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Land Information Memorandum

Application

Bayleys Whalan & Partners Real Estate Limited - Rangiora PO Box 142 Rangiora 7440	No. Application date Issue date	LM2500572 25 March 2025 31 March 2025
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Property

Valuation No.	2161014500
Location	55 Main North Road (Sh 1) WOODEND
Legal description	PT LOT 1 DP 13676 BLK XI RANGIORA SD
Owner	Amit Lamba & Sneha Lamba
Area (hectares)	0.082800

Rates

Rating Valuation	
Land	\$360,000
Capital Value	\$440,000
Improvements	\$80,000
Date of Last Revaluation	1 July 2022
Current Rates Year 1st July 2024 to 30th June 2025	
Annual Rates	\$4,548.47
Current Instalment	\$1,137.17
Current Year – Outstanding Rates	\$1,137.17
Arrears for Previous Years	\$0.00
Next Instalment Due	20/05/2025
Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.	

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

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

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

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

Planning/Resource Management

WAIMAKARIRI DISTRICT PLAN

The Waimakariri District 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/>

23/09/2002 RESOURCE CONSENT 025207: TO OPERATE A GARDEN CENTRE AND EXTEND THE VEHICLE CROSSING, copy attached. Transit NZ approval, copy attached.

07/11/2024 RESOURCE CONSENT 245174/245175: 5 LOT RESIDENTIAL SUBDIVISION OF PART LOT 1 DP 13676 WITH THE PURPOSE OF ESTABLISHING WO STOREY RESIDENTIAL UNITS ON EACH OF THE PROPOSED LOTS, copy attached. No Certificate of Conditions has been issued yet.

Proposed Woodend Eastern Bypass Plans, copies attached. The New Zealand Transport Agency may be contacted if further information is required.

No other information located

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

No information located

Building

Building Permits/Consents information for demolished structures is available if required.

Sewer and Water

Sewer Available - Eastern Districts Sewer – plan attached.

Water Available - Water – Woodend – plan attached.

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

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

Where Council services are located within a property boundary, they may not be built over and appropriate separation distance by any future development must be maintained. If a 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.

Copy of as built drainage plan attached.

No other information located

Land and Building Classifications

Heritage Site Reference: No Information Located.

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

Compliance with The Building (Pools) Amendment Act 2016

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.

Land Information Memorandum**4****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/0012/141330/230707102468-QD-RDG-Information-002-Vehicle-Crossing-Information-Pack4.pdf

Special Land Features

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

Licences/Environmental Health

No Information located

Network Utility Operators

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

Other Information

This property 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 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

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: 31 March 2025
 Signed on Behalf of Council
 NICOLE WILSON – PROPERTY INFORMATION OFFICER

RC025207/02092400006

21610-145-00

WAIMAKARIRI DISTRICT COUNCILIN THE MATTER of the Resource Management Act 1991ANDIN THE MATTER of an application lodged by K J Gdanitz for a resource consent under Section 88 of the aforementioned Act.APPLICATION

The applicants sought a resource consent to operate a garden centre and extend the vehicle crossing.

DECISION

The Unit Manager: Plan Administration on Monday, 23rd September 2002 approved:

THAT pursuant to Section 105 of the Resource Management Act 1991 consent be granted to operate a garden centre and widen the vehicle crossing at 55 Main North Road, Woodend being Pt Lot 1 DP 13676 as a discretionary 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. **Vehicle Crossing**
 - 2.1 The consent holder shall construct and seal the northern end of the vehicle crossing from the kerb to the property boundary in accordance with the requirements of drawing 600-212 (copy attached).
3. **Inspection**
 - 3.1 That compliance with the above conditions shall be verified by inspection by a Council Officer pursuant to Section 35(2)(d) of the Resource Management Act 1991. 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

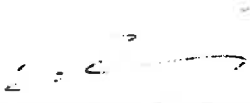
- a) This consent does not constitute consent in terms of the Building Act and the Transitional Regional Plan.
- b) Transits network management consultants, Opus International Consultants Ltd, must be contacted to obtain approval to work on the road at least 3 weeks prior to the works being undertaken, pursuant to the requirements of the Transit New Zealand Act 1989.

REASONS FOR THE DECISION

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

- The environmental effects will be no more than minor.
- The proposal is not contrary to the objectives and policies of the District Plans.
- Those persons deemed affected have consented to the proposal.

DATED at Rangiora this 24th day of September 2002



SIGNED by Raewyn Sanford
PLANNING OFFICER



Please quote our reference: TP/11/1/2/61
All enquiries to: Sam Flewollen: CHCH

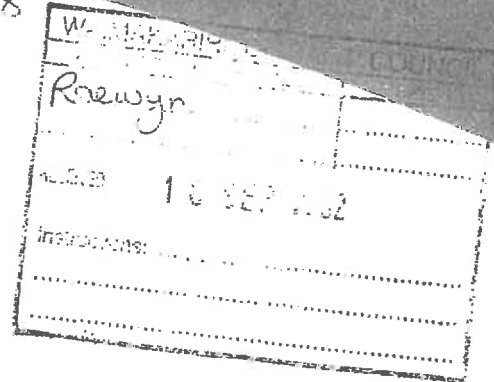
RC025207
030718008

16 September 2002

Waimakariri District Council
Private Bag 1005
RANGIORA

Attention: Raewyn Sanford

Dear Raewyn



Proposed Garden Centre: State Highway 1, Woodend

Transit has received an application from Mr Kevin Gdanitz to establish a garden centre at 55 Main North Road, Woodend.

Transit New Zealand gives written approval to the application as submitted, under Section 94 of the Resource Management Act 1991.

NOTE:

Transit requests that a note be included on the consent decision as follows:

Transit's network management consultants, Opus International Consultants Limited, must be contacted to obtain approval to work on the road at least 3 weeks prior to the works being undertaken, pursuant to the requirements of the Transit New Zealand Act 1989.

A copy of this approval has been sent to Kevin Gdanitz and Opus International Consultants Limited.

Yours sincerely

R D Odams
REGIONAL MANAGER
*Pursuant to authority delegated
by Transit New Zealand*

enc: Site Plan

cc: Murray Keast, Opus International Consultants Limited, PO Box 1482, CHRISTCHURCH
Kevin Gdanitz, Camside Nurseries, 80 Greens Road, WOODEND

Christchurch Regional Office

Level 7, Education House • 123 Victoria Street • PO Box 1479 • Christchurch • New Zealand
Telephone 03 366 4455 • Facsimile 03 365 6576

Approved Application

RC 025207

Plan LM 1/10/02 23/09/02
UNIT MANAGER: PLAN ADMINISTRATION

APPROVED UNDER SECTION 94 OF THE
RESOURCE MANAGEMENT ACT 1991.

G. Thompson

GRAHAM THOMPSON
ENVIRONMENT CANTEBURY

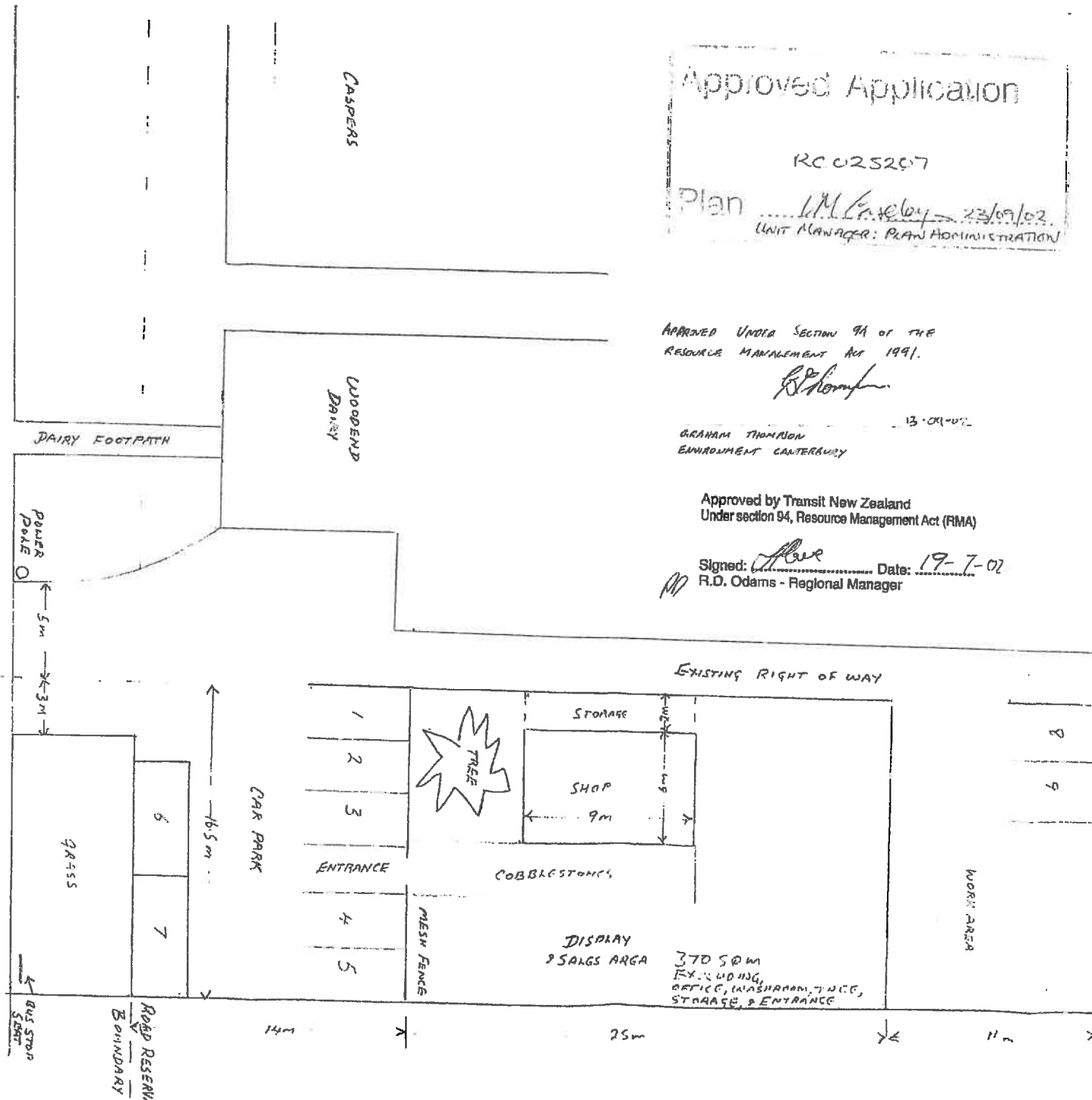
13-09-02

Approved by Transit New Zealand
Under section 94, Resource Management Act (RMA)

Signed: *R.D. Odams* Date: 19-7-02
R.D. Odams - Regional Manager

COPY

ATTENDED PARK



WINGS BE PROVIDED BETWEEN
ACCESS AND DAIRY FOOTPATH
AT APPLICANTS EXPENSE

13.8m
APPROX
BUS STOP

UNDER THE RESOURCE MANAGEMENT ACT 1991
DECISION ON RESOURCE CONSENT APPLICATION

COUNCIL FILE: RC245174

AKIRA DEVELOPMENTS LIMITED

55 MAIN NORTH ROAD,

WOODEND

DESCRIPTION OF PROPOSAL

The proposal is to subdivide 55 Main North Road, Woodend into five fee simple allotments for the purpose of establishing two storey residential units on each of the proposed allotments.

Table 1 below provides a description of each allotment.

Proposed allotment	Proposed allotment area
Lot 1	203m ² (including access)
Lot 2	142m ² (including access)
Lot 3	142m ² (including access)
Lot 4	142m ² (including access)
Lot 5	196m ² (including access)

Table 1 – Showing proposed allotment numbers and sizes described in this resource consent application reference RC245174/RC245175.

Figure 1 below shows the proposed subdivision layout. The boundary lines are shown in 'red', with easements and easements schedule shown in 'black'.

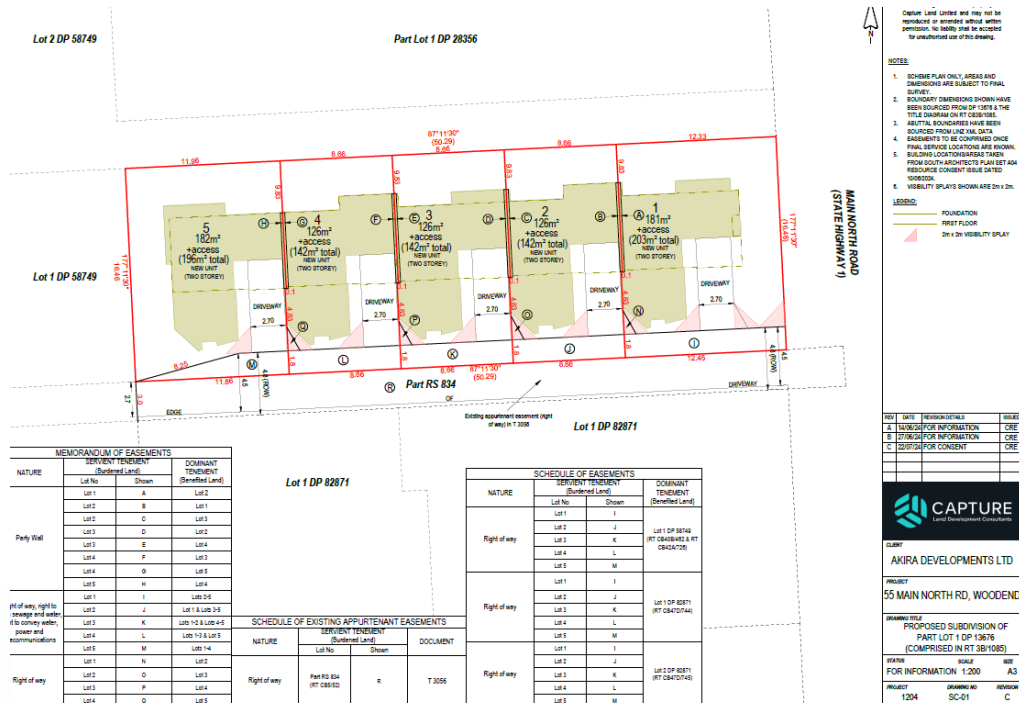


Figure 1 – Scheme plan provided with this resource consent application

This application includes a Land Use consent for the following non-compliances with the Operative District Plan:

- To locate five residential dwellings on the ground floor identified as being within the Business 1 Zone;
- Unit 5, shown in Figure 1 above, will be located within the 10m setback to the neighbouring residential zone;
- A landscaping strip with a depth of 2m will not be provided within the 10-metre zone setback to the neighbouring residential zone;
- Earthworks volume will exceed the permitted standards for a residential zone site;
- The width of the Right of Way will be under the 6m requirement;
- The proposal will result in more than six dwellinghouses off a Right of Way; and

Further to the above, earthworks volume within a cultural overlay will breach the permitted standards under the Proposed District Plan.



Figure 2 - Artist impression of the proposed comprehensive residential development

Proposed Unit Details Gross Floor Area, Beds, Carparking & Coverage Footprint)						
Name	GF	FF	Total	Beds	Car Park	Footprint m ²
Unit 1	66.59m ²	46.46m ²	113.05m ²	3	1	77.59m ²
Unit 2	65.25m ²	48.13m ²	113.38m ²	3	1	74.49m ²
Unit 3	64.85m ²	43.97m ²	108.82m ²	3	1	74.09m ²
Unit 4	64.97m ²	47.85m ²	112.82m ²	3	1	74.21m ²
Unit 5	66.90m ²	44.23m ²	111.13m ²	3	1	76.26m ²
						376.64m²

Table 2 – Description of proposed residential unit supplied with this resource consent.

Each Lot will have access via an existing Right of Way to the south and accessed directly off Main North Road to the east identified as a State Highway 1.

Each Lot will connect to the existing reticulated water, sewer and stormwater networks within the road reserve on Main North Road.

One on-site car park will be provided for each residential unit. No garages are proposed.

DECISION

Under Council's Delegated Authority, resource consent is **GRANTED**:

Subdivision – RC245174

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to create five allotments at 55 Main North Road, Woodend, being Pt Lot 1 DP 13676 as a Discretionary activity subject to the following conditions which are imposed under Sections 108 and 220 of the Act:

1. Applications Plans

- 1.1 The activity shall be carried out in accordance with the attached approved application plans stamped RC245174 and RC245175.

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
 - NZS 4431:2022 Earthfill for Residential Development
 - National Code of Practice for Utility Operator's Access to Transport Corridors (10 September 2015 with amendment 16 September 2016)
 - New Zealand Transport Agency standards
 - NZS 6803:1999 Acoustics for Construction Noise
 - German DIN 4150 Standard, Part 3 (1999), Effects of Vibration on Structures
 - Drinking Water Quality Assurance Rules
 - New Zealand Pipe Inspections Manual

3. Plans and Specifications

- 3.1 The Consent Holder shall submit engineering plans, specifications, design report and a design certificate, of all works to the Council's Development Manager for approval prior to Section 224(c) certification. No work shall commence until certification in writing has been provided by Council's Development Manager. The design certificate shall be signed by a Chartered Professional Engineer.

4. Easements

- 1.1 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.

5. Environmental Management Plan

- 5.1 Prior to any works commencing on site, the Consent Holder shall provide an Environmental Management Plan (EMP) to the Development Team (subdivisioneng@wmk.govt.nz) for Certification. The EMP shall detail:
- a) The methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants;
 - b) an Erosion and Sediment Control Plan (ESCP) setting out the measures to be taken during all earthworks to control silt contaminated stormwater and until such time as all exposed soils have been stabilised; and
 - c) The Consent Holder shall comply with the EMP, including the ESCP, at all times.
- 5.2 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways and making regular inspections, repairs and changes to the proposed measures as required by the EMP subject to condition 5.1.
- 5.3 Any required amendments to the EMP due to adverse site conditions shall be submitted in writing to Council for certification (subdivisioneng@wmk.govt.nz).
- 5.4 The construction works shall be carried out only between the hours of 7 am to 6 pm Mondays to Saturdays. No construction works shall be carried out on Sundays or Public Holidays.
- 5.5 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 "Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work". Adjustments and exemptions provided in clause 6 of NZS: 6803: P1999 shall apply.

6. Earthworks

- 6.1 Where land filling is undertaken, the areas shall be certified by a suitably qualified and experienced geo-professional, Chartered Professional Engineer, Registered Professional Surveyor or Licensed Cadastral Surveyor in accordance with NZS4431:2022 as required, and the certification provided to Council with the application for s.224(c).
- 6.2 All rubbish, organic or other unsuitable material shall be removed off site to an approved disposal facility where this material can be legally disposed, within two weeks of completion of cut and fill.
- 6.3 A Soil Removal Record shall be prepared for any rubbish, organic or other unsuitable material removed off site to an approved disposal facility, as required by condition 6.2, documenting the location and final volume of soils removed from the site and submitted at time of application of the Section 224(c).

7. Water

- 7.1 The Consent Holder shall apply to Council's Water Asset Manager for certification to connect to the Council's existing water reticulation. The certification shall be given before works commence on Council's reticulation.
- 7.2 The Consent Holder shall provide a reticulated domestic water supply to the proposed Lots 1 to 5 from the Woodend urban water supply. The Consent Holder shall install a reticulated water system that incorporates the following minimum requirements:
- i. Each lot is to have a toby box and respective valves installed at the road frontage;
 - ii. Individual 20mm laterals from the toby box to each Lot (the rear 3 units having a 25mm lateral);
 - iii. The existing lateral connection onto the Council main shall be removed and replaced with a 63mm ring main (connection in two locations); and
 - iv. As a network utility provider, the Council at the Consent Holder's expense shall carry out all connections to the existing public water supply.

8. Sewer

- 8.1 The Consent Holder shall test all wastewater mains, for leaks, dips, deviations and defects by using CCTV in accordance with the NZ Pipe Inspection Manual 3rd Edition and achieve an "Excellent Rating". Any defects, leaks or dips shall be rectified. The CCTV recordings and results shall be contained either on a USB stick or uploaded via the Council Sharefile system.

- 8.2 The Consent Holder shall apply to Council's Wastewater Asset Manager for certification to connect to the Council's existing sewer reticulation and include the test results required under condition 8.1. The certification shall be given before works commence on Council's reticulation.
- 8.3 Once certification has been provided by the Council's Wastewater Asset Manager, the Consent Holder shall install a reticulated sewer system to service Lots 1 to 5 by connecting into the existing main in Main Road Woodend with an inspection at the road boundary.

9. Stormwater

- 9.1 The Consent Holder shall provide a connection to all lots to the Woodend reticulated stormwater system via a bubble up system and to max two kerb entries. Those kerb entries shall be galvanised steel box section.
- 9.2 Drainage from the Access/ Right of Way shall be to a sump or similar strip drain and then to the bubble up kerb entry system.
Note: No flows are to discharge over the road footpath.
- 9.3 Secondary flows from the development shall be directed to the Access/ Right of Way and then to the road carriageway, without discharging stormwater across adjacent lots.
- 9.4 Stormwater runoff coefficient from the fully developed site shall not exceed values defined in Table 5.3 (Runoff Coefficient by Zone) from the WDC Engineering Code of Practice, from the critical 2% AEP (1 in 50 year ARI) rainfall event (HIRDS v4, RCP 8.5, 2081-2100 tables). The Consent Holder shall demonstrate how this will be achieved at the time of Engineering Approval.
- 9.5 Should a stormwater detention device/s be required to meet condition 9.4, then such device/s shall be maintained by the consent holder in a working condition. Waimakariri District Council staff shall be given unimpeded access at all times to inspect the stormwater system and to verify the system is operating as intended. Should the inspection or test results show the system is not performing to the design standard, the Consent Holder shall carry out maintenance, repair or replacement to restore the system to its design capacity.

10. Power and Telephone

- 10.1 The Consent Holder shall engage a utility network operator to provide underground electrical and telephone reticulation to the main body (net area) of Lots 1 to 5.
- 10.2 As part of the application for Section 224(c) certification, the Consent Holder shall provide evidence in writing from a utility network operator that electrical and telephone reticulation has been installed to Lots 1 to 5 (net area) and that all costs have been met.

11. Roading

- 11.1 The Consent Holder shall submit a design plan to Council's Roding Unit showing the widening the footpath to a minimum of 3 metres and to be formed to asphaltic concrete for Council approval as part of the Engineering approval process. Ther design of the footpath shall meet the requirements of the Waimakariri District Council Engineering Code of Practice.
- 11.2 Prior to works commencing on the footpath, the layout of the footpath within the road corridor along the site frontage shall be approved by Council's Roding Manager.
- 11.3 Prior to issue of the section 224c, the Consent Holder shall complete the construction of the widening of the footpath, including removing the existing pavers in accordance with the approved plan.
- 11.4 The berm frontage of the subdivision shall be grassed down (once existing pavers are removed).
- 11.5 The Consent Holder shall carry out Clegg Hammer testing of the new formed footpath bearing tests following completion of the base course layer and prior to concreting/surfacing. A measured minimum Clegg Impact Value of 25 for footpaths and 35 for kerb formation shall be obtained to assure adequate compaction and pavement strength prior to sealing/pouring concrete. Results shall be submitted to Council's Development Manager for approval.

12. Vehicle Access/Right of way

- 12.1 The Consent Holder shall design, form and seal the vehicle crossing from Main North Road to the shared accessway servicing Units 1 to 5. The vehicle crossing shall be formed to be in general accordance with the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-274 Issue D.
- 12.2 The entrance to the development the Right of Way shall be widened to 5.5m and continue to the access into Unit 1. The vehicle crossing shall incorporate reinforcing as shown in the Engineering Code of Practice Standard Drawings.
- 12.3 The vehicle crossing shall be Clegg Hammer tested prior to sealing carry out the Clegg Hammer test on the new crossing prior to pouring and sealing. The Cleg Impact Value (CIV) shall meet the following requirement:
 - a) Asphaltic concrete residential crossings and footpaths shall not be less than 25.
- 12.4 Documentation required under condition 12.3 shall be supplied to Council's Development Team at subdivisioneng@wmk.govt.nz confirming the test results obtained.

- 12.5 The accessway shall be sealed and have an overall grade towards Main North Road and shall meet the following requirements:
- i. The width of the accessway shall be increased to a minimum width of 4.5 metres to the end of the access to Lot 5 and as shown in the approved stamped plans;
 - ii. The design of the accessway shall be designed in accordance with the approved stamped plans; and
 - iii. Private lighting shall be provided along the accessway in accordance with AS/NZS 1158.3.1:2020
- 12.6 The accessway shall be tested with a Benkelman Beam and the footpath with a Clegg Hammer. The results shall be submitted to Council's Development Engineering Unit for approval.
- 12.7 A raised traffic hump shall be installed within the accessway to the west of Unit 1 access point to restrict traffic speeds when approaching the footpath.
- 12.8 Lots 1 – 5 shall provide and maintain sight triangles of 2m wide by 2m depth adjoining each side of a vehicle crossing, within the site and on the north side of the vehicle crossing to the accessway. The sight triangles shall be free of any obstruction (excluding vegetation of up to a maximum of 500mm high from ground level) to ensure there are clear sight lines for pedestrians, other non-motorised users and motorised users.
- 12.9 Condition 12.8, as it applies to Lots 1 - 5 inclusive shall be subject to a consent notice pursuant to Section 221 of the Resource Management Act 1991, to register on the Records of Title for Lots 1 to 5.

13. Waste Management Plan

- 13.1 At least 5 working days prior to the commencement of construction of the first residential unit, the Consent Holder shall submit a Waste Management Plan (WMP) in writing to the Council's Solid Waste Manager. As a minimum the Waste management Plan shall include the following information:
- a) Whether the rubbish collection services shall be provided by Council or from a private collector;
 - b) The type and size of Council provided bins that will be provided to each unit;
 - c) The proposed time, day of the week and frequency of collection if private;
 - d) Location of bins shall be placed in areas to avoid conflicts with the bus stop including consideration of suitable line markings indicating where bins shall be located to avoid conflicts with bus usage. i.e. entry and exits of bus passengers;
 - e) Consideration shall be given to designated bin drop off / pickup zone areas on the footpath; and

- f) Consideration of the bin location of neighbouring properties adjacent to the subject site if it is a Council collection.
- 13.2 Prior to occupation of any residential units, the Consent Holder shall be responsible for undertaking the measures as required by the approved WMP subject to condition 13.1.

14. Supervision and Setting Out

- 14.1 Prior to the commencement of any works, the Consent Holder shall engage a Chartered Professional Engineer or Registered Professional Surveyor to manage the construction works, including ensuring a suitably qualified and experienced person oversees all engineering works and setting out. Lot numbers shall be clearly marked on site.
- 14.2 The Consent Holder shall ensure the supervising Engineer/Surveyor supplies to Council's Development Team a construction review certificate signed by a Chartered Professional Engineer or Registered Professional Surveyor, stating that:
- a) All works and services associated with the subdivision have been installed in accordance with the approved engineering plans and specifications; and
 - b) the "As Built" plans are a true and accurate record of all works and services as constructed. This certificate certification statement shall be supplied to Council's Development Team prior to requesting the Section 224(c) Conditions Certificate.
- 14.3 The supervising Engineer shall supply a certificate signed by a Chartered Professional Engineer to the Council's Development Team, stating that all works have been designed in accordance with the appropriate standards and sound engineering practice.

15. As-Built Records

- 15.1 As Built' plans setting out in detail the location of all services shall be provided to the Council's Development Team within 5 working days of completion of the works.
- 15.2 An electronic set of 'As Built' plans shall be provided to Council's Development Team at a scale of 1:500 and 1:1000. In addition to the plans, a Chartered Professional Engineer, Registered Professional Surveyor (or Licensed Cadastral Surveyor) shall provide a separate certification statement stating the 'As Built' plans are a true and accurate record of all services to Council's Development Team.

- 15.3 Where 'As Built' plans have been prepared using computer aided draughting techniques, a copy of the file shall be made available to the Council in either of the following formats - Microstation (.DGN), AutoCAD (.DWG), or (.DXF).
- 15.4 Copies of all test results, Producer Statements, certifications, inspections, Sharefile or USB of CCTVs shall be provided to the Council's Development Team to their satisfaction. Accurate "As Built" plans including long sections setting out in detail the location of all utilities and services shall be provided to the Council's Development Team immediately following completion of the works and shall be available at the time of the 224(c) Condition Certificate inspection.

16. **Conditions Auditing**

- 16.1 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.
- 16.2 For audit inspections required by the consent, the Consent Holder shall notify the Council's 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.

The minimum level of inspection shall be as follows:

Earthworks

- On completion to final levels.

3 Waters

- During installation;
- Testing of sewer mains and laterals (CCTV); and
- On completion.

Roading

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

Access and Right of Ways

- On completion of excavation to sub-grade;
- Following compaction of base course prior to sealing or concreting; and
- The vehicle crossing and shared access formation shall be tested with a Clegg Impact Hammer 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.

16.3 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.

17. Works Condition

17.1 A completion of conditions certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 16 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the consent holder.

Land Use – RC245175

THAT pursuant to Section 104B and 104D of the Resource Management Act 1991, consent be granted for the following:

In regard to the Operative District Plan;

- a) To locate 5 residential dwellings on the ground floor identified as being within the Business 1 Zone.
- b) Unit 5 will be located within the 10m setback to the neighbouring residential zone.
- c) A landscaping strip with a depth of 2m will not be provided within the 10-metre zone setback.
- d) Earthworks volume will exceed the permitted standards for a residential zone site.
- e) The width of the Right of Way is under the 6m requirement;
- f) The proposal will result in more than six dwellinghouses off a Right of Way

And in regard to the Proposed District Plan;

- a) Earthworks volume within a cultural overlay will breach the permitted standards under the Proposed District Plan.

as part of subdivision consent RC245174 to create Lots 1 - 5, at 55 Main North Road, Woodend, being Pt Lot 1 DP 13676, as a non-complying 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 plans stamped RC245174 and RC245175.

2. Landscaping & Fencing

- 2.1 Prior to occupation of any residential unit, the Consent Holder shall complete the landscaping (including fencing) as shown on the plans and schedule prepared by SA South Architects, reference 2407 A0.03 C dated 16th October 2024, as held on Council file TRIM 241022183920 and stamped RC245174 and RC245175.
- 2.2 All specimen trees shall be planted at a minimum height of 1 metre above existing ground level, at time of planting.
- 2.3 Any dead or diseased trees or plants shall be replaced with a same or similar species, of a same or similar height, within 3 months of the next planting season (September to April).

3. Cultural Values

- 3.1 In accordance with Appendix 1 of the cultural assessment report, prepared by Mahaanui Kurataiao Ltd in September 2024, and saved on the Council's file under RC245174 and RC245175 and under TRIM #240930167043, an Accidental Discovery Protocol (ADP) shall be in place during all earthworks to deal with archaeological finds and protect the interests of mana whenua.
- 3.2 An Erosion and Sediment Control Plan for any earthworks required to give effect to this consent shall be prepared, inspected, and maintained in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury until such time the exposed soils have been stabilised.
- 3.3 Indigenous planting shall be planted and maintained within the application site to enhance the cultural landscape, increase indigenous habitat, filter sediment and sequester carbon.

4. Environmental Management Plan

- 4.1 Prior to any works commencing on site, the Consent Holder shall provide an Environmental Management Plan (EMP) to the Development Team (subdivisioneng@wmk.govt.nz) for Certification. The EMP shall detail:
- a) the methodology of works and the environmental controls in place to limit effects from issues involving flooding, dust, noise and other pollutants;
 - b) an Erosion and Sediment Control Plan (ESCP) setting out the measures to be taken during all earthworks to control silt contaminated stormwater and until such time as all exposed soils have been stabilized; and
 - c) The Consent Holder shall comply with the EMP, including the ESCP, at all times.
- 4.2 The Consent Holder shall be responsible for installing and maintaining any sediment control devices, protection of the existing land drainage and waterways and making regular inspections, repairs and changes to the proposed measures as required by the EMP subject to condition 4.1.
- 4.3 Any required amendments to the EMP due to adverse site conditions shall be submitted in writing to Council for certification (subdivisioneng@wmk.govt.nz).
- 4.4 The construction works shall be carried out only between the hours of 7 am to 6 pm Mondays to Saturdays. No operations shall be carried out on Sundays or Public Holidays.
- 4.5 Construction noise shall not exceed the recommended limits specified in, and shall be measured and assessed in accordance with, the provisions of NZS: 6803: P1999 "Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work". Adjustments and exemptions provided in clause 6 of NZS: 6803: P1999 shall apply.

5. Earthworks

- 5.1 Prior to occupation of any residential unit, where land filling is undertaken, the areas shall be certified by a suitably qualified and experienced geo-professional, Chartered Professional Engineer, Registered Professional Surveyor or Licensed Cadastral Surveyor in accordance with NZS4431:2022 as required, and the certification provided to Council's Development Engineering Unit.

6. Vehicle Access/Right of way

- 6.1 Prior to occupation of any residential unit, the Consent Holder shall design, form and seal the vehicle crossing from Main North Road to the shared accessway servicing Units 1 to 5. The vehicle crossing shall be formed to be in general accordance with the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-274 Issue D.
- 6.2 Prior to occupation of any residential unit, the entrance to the development the Right of Way shall be widened to 5.5m and continue to the access into Unit 1. The vehicle crossing shall incorporate reinforcing as shown in the Engineering Code of Practice Standard Drawings.
- 6.3 The accessway shall be Clegg Hammer tested prior to pouring and sealing on the new crossing. The Cleg Impact Value (CIV) shall meet the following requirement:
- a) Asphaltic concrete residential crossings and footpaths shall not be less than 25.
- 6.4 Documentation required under condition 6.3 shall be supplied to Council's Development Team at subdivisioneng@wmk.govt.nz confirming the test results obtained.
- 6.5 The accessway shall be sealed and have an overall grade towards Main North Road and shall meet the following requirements.
- i. The width of the accessway shall be formed to a minimum width of 4.5 metres to the end of the access to Lot 5 and as shown in the approved stamped plans.
 - ii. The design of the accessway shall be designed in accordance with the approved stamped plans.
 - iii. Private lighting shall be provided along the accessway in accordance with AS/NZS 1158.3.1:2020
- 6.6 The accessway shall be tested with a Benkelman Beam and the footpath with a Clegg Hammer. The results shall be submitted to Council's Development Engineering Unit for approval.
- 6.7 Prior to occupation of any residential unit, a raised traffic hump shall be installed within the accessway to the west of Unit 1 access point to restrict traffic speeds when approaching the footpath.
- 6.8 Lots 1 – 5 shall provide and maintain sight triangles of 2m wide by 2m depth adjoining each side of a vehicle crossing, within the site and on north side of the vehicle crossing to the accessway. The sight triangles shall be free of any obstruction (excluding vegetation of up to a maximum of 500mm high from ground level) to ensure there are clear sight lines for pedestrians, other non-motorised users and motorised users.

7. **Waste Management Plan (WMP)**

7.1 At least 5 working days prior to the commencement of construction of the first residential unit, the Consent Holder shall submit a Waste Management Plan (WMP) in writing to the Council's Solid Waste Manager. As a minimum, the Waste management Plan shall include the following information:

- a) Whether the rubbish collection services shall be from the Council or from a private collector;
- b) The type and size of Council provided bins that will be provided to each unit;
- c) The proposed time, day of the week and frequency of collection if private;
- d) Location of bins shall be placed in areas to avoid conflicts with the bus stop including consideration of suitable line markings indicating where bins shall be located to avoid conflicts with bus usage. i.e. entry and exits of bus passengers;
- e) Consideration shall be given to designated bin drop off / pickup zone areas on the footpath; and
- f) Consideration of the bin location of neighbouring properties adjacent to the subject site if it is a Council collection.

7.2 Prior to occupation of the Residential Units, the Consent Holder shall be responsible for undertaking the measures as required by the approved WMP subject to condition 7.1.

8. **Noise**

8.1 The following noise mitigation construction and ventilation advice according to Acoustic Engineering Services Limited Assessment, dated 30th May 2024 shall be adopted for construction of Unit 1 and Unit 2. (Council's records TRIM 240703107854):

8.2 Prior to construction of the residential unit 1 and 2, a design report shall be prepared to demonstrate the compliance with condition 8.1 which shall be submitted to the Council's Planning Compliance Team at Building Consent application stage.

- a) unit 1 and 2 shall be designed and constructed to achieve a minimum external and internal noise reduction of 30 dB Dtr,2m,nT,w + Ctr to any habitable room;

or

be designed and constructed to meet the following maximum indoor design sound levels:

- i. road traffic noise within any habitable room – 40 dB L_{Aeq}(24hr);
- b) The design for road traffic noise shall take into account future; permitted use of the road, either by the addition of 2 dB to predicted sound levels or based on forecast traffic in 20 years' time.
- c) the indoor design sound level shall be achieved at the same time as the ventilation requirements of the New Zealand Building Code. If windows are required to be closed to achieve the indoor design sound levels, then an alternative means of ventilation shall be required within bedrooms; and
- d) the external to internal noise reduction shall be assessed in accordance with ISO 16283-3:2016 Acoustics — Field measurement of sound insulation in buildings and of building elements — Part 3: Façade sound insulation and ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation.

9. Inspections

- 9.1 Compliance with the above conditions shall be verified by inspection by a Council Officer pursuant to section 35(2)(d) of the Resource Management Act 1991.
- 9.2 Inspection/s conducted under the above condition, 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

Cultural:

The future development of the lots should align with the Ngāi Tahu Subdivision and Development Guidelines as outlined in Appendix 2 of the cultural report for RC245174. Low impact design methods such as rain and greywater collection and reuse systems are encouraged.

Other Approvals:

Note the rear lots are required to have a Right of Way (ROW) over the applicant's land to exit the site on the North side of the ROW. This shall be shown as a memorandum of easements at 223 plan stage.

Council's minimum standards

- 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.
- No excavation is to commence within a public road reserve without the prior receipt and approval of a Corridor Access Request (CAR).
- The Consent Holder is advised that Producer Statement Design and Construction forms can be sourced from the 'Engineering Code of Practice Part 3 Quality Assurance', Council Service Centres, Section or on-line at: <https://www.waimakariri.govt.nz/home>.
- Please note that it is your Contractor's responsibility to locate all underground services. No services are to be moved without the written permission of the service provider. When locating services from service plans, your contractor will need to dig for and confirm the exact location of the service. When excavating in the vicinity of any services, your contractor will be held responsible for any damage. A vehicle crossing constructed without Council inspections will be deemed as an illegal entrance. You are reminded that stamped concrete, coloured concrete, cobbles and paving blocks are not permitted.
- Connection to all council services is to be undertaken at the Consent Holder's expense and connection shall be completed by a Council approved contractor

Signage

Signage should be installed at the entrance to the development with an advisory sign displaying that the ROW is a pedestrian shared zone.

Raised traffic speedhump

As requested under condition 6.9 of RC245174, the raise traffic speed hump is required to be installed in the location shown in snip below.



Right of Way naming

The Consent Holder is advised to submit three names for the ROW serving 3 or more lots to the Waimakariri District Council's Rating Team for approval.

Consent under the Resource Management Act 1991

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

Traffic Management

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

Environment Canterbury

- This activity may require resource consent from Environment Canterbury. Please ensure that consent is obtained from them prior to the commencement of the activity.

Monitoring & Inspections for a land use consent

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

Inspections for a subdivision consent

- For audit inspections required by the consent, the Consent Holder should notify the Council's 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.
- 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.

Lapse Period (Land Use Consents)

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

Lapse Period (Subdivision Consents)

Under Section 125 of the Resource Management Act 1991, this subdivision will lapse five years after the date it is granted unless:

- (i) A survey plan is submitted to Council for approval under section 223 of the Resource Management Act 1991, before the consent lapses, then that plan must be deposited within three years of the approval date in accordance with section 224 of the Resource Management Act; or
- (ii) An application under section 125 of the Resource Management Act 1991 is made to the Council before the consent lapses (five years) and approval for the time extension has been granted.

Development Contributions

The Consent Holder is advised that development contributions apply to this subdivision and 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 considered the following in determining the application:

- An urban design statement has been submitted as part of this application by SA South Architects and subsequently peer reviewed by DCM Urban. Both of these urban design statements conclude that any urban design effects on the environment will be less than minor.
- Apart from the zone boundary setback breach, the proposal is fully compliant with the bulk and location requirements of the District Plan i.e. recession planes, structure coverage, and height requirements. There will be no shading effects beyond those anticipated by the Operative District Plan on any neighbouring properties as the proposal fully complies with recession plane requirements.
- A comprehensive landscaping plan has been submitted and conditioned which will provide a number of elements such as new trees, hedging and fencing treatments that will screen and soften the built form of the proposed development from the streetscape and neighbouring properties. These elements will ensure any potential visual and amenity effects are mitigated and less than minor.
- The proposed development has been designed to be sympathetic to the commercial zone. This is evident by the overall height of height and scale of the proposed building and separated by the common driveway/car space areas and the proposed building provides adequate setbacks to neighbouring boundaries. The amount of continuous wall is also limited due to the relatively short expanse of walls for each building module.
- Based on the size of the units, and the close proximity of the site within the town centre and public reserves, the proposal will result in similar or less traffic movements compared to a permitted baseline test for a commercial development.
- The traffic effects of the proposal will be less than minor, as the proposal will provide for the safe and efficient functioning of the road network.

- The potential traffic generation effects on the adjacent properties, in particular, 53B Main North Road, will be less than minor. The proposal will have an upgraded right of way running alongside their internal boundary and a minor increase of traffic movements associated with the development are adjoining their site. Any potential effects on this property will be less than minor due to the physical separation distance, widening and upgrading of the existing Right of Way and the proposed landscaping which provides a buffer between them.
- The site, and the surrounding area is level and serviced by both water and wastewater reticulation constructed Main North Road. All proposed dwellings will be required to connect to this reticulation by way of individual laterals in accordance with the requirements of the Engineering Code of Practice.
- The application site is identified as being within Ngā Tūranga Tūpūna (reference SASM 013) under the Proposed District Plan. Part of the resource consent process consultation was undertaken with Mahaanui Kurataiao Ltd (MKL) on behalf of the kaitiaki of Te Ngāi Tūāhuriri Rūnanga on the proposal. The cultural assessment included an assessment against Ngai Tahu values (policies) outlined in the Mahaanui Iwi Management Plan 2013, with recommended conditions and an advice note. All recommended conditions and the advice note have been adopted to ensure adverse cultural effects are considered less than minor.
- The activity results in effects of building dominance that will have similar effects to the permitted baseline.
- Overall, the design and layout of the proposed development in conjunction with the proposed landscaping will ensure that any amenity effects on nearby properties, and street scene, will be less than minor.
- The proposed design elements of the proposal meet the anticipated outcomes of the objectives and policies of Chapter 17 of the Plan and have been peer reviewed by a suitably qualified and experienced urban design professional.

DATED 7th November 2024



SIGNED by Ian Carstens
DELEGATED AUTHORITY

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NOTES:

1. SCHEME PLAN ONLY, AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY.
2. BOUNDARY DIMENSIONS SHOWN HAVE BEEN SOURCED FROM DP 13676 & THE TITLE DIAGRAM ON RT CB3B/1085.
3. ABUTTAL BOUNDARIES HAVE BEEN SOURCED FROM LINZ XML DATA
4. EASEMENTS TO BE CONFIRMED ONCE FINAL SERVICE LOCATIONS ARE KNOWN.
5. BUILDING LOCATIONS/AREAS TAKEN FROM SOUTH ARCHITECTS PLAN SET A04 RESOURCE CONSENT ISSUE DATED 10/06/2024.
6. VISIBILITY SPLAYS SHOWN ARE 2m x 2m.

LEGEND:

- FOUNDATION
- FIRST FLOOR
- 2m x 2m VISIBILITY SPAY

REV	DATE	REVISION DETAILS	ISSUED
A	14/06/24	FOR INFORMATION	CRE
B	27/06/24	FOR INFORMATION	CRE
C	22/07/24	FOR CONSENT	CRE



CLIENT

AKIRA DEVELOPMENTS LTD

PROJECT

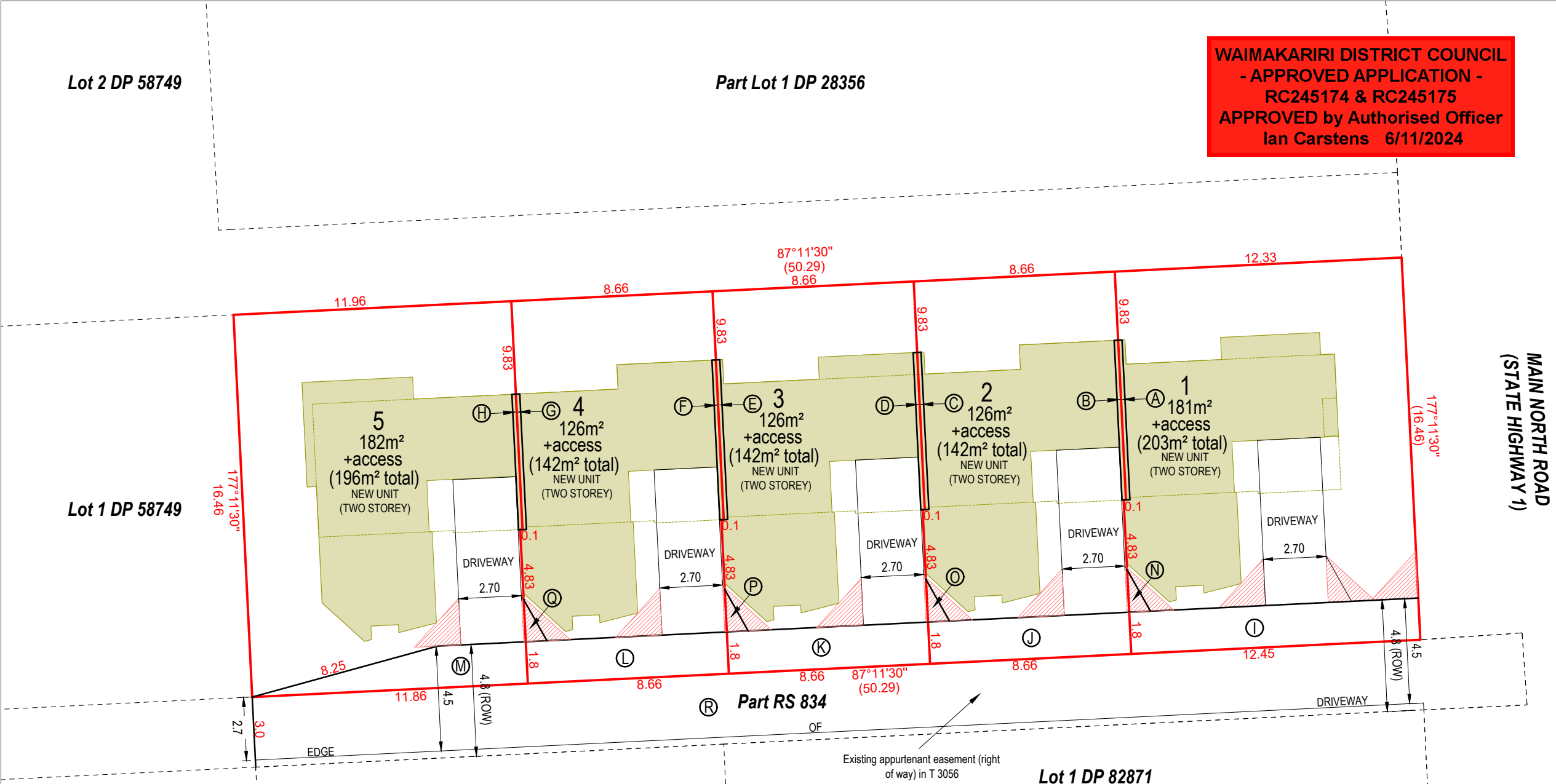
55 MAIN NORTH RD, WOODEND

DRAWING TITLE

PROPOSED SUBDIVISION OF
PART LOT 1 DP 13676
(COMPRISED IN RT 3B/1085)

STATUS	SCALE	SIZE
FOR INFORMATION	1:200	A3
PROJECT	DRAWING NO	REVISION
1204	SC-01	C

WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC245174 & RC245175
APPROVED by Authorised Officer
Ian Carstens 6/11/2024



MEMORANDUM OF EASEMENTS			
NATURE	SERVIENT TENEMENT (Burdened Land)		DOMINANT TENEMENT (Benefited Land)
	Lot No	Shown	
Party Wall	Lot 1	A	Lot 2
	Lot 2	B	Lot 1
	Lot 2	C	Lot 3
	Lot 3	D	Lot 2
	Lot 3	E	Lot 4
	Lot 4	F	Lot 3
	Lot 4	G	Lot 5
	Lot 5	H	Lot 4
Right of way, right to drain sewage and water, right to convey water, power and telecommunications	Lot 1	I	Lots 2-5
	Lot 2	J	Lot 1 & Lots 3-5
	Lot 3	K	Lots 1-2 & Lots 4-5
	Lot 4	L	Lots 1-3 & Lot 5
	Lot 5	M	Lots 1-4
Right of way	Lot 1	N	Lot 2
	Lot 2	O	Lot 3
	Lot 3	P	Lot 4
	Lot 4	Q	Lot 5

SCHEDULE OF EXISTING APPURTENANT EASEMENTS			
NATURE	SERVIENT TENEMENT (Burdened Land)		DOCUMENT
	Lot No	Shown	
Right of way	Part RS 834 (RT CB5/52)	R	T 3056

SCHEDULE OF EASEMENTS			
NATURE	SERVIENT TENEMENT (Burdened Land)		DOMINANT TENEMENT (Benefited Land)
	Lot No	Shown	
Right of way	Lot 1	I	Lot 1 DP 58749 (RT CB40B/462 & RT CB42A/726)
	Lot 2	J	
	Lot 3	K	
	Lot 4	L	
	Lot 5	M	
Right of way	Lot 1	I	Lot 1 DP 82871 (RT CB47D/744)
	Lot 2	J	
	Lot 3	K	
	Lot 4	L	
	Lot 5	M	
Right of way	Lot 1	I	Lot 2 DP 82871 (RT CB47D/745)
	Lot 2	J	
	Lot 3	K	
	Lot 4	L	
	Lot 5	M	



SOUTH ARCHITECTS

W. southarchitects.co.nz
A. Santa Barbara Building
P. 169 Victoria St Christchurch 8013
E. +64 3 943 0369
info@southarchitects.co.nz

ISSUE

A02 9/05/2024 Preliminary Design issue
A03 20/05/2024 Preliminary Design Issue II
A04 10/06/2024 Resource Consent Issue

PROJECT

Woodend Multi Unit

55 Main North Road
Woodend

Akira Developments Limited

N



DRAWING

Site Plan

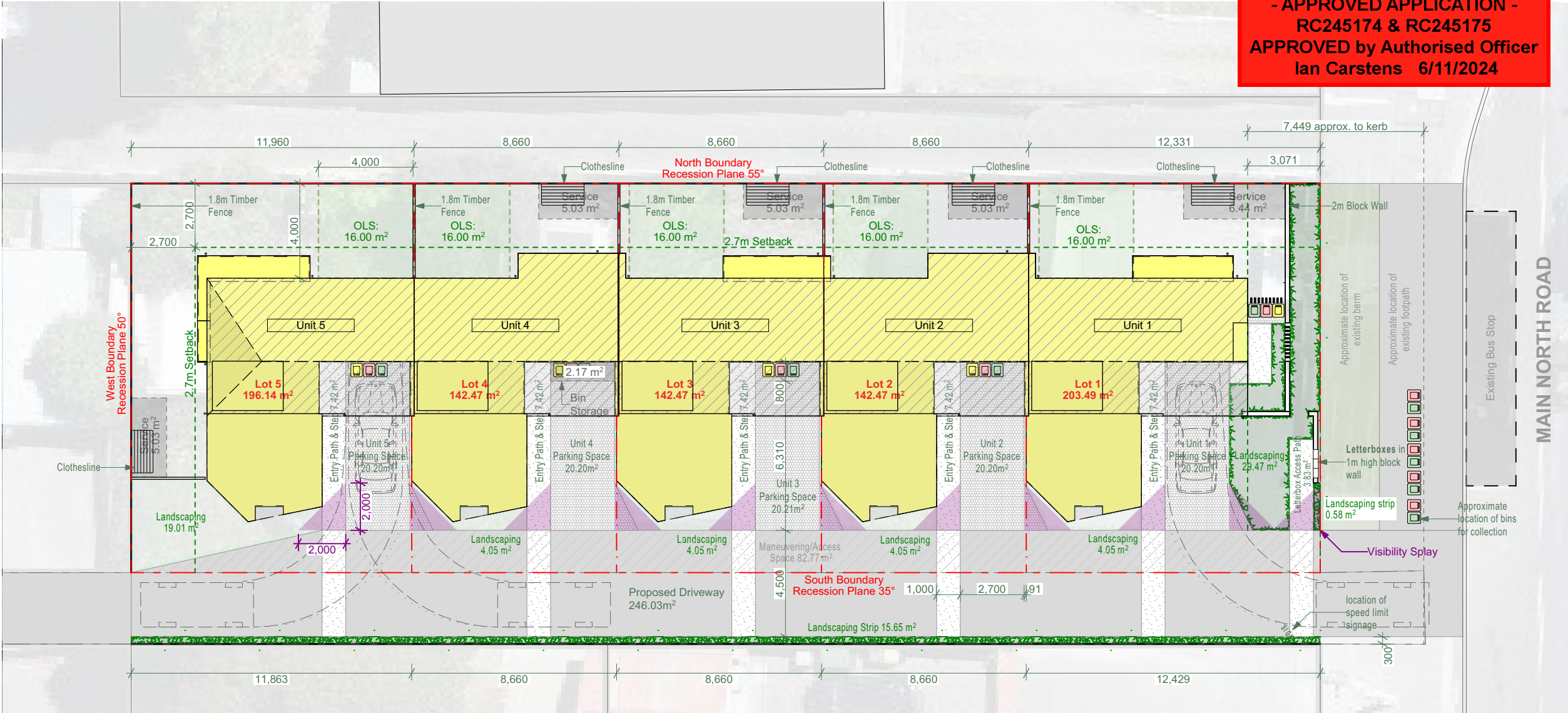
Scale 1:200
Design CS
Drawn CJ
Original Sheet Size A3

REF

2407

A0.01

A



Site Plan

scale 1:200

Location plan only

Proposed Unit Details Gross Floor Area, Beds, Carparking & Coverage Footprint						
Name	GF	FF	Total	Beds	Car Park	Footprint m ²
Unit 1	66.59m ²	46.46m ²	113.05m ²	3	1	77.59m ²
Unit 2	65.25m ²	48.13m ²	113.38m ²	3	1	74.49m ²
Unit 3	64.85m ²	43.97m ²	108.82m ²	3	1	74.09m ²
Unit 4	64.97m ²	47.85m ²	112.82m ²	3	1	74.21m ²
Unit 5	66.90m ²	44.23m ²	111.13m ²	3	1	76.26m ²
						376.64m ²

Proposed Landscaped Areas applicable to ROW & KERB	
Name	Area
Lot 1	34.1m ²
Lot 2	4.05m ²
Lot 3	4.05m ²
Lot 4	4.05m ²
Lot 5	19.01m ²
ROW	15.65m ²
TOTAL	80.91m ²

PROJECT INFORMATION

Client Akira Developments Limited
Site Address 55 Main North Road, Woodend
Legal Pt Lot 1 DP 13676
TA Zone Business 2 Zone
Gross Site Area Approx. 827.04m²
Net Site Area Approx 744.27m² (Less maneuvering/access)

Proposed Footprint Area (incl. all units) 376.64m²
Site Coverage (Gross) (incl. all units) 45.5%
Site Coverage (Net) (incl. all units) 50.6%

Impervious Area 220.87m² (Landscaped) + Site Coverage
% Impervious (Gross) 72.2%
% Impervious (Net) 77.3%

Wind Zone Medium
Lee Zone No
Earthquake Zone Zone 2
Exposure Zone Zone C
Climate Zone Zone 5
Snow Zone Zone N4
Snow design criteria Up to 1kPa
HAIL site No



SOUTH ARCHITECTS

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info@southarchitects.co.nz

ISSUE

A02 9/05/2024 Preliminary Design issue
A03 20/05/2024 Preliminary Design Issue II
A04 10/06/2024 Resource Consent Issue

PROJECT

Woodend Multi Unit

55 Main North Road
Woodend

Akira Developments Limited



DRAWING

Ground Floor Plan

Scale
Design
Drawn
Original Sheet Size

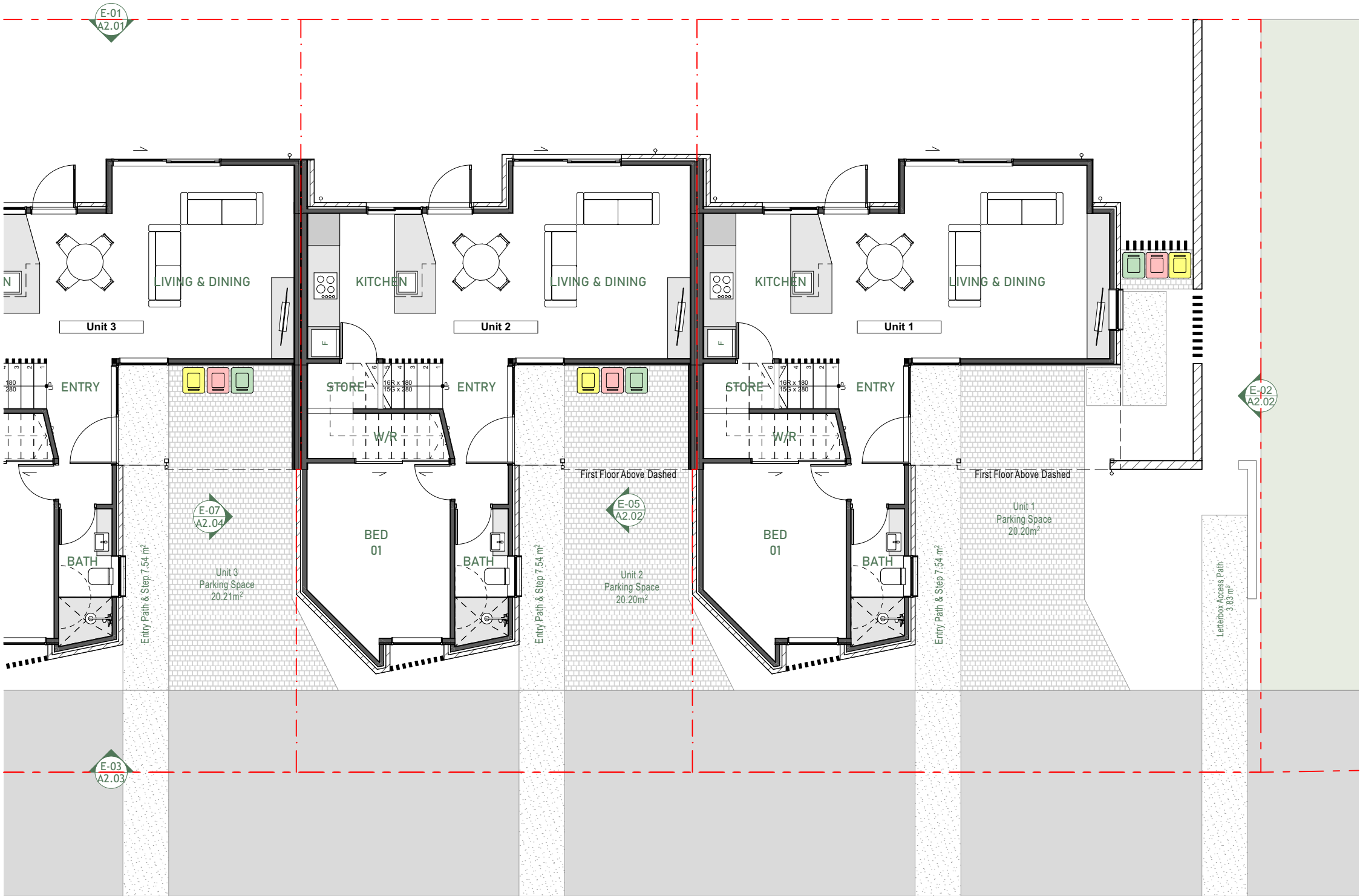
1:100, 1:200
CS
CJ
A3

REF

2407

A1.01

A



Ground Floor Plan

scale 1:100

Proposed Unit Details Gross Floor Area, Beds, Carparking & Coverage Footprint)						
Name	GF	FF	Total	Beds	Car Park	Footprint m²
Unit 1	66.59m²	46.46m²	113.05m²	3	1	77.59m²
Unit 2	65.25m²	48.13m²	113.38m²	3	1	74.49m²
Unit 3	64.85m²	43.97m²	108.82m²	3	1	74.09m²
Unit 4	64.97m²	47.85m²	112.82m²	3	1	74.21m²
Unit 5	66.90m²	44.23m²	111.13m²	3	1	76.26m²
						376.64m²



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ISSUE

A02 9/05/2024 Preliminary Design issue
A03 20/05/2024 Preliminary Design Issue II
A04 10/06/2024 Resource Consent Issue

PROJECT

Woodend Multi Unit

55 Main North Road
Woodend

Akira Developments Limited



DRAWING

Ground Floor Plan

Scale
Design
Drawn
Original Sheet Size

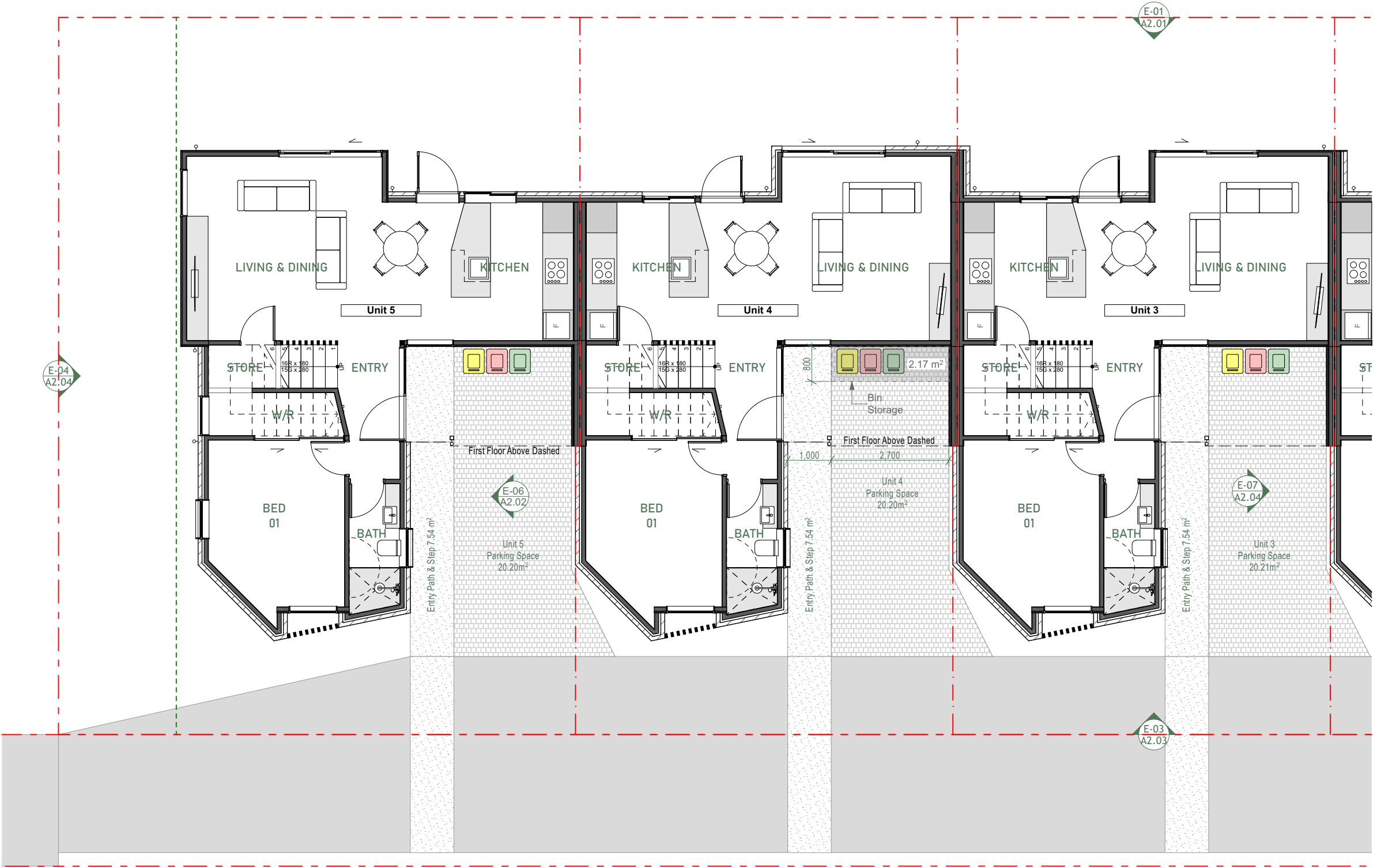
1:100, 1:200
CS
CJ
A3

REF

2407

A1.02

A



Ground Floor Plan

scale 1:100

Proposed Unit Details Gross Floor Area, Beds, Carparking & Coverage Footprint)						
Name	GF	FF	Total	Beds	Car Park	Footprint m²
Unit 1	66.59m²	46.46m²	113.05m²	3	1	77.59m²
Unit 2	65.25m²	48.13m²	113.38m²	3	1	74.49m²
Unit 3	64.85m²	43.97m²	108.82m²	3	1	74.09m²
Unit 4	64.97m²	47.85m²	112.82m²	3	1	74.21m²
Unit 5	66.90m²	44.23m²	111.13m²	3	1	76.26m²
						376.64m²

A02	9/05/2024	Preliminary Design issue
A03	20/05/2024	Preliminary Design Issue II
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Akira Developments Limited



CS
CJ
A3

2407

A

The architectural floor plan illustrates a three-unit residential building. The plan is divided into three sections by red dashed lines, labeled E-01 A2.01, E-02 A2.02, and E-03 A2.03. Each unit (Unit 1, Unit 2, and Unit 3) contains a bedroom (BED 02, BED 03), a bathroom, and a living area with a fireplace. Units 1 and 2 have a central living area with a fireplace and a staircase. Unit 3 has a living area with a fireplace and a staircase. The plan also shows an attic area, a central hallway, and a central staircase. The plan is oriented with North at the top.

scale 1:100

Proposed Unit Details Gross Floor Area, Beds, Carparking & Coverage Footprint)						
Name	GF	FF	Total	Beds	Car Park	Footprint m ²
Unit 1	66.59m ²	46.46m ²	113.05m ²	3	1	77.59m ²
Unit 2	65.25m ²	48.13m ²	113.38m ²	3	1	74.49m ²
Unit 3	64.85m ²	43.97m ²	108.82m ²	3	1	74.09m ²
Unit 4	64.97m ²	47.85m ²	112.82m ²	3	1	74.21m ²
Unit 5	66.90m ²	44.23m ²	111.13m ²	3	1	76.26m ²
						376.64m²



ISSUE

PROJECT

Woodend Multi Unit

Akira Developments Limited



First Floor Plan

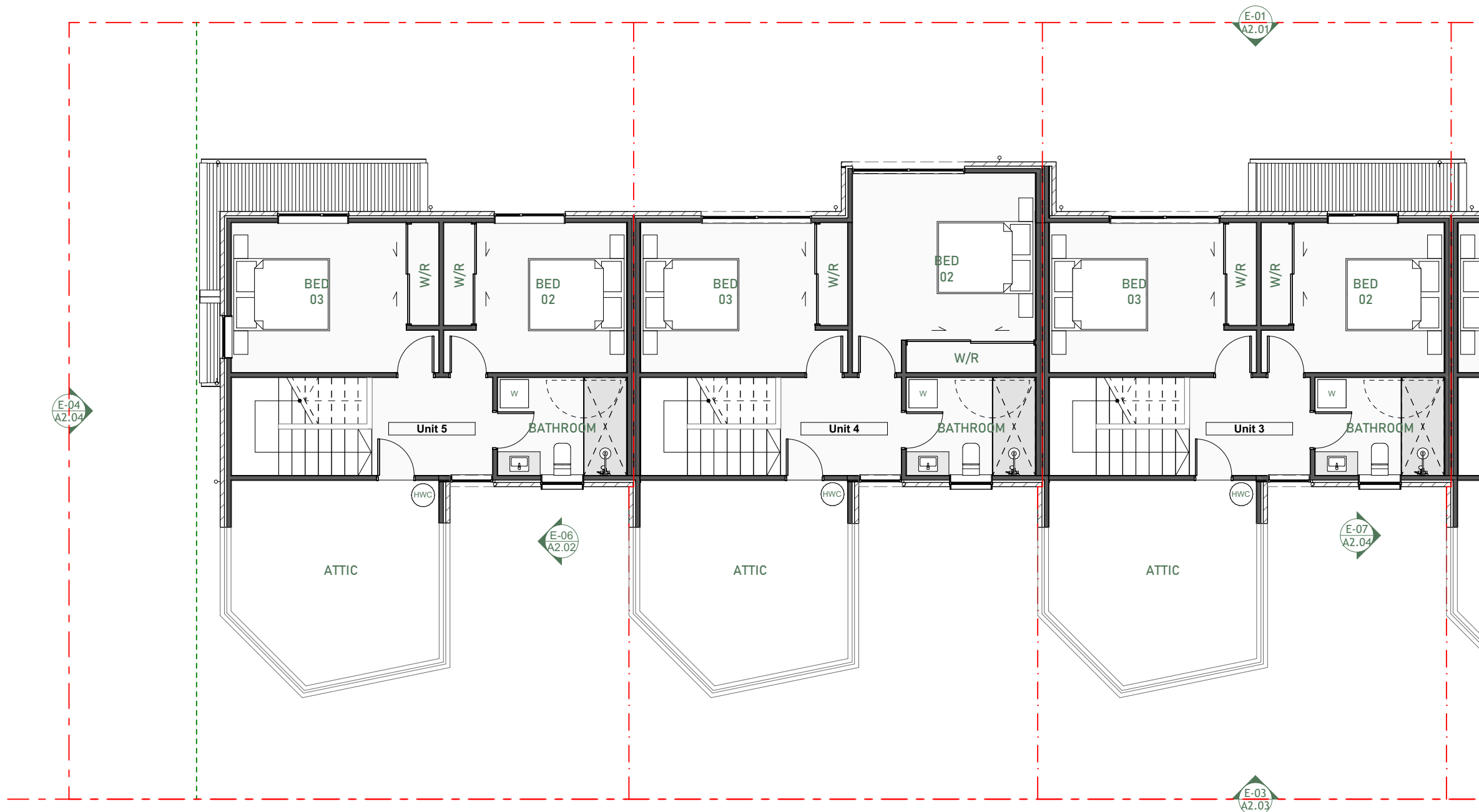
1:100, 1:200
CS
CJ
A3

REF

2407

A1.04

A



First Floor

scale 1:100

Proposed Unit Details Gross Floor Area, Beds, Carparking & Coverage Footprint)						
Name	GF	FF	Total	Beds	Car Park	Footprint m ²
Unit 1	66.59m ²	46.46m ²	113.05m ²	3	1	77.59m ²
Unit 2	65.25m ²	48.13m ²	113.38m ²	3	1	74.49m ²
Unit 3	64.85m ²	43.97m ²	108.82m ²	3	1	74.09m ²
Unit 4	64.97m ²	47.85m ²	112.82m ²	3	1	74.21m ²
Unit 5	66.90m ²	44.23m ²	111.13m ²	3	1	76.26m ²
						376.64m²



ISSUE

PROJECT

Akira Developments Limited



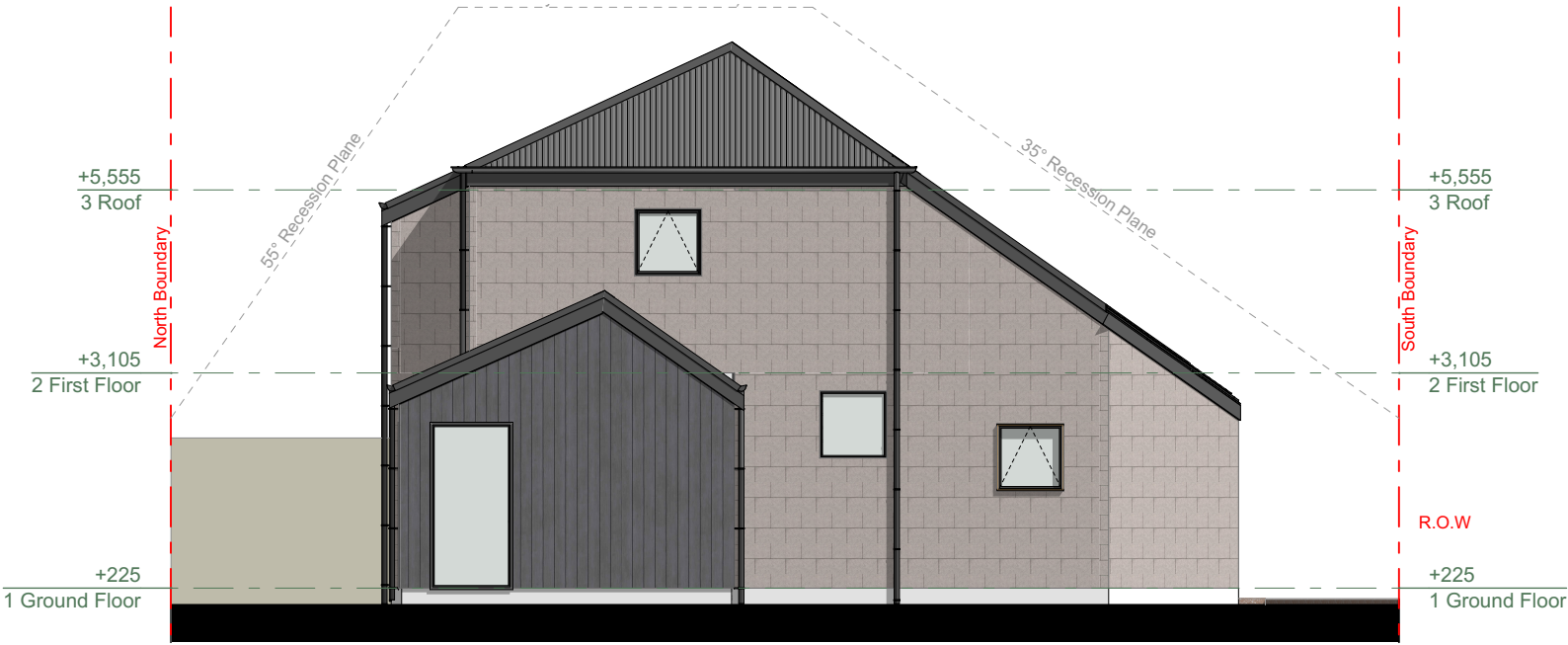
1:100
CS
CJ
A3

2407

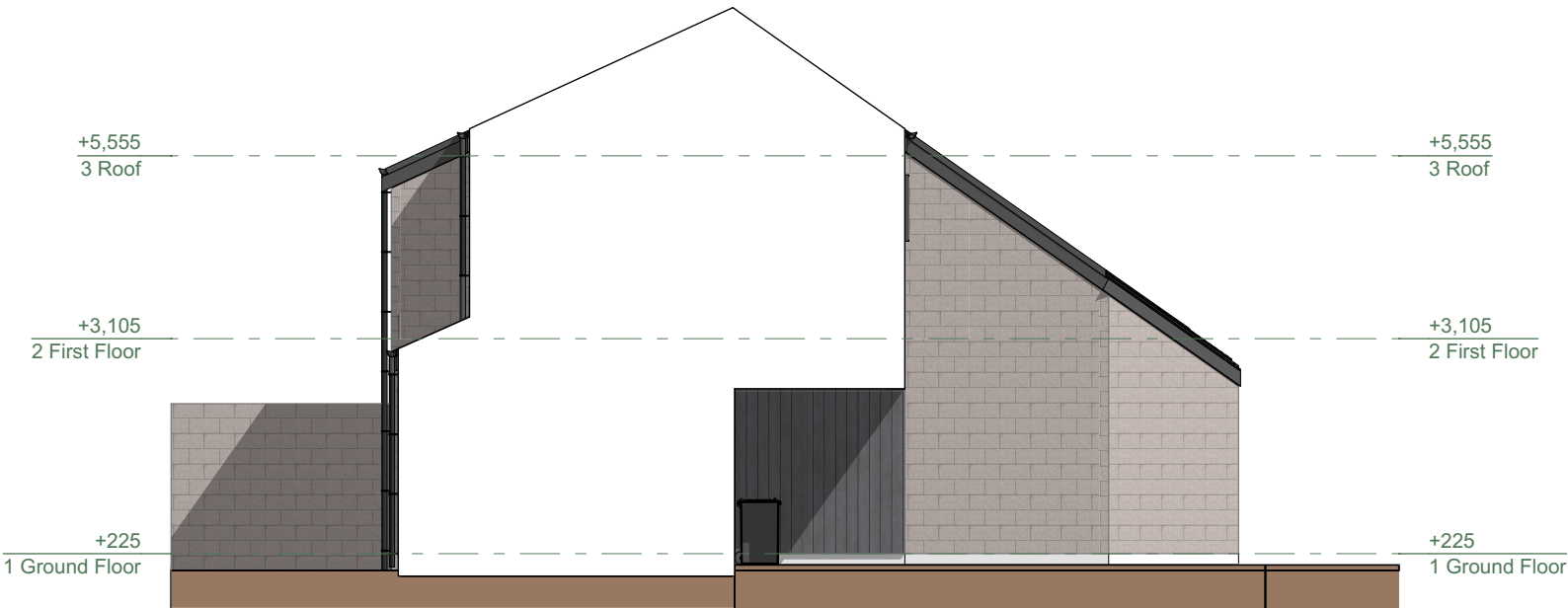
A



Scale
Design
Drawn
Original Sheet Size



West Elevation
A1.02, A1.04, A1.06 scale 1:100



West Elevation
A1.01, A1.02, A1.03, A1.04, A1.05, A1.06 scale 1:100



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ISSUE

A02 9/05/2024 Preliminary Design issue
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PROJECT

Woodend Multi Unit

55 Main North Road
Woodend

Akira Developments Limited

DRAWING
Elevations

Scale
Design
Drawn
Original Sheet Size

1:100
CS
CJ
A3

REF

2407

A2.04

A



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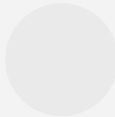
**WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC245174 & RC245175
APPROVED by Authorised Officer
Ian Carstens 6/11/2024**

PROJECT

Woodend Multi Unit

55 Main North Road
Woodend

Akira Developments Limited



DRAWING
Perspectives

Scale
Design
Drawn
Original Sheet Size

CS
CJ
A3

REF

2407

A2.08

A



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ISSUE

C02 16/10/2024 RC Response

WAIMAKARIRI DISTRICT COUNCIL
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APPROVED by Authorised Officer
Ian Carstens 6/11/2024

PROJECT

Woodend Multi Unit

55 Main North Road
Woodend

Akira Developments Limited

N

DRAWING

Site Compliance Plan

Scale
 Design
 Drawn
 Original Sheet Size

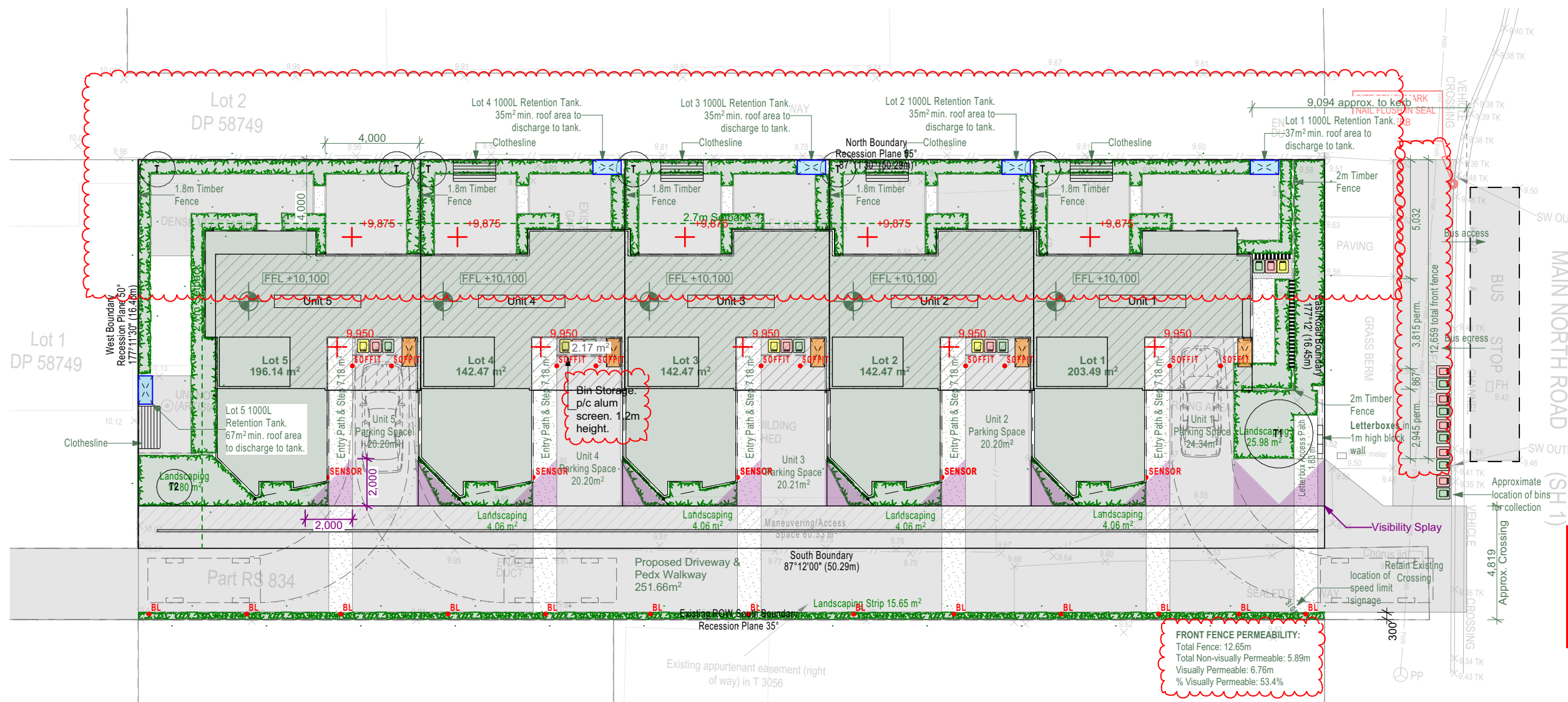
1:200
 CS
 CJ
 A3

REF

2407

A0.05

C



Site RC Plan

scale 1:200

Proposed Unit Details Gross Floor Area, Beds, Carparking & Coverage Footprint)						
Name	GF	FF	Total	Beds	Car Park	Footprint m²
Unit 1	77.19m²	46.32m²	123.51m²	3	1	77.19m²
Unit 2	73.89m²	47.86m²	121.75m²	3	1	73.89m²
Unit 3	73.89m²	47.86m²	121.75m²	3	1	73.89m²
Unit 4	73.65m²	47.63m²	121.28m²	3	1	73.65m²
Unit 5	75.97m²	43.47m²	119.44m²	3	1	75.97m²
						374.59m²

Proposed Landscaped Areas applicable to ROW & KERB	
Name	Area
Lot 1	29.11m²
Lot 2	4.06m²
Lot 3	4.06m²
Lot 4	4.06m²
Lot 5	11.80m²
ROW	15.65m²
TOTAL	68.74m²

- Dentention tank (size as noted) to receive stormwater (m² of roof as noted), slow release to council kerb
 Lockable wall mounted bike rack
 Pedestrian delineated path at same level as driveway (used for both)

Proposed Accessway Lighting for CPTED

- SOFFIT Recessed soffit downlight. Occupant controlled.
 SENSOR High wall-mounted motion sensor light. Occupant controlled.
 BL Solar powered bollard lighting to illuminate accessway.



Site Location

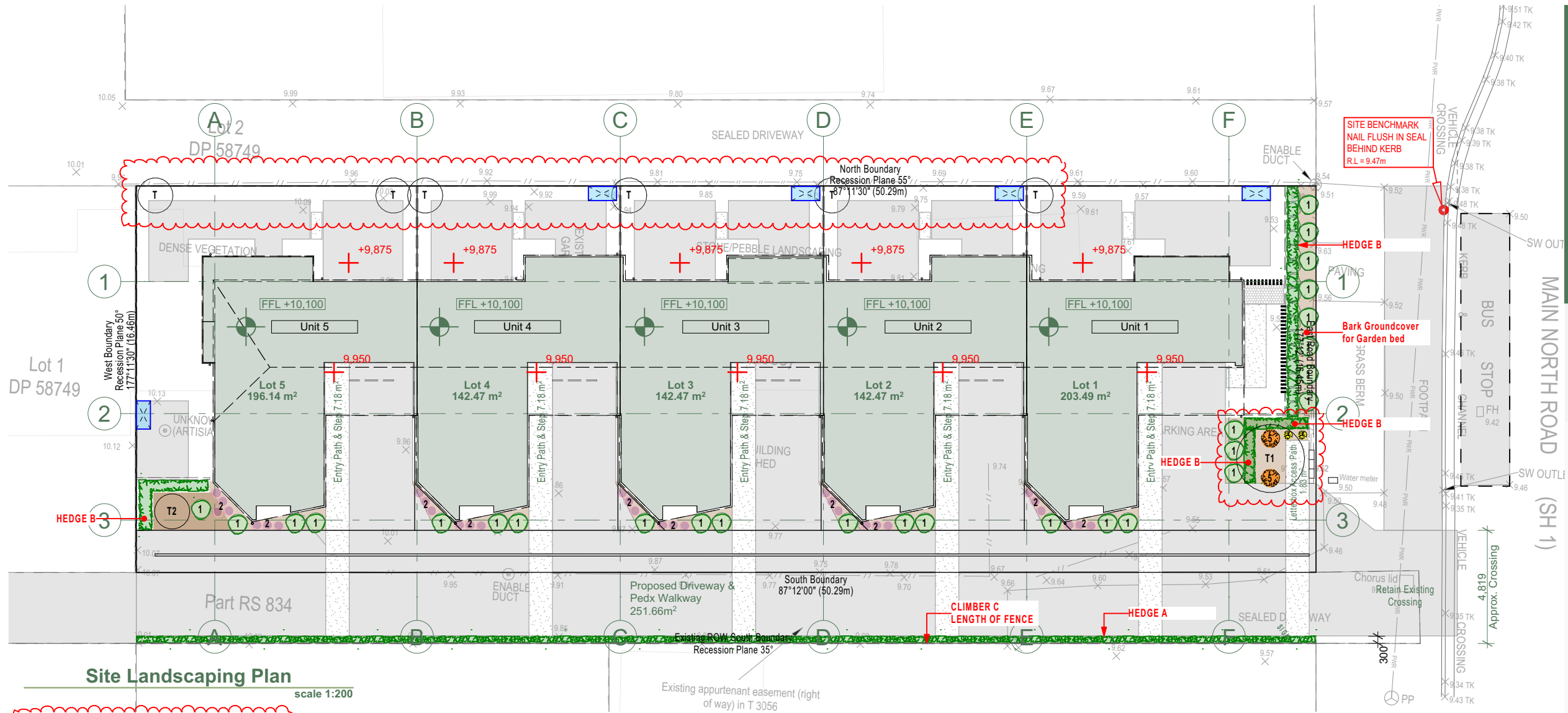
PROJECT INFORMATION

Client Akira Developments Limited
 Site Address 55 Main North Road, Woodend
 Legal Pt Lot 1 DP 13676
 TA Zone Business 2 Zone
 Gross Site Area Approx. 827.04m²
 Net Site Area Approx 744.27m² (Less maneuvering/access)

Proposed Footprint Area (incl. all units) 374.59m²
 Site Coverage (Gross) (incl. all units) 45.2%
 Site Coverage (Net) (incl. all units) 50.3%

Impervious Area 220.87m² (Landscaped) + Site Coverage
 % Impervious (Gross) 72.2%
 % Impervious (Net) 77.3%

Wind Zone Medium
 Lee Zone No
 Earthquake Zone Zone 2
 Exposure Zone Zone C
 Climate Zone Zone 5
 Snow Zone Zone N4
 Snow design criteria Up to 1kPa
 HAIL site No



T1. TREE - MEDIUM HEIGHT
SWEET GUM
Liquidambar styraciflua 'Woreplesdon'
Approx height after 5 years: 5m
Approx mature height: 7m



T2. TREE - LOW HEIGHT
REDBUD
Cercis canadensis 'Forest Pansy'
Approx height after 5 years: 3m
Approx mature height: 5m



A. HEDGE
LOW HEIGHT
BUXUS
Buxus sempervirens



B. HEDGE
MEDIUM HEIGHT / 1.2m
BROADLEAF (KAPUKA)
Griselinia littoralis 'Canterbury'

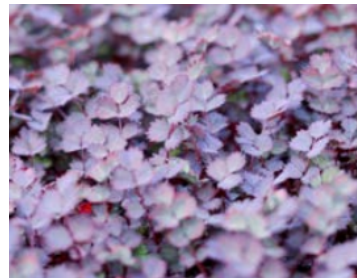


C. CLIMBER
BOSTON IVY
Parthenocissus tricuspidate

T. SELECTED TREE - LOW/ MEDIUM HEIGHT
Selected Tree to be appropriate species/size/maturity to enable privacy for neighbours. Options include relocated small conifers existing on site, or trees specifically T1 & T2 or similar form.



1. ALPINE HEBE / KOROMIKO
Hebe 'Wiri Mist'



2. PURPLE BIDIBIDI
Acaena purpurea



3. SWAMP SEDGE
PUKIO, TOITOI, TOETOE
Carex virgata



4. TURUTU
Dianella nigra



5. MINATURE TOETOE
Chionochloa flavicans

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C02 16/10/2024 RC Response

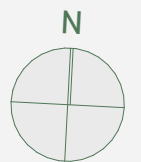
WAIMAKARIRI DISTRICT COUNCIL
- APPROVED APPLICATION -
RC245174 & RC245175
APPROVED by Authorised Officer
Ian Carstens 6/11/2024

PROJECT

Woodend Multi Unit

55 Main North Road
Woodend

Akira Developments Limited



DRAWING

Site Landscaping Plan

Scale
Design
Drawn
Original Sheet Size

1:200
CS
CJ
A3

REF

2407

A0.06

C



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ISSUE

C01 9/10/2024 Consent Issue
C02 16/10/2024 RC Response

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APPROVED by Authorised Officer
Ian Carstens 6/11/2024

PROJECT

Woodend Multi Unit

55 Main North Road
Woodend
Akira Developments Limited

DRAWING

Elevations

Scale 1:100
Design CS
Drawn CJ
Original Sheet Size A3

REF 2407

A2.02 C

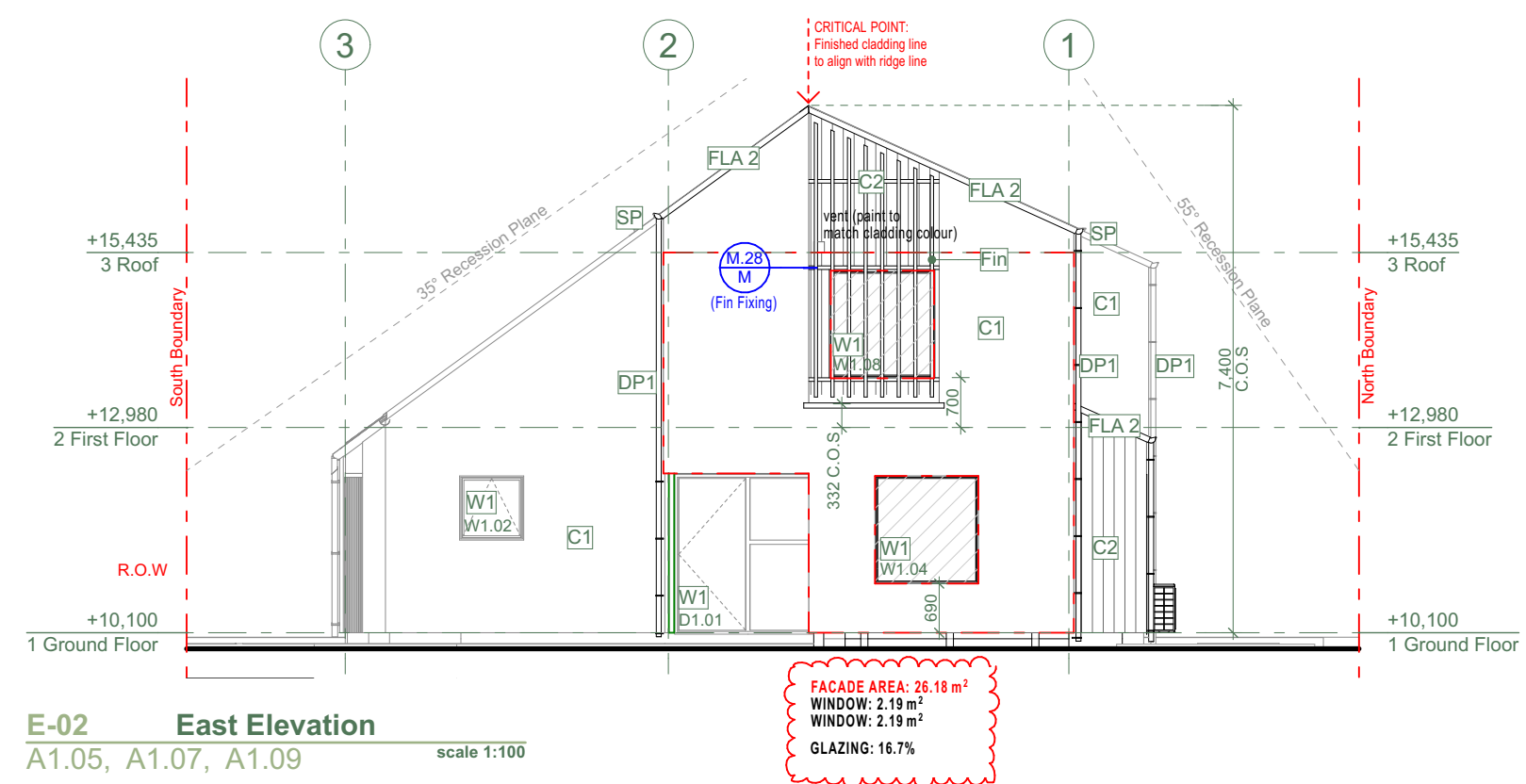
BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9

Notes

- C1 Cladding 1:
Rockcote Plaster System on 50mm
Integra Panel on 20mm H-Grade
Graphex cavity battens over Masons
Uni flexible wall underlay.
- C2 Cladding 2:
9mm James Hardie Grooved Axon
Panel on 20mm H3.1 vertical timber
cavity battens on Masons Uni Flexible
wall underlay.
- Fin Aluminium Fins:
P/C Aluminium Fins by
Auraa. Installation as per
manufacturers documentation and
approval.
- FLA 2 Barge Flashing:
0.55BMT colorsteel barge flashing to
suit roofing profile
- W1 Window 1:
Double glazed APL Residential
ThermalHEART window joinery.

Services

- DP1 Downpipe 1:
Colorsteel 80mmØ downpipe with
colour matched brackets.
- SP Spouting:
Colorsteel 150 Half Round gutter with
snow straps.





SOUTH ARCHITECTS

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ISSUE

C01 9/10/2024 Consent Issue
 C02 16/10/2024 RC Response

WAIMAKARIRI DISTRICT COUNCIL
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PROJECT

Woodend Multi Unit

55 Main North Road
 Woodend

Akira Developments Limited

DRAWING

Elevations

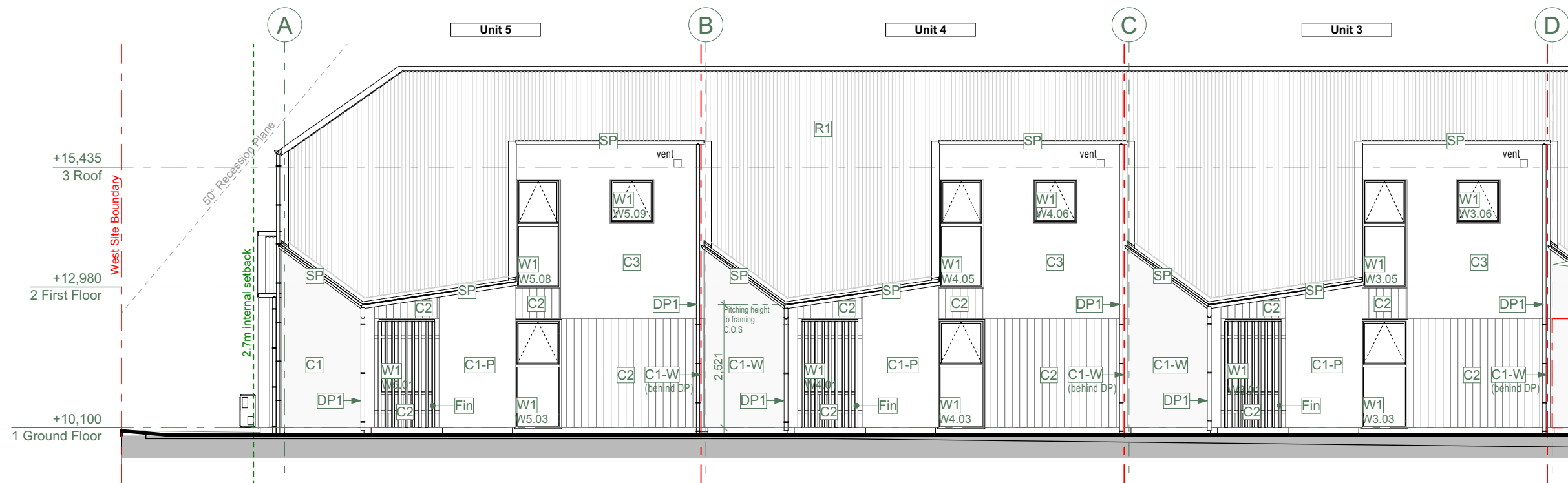
Scale 1:100
 Design CS
 Drawn CJ
 Original Sheet Size A3

REF

2407

A2.03

C



E-03 South Elevation

A1.04, A1.05, A1.06, A1.07, A1.08, A1.09 scale 1:100

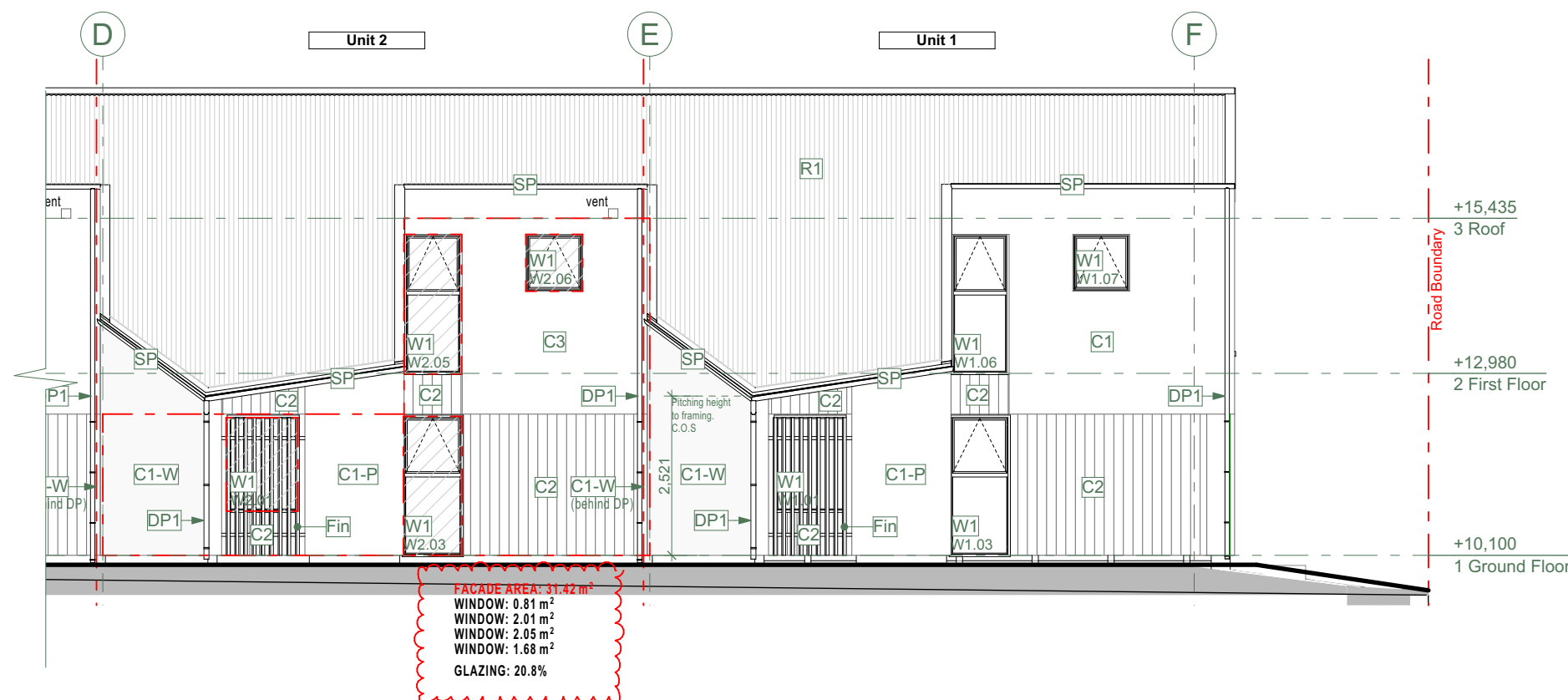
Notes

- C1** **Cladding 1:**
 Rockcote Plaster System on 50mm Integra Panel on 20mm H-Grade Graphex cavity battens over Masons Uni flexible wall underlay.
- C1-P** **Cladding 1 over Plywood Bracing:**
 Rockcote Plaster System on 50mm Integra Panel on 20mm H-Grade Graphex cavity battens over 7mm H3.1 Ecoply Bracing. Installed per Ecoply Bracing Spec.
- C1-W** **Cladding 1 over Weatherline RAB:**
 Rockcote Plaster System on 50mm Integra Panel on 20mm H-Grade Graphex cavity battens over 13mm GIB Weatherline Barrier.
- C2** **Cladding 2:**
 9mm James Hardie Grooved Axon Panel on 20mm H3.1 vertical timber cavity battens on Masons Uni Flexible wall underlay.
- C3** **Cladding 3:**
 Rockcote Plaster System on 50mm Integra Panel on 20mm H-Grade Graphex cavity battens over Masons Uni flexible wall underlay. NOTE: Cladding fixings to studs to be longer to suit installation on packed out wall to satisfy manufacturers requirements.
- Fin** **Aluminium Fins:**
 P/C Aluminium Fins by Aural. Installation as per manufacturers documentation and approval.
- R1** **Roofing 1:**
 0.4BMT Colorsteel Maxam Corrugate roofing on VENT VB10 battens on Masons VHP Strong roof underlay on 70x45 H1.2 purlins @ 900crs (Fixing T)
- W1** **Window 1:**
 Double glazed APL Residential ThermalHEART window joinery.

Services

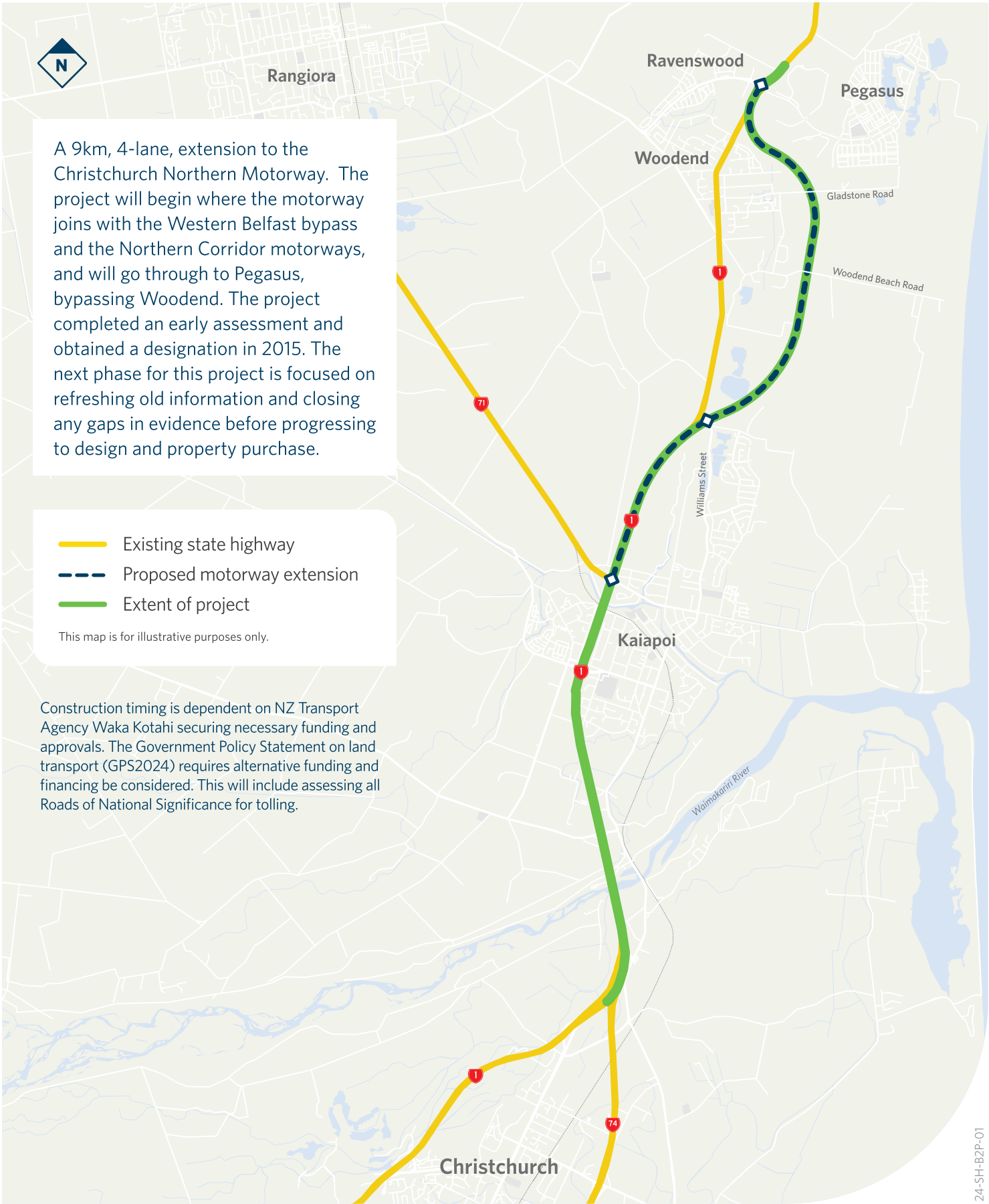
- DP1** **Downpipe 1:**
 Colorsteel 80mmØ downpipe with colour matched brackets.
- SP** **Spouting:**
 Colorsteel 150 Half Round gutter with snow straps.

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Medium risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		9



E-03 South Elevation

A1.04, A1.05, A1.06, A1.07, A1.08, A1.09 scale 1:100

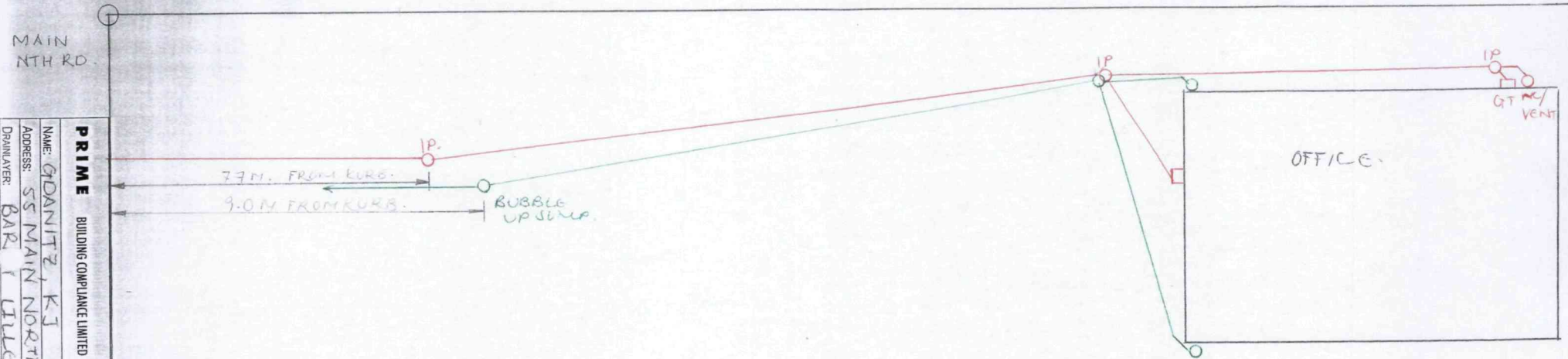


This map is for illustrative purposes only.

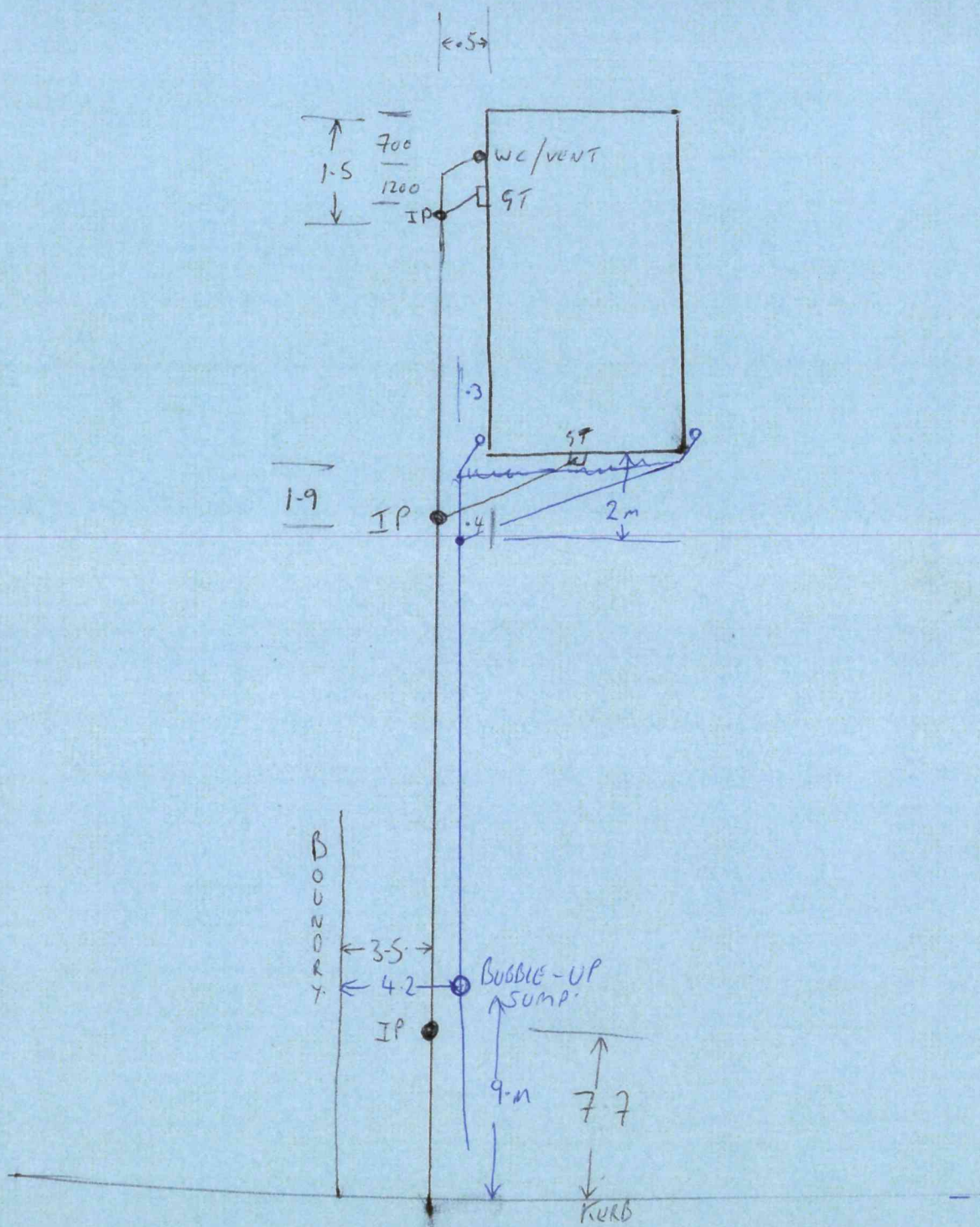
Construction timing is dependent on NZ Transport Agency Waka Kotahi securing necessary funding and approvals. The Government Policy Statement on land transport (GPS2024) requires alternative funding and financing be considered. This will include assessing all Roads of National Significance for tolling.

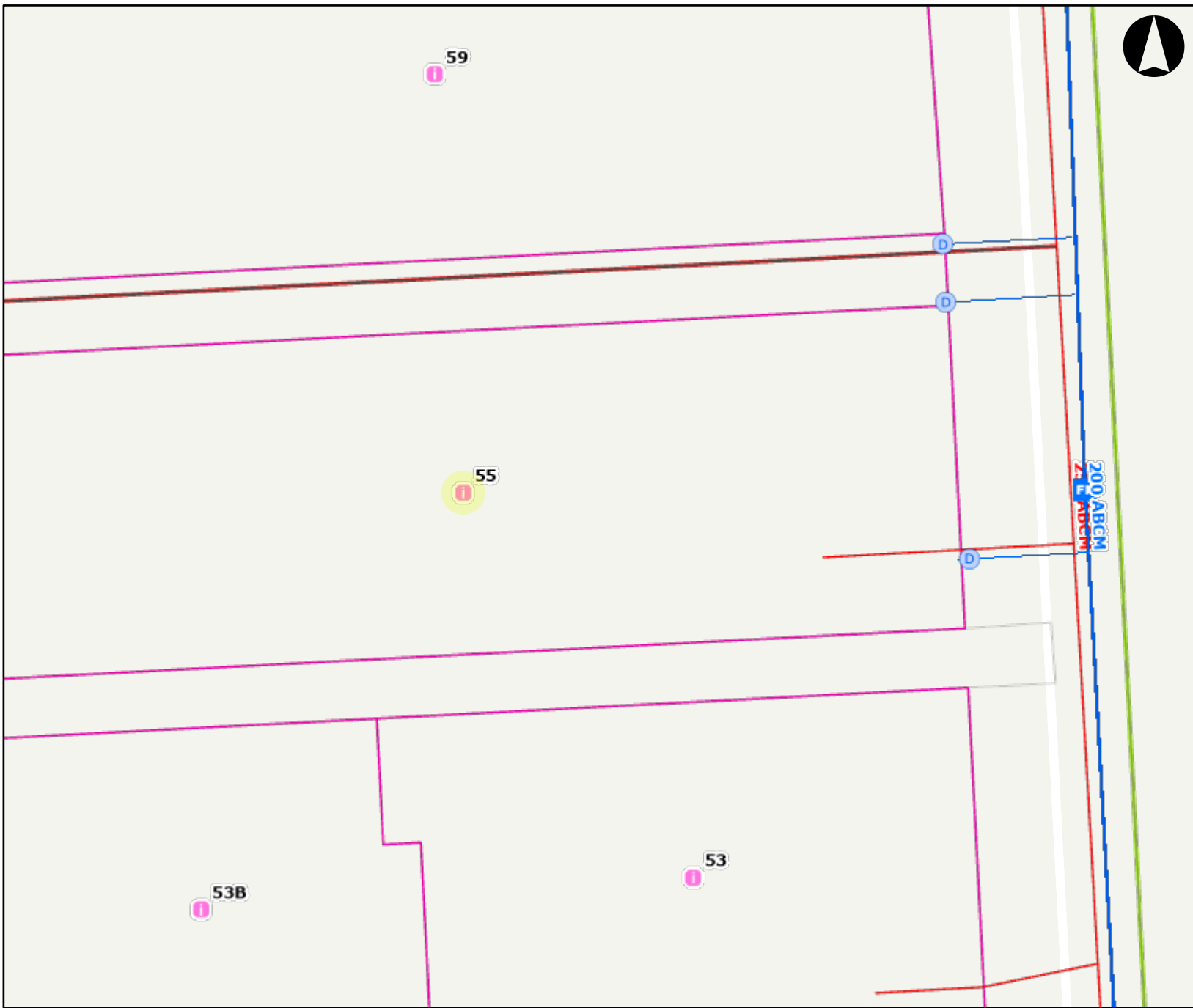


Note: NZ Topographic data is created at a 1:50,000 scale and when viewed at smaller scales such as 1:2,000 the inaccuracies of position are seen. This is normal and is to do with the fact the data was created as a general dataset to be used at 1:50,000.



PRIME BUILDING COMPLIANCE LIMITED		DRAINAGE PLAN	
NAME: GDANITZ, KJ	LEGEND: SEWER	JOB No	YAL No
ADDRESS: 55 MAIN NORTH RD. NOODEND.	SCALE: 1:100	DATE DRAWN: 27/11/02	
DRAWN BY: S. BUTCHOGG			
DRAWN BY: BAR. T. LILLY			





Legend

LM2500572 31/03/25 Page 51
Override 1

Water Service Connections

 On Demand Water Connection

Water Valves

 Hydrant Valve

 Water Service Lines

 Water Network Mains & Facility Pipes

 Wastewater Service Lines

Wastewater Network Mains, Facility Pipes & Culverts

Pipe Type

 Pressure, Gravity, Not Yet Defined

Unverified Assets - Lines

 Drainage Unverified Asset

 Sewer Unverified Asset

 Properties < 1 ha

Property Boundaries with Attributes

 Current Property

 Deposited Land Parcels

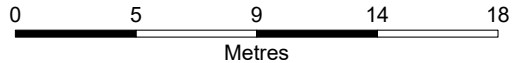
nicole.wilson@wmk.govt.nz

Waimakariri District Council

Date: 31/03/2025

Scale 1:282

Original page size: A4



Disclaimer:

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Credits:

Waimakariri District Council, Land Information New Zealand, Waimakariri District Council, Waimakariri District Council



Legend

LM2500572 31/03/25 Page 52

Flood Exclusion Zones

All Flooding Hazard 200 year

ClassName

Low

Medium

High

Properties > 1 ha

Related Address

Property Boundaries with Attributes

Current Property

Deposited Land Parcels

Road Names

nicole.wilson@wmk.govt.nz

Waimakariri District Council

Date: 31/03/2025

Scale 1:4,514

Original page size: A4

0 70 140 210 280
Metres

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Credits:

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



Notes on Flood Hazard Mapping

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

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

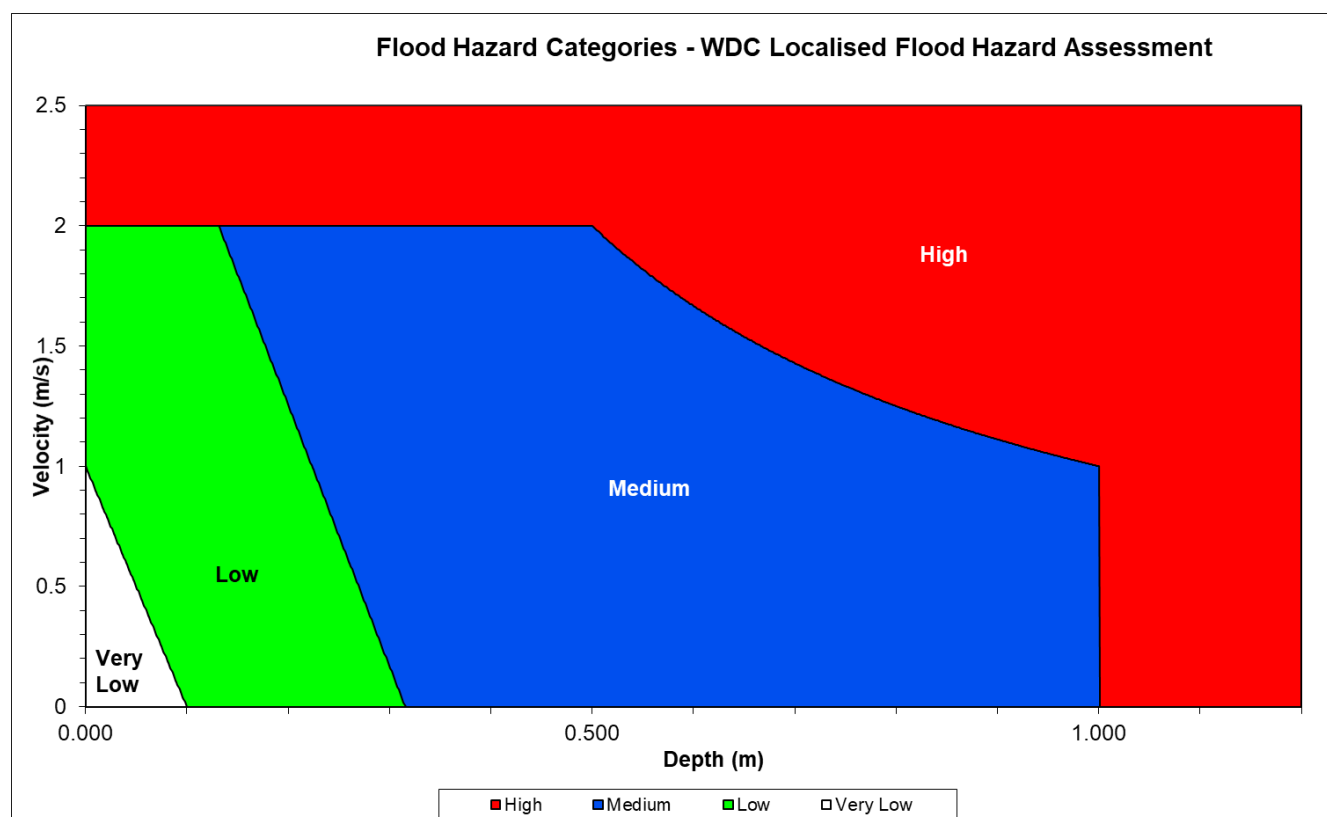
1. Annual Exceedence Probability.

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

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

2. Flood Hazard Categories.

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



3. Flood Modelling

This flood modelling shows the combined effects of:

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

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

4. Generalised Flooding

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

5. Land Changes

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

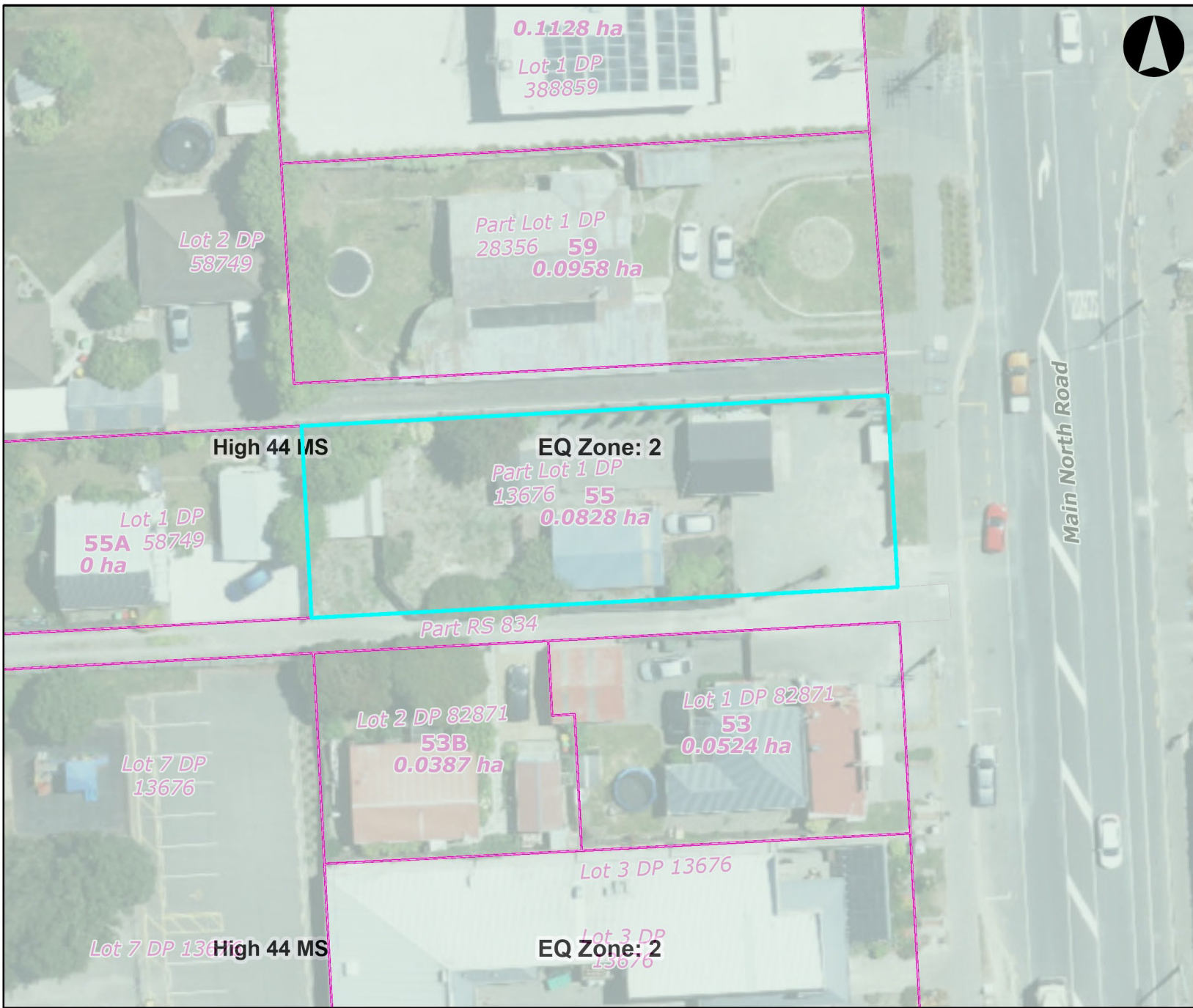
6. District Plan

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

7. Further Information

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

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



Legend

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Land Parcel

Property Boundary

NZS3604:2011

High 44 MS

NZS3604:2011

ZONE

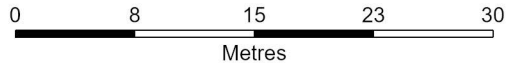
2

Author: Nicole Wilson

Date: 31/03/2025

Scale 1:475

Original page size: A4



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Credits:

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

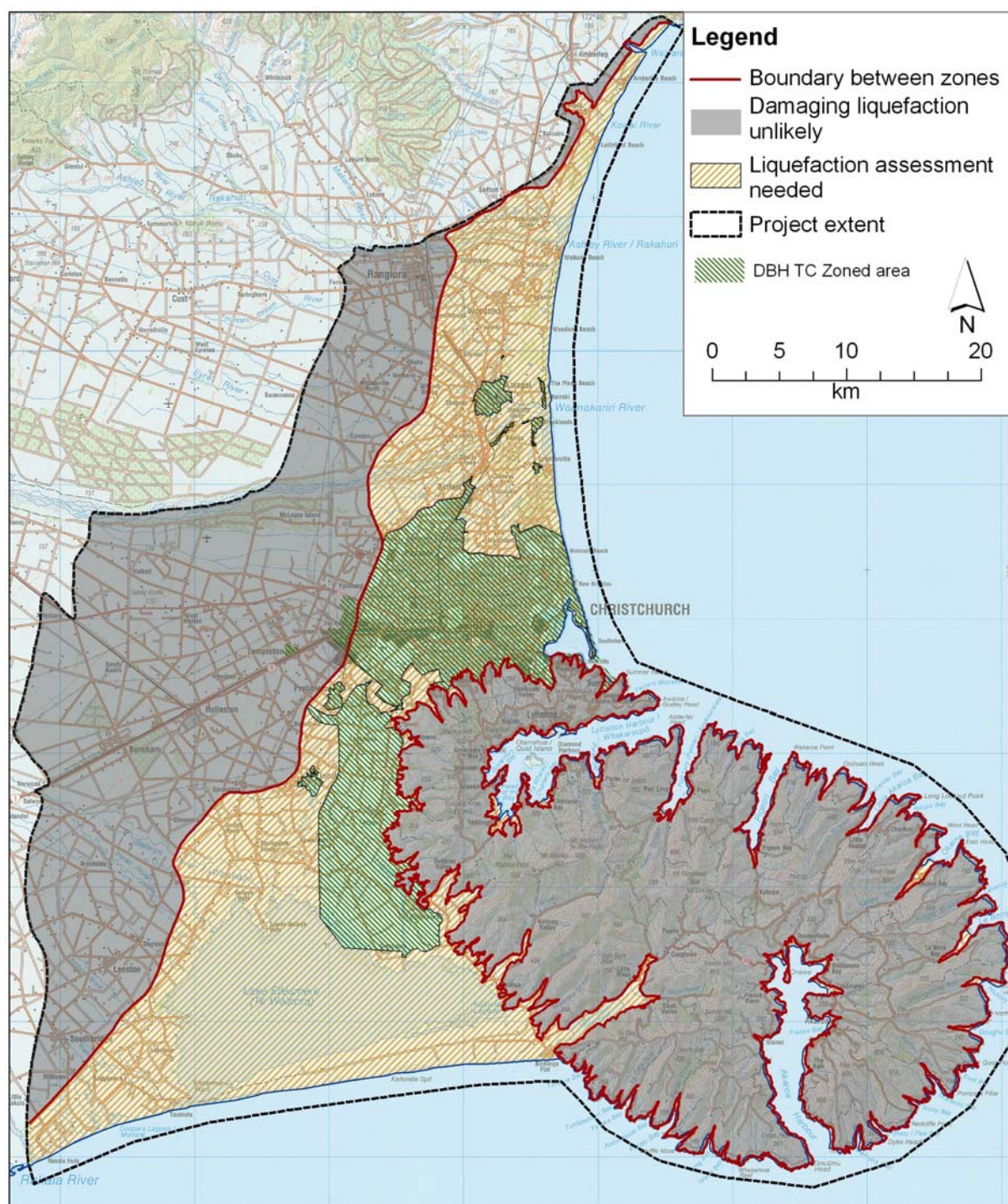


Figure 2.1 Liquefaction assessment area map for the eastern Canterbury project area. Liquefaction susceptibility is categorised in two areas, “damaging liquefaction unlikely” and “liquefaction assessment needed”. The area covered by DBH Technical Categories at the time of this report is excluded.

KERBSIDE COLLECTION SERVICE

This property is in an area that is eligible for the Council's optional kerbside collection service.

More information can be found at <https://www.waimakariri.govt.nz/services/recycling-rubbish-and-organics>

Thank-you.