

Land Information Memorandum

Application

Colliers Agri Realty Limited
P O Box 933
CHRISTCHURCH

No.	LM2400825
Application date	13 May 2024
Issue date	15 May 2024

Property

Valuation No.	2153337306
Location	500 Steffens Road BENNETTS
Legal description	Lot 3 DP 574072 SUBJ TO & INT IN ROW
Owner	Gavin Raymond Reed & Marie Anne Reed
Area (hectares)	4.000000

Rates

Rating Valuation

Land	\$480,000
Capital Value	\$485,000
Improvements	\$5,000
Date of Last Revaluation	1 July 2022

Current Rates Year 1st July 2023 to 30th June 2024

Annual Rates	\$0.00
Current Instalment	\$
Current Year – Outstanding Rates	\$0.00
Arrears for Previous Years	\$

Next Instalment Due

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

Land Information Memorandum**2**

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

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

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

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

Planning/Resource Management**WAIMAKARIRI DISTRICT PLAN**

The 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/>

28/05/2021 RESOURCE CONSENT RC215163 : 7 LOT SUBDIVISION OF LOTS 4 & 5 DP 332947, copy attached. A certificate of conditions was issued on 2/08/23 per attached letter of 2/08/23, unable to locate a copy in Council records. Consent notices and a certified copy of resolution were also issued on 2/08/23, copies attached.

No other information located

Land Use on Contiguous Properties

No information located

Building

No building consents issued for lot 3.

Sewer and Water

Sewer No Council service available.

Water No Council supply available.

Refer to conditions 4.1 to 4.4 of resource consent RC215163.

Council records indicate a well numbered BW23/0754 is located on this property. Further information regarding this well may be available at <https://www.ecan.govt.nz/data/well-search/>

Lot 3 Water Test confirmation from Hydrill, copy attached.

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.

Water race Available - Water Race - plan attached. Written authorisation is required from Council to erect any building of any kind or size within 10 m of either side of any water race. This also applies to trees, shrubs, hedges and other plant of any kind. A copy of the Water Race Bylaw is attached.

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

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) 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

- 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. - 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. - 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. - 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: 15 May 2024

Signed on Behalf of Council

TONY MEIER – PROPERTY INFORMATION OFFICER

RC215163 / 210528086422

2153337300

WAIMAKARIRI DISTRICT COUNCIL**IN THE MATTER** of the Resource Management Act 1991**AND****IN THE MATTER** of an application lodged by **Gavin Raymond Reed and Marie Anne Reed** for a resource consent under Section 88 of the aforementioned Act.**APPLICATION**

The applicants sought a resource consent to subdivide Lot 4 and 5 DP 332947 into seven separate fee simple allotments. The proposed subdivision will create 7 new titles with the associated land areas shown below.

Allotment	Land Area (Hectares)
Lot 1	4.0ha
Lot 2	4.0ha
Lot 3	4.0ha
Lot 4	4.0ha
Lot 5	4.0ha
Lot 6	4.0ha
Lot 7	48.3ha

Lot 7 is the largest lot and will be retained as a larger farming lot. Proposed Lots 1 - 5 are located towards the south-west corner of the application site and accessed via either Reed Road or Steffens Road. Proposed Lot 6 is found within the north-west corner of the site, immediately east of the access road which provides for the existing recreation reserve.

The site was last subdivided in 2004 under RC035536 which created four new 4ha rural lots and three small lots allocated to reserve. Since then new flood modelling has been developed which show Lot 4 DP 332947 (one of the Records of Title to be subdivided) fully inundated in a 1 in 200yr flood. This new proposal provides building platforms outside of the overland flow path and the 1 in 200 year flood.

In addition, a consent notice exists on both records of title to provide a domestic water supply which was created under a previous subdivision in 2004. The consent notices are to be removed and updated to the current standards.

DECISION

The Delegated Officer, on the 28th May 2021, approved:

Cancellation of Consent Notice

THAT pursuant to Section 221(3) of the Resource Management Act 1991, consent be granted to cancel consent notice 6050636.2 in its entirety, registered on records of title 134878 and 134879, being Lot 4 DP 332947 and Lot 5 DP 332947, located at 96 Reed Road, Oxford.

Subdivision Consent

THAT pursuant to Section 104C of the Resource Management Act 1991, consent be granted to subdivide Lot 4 DP 332947 and Lot 5 DP 332947 into seven separate fee simple allotments with non-reticulated water and Lot 6 not meeting the corner splay requirements at 96 Reed Road, Oxford as a restricted discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:

1. **Application Plan**

- 1.1 The activity shall be carried out in accordance with the attached approved application plan stamped RC215163.

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
- Waimakariri District Council Stormwater Drainage and Watercourse Protection Bylaw (2018)
- Erosion & Sediment Control Toolbox For Canterbury
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- New Zealand Transport Agency standards
- 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 confirm the water supply for the new proposed wells on Lots 1 to 7 (inclusive) can achieve potability and shall prove that the water can be readily made potable by recognised and practical treatment methods to the satisfaction of the Council. Water quality tests carried out by an IANZ accredited Laboratory, demonstrating chemical and bacteriological compliance with the Guideline Values (GV) and the Maximum Allowable Values (MAV) published in the "Drinking Water Standards for New Zealand 2005 (Revised 2018)" shall be submitted to the Council. Testing shall be undertaken to the Waimakariri District Council test suite. Samples from the water source shall be taken by an Independent Qualified Person (IQP) with accreditation of Unit Standard 17890: to undertake sampling and testing procedures for water treatment.
- 4.2 The Consent Holder shall confirm the capacity of the proposed new water wells on Lots 1 to 7 (inclusive) by undertaking well pump tests, which demonstrates to the satisfaction of the Council, that the quantity of water available from the new wells can adequately supply the water requirements of the Consent Holder. The supply flow tests shall demonstrate that a minimum of 2.0m³ per day can be supplied to the Lots. The test shall be submitted to the Council for approval.
- 4.3 Prior to the erection of a dwelling on Lots 1 to 7 (inclusive) the property owner shall construct a new well in accordance with the following minimum requirements:
 - The top of the well bore casing shall be a minimum of 400mm above the surrounding ground level or 100mm above the 200 year Local Flood Hazard depth, whichever is greater.
 - The bore casing shall be sealed to in-situ soil below the surface with bentonite, so as to ensure no surface water or contaminants can enter underlying groundwater.
 - The bore head shall be encased by a concrete pad of 100mm minimum thickness which shall project a minimum of 300mm from the perimeter of the bore casing. The concrete pad shall be formed so as to shed water away from the bore casing and terminate flush with the surrounding ground level. Concrete placed shall be a minimum 20 MPa strength at 28 days.
 - The bore head shall be capped and all penetrations sealed so as to prevent contaminants entering the bore and underlying ground water.
 - A sample point and back-flow preventer shall be installed on the bore riser so as to prevent contaminants siphoning back into the bore and underlying ground water.
- 4.4 Conditions 4.1, 4.2 and 4.3 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 to 7 (inclusive).

5. Power and Telephone

- 5.1 The Consent Holder shall provide evidence in writing from the relevant service utility provider(s) that existing electrical and telephone reticulation has the capacity to provide service connection to Lots 1 to 7 (inclusive). 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 4G Broadband has capacity to provide a service connection to Lots 1 to 7 (inclusive).

6. Traffic Management Plan

- 6.1 The Consent Holder shall submit for approval a Traffic Management Plan detailing traffic control works (including sketch layout and control signs). This plan may be submitted at the time of engineering plan approval and 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.

7. Vehicle Crossing

- 7.1 The vehicle crossing to the rights of way serving Lots 2 and 3 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, excepting the 'culvert / channel or bridge' shall have the pipe size 'directed by the Council' as;

- The Consent Holder is to provide a culvert design to determine minimum pipe diameters. Design plans, specifications and report including hydraulic calculations are required to confirm the culvert sizing and engineering details for the right of way access to proposed Lots 2 and 3. A design producer's statement shall be provided to Council. No work shall commence until formal engineering approval in writing has been provided by Council (A 'Producers Statement-Design' form can be found in Part 3 of the Engineering Code of Practice, Appendix C).

The vehicle crossing is to be located as shown on the approved plan.

- 7.2 The Consent Holder shall form the sealed vehicle crossing serving Lot 1 to accord with Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D excepting the 'culvert / channel or bridge' shall have the pipe size 'directed by the Council' as:

- The Consent Holder is to provide a culvert design to determine minimum pipe diameters. Design plans, specifications and report including hydraulic calculations are required to confirm the culvert sizing and engineering details for the access to proposed Lots 1. A design producer's statement shall be provided to Council. No work shall commence until formal engineering approval in writing has been provided by Council (A 'Producers Statement- Design' form can be found in Part 3 of the Engineering Code of Practice, Appendix C).

The vehicle crossings serving Lot 1 shall be located less than or equal to 10m from the rights of way serving Lots 2 and 3.

- 7.3 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.

8. Right of Way

- 8.1 The rights of way serving Lots 2 and 3 shall be constructed to accord with the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-273 Issue C. Passing bays shall be installed at 90 metre intervals.

9. Water Races

- 9.1 The Consent Holder shall confirm in writing that a '*Stockwater Application Form*' for works associated with a water race has been submitted. Works include constructing a culvert on the water race, planting or building within 10 metres of the water race, diverting water, taking water or constructing a pond by the water race.

10. Finished Floor Levels

- 10.1 The Consent Holder shall ensure that the minimum floor level of any new dwellinghouses erected on Lots 1 to 7 (inclusive) is set no lower than 400mm above undisturbed 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.
- 10.2 Existing overland flow paths shall be retained so as not to create flood nuisance or damage effects offsite. Building platforms shall be sited clear of existing overland flow paths and low-lying flood risk areas.
- 10.3 Condition 10.1 and 10.2 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 to 7 (inclusive).

11. Financial Contributions

- 11.1 The Consent Holder shall pay a financial contribution of \$2,444.21 (including GST at 15%) for Lots 2 to 3 and Lot 5 which are proposed to gain access off Steffens Road and another financial contribution of \$1,884.28 (including GST at 15%) for Lots 4 and 5 which can achieve access off Reed Road.

12. Conditions Auditing

- 12.1 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.
- 12.2 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.
- 12.3 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;
- When Clegg Impact Hammer tests are being carried out and approved as satisfactory by the Council.

Whole Works

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

12.4 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.

13. Works Condition

13.1 A completion of conditions certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 12 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the consent holder.

ADVICE NOTES

- The Consent Holder is advised that should they wish to further subdivide Lot 7 at a later date or complete earthworks in excess of National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 volumes, a Preliminary Site Investigation (PSI) may be required upon application due to potential HAIL activities (livestock dip, spraying and waste) evident on the site. The PSI shall be prepared and approved by a suitably qualified professional and be in accordance with current NZS and MFE guidelines.
- The Erosion & Sediment control Toolbox for Canterbury can be found on the ECan website link <http://esccanterbury.co.nz/>.
- 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.
- The Consent Holder is required to submit a 'Stockwater Application' Form for works associated with Council or Waimakariri Irrigation Limited water races. <https://www.waimakariri.govt.nz/home>.
- 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>.
- Soil infiltration testing will be required at Building Consent stage to confirm the permeability of the soil on the Lot and that soakage is achievable. The soak pit will need to be designed and constructed to infiltrate roof water generated by a 10 minute 10% AEP event with a Factor of Safety of 3 applied to the site soils infiltration rate.
- Prior to any future dwelling being established on proposed Lots 1 to 7 (inclusive) on the property owner shall be required to install an onsite sewage disposal system. A discharge consent may be required from Environment Canterbury.

- (h) As Domain Road is not formed to road standards, the Council will not maintain it. The responsibility for maintaining the formation will lie with the property owners and users for whom this formation provides access.
- (i) The Consent Holder is advised that vehicle access to any lot must comply with the requirements of the Waimakariri District Vehicle Crossings Bylaw 1997. Wherein no vehicle may be taken onto any property in the Waimakariri District other than by way of a properly formed vehicle crossing. The owner or occupier of any lot who may require vehicular access across any footpath, berm and water channel adjoining that lot is required to apply in writing to the Council to construct a vehicle crossing at the owner's or occupier's cost. No owner or occupier of any lot can build, or allow to be built, any dwelling, other significant building or any part of such a building on any property unless the building site on that property is provided with adequate site access in terms of the above mentioned by law.
- (j) 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.
- (k) Prior to construction of a dwelling on Lots 1 to 7 (inclusive), the applicant will be required to provide evidence of the building site being able to support building loads and not subject to material damage due to any erosion, falling debris, subsidence, slippage or inundation.
- (l) 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.
- (m) The Consent Holder may 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.

REASONS FOR DECISION

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

- No parties are considered to be adversely affected by the proposal given the subdivision achieves the minimum rural allotment size and internal shape.
- The environmental effects will be less than minor as the subdivision will not adversely affect traffic safety, amenity or character of the area.
- Water supply will be via well which will be consent noticed to ensure potable water supply.

- There are no reasons to refuse consent under Section 106 of the Resource Management Act 1991. Conditions have been imposed to mitigate flood hazard effects.
- The proposal is in accordance with the Objectives and Policies of the District Plan.

DATED at Rangiora this 28th day of May 2021

Tim Johnston

SIGNED by Tim Johnston
RESOURCE MANAGEMENT PLANNER

[illegible]

Our Reference: RC215163/ 230622092820
Valuation Reference: 2153337300

22 June 2023

Gavin R & Marie A Reed
C/ - Misura Limited
Unit 5A
337 Harewood Road
Bishopdale
CHRISTCHURCH 8053

Dear Anthony

**GAVIN R & MARIE A REED – 441 STEFFENS ROAD, BENNETTS
SECTION 223 SURVEY PLAN – LOTS 1 – 7 LT 574072**

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: Anthony Grace – Misura Limited



TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	RC215163
Survey Number	LT 574072	Survey Purpose	LT Subdivision
Surveyor Reference	21011 - Steffens Rd	Land District	Canterbury
Surveyor	Anthony David Grace		
Surveyor Firm	Misura Limited		
Dataset Description	Lots 1 - 7; Being a Subdivision of Lots 4 & 5 DP 332947		

TA Certificates

I hereby certify that plan LT 574072 was approved by the Waimakariri District Council TA Certification Division pursuant to section 223 of the Resource Management Act 1991 on the 21st day of June 2023. ☒

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 574072 ☒

Signature

Signed by Ian Carstens, Authorised Officer, on 21/06/2023 02:47 PM

Receipt Information

Transaction Receipt Number	16130389
Signing Certificate (Distinguished Name)	Carstens, Ian
Signing Certificate (Serial Number)	444318602
Signature Date	21/06/2023

*** End of Report ***



Title Plan - LT 574072

Survey Number LT 574072
Surveyor Reference 21011 - Steffens Rd
Surveyor Anthony David Grace
Survey Firm Misura Limited
Surveyor Declaration

Survey Details

Dataset Description Lots 1 - 7; Being a Subdivision of Lots 4 & 5 DP 332947
Status Initiated
Land District Canterbury
Submitted Date
Survey Class Class B
Survey Approval Date
Deposit Date

Territorial Authorities

Waimakariri District

Comprised In

RT 134879
RT 134878

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 574072	Fee Simple Title	4.0000 Ha	1048194
Lot 2 Deposited Plan 574072	Fee Simple Title	4.0000 Ha	1048195
Lot 3 Deposited Plan 574072	Fee Simple Title	4.0000 Ha	1048196
Lot 4 Deposited Plan 574072	Fee Simple Title	4.0000 Ha	1048197
Lot 5 Deposited Plan 574072	Fee Simple Title	4.0000 Ha	1048198
Lot 6 Deposited Plan 574072	Fee Simple Title	4.0000 Ha	1048199
Lot 7 Deposited Plan 574072	Fee Simple Title	48.3185 Ha	1048200
Area A Deposited Plan 574072	Easement		
Area B Deposited Plan 574072	Easement		
Total Area		72.3185 Ha	



Land Registration District	Plan Number
Canterbury	DP 574072

Territorial Authority (the Council)
Waimakariri District Council

MEMORANDUM OF EASEMENTS <i>(Pursuant to s243 of the Resource Management Act 1991)</i>			
Purpose	Shown As	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way Right to Convey Water Right to Drain Water Right to Drain Sewage Right to Convey Electricity Right to Convey Telecommunications Right to Convey Gas	A	Lot 2 Hereon	Lot 3 Hereon
	B	Lot 3 Hereon	Lot 2 Hereon
Right to Convey Electricity	A	Lot 2 Hereon	Lot 1 Hereon
	B	Lot 3 Hereon	Lots 1, 4 & 5 Hereon

MEMORANDUM OF EASEMENTS IN GROSS <i>(Pursuant to s243 of the Resource Management Act 1991)</i>			
Purpose	Shown As	Servient Tenement (Burdened Land)	Grantee
Right to Convey Electricity	A	Lot 2 Hereon	MainPower New Zealand Ltd
	B	Lot 3 Hereon	

Misura Limited Phone: 03 365 1888 Email: info@misura.nz
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T 1/2

Title Plan
LT 574072
DRAFT

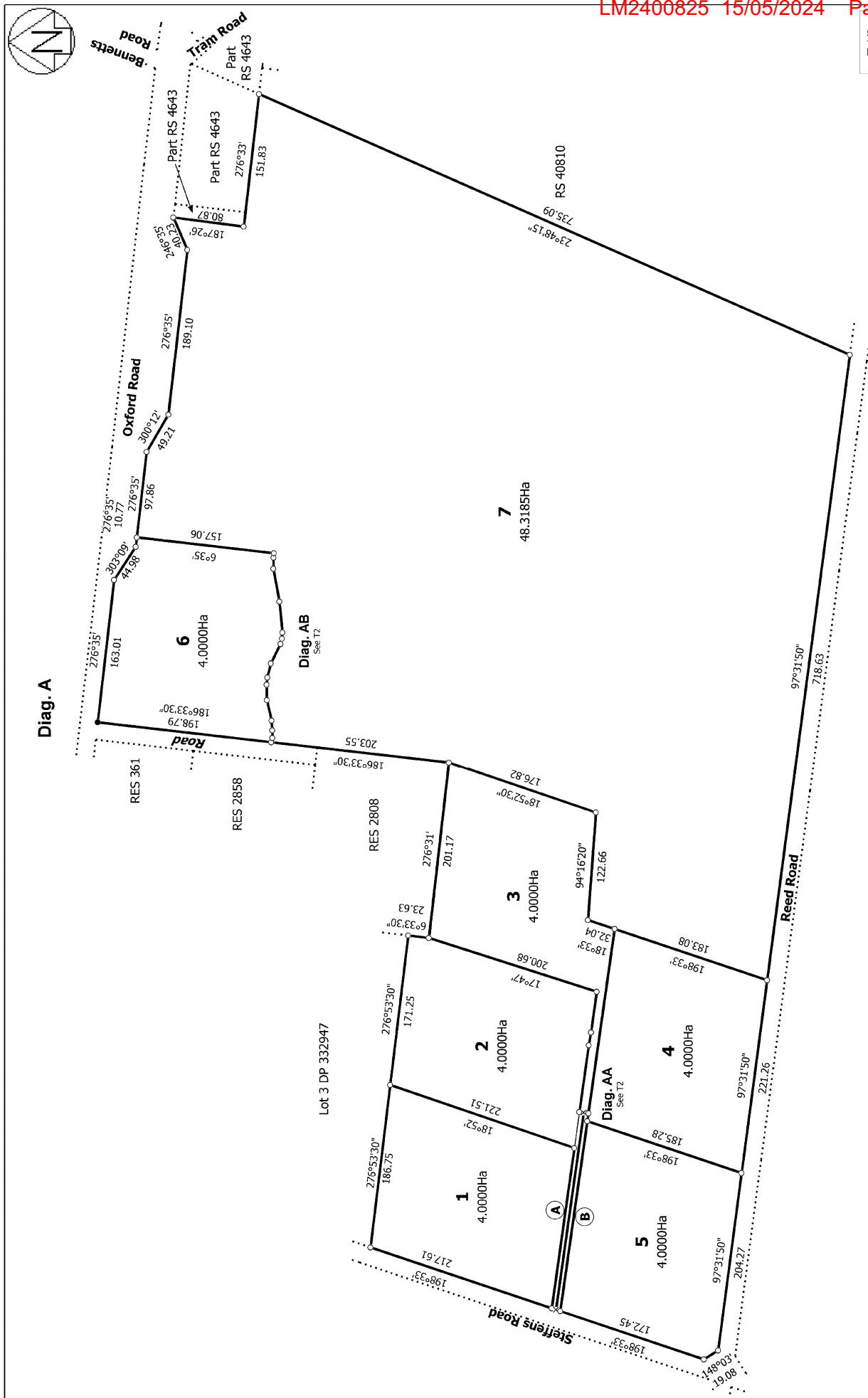
Surveyor: Anthony David Grace
Firm: Misura Limited

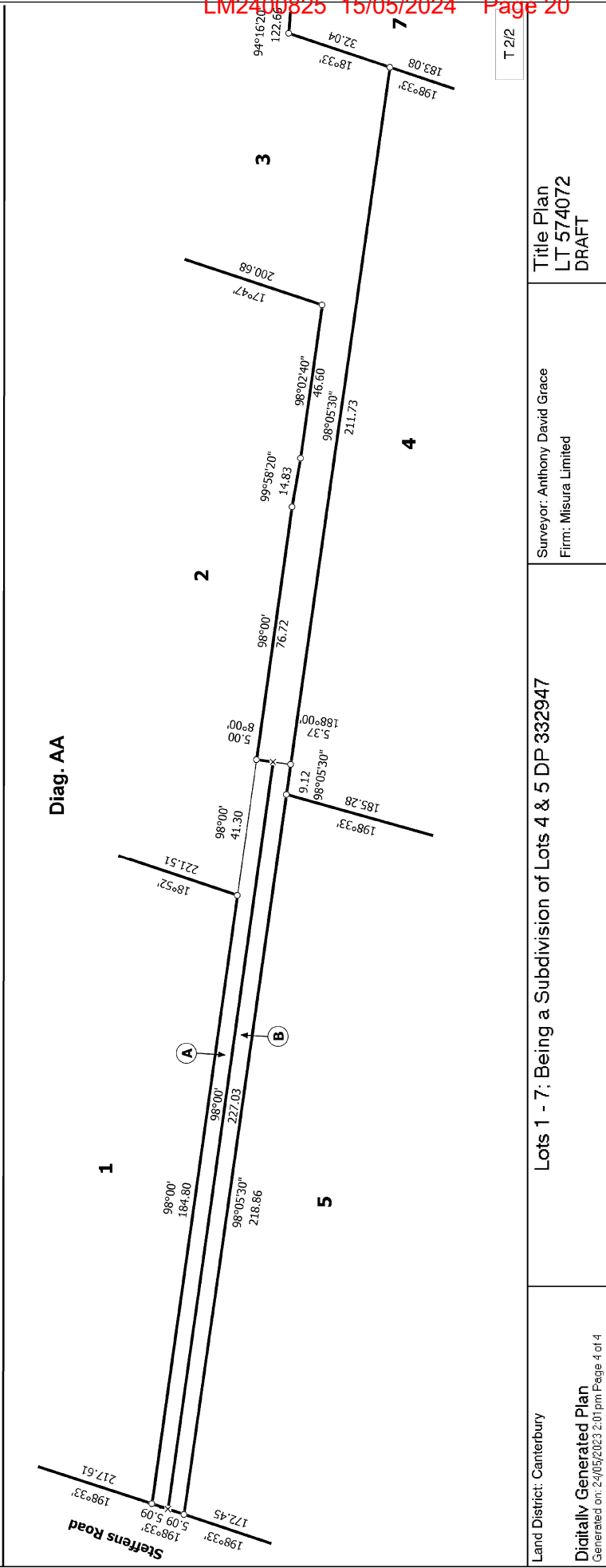
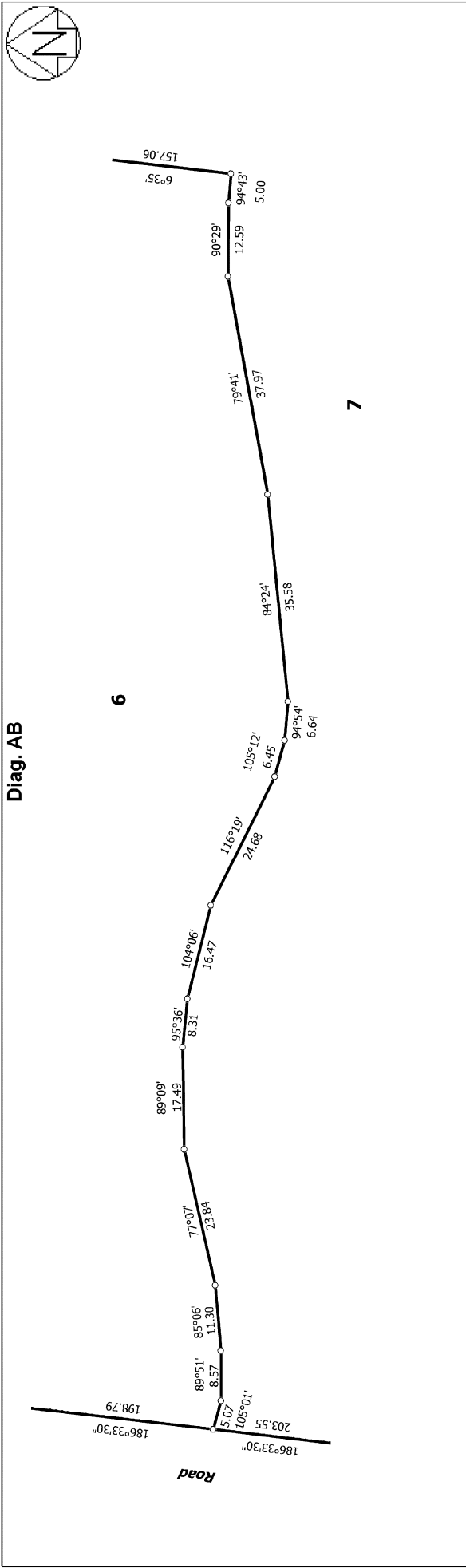
Lots 1 - 7; Being a Subdivision of Lots 4 & 5 DP 332947

Land District: Canterbury

Digitally Generated Plan

Generated on: 24/05/2023 2:01pm Page 3 of 4





T 2/2

Title Plan
LT 574072
DRAFT

Surveyor: Anthony David Grace
Firm: Misura Limited

Lots 1 - 7; Being a Subdivision of Lots 4 & 5 DP 332947

Land District: Canterbury

Digitally Generated Plan
Generated on: 24/05/2023 2:01pm Page 4 of 4

Our Reference: RC215163/ 230802117837
Valuation Reference: 2153337300

2 August 2023

Gavin R & Marie A Reed
C/ - Misura Limited
Unit 5A
337 Harewood Road
Bishopdale
CHRISTCHURCH 8053

Dear Anthony

**GAVIN R & MARIE A REED – 441 STEFFENS ROAD, BENNETTS
SECTION 224(C) CERTIFICATE OF COMPLIANCE AND CONSENT NOTICE (2)**

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.

Enclosed are two (2) consent notices, signed pursuant to section 221 of the Resource Management Act 1991, in respect to conditions imposed on RC215163. Also enclosed is a revocation of consent notice.

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: Anthony Grace – Misura Limited

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by **Gavin R & Marie A Reed** to subdivide land into seven 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 Consent Holder shall confirm the water supply for the new proposed well on Lot 7 can achieve potability and shall prove that the water can be readily made potable by recognised and practical treatment methods to the satisfaction of the Council. Water quality tests carried out by an IANZ accredited Laboratory, demonstrating chemical and bacteriological compliance with the Guideline Values (GV) and the Maximum Allowable Values (MAV) published in the "Drinking Water Standards for New Zealand 2005 (Revised 2018)" shall be submitted to the Council. Testing shall be undertaken to the Waimakariri District Council test suite. Samples from the water source shall be taken by an Independent Qualified Person (IQP) with accreditation of Unit Standard 17890: to undertake sampling and testing procedures for water treatment.
2. The Consent Holder shall confirm the capacity of the proposed new water well on Lot 7 by undertaking well pump tests, which demonstrates to the satisfaction of the Council, that the quantity of water available from the new wells can adequately supply the water requirements of the Consent Holder. The supply flow tests shall demonstrate that a minimum of 2.0m³ per day can be supplied to the Lots. The test shall be submitted to the Council for approval.
3. Prior to the erection of a dwelling on Lots 1 to 7 (inclusive) the property owner shall construct a new well in accordance with the following minimum requirements:
 - The top of the well bore casing shall be a minimum of 400mm above the surrounding ground level or 100mm above the 200 year Local Flood Hazard depth, whichever is greater.
 - The bore casing shall be sealed to in-situ soil below the surface with bentonite, so as to ensure no surface water or contaminants can enter underlying groundwater.
 - The bore head shall be encased by a concrete pad of 100mm minimum thickness which shall project a minimum of 300mm from the perimeter of the bore casing. The concrete pad shall be formed so as to shed water away from the bore casing and terminate flush with the surrounding ground level. Concrete placed shall be a minimum 20 MPa strength at 28 days.

- The bore head shall be capped and all penetrations sealed so as to prevent contaminants entering the bore and underlying ground water.
- A sample point and back-flow preventer shall be installed on the bore riser so as to prevent contaminants siphoning back into the bore and underlying ground water.

The above conditions, as it applies to Lots 1-7 (inclusive), shall be subject to consent notices, pursuant to section 221 of the Resource Management Act 1991 and shall register on the Record of Title for Lots 1-7 (inclusive).

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

SCHEDULE

Estate in fee simple and being Lots 1-7 (inclusive) Deposit Plan 574072 and being a subdivision of Lot 4 & 5 DP 332947 Record of Title 134878 & 134879.

Dated this 2nd day of August 2023

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 **Gavin R & Marie A Reed** to subdivide land into seven 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 Consent Holder shall ensure that the minimum floor level of any new dwellinghouses erected on Lots 1 to 7 (inclusive) is set no lower than 400mm above undisturbed 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.
2. Existing overland flow paths shall be retained so as not to create flood nuisance or damage effects offsite. Building platforms shall be sited clear of existing overland flow paths and low-lying flood risk areas.

The above conditions, as it applies to Lots 1-7 (inclusive), shall be subject to consent notices, pursuant to section 221 of the Resource Management Act 1991 and shall register on the Record of Title for Lots 1-7 (inclusive).

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

SCHEDULE

Estate in fee simple and being Lots 1-7 (inclusive) Deposit Plan 574072 and being a subdivision of Lot 4 & 5 DP 332947 Record of Title 134878 & 134879.

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Local Government Act 2002



Ian Carstens
TEAM LEADER RESOURCE CONSENTS

RC215163
Gavin R & Marie A Reed

CERTIFIED COPY OF RESOLUTION

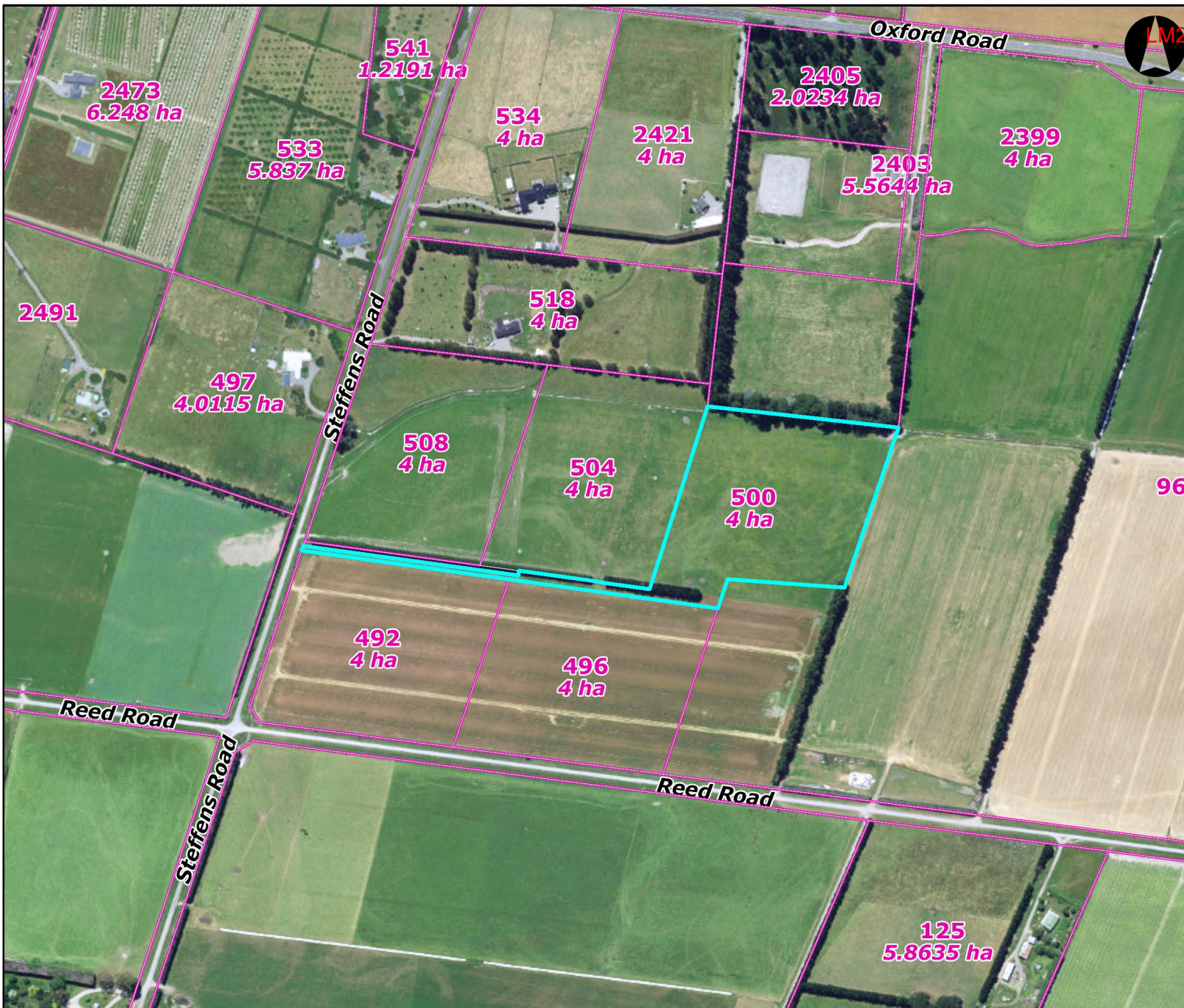
The Waimakariri District Council, on the 2nd August 2023 passed the following resolution:

THAT pursuant to Section 221(3) of the Resource Management Act 1991, consent be granted to cancel consent notice 6050636.2 in its entirety, registered on records of title 134878 and 134879, being Lot 4 DP 332947 and Lot 5 DP 332947, located at 96 Reed Road, Oxford.

Dated at Rangiora this 2nd day of August 2023



Ian Carstens
Team Leader Resource Consents
AUTHORISED OFFICER



Legend

LM2400825 15/05/2024 Page 26

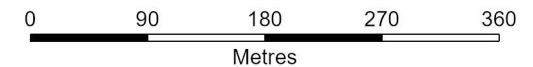
- Land Parcel
- Property Boundary

Author: Tony Meier

Date: 15/05/2024

Scale 1:5,808

Original page size: A4



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Managing a Private Water Supply Well



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This brochure provides information for private water supply well owners in the Waimakariri District, to ensure the water supplied to their home or workplace is safe to drink.

Managing the water supply for yourself and your family is a significant responsibility and it is important that you consider this information.

Managing an Existing Private Well



Water quality monitoring and management

While all the steps included within this brochure are designed to minimise the risk of contaminants entering your water supply, this risk can never be eliminated entirely. It is therefore important that you monitor your water quality to ensure that it is free of contaminants, and you consider the need for treatment to further reduce this risk.

Sampling for microbiological contaminants

Microbiological contaminants are microscopic bugs – viruses, bacteria or other organisms – that can lead to illness. There are a wide variety of these organisms that can affect drinking water, and we can't test for all of them.

Instead, we usually test for one bacteria, *E. coli*, which is a good indicator that water has been contaminated with faecal material. If *E. coli* is present in the water, there is a good chance that other harmful organisms are also present, and the water should not be considered safe to drink.

Total coliforms is another indicator organism. While in itself it does not present a safety risk, it is a sign of living organisms in the water and indicates that the supply may not be secure from microbiological contamination.

Microbiological contaminants can come from waste disposal, septic systems, or grazing animals.

Regular testing of your water for *E. coli* is a good way to help manage the risks from microbiological contaminants. However, even wells that have had no *E. coli* in the past, can become contaminated at any time as conditions underground or on the surface change (for example after a rainfall event or a flood, or a change in land use in the surrounding area).

Treatment and well depth

As a general rule, the deeper the well, the lower the risk of contamination. However, no well can be considered completely safe from contamination, regardless of depth.

Therefore, by far **the best way to manage the risk of microbiological contamination is to provide treatment**. That way you can be confident that your water is safe, regardless of whether conditions change without your knowledge.

Sampling vs Treatment

If you opt to rely on sampling rather than treatment to manage the microbiological safety of your well, any positive *E. coli* result should trigger the need to install treatment, and water should be boiled before drinking until a suitable treatment system can be installed.

Chemical contaminants

There are many chemicals that can contaminate groundwater and many industrial or agricultural activities that could be a source of chemical contaminants. The Environment Canterbury website has a contaminated land tool, the Listed Land Use Register, that can help you identify whether any of these activities have been carried out on or near your property.

The most common chemical contaminants in Canterbury groundwater are:

- **Nitrate:** high nitrate concentrations in groundwater are generally caused by farming activities or wastewater disposal.
- **Arsenic:** Arsenic occurs naturally in parts of Canterbury. It can also come from old sheep dips, pesticides, or industry
- **Iron and manganese:** These metals are common in groundwater. They can cause nuisance staining of sinks and laundry, and at higher concentrations, manganese can pose a health threat
- **Cadmium, lead, and other heavy metals):** These metals are seldom detected in groundwater unless there is a source nearby, such as industry or a landfill
- **Organic chemicals:** These include petrochemicals, industrial solvents, pesticides, and a range of other man-made chemicals. As with heavy metals, they are seldom found in groundwater unless there is a source nearby

Maps for areas of high arsenic, iron, manganese and nitrate are provided at the back of the document.



Taking a water sample at a wellhead

How do you test for chemical contaminants?

If possible, we recommend that you do a full chemical test when you purchase a property or drill a new well as an initial screening for contaminants. It is prudent to do a follow up test 6 – 12 months after the initial test to see if anything has come through after more regular use of the well that may not have shown up in the initial test.

The Ministry of Health has information on registered laboratories.

Most recognised laboratories will offer a standard test suite for parameters to look for in drinking-water.

The results of the tests are compared to the Drinking-Water Standards for New Zealand, in particular the Maximum

Acceptable Values (the MAV). If anything is found at a concentration greater than the MAV, the water should not be consumed and a suitable treatment system used or an alternative source found.

If something is found at a concentration less than the MAV but more than 50% of the MAV, then more regular testing should be carried out to track whether the concentration increases over time. The testing should be done approximately quarterly to capture any seasonal variations.

The Waimakariri District Council standard test suite can be found [here](https://www.waimakariri.govt.nz/services/water-services/water-supply/drinking-water-testing):

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

Maximum acceptable values for microbiological and chemical parameters

The following table explains the MAV (maximum acceptable values), GV (guideline values) and health consequence of some common contaminants to be mindful of:

To determine what the MAV of a certain parameter is, the Drinking-water Standards for New Zealand should be referred to:

<https://www.health.govt.nz/publication/drinking-water-standards-new-zealand-2005-revised-2018>

Parameter	MAV	Notes
<i>E. coli</i>	<1 per 100mL	Any trace of <i>E. coli</i> indicates that the water has been affected by faecal contamination and is not safe to drink.
Total Coliforms	No MAV	There is no MAV for total coliforms, as total coliforms alone are not considered unsafe. However, they are an indicator of living organisms in the water supply, and suggest that the supply is not secure and is at risk of microbiological contamination occurring in the future.
Nitrate	50 mg/L as nitrate (NO ₃ ⁻) Note this is equivalent to 11.3 mg/L as nitrate-nitrogen. It is important when looking at results to understand which unit has been used to avoid confusion.	Sometimes high amounts of nitrate can enter groundwater through activities such as fertilisers, animal wastes, unreticulated sewage disposal and industrial and food processing waste. Nitrate levels above the MAV can pose a risk to babies less than six months old who are formula fed, or the unborn foetus of pregnant women. Adults with rare metabolic disorders may also be at risk.
Arsenic	0.01 mg/L	Arsenic can be naturally occurring in some groundwater sources, or can be introduced as a result of some industrial activities. Long term exposure to arsenic above the MAV can lead to cancer and skin lesions.
Iron	0.2 mg/L GV can cause laundry staining and other aesthetic issues	Iron and manganese are more likely to cause aesthetic (taste, odour, staining) issues rather than health issues, but still need to be considered to avoid these aesthetic problems.
Manganese	0.4 mg/L MAV 0.04 mg/L GV can cause laundry staining 0.10 mg/L GV can cause taste issues	
Other (Heavy metals, organic chemicals etc)	Seek specialist advice, depending on parameter detected	

Treatment systems

Most of the contaminants that you might find in your private well can be treated.

It is important that:

1. You purchase the right kind of treatment system for the contaminants you have found or are concerned about.
2. The treatment system meets the right standards so that you know it can be relied upon. Some basic guidance is given below:

Contaminant Type	Common Treatment Methods	Relevant Standards
Microbiological, as indicated by <i>E. coli</i> or total coliforms.	Filtration followed by UV disinfection	Australian / New Zealand Standards: • AS/NZS 4348:1995 and AS/NZS 3497:1998 Or equivalent international standards such as: • NSF/ANSI 55-2002 Class A • DVGW Technical Standard W294; • oNORM M5873-1
Nitrate or Arsenic	Reverse Osmosis / Ion Exchange	No Australian/ New Zealand standard – seek specialist water treatment advice
Other	Seek specialist advice	

Note that some filters may only treat taste aspects, but not provide microbiological treatment. Make sure that your treatment system is fit for purpose.

It should also be noted that treatment systems will only remain effective if they are maintained correctly. You should ensure regular maintenance is carried out as per the equipment supplier's recommendations.



Good design of your wellhead can protect against contamination

Well head protection

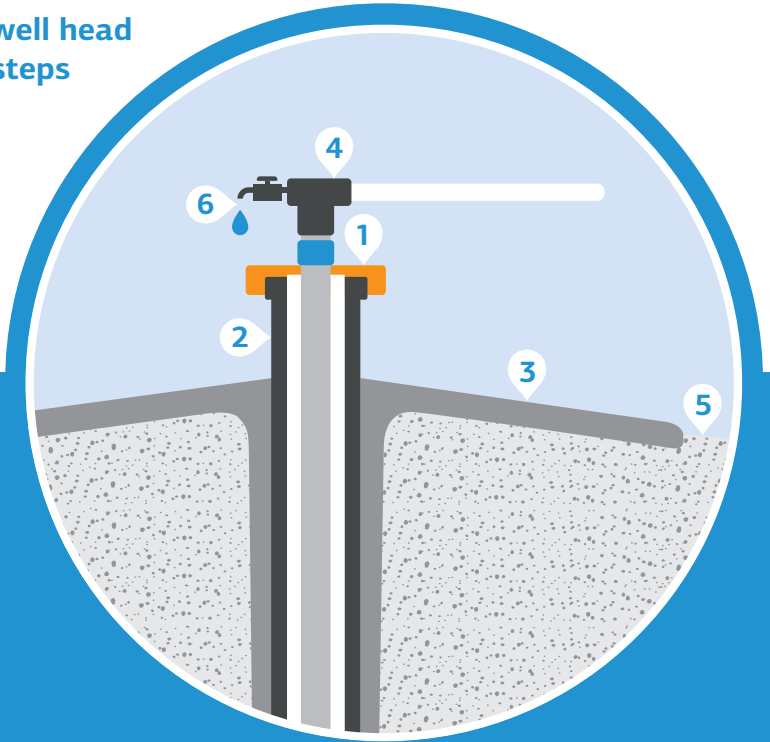
There are generally two ways that your well head could lead to contamination of your supply:

1. Contaminated surface water entering down the outside of the well casing,
or
2. Contaminants entering via the well head structure itself.

These risks can be managed as follows:

- **Grouting:** The outside of the well casing should be grouted to ensure that the water from the surface cannot travel down the outside of the casing. This should ideally be done at the time of drilling, but if you are not sure if this has been done, this can be done retrospectively by a drilling company.
- **Casing:** The well casing should extend above the ground surface to ensure that surface runoff water cannot flow directly into the top of the well.
- **Concrete Apron:** A concrete apron should be constructed that ensures that water flows away from the well casing itself and does not pond around the well head.
- **Backflow Preventer:** A backflow preventer should be installed on the well head to stop any potential contaminants from travelling back down the well riser into the aquifer.
- **Fencing:** The land surrounding the well head should be fenced off to prevent livestock from accessing this immediate area. It is recommended that at least a 5m perimeter surrounding the well be fenced off.
- **Maintenance:** Ensure that the condition of the well head protection is maintained over time.

For a secure well head follow these steps



1. Well cap

Install a secure well cap and seal between the casing and any hoses or cables going down the well.

2. Well casing

Ensure the well casing is elevated at least half a metre above the ground surface

3. Concrete apron

Seal between the well casing and the surrounding ground with a concrete apron. if you're drilling a new well, install a bentonite seal around the casing.

4. Back-flow preventer

Install a back-flow preventer to stop contaminants siphoning back into your well

5. Area around well

Keep the area around the well head clear of animals, pesticides, fertilisers, compost and rubbish.

6. Sample point

Have your groundwater supply tested if you suspect a problem with the water quality.

Drilling a New Private Well

Planning a new well

If you have a property that has no water supply, the first thing to consider is whether you can connect to a public supply, or whether you will need to provide your own source of water.

It would always be recommended to connect to the public supply if this is possible, as a well-managed public water supply will be safer than a private well. You should contact Waimakariri District Council to see if a connection to the public supply is possible.

If a connection to a public supply is not possible, then the next best source of water may be from a well (depending on the area and availability of good groundwater sources).

Determining where a good source may be found

You will have a higher chance of finding a good groundwater source if there is evidence of other nearby properties with good wells in the area. There are a few places you can look to help inform yourself of where water sources have been found, and the suitability of the water for drinking:

- **Drillers:** Local drilling contractors will likely have knowledge on where suitable water sources have been found
- **This brochure:** Included in the back of this brochure are maps of the Waimakariri District showing where key chemical parameters have been

found in water sources, and at what level. While each value presented may only represents the sample at a particular time, this should give some idea of what contaminants may be more or less likely to be found in a given area

- **Well search database:** You can look at bore logs using the Environment Canterbury Well Search database to see what depth water has been found at, and potentially water quality information
- **Local Knowledge:** Get to know your neighbours and ask how they source their water, and whether they have any water quality results from their own supply
- **Flood Levels:** A well may be more prone to contamination during a flood event. You should plan your well so that it is not located in a flood prone area, as this could put the well at additional risk if it becomes inundated
- **Surrounding sources of contamination:** Think about where your well is located in relation to other activities that may introduce contaminants into the groundwater system. Common ways this could occur are via septic tanks, historic contaminated sites, ponds, or any other farming or industrial activity or process that may cause contaminants to be discharged to ground. It is advisable to avoid wells in the vicinity of these types of activities, or if these activities have existed, to ensure the well is located

upstream from them. As a very general rule of thumb, groundwater follows surface topography and flows downhill, but this may vary near rivers or where the topography is complex.

Checking consenting requirements

The Land and Water Regional Plan (published by Environment Canterbury) is the key document that sets out where bores can and can't be drilled, whether a consent is needed to drill the well, and whether water can be taken from the well as a permitted activity without a consent, or whether a consent is required.

A link to the full Land and Water Regional Plan document can be found at www.eplan.ecan.govt.nz

Key sections are:

- 5.103 – 5.110: Sets out requirements for drilling wells.
- 5.113 – 5.114: Sets out requirements to be allowed to take groundwater without the need for a consent.

Drilling a well

Once you have decided where you want your well, what depth you are targeting, and what the consenting requirements are, you will need to engage a driller. It is important that whoever does this is suitably qualified and experienced, and that care is taken during the drilling process.

Rule 5.103 of the Land and Water Regional Plan (LWRP) states that installing a bore or gallery is a permitted activity if:

- the bore or gallery is installed by a member of the CRC bore installers programme; and
- all the other conditions of rule 5.103 of the LWRP are met.

A list of drillers on the CRC bore drillers programme can be found here (follow link then click tab “current members of the CRC bore installers programme”): <https://www.ecan.govt.nz/do-it-online/resource-consents/crc-bore-installers-programme/>

Well head protection

Once you have a well drilled, you then need to consider the well head arrangement and how this is managed to protect your water supply from potential contamination. Information on well head protection is included in ‘Managing an Existing Private Well’.

Purchasing a Property with a Private Well



What to consider when purchasing a new property?

Anyone purchasing a new property should enquire about the water supply. You can request a LIM from Waimakariri District Council, which will include whatever information Council holds on the water supply.

In order to gain more knowledge on the water supply, it is recommended that further questions be asked from the seller, such as:

- Does the water come from a public supply or a private well?

If the answer is that it is from a private well then the following information should be obtained:

- How deep is the well?
- Is the well head sealed, and the surrounding area fenced to protect it from livestock?
- Is the water from the well pumped to a tank, and what is the condition of

the tank?

- What type of treatment system do they have (if any) and has it been regularly maintained?
- How regularly is the well tested, and are the results available?
- What state is the well in? Are there any records of maintenance of the well or pump?
- Does the well have an Environment Canterbury well number (if so, additional information about the well may be available through the Well Search page on Environment Canterbury's web site (<https://ecan.govt.nz/data/well-search/>)).

Answers to these questions will help you to determine how safe the water supply is. If the seller is not able to demonstrate that the water is safe and that sufficient treatment is in place, the need for any upgrades to the water supply should be considered before making an offer on the property.



Who to contact for further information?

Drinking-water safety is the joint responsibility of the territorial authority (Waimakariri District Council), the Regional Council (Environment Canterbury) and the local health board (Canterbury District Health Board). Please refer below for which agency to contact for different issues or questions:

Environment Canterbury:

Manages the quality of both surface and ground water quality in the water body or aquifer. This is achieved by managing who can take water from the ground or a surface water body, and what can be discharged into or onto the ground or land/water surface.

They hold information on existing bores such as depth, yield and in some cases quality.

Waimakariri District Council:

For public supplies, WDC manages the quality of the water coming out of the tap. This is through management of the supply, storage and distribution network.

For private supplies, WDC ensures that there is a potable water supply, through the issuing of a resource consent for subdivision of land (which will specify how water is to be sourced) and issuing of a building consent for new dwellings. These however only confirm that there is a potable water source at the time of issuing the consent.

District Health Board:

Manage the impact of the water quality on public health, and can give advice on the health impacts of water quality.

Waimakariri District groundwater quality maps:

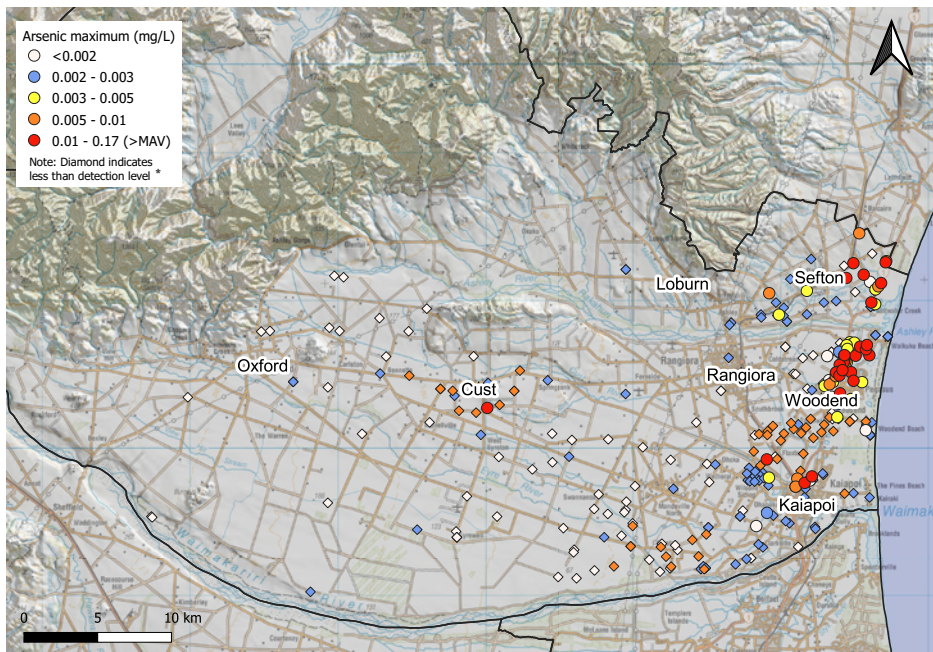
This information is to illustrate the likely groundwater quality that might be found. However water quality in your well may vary from the information provided and groundwater quality also changes over time.

The data included in these groundwater quality maps is limited to the maximum contaminant result for each well sampled, between January 1990 and June 2020. Wells included are within the Waimakariri District, for any well use, all depths, active and inactive wells. The data is limited to that

in the Environment Canterbury groundwater quality database or the Waimakariri District Council source database, provided by Environment Canterbury on 23/06/2020.

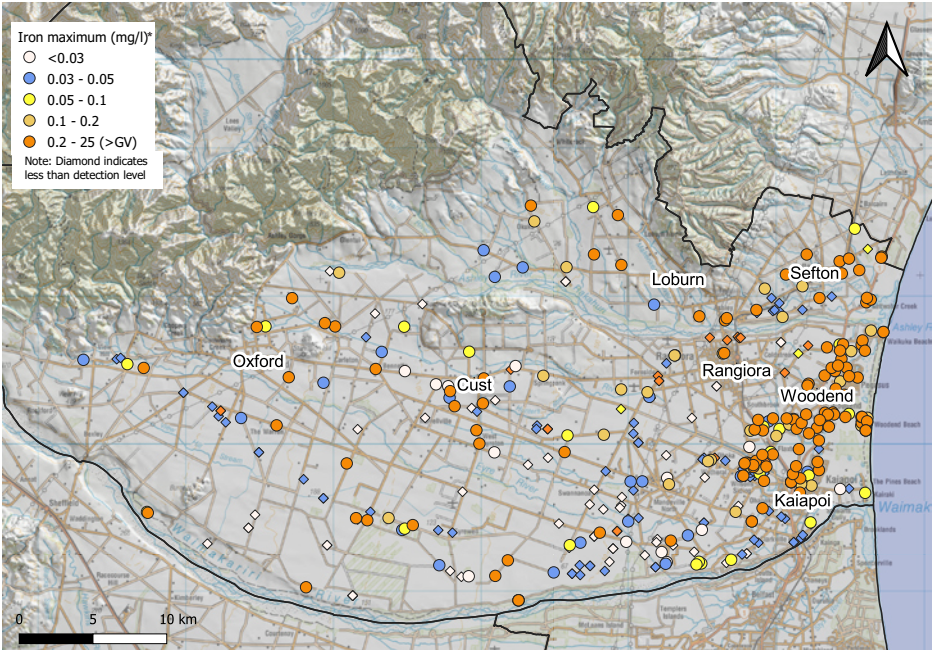
The Maximum Acceptable Value (MAV) and Guideline Value (GV) are set by the Drinking Water Standards for New Zealand (2005, amended 2018). If a MAV is exceeded, this means that the water is considered unsafe to drink. If a GV is exceeded, this means that there may be some aesthetic issues with the water.

Arsenic Maximum

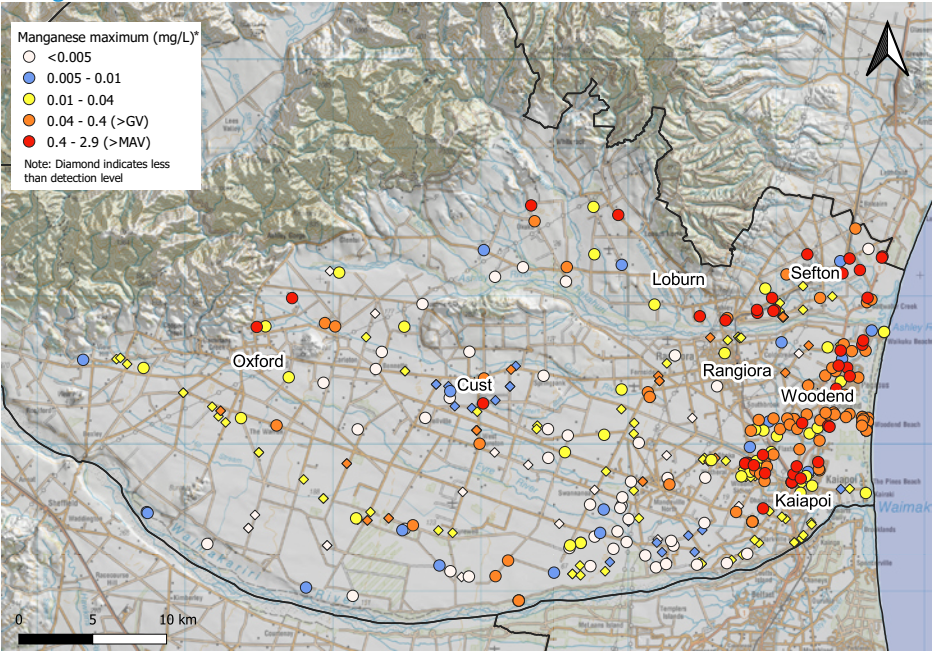


* Detection level is the lowest amount in a sample that the laboratory process can detect. Detection levels can change depending on the analysis technique.

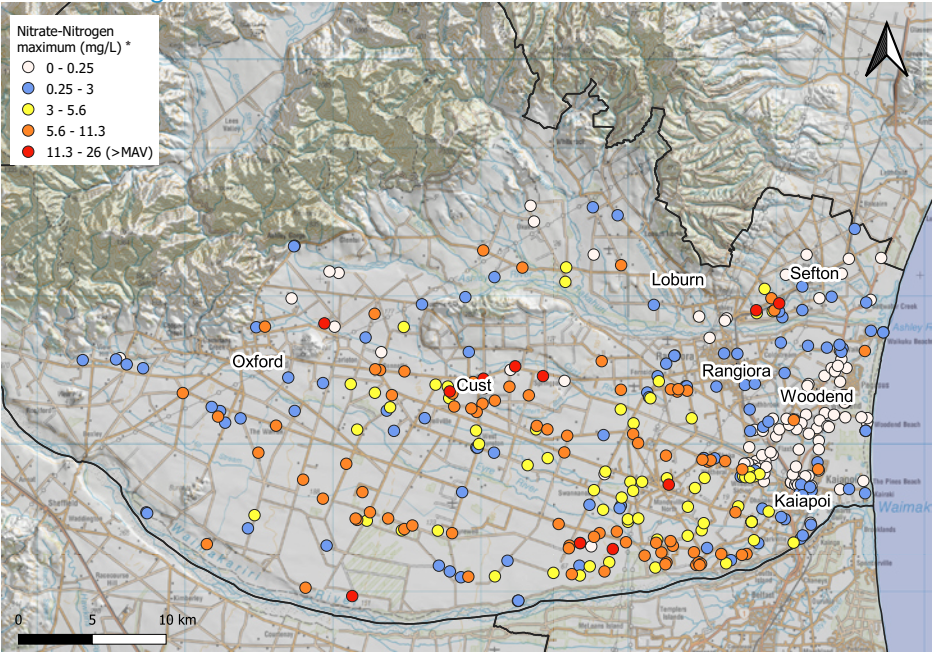
Iron Maximum



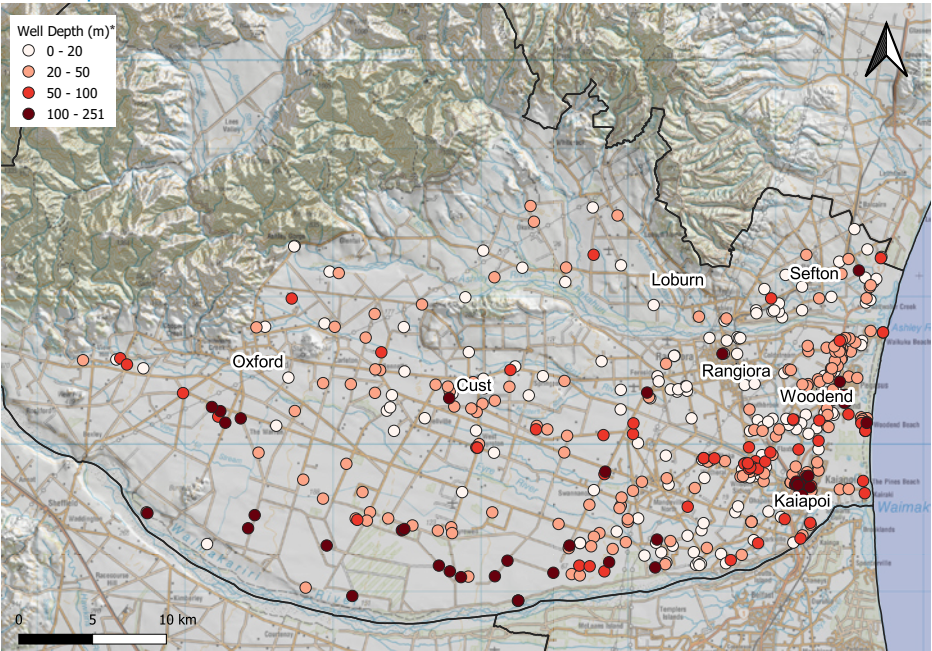
Manganese Maximum



Nitrate-Nitrogen Maximum



Well Depth



For more information please contact

Sophie Allen

Water Environment Advisor

Waimakariri District Council

Phone: 0800 965 468 (0800 WMK GOV)

Email: sophie.allen@wmk.govt.nz

201207166358



Find out more at waimakariri.govt.nz

Lot 3



HYDRILL LIMITED
PO BOX 15
WOODEND 7641
NEW ZEALAND
Phone: 027 222 1587
E: malcolm@hydrill.co.nz

30 November 2022

Gavin & Marie Reed
441 Steffens Road
R D 6
Rangiora

Well Number: BW23/0754

This is to confirm that the water test analysis for well number: BW23/0754 has been completed as attached.

All parameters tested met the guidelines for drinking water standards 2022.

Well Number BW23/0754 is capable of producing 172,800 liters per day.

If you have any questions, please do not hesitate to contact me.

Yours sincerely

Malcolm Clemence
Hydrill Limited

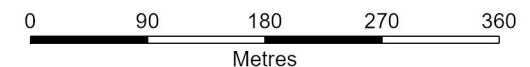


Author: Tony Meier

Date: 15/05/2024

Scale 1:5,808

Original page size: A4



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Stockwater Races

Information Book



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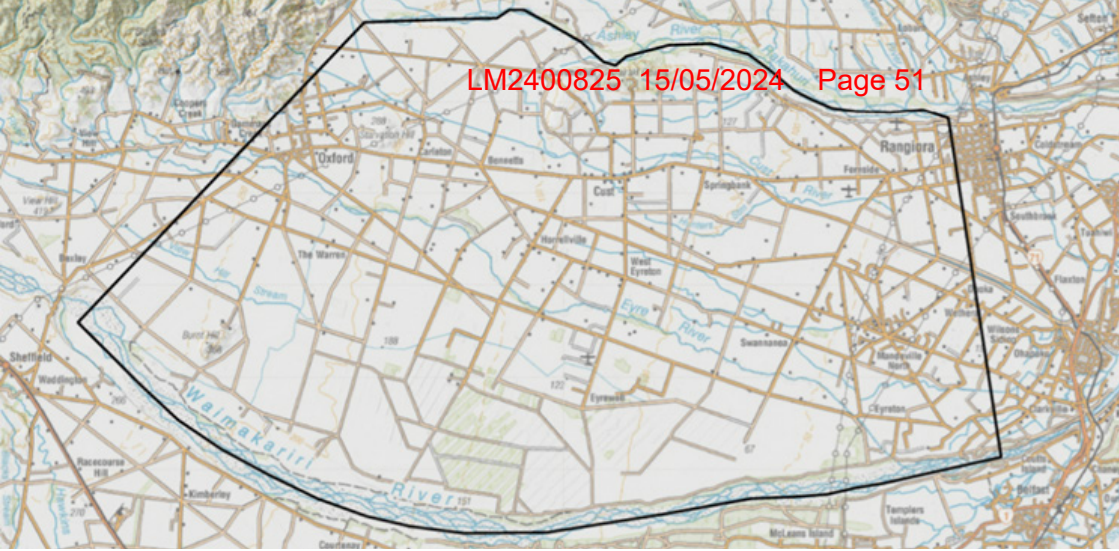
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This brochure provides information for Stockwater Race owners in the Waimakariri District.

Find the ‘Stockwater Race Bylaw 2021’ with all of the rules designed to protect the water race network on our website waimakariri.govt.nz



The indicative extents of the Waimakariri stockwater and irrigation race network (map credit: Waimakariri Irrigation Ltd)

An Introduction to Stockwater Races

The Waimakariri District Council's water race network is a system of approximately 758kms of mostly open channels that run through the district, providing stock water to about 1,670 properties.

The race network has its main intake point at Browns Rock on the Waimakariri River, and has operated since 1896.

Stock water is distributed to landowners between the Ashley (Rakahuri) and the Waimakariri rivers, and east of Burnt Hill and Oxford and west of Rangiora and Eyreton.

Irrigation water is also distributed through some of the water races by

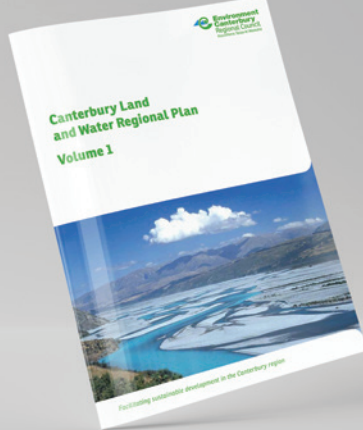
Waimakariri Irrigation Ltd, who maintain the stockwater race network under contract to the Council.

Water from stockwater races may be used by landowners for:

- Stock water
- Domestic irrigation (only with written Council approval).

But not for:

- Irrigation other than domestic irrigation, unless from designated irrigation races and approved by Waimakariri Irrigation Ltd.
- Any use that would lead to the contamination of stock water by chemicals, hazardous substances and unwanted organisms, nutrients or any backflow from irrigation equipment.



Note: The Canterbury Land and Water Regional Plan sets out livestock exclusion rules for artificial watercourses, including water races, which also need to be complied with.

Protecting the network

The Stockwater Race Bylaw 2021 details the rules that protect the water race network.

No one is to destroy or damage any part of the water race network. This means you cannot obstruct the flow of water either wilfully or through neglect.

Chemical or herbicide use near or in the race should be limited as this can harm aquatic organisms, and destabilise, cause erosion and collapse of banks.

Stock (specifically farmed cattle, deer or pigs) shouldn't be allowed to disturb a water race or its banks.

Maintenance of all irrigation races and some stockwater races is undertaken by Waimakariri Irrigation Limited. Maintenance of stockwater races on private property and in the road frontage is the responsibility of the property owner.

Breaches of the Bylaw may be penalised with a fine of up to \$20,000.

Written permission from the Council is required to:

- Widen deepen, alter, or close a water race.
- Draw off or divert any water (for example to create a pond).
- Plant or grow any trees or other plants, or erect a building of any kind within 10m of a water race.

Your responsibilities

The Council owns the water race channel, but not the underlying land. It's the responsibility of the owner, or occupier of the land, through which the stockwater race runs to keep it clear of silt, weeds, rubbish and obstructions. This includes stockwater races located in the road reserve in front of the property.

As the landowner, you must also maintain the banks of the races, all culverts and bridges on your property.



Landowners can apply for permission to alter a stockwater race using the Stockwater Application Form available at waimakariri.govt.nz

Maintenance required on neighbouring properties should be addressed with the property owners in the first instance. Any disputes relating to maintenance should be referred to the Council by lodging a service request.

Water race status updates

Check the Waimakariri Irrigation Ltd website for status updates on supply. Contact waimakariri.govt.nz/have-a-say/report-an-issue or call us on 0800 965 468 to report problems of water supply such as low flows.

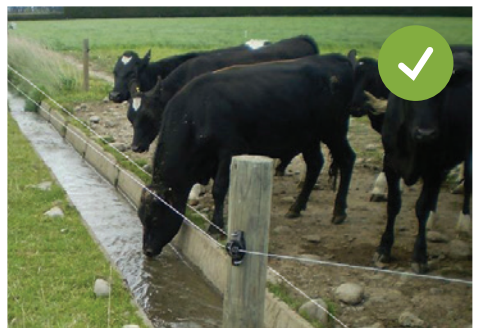
Funding

Every property with access to the water race network pays an annual rate to the Council that covers the cost of its operation. This is a per combination of a fixed charge and per hectare rate and is included in the annual rates assessment.

Access is generally defined as being on the property, whether piped or open, and includes the other side of a boundary fence.



Stock polluting a water race



*Stock using a good drinking bay.
Credit: Ashburton District Council*

Fencing and Stock Access

Water races can become polluted from stock and other farming and land use activities. Appropriate stock access improves water quality for your stock, downstream water users, and freshwater biodiversity.

Water races can easily be polluted by everyday farming activities. Contamination can potentially make the water unsafe for stock to drink.

The Stockwater Race Bylaw 2021 prohibits contamination of the water race network by chemicals, nutrients or by backflow from irrigation equipment. Discharging any animal effluent or race network fertiliser within 10 metres of a stockwater race is prohibited.

There are some easy steps that should be taken to help prevent pollution:

1. Fence off water races and provide drinking stations or troughs –

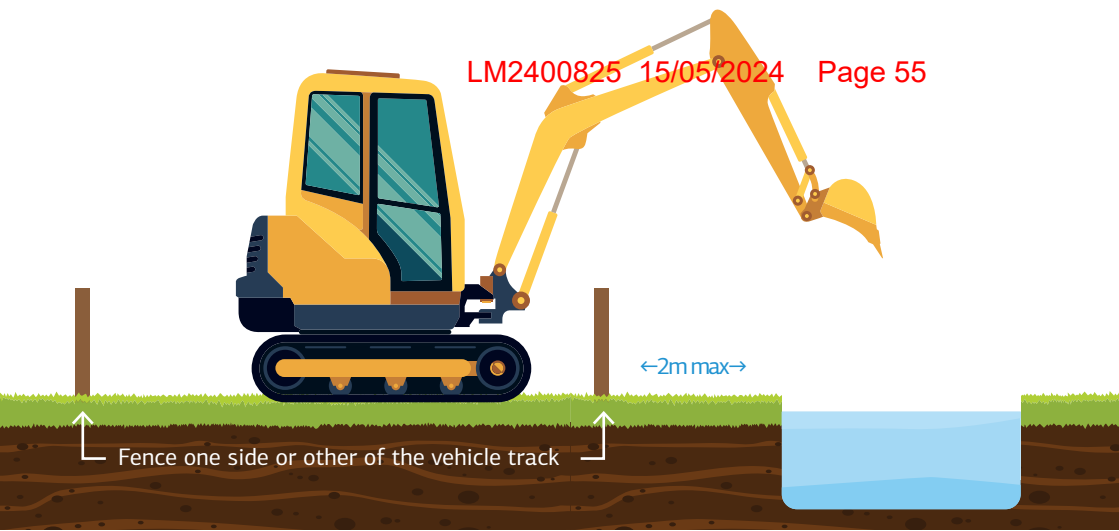
especially for cattle, pigs and deer if a race discharges to a river, lake or wetland. Stock can cause soil pugging and bank collapse, as well as degrade water quality downstream. Livestock exclusion is a Canterbury Land and Water Regional Plan requirement.

2. Make sure effluent or fertiliser do not flow into the race, by discharging at least 10 metres away.
3. Use another source of water for mixing up spray or sheep dip.

Fencing

The Stockwater Race Bylaw 2021 does not permit disturbance of a water race (including its banks) by cattle, deer or pigs. Fencing is a good way to achieve this.

When planning fencing, it's important to keep sufficient access for excavators or other vehicles to maintain the water races. This includes installing gates (in boundary and internal fences) and careful planning of fence heights and setbacks beside water races. Note that



high fencing, such as deer fencing, can prevent excavator access.

Ensure fences are an appropriate distance from the top of the water race bank, particularly for the side that is used for race cleaning.

Trees, hedges and other vegetation must not impede access or the ability for people or machinery to enter the channel. Refer to the Council policy 'Planting of Trees and Shrubs Alongside Stockwater Races', available on our website, for more details.

[Landowners must apply for written permission to construct a bridge or culvert, to plant and/or erect a building of any kind within 10m from either side of a water race using the Stockwater Application Form available at \[waimakariri.govt.nz\]\(http://waimakariri.govt.nz\)](#)

Stock drinking stations

Drinking stations that keep stock hooves out of the race (for cattle, pigs and deer) or a reticulated trough system are

recommended best practice to avoid damage to the water race banks.

When choosing a drinking station location, avoid culverts, gateways, weirs, steep banks, and the outside of a bend where the water flows faster and the bank is prone to erosion. Banks on the inside of bends or a straight reach with good flow are usually suitable locations.

At the drinking station, you must place the fence so that stock can reach their heads under the fence to drink, but not place their hooves in the water. A hard raised edge, such as wooden boards, can be inserted to protect the bank. Gravel can also be added to the ground that the stock will be standing on.

Crossing water races

Animals and vehicles should cross water races at bridges or culverts provided by the Council, Waimakariri Irrigation Ltd, or constructed by the landowner with written permission from the Council or Waimakariri Irrigation Ltd.

Maintenance and Biodiversity

Maintenance of stockwater races on private property is the responsibility of the property owner. Good maintenance and design will keep stockwater flowing through a race, and can also help minimise impacts on indigenous biodiversity.

Race Cleaning

Races can be cleaned by hand, or by mechanical means such as a weed rake or an excavator. A weed rake or a bucket with holes is preferred to a solid bucket, as it disturbs the bed less and provides escape for fish, such as eels. A wide and rounded bucket edge is best to not to disturb the bed.

Restricting herbicide usage

The Council recommends minimising spraying of banks, and does not recommend that landowners spray the side of the bank or directly into water, as this can cause banks to slump and collapse, as well as potentially contaminate the water.

Destabilisation of banks is a breach of the Stockwater Race Bylaw 2021.

Short-medium grass or low shrubs are preferable to a bare surface, which can erode easily.

Water is consumed by stock downstream and possibly also used for irrigation of plants that might be affected by spray, therefore avoid any spray entering the water race.

Planting for biodiversity and water quality

Planting along a water race is an opportunity to create riparian buffers; providing habitat and food supply for native insects, birds, skinks, and fish.

However, any planting needs to carefully consider the effect on on-going race maintenance.

Any cuttings, clippings, twigs or branches must not fall into a water race.

Refer to the planting table below for suggestions of suitable plants. Note that other plants may be permitted - the table is indicative only.



Herbicide spray causing unstable banks



A tidy stockwater race – clear of weeds, rubbish and obstructions



Suitable plants for planting on stockwater race banks

Unsuitable species that will not be permitted by the Council include cabbage trees (*Cordyline australis*) and other species that shed large amounts of durable leaves, causing potential blockages.

Council does not allow large trees such as gum, pine, willow, poplar or cypress within 10m either side of the water race.

The Council also does not allow planting within 10m of a water race structure such as a culvert or weir. Refer to the Council policy 'Planting of Trees and Shrubs Alongside Stockwater Races' for more details.

Landowners must apply for permission to plant or erect a building and structures of any kind within 10m from either side of a water race, whether piped or open, using the [Stockwater Application Form](#), available at waimakariri.govt.nz.

Scientific name	Common name	Plant type	Min distance from edge	Heavy frost	Light frost	Boggy soils	Dry soils	Full sun	Recommended spacing between plants
On race maintenance side to be planted with Waimakariri District Council permission only. Plants less than 1.5mm high, that do not obscure sides for the race cleaning operator.									
Carex dipsacea	Tussock sedge	Grass	0-0.5m	●	●	●		●	0.5-1m
Carex secta	Tussock sedge	Grass	0-0.5m	●	●	●		●	0.5-1m
Carex virgata	Tussock sedge	Grass	0-0.5m	●	●	●	●	●	0.5-1m
Cyperus ustulatus	Umbrella sedge, upoko tangata	Grass	0-0.5m		●	●	●	●	0.5-1m
Libertia ixioides	NZ iris	Grass	0.5-1m		●	●	●	●	0.5-1m
Poa cica	Silver tussock	Grass	0.5-1m		●	●	●	●	0.5-1m
Anamanthele lessoniana	Wind grass	Grass	0.5-1m		●	●		●	0.5-1m
In addition to the plants above, suggestions for the non-race maintenance side – to be planted with Council permission only. Plants over 1.5m high can only be permitted by Waimakariri District Council if kept trimmed and not obscuring the water race.									
Veronica salicifolia (formerly Hebe salicifolia)	Koromiko	Shrub	0.5-1m				●		1-1.5m
Coprosma propinqua and other small-leaved Coprosma species	Mikimiki	Shrub	0.5-1m		●	●	●	●	1-1.5m
Lophomyrtus obcordata	Rohutu, NZ myrtle	Tree	0.5-1m			●	●	●	1-1.5m
Coprosma lucida	Shining karamu	Tree	0.5-1m		●	●	●	●	1-1.5m
Coprosma robusta	Karamu	Tree	1-2.5m		●	●	●	●	1-1.5m
Muehlenbecka astonii	Shrubby tororaro	Shrub	0.5-1m	●		●	●	●	1-1.5m
Leptospermum scoparium and Kunzea ericoides	Mānuka/ Kānuka	Tree	1-1.5m		●	●	●	●	1-1.5m

More information

This booklet is a quick guide.

The Stockwater Race Bylaw 2021 details the rules to protect the water race network.

Find the 'Stockwater Race Bylaw 2021' along with associated policies, fact sheets and application form on our website waimakariri.govt.nz (search: Water Races).

**Find out more at waimakariri.govt.nz
or contact 0800 965 468.**

STOCKWATER RACE BYLAW

2021

Adopted at a Council meeting held on
01 February 2022



Chief Executive



Governance Manager



WAIMAKARIRI DISTRICT COUNCIL STOCK WATER RACE BYLAW 2021

1 INTRODUCTION

This bylaw is made by the Waimakariri District Council in exercise of its powers and authority vested in the Council by Section 146 (b) (i) of the *Local Government Act 2002*. The bylaw is enforceable throughout the Waimakariri District Water Race area which is described on map no. 1140.

2 INTERPRETATION

- 2.1 The Council means the Waimakariri District Council or any authorised staff member.
- 2.2 Bylaw means this bylaw as altered, varied or amended from time to time.
- 2.3 Owner or occupier means the owner or occupier of land in the supply area as recorded as such in the valuation roll of the district.
- 2.4 'Holding' means any property of any area or value separately valued in the valuation roll of the district.
- 2.5 The supply area means the area over which stock and/or irrigation water is supplied and specifically includes and means the Browns Rock Subdivision as defined by Special Order made by the Waimakariri Ashley Water Supply Board on 20 September 1894, and as set forth and named as such in the Special Resolution published in the New Zealand Gazette 1894 at pages 1653 and 1654, and includes any alterations to the area which may be made by the Council in exercise of its powers under the *Local Government Act 2002* in consultation with affected parties.
- 2.6 Water race has the meaning prescribed in the *Local Government Act 2002*, Part 1, Section 5 (1), and means the land occupied by a water channel (other than a main river)
 - (a) constructed -
 - (i) by or under the authority of a local authority
 - (ii) in, upon, or through land for supply of water; **and**
 - (b) to be used -
 - (i) solely or principally for farming purposes; or
 - (ii) in the case of an existing water race, for any other purpose for which water from that water race may be used, **and**
 - (c) includes -
 - (i) a branch of a water race taken or made through land for the purpose of supplying water as referred to in paragraph (b); **and**
 - (ii) an alteration, extension, or widening of a water race or branch water race, whether done by local authority or by any person with the approval of the local authority; **and**
 - (iii) a flood or other bank, or a dam, sluice, flume, bridge, gauge, meter, reservoir, or other waterworks relating to, or forming part of, a water race; **and**

- (iv) buildings and machinery, pipes, and other materials on the land and within the limits of a water race or relating to, or used in connection with, a water race.
- 2.7 Grid References refer to points shown on map Sheet L35 "WAIMAKARIRI" Edition 1 of NZMS 260, 1:50,000; Edition 1 and Sheet M35 "CHRISTCHURCH" Edition 1, of the same map series. The method used for locating these points is that shown in the marginal notes on each sheet.
- 2.8 Water Races are of the following type: (See Map 1140, on Council's website):
- (a) Combined stockwater and irrigation races as shown coloured red on Map No 1140; and used for both irrigation and stock water.
 - (b) Council stockwater races as shown coloured green on Map No 1140; are mainly roadside races and end of races.
 - (c) Irrigation races as shown coloured yellow on Map No 1140, are new races built for irrigation supply only.
 - (d) Farm stockwater races as shown coloured blue on Map No 1140, and used for on farm stock water purposes.
- 2.9 The reference Map No 1140 refers to the latest Water Race map issued by the Council on its website.
- 2.10 The Browns Rock Water Race System means that system of water races having its origin at Browns Rock on the Waimakariri River, grid reference 360 584, and from any other sources of supply from which the Council and/or its agent may take water, and includes any tail race, branch, artificial or natural channel within the water race area, or any enlargements or alterations made to the system from time to time. It also includes all of those channels which are wholly or partially supplied with water from the said water race other than those channels into which water is spilled by the Council and/or its agent as no longer required by the water race system.
- 2.11 Words in the singular include plural and vice versa.
- 2.12 The words **shall** and **will** are imperative.
- 2.13 The word **may** is optional.
- 2.14 Maintenance means cleaning and maintaining the water race system in accordance with the Stock Water Race Scheme - Activity Management Plan.
- 2.15 Commercial irrigation, which in this case is exclusive to Waimakariri Irrigation Limited, means where a water supply agreement has been entered into and irrigation water (by means of spraying or flooding the land with water) is supplied for agreed fees. This does not include aquaculture.
- 2.16 Domestic irrigation means the watering of a residential garden by pumping from the race.

- 2.17 Agent means Waimakariri Irrigation Ltd or any other person or body appointed or authorised by the Council and employed as a contractor to maintain and administer the balance of the water race system either inside and/or outside of the defined irrigation area and empowered by a separate agreement.
- 2.18 Access to water races for rating purposes – defined as where a race, whether piped or open, is situated on a property or along the boundary including immediately on the other side of a boundary fence.
- 2.19 Irrigation is the replacement or supplementation of rainfall with water from another source in order to grow trees, grasses, crops or plants.

3 CONDITIONS OF USE

3.1 Purpose

The primary purpose of the water race system is to supply water for stock consumption, and/or commercial irrigation within the system area. Subject to written approval by the Council, it may also be used for domestic irrigation as defined in Clause 2.16.

3.2 Other Considerations

- 3.2.1 The activities covered by this Bylaw, including the taking, use, damming and diversion of water, may be subject to regional rules contained in the Canterbury Land and Water Regional Plan. Compliance with this Bylaw does not necessarily imply compliance with regional rules and a resource consent may be required.
- 3.2.2 Activities including discharge into water races and land use close to water races that may contaminate water quality are also subject to rules in the Canterbury Land and Water Regional Plan under which a resource consent may be required.

3.3 Permitted Uses

Subject to the payment of the annual charges determined by the Council, and without any further reference to the Council:

- 3.3.1 Water may be used for stock water purposes.
- 3.3.2 Water may be used for domestic irrigation provided that only one connection per dwelling may draw through an exposed pipe of no more than 20mm internal diameter, for no more than two hours per day and provided written approval from the Council is received.
- 3.3.3 Water may be used for commercial irrigation from races (existing or future) that have been specifically designated as irrigation races or combined stockwater and irrigation races (as respectively defined in clauses 2.8(a) and 2.8 (c)) in accordance with Waimakariri Irrigation Limited as applicable.

Prohibited Uses

No one is to permit, allow or do any of the following:

- 3.3.4 Bathing or washing in a water race.
- 3.3.5 Any domestic fowl, be they water-fowl or otherwise, to stray into or upon the water race.
- 3.3.6 Contamination of the water race by chemicals, hazardous substances and unwanted organisms, nutrients, or by any backflow from irrigation equipment.
- 3.3.7 Use or disturb a water race (including the banks) by any farmed cattle, farmed deer or farmed pigs. Drinking stations located outside the race are the preferred method to avoid damage to the water race.

Explanatory note: The Canterbury Land and Water Regional Plan sets out livestock exclusion rules for artificial watercourses, including water supply races, which also need to be complied with.

- 3.3.8 Any activity carried out on land or in any building or yard to contaminate or have a detrimental effect on the water race.
- 3.3.9 Obstruct the flow of water in the water race by any means whatsoever.
- 3.3.10 Cross through a water race leading any animal or using any mode of transport **except** at the bridges, culverts or crossing places provided by the Council and/or its agent or constructed with the Council's and/or its agents written permission.
- 3.3.11 Any cuttings, clippings, twigs, branches or any other part of any tree or plant or any part of any fence to fall into or remain in a water race.
- 3.3.12 Draw off water from a water race or divert any water belonging to a water race without prior written permission of the Council.
- 3.3.13 Either willfully or through neglect allow any pipe or other apparatus on their property to be out of repair so that water supplied from a water race is wasted.
- 3.3.14 Alter or interfere with any regulating gate or other apparatus or do anything else whereby the supply of water from a water race is improperly increased or decreased.
- 3.3.15 Permit a person who does not pay water race rates to take water from the race.
- 3.3.16 Widen or deepen any water race or alter the course of any water race without the written permission of the Council.
- 3.3.17 Permit or allow any Statutory Nuisance as defined under Section 29 of the *Health Act 1956*.

- 3.3.18 Obstruct any crossing point over a water race.
- 3.3.19 Remove, displace, alter, damage or interfere with any bank, dam, sluice, flume, bridge, gauge, meter, reservoir, pipe, or other work or thing used in supplying or distributing water from any water race.
- 3.3.20 Open the ground so as to uncover any culverts belonging to any water race or to lengthen or decrease the length of any such culvert without the written permission of the Council.
- 3.3.21 Make any structure over, in, or under a water race without written permission of the Council.
- 3.3.22 Sow, plant, or permit to grow any tree, hedge, shrub or other plant of any kind, within a distance of 10 metres from either side of a water race, except that:
- (a) Crops and pasture are permitted; **and**
 - (b) Shrubs or plants to form any part of a live fence and maintained less than 1.5 metres in height may be sown or planted by an owner or occupier of land on one side of the race only, and then only at a distance of more than one metre from the edge of the race.
 - (c) Otherwise approved by the Council.
- 3.3.23 Erect any building or structures of any kind or any size within 10 metres of either side of any water race, whether piped or open, without the written permission of the Council.
- 3.3.24 Any animal effluent or agricultural fertiliser to be discharged within 10 metres of a stockwater race.
- 3.3.25 Any chemical/herbicide or action, to be used on a water race in such a way as to destabilise the bank structure or detrimentally affect aquatic organisms.

4 COUNCIL RESPONSIBILITIES

Notwithstanding anything to the contrary that may appear in this bylaw the Council or its agent will:

- 4.1 Ensure that the races are maintained at all times.
- 4.2 Ensure maintenance provisions of any agreement between the Council and its agent are met.

CLEANING

4.1 Farm Stockwater Race Cleaning

Every owner or occupier of land through which a farm stockwater race runs or where a farm stockwater race runs adjacent to the land in road reserve (coloured blue on Map 1140) as identified in Clause 2.8 (d), shall:

- 4.1.1 Keep the water race, banks, and sides of the race in good order and condition and free from all silt, weeds, vegetation of all kinds, and from all other rubbish and obstructions of all kinds at their own cost.
- 4.1.2 Keep and maintain the sides, banks, and other earthworks of the water race in such a condition as to prevent or mitigate any overflow, leakage, or waste of water.
- 4.1.3 Keep all culverts and pipes clear of silt and blockages.
- 4.1.4 Where there is access, farm stockwater races adjacent to a road should be maintained by the landowner from within the property boundary.
- 4.1.5 When a landowner is required to undertake maintenance of a farm stockwater race from within the road reserve the property owner or its contractor is required to comply with Traffic Management requirements which may include applying for a TMP using the application form available on the Council's website.

4.2 Other Race Cleaning

The provisions of Clause 5.1 do not apply where that race is a combined stockwater and irrigation race, or an irrigation race, or a stockwater race as identified in Clause 2.8(a), 2.8(b) or 2.8(c). These races will be cleaned by the Council and/or its agent.

4.3 Removal of Debris

After cleaning a water race or clearing or removing any debris from a water race or from the banks or sides of a race the owner or occupier of the land is to without delay, at their own cost and expense, remove any and all clearings and cleanings and other obstructions from both sides of the race in such a manner and to such a distance from the race as may be necessary to:

- 5.3.1 Prevent the materials from re-entering the race;
- 5.3.2 Prevent blockage or alteration of any secondary overland flow path; **and**
- 5.3.3 To allow access to the race by any plant and machinery necessary to clean the race.

5.4 Maintaining Cleaning and/or Improving the Races

- 5.4.1 When the Council and/or its agent clears, cleans or renovates any part of a stock water race, a combined stock water and irrigation race or an irrigation race, as identified in Clause 2.8 (a), 2.8 (b) or 2.8(c) or any land adjoining any part of these races, it may deposit all or part of the materials removed by or in the course of the work onto any part of the land contiguous or adjacent to the race, except where that land is a formed public road.

Explanatory note: The above excludes works to increase the capacity of the water race to convey additional irrigation flows. The deposition of material from such works onto private land requires approval of the landowner.

- 5.4.2 All such material deposited by the Council and/or its agent is to be placed in accordance with Clauses 5.3.1, 5.3.2 and 5.3.3 of this bylaw.
- 5.4.3 When the Council and/or its agent require such material to be removed, this will be arranged by the Council and/or its agent as a charge against maintenance of the water race system.

5.5 Fencing Requirements

- 5.5.1 Any fencing necessary to meet the requirements of the Canterbury Land and Water Regional Plan shall ensure that access to the race for maintenance purposes is not compromised.

Explanatory note: The Canterbury Land and Water Regional Plan sets out livestock exclusion rules for artificial watercourses, including water supply races, which also need to be complied with.

5.6 Failure To Repair or Clean the Race

- 5.6.1 If the owner or occupier fails, neglects or refuses to comply with any provision of this bylaw after having been required to do so in writing by the Council, the Council and/or its agent may enter onto the land, make good such failure, neglect or refusal and charge the owner or occupier with cost and expense of the work.

Explanatory Note: Council will comply with Section 182 of the Local Government Act when exercising powers under clause 5.6.1.

- 5.6.2 Any debt incurred by the Council complying with Clause 5.6.15.6.1 of the bylaw is a debt recoverable in a court of competent jurisdiction.

5 DIVERTING OF WATER

- 5.1 The Council may grant written permission to any person through whose land a water race runs to divert as much water from the race as is necessary to keep a pond or other reservoir on their land to be filled or constantly filled with water, provided that:
- 5.1.1 No such diverting shall be undertaken until the Council has granted a permit to do so in writing. Such a permit may be revoked by the Council after giving three months notice of its intention to do so if the requirements of clauses 6.1.2 – 6.1.7 are not met.
 - 5.1.2 The pond or reservoir shall be completely watertight and lined with impervious materials.
 - 5.1.3 The intake and outlet of any pond must be able to be shut off to ensure compliance with water restrictions or resource consent conditions.
 - 5.1.4 An adequate outfall is provided from the pond or reservoir to allow the overflow to return to the water race, at the same water level as the race.
 - 5.1.5 No such pond or reservoir exceeds the area volume or depth that may be specified by the Council when granting such permission.
 - 5.1.6 No pond or reservoir shall cause any downstream reduction in water flow in the race the water is diverted from.
 - 5.1.7 No pond or reservoir shall be created by installing a dam to raise the water level of the race.

6 EXISTING USES

- 6.1 If, at the date the original bylaw came into force (1999) there are existing:
- 6.1.1 Trees, hedges, other plants or shrubs of any kind either growing or dead, in the form or nature of stumps or otherwise, in or on land and situated contrary to the provisions of Clause 3.4.19 of this bylaw and irrespective of how, when or by what means they came to be there;
- Or**
- 6.1.2 Structures, buildings or yards of any kind or ponds impounding water which are situated contrary to provisions of Clause 3.4.20 and Clause 6 of this bylaw;
- And**
- 6.1.3 If in the reasonable opinion of the Council any of the obstructions referred to in clause 6.1.1 or clause 6.1.2 are interfering with the flow of the water in any water race;
- Then**

- 6.1.4 The Council shall notify the owner or occupier in writing of its intent to require the removal of such tree, hedge, other plants, shrub, structure, ponds, building and/or yard;

And

- 6.1.5 The owner or occupier shall be given an opportunity to be heard by the Council before any final decision is made under this clause.
- 6.1.6 The Council shall make a final decision at a formal meeting, taking in to account any information provided by the owner or occupier.
- 6.1.7 Should the Council decide that any obstructions referred to need removing, it shall notify the owner or occupier of the requirement for the owner or occupier to remove them, including any consideration for compensation.
- 6.1.8 In any instances where there is failure to comply, Clause 5.6.1 will apply.

7 EXTRA OR ABNORMAL SUPPLIES

The Council may, at its discretion, grant an extra supply of water from the water race for special purposes, including fire fighting, or for purposes not otherwise authorised by this bylaw, at a cost to be established by the Council at the time of its application. Such cost may be varied from time to time in accordance with the provisions of these bylaws.

8 POWERS OF COUNCIL

- 8.1 The Council may under powers given to it under the *Local Government Rating Act* and the *Local Government Act* and their Amendments establish, vary, alter, reduce, increase or remove charges and rates for the provision of the water race system. The Council may also set charges or fees to recover the cost of processing the assessment of any other approval, consent, or any other monitoring, investigation, sampling or analysis charge that is required under any part of this bylaw.
- 8.2 The Council may alter the basis or manner or scale on which any or all such charges or rates are to be assessed as it sees fit in accordance with the powers delegated.
- 8.3 The Council may impose restrictions on the draw off of water from time to time.
- 8.4 The Council may perform its obligations, and exercise its rights, under these bylaws or otherwise in relation to the water race system through its nominated agent being Waimakariri Irrigation Limited.
- 8.5 Council can issue land owners with a temporary notice to exclude access which denies use (i.e. extraction, stock drinking of water and discharge of water) of the stockwater race network if there is reason to believe there could be spread of a hazardous substance or new organism (as defined under the Hazardous Substances and New Organisms Act 1996), or stock could spread contamination or an Unwanted Organism (as defined under the Biosecurity Act 1993). This notice must be written, delivered to the landowner, and contain a date of expiry.

9 **BREACHES OF THIS BYLAW**

Where any person:

- 9.1 Defaults in payment of any rate imposed on their land in respect of the supply of water; **or**,
- 9.2 Fails to do or perform any act, or thing, that he or she is required to do by these bylaws; **or**,
- 9.3 Permits, allows, or does, any of the acts that are prohibited in Clause 3.4, **or**
- 9.4 Breaches any of terms and conditions of clauses 5 and 6 of this bylaw; **or**,
- 9.5 Fails to carry out anything that they have agreed to as part of their water supply agreement with the Waimakariri District Council or its agent; **or**,
- 9.6 Commits any other breaches of the terms and conditions of this bylaw;

then they are in breach of this bylaw.

10 **PENALTIES**

- 10.1 Every person who commits a breach of any part of this bylaw is liable to a fine not exceeding \$20,000 as provided for by Section 242 of the *Local Government Act 2002*.
- 10.2 In addition to any penalty imposed by any court for a breach of this bylaw the Council may sue for and recover from any person, the amount of damage done or caused to a water race or any works constructed by or under the control or jurisdiction of the Council in relation to the water race, or in respect of any water unlawfully taken or diverted or wasted or lost due to any non observance or performance of any of this bylaw.

11 **REMEDIES**

- 11.1 In the event of a breach of the statutory and other legal requirements including this bylaw, the Council may serve notice on the owner/occupier advising the nature of the breach and the steps to be taken within a specified period to remedy it. If after the specified period, the owner/occupier has not remedied the breach, the Council may charge a re-inspection fee.

12 **SAVINGS**

- 12.1 Nothing in this bylaw shall be construed to be an undertaking or guarantee by, or oblige the Council and/or its agent to provide water in any water race either at all, or to any quantity or to any specified quality.
- 12.2 Nothing in this bylaw shall be construed to render the Council and/or its agent responsible or liable to any person or corporate body for the total or partial failure of any water supply from whatever cause such failure may arise.

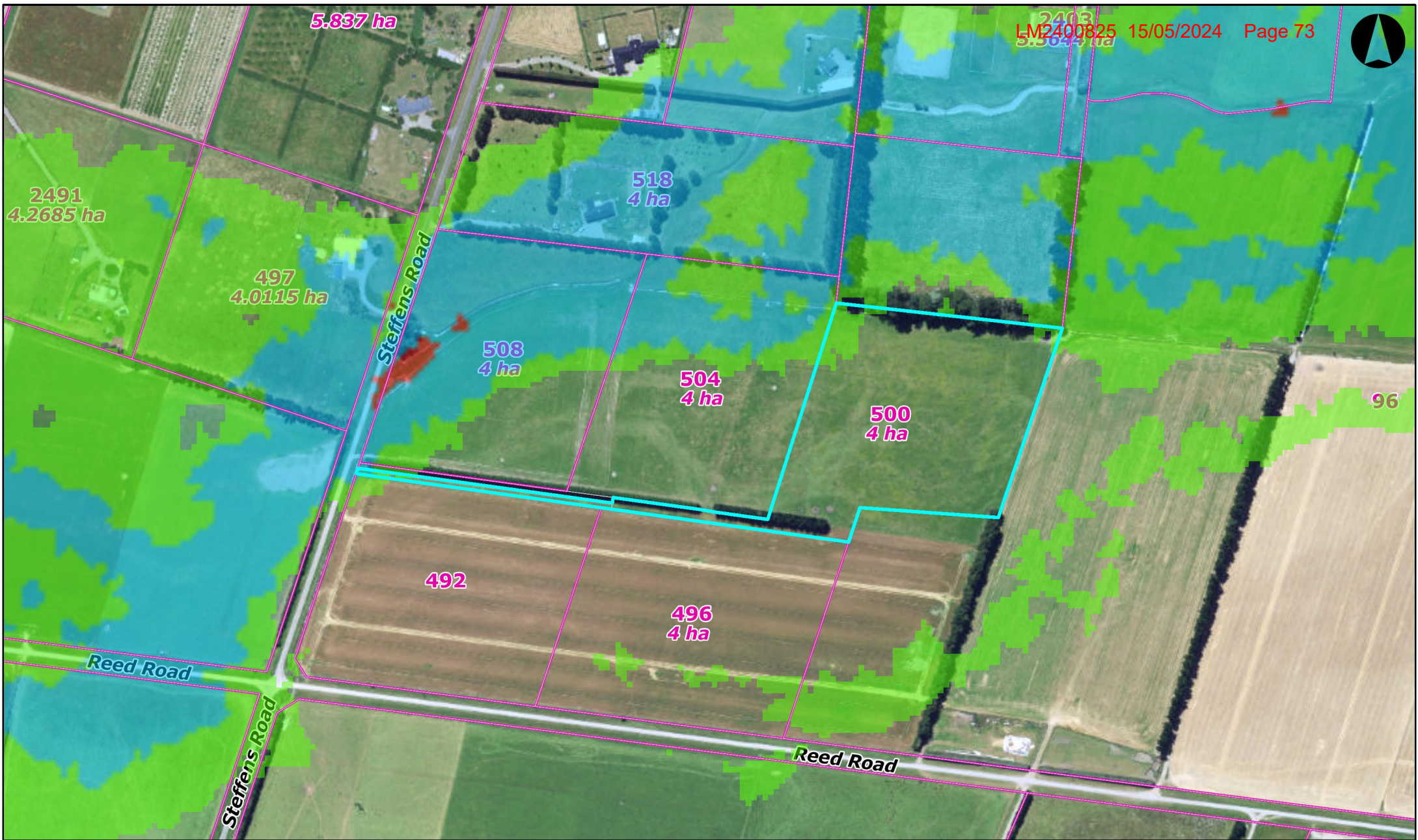
13 BYLAWS TO BE REPEALED

All bylaws concerning the water race system in force made by the Council or its predecessors are hereby repealed. This repeal shall not affect the past operation of any such repealed bylaws or the validity or invalidity of anything done or suffered, or any right required, or duty or liability incurred under those bylaws.

14 COMMENCEMENT

14.1 This bylaw shall come into force on the being the day so fixed at a meeting of the Waimakariri District Council at which the resolution reviewing this bylaw was confirmed.

14.2 The resolution to approve the proposed bylaw for notification was passed by the Waimakariri District Council on the 1st day of February 2022.



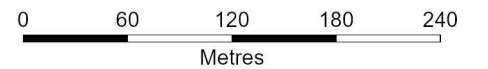
Flood Hazard

Author: Tony Meier

Date: 15/05/2024

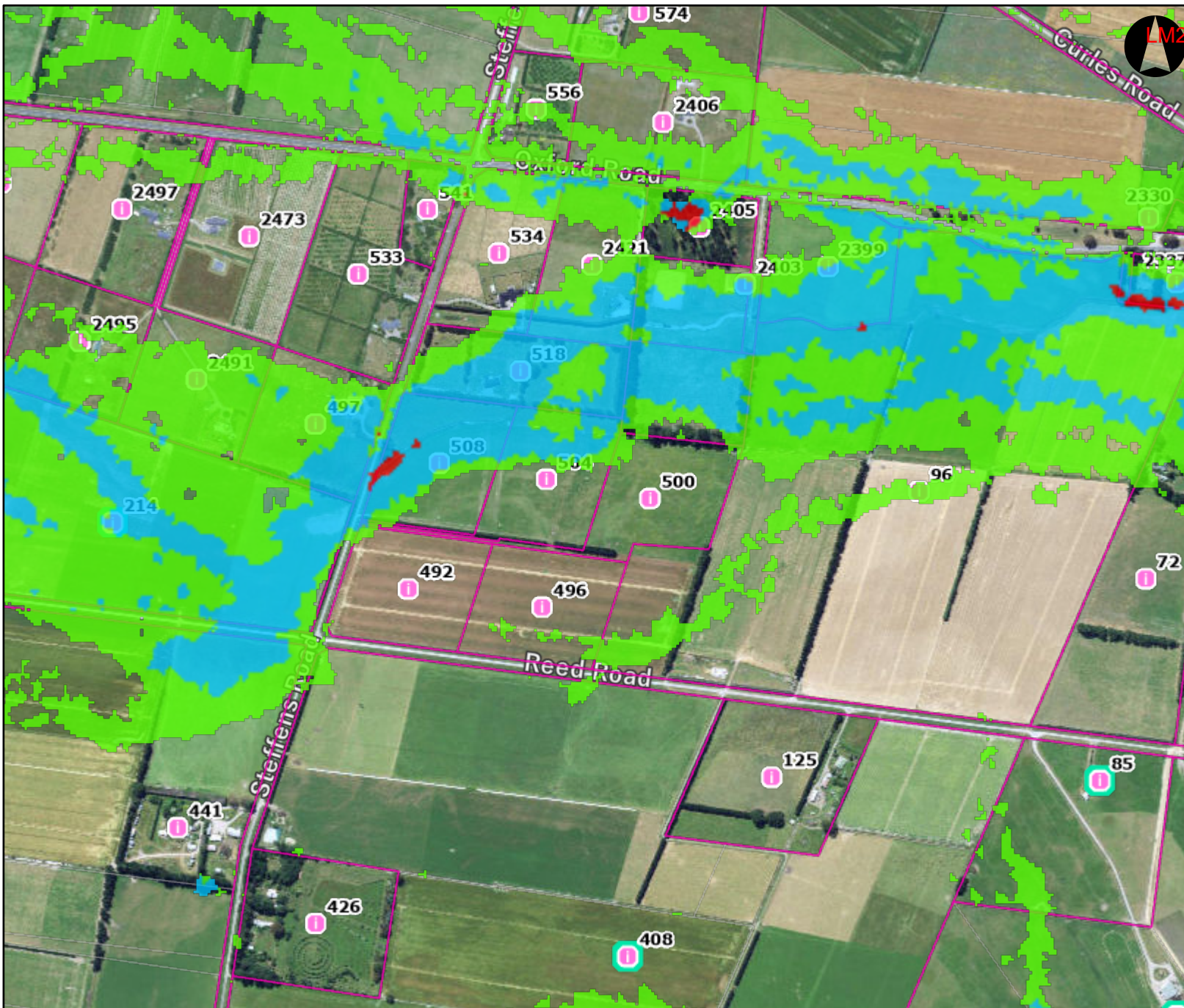
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Original page size: A4



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



Legend

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All Flooding Hazard 200 year

- 0
- 1
- Low
- Medium
- High
- Properties > 1 ha
- Related Address

Property Boundaries with Attributes

- Current Property
- Deposited Land Parcels

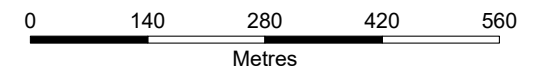
tony.meier@wmk.govt.nz

Waimakariri District Council

Date: 15/05/2024

Scale 1:9,028

Original page size: A4



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Notes on Flood Hazard Mapping

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

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

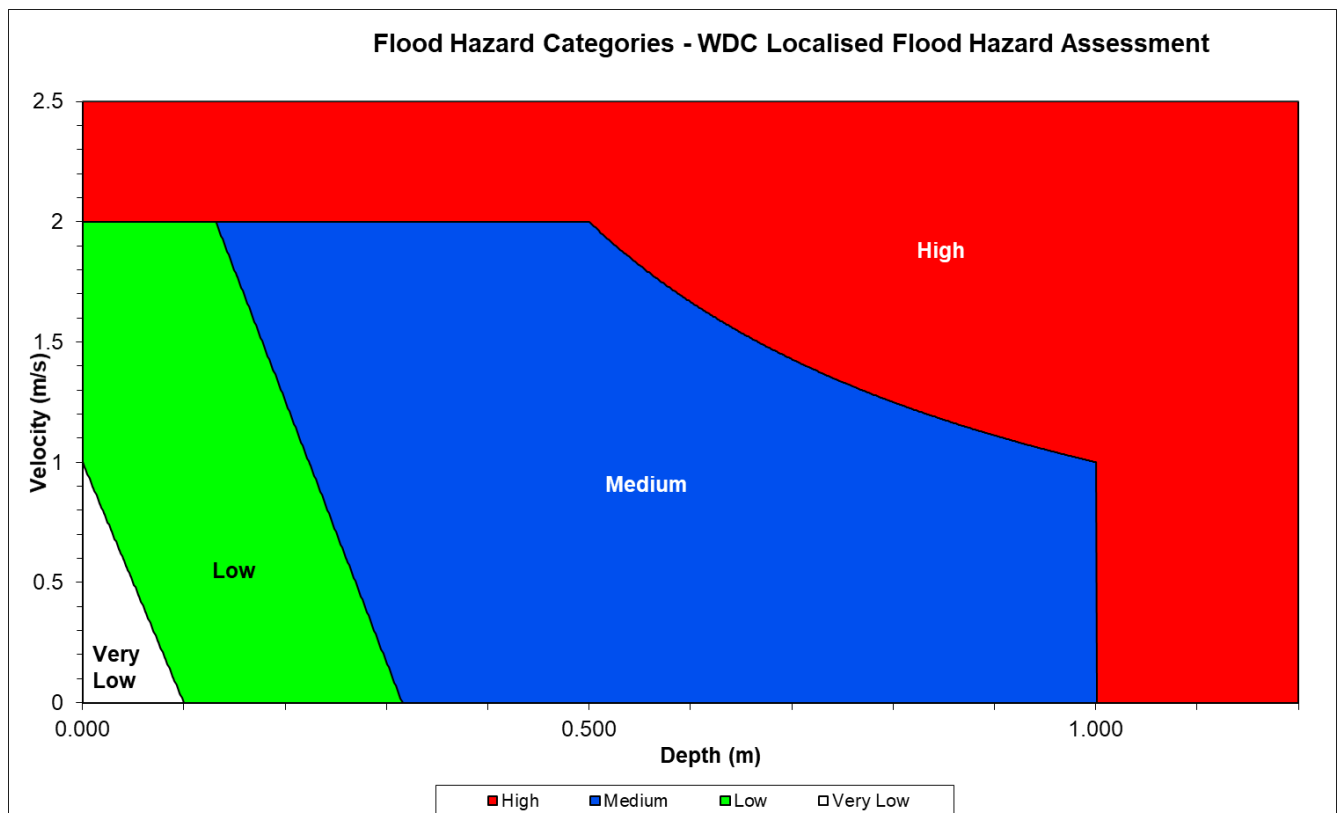
1. Annual Exceedence Probability.

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

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

2. Flood Hazard Categories.

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



3. Flood Modelling

This flood modelling shows the combined effects of:

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

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

4. Generalised Flooding

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

5. Land Changes

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

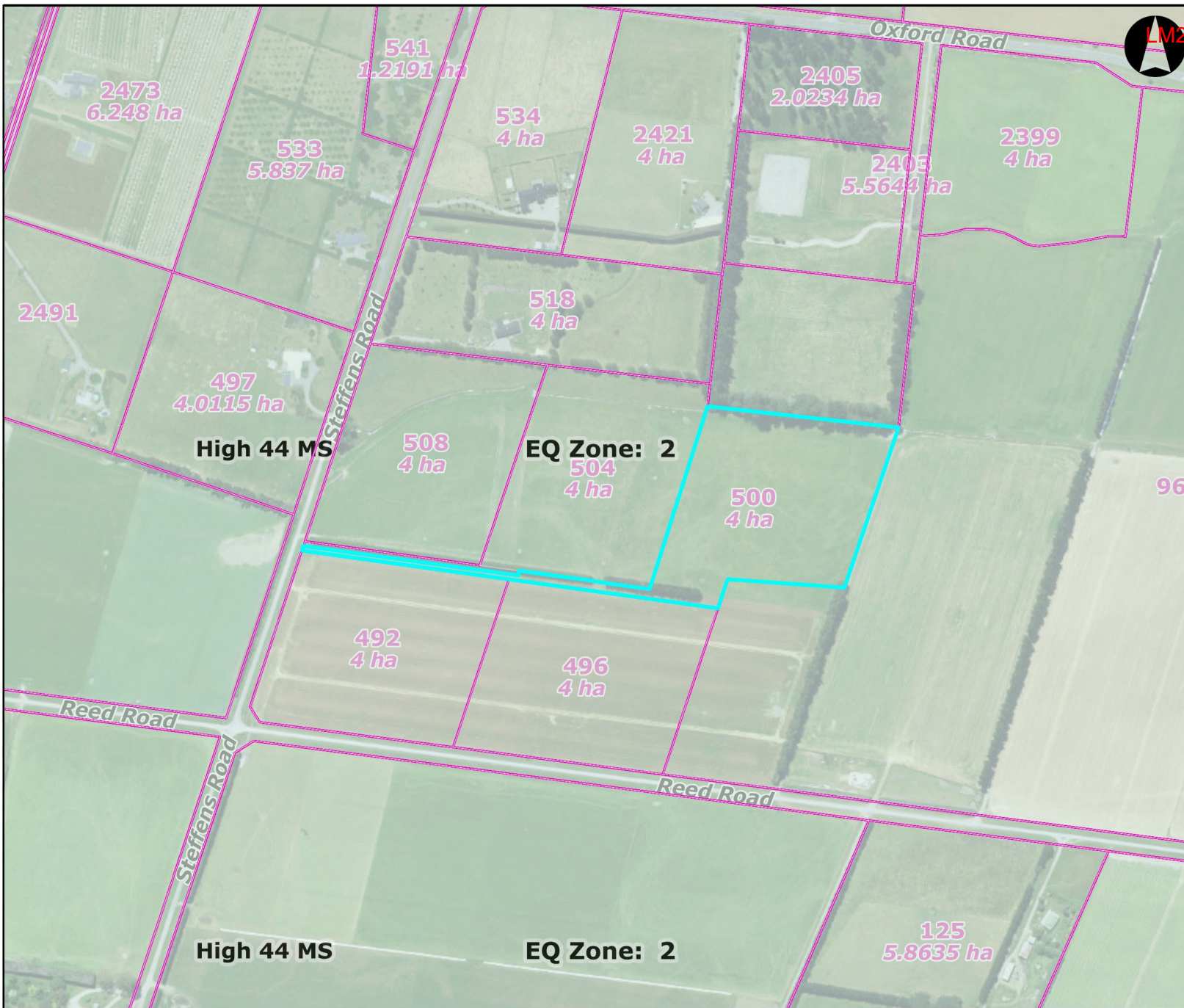
6. District Plan

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

7. Further Information

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

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



Legend

- Land Parcel
- Property Boundary

NZS3604:2011

High 44 MS

NZS3604:2011

ZONE

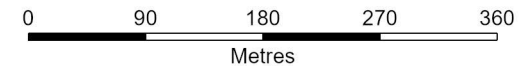
2

Author: Tony Meier

Date: 15/05/2024

Scale 1:5,808

Original page size: A4



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