

Land Information Memorandum

Application

Whalan & Partners Ltd	No.	LM2101962
Bayleys Real Estate	Application date	4 November 2021
PO Box 142	Issue date	09 November 2021
Rangiora 7440		

Property

Valuation No.	2159163408
Location	1467 Main North Road (State Highway 1) (Wnd-Amb), Woodend
Legal description	Lot 5 DP 311473
Owner	Paul Raymond Sanderson & Jennifer Margaret Sanderson
Area (hectares)	0.5440

Rates

Rating Valuation		
Land	\$205,000	
Capital Value	\$335,000	
Improvements	\$130,000	
Date of Last Revaluation	01/08/19	The contents of this documentation are strictly subject to the terms and conditions of the disclaimer contained at the front of this documentation. Prospective purchasers must accordingly read and acquaint themselves with the disclaimer prior to reading the documentation
Current Rates Year 1st July 2021 to 30th June 2022		
Annual Rates	\$2,050.71	
Current Instalment	\$ 512.61	
Current Year – Outstanding Rates	\$1,306.23	
Arrears for Previous Years	\$	
Next Instalment Due	20/11/21	
Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.		

This information Memorandum, title or other supplementary property information (the "Information") has been prepared by Whalan and Partners Limited, trading as Bayleys ("Bayleys") as agent for "the Vendor". The Information contains information that is publicly available and/or sourced from third parties and capable of independent verification. It has been prepared solely to assist interested parties in deciding whether to further their interest in the Property and Whalan and Partners Limited is acting as a conduit and merely passing this information over. Prospective purchasers must not confine themselves to the contents of the Information but should, in conjunction with their professional advisors, make their own evaluation of the Property and conduct their own investigation, analysis and verification of the data contained in the Information and otherwise concerning the Property. Such evaluation should extend to and include whether there has been a change in the affairs or prospects of the Property since the date of the Information or since the date as at which any information contained in the Information is expressed to be applicable.

Bayleys and the Vendor have not verified any of the detail contained in the Information and Bayleys and the Vendor make no representation or warranty as to the accuracy or completeness of the information and neither Bayleys nor the Vendor accept and/or shall have any liability whatsoever for the accuracy of any part of the information including any liability for any statements, opinions, information or matters (expressed or implied) arising out of, contained in or derived from the Information, or any omissions from, or failure to correct any information, or any other written or oral communications transmitted to any recipient of the Information in relation to the Property.

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

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, its status, and how to make a submission :

<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://www.waimakariri.govt.nz/your-council/council-documents/district-plan>

- | | |
|----------|--|
| 31/10/01 | RESOURCE CONSENT 015286 : 6 LOT SUBDIVISION OF LOT 2 DP 60374 & LOT 5 DP 70303 & TO INSTALL AND OPERATE A LAND BASED SEWAGE TREATMENT & WASTEWATER DISPOSAL SYSTEM ON LOTS 3-6, copy attached. A certificate of conditions and consent notice were issued 21/11/03, copies attached. |
| 11/07/02 | RESOURCE CONSENT 025122 : TO ERECT A RELOCATED DWELLING, copy attached. |

Limited Access Road information is attached.

Land Use on Contiguous Properties**1473 MAIN NORTH ROAD (Lot 1 DP 311473)**

01/02/12 RESOURCE CONSENT 115305 : VARIATION TO RESOURCE CONSENT 065466 – LONGER OPENING HOURS

03/12/07 RESOURCE CONSENT 075345 : TO INSTALL A DOMESTIC LAND BASED EFFLUENT DISPOSAL SYSTEM.

25/10/06 RESOURCE CONSENT 065466 : TO ESTABLISH A CAFÉ IN AN EXISTING BUILDING.

27/10/06 RESOURCE CONSENT 065309 : TO ESTABLISH AN ART STUDIO.

1471 MAIN NORTH ROAD (Lot 2 DP 311473)

18/05/17 RESOURCE CONSENT 175110 : TO UNDERTAKE EARTHWORKS TO REMOVE RUBBISH & CONTAMINATED SOILS.

14 MACDONALDS LANE (Lot 6 DP 316796)

12/08/09 RESOURCE CONSENT 095237 : TO INSTALL A DOMESTIC LAND BASED EFFLUENT DISPOSAL SYSTEM.

Copies of the above resource consents are available if required.

Building

25/06/02 BUILDING CONSENT BC021587 : RELOCATE DWELLING AND INSTALL A KENT TILE FIRE (including amendment for durability & maintenance commencement October 2002, copy attached (code compliance certificate was issued 13/02/09, copy attached)

Property Check Report attached.

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

Site plan, floor plan and elevations are attached.

Sewer and Water

Sewer No Council service available.

Water No Council supply available.

Copy of as built drainage plan attached. No other information located

Land and Building Classifications

Heritage Site Reference: No Information Located.

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

Land Information Memorandum**4****Compliance with The Building (Pools) Amendment Act 2016**

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

Vehicle Crossing Requirements

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

Special Land Features

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

Licences/Environmental Health

No Information located

Network Utility Operators

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

Other Information

Information attached from Environment Canterbury re; flooding and contamination.

This property is in an area categorised as "Damaging Liquefaction Likely." We advise you to refer to Environment Canterbury for more information at <https://www.ecan.govt.nz/your-region/your-environment/natural-hazards/earthquakes/liquefaction/>

Environment Canterbury has had a report undertaken on the general distribution and characteristics of active faults and folds in the Waimakariri District. We advise you to refer to Environment Canterbury 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: <https://arcg.is/0P4Wzn>

For information regarding Tsunami refer to the Waimakariri District Council's website on the following link: <https://www.waimakariri.govt.nz/services/emergencies-and-recovery/in-case-of-an-emergency>

Notes

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



Name: _____

Date: 09 November 2021

Signed on Behalf of Council

DEBBIE WALLS – PROPERTY INFORMATION OFFICER

RC015286/ 01103100030

2159163401

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

The applicants sought a resource consent to subdivide 3.56 ha into six lots ranging in size from 3500m² to 8916m², and to install and operate with a land-based sewage treatment and wastewater disposal system on Lots 3,4,5 & 6. A common effluent disposal area is proposed to be used (shown as B on the Scheme Plan).

DECISION

The Unit Manager: Plan Administration on 31st October 2001 approved:

Subdivision Consent

That pursuant to Section 105 of the Resource Management Act 1991 consent be granted to allow the subdivision of Lot 2 DP 60374 and Lot 5 DP 70303 at 1473 Main North Road, Waikuku into six lots of 8916m² (Lot 1), 3500 m² (Lot 2), 5090m² (Lot 3), 5838m² (Lot 4), 5670m² (Lot 5) and 5000 m² (Lot 6) as a non complying activity.

That pursuant to Section 108 and 220 of the Act the following conditions be imposed:

1. That the activity be carried out in accordance with the attached approved application plan.

2. **Standards**

At all stages of design and construction reference shall be made to the Waimakariri District Council Engineering Code of Practice.

3. **Easements**

All services, including open drains and access ways, water pipelines, 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, together with any amendments to the easements found necessary during the final engineering design, shall be granted and reserved.

4. **Legal Road Frontage**

Pursuant to Section 321 (3)(c) of the Local Government Act 1974, the Council

is satisfied that adequate access is provided by Rights of Way easement shown as A on the subdivision proposal plan, and that Section 321 (1) of the Local Government Act 1974 will not apply in respect of proposed Lots 2,3,4 & 5.

5. Design of Reticulated Services

- 5.1 All water, sewer and stormwater systems within the subdivision shall be separately serviced and shall be piped.
- 5.2 Unless specific provision is made otherwise the services to all rear lots accessed by a right of way, shall extend from the road boundary to a point one metre inside the main body of the lot.

6. Plans and Specifications

- 6.1 Three copies of plans and specifications of all right of way, vehicle crossing, stormwater and land drainage works shall be submitted to the Council for approval. Approval of complying documents shall be given in writing and work should not commence until this has been received from the Council.
- 6.2 The subdivider shall forward with the engineering plans and specifications copies of any other consents granted or required approvals in respect of this subdivision.
- 6.3 Any subsequent amendments to the plans and specifications should be submitted to Council for approval.

7. Power and Telephone

- 7.1 The subdivider shall provide electrical and telephone reticulation to the roadside boundaries of all new lots and to the main body of all rear lots accessed by a right of way.

8. Water Supply

- 8.1 The subdivider shall provide a potable domestic water supply to each proposed lot.
- 8.2 The existing well on the property shall be confirmed as a potable water supply. Water quality tests carried out by an IANZ registered Laboratory, demonstrating chemical and bacteriological compliance with the publication "Drinking Water Standards for New Zealand 1995" shall be submitted to the Council.

Samples from the water source shall be taken either by:

- The laboratory carrying out the analysis, or
- Council staff.

Note: If the laboratory collects the sample, written verification shall be provided to the Council stating the time of sampling, that the sample was in a raw condition and from the well under test.

- 8.3 The top 0.5 m of the existing well that will provide a potable water

supply shall be sealed with bentonite clay and then concreted. A concrete pad of at least 0.3 metre radius and 0.1 metre thickness shall be constructed around the well head used to provide potable water for the proposed lots. The concrete pad shall be constructed at ground or a pump-house floor level to prevent leakage or ponding around the casing. The pad shall slope away from the well head. The top of the well head shall be capped to prevent contaminants entering the well and underlying aquifer.

- 8.4 The subdivider shall demonstrate that an agreement for supply of potable water to the proposed lots from any shared well contains adequate safeguards. These safeguards shall assure a guaranteed adequate quality and quantity of water except in the event of plant breakage. The agreement shall also cover responsibility for ongoing operation, maintenance and testing and associated costs.

9. Stormwater & Land Drainage

- 9.1 The subdivider shall provide all proposed lots with on-site soakage and land disposal for all roof and hardstand runoff.
- 9.2 For any proposed lot that contains an existing building, the subdivider shall provide on-site soakage and land disposal for stormwater from all existing building roofs and hardstand (metalled surface) areas. Soakage measures shall include:
- (a) Minimum basin/chamber volume capacity that provides ability to store and soak away runoff from all roof and hardstand resulting from a 20% AEP (5 year) storm
 - (b) An acceptable means of compliance with (a) is a basin/chamber with a minimum storage volume (in cubic metres) equal to 0.2 times the roof and hardstand (sealed surface) area (in square metres) that drains to the basin/chamber
- 9.3 Prior to the erection of any building on any lot, the subdivider shall provide on-site soakage and land disposal for stormwater from all building roofs and hardstand (metalled or sealed surface) areas. Soakage measures shall include:
- (c) Minimum basin/chamber volume capacity that provides ability to store and soak away runoff from all roof and hardstand resulting from a 20% AEP (5 year) storm
 - (d) An acceptable means of compliance with (a) is a basin/chamber with a minimum storage volume (in cubic metres) equal to 0.2 times the roof and hardstand (sealed surface) area (in square metres) that drains to the basin/chamber

This condition shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991 and shall be registered on the titles for proposed Lots 1 to 6.

10. Rooding

- 10.1 The subdivider shall construct a footpath to service the subdivision. The footpath shall be constructed on the west side of Main North Road (SH1) and extend from the vehicle crossing southwards to the property's south boundary (i.e. the southeast corner of proposed Lot

6).

10.2 The footpath shall be 1.5m wide and constructed of concrete or otherwise sealed with Grade 6 Chipseal hot bitumen or a 25mm thick AC10 surface.

10.3 The subdivider shall provide streetlighting to AS/NZS 1158 V3 Lighting to illuminate the footpath. The Council considers that an acceptable solution for provision of streetlighting would be to supply two streetlights spaced evenly across the frontage of proposed Lot 6, provided these lights were of a like kind to those existing to the north.

11. Access

11.1 The subdivider shall upgrade and form the proposed right of way (proposed easement A) from Main North Road to accord with the requirements of Engineering Code of Practice drawing 600-274 (*attached*) complete with a 7m wide legal width and a 5m wide formation and include passing bays at not less than 90m intervals.

12. Conditions Auditing

The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking. The subdivider, or their authorised agent, shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed. Should the developer wish the Council to accept requests for inspections from any contractors engaged, Council must receive written authorisation.

The minimum level of inspection shall be as follows:

Water

- Following completion of required works

Stormwater

- Following completion of required works

Land Drainage

- Following completion of required right of way/access works

Entrances/Rights of Way

- On completion of excavation to sub-grade
- Following compaction of base course prior to final surfacing
- Following any requirements of swale reshaping

Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled. Currently these rates are between \$50/hr and \$70/hr depending on the Council officer inspecting and between \$.45/km and \$0.70/km for kilometres travelled.

13 Works Conditions

That a 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 subdivider.

14. Rights of Way

That right of way A is approved pursuant to Section 348 of the Local Government Act 1974.

ADVICE NOTES

- a) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.
- b) That the subdivider be advised that the requirement for formation of vehicle crossing accessways/right of ways to service the subdivision has been included as a condition of this consent as Council considers that this condition cannot be imposed on a building consent.
- c) Main North Road is a Limited Access Road. The subdivider will need to meet Transit New Zealand requirements in addition to any imposed by this Council with regard to access. The subdivider should contact Transit New Zealand and ensure that their requirements for the vehicle crossing construction (including any shoulder widening and also a traffic management plan) are met.

LAND USE CONSENT

That pursuant to Section 105 of the Resource Management Act 1991, consent be granted to install and operate a domestic effluent disposal system on Lots 3,4,5 and 6 of the subdivision of Lot 2 DP 60374 and Lot 5 DP 70303 at 1473 Main North Road, Waikuku as a non complying activity.

That pursuant to section 108 of the Act, the following condition be imposed:

- 1. That the activity be carried out in accordance with the attached approved application plan.
- 2. **Effluent and Wastewater disposal system**
 - 2.1 That the consent holder position and maintain the Oasis Z54 Deluxe effluent and wastewater system discharging to 2 x 25m trenches located on Lot 5 of the subdivision (shown as 'B' on the subdivision scheme plan) so that the effects of any discharge are contained within the application site and do not impinge on any well protection area on the site or any adjoining site.

- 2.2 A maintenance service contract, which provides for servicing of the septic tank/treatment plant and monitoring of the outfall effluent quality at least once every year, shall be maintained with a competent person.
- 2.3 The contract shall include a requirement to take action to ensure that the effluent treatment and disposal system is maintained and operated to ensure compliance with the Waimakariri District Council's "Approved Designs for On-Site Effluent Disposal Systems (Second Edition 1996) Guidelines." Copies of the field service reports shall be maintained and provided to the Waimakariri District Council on request.

3. Inspection

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

ADVICE NOTES

- a) This consent does not constitute consent in terms of the Building Act and the Transitional Regional Plan.
- b) The type of effluent disposal system to be used will be required to comply with the 'Approved Designs for On-Site Effluent Disposal Systems (Second Edition 1996) Guidelines' available from the Council.

DATED at Rangiora this 31st day of October 2001



SIGNED by Trevor Ellis
PLANNING OFFICER

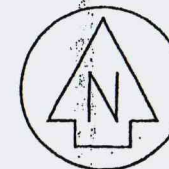
Approved Application

RC015285

Plan

M. Pasley 31/10/01
UNIT MANAGER: P.W.N. ADMINISTRATION

metres



Waikuku Stream
Existing Esplanade Reserve

733300mN

733300mN

4 D.P.70303

733200mN

733200mN

MEMORANDUM OF EASEMENTS

NATURE	SERVIENT TENEMENT LOT NO.	TENEMENT SHOWN	DOMINANT TENEMENT
Right of way together with rights to convey water, electric power & telephonic communication	3	A	1, 2, 4, 5 & 6
Rights to drain sewage	5	B	1-4 & 6

EXISTING EASEMENTS

NATURE	SERVIENT TENEMENT LOT NO.	TENEMENT SHOWN	DOCUMENT
Right to convey electric power in gross	4	C	T A10508/10
	3	D	
	5	E	
	2	F	
	1	G	

LOTS 2, 4 & 5 HAVE NO FRONTAGE TO A PUBLIC ROAD

A CLASS 11 SURVEY

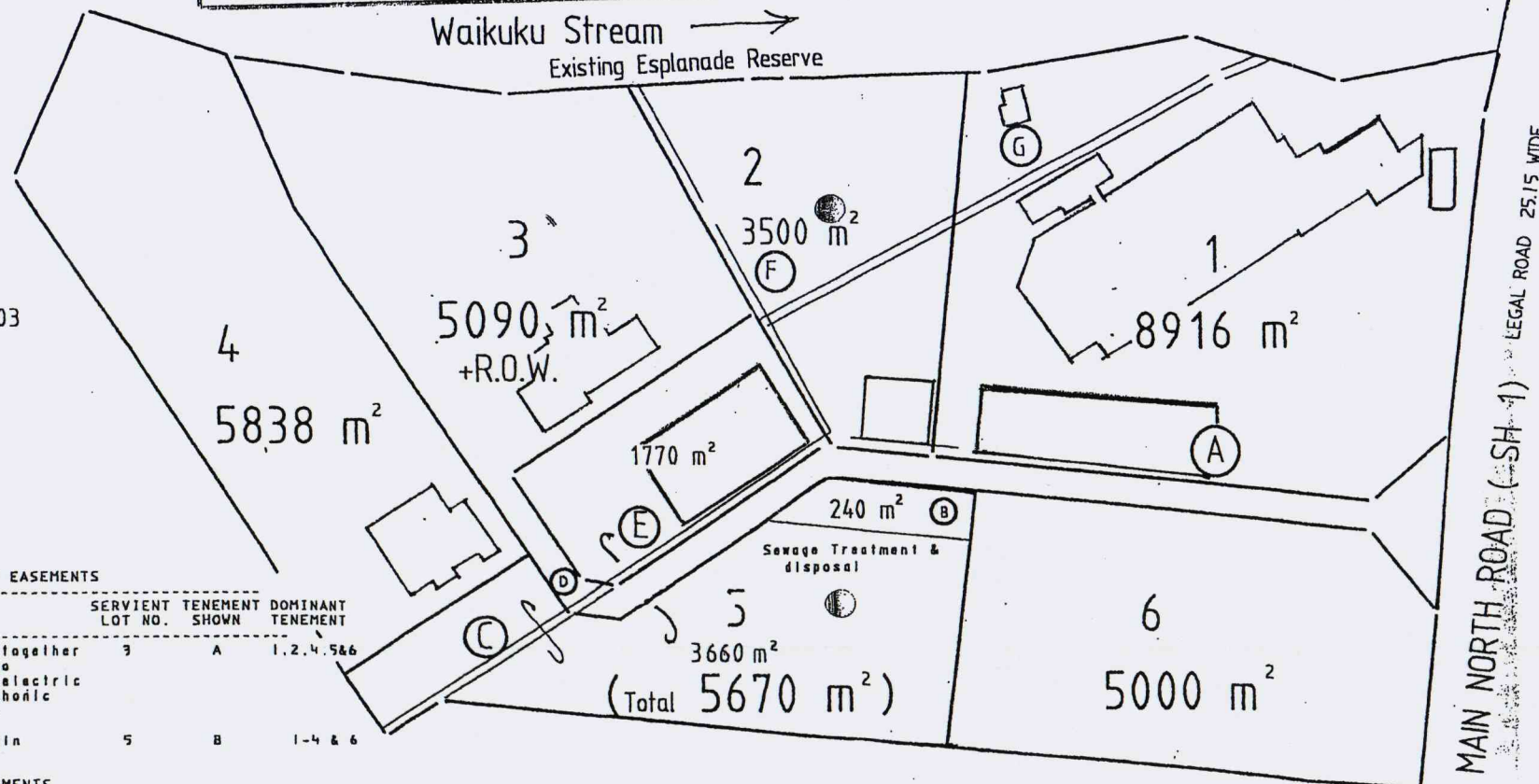
Lots 1-6 Being Subdivision of
Lots 2 & 5 D.P.70303

Scale 1:1000
COMPRISED IN C.T.40D/668
WAIMAKARIRI DISTRICT

PREPARED BY D. ROWELL
REG'D SURVEYOR

Mar 2001

ref440





Approvals *[Signature]* Registered Owners

I hereby certify that this plan was approved by the Waimakariri District Council pursuant to Section 223 of the Resource Management Act 1991 on the 25th day of June, 2001, subject to the granting or reserving of the easements set out in the Memorandum hereon.

[Signature]

Principal Administrative Officer/
Authorised Officer

MEMORANDUM OF EASEMENTS

NATURE	SERVIENT LOT NO.	TENEMENT SHOWN	DOMINANT TENEMENT
Right of way together with rights to drain sewage & rights to convey water, electric power & telephonic communication	1	A	2,3,4,5 & 6
	5	B	1,2,3,4 & 6
	3	C & M	4 & 5
Rights to drain sewage & rights to convey water & electric power	3	J	4
	5	I	3 & 4
Right to drain sewage	5	D	1,2,3,4 & 6
Right to convey water	1	K & E	2,3,4,5 & 6
	2	F	3,4,5 & 6
	3	J & C	4
	5	I, H & B	6
	1	A	6
Right to convey electric power in grass	1	E	Grantee
	2	F & P	Mainpower (NZ) Ltd.
	3	G, M, J & O	
	5	B, H, I, L & N	

SCHEDULE OF EASEMENTS

NATURE	SERVIENT LOT NO.	TENEMENT SHOWN	DOMINANT TENEMENT
Right to convey water for fire protection	3	U, V	1,2,4 & 5
	3	W & G	1,2 & 5
	2	Q & F	1 & 5
	2	R	1
	2	S & P	5
	3	T & C	4

NOTE: LOTS 2,3,4 & 5 HAVE NO FRONTAGE TO A PUBLIC ROAD

A CLASS I SURVEY

Total Area 3.5640 ha

Comprised in C.T. 40D/668

DAVID ROWELL

I, being a person entitled to practice as a registered surveyor, certify that:-
a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1988;
b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

Signed *[Signature]*

Date 26/11/01

Field Book *[Signature]* Traverse Book *[Signature]*
Reference Plans D.P.'s 19420,55678,60374,70303

Examined *[Signature]* Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 20

for Registrar General of Land

File
Received
Instructions

Certificates of Titles Allocated

Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6

4
D.P.55678

LOTS 1-6 BEING SUBDIVISION OF
LOT 2 D.P.60374 & LOT 5 D.P.70303

TERRITORIAL AUTHORITY WAIMAKARIRI DISTRICT
RC 015286
Surveyed by DAVID ROWELL #410
Scale 1 : 750 Date NOV. 2001

APPROVED CH2000/1

SHEET 1 OF 2 SHEETS

A J BEYER-SURVEYOR-GENERAL LAND INFORMATION NZ

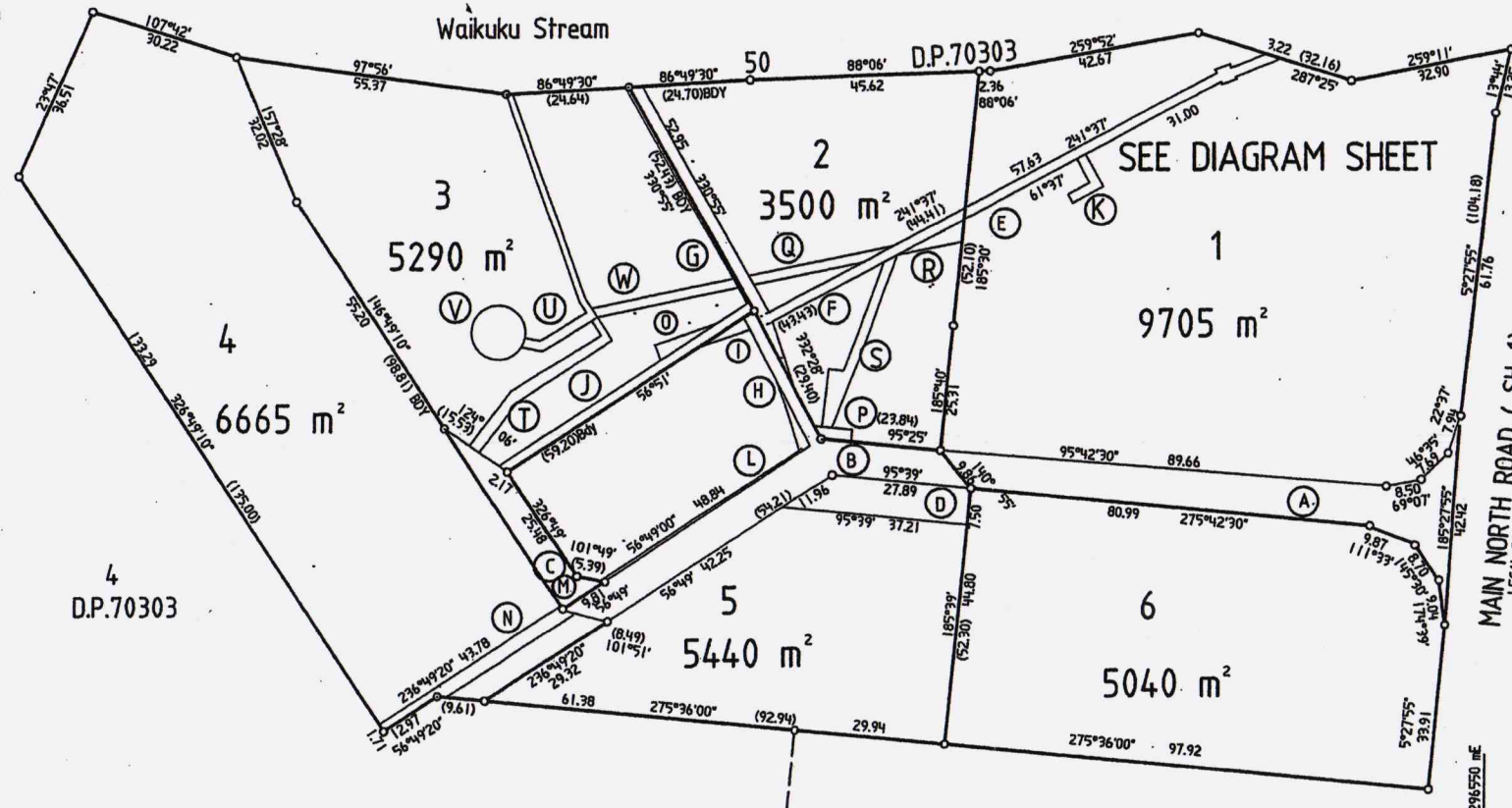
733275mN

733125mN

236250mE

236250mE

MAIN NORTH ROAD (SH 1)
LEGAL ROAD 25.15 WIDE



LAND DISTRICT CANTERBURY
SURVEY BLK. & DIST. VIII RANGIORA
NZMS 261 SHT RECORD MAP No.

RC015285

**CERTIFICATE ISSUED PURSUANT TO THE
RESOURCE MANAGEMENT ACT 1991**

In the matter of the Land Transfer Plan 311473 and pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent (Lots 1 - 6 being subdivision of Lot 2 DP 60374 & Lot 5 DP 70303) have been complied with to the satisfaction of the Waimakariri District Council, and a consent notice has been issued in respect to the condition not met.

Dated at Rangiora this 21st day of November 2003



Authorised Officer

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of an application by P
& J Sanderson to subdivide land into 6
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. That prior to the erection of any building on Lots 1 - 6, the consent holder shall provide on-site soakage and land disposal for stormwater from all building roofs and hardstand (metalled or sealed surface) areas. Soakage measures shall include:
 - (a) Minimum basin/chamber volume capacity that provides ability to store and soak away runoff from all roof and hardstand resulting from a 20% AEP (5 year) storm
 - (b) An acceptable means of compliance with (a) is a basin/chamber with a minimum storage volume (in cubic metres) equal to 0.2 times the roof and hardstand (sealed surface) area (in square metres) that drains to the basin/chamber

The above condition shall be subject to a consent notice, pursuant to Section 221 of the Resource Management Act 1991, and shall be registered on the titles for Lots 1 to 6.

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 containing 3.5640 hectares and being Lots 1 to 6 Deposit Plan 311473 and being a subdivision of Lot 2 DP 60374 & Lot 5 DP 70303, Certificate of Title 40D/668 (Canterbury Land Registry).

Dated this 21st day of November 2003

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



AUTHORISED OFFICER

RC025122/02071100029

21591-634-01

WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application lodged by **P & J Sanderson** for a resource consent under Section 88 of the aforementioned Act.

APPLICATION

The applicants sought a resource consent to erect a relocated dwelling on Lot 5 of the subdivision of Lot 2 DP 60374 and Lot 5 DP 70303.

DECISION

The Unit Manager: Plan Administration on 11th July 2002 approved:

THAT pursuant to Section 105 of the Resource Management Act 1991 consent be granted to erect a relocated dwelling on Lot 5 of the subdivision of Lot 2 DP 60374 and Lot 5 DP 70303 at 1473 Main North Road, Waikuku as a controlled activity subject to the following conditions which are imposed under Section 108 of the Act:

1. That the activity be carried out in accordance with the attached approved application plan.
2. Within one month of arriving on site, the dwellinghouse shall be sited on permanent foundations and where appropriate, be complete with base linings.
3. The external fabric of the structure shall be replaced or repaired within six months of it being relocated, where damage has resulted from relocation.
4. **Inspection**
 - 4.1 That compliance with the above conditions may be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991. That should any inspection be conducted, the consent holder shall pay to the Council charges pursuant to Section 36(1)(c) of the Resource Management Act 1991 to enable the Council to recover its actual and reasonable costs in carrying out the inspections.

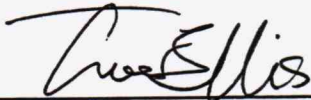
ADVICE NOTES

- a) This consent does not constitute consent under the Building Act 1991 or the Transitional District Plan.

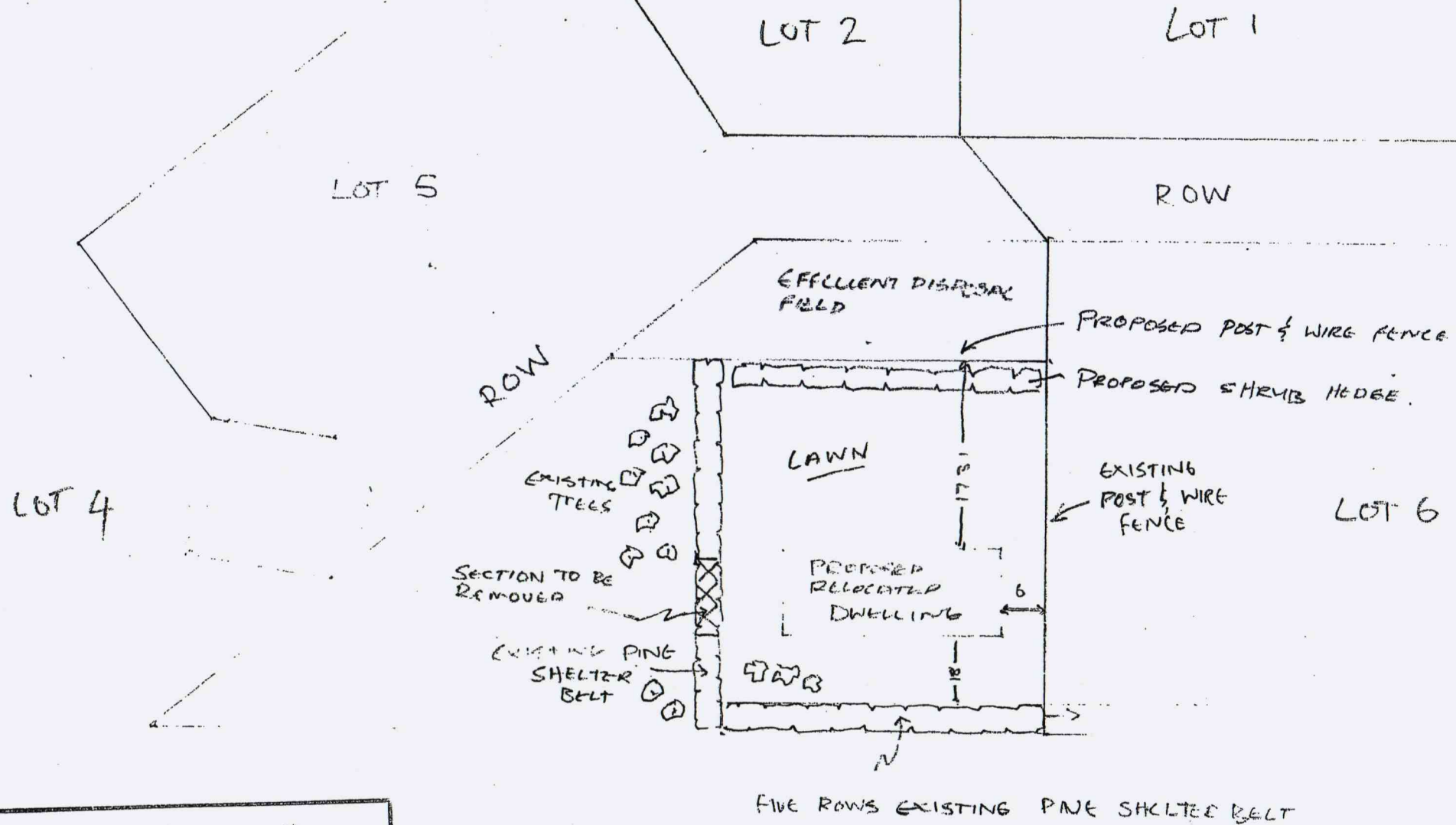
REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the Council was satisfied that the effects on the environment will be minor and the proposal is not contrary to the policies of the Proposed Plan.

DATED at Rangiora this 11th day of July 2002

A handwritten signature in black ink, appearing to read 'Trevor Ellis', is written over a horizontal line.

SIGNED by Trevor Ellis
PLANNING OFFICER



Approved Application

RC 025122

Plan VM Casley 11/07/02
UNIT MANAGER: PLAN ADMINISTRATION

NOT TO SCALE



*Please quote our reference: SH/11/1/6/4
All enquiries to: Lindsay Joyce: CHCH*

27 February 2004

Waimakariri District Council
Private Bag 1005
RANGIORA

Attention: Mr T Ellis

Dear Trevor

Your reference: RC 015286/01103100030 of 31st October 2001.

WAIMAKARIRI DISTRICT COUNCIL	RC 015286/01103100030
Emma	
RECEIVED	01 FEB 2004
INSTRUCTIONS:	

RC025122
040301041

**State Highway 1
Limited Access Road: Ashley to Woodend
Subdivision: P & J Sanderson
Section 93 Notice**

Attached, for your records, is a copy of the Minister of Transport's signed notice to the District Land Registrar (Section 93 of the Transit New Zealand Act 1989).

Yours sincerely


Lindsay Joyce
for Regional Manager

Christchurch Regional Office

Level 7, Education House • 123 Victoria Street • PO Box 1479 • Christchurch • New Zealand

Telephone 03 366 4455 • Facsimile 03 365 6576

COPY

5035
CO6-6002

19 February 2004

**Processing Centre Manager
Land Information New Zealand
Canterbury**

Dear Sir/Madam

SUBDIVISION ON LIMITED ACCESS ROAD

The section of State Highway 1 from Ashley River to Woodend was declared a limited access road by the New Zealand Gazette No 39 page 1224 dated 3 July 1969. By virtue of section 93 of the Transit New Zealand Act 1989, that section of State highway is, for certain purposes, deemed not to be a road except for such purpose to such extent and on such conditions as I may notify to you. I hereby give notice, at the request of Transit New Zealand and in terms of section 93 of the Transit New Zealand Act 1989 that that section of State highway is a road for the purpose of the deposit of a plan of subdivision of Lot 2 DP 60374 CB 40/D668 and Lot 5 DP 70303 CB 40D/668 and the issuing of titles for six lots as approved by the Waimakariri District Council subject to the following conditions and restrictions:

1. Titles to all lots having frontage to the State highway or relying on the State highway for access to be endorsed with the Limited Access Road restriction.
2. All conditions and restrictions as required by the Territorial Authority or by virtue of any enactment in force at this time.

Yours faithfully



for Minister of Transport

Signed by Robin James Dunlop for Minister of Transport, pursuant to the authority in section 93 of the Transit New Zealand Act 1989 and delegated under section 28 of the State Sector Act 1988.



AERIAL PLAN

Date: 9/11/2021
Author: debbie@WMK

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

0 8 16 24 32
Metres
Scale 1:706 @ A3



SCANNED

Code Compliance Certificate

Section 43(3), Building Act 1991



Application

P & J Sanderson
PO Box 62
Rangiora

No. 021587
Issue date 13/02/09

Project

Description	Resited Houses Being Stage 1 of an intended 1 Stage Relocate dwelling and inst Matai SFH including amendment for durability & maintance commencement october 2002
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$12,000
Location	1467 MAIN NORTH RD
Legal Description	Lot 5 DP 70303
Valuation No.	2159163401

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name:

Date: 13.02.09



Application for Amendment of Building Consent

Sections 45(5) and 67, Building Act 2004
Department of Building and Housing Determination 2006/85



Building Consent

Building consent number: 021587
Issue by: Waimakariri District Council

The Owner

Name of owner: P & J Sanderson
Mailing address: 1469 Main South Road Waikuku
Phone number: 03 3127978
Email address:

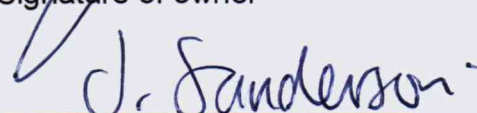
Application

I request that the building consent be amended to the effect that performance of clause B2.3.1 will apply from a date to be agreed with the Building Consent Authority instead of the date of issue of the Code compliance Certificate.

I request that the Building Consent Authority agree that the building work (covered by the Building Consent referred to above) was complete and the building habitable as at 04/20/02 (dd/mm/yyyy)



Signature of owner



Name of person signing

Date: 02/02/04.

Evidence

Please attach to this form any evidence of the date of completion. This could include trade receipts, utility bills, or other material that demonstrated that the building work was complete and the building was habitable at the date stated above.

Prime Building Compliance Limited
These plans and specifications must be read with the conditions attached to the Building Consent.

Waimakariri District Council
APPROVED
Signed: *[Signature]* 25/11/21

Prime Building Compliance Limited
Plans and Specifications APPROVED in accordance with the Building Act 1991, clause 56(2) and the Building Regulations 1992, clause 3.
Signed: *[Signature]* 25/11/21

Lot 3

LOT 2

Lot 1

LOT 5

ROW

ROW

EFFLUENT DISPOSAL FIELD

PROPOSED POST & WIRE FENCE

PROPOSED SHRUB HEDGE

LAWN

EXISTING POST & WIRE FENCE

EXISTING TREES

SECTION TO BE REMOVED

PROPOSED RELOCATED DWELLING

EXISTING PINE SHELTER BELT

Approved Application

Plan PIM 021587

FIVE ROWS EXISTING PINE SHELTER BELT

Refer to PIM Report for conditions of this application.

NOT TO SCALE



PLAN

Approved Application

Plan PIM

Prime Building Compliance Limited

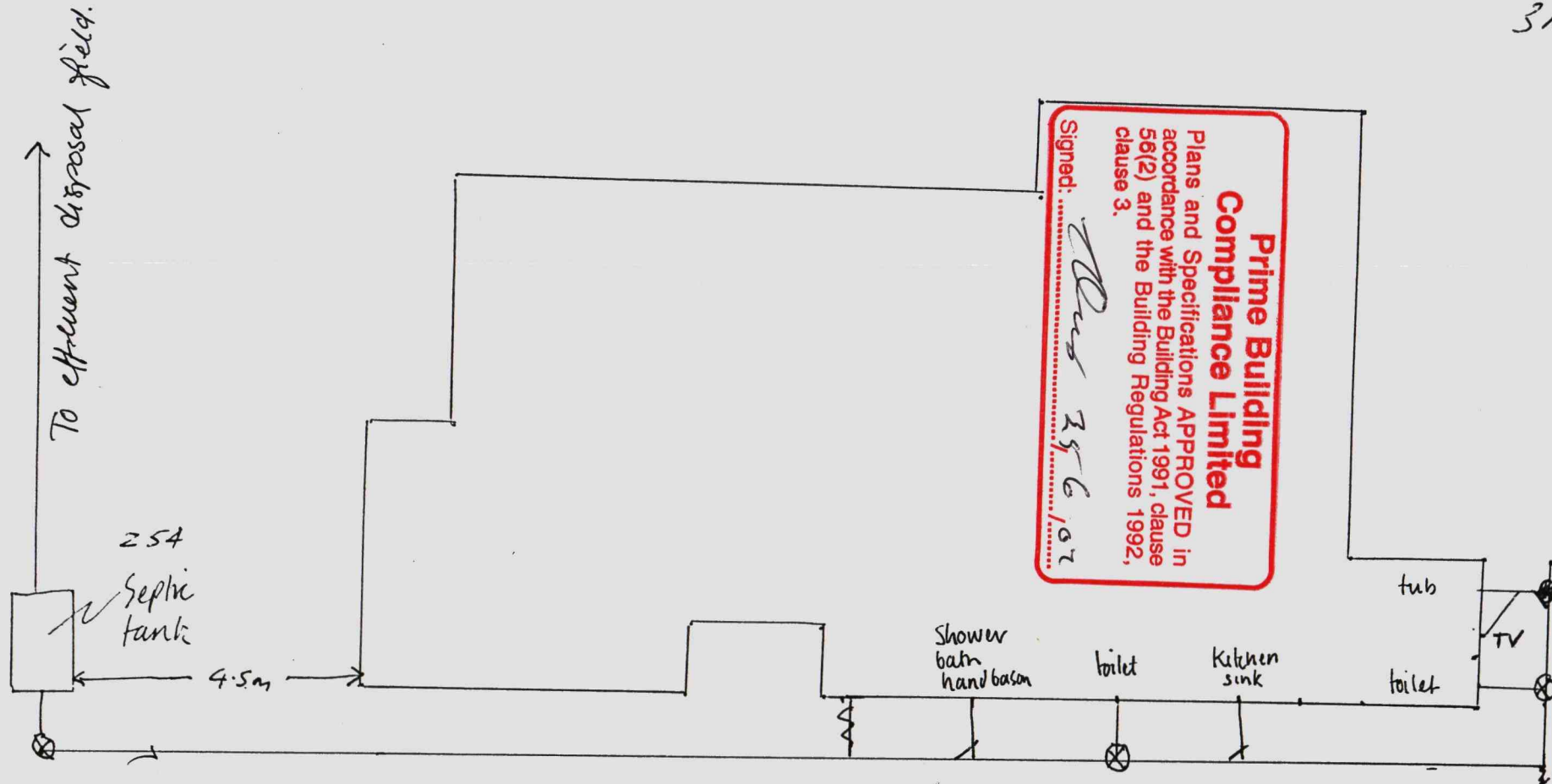
All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

⊗ = inspection

Drainlayer - Russell Worthington

Site LOT 5 1467 Main North Road Waikuku -
 Owners: P+J Sanderson.

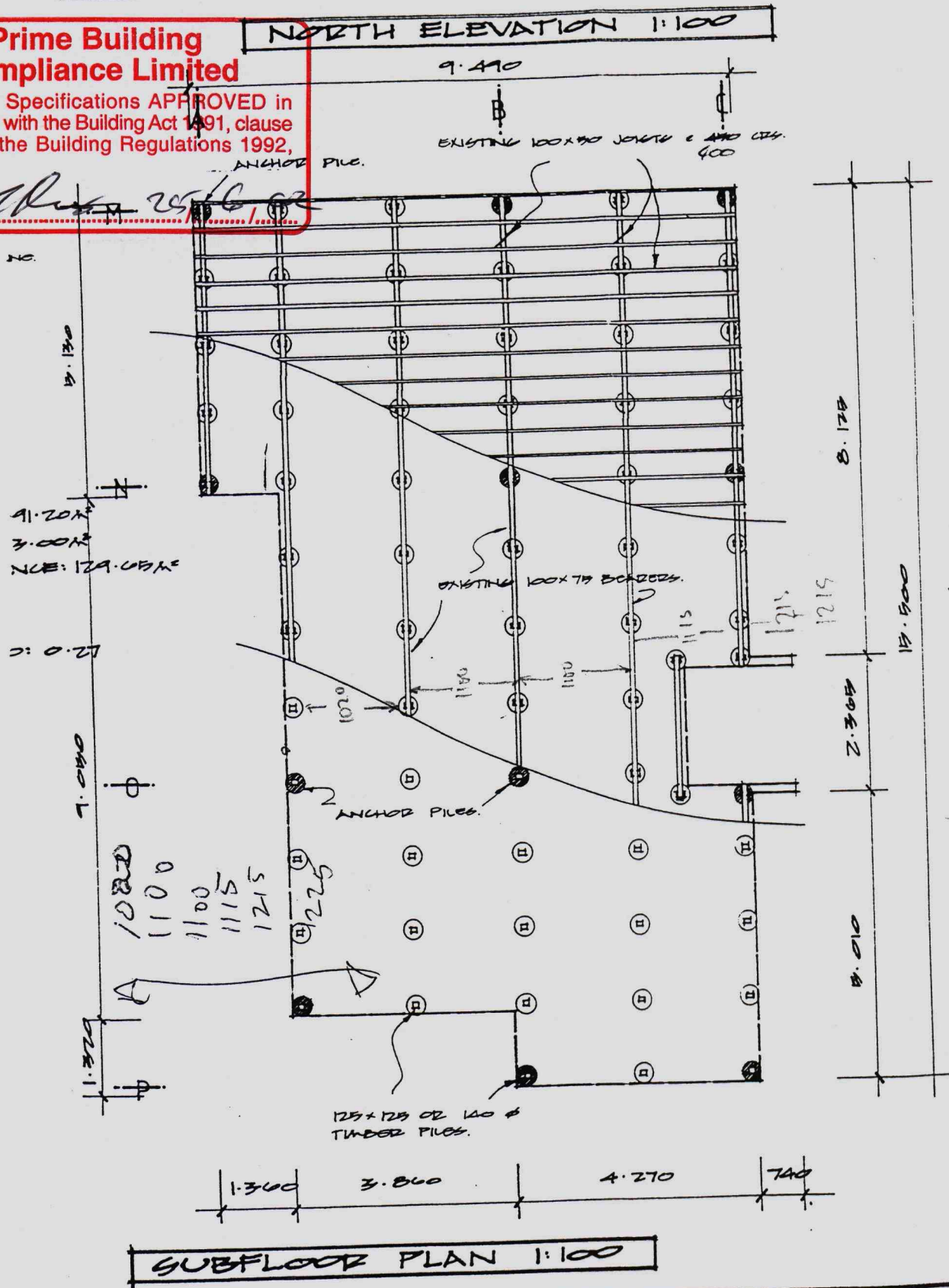
Stormwater to
 soak pits
 2 No at least
 3m from building



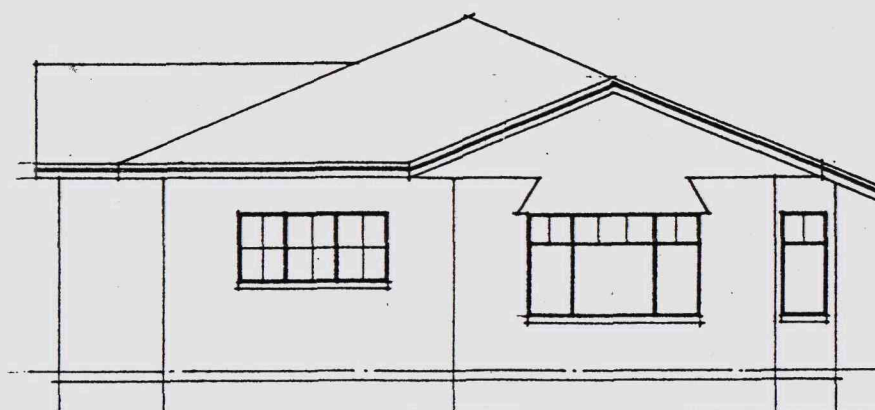
Prime Building Compliance Limited

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Signed: *[Signature]*



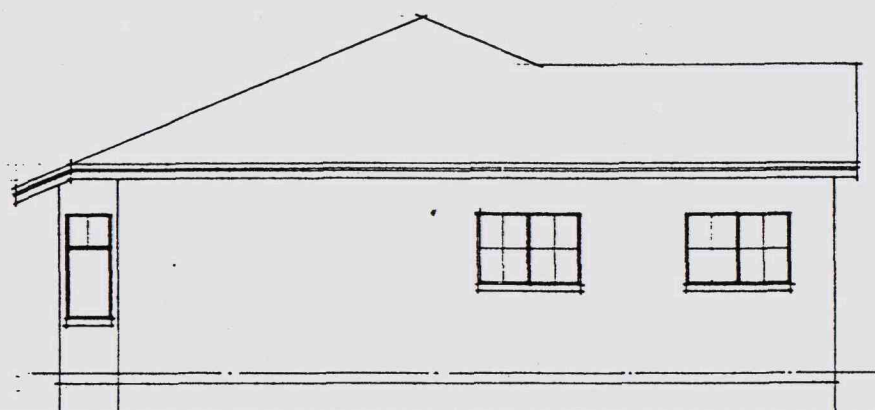
RESIDENCE



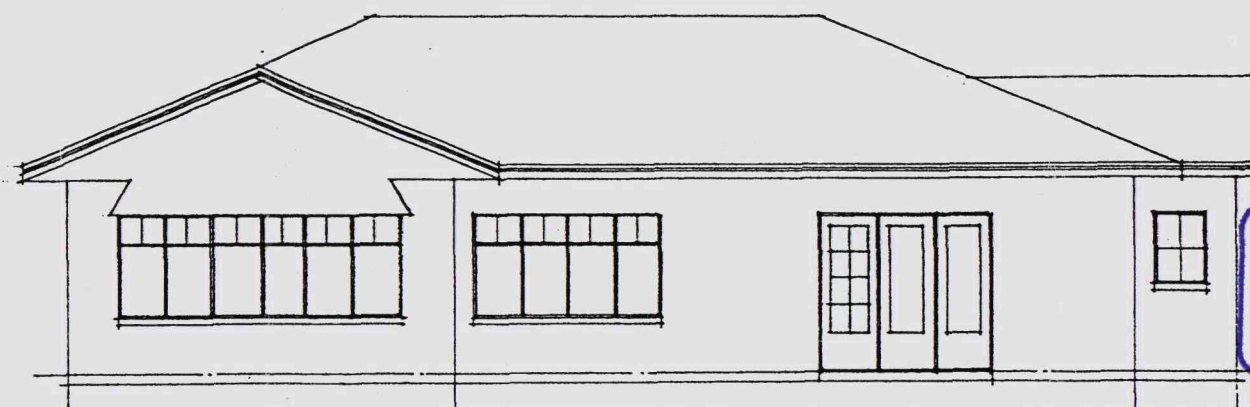
WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

Waimakariri District Council
APPROVED
Signed: *[Signature]* 25/6/02

Prime Building Compliance Limited

HEATING UNIT and FLUE to be installed in strict accordance with the manufacturers instructions. UNIT and HEARTH shall be restrained in accordance with the Building Code, clause B1 and NZS 7421:1990. An INSPECTION is required PRIOR to lighting the fire.

Prime Building Compliance Limited

Plans and Specifications APPROVED in accordance with the Building Act 1991, clause 56(2) and the Building Regulations 1992, clause 3.

Signed: *[Signature]* 25/6/02

Prime Building Compliance Limited

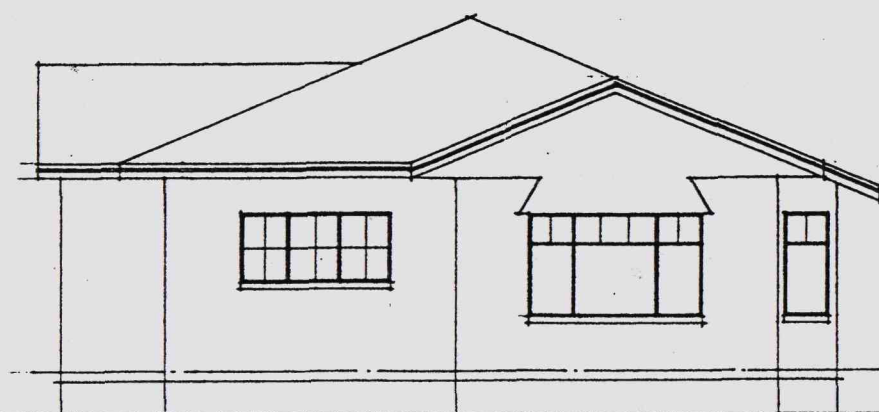
These plans and specifications must be read with the conditions attached to the Building Consent.

Prime Building Compliance Limited

All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

Approved Application

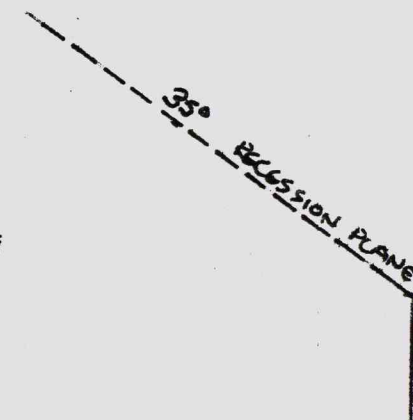
Plan PIM..021587



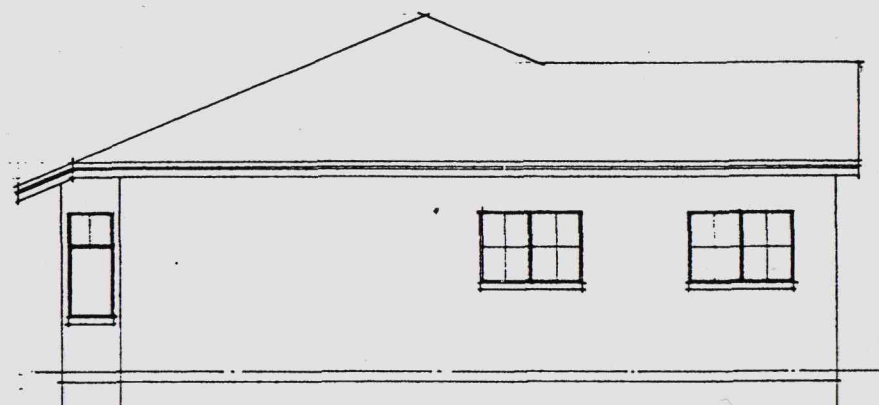
WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

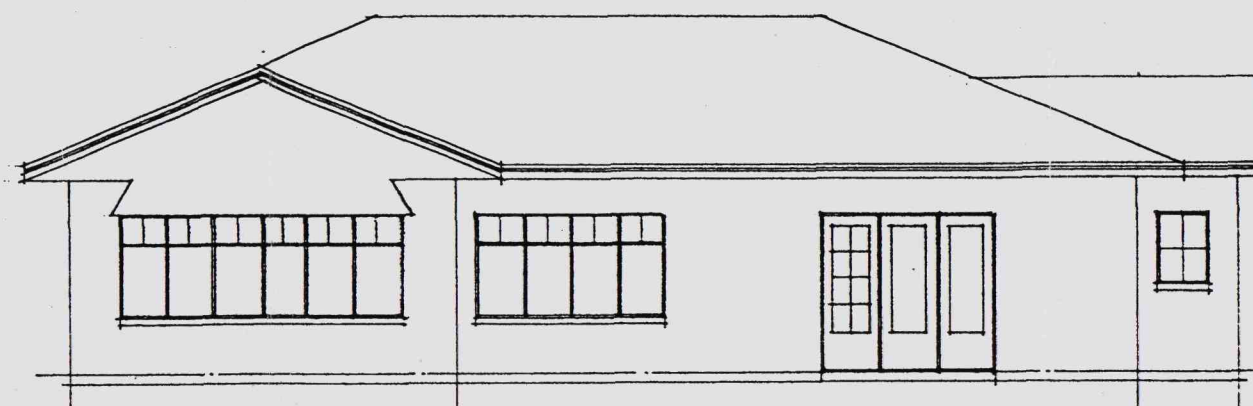


6.00



EAST ELEVATION 1:100

9.410



NORTH ELEVATION 1:100

Approved Application

Plan PIM... *021587*

Prime Building Compliance Limited

HEATING UNIT and FLUE to be installed in strict accordance with the manufacturers instructions. UNIT and HEARTH shall be restrained in accordance with the Building Code, clause B1 and NZS 7421:1990. An INSPECTION is required PRIOR to lighting the fire.

to living area

Prime Building Compliance Limited

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Signed: *[Signature]* 25/6/02

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Prime Building Compliance Limited

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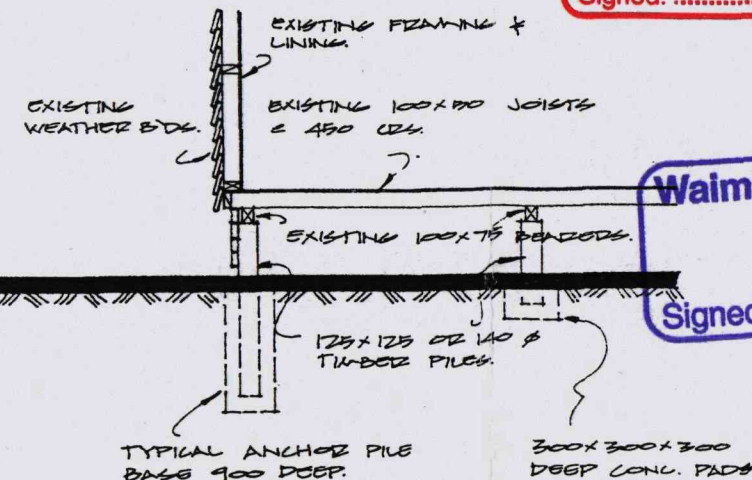
Prime Building Compliance Limited

Plans and Specifications APPROVED in accordance with the Building Act 1991, clause 56(2) and the Building Regulations 1992, clause 3.

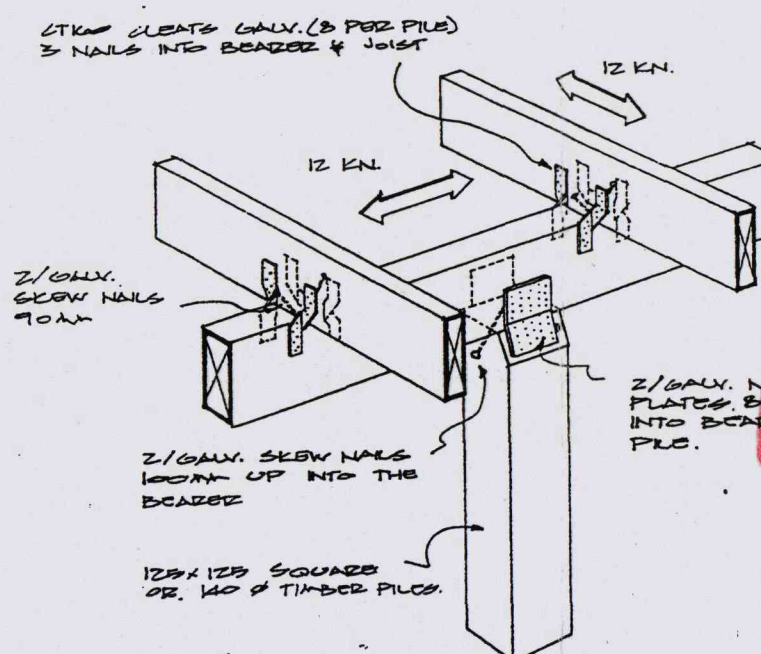
Signed: *[Signature]* 25/6/02

Waimakariri District Council
APPROVED

Signed: *[Signature]* 25/6/02



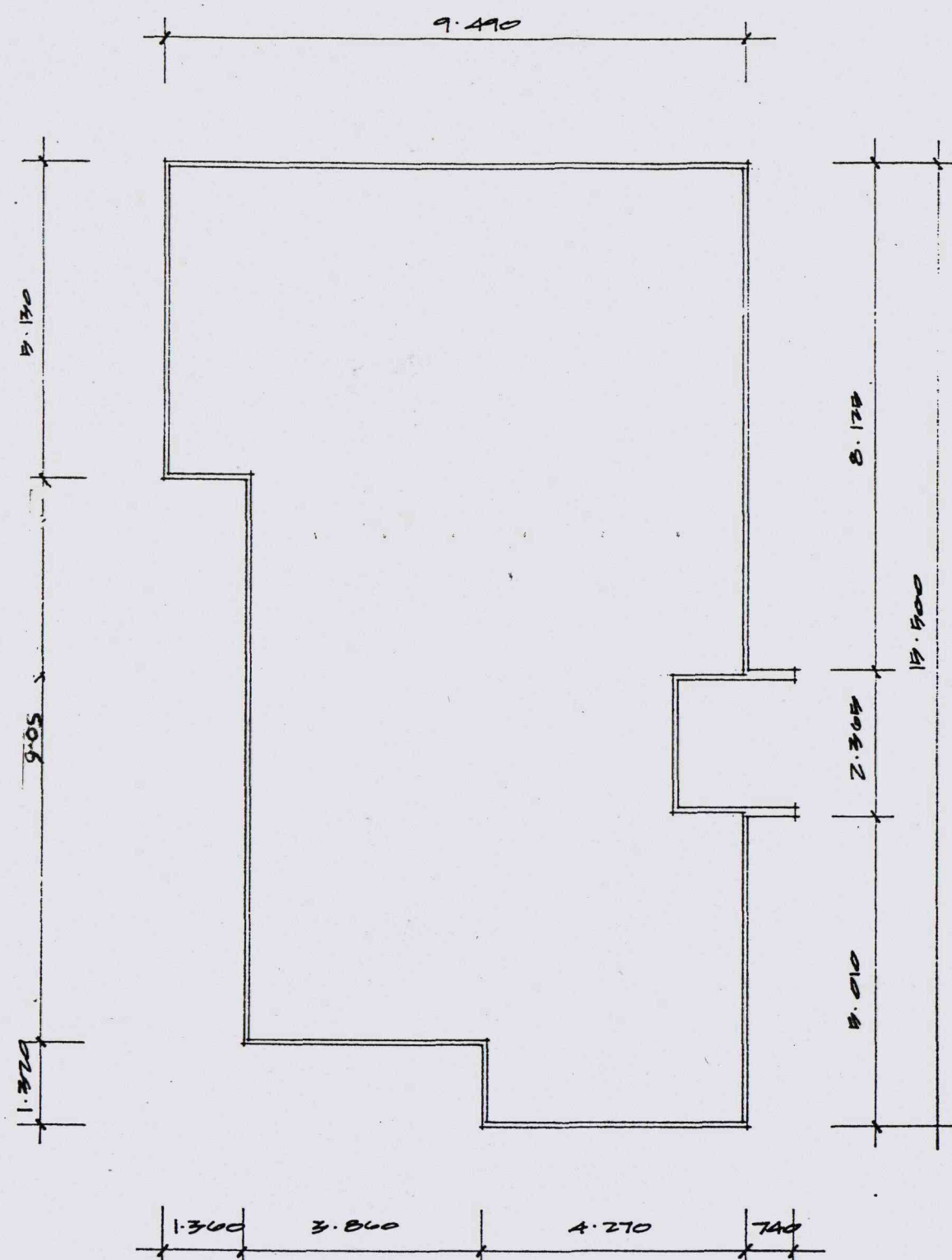
TYPICAL U2044 - SECTION 1:50



ANCHOR PILE DETAIL.

Prime Building Compliance Limited
All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

Prime Building Compliance Limited
These plans and specifications must be read with the conditions attached to the Building Consent.



FLOOR PLAN 1:100

Approved Application
Plan PIM... *021587*



Approved Application

Plan PIM...021587.....

PROPERTY CHECK

FOR

PAUL SANDERSON

Building Location: 96 HAREWOOD ROAD
PAPANUI

Proposed Location: MAIN NORTH ROAD
WAIKUKU

**Prime Building
Compliance Limited**

Plans and Specifications APPROVED in
accordance with the Building Act 1991, clause
56(2) and the Building Regulations 1992,
clause 3.

Signed:/...../.....

Date: 9 APRIL 2002
Inspector: Bill Ellis



CLIENT: Paul Sanderson

JOB NO.

GENERAL - INTERIOR		Description:	A	B	C	NR	Comments:
Floor construction:	Rimu T&G. Concrete under chippie and fireplaces.		✓				
Wall framing:	Sawn timber		✓				
Wall lining:	Lath and plaster, timber match lining		✓				Some areas will need to be patched when chimneys are removed.
Insulation:	75mm of insulfluff in ceiling						
Ceiling:	Lath and plaster		✓				
Windows:	Timber		✓				Some windows have been painted shut
Doors:	Timber framed		✓				
SUBFLOOR							
Access point:	In wardrobe						
How inspected:	In subfloor space						Small areas of rotten timber under the bathroom
Adequate crawl space:	Yes						
Intermediate support:	Very good						Stronger than usual for a house of this age
Insulation/vapour barrier:	Plastic film laid						
Plumbing condition:	Good		✓				Shower cubicle waste has been leaking
ROOF SPACE							
Roofing Type:	Framed rafters, under-purlin struts, collar ties		✓				More substantial framing than usual
Evidence of water leaks:	Some minor leaks around flashings			✓			
Ceiling insulation:	75mm thick insulfluff		✓				
Plumbing condition:			✓				
Electrical condition:			✓				
Evidence of alterations/additions:	No						
Further support needed:	No						
Chimney condition:	Some flashings have been leaking		✓				Will need to be removed before this house can be relocated
Sarking:	Timber		✓				
Our rating system is as follows: A: Indicates item is functioning as originally intended. B: This item is functioning less than originally intended. Minor maintenance or repair is suggested. C: This item is not operating as originally intended. Major maintenance or replacement is needed. NR: Not inspected. No rating.							



PLUMBING INTERNAL		A	B	C	NR	Comments:
Water flow:	Excellent: ✓ Good: Low:					
Hotwater cylinder located:	In kitchen cupboard					
Capacity:	130 litre Year: 1980					
Type:	Low pressure					
Seismic restraint:	No Wetback: Yes					
Piping:	Copper and galvanised iron	✓				
Wastes:	PVC and lead		✓			Shower waste leaks
Header tank location:	On roof above kitchen					Consider relocating into roof space
Seismic restraint:	No Type: Larger plastic					
Visual condition of accessible <u>feed</u> lines and connectors:		✓				
Visual condition of accessible <u>waste</u> lines and connectors:		✓				
Main vent/stack:	Yes					
EXTERIOR Description						
Roof:	Corrugated galvanised iron			✓		Widespread surface rust. Some serious rusting at horizontal joints. Needs attention
How viewed:	On roof					
Flashings:	Sheetmetal		✓			Some loose nails to be replaced
Chimnies:	Brick	✓				Will need to be removed to move the house
Eaves:	Timber fascia, T&G soffits		✓			Some minor old borer in fascia. A few small isolated areas of rot in fascia
Spouting, downpipes:	No spouting. Galv downpipes			✓		Spouting will need to be fitted
External claddings:	Timber weatherboard			✓		Serious rot below toilet vent roof flashing. All walls need to be repainted.
Foundations:	Concrete	✓				
Windows, doors:	Wooden		✓			Need to be repainted. Be aware the current paint layer probably contains lead.
HEATING Chip burner in the kitchen						
Open fire:	In lounge and some bedrooms					Will need to be removed
Our rating system is as follows: A: Indicates item is functioning as originally intended. B: This item is functioning less than originally intended. Minor maintenance or repair is suggested. C: This item is not operating as originally intended. Major maintenance or replacement is needed. NR: Not inspected. No rating.						
GENERAL INFORMATION: - Old paint surfaces containing lead need special care sanding etc. OSH can provide a pamphlet advising how to safely work with this material. - Floors, walls, ceilings and roof will need patching where fireplaces are removed. - Although electric wiring appears to be in good order, consider having a check made by an electrical inspector.						



CLIENT: Paul Sanderson

JOB NO.

FURTHER INFORMATION:

SUBFLOOR FRAMING: More strongly built than usual for this age of house.

Bearers: 100x75 timber on edge at between 1.1 and 1.2 m centers.

Joists: 100x50 timber at about 450mm centers.

Piles currently at about 900mm centers.

DISCLAIMER: *This report is limited in all respects to those items considered in the report. Prime Building Compliance Limited ("Prime") will not accept any responsibility for any matter, items or defects outside the scope of the report including, but not limited to, latent building defects. Primes responsibility in connection with this report is limited to the customer to whom the report is addressed and that customer only. Prime disclaims all responsibility and will accept no liability to any other party.*

CONCLUSIONS:

This approximately 60 year old single story dwelling has been well constructed from good quality materials. Structural timbers are closer together, and span less distance, than would be expected with a house of this age, resulting in a very sound structure, suited to relocation.

Because of the considerable amount of timber board and batten used for internal lining, and timber weatherboards on the outside walls, damage caused by relocating will be limited to cracking in the more rigid internal plaster over doors and windows. These would be easily repaired when redecorating the inside.

Some areas of the house (roof, walls and floors) will need rebuilding after relocating ie. where fireplaces, chimneys and concrete pads are removed. The District Plan requires this work to be done within 6 months of relocation.

Exterior roof, walls and windows will need repainting in the short term to limit further deterioration.

The house will need to be placed on and fixed to permanent foundations within one month of arriving on site.

CLIENT: Paul Sanderson

JOB NO.

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The house will need to be placed on and fixed to permanent foundations within one month of arriving on site.

RELOCATION OF DWELLING

The proposed activity is to relocate a dwelling house, presently located at 97 Harewood Road, Papanui, to The Mill, Waikuku, and to be re-sited on Lot 2, DP60374 and Lot 5 DP 70303.

Consent to subdivide was granted on 31 October 2001, Number 2159163401.

Site

The proposed site for the relocation is shown. There is 18 meters to the Southern boundary (Lot 4 DP 55678) and 6 meters to the proposed Eastern boundary, (Lot 6). The Effluent Disposal Field, as mentioned in the Consent to Subdivide Decision is 17.31 meters from the North face of the proposed dwelling.

Recession Plane

The closest boundary (proposed) is 6 meters to the East. The 35 degree recession plane is shown on the South Elevation Plan.

Delineated Area

The proposed dwelling can be contained within its own delineated area and there is no overlap between the proposed location and the existing temporary residence used by the owners, sited on Lot 1.

Services

The Consent to Subdivide requires that Lot 5 is fully serviced. The Memorandum of Easements shows how the rights are to be protected.

Water, power and telecom, already exist on Lot 5. It will be necessary to install a septic tank and to direct the waste water to the Effluent Disposal Field.

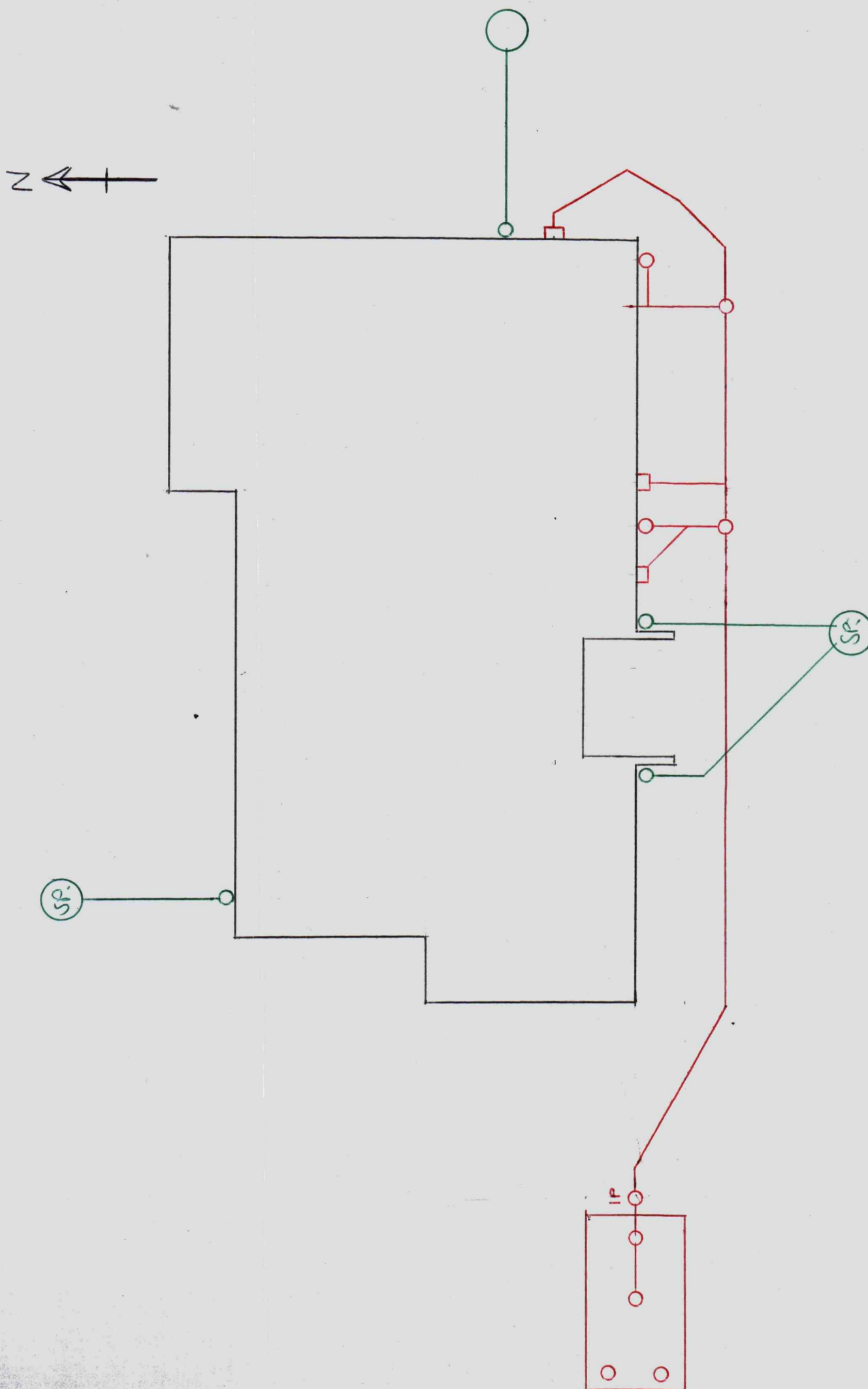
Storm water will be by way of soak hole.

Landscaping

The proposed house site is fortunate to have an established pine shelter belt on the southern boundary and a similar shelter belt division on the west.

It is proposed to build a post and wire fence to the north and to plant a shrub hedge. A post and wire fence is located along the eastern boundary

The remainder of the house site is to remain in lawn with selected plantings of specimen trees.



	LEGEND: SEWER ——— STORMWATER ———	DRAINAGE PLAN
	SCALE: 1:100	DRAWN BY: J. RUTLEDGE
NAME: SANDERSON, P & J	JOB N°: 20022201	VAL N°:
ADDRESS: 1473 MAIN NORTH RD.	INSPECTED: Bill Ellis	DATE DRAWN: 18/10/02
DRAINLAYER: RUSSEL WORTHINGTON		

A

010906009



3 September 2001

Robson Garland
P.O. Box 13539
Christchurch

R015286
R015285
2159163401

Attention: Sue Robson

WAIMAKARIRI DISTRICT COUNCIL		
REFER TO	INITIALS	
PAM		
RECEIVED		- 6 SEP 2001
Instructions:		

546 Ilmore Street,
PO Box 345,
Christchurch,
Telephone: (03) 365-3828,
Fax: (03) 365-3194,
Website: www.ecan.govt.nz

Resource Consent Application for Subdivision and Land Use: P & J Sanderson 1473 Main North Road, Waikuku

Further to your letter of 20 July and meeting on 31 August, I respond to your request for further information on flooding and the contamination of the soil.

Flooding:

I enclose an internal memorandum from Mr Holmes for your information. Mr Holmes has concluded that the recommended floor level for a 1:500 year flood event would be between 9m above mean sea level at the Main north road end of the property and 9.4m at the upstream end of the property. Ground levels supplied by Mr Sanderson indicate that the ground is about 9m above mean sea level, and therefore floor levels would need to be raised only marginally to meet the level.

Environment Canterbury seeks, as a condition of consent, that residential dwellings have minimum floor levels between 9m a.m.s.l at the Main North Road boundary and 9.4m a.m.s.l at the upstream end of the property. Therefore acceptable floor levels would be 9.1m on Lot 6, 9.2m on Lots 2 and 5 and 9.4m on Lots 3 and 4.

Site Contamination.

Environment Canterbury has documented information on the oil spill that occurred in 1987. It has not investigated the site since that time and therefore does not have any knowledge of the chemicals that may still be present in the soil. Therefore the presence or absence of contaminants, or their potential risks to health or the environment are unknown. However Environment Canterbury's records do suggest that any contaminants would be reasonably well confined to land between the northeast corner of the factory shed, where the spill occurred and Waikuku Stream. Other possible sources of contamination include around the container that stored the linseed oil and the batching shed.

The meeting on Friday clarified a number of issues including the present legal status of the occupancy on proposed Lot 1, and the extent of the contaminated area. It is my understanding from the meeting that Mr Sanderson already has a consent, as a specified departure, to reside on the site, there will be no increase in residential density on proposed Lot 1, and the potentially contaminated soil is entirely contained within proposed Lot 1. Further, it is also my understanding that the buildings within Lot 1 are to remain and the land will not be disturbed as an outcome of this consent application.

Therefore I agree that there are no changes to the intensity of the land use on proposed lot 1 and activities on that allotment will be essentially unchanged. In my view it would be difficult to justify imposing conditions requiring a site investigation, unless there are significant

Our Ref:
Your Ref:
Contact: S Higgs

adverse effects either on the environment or on the health of the occupants. I have not received any evidence that would suggest these effects exist.

As this application is for a non-complying activity, it is my view that the District Council must have regard to any adverse effects arising from the presence of contaminants within the soil, irrespective of the conclusions reached by Environment Canterbury. The resource consent provides an opportunity to investigate the contaminants that may reside within the soil and remediate any adverse effects. Such an investigation would be of advantage to Mr Sanderson by clarifying whether the site is contaminated, and if it is, determining the extent of the health or environmental risks. I would advise Mr Sanderson to investigate the costs of this option, regardless of whether it is eventually pursued.

The potential presence of contaminants is a matter of record and the District Council has a duty to disclose that information through PIM or LIM enquiries. I understand that the information held by Environment Canterbury will be disseminated to District Councils by the end of the year. Given the nature of potential risk of the contaminants, Environment Canterbury would be satisfied with reliance on the LIM and PIM process to identify a more appropriate opportunity to investigate the site.

Yours sincerely



Steve Higgs
Resource Management Planner

cc Helen Davies - Environment Canterbury

Victoria Caseley
Waimakariri District Council
P.O. Box 1005
Rangiora

**COPY FOR YOUR
INFORMATION**

Helen.davies@ECAN.govt.nz

Name & Address

548-024-010
020624007
2159 163401



20 June, 2002

Jamie Woods
Waimakariri District Council
Private Bag 1005
RANGIORA

WAIMAKARIRI DISTRICT COUNCIL	
REF TO	DATE
Jamie	
RECORD	2

58 Kilmore Street,
PO Box 345,
Christchurch,
Telephone: (03) 365-3828,
Fax: (03) 365-3194,
Website: www.ecan.govt.nz

Dear Mr Woods

**PROPERTY ENQUIRY: 1473 MAIN NORTH ROAD, WAIKUKU
LOT 2 DP 60374**

Thank you for your enquiry into the contamination status of the above parcel of land. I have searched our Contaminated and Hazardous Substance Land Use (CHSLU) database which holds information about contaminated sites and sites that have the potential to cause contamination because of the land use activities undertaken on them. **At this time the above site is entered on the database and is registered as a *Hazardous Substance Land Use (HSLU)* site.**

To fulfil some of its functions under the Resource Management Act and other relevant legislation, Environment Canterbury has developed a Contaminated Site Information Management Strategy (1999). A copy of this document is available from Environment Canterbury. A key component of the strategy is the maintenance of the CHSLU database. This database comprises information about sites which are known to be contaminated as well as sites which have the potential to be contaminated because of the land use activities carried out on them. The database also contains information about sites which have stored or used hazardous substances, or had hazardous substances disposed of on them¹. The attached sheet provides a definition of a hazardous substance, as well as some examples of land use activities that have the potential to cause contamination.

The site is entered on the CHSLU database as a ***Hazardous Substance Land Use*** site (site number 2545) as a result of information made available to Environment Canterbury. This information indicates that the site has previously accommodated storage facilities for hazardous substances. The hazardous substances stored at the site were used by a flax processing operation in the 1870s and then by Donaghy's twine factory from 1882 to 1987. Mineral oil, diesel and a fungicide copper telate naphthanate were the substances used and stored on the site as part of these operations.

Environment Canterbury also holds information documenting a spill of oil and fungicide at the site in 1987. It is reported that 16,000 litres of batching oil and 11,000 litres of copper telate naphthanate were lost from a holding tank, situated within the factory building. An undetermined amount of these products flowed from the building into storm water drains and into the Waikuku Stream.

No environmental assessment was undertaken at the time of the spill to assess the impact and risks posed by these contaminants to human health and/or the environment (soil, groundwater and surface water). Therefore the extent of contaminated area, reported to be confined to the northeast corner of the factory shed and the Waikuku Stream, and the concentration of contaminants at the site as a result of this spill, is unknown.

¹ Sites that have land use activities carried out on them that have the potential to cause contamination, or have used, stored, or had hazardous substances disposed of on them are entered as ***Hazardous Substance Land Use (HSLU)*** sites on the database.

Our Ref: IN7C/706. SN 2545
Your Ref:
Contact: Donna Sibley
Email: donna.sibley@ecan.govt.nz

An appropriate site investigation, that addresses the impact to human health and the environment from all hazardous substances associated with historic and present day activities undertaken on the above site would be required to determine the level of contamination and the risks posed by any contamination present at the site.

Please find enclosed a statement from Environment Canterbury's CHSLU database for the above site which documents the information held on this site.

It is our understanding that above the site (Lot 2 DP 60374) is to be subdivided into six parcels of land in the near future. This subdivision will mean that the category assigned to the above site will need to be reconsidered and each parcel of land will need to be assigned a new, appropriate category.

In the future Environment Canterbury will prioritise *HSLU* sites entered on the database for investigation. This prioritisation will be based on the risk to the environment the site could pose if contaminants were present. For most sites it is unlikely that this prioritisation will occur in the immediate future. However, we could ask the site owner or occupier to undertake an investigation, or investigate the properties ourselves, sooner if there was an incident involving a release of hazardous substances, or if we received information to suggest that there were discharges occurring that were affecting the environment beyond the property.

The CHSLU database does not contain all information held by Environment Canterbury from sources such as resource consent files, enforcement action files, etc., that may relate to contamination. It is possible for us to undertake a more comprehensive search of Council records for any indication of actual or possible contamination, however due to the time this will take this service is not free and will be charged for at an hourly rate. Please contact me directly if you wish to utilise this service.

The enclosed information is derived from the Environment Canterbury's Contaminated and Hazardous Substance Land Use site database and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Site Information Management Strategy.

Registered sites on the database include those sites where HSLU activities have occurred that are known to have the potential to contaminate land. Further investigation is required to determine whether or not this site is actually contaminated or the degree and extent of any residual contamination. No reliance can or should be placed on this information by any person as indicating the presence of contaminants on the site.

The database has been established by Environment Canterbury for the purpose of performing its functions under the Resource Management Act 1991.

This information reflects Environment Canterbury's current understanding of this site. Environment Canterbury accepts no liability for any inaccuracy in, or omission from, this information.

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

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

Yours sincerely

A handwritten signature in cursive script that reads "Donna Sibley". The signature is written in a dark ink and is positioned above the printed name and title.

Donna Sibley
CONTAMINATED SITES INFORMATION OFFICER

For
Helen Davies
SENIOR CONTAMINATED SITES OFFICER (II)

Encl

**Statement from Environment Canterbury's
Contaminated and Hazardous Substance
Land Use (CHSLU) Site Database**

Dated: 14/06/02

58 Kilmore Street,
PO Box 345,
Christchurch,
Telephone: (03) 365-3828,
Fax: (03) 365-3194,
Website: www.ecan.govt.nz

Environment Canterbury site number: 2545
Site Address: 1473 Main North Road, Waikuku
Legal Description: Lot 2 DP 60374
Valuation Numbers: 2159163401

Classification: *Hazardous Substances Land Use (HSLU)*

Definition:

"A site which either currently has, or has previously accommodated, land uses or activities involving hazardous substances, which could lead to the presence of contaminants in soil, water, or air at concentrations above background levels which could pose an immediate or long term hazard to human health and/or the environment".

Qualifying information:

- **Land Use:** Refer to "Hazardous Substances Stored In" from ? to 1998.
- **Hazardous Substances Stored In :** Above ground storage tanks.

Information held by Environment Canterbury indicates that this site formerly accommodated a flax processing operation in the 1870s and then accommodated Donaghy's twine factory from 1882 to 1987.

In 1987 16,000 litres of batching oil and 11,000 litres of copper telate naphthanate were lost from a holding tank and/or storage tank at the site. The holding tank was situated within the factory building. An undetermined amount of oil and preservative reached the storm water drains and flowed into Waikuku Stream.

No environmental assessment was undertaken at the time of the spill to assess the impact and/or risk the spill may have posed on human health and/or the environment.

For further information from Environment Canterbury, contact the Environmental Quality section, and refer to site number **2545**.

Disclaimer:

"The enclosed information is derived from Environment Canterbury's Contaminated and Hazardous Substance Land Use site database and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Site Information Management Strategy (1999).

The database has been established by Environment Canterbury for the purpose of performing its functions under the Resource Management Act 1991.

This information reflects Environment Canterbury's current understanding of this site. Environment Canterbury accepts no liability for any inaccuracy in, or omission from, this information. Any person receiving and using this information is bound by the provisions of the Privacy Act 1993"

A Contaminated Site is defined as:

"A site at which hazardous substances occur at concentrations above background levels and where assessment indicates it poses, or is likely to pose, an immediate or long term hazard to human health and/or the environment."

A Hazardous Substance Land Use (HSLU) Site is defined as:

"A site which either currently has or has previously accommodated, land uses or activities involving hazardous substances, which thereby could lead to their presence at concentrations above background levels and, as a result, pose an immediate or long term hazard to human health and/or the environment."

The definition of a hazardous substance is (from the Hazardous Substances and New Organisms Act 1996):

"Any substance

(a) with one or more of the following intrinsic properties:

- (i) explosiveness;*
- (ii) flammability*
- (iii) a capacity to oxidise*
- (iv) corrosiveness*
- (v) toxicity including chronic toxicity*
- (vi) ecotoxicity, with or without bioaccumulation; or*

(b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with one or more of the properties specified in paragraph (a) of this definition."

Some examples of classes of land uses or activities that would constitute a hazardous substance land use site are listed below. This list, which is not exhaustive, gives examples of different types of land use or activities that can lead to contamination.

- Acid/Alkali plant and formulation
- Agricultural/horticultural activities
- Airports
- Asbestos production and disposal
- Chemical manufacture and formulation
- Defence works
- Drum re-conditioning works
- Dry Cleaning establishments
- Electrical manufacturing (transformers)
- Electroplating and heat treatment premises
- Engine works (garages, workshops)
- Explosives industry
- Fertiliser manufacturers, formulators
- Food manufacturers
- Gas works
- Iron and steel sites
- Landfill sites
- Metal treatment
- Mining and extractive industries
- Oil production and storage
- Paint formulation and manufacture
- Pesticide manufacture and formulation
- Power stations
- Pharmaceutical manufacture and formulation
- Railway yards
- Scrap metal yards
- Service Stations
- Sheep and cattle dips
- Smelting and refining industries
- Tanning and associated trades
- Waste storage and treatment
- Wood preservation, timber treatment.
- Woollscourers

From *Australia and New Zealand Guidelines for the Assessment and Management of Contaminated Sites*, Australia and New Zealand Environment and Conservation Council, January 1992.

Hazards

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LIM: LM2101962

Address: 1467 Main North Road (Sh1)

(Wnd-Amb)

Locality: WOODEND



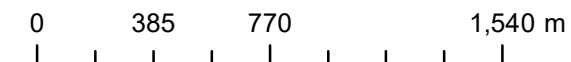
Earthquake Zones

- 2
- 3
- 4

- Very High 50 MS
- High 44 MS
- Medium 37 MS
- Low 32 MS

Wind Zones

- Specific Design
- Extra High 55 MS



DISCLAIMER:

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

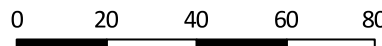
Legend

- 0
- 1
- Low
- Medium
- High
- Properties < 1 ha
- Properties > 1 ha
- Approved to Survey Land Parcels
- Property Boundaries
- Deposited Land Parcels



FLOOD HAZARD MAP

Date: 9/11/2021
Author: debbie@WMK



Scale 1:1687 @ A3

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

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

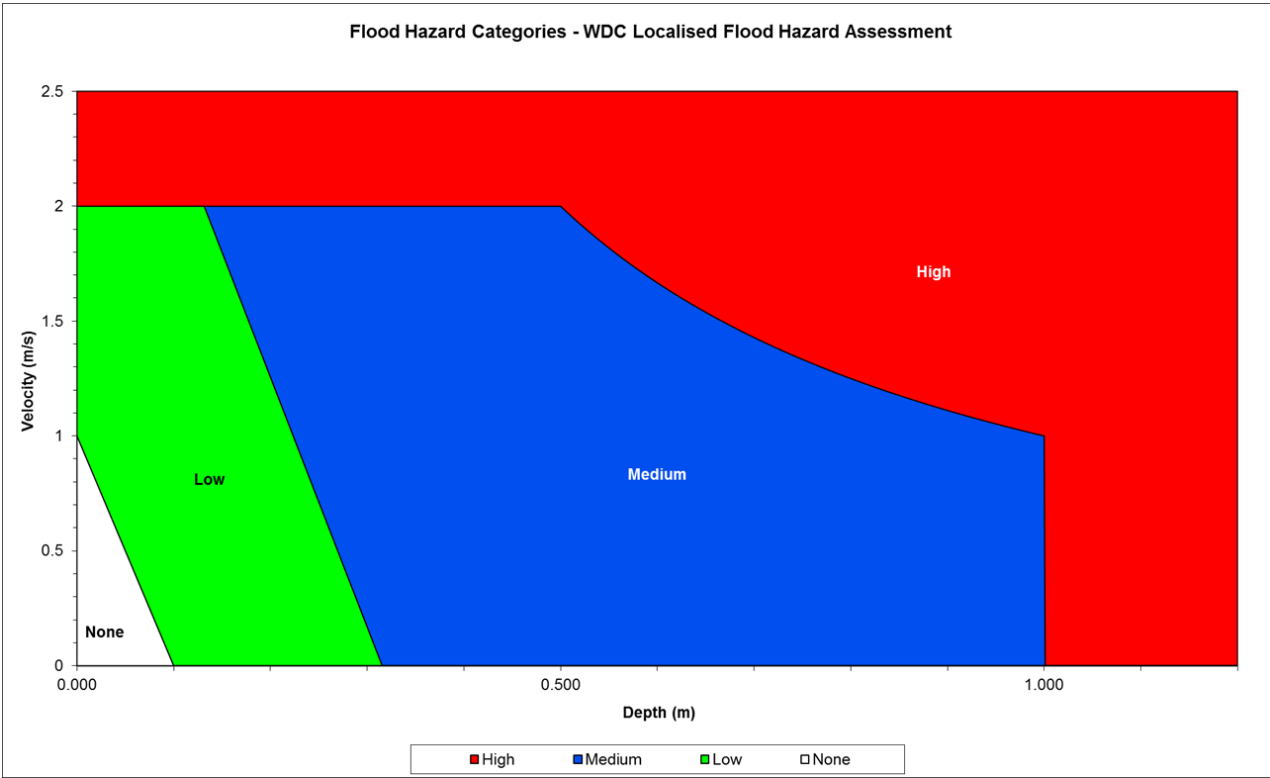
There are a number of notes that need to be considered when using this information.

1. Annual Exceedence Probability.

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

2. Flood Risk Categories.

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



3. Flood Modelling.

This flood modelling is a combination of flooding due to localised rainfall, Ashley River breakout events and coastal inundation.

3a. Localised Flooding.

This is flooding due to the direct result of rainfall falling on the ground. This type of flooding is sometimes referred to as Pluvial Flooding.

3b. Ashley Breakout Flooding.

This is flooding due to a stopbank breach on the Ashley River. These flood events include flow directly from a stopbank breach plus localised rainfall that would occur at the same time. This type of flooding is sometimes referred to as Fluvial Flooding.

3c. Coastal Flooding.

This type of flooding can occur in the coastal regions of the district and is due to the interaction between storm surge, river flows from the Ashley and Waimakariri Rivers plus groundwater effects

4. Generalised Flooding

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

5. Land Changes

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

6. District Plan

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

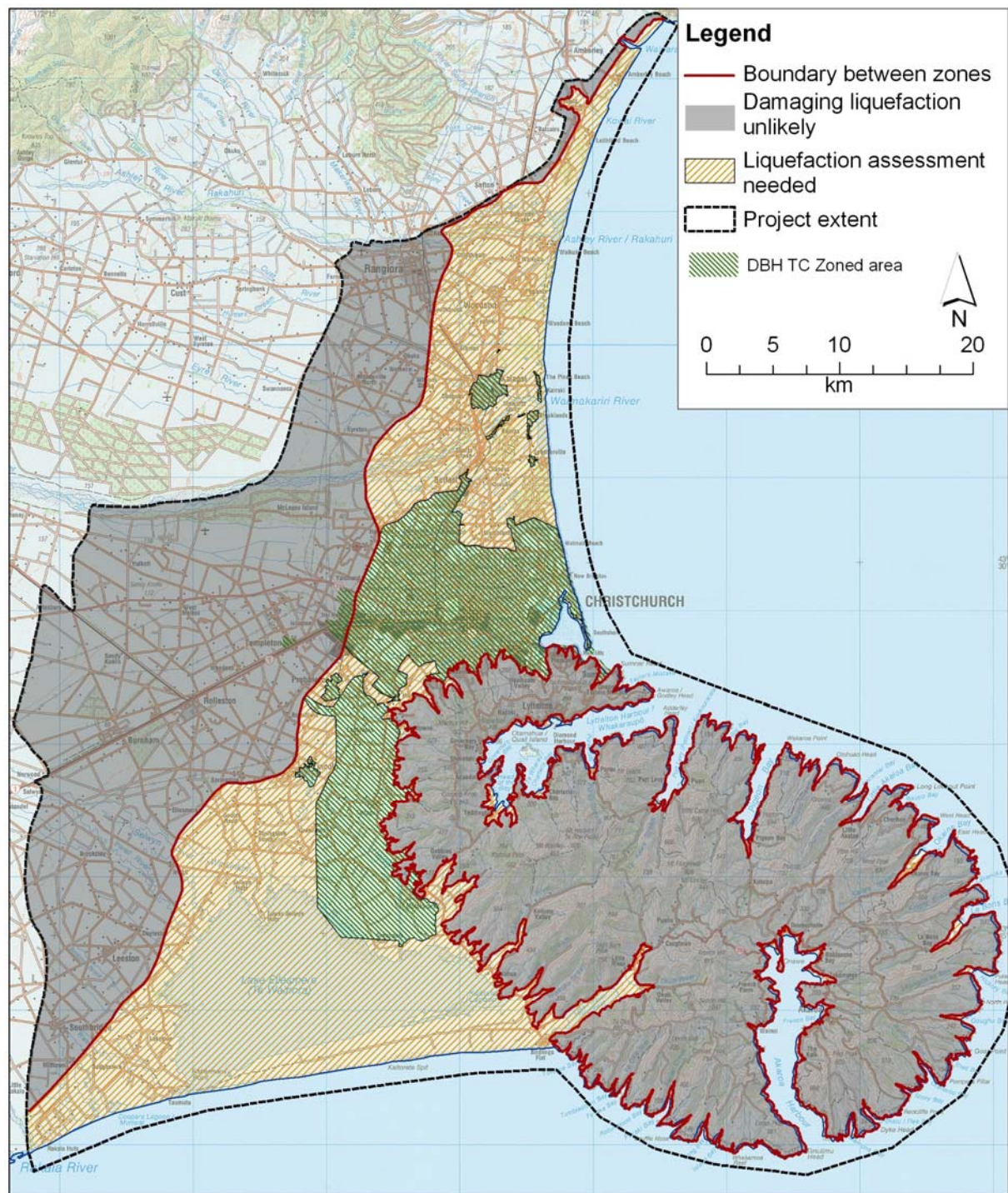
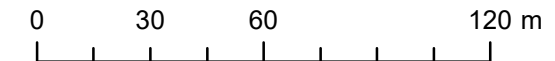


Figure 2.1 Liquefaction assessment area map for the eastern Canterbury project area. Liquefaction susceptibility is categorised in two areas, “damaging liquefaction unlikely” and “liquefaction assessment needed”. The area covered by DBH Technical Categories at the time of this report is excluded.

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Parcel legal description:
Lot 5 DP 311473



9/11/2021

All you ever needed to know about land information requests

Why request a LIR?

Environment Canterbury may hold information on natural and physical resources that may be relevant to a property. This information has always been available. However, Environment Canterbury wants to make the information more accessible.

What information is included?

Resource Consents/Wells – resource consent and well details associated with the specific property.

Groundwater – general information on wells and groundwater quality in the vicinity of the property. Note, groundwater quality information for properties with a reticulated water supply should be obtained from the authority supplying the water.

Flood Risk – from various rivers, including some floodplains, previous flood levels and risk categories. For flooding information in the Christchurch residential area, contact the Christchurch City Council.

Contaminated Site – information about contaminated sites and sites that have the potential to be contaminated because of the land use activities undertaken on them.

Earthquake Hazard – earthquake hazard information for some areas. This includes, where available, information on known active earthquake fault locations, ground shaking hazard, liquefaction potential, earthquake-induced slope stability potential and tsunami hazard. (Note that most of this information is general district-scale information for an area, and may not be specific to individual properties).

Pest Enforcement – properties that have been subject to a Notice of Direction or charge under the Biosecurity Act 1993 related to the control of plants or animals specified as pests in the Regional Pest Management Strategy.

Surface Water – quantity and quality information for some rivers and streams. Note, surface water quality information for properties with a reticulated water supply should be obtained from the authority supplying the water.

Erosion Risk – for some areas.

Land Improvement Agreement – these are specified on the Certificate of Title. If the certificate of title does not specify a Land Improvement Agreement then a search for this type of information is unnecessary.

Air Quality – general information in some urban areas.

How to request a LIR

By completing a Land Information Request form. These are available:

- on our website, www.ecan.govt.nz (forms can also be submitted electronically)
- from Customer Services. Contact us by phone, fax, email or visit us (see below for details).

When to request a LIR

A land information request will be processed within 10 working days of receipt of the request. Therefore it is strongly advised that when a Land Information Memorandum is requested from a Local Territorial Authority that a Land Information Request is applied for – at the same time – from Environment Canterbury.

Please contact Customer Services for the current charge

Payment must be made on application

Accepted methods of payment are cash, cheque, EFT-POS, credit card

Contact:

Customer Services

24 Edward Street, Lincoln

PO Box 345, CHRISTCHURCH

Phone 03 353 9007 or 0800 32 4636

Fax 03 365 3194

Email ecinfo@ecan.govt.nz

Web www.ecan.govt.nz

Listed Land Use Register

What you need to know

What is the Listed Land Use Register (LLUR)?

The 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.

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Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹ The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



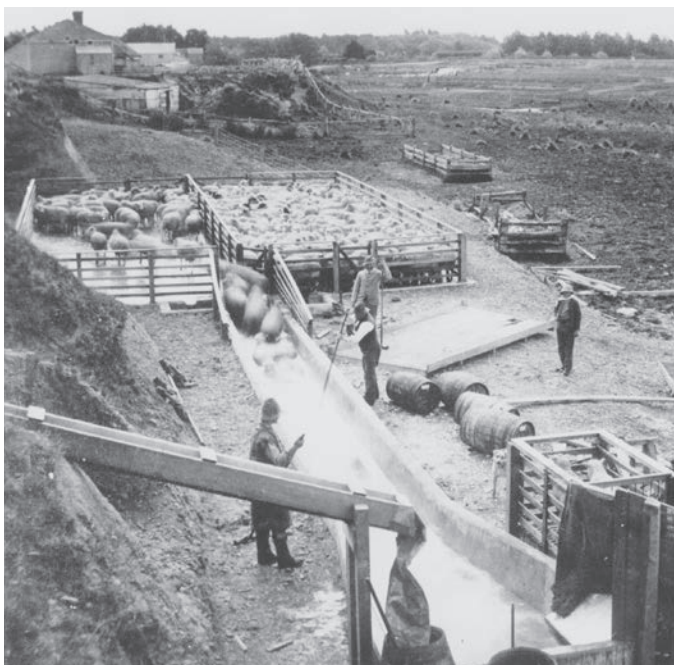
I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)