RS8255 (Record of Title CB2A/252).

Dated this 31st day of January 2024

SIGNED for and on behalf of
the **WAIMAKARIRI DISTRICT COUNCIL**
by delegated authority pursuant to Section 32B of Schedule 7 of the
Local Government Act 2002



Ian Carstens
TEAM LEADER RESOURCE CONSENTS

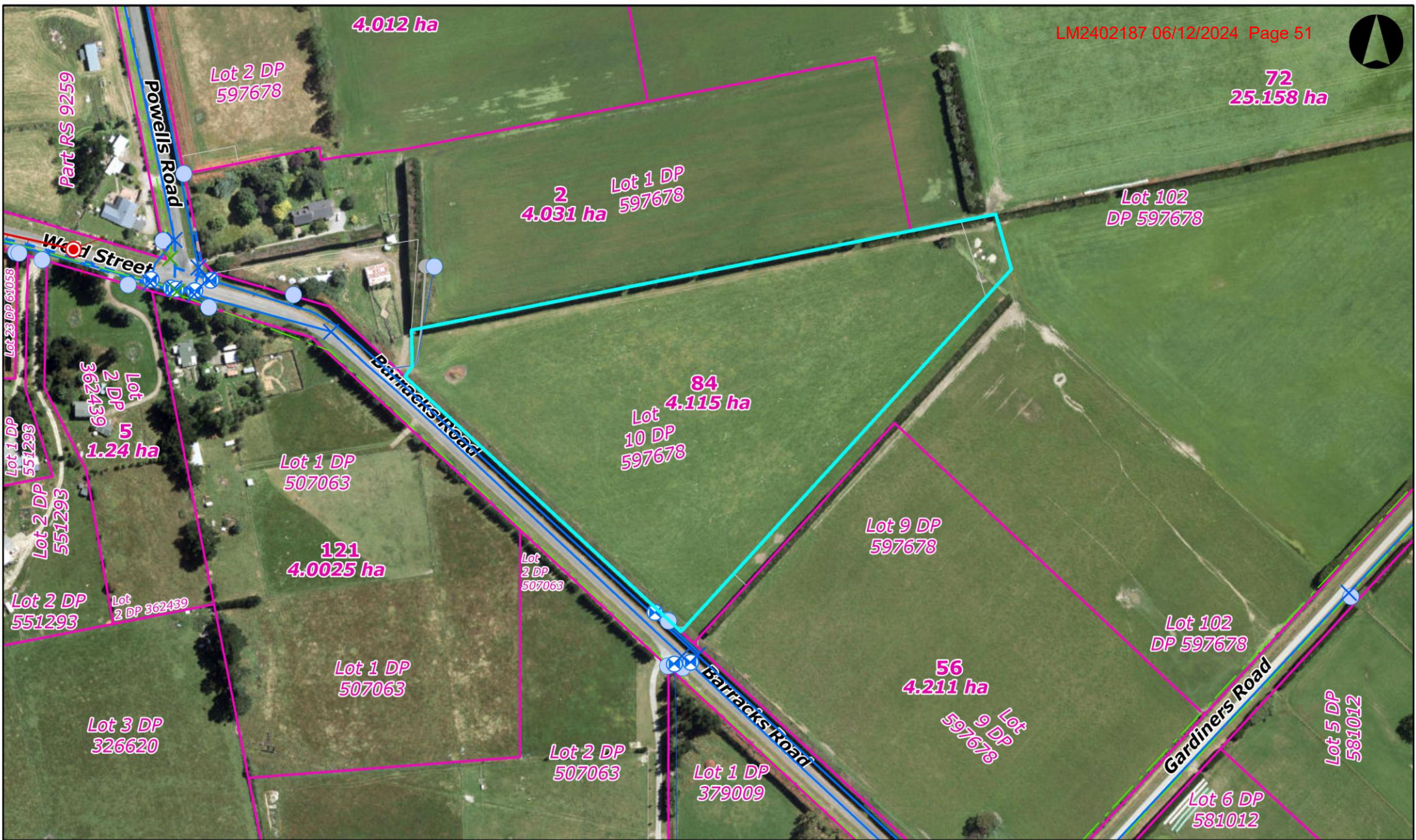


LM2402187 06/12/2024 Page 50

 Property Boundary

Waimakariri District Council, Land Information New Zealand, 2024
Rural Aerial Imagery, 2023 Urban Aerial Imagery, 2023 Birch Hill
Cemetery UAV Imagery, 2022 Rural Aerial Imagery, 2022 Cust Anglican
Cemetery UAV Imagery, Waimakariri District Council





WATER SUPPLY

	Main
	Abandoned Main
	Lateral
	Hurunui Main
	Facility
	Hydrant
	Valve
	Node
	Pump
	Well
	Tank
	Toby

WATER RACE

	Water Race Pond
	Water Race

STORMWATER

	Main
	Abandoned Main
	Lateral
	Channel
	Facility
	Manhole
	Valve
	Node
	Pump
	Inspection Chamber
	Sump

UNCLASSIFIED ASSETS

	Unclassified Asset Point
	Unclassified Asset Line

WASTEWATER

	Main
	Abandoned Main
	Lateral
	Facility
	Manhole
	Valve
	Node
	Pump
	Inspection Chamber
	Septic Tank
	Wastewater Connection
	Air Gap Separator
	Gravity Connection
	Pressure Connection
	STEP Connection

DISCLAIMER

While reasonable measures have been taken to ensure the accuracy of the information contained in this map, the Waimakariri District Council shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this map or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Information on this map may not be used for the purposes of any legal disputes.

Land and property information is based on/includes Land Information New Zealand (LINZ) data licensed for re-use under the Creative Commons Attribution 4.0 International licence.

The location of Council services are shown indicatively only and no guarantee is given as to the accuracy of the information. The user of the information has the responsibility to confirm the exact location of the service prior to commencing any construction including potholing and protecting existing services.

Contractors will be held responsible for all damage to Council property.

The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown or not.

The Waimakariri District Council does not give and expressly disclaims any warranty as to the accuracy or completeness of the information or its fitness for any purpose.

An experienced practitioner should be consulted if this information is to be used for Building or Development purposes.

Please refer to the District Plan and the Council's Planning Unit if you wish to use this information for planning purposes.

Any one who acts on any of this information does so at their own risk.

Living with a Restricted Water Supply

This information will help residents understand some important issues regarding restricted water supplies.

A restricted water supply delivers a limited flow rate and volume of water. In periods of high demand it is critical to use water wisely and ensure sufficient on-property storage is available.

Rural supplies provide water for both domestic and stock water purposes. The minimum amount of water a property can be supplied with is 2 units per day (or 1.4 litres per minute).

Note: A unit of water is a volume of 1,000 litres delivered over a 24 hour period.

Additional units of water can be purchased if there is capacity available. A storage tank of 4,500 litres or 48 hours storage capacity (whichever is the greater) is required as a minimum, larger storage is recommended.

To irrigate more than just a house garden, additional water is required. Possible alternative sources of water are a separate tank to collect rainwater, or pumping from a well to a separate tank.

Storage tanks

There is no planning restriction or resource consent required for the number of tanks on a property. A building consent may be required if a tank sits on a stand or is over 25,000 litres capacity. Adequate water pressure inside the house can be ensured by either a small pump, a header tank or raising the storage tank. Tanks must be watertight, and have a well-fitting lid to prevent access into the tank by birds, insects and animals. This is especially important where tanks are connected to non-chlorinated water supplies.

Exposed pipework and fittings should be insulated to prevent freezing in winter. Pipes, tanks and fittings must be maintained to prevent wastage of water.



On-site pumps

If you have a pressure pump you will need to regularly maintain it to maintain the pressure in your house. The pump should also have a low level cut out (so it does not continue to run if the tank runs out of water) and a thermal cut-out fuse (so it doesn't overheat). Alarms for both of these faults are also recommended. It is the owner's responsibility to ensure that all cut-outs and alarms are installed for the pressure pump. Please note that a pump will not work during a power cut.

Water restrictors

Water restrictors control the flow of water into properties. This is necessary to ensure water is available to all users. The Council regularly checks restrictors to ensure they are working effectively.

If a restrictor is damaged or disabled through normal use, the Council will replace it free of charge. Water restrictors may only be removed by the Council. Contact the Council immediately if you have problems with your water restrictor.

Tampering with the restrictor in any way is an offence under the Council's bylaw. If there are

Please turn over

signs that the restrictor has been tampered with, the property owner will be charged for repairs or replacement, and may be prosecuted.

No supply or low pressure/flow

If you use more water than your allocated amount and your tank isn't large enough, your tank could run out of water. If this happens, you need to wait until the tank slowly refills. In more urgent cases you can ring the Council and request that your tank be refilled. The Council's Water Unit may be able to assist with this, the charge for this service will be confirmed at the time of request. Alternatively you may pay for a private company to fill your tank. If you run out of water frequently consider increasing the size of your storage tank or purchasing additional units of water, if available.

In rural fixed 13 litres per minute supplies, low pressure or low flows could be caused by using water from more than one tap on the property, high usage by several properties on the scheme, or a leaking pipe. A power cut or a badly damaged pipe would also interrupt the supply of water. If you have no flow into your tank or if your water pressure remains low for an extended period, please contact the Council's Customer Services staff.

In rural restricted supplies, low pressure/flows or "no supply" could be caused by an interruption to the flow of water into the tank (for example a damaged pipe or a power cut), or by water leaking from the tank, pipes or fittings on your property.

If your water tank is empty or low, check that water is going into the tank, and also check that the tank ballcock is working properly. A hissing sound at the restrictor means water is flowing into the tank. Check around your property for signs of leaks like puddles of water or persistent damp patches on the ground.

The flow of water can be measured by testing how long it takes to fill a container of known volume. The flow should be within 10% of the allocated flow rate. Let the Council know if the flow rate is significantly different from your allocated amount.

Changing the quantity of water supplied

You may purchase extra units of water or surrender some. To do this you should complete an application

to increase or decrease the number of units. Prior to allocating more flow, the Council will assess the capacity of the scheme. There will be a charge for additional water including development contributions, financial contributions (when applicable), changing the restrictor and rates.

If the number of units supplied is reduced, water rates will be adjusted in the following rating year but there is no refund of any Development or Financial contributions that were paid when the connection was installed. Development/Financial contributions may be payable if units are increased again.

Location of water mains

Council pipelines run along many roads and some pipelines cross private properties. These are often not covered by easements, and the Council relies on its general powers under the Local Government Act to protect the assets. The Council has the right to enter private property to repair or replace the asset, but should give advanced warning. You must not take any steps that threaten the water supply asset.

If you plan to carry out any excavations within the road reserve or on a property within a rural water supply area, please request service plans of the area in which you will be working. Contact Before U Dig via their website www.beforeudig.co.nz or call 0800 248 344 or email contactus@beforeudig.co.nz. This is a free service, however you will be charged for the cost of repairing any damage to Council services if you have not obtained plans or locations of Council services before starting work, or if you damage pipes that are clearly shown on the plans.

Emergency water supply

It is possible that, during an emergency, the public water supply could be interrupted.

As part of your general emergency planning make sure that you have a few days supply of bottled water available to meet the needs of your family. Also ensure that your storage tank, pipes and fittings, and any troughs do not leak, so that you will have sufficient water storage for any stock on your property in the event of an emergency.

Find out more at waimakariri.govt.nz, or contact Customer Services on 0800 965 468.



Legend
LM2402187 06/12/2024 Page 55

Land Parcel
Property Boundary

NZS3604:2011

High 44 MS

NZS3604:2011

ZONE

2

Author: Diana Willetts

Date: 6/12/2024

Scale 1:3,265

Original page size: A4

0 50 100 150 200
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, 2024 Rural Aerial Imagery, 2023 Urban Aerial Imagery, 2023 Birch Hill Cemetery UAV Imagery, 2022 Rural Aerial Imagery, 2022 Cust Anglican Cemetery UAV Imagery, Waimakariri District Council, Waimakariri District Council



Resource Consent Stage Geotechnical Report and Preliminary Site Investigation

Prepared for Judith Horn

Project 49430 - REV 0 - 30/07/2020

Engineering Design Consultants Ltd

W: www.edc.co.nz

E: team@edc.co.nz

Christchurch: 15b Leslie Hills Drive, Riccarton

Ph (03) 355 5559

PO Box 9016, Tower Junction, 8011

Auckland: 1st Floor, Unit 1, 100 Bush Rd, Albany

Ph (09) 451 9044

PO Box 118, Albany Village, 0755

Bay of Plenty: Suite 2, 202 The Strand, Whakatane

Ph (07) 922 0075

PO Box 855, Whakatane, 3158



Revision	Date	Engineer	Description
0	30/07/2020	DP	Final

REPORT PREPARED BY:



Dan Pickering

BAppSci (Envi), BSc(Hons) (Geology)
Geotechnical Engineer

REPORT CHECKED BY:



Giles Learman

BSc (Hons) CGeol FGS
Geotechnical Team Leader – Canterbury

REPORT REVIEWED BY:



Gareth B Williams

MSc(Eng) CPEng CMEngNZ IntPE(NZ) MInstD
MEIANZ
Geotechnical Engineer, Director

Limitations of Report

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Our opinions and recommendations are based on our comprehension of the current regulatory standards and must not be considered legal opinions. For legal advice, please consult your solicitor. This opinion is not intended to be advice that is covered by the Financial Advisors Act 2010.

The recommendations and opinions contained in this report are based on our visual reconnaissance of the site, information from geological maps and upon data from the field investigation as well as the results of in situ testing of soil. Inferences are made about the nature and continuity of subsoils away from and beyond the exploratory holes which cannot be guaranteed. The descriptions detailed on the exploratory hole logs are based on the field descriptions of the soils encountered.

This report includes Appendices. These appendices should be read in conjunction with the main part of the report and this report should not be considered complete without them.

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Appendix A

Woods drawing number P20-081-006-SC Rev 1

Appendix B

LLUR response

Appendix C

Geotechnical Statement of Professional Opinion

1.0 INTRODUCTION

1.1 Terms of Reference

Engineering Design Consultants Ltd (EDC) was commissioned by Judith Horn on 23 May 2020 to provide a Preliminary Site Investigation and Geotechnical Report for Resource Consent for the site at 2 Powells Road, Oxford. The site is comprised of two lots, RS 7816 and RS 8255 respectfully. Together both lots are henceforth referred to as 'the site'.

The PSI sections of this report have been prepared by suitably qualified practitioners, in accordance with the national guidance and standards for conducting ground contamination-related desk study investigations in New Zealand. This includes compliance with the general format described in the Ministry for the Environment (MfE) Contaminated Land Management Guideline (CLMG) No 1 "Reporting on Contaminated Sites in New Zealand" (Ministry for the Environment, 2001 (Revised 2011)).

The geotechnical sections of this report have been completed in general accordance with the MBIE guidance document 'Guidelines for the investigation and assessment of subdivisions on the flat in Canterbury' (Ministry of Business, Innovation and Employment, Dec 2012).

1.1 Proposed Development

It is proposed to subdivide 2 Powells Road into 10 Lots, as shown on Woods drawing P20-081-006-SC Rev 1 (Figure 1) provided in Appendix A. No change of use or redevelopment is proposed on proposed Lot 1, on which a dwelling already exists.



Figure 1: Proposed Subdivision (Woods drawing number P20-081-006-SC Rev 1)

1.2 Objective/Scope

The objective of this report is to assess the geotechnical suitability of a proposed thirteen lot subdivision for future residential developments as per Section 106 of the Resource

Management Act and undertake a desk study to assess the site for potentially contaminative land uses.

In order to achieve the outlined objectives this geotechnical investigation comprised the following scope:

- A site walkover
- A geotechnical and geo-environmental desktop study, including a review of:
 1. Geological maps.
 2. Borehole records.
 3. Historic Certificates of Title.
 4. Council Property Files.
 5. Historical Aerial Photographs.
 6. Anecdotal Records.
- Desk assessment of potential for historic activities to have resulted in ground contamination at the site.
- Resource Management Act Section 106 (1) Assessment.
- Provision of an interpretive report summarising the above, highlighting potential geotechnical constraints and commenting whether a Detailed Site Investigation is required.
- Provision of a geotechnical Statement of Professional Opinion.

This report assesses the condition of the land only.

2.0 SITE DESCRIPTION

2.1 Site Location

The overall site currently comprises two lots, which together form a triangular shape, covering a combined area of approximately 40.3 hectares (Figure 2). The Google Earth coordinates of the approximate centre of the site are: 598459.39m E, 5206185.18m S.



Figure 2: Site Aerial Photo (Courtesy of Canterbury Maps)

2.2 Site Walkover

A site walkover was conducted on 22 May 2020.

The site is currently being generally used for agricultural purposes, currently limited to the grazing of cattle. Previously, the site has been used for rearing sheep and historically has been used for dairy farming. The site is generally flat with boundaries fully or partially lined with windbreaks, with a few additional windbreaks that divide paddocks (Figure 1).

There is currently one dwelling and a series of sheds on the western side of proposed Lot 1.

The following have been identified as features of interest during the site walkover and are shown on Figure 3 to Figure 5;

- Buried petrol tank that is assumed to be ~1000L, that is no longer used (proposed Lot 1).
- An area where a diesel tank on stilts once stood (Lot 1).
- Pesticide and oil that have been stored in, or around farm sheds (Lot 1)
- Pesticide and oil storage (Lot 9). Several plastic oil drums and pesticide containers (200L) were noted and an old chest freezer is being used to store waste oil. Small areas of oil spillage were noted around the chest freezer.
- An area that once contained an inground sheep dip and a holding pen (Lot 1).
- An area designated for the burning agricultural and household waste (Lot 10).

Figure 6 to Figure 17 show the site taken during EDC's site walkover:

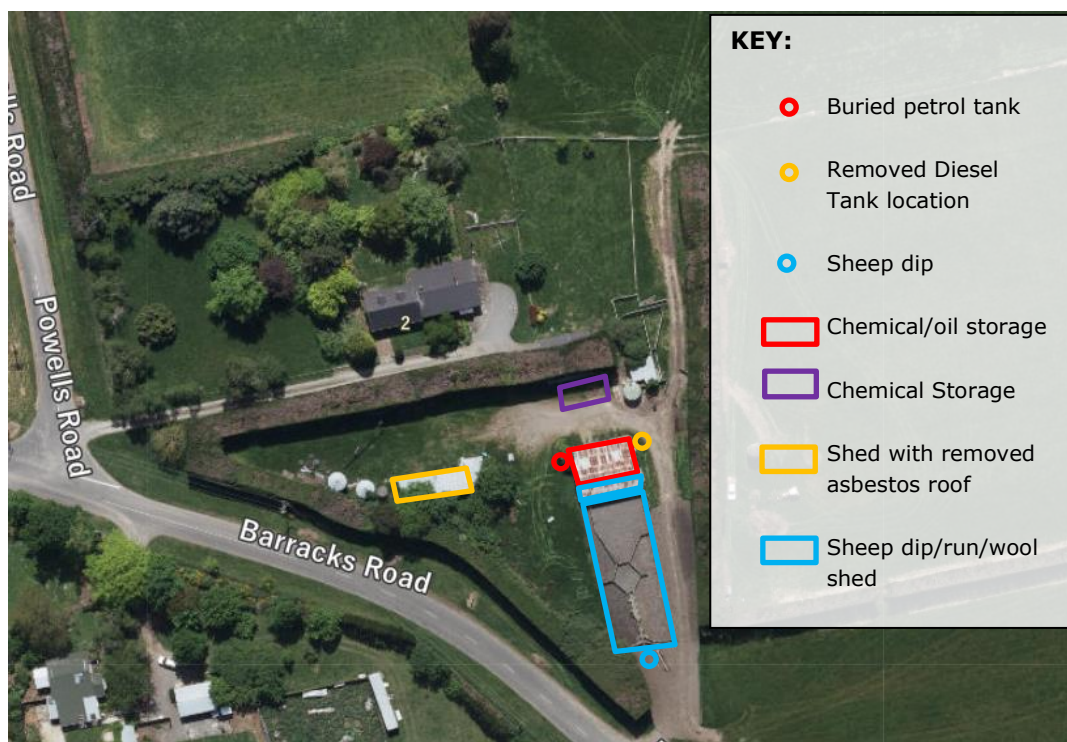


Figure 3: Location of potential HAIL activates in Lot 1

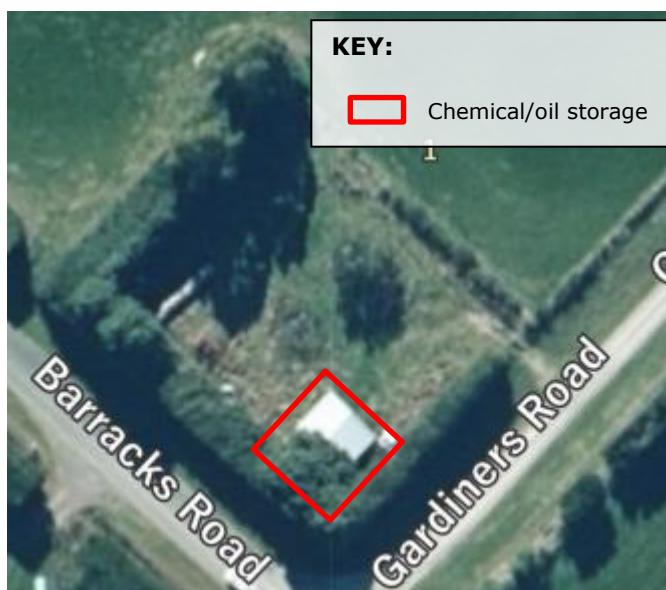


Figure 4: Location of potential HAIL activities in Lot 9. This area includes both inside, and around the shed



Figure 5: Location of potential HAIL activities in Lot 10



Figure 6: Lot 1 looking east



Figure 7: Lot 2 looking north west



Figure 8: Lot 3 looking east, lots 4 and 5 in the distance



Figure 9: Lot 4 looking north



Figure 10: Lot 5 looking west



Figure 11: Lot 6 looking north



Figure 12: Lot 7 looking southwest



Figure 13: Lot 8 with lot 9 in the distance looking south.



Figure 14: Lot 9 looking west



Figure 15: Lot 10 looking south east



Figure 16: Buried petrol tank outlet



Figure 17: One of the storage sheds that housed small oil barrels

3.0 SITE HISTORY

3.1 Historical Aerial Mapping

Historical aerial photographs available on Environment Canterbury's (ECan) GIS database (Environment Canterbury, 2016) have been reviewed by EDC for the years 1944 through to 2016. This review indicated that:

- In 1944 the site has an existing dwelling, where the current dwelling is located. The land is being used for agricultural purposes. A shed east of the existing dwelling is present. Established trees are present at the corner of Barracks and Gardiners Road, however no shed is present. The neighbouring land is also zoned rural and being used for agricultural purposes.
- By 1959 A new dwelling along with a garage is present along with several additional sheds, including a cow milking shed, wool shed and sheep pen. The trees that were once present at the corner of Barracks and Gardiners Road have been chopped down and a shed erected.
- By 1979 two silos are present near the woolshed and a small chicken coop has been established in proposed lot 1.
- By 1984 the dwelling has been extended to the west.
- Irrigation channels filled in between 2000 and 2010.
- No additional features have been identified after 1984 to 2016.

No historical features have been identified that might pose a geotechnical constraint to the subdivision of this site. However, due to the historic dwelling and agricultural land use, it is possible that there will be localised areas of fill relating to previous foundations or buried residential waste.

3.2 Certificates of Title

Certificates of Title Under Land Transfer Act are available for the property and have been reviewed. According to the registry the land has transferred to the current owners (James and Judith Horn) 12 April 1983. There is no indication of HAIL activities in the documents reviewed.

3.3 Property File Review

A review of the Property file information that was provided by Waimakariri District Council found the dwelling was extended in 1979. There is no information from the council that is pertinent to any geotechnical or environmental hazards on the site including HAIL activities.

3.4 Anecdotal Records

The following information regarding the proposed land development has been gathered from Judith and Graham Horn, whose family has owned the land since the early 1960s:

- The Horn Family have occupied the land since the early 1960s. The land was originally used for dairy farming, but quickly changed to a farming sheep. Since 2009, the land has been used for grazing dairy cows.
- The previous owner, Mr. Thompson, used the land for mixed farming.
- Adjacent land is used for similar agricultural purposes.
- Chemicals for agricultural use including; round up, barrels of oil, diesel in a tank (removed), a buried petrol tank (no longer used) and pesticides that have been stored on, in, or around sheds on the site.
- A sheep dip and race are present on the site. In later years, a contractor with a self-contained sheep dip was used.
- A designated location has been used as a burning pit.
- Asbestos roofing that has been removed from both the farm shed and converted chicken coop.

3.5 Listed Land Use Register

The ECan Listed Land Use Register (LLUR) holds information regarding sites that have been or currently are used for activities which have the potential to cause contamination.

The LLUR does not currently have any information about a Hazardous Activities or Industries List site, however, 50m east of the eastern side of the site a small landfill (Site 170503, Lot 2 DP 433502, Oxford) has been identified (Figure 18). This HAIL activity has not been investigated. From aerial imagery, it is likely to have been a pond, and therefore considered unlikely to have a geotechnical or environmental impact on the proposed development. The LLUR response can be found in Appendix B.



Figure 18: Location of landfill identified in LLUR report.

4.0 GEOTECHNICAL DESK-BASED INFORMATION

4.1 Geological Mapping

According to the GNS Geological Unit QMap, available on the New Zealand Geotechnical Database (Earthquake Commission / Ministry of Business, Innovation & Employment, 2016), the site is underlain by Holocene (<11,700-year-old) river deposits, comprising 'Unconsolidated to poorly consolidated mud, sand, gravel and peat of alluvial and colluvial origin' (IQa) to the west and weathered gravel, sand, silt and mud of alluvial and colluvial origin (mQa) to the east (Figure 19).

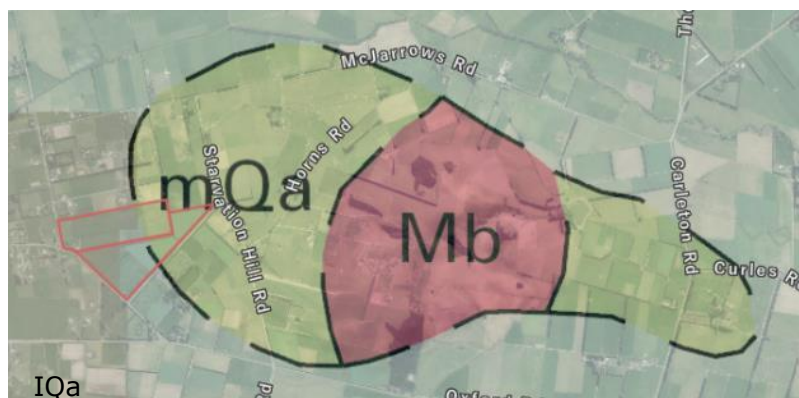


Figure 19: Geology of the site and surrounding area with the site outlined in red

4.2 Geological Investigation Data

Table 1 below is a summary of a nearby test pit obtained from the New Zealand Geotechnical Database (NZGD), from previous investigations within the local area:

Hole Reference	Location	Depth	Generalised Summary
TP_48680 (TP1)	~225m W 121 Barracks Road, Oxford	3.0	TOPSOIL 0.0m to 0.3m SILT, firm 0.3m to 0.8m GRAVEL with some sand, dense 0.8m to 2.5m Becoming sandy GRAVEL, dense 2.5 to 3.0 Groundwater not encountered
L35/0602	180m NW 27 Powells Road	16.8m	TOPSOIL 0.0m to 0.3m CLAY, 0.3m to 0.5m Clay bound GRAVEL 0.5m to 5.5m CLAY 5.5m to 6.4m Clayey GRAVEL 6.4m to 14.8m Groundwater at 5.7m
L35/0690	~400m SE 2957 Oxford Road	31.3	TOPSOIL 0.0m to 0.3m Sandy or clay bound gravel 0.3 to 31.30m Groundwater at 6.3m

Table 1: Nearby Geological Investigation Summary

4.3 Ground Water Data

Neither the GNS 'Water Table' maps or map of groundwater levels for the 2010/2011 earthquake sequence produced by GNS available on the NZGD extends to this site. However local test pits discussed in section 4.2 did not encounter water in the upper 3.0m of soil. Nearby wells L35/0356 and L35/0690 updated in 2016 suggest a groundwater level of 5.10m and 6.3m respectfully.

ECan data indicates that the nearest Community Drinking Water Protection Zone is located some 5.0km west of the site.

4.4 Nearby Springs

No springs have been identified within 100m of the site.

4.5 Seismic Zoning

4.5.1 Seismic Site Subsoil Classification

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

4.5.2 Waimakariri liquefaction susceptibility

According to the Waimakariri District Council online GIS map, the site is generally located in an area zoned as low liquefaction potential. The eastern tip of eastern most proposed Lot 6 is zoned as being of very low liquefaction potential.

4.6 Geological Fault-lines

4.6.1 District Plan

The Waimakariri District plan generally does not identify any fault related hazards on the site. However, approximately 200m south of the site a Fault Line Awareness Area that relates to the Starvation Hill Fault is present (Figure 20). It should be noted there is a disparity between this data and the ECan 2019 data, discussed in the below section.

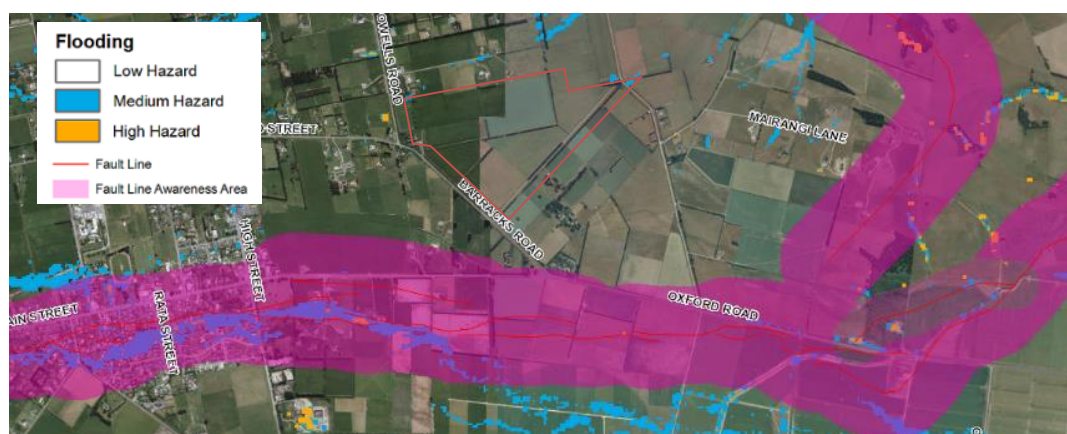


Figure 20: Waimakariri District Hazard Plan, site outlined in red

4.6.2 ECAN GIS – Canterbury Fault Awareness Areas 2019

The Canterbury Fault Awareness map (2019), available Canterbury Map Viewer indicates areas where there may be a surface fault rupture hazard.

The Canterbury Fault Awareness map indicates a Fault Awareness Area (FAA) on the site, as shown in Figure 21. This area relates to the Starvation Hill Fault, though the FAA's certainty is defined as possible, which means there is a possibility that the mapped feature is an active fault, but it is just as likely to have been formed by another process (for example, river erosion) or there is no direct evidence of movement at that location. In addition, the Oxford Glentui Range Front, is located ~3km north, with the Ellis fault located ~1.3km northwest of the site.

A GNS report (ref: GNS Report 2012/326 (Barrell & J, 2013)) regarding the distribution of faults in the Waimakariri District discusses the Starvation Hill fault and states, "The Starvation Hill fault presence is suspected from landform evidence but whose existence is yet to be proved by geological data, passes through Oxford township. Further evaluation is recommended to determine whether it is an active fault, and if so whether it is sufficiently active to warrant consideration in land-use planning and the adoption of hazard avoidance measures. It should be noted that, should the fault be active, it would be considered one of the three most active features (Barrell & J, 2013) in the Waimakariri District (Barrell & J, 2013)). The ECAN GIS data indicates an interval class of between I and IV, though the GNS report indicates 5143 years (RI class III).



Figure 21: Active faults in the local area; with the site outlined in red. South of the site is the Starvation Hill Fault, to the north is Oxford Glentui Range Front, and the Ellis fault to the west (Canterbury Map Viewer).

4.7 Flooding

4.7.1 Flood Management Areas

The Waimakariri District Council Map viewer provides maps of the flood-risk areas. (Figure 22).



Figure 22: Map of potential flooding hazard (Waimakariri Map Viewer)

4.7.2 Nearest Water Body/Water Course

An old irrigation channel can be seen through the proposed Lot 7 that was filled in between 2000 and 2010.

An irrigation channel is present at the intersection of Starvation Hill Road and Gardiners Road.

The nearest major watercourse is the Eyre River 2km southwest of the site.

5.0 RESOURCE MANAGEMENT ACT ASSESSMENT

Section 106 (1) of the Resource Management Act (RMA) states:

'A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that:

(a) the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or

(b) any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or

(c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision'

Table 2 provides our assessment of parts (a) and (b) of the above. Section 106 1(c) is not relevant to a geotechnical assessment:

Hazard	Potential Susceptibility	
	Current (part a)	Post Development (part b)
Erosion	No signs of erosion were observed during the site walkover.	It is not anticipated that the proposed subdivision and potential subsequent development will accelerate or worsen the erosion rates if appropriate stormwater collection and disposal methods are implemented.
Falling Debris	N/A = Site and surrounds are relatively flat and therefore no issues anticipated.	
Slippage	N/A = Site and surrounds are relatively flat and therefore no issues anticipated.	
Subsidence	Based on the likely; strength, non-organic and coarse granular nature of the natural soils, the risk of static subsidence is considered low. According to the Waimakariri District Council online GIS liquefaction map the site is not in a zone of likely liquefaction susceptibility. Additionally, the site is expected to comprise generally non-liquefiable soils. These two factors would indicate that the risk of any future liquefaction related settlement is negligible. There is a level of ambiguity over the risk of fault rupture on the site (see section 4.6). Despite this ambiguity, it is considered that there is sufficient information to suggest that the risk of	Provided that an intrusive geotechnical investigation is undertaken at Building Consent stage and foundations are located on a suitable bearing stratum, and to an appropriate design, the risk of subsidence is unlikely to be worsened. If using Table 1.1 of the MoE 'Planning for Development of Land on or Close to Active Faults' (2003) and the Recurrence Interval of 5134 years (RI Class IV) a Permitted Activity is indicated to be appropriate for Importance Level 2 (IL 2) structures. Though we consider the risk of fault rupture to be low we recommend that any IL 2 structures within the on-site FAA zone shown in Figure 21 should be designed for a maximum unsupported length of 4m for the ground floor and 2m at the extremes of the floors.

	fault rupture on the site is low to medium.	
Inundation - Flooding	The District Plan indicates that the site is at a low risk of flooding apart from a very small area of 'Medium Hazard' located on the eastern tip of the site (proposed Lot 6)	It is considered that construction of single dwellings on the proposed lots is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure due to flooding inundation. This assumes good practice is adopted in the design and implementation of enabling works and development of lots.

Table 2: RMA Section 106 (1) Assessment

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

Our Geotechnical Statement of Professional Opinion forms Appendix C.

6.0 ENVIRONMENTAL ASSESSMENT

6.1 Regulatory Framework

The key legislation and planning controls around this site include:

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES).
- The Waimakariri District Council Plan.

These regulatory requirements form the basis of our assessment of the requirement for contamination remediation and contamination related consents relevant to the site development.

6.2 NES

The NES came into effect on 1 January 2012. Each Territorial Authority implements the NES in accordance with their Section 31 functions under the Resource Management Act 1991 (RMA).

The NES applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities: subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems. The NES only applies to land affected by or potentially affected by soil contaminants. This is if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, is, or is more likely than not to have been undertaken on that land.

If the NES applies, then consent may be required if any of the activities listed above are proposed to take place on the site.

6.3 Waimakariri District Plan

The NES supersedes the District Plan except where the District Plan has rules regarding effects not covered in the NES. The following Section of the Waimakariri District Plan applies to this development:

Section 32.1.3 (Subdivision; Rules) – Consent is required as a controlled activity for subdivisions which have been historically contaminated by a HAIL activity. Therefore, if a potential HAIL activity has been identified, a Resource Consent will be required.

6.4 Conceptual Site Model

This section provides a qualitative risk assessment of the risk posed from potential on-site and off-site contamination sources, identified by the information presented in the previous sections.

The conceptual site model below has been developed based on the commonly adopted source-pathway-receptor model.

6.4.1 Potential Sources of Contamination

The LLUR and EDC's historical review have not indicated any HAIL activities, or potential sources of contamination to have occurred on the proposed subdivision. However, based on the site walk over and Anecdotal records, the following HAIL activities have been identified and their locations are outlined in Figure 3 to Figure 5;

Proposed Lot 1

- Livestock dip or spray race operations (A8, Livestock dip or spray race operations).
- Shed and external pad area (A10, Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds)
- Sheds with asbestos roofs that have been removed, the condition of said asbestos is unknown (E1, Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition).
- Buried petrol tank and the area of a removed elevated diesel tank (A17, Storage tanks or drums for fuel, chemicals or liquid waste).

Proposed Lot 9

- Shed (A10, Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds).
- Oil containers including waste oil stored in chest freezer (A17, Storage tanks or drums for fuel, chemicals or liquid waste).

Proposed Lots 10

- Firepit (I, Any other land that has been subject to the intentional or accidental release of hazardous substance in sufficient quantity that it could be a risk to human health or the environment)

6.4.2 Potential Pathways

The proposed residential development works will result in disturbance of the soils during subdivision earthworks, the construction of foundations and installation of services. Pathways will exist via dermal contact, ingestion or inhalation of soil particles/vapours.

The proposed residential land use has large outdoor areas and end user pathways will exist via dermal contact, ingestion or inhalation of soil particles, and gas/vapour intrusion pathway.

Environmental pathways include overland flow of water and sediments.

6.4.3 Potential Receptors

Receptor		Additional Information
Human Health	Future site users	A female child will be regarded as the critical receptor, a female child generally being of lower body weight than a male of the same age.
	Construction workers	An adult body (with an average body weight of 70kg) will be regarded as the critical receptor.

Table 3 - Summary of Potential Contamination Receptors

6.4.4 Model Summary

Generally potential sources of contamination have not been identified, with the exception of Lots 1 and 9 and 10 (see 6.4.1).

Potential Pathways – Direct contact with soil during the proposed residential use of the land including oral ingestion/dermal exposure/inhalation by humans. Pathways present.

Likely Receptors – The land is to be used for rural/residential purposes and the surrounding land includes other residential properties, therefore human receptors will be present.

It is considered that Detailed Site Investigation is required on Lots 1, 9 and 10. The rationale for this investigation work should be determined and undertaken by a SQEP. It is understood that no change of use is proposed on Lot 1 and as such it may be possible to condition the need for this work within the Resource Consent.

The sheep dip area should be investigated in accordance with MfE guidance document (Identifying, Investigating and Managing Risks Associated with former Sheep-Dip Sites (2006)).

7.0 CONCLUSIONS

7.1 Site History

A review of historical photos of the site indicates it has been rural and used for agricultural since pre-1944. It is possible that there may be areas of buried domestic waste, remnants of the dwelling's foundations and infilled irrigation channels. In addition, there are confined areas of possible contamination that retain to agricultural land use of the site, which are addressed in section 6.4. No other geotechnical constraints have been highlighted from the historical review.

The LLUR does not currently have any information about a Hazardous Activity or Industry having occurred on the site, however, 50m east of the eastern side of the site the HAIL register has identified a small landfill which has not been investigated. From aerial imagery, it is likely to have been a pond, and therefore considered unlikely to have a geotechnical or environmental impact on the proposed development. However, based on the site walk over and anecdotal records, the following HAIL activities have been identified and their locations are outlined in Figure 3 to Figure 5:

Proposed Lot 1

- Livestock dip or spray race operations (A8, Livestock dip or spray race operations).
- Shed and external pad area (A10, Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds)
- Sheds with asbestos roofs that have been removed, the condition of said asbestos is unknown (E1, Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition).
- Buried petrol tank and area of a removed elevated diesel tank (A17, Storage tanks or drums for fuel, chemicals or liquid waste).

Proposed Lot 9

- Shed (A10, Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds).
- Oil containers including waste oil stored in chest freezer (A17, Storage tanks or drums for fuel, chemicals or liquid waste).

Proposed Lots 10

- Firepit (I, Any other land that has been subject to the intentional or accidental release of hazardous substance in sufficient quantity that it could be a risk to human health or the environment)

7.2 Expected Ground Description

Given intrusive geotechnical work is not required for a subdivision stage Resource Consent in the Waimakariri District, no intrusive data has been collected. A nearby NZGD test pit suggest the shallow ground consists of firm silt over medium dense to dense sandy gravel.

7.3 Geotechnical Seismic Assessment

According to the Waimakariri District Council online GIS map the site is generally located in an area zoned as low liquefaction potential. The eastern tip of eastern most proposed Lot 6 is zoned as being of very low liquefaction potential.

The Canterbury Maps website indicates the site is located in an area labelled 'Green Zone – N/A Rural & Unmapped as at 26 May 2020. EDC considers TC1 zoning to be appropriate for this site.

7.4 Geological Fault Rupture Risk

The District Plan currently indicates that there are no Fault Awareness Areas associated with the site. This however this contradicts the 2019 GNS data available on the ECAN GIS which indicates a Fault Awareness Area on the site, as shown in Figure 21. This area relates to the Starvation Hill Fault, though the FAA's certainty is defined as possible, which means there is a possibility that the mapped feature is an active fault, but it is just as likely to have been formed by another process (for example, river erosion) or there is no direct evidence of movement at that location.

A GNS report (ref: GNS Report 2012/326 (Barrell & J, 2013)) regarding the distribution of faults in the Waimakariri District discusses the Starvation Hill fault and states, "The Starvation Hill fault presence is suspected from landform evidence but whose existence is yet to be proved by geological data, passes through Oxford township. Further evaluation is recommended to determine whether it is an active fault, and if so whether it is sufficiently active to warrant consideration in land-use planning and the adoption of hazard avoidance measures. It should be noted that should the fault be active, it would be considered one of the three most active features (Barrell & J, 2013) in the Waimakariri District. The ECAN GIS data indicates an interval class of between I and IV though the GNS report indicates 5143 years (RI class III).

There is therefore a level of ambiguity over the risk of fault rupture on the. Despite this ambiguity, it is considered that there is sufficient information to suggest that the risk of fault rupture on the site is low to medium. If using Table 1.1 of the MoE 'Planning for Development of Land on or Close to Active Faults' (2003) and the Recurrence Interval of 5134 years (RI Class IV) a Permitted Activity is indicated to be appropriate for Importance Level 2 (IL 2) structures. Though we consider the risk of fault rupture to be low-medium, we recommend that any IL 2 structures within the on-site FAA zone shown in Figure 21 should be designed for a maximum unsupported length of 4m for the ground floor and 2m at the extremes of the floors.

7.5 Flooding

The Waimakariri District Council Map viewer indicates that the site does not have a flooding hazard. It should be noted a small area defined as 'medium risk', to the north-eastern extent of the site a choke point may exist between a covet and an irrigation channel.

7.6 Resource Management Act Assessment

It is considered, under Section 106 (1) of the RMA, that there are no reasons from a geotechnical perspective that the site is considered unsuitable for development, provided any development is undertaken with appropriate engineering design measures (Table 2).

8.0 RECOMMENDATIONS

8.1 Proposed Additional Works

It is recommended that a site-specific geotechnical investigation is undertaken on each proposed lot to enable building consent and foundation design.

It is considered that Detailed Site Investigation is required on Lots 1, 9 and 10. The rationale for this investigation work should be determined and undertaken by a SQEP. It is understood that no change of use is proposed on Lot 1 and as such it may be possible to condition the need for this work within the Resource Consent.

The sheep dip area should be investigated in accordance with MfE guidance document (Identifying, Investigating and Managing Risks Associated with former Sheep-Dip Sites (2006)).

8.2 Health and Safety

We recommend that 'Safety in Design' principles are included during the design of the proposed structure/development. It should be noted that all parties involved in construction, including the client have responsibilities under the current 'Health and Safety at Work Act 2015'. This includes ensuring that the chosen contractor is both competent and suitably qualified/experienced to undertake the commissioned works.

Specifically, with respect to earthworks and foundations for this site, consideration needs to be made with respect to the presence of:

- Public services onsite;
- Potentially abnormally hazardous access;
- Possible soil contamination; and
- Site stability.

This list is not exhaustive and there might also be other specific considerations not listed above. EDC would be happy to provide geotechnical/geoenvironmental advice in relation to these issues at any workshops or design meetings for this project. In addition, our Structural and Fire Safety Design Engineers can provide advice as appropriate.

9.0 REFERENCES

Barrell, D., & J, B. (2013). *General distribution and characteristics of active faults and folds in the Waimakariri District*.

Earthquake Commission / Ministry of Business, Innovation & Employment. (2016). *Canterbury Maps*. Retrieved from New Zealand Geotechnical Database: <https://www.nzgd.org.nz/default.aspx>

Environment Canterbury. (2016). *Canterbury Maps Enhanced Web Mapping Tools*. Retrieved from <http://canterburymaps.govt.nz/Portal/FlexViewer/Index.html>

APPENDIX A

WOODS DRAWING NUMBER P20-081-006-SC REV 1



LOTS 1-12 BEING A
SUBDIVISION OF
RS 7816 & RS 8255
Comprised in RsT CB24F/705 &
2A/252

NOTES:-

Areas and dimensions shown are subject to change on final survey

Final area of all lots to be no less than 4 ha

This proposal plan has been prepared for the purpose of obtaining subdivision and resource consents only

Legend

- Denotes indicative possible new dwelling and effluent disposal sites
- WDC Water
- Overhead Power Lines
- Denotes areas subject to flood risk (WDC records)
- Denotes 120 x 120 internal square within each Lot.

STAGING

Stage 1 - Lots 1 & 2 and balance
Stage 2 - Lots 9 & 10 and balance
Stage 3 - Lots 3 & 8 and balance
Stage 4 - Lots 4 - 7



Memorandum of Easements			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	A	Lot 8	Lots 3 - 7
	B	Lot 3	Lots 4 - 8
	C	Lot 4	Lots 5 - 7
	D	Lot 5	Lots 6 & 7

REVISION DETAILS		INT	DATE	SURVEYED		
1	DRAFT TO CLIENT	DSK	17/09/20	DESIGNED		2 POWELLS ROAD OXFORD
				DRAWN	DSK	
				CHECKED		
				APPROVED		WOODS.CO.NZ

J L HORN

POWELLS, BARRACKS & GARDINERS ROAD, OXFORD
SCHEME PLAN

STATUS	ISSUED FOR INFORMATION	REV
SCALE	1:4000 @ A3	1
COUNCIL		
DWG NO	P20-081-006-SC	

APPENDIX B

LLUR RESPONSE



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit www.ecan.govt.nz/HAIL for more information about land uses.



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

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

www.ecan.govt.nz

Date:	25 May 2020		
Land Parcels:	RS 8255	Valuation No(s): 2153338400	
	RS 7816	Valuation No(s): 2153338400	



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

Summary of sites:

Site ID	Site Name	Location	HAIL Activity(s)	Category
170503	Lot 2 DP 433502, Oxford	Lot 2 DP 433502, Oxford	G3 - Landfill sites;	Not Investigated

Please note that the above table represents a summary of sites and HAILs intersecting the area of enquiry within a 100m buffer.

Information held about the sites on the Listed Land Use Register

Site 170503: Lot 2 DP 433502, Oxford (Within 100m of enquiry area.)

Site Address:	Lot 2 DP 433502, Oxford
Legal Description(s):	Lot 2 DP 433502

Site Category:	Not Investigated
Definition:	Verified HAIL has not been investigated.

Land Uses (from HAIL):	Period From	Period To	HAIL land use
	1958	1995	Landfill sites

Notes:

8 Mar 2017	This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
7 Jul 2017	Area defined from 1958 to 1995 aerial photographs. G3 - Landfill sites was noted in aerial photographs reviewed.

Investigations:

There are no investigations associated with this site.

Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ256068.

Disclaimer: *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

APPENDIX I

Statement of Professional Opinion on the Suitability of Land for Subdivision

ISSUED BY: Engineering Design Consultants Ltd. (EDC Ltd.)
(Geotechnical engineering firm or suitably qualified engineer)

TO: Waimakariri District Council
(Territorial authority)

TO BE SUPPLIED TO: Judith Horn
(Owner/Developer)

IN RESPECT OF: Subdivision
(Description of infrastructure/land development)

AT: 2 Powells Road, Oxford

(Address)
I Gareth B. Williams on behalf of
(Geoprofessional)
Engineering Design Consultants Ltd. (EDC Ltd.)
(Geotechnical engineering firm)

hereby confirm:

1. I am a suitably qualified and experienced geoprofessional employed by EDC Ltd. and the geotechnical firm named above was retained by the owner/developer as the geoprofessional on the above proposed development.

2. The geotechnical assessment report, dated 30/07/2020 has been carried out in accordance with the Ministry of Business, Innovation and Employment *Guidelines for geotechnical investigation and assessment of subdivisions* and the Christchurch City Council *Infrastructure Design Standard – Part 4: Geotechnical Requirements* and includes:

- (i) Details of and the results of my/the site investigations.
- (ii) A liquefaction and lateral spread assessment.
- (iii) An assessment of rockfall and slippage, including hazards resulting from seismic activity.
- (iv) An assessment of the slope stability and ground bearing capacity confirming the location and appropriateness of building sites.
- (v) Recommendations proposing measures to avoid, remedy or mitigate any potential hazards on the land subject to the application, in accordance with the provisions of Section 106 of the Resource Management Act 1991.

3. In my professional opinion, not to be construed as a guarantee, I consider that Council is justified in granting consent incorporating the following conditions:

(i) No further conditions to those outlined in the Geotechnical report (EDC: 49430)

(ii) _____

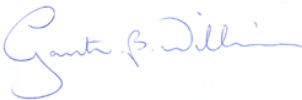
4. This professional opinion is furnished to the territorial authority and the owner/developer for their purposes alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any building. It is limited to those items referred to in clause 2 only.

5. This statement shall be read in conjunction with the geotechnical report referred to in clause 2 above, and shall not be copied or reproduced except in conjunction with the full geotechnical completion report.

6. Liability under this statement accrues to the geotechnical firm only and no liability shall accrue to the individual completing this statement.

7. The geotechnical engineering firm issuing this statement holds a current policy of professional indemnity insurance of no less than \$ 1 Million

(Minimum amount of insurance shall be commensurate with the current amounts recommended by IPENZ, ACENZ, NZTA, INGENIUM.)

 Date: 29/06/2020

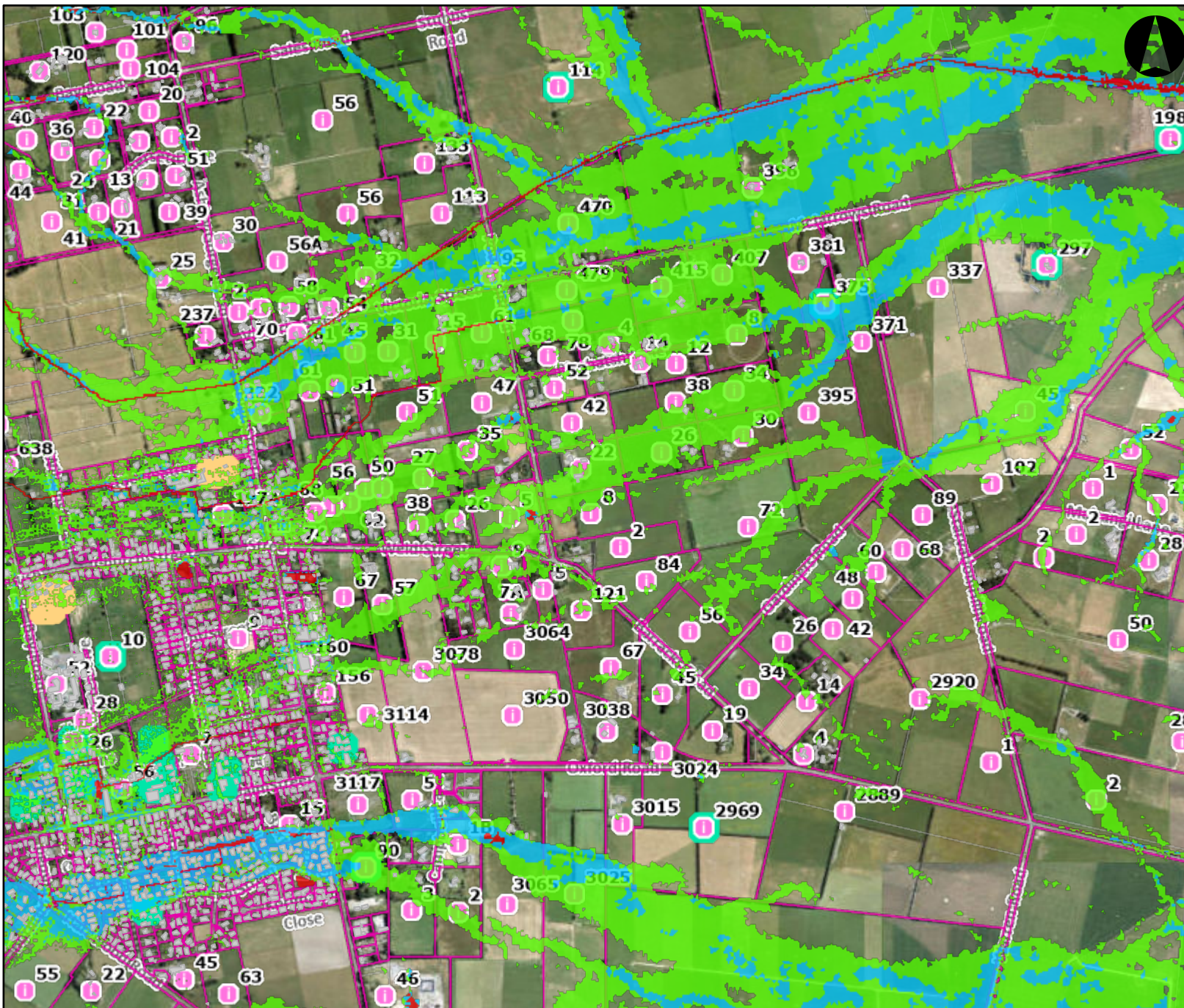
(Signature of engineer, for and on behalf of Engineering Design Consultants Ltd.)

Qualifications and experience

CP Eng, IntPE(NZ), MIPENZ, MAusIMM, MIOD, Director, Snr Geotechnical Engineer

This form is to accompany Form 9 – Resource Management Act 1991 (Application for a Resource Consent (Subdivision))





Legend

LM2402187 06/12/2024 Page 91

All Flooding Hazard 200 year

ClassName

Low

Medium

High

Properties > 1 ha

Related Address

Future Address

Property Boundaries with Attributes

Current Property

Deposited Land Parcels

Road Names

diana.willemts@wmk.govt.nz

Waimakariri District Council

Date: 6/12/2024

Scale 1:18,056

Original page size: A4

0 280 560 840 1120
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, 2024 Rural Aerial Imagery, 2023 Urban Aerial Imagery, 2023 Birch Hill Cemetery UAV Imagery, 2022 Rural Aerial Imagery, 2022 Cust Anglican Cemetery 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.

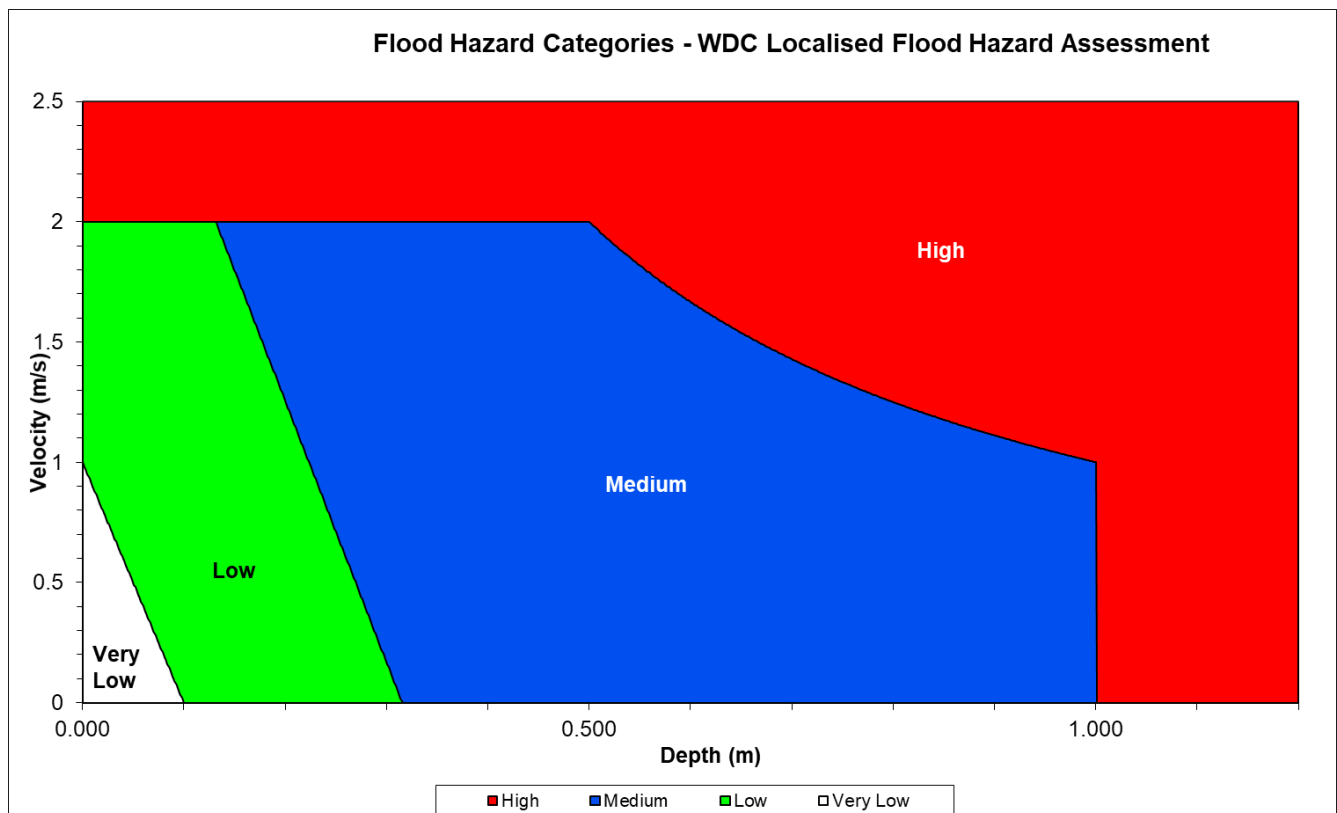
1. Annual Exceedence Probability.

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>