

Project KEA

## Preliminary Site Investigation

for: South Island Resource Recovery Limited



Job No: 64308

Version: 5

Date of Issue: 25/08/2022

## DOCUMENT APPROVAL AND REVISION HISTORY

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	Preliminary Site Investigation
<b>Prepared for</b>	South Island Resource Recovery Limited
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<b>Author(s)</b>	
	Paul Duder
	Project Director   Principal
<b>Reviewer(s)</b>	
	Hiram Garcia
	Principal Environmental Consultant

I have assessed the site in accordance with current New Zealand Regulations and guidance documents and reported in accordance with the current edition of Contaminated Land Management Guidelines No 1: Reporting of Contaminated Sites in New Zealand.

I am considered by Babbage Consultants Limited as a suitably qualified and experienced practitioner (SQEP) pursuant to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, based on the company's definition of a SQEP as given below.

Name:

Signed: 

Date: 15 September 2022

### **Babbage Consultants Limited: SQEP Definition**

Babbage Consultants Limited requires that a SQEP has the following Qualifications/Experience:

- Tertiary education in environmental science, engineering, or other relevant field;
- Ten years of relevant post graduate environmental experience;
- A commitment to continuing professional development; and
- Full membership of an appropriate professional body requiring a commitment to operating in accordance with a professional code of ethics.

<b>Rev. No</b>	<b>Date</b>	<b>Version</b>	<b>Author(s)</b>	<b>Reviewer</b>
A	20/06/2022	1	PD	HG
B	29/07/2022	2	PD	HG
C	9/08/2022	3	PD	HG
D	11/08/2022	4	PD	HG
E	25/08/2022	5	PD	HG

**Reference:** Babbage 2022. Project KEA Preliminary Site Investigation. A report prepared for South Island Resource Recovery Limited by Babbage Consultants Limited. August 2022.

**Cover photo:** Project KEA's official logo, retrieved from <https://www.projectkea.co.nz/>

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## 1 INTRODUCTION

### 1.1 Background

Babbage Consultants Limited (“**Babbage**”) has been engaged by South Island Resource Recovery Limited (“**SIRRL**”) to prepare a Preliminary Site Investigation (“**PSI**”) to support a land use change resource consent application for the establishment of an Energy from Waste (“**EfW**”) Plant, known as Project KEA.

It is proposed to develop the EfW plant on an approximate 14.85ha portion (herein referred to as “the Site”) of a larger property on the corner of Morven – Glenavy Road, Waimate, New Zealand (NZ).

### 1.2 Investigation Objectives

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed. When soil disturbance and/or land development activities take place it should be, if necessary, remedied or the contaminants contained to make land safe for human use.

Under the NESCS, land is considered to be actually or potentially contaminated if an activity or industry on the MfE Hazardous Activities and Industries List (HAIL) has been, or is more likely than not to have been, undertaken on the land. Consequently, a change in land use, subdivision, or development requires a PSI of the land to determine if there is a potential risk to human health because of current or former activities that are occurring, or may have occurred, on the land under investigation.

The key aims of the PSI were to determine:

- Whether current or historic land uses on the Site has likely resulted in ground contamination.
- Verify whether activities detailed on the Hazardous Activities and Industry List (HAIL), issued by the Ministry for the Environment (MfE)<sup>1</sup>, apply to the Site.
- Nature and source of potential contaminants if applicable.
- Known or potential human and ecological receptors that could be exposed to contaminants if applicable.
- Known or potential pathways by which identified receptors could be exposed to potential contaminants under current or known proposed future land use if applicable.

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<sup>1</sup> MfE 24 March 2021. Land – Guidance and guidelines on contaminated land. Retrieved from <https://www.mfe.govt.nz/land/hazardous-activities-and-industries-list-hail>

### 1.3 Scope of Work

The scope of this PSI includes:

- A review of current and historical aerial photographs to identify land uses.
- A review of the Land Information Memorandum (“LIM”) documentation obtained from Waimate District Council (“WDC”).
- Interview with local resident and current owner of the Site who has knowledge of the Site’s historic usage.
- Site walk over.
- Preparation of PSI summarising the findings of the investigation.

The PSI performed follows the general reporting and investigation methodology presented in the MfE Contaminated Land Management Guidelines (CLMG) No. 1<sup>2</sup>.

No physical sampling or analysis was undertaken as part of this PSI.

### 1.4 Site Identification

The Site is located on the corner of Carrolls and Morven-Glenavy Roads in the Waimate District. The Site for the EfW (approximately 14.85ha) is part of the larger property at 445 Carrolls Road, which measures approximately 190.68ha according to Canterbury Maps Viewer website<sup>3</sup>.

The site identification details are presented in **Table 1**.

**Table 1. Site identification.**

Address	Legal description	Area (ha)
Part of 445 Carrolls Road	Part of Lot 1-2 DP 62785	14.85

Refer Appendix A showing Site location, area, and boundaries.

### 1.5 Proposed Site Use

The Site is proposed to be used for the construction and operation of an EfW Plant including necessary ancillary and supporting activities.

The overall EfW development will involve earthworks over the full Site to support the construction of main industrial buildings, ancillary and service buildings, internal roading and landscaping.

<sup>2</sup> MfE 2021. Contaminated Land Management Guidelines No. 1. Reporting on Contaminated Sites in New Zealand (Revised 2021)

<sup>3</sup> Environment Canterbury 28 July 2022. Canterbury Maps Viewer. Retrieved from <https://mapviewer.canterbury-maps.govt.nz/>

## 2 SITE DESCRIPTION

### 2.1 Environmental Setting and Site Layout

- The Site is positioned in a rural farmland area of the Waimate Region of the South Island of NZ. The Site is bounded by the following:
- Northern boundary: A watercourse known as Whitney's Creek runs along the full length of the northern boundary.
- Southern boundary: Carrolls Road.
- Eastern boundary: Morven-Glenavy Road.
- Western boundary: An irrigation channel owned by Morven Glenavy Irrigation ("MGI") runs the length of the Site's western boundary. Immediately beyond the MGI irrigation channel, and running parallel, is the KiwiRail Main South Island railway line.

Typical of the wider area, the site topography is flat.

Published geological information<sup>4</sup> shows the site to be underlain by gravel, sand, and silt of low river terraces with patchy loess cover in places of the Late Pleistocene.

### 2.2 Current Site Uses

The Site is currently bare farmland used as part of a dairy farming operation to grow grass as a feed source for dairy cows.

A site walkover identified:

- The Site is divided into 5 paddocks with each paddock being serviced by a water trough to provide stock with drinking water.
- Approximately halfway along the Site's western boundary, a stormwater ditch crosses the Site from West to East and provides a release path for stormwater coming under the railway line.
- The Site has been fully contoured to support border dyke irrigation. The five paddocks have been subject to repeated mechanised activities over their entire areas (ploughing, re-grassing etc)
- No historic building foundations, concrete stock pads, or other foundations were observed on the Site.

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<sup>4</sup> GNS Science 28 July 2022. New Zealand Geology Web Map. Retrieved from <https://data.gns.cri.nz/geology/>



- No evidence of previous buildings, stock yards, woolsheds, sheep dips, rubbish dumps, storage facilities, or other structures were observed on the Site.

Photos taken during the site walkover are shown in Appendix B.

### **2.3 Surrounding Land Uses**

The immediate neighbouring properties are used for pasture growing to support dairy farming activities.

The wider area is also predominately used for dairy farming activities. Refer to Figure 1.

**Figure 1 – Surrounding land uses**



### 3 HISTORICAL USES OF SITE

#### 3.1 Review of existing investigation reports

There are no known existing contamination surveys or reports covering the Site.

#### 3.2 Review of Council Information

The LIM covering the overall 190.68 ha property of which the Site is part of was supplied by the client and reviewed as part of this PSI.

The LIM indicates:

- Environment Canterbury's Listed Land Use Register does not currently have any information about a HAIL activity on the Site.
- No other evidence from consents and other documentation in the LIM indicates that the Site has been used historically for activities listed on the HAIL.

The LIM reviewed is contained in Appendix C.

#### 3.3 Review of Aerial Photographs

Babbage has reviewed historic aerial photographs dating back to 1943 held on the Retrolens website<sup>5</sup> and Canterbury Maps Viewer website. A summary of historic aerial photography is presented in **Table 2**, and the historical aerial photographs are shown in Appendix D.

*Table 2. Summary of historical aerial photographs.*

Year	Site	Surrounding land use
1943	The Site appears to be used for pastoral purposes. A shed appears in the northeast corner of the Site. Piles of hay appear in the middle portion of the Site. Whitney's Creek appears to run along the northern Site boundary.	The site was surrounded by mostly pastoral land use with a few dwellings and sheds observed. Carrols Road is present to the south of the Site and Morven-Glenavy Road is present to the east of the Site.
1966	No significant changes apparent on the Site. Piles of hay not apparent.	Site surrounds still predominantly pastoral land. Railroad tracks observed to the west of the Site.
1980 to 1984	No significant changes apparent on the Site.	Site surrounds still predominantly pastoral land. Some evidence of potential horticulture activity to the south of the Site. MGI irrigation channel appears to be present on the western boundary of the Site.

<sup>5</sup> Local Government Geospatial Alliance 5 March 2022. Retrolens Historic Image Resource. Retrieved from <http://retrolens.nz/>

1985 to 1989	No significant changes apparent on the Site.	No significant changes apparent in surrounding area.
1995 to 1999	No significant changes apparent on the Site. Shed to the northeast corner is no longer present.	No significant changes apparent in surrounding area.
2000 to 2004	No significant changes apparent on the Site.	No significant changes apparent in surrounding area.
2004 to 2010	No significant changes apparent on the Site. Alignment of Whitney's creek altered by straightening from its natural path.	No significant changes apparent in surrounding area.
2010 to 2015	No significant changes apparent on the Site.	No significant changes apparent in surrounding area.
Latest image	No significant changes apparent on the Site. Vegetation becoming evident along re-aligned Whitney's Creek.	No significant changes apparent in surrounding area.

The aerial photographs reviewed are contained in Appendix D.

### 3.4 Information received from current owner

The current owner of the site is Murphy Farms Ltd (“MFL”).

Information received from Mr Bruce Murphy of MFL regarding the historic and current uses of the land confirmed that:

- Prior to MFL purchasing the land, the Site was used as a dry land sheep farm.
- The stock handling facilities that support a sheep farm were not located on the Site.
- Upon purchasing the site, MFL installed boarder dyke irrigation onto the Site to aid grass growth around 2001 and changed its use from sheep to cattle grazing.

## 4 RISK ASSESSMENT

Based on Site walk, review of LIM, review of historical aerial photographs and information received from Bruce Murphy of MFL, it is concluded that the Site is unlikely to have been subjected to an activity on the HAIL.

A conceptual site model (CSM) for the Site has been developed to assess risk. For a contaminant to present a risk to human health or the environment, the following components are required to be present and connected:

- Sources/Contaminants – the known and potential sources of contamination and contaminants of concern. The Site has had a history of pastoral land use with no known evidence of agrichemical use. A former shed was noted to be present in the era when lead paint (prior to 1993) and ACM (prior to 2000) may have been used. These materials have the potential to impact surface soil if they were poorly maintained.
- Pathways – likely and complete exposure pathways by which the identified receptors could be exposed to the contaminants, under current or known proposed future land use. The exposure pathways for the Site are presented in Table 3 below.
- Receptors – human and ecological receptors. The receptors for the Site are presented in Table 3 below.

Based on the data for the site, the potential source, pathway and receptor linkages are presented in **Table 3**.

*Table 3. Conceptual site model.*

Source	Exposure pathway	Potential receptor	Acceptable risk?
Asbestos in soil from former shed.	Inhalation of asbestos fines.	Site construction workers. Current site users. Future site users. Surrounding residents. Receiving environment (Whitneys Creek and at disposal facility).	<b>Yes.</b> The EfW facility will have a 20m buffer from the Site boundary. The former shed was located within this buffer, therefore, soil in that area will not be disturbed through earthworks.
Potential lead-based paint from former shed.	Direct contact. Ingestion of soil. Inhalation of airborne dust. Off-site discharge.	Site construction workers. Current site users. Future site users. Surrounding residents.	<b>Yes.</b> The EfW facility will have a 20m buffer from the Site boundary. The former shed was located within this

		Receiving environment (Whitneys Creek and at disposal facility).	buffer, therefore, soil in that area will not be disturbed through earthworks.
Metal concentrations in soil from anthropogenic activity.	Direct contact. Ingestion of soil. Inhalation of airborne dust. Off-site discharge.	Site construction workers. Current site users. Future site users. Surrounding residents. Receiving environment (Whitneys Creek and at disposal facility).	<b>Yes.</b> Pastoral land use with no known evidence of agrichemical use.

Pursuant to regulation 8(4)(b) of the NESCS, is it highly unlikely that there will be a risk to human health if the activity is done to the piece of land, therefore the activity is permitted.

## 5 CONCLUSIONS

Based on the PSI, Babbage concludes the following:

1. The site history review indicates that the Site has not been subjected to an activity on the HAIL.
2. The CSM indicates that there is not a source and pathway link to human / ecological receptors.
3. Pursuant to regulation 8(4)(b) of the NESCS, the change in the use of the land to enable the construction of the EfW Plant is a Permitted Activity for the following reasons:
  - a) a PSI has been completed;
  - b) the PSI states that “it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land”;
  - c) the PSI is accompanied by a site plan referred to in the PSI;
  - d) the PSI and the site plan is being submitted to the consent authority as part of the resource consent package.

## APPLICABILITY AND LIMITATIONS

### Restrictions of Intended Purpose

This report has been prepared solely for the benefit of South Island Resource Recovery Limited as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such party's sole risk.

### Legal Interpretation

Opinions and judgements expressed herein are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions. Where opinions or judgements are to be relied on, they should be independently verified with appropriate legal advice.

### Maps and Images

All maps, plans, and figures included in this report are indicative only and are not to be used or interpreted as engineering drafts. Do not scale any of the maps, plans or figures in this report. Any information shown here on maps, plans and figures should be independently verified on site before taking any action. Sources for map and plan compositions include LINZ Data and Map Services and local council GIS services. For further details regarding any maps, plans or figures in this report, please contact Babbage Consultants Limited.

### Reliability of Investigation

Babbage has performed the services for this project in accordance with the standard agreement for consulting services and current professional standards for environmental site assessment. No guarantees are either expressed or implied.

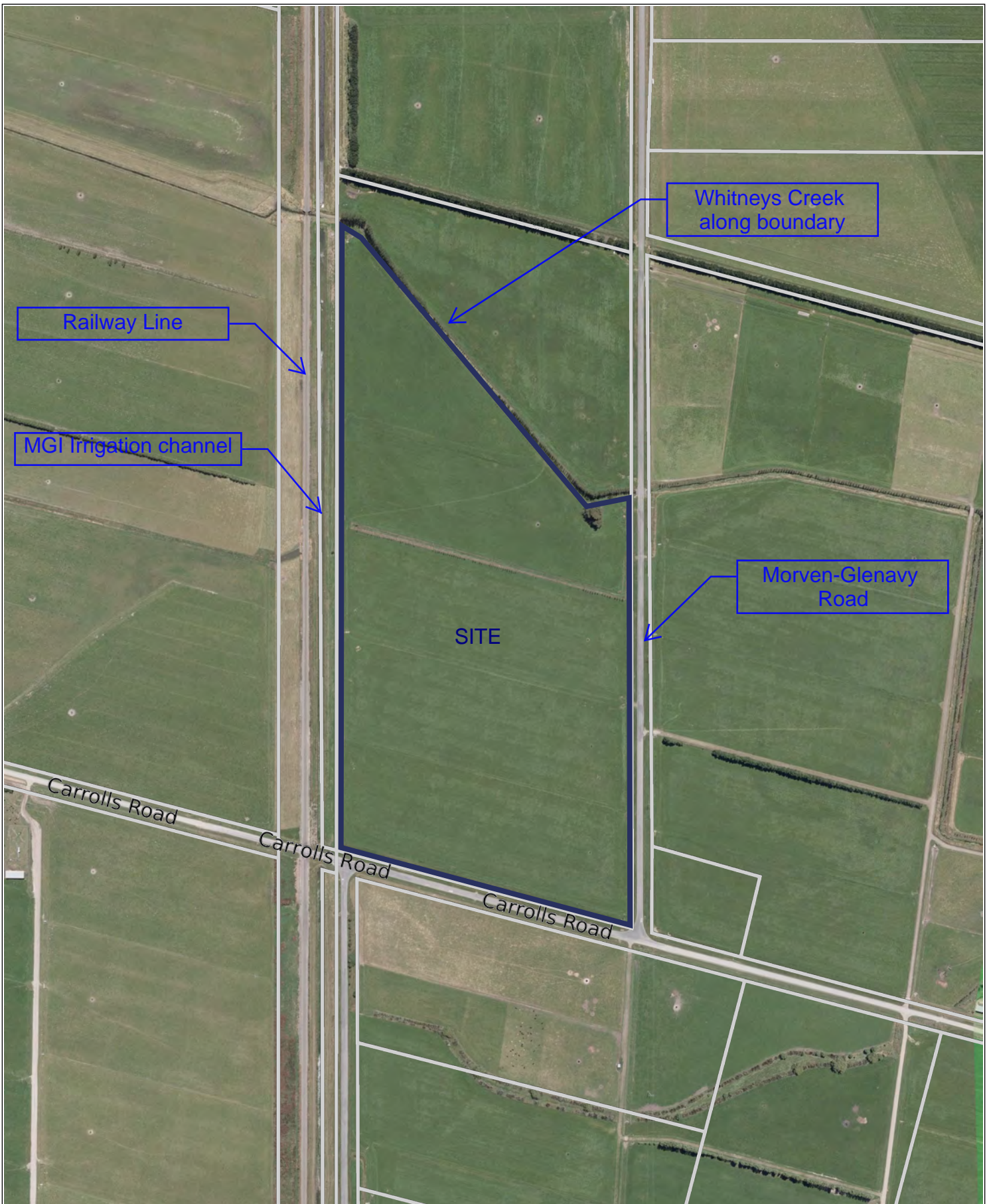
Recommendations and opinions in this report are based on discrete sampling data. The nature and continuity of matrix sampled away from the sampling points are inferred and it must be appreciated that actual conditions could vary from the assumed model.

There is no investigation that is thorough enough to preclude the presence of materials at the site that presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable may in the future become subject to different regulatory standards, which cause them to become unacceptable and require further remediation for this site to be suitable for the existing or proposed land use activities.




## Appendix A Site Plan





Map Prepared


  
**Site Plan**

Contains data sourced from the LINZ Data Service licensed for reuse under CC BY 4.0.  
 Survey and Title Data reflect the content of Landonline at 10/06/2022  
 Copyright © Grip Limited

1:5000 @ A4

June 19, 2022



## **Appendix B    Site Photographs**



## Appendix B Site Photos

### 1 - View NNW across Site from Morven-Glenavy Road



Appendix B Site Photos  
2 - View SW across Site from Morven-Glenavy Road



Appendix B Site Photos  
3 - View NE across Site from Carrolls Road



Appendix B Site Photos

4 - View E across Site along Stormwater ditch on the left



Appendix B Site Photos  
5 - View E across Site from Western Boundary





Appendix B Site Photos  
6 - View NNE across Site



Appendix B Site Photos  
7 - View SE along Whitneys Creek on Site Northern Boundary



## Appendix B Site Photos

### 8 - View N along MGI Channel on Site Western Boundary



9 - View WNW across Site - Stormwater Ditch crossing Site West to East



## Appendix C LIM



## Land Information Memorandum

### Application

RMF Silva Limited	No.	L220043
Attn: Tayla Barnaby	Application date	12/05/22
132 Burnett Street	Issue date	20/05/22
Ashburton 7700	Phone	039288239
	Fax	

### Property

Valuation No.	2516214100
Location	445 Carrolls Road
Legal Description	LOTS 1-2 DP 62785
Area (hectares)	190.6810

### Rates

Rating Information	
Land	\$ 7,070,000
Capital Value	\$ 8,310,000
Improvements	\$ 1,240,000
Current Rates Year 2021 to 2022	
Annual Rates	\$ 18,747.00
Current Instalment	\$ 4,686.70
Current Year – Balance due 27/05/22	\$ 4,686.70
Arrears for Previous Years	\$ 0.00
Next Instalment Due	27/05/22

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

### Planning/Resource Management

District Plan Zone: Rural.

Full details of the Resource Management requirements are found in the District Plan.

Zone rules are attached.

For information on Resource Consents held on adjoining properties (see attached).

29/04/22	RESOURCE CONSENT 220014 : Consent to subdivide into two lots and a corner splay : Decision Notified 5/04/22
15/07/11	RESOURCE CONSENT 110015 : Erect a relocated house in a flood risk area : Consent Effective 24/06/11 – historic.
31/07/03	RESOURCE CONSENT 031044 : To erect a building in a flood zone : Consent Effective 10/07/03 – historic.

4/08/92 RESOURCE CONSENT 920375 : PROPOSED SUBDIVISION OF RS 28478 28839  
29620 BLKS XII XIV WAITAKI SD : Consent Effective 5/08/92 – historic.

No other Planning information has been located.

If you have any enquiries please contact Council's Resource Planner on 03 689 0000.

### Building

16/03/22 BUILDING CONSENT 220033 : Construct 4 Bay pole shed as specified by plans : No Code Compliance Certificate has yet been issued. : Consent Granted 16/03/22

17/07/18 BUILDING CONSENT 180146 : 4.2m x 3m Irrigation Pump Shed : No Code Compliance Certificate has yet been issued. : Code Compliance Certificate issued 26/03/19

28/02/14 BUILDING CONSENT 140030 : Erect 4 Bay Goldpine Pole Shed : Code Compliance Certificate issued 9/02/15

23/08/12 BUILDING CONSENT 120108 : INSTALL NEW LOG FIRE, WOODSMAN ECR MK111 AND FLUE : No Code Compliance Certificate has yet been issued. : CCC Will Not Be Issued : 22/01/15

21/06/12 BUILDING CONSENT 120094 : STARADARD GARAGE - VERSATILE 1000 SERIES GARAGE : Code Compliance Certificate issued 9/02/15

21/12/11 BUILDING CONSENT 110242 : STAGE 2: UPGRADE BRACING, UPGRADE ROOF FIXINGS, UPGRADE INSULATION, NEW BRICK CLADDING, NEW WATER SUPPLY FROM TANK, : Code Compliance Certificate issued 16/07/13

15/06/11 BUILDING CONSENT 110093 : RELOCATION OF PRIVATE DWELLING, MCRAEWAY MILFORD COTTAGE, STAGE ONE TO LOCATE DWELLING ON PILES. : Code Compliance Certificate issued 2/07/13

11/11/04 BUILDING CONSENT 040286 : Addition to Existing Construction. : Code Compliance Certificate issued 8/10/09

3/09/04 BUILDING CONSENT 040240 : Erect three bay farm shed. : Code Compliance Certificate issued 17/05/05

1/12/03 BUILDING CONSENT 030419 : Erect new garage. : Code Compliance Certificate issued 17/05/05

6/10/03 BUILDING CONSENT 030336 : Erect garage. : Code Compliance Certificate issued 17/05/05

24/06/03 BUILDING CONSENT 030191 : Erect Versatile 3 Bedroom House. : Code Compliance Certificate issued 29/10/12

24/06/03 BUILDING CONSENT 030192 : Erect Versatile Riversider Cottage. : Code Compliance Certificate issued 29/10/12

13/03/03 BUILDING CONSENT 030051 : Erect 5 bay farm shed. : Code Compliance Certificate issued 17/05/05

1/11/02 BUILDING CONSENT 020317 : Erect new herringbone milking shed. : No Code Compliance Certificate has yet been issued. : Consent Granted 1/11/02

No other Building information has been located.

If you have any enquiries please contact Council's Building Control Manager on 03 689 0000.

**Sewer and Water**

**Sewer** All houses are on septic tank. There is an on site effluent treatment system and disposal system: Contact Environment Canterbury for further information relating to discharge consent.

**Water** Lower Waihao Water Scheme 11,544.00 litres/day.  
There is an existing water main routed through the site – partly.

**Stormwater** Some buildings to soak holes, some buildings to ground surface.

If you have any enquiries please contact Council's Water and Waste Manager on 03 689 0000.

**Roading**

**Road Enclosures:** Morven Glenavy Road not fenced on true boundary.  
If you have any enquiries please contact Council's Roothing Manager on 03 689 0000.

**Land and Building Classifications**

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

**Compliance with the Fencing of Residential Pools – Building Act 2004 (this includes SPA Pools).**

No pool registered to this property.

**Land Transport Requirements**

28/09/2006: Consent to install culvert across Mairos Road approved subject to standard conditions listed on file.

**Special Land Features**

Earthquake Zone: 1 (NZS3604-2011)  
Flood Risk Zone: The property is in an area of flooding risk per Flood Risk Map F.  
HAIL Registered Site: Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on the selected land parcels.

**Licences/Environmental Health**

No information located.

**Network Utility Operators**

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

**Other Information**

No title search has been undertaken on this property.



The Council's web address is [www.waimatedc.govt.nz](http://www.waimatedc.govt.nz).

### Notes

1. The information set out in this summary is made available in good faith pursuant to the Local Government Official Information and Meetings Act 1987.
2. The information has been prepared from records held by Waimate District Council. The information is made available in reliance on Council's records.
  - (a) Some categories of information are based on records supplied to Council by property owners or developers or tradesmen.
  - (b) In preparing the information, no inspections of the property have been undertaken.
  - (c) Where the information indicates the existence of some requisition or Council interest in the land, it is the responsibility of the person seeking the information to follow up.
  - (d) Information provided is based on what is known to Council and what is shown in Council records which may not be complete. Every care has been taken to ensure that the information is correct, however, Council cannot guarantee that the information is accurate and does not accept any liability for errors in its records or errors in the presentation of information for these records.

For further explanation of any of the information supplied please contact the Council.

*Note; if land is potentially likely to be subject to liquefaction it shall not be considered "good ground" for the purpose of designs using NZS 3604, NZS 4229, or NZS 4299.*

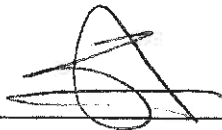
*Should there be concern that a particular site may be subject to liquefaction in an earthquake, it would be advisable that the ground conditions are investigated and reported upon by a suitably qualified person. This investigation should address the potential for liquefaction to occur.*

*As a general guide, it is recognised that poorly consolidated non-cohesive soils (usually laid down under water) in combination with a high ground water table are normal prerequisites for liquefaction. From observations in Christchurch gravels and coarse sands did not appear to be the principal culprits relating to liquefaction, but very fine non-cohesive sands and silts were. However, further professional guidance should be sought.*

*A report and, if necessary, a specific foundation design to mitigate the effects of liquefaction may be required to support an application for building consent.*

**Signed for and on behalf of the Council:**

Name: \_\_\_\_\_



Date: 20/05/22

**Position: Stu Chapman – Building Control Manager.**

PO Box 122  
 Waimate 7960  
 Phone: 03 689 0000  
 Fax: 03 689 8075  
 E-mail: council@waimatedc.govt.nz

# WAIMATE DISTRICT COUNCIL



## Tax Invoice 49824

RMF Silva Limited  
 132 Burnett Street  
 Ashburton 7700

GST Number: 51-061-594  
 Invoice Date: 12/05/22  
 Customer No: L220043

Quantity	Description	Rate	Amount
	L220043 : RMF Silva Limited : Attn: Tayla Barnaby 2516214100 : 445 Carrolls Road		
	Commercial, Industrial, Rural use or Property over 2.5ha		500.00 *
	(* Incl GST \$65.22)		
	Total incl. GST		\$500.00

Payment may be made at the Waimate District Council Office or to bank account 01 0893 0005000 00.  
 Please quote your customer number as the reference.

(Please detach and return this portion with your payment)

### Remittance Advice

RMF Silva Limited

Customer No: L220043  
 Invoice No: 49824

Address Payment to:

Total Due: \$500.00

Waimate District Council  
 PO Box 122  
 Waimate 7960

# Property Report Summary

445 Carrolls Road

12/05/2022



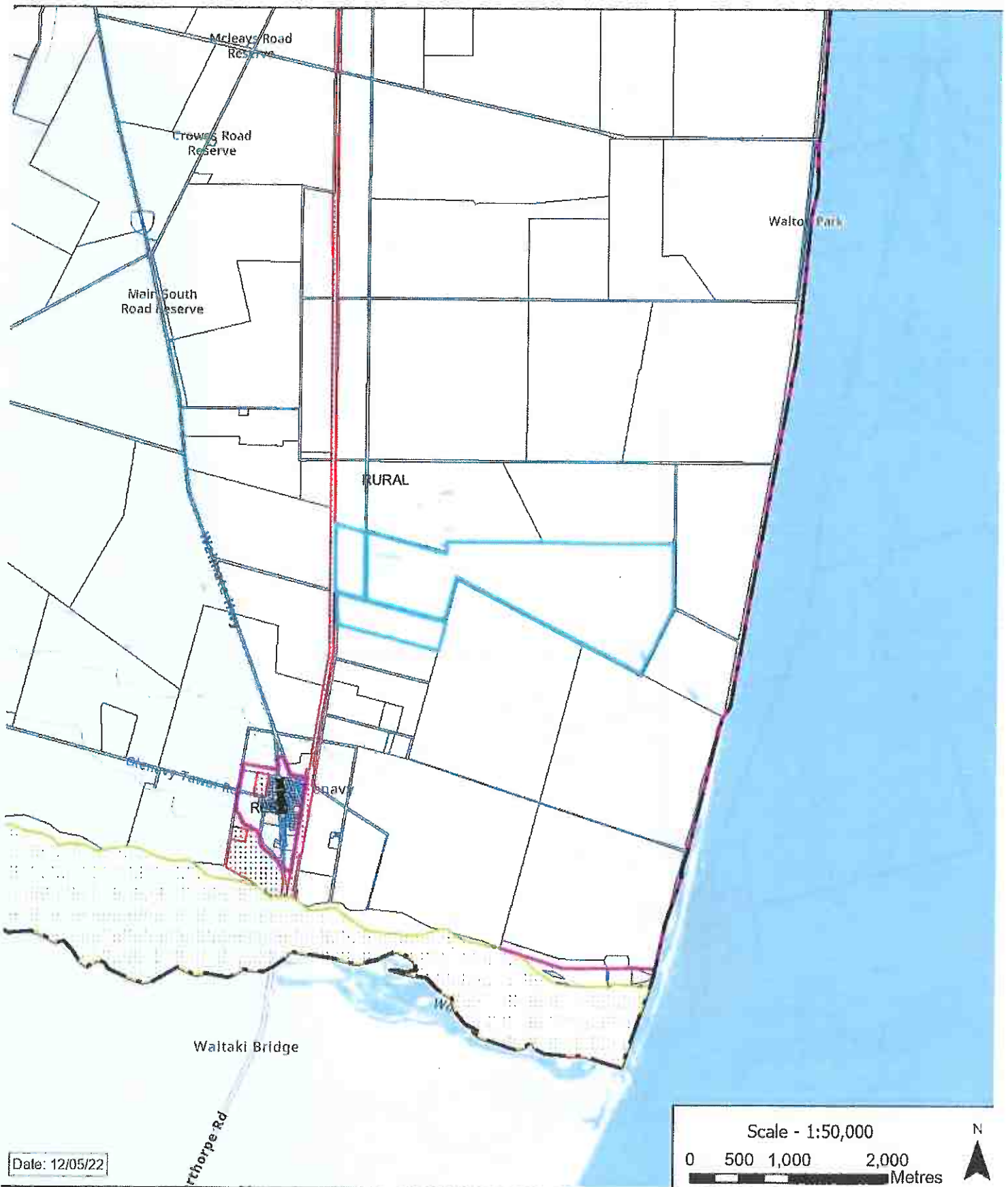
<b>Valuation ID:</b>	2516214100
<b>Area (ha):</b>	190.68
<b>Capital Value:</b>	\$8310000
<b>Land Value:</b>	\$7070000
<b>Improvements Value:</b>	1240000
<b>Total Rates for This Year:</b>	\$18747
<b>Legal Description:</b>	LOTS 1-2 DP 62785



# Property Report



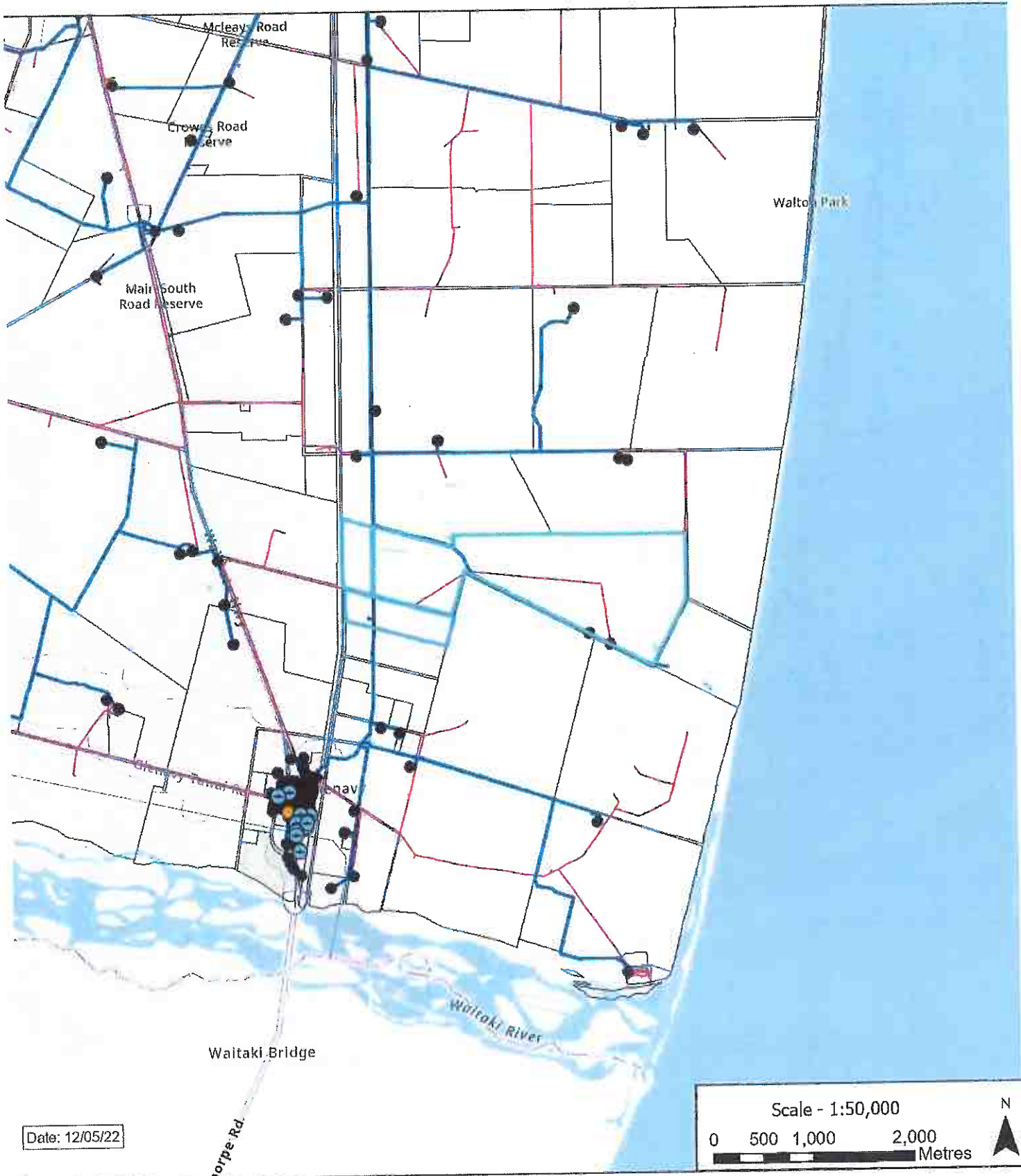
# District Plan



## Legend

- |                               |                           |                              |
|-------------------------------|---------------------------|------------------------------|
| Designations                  | Water Protection Areas    | Heritage Items               |
| Hill and High Country Subzone | Significant Natural Areas | Significant Natural Features |
| Lakeside Protection Area 1    | 50 Year Erosion Line      | Designations Point           |
| Lakeside Protection Area 2    | Commercial Frontage       | District Boundary            |
| Main South Railway            | Heritage Item             | Ratable Boundaries           |

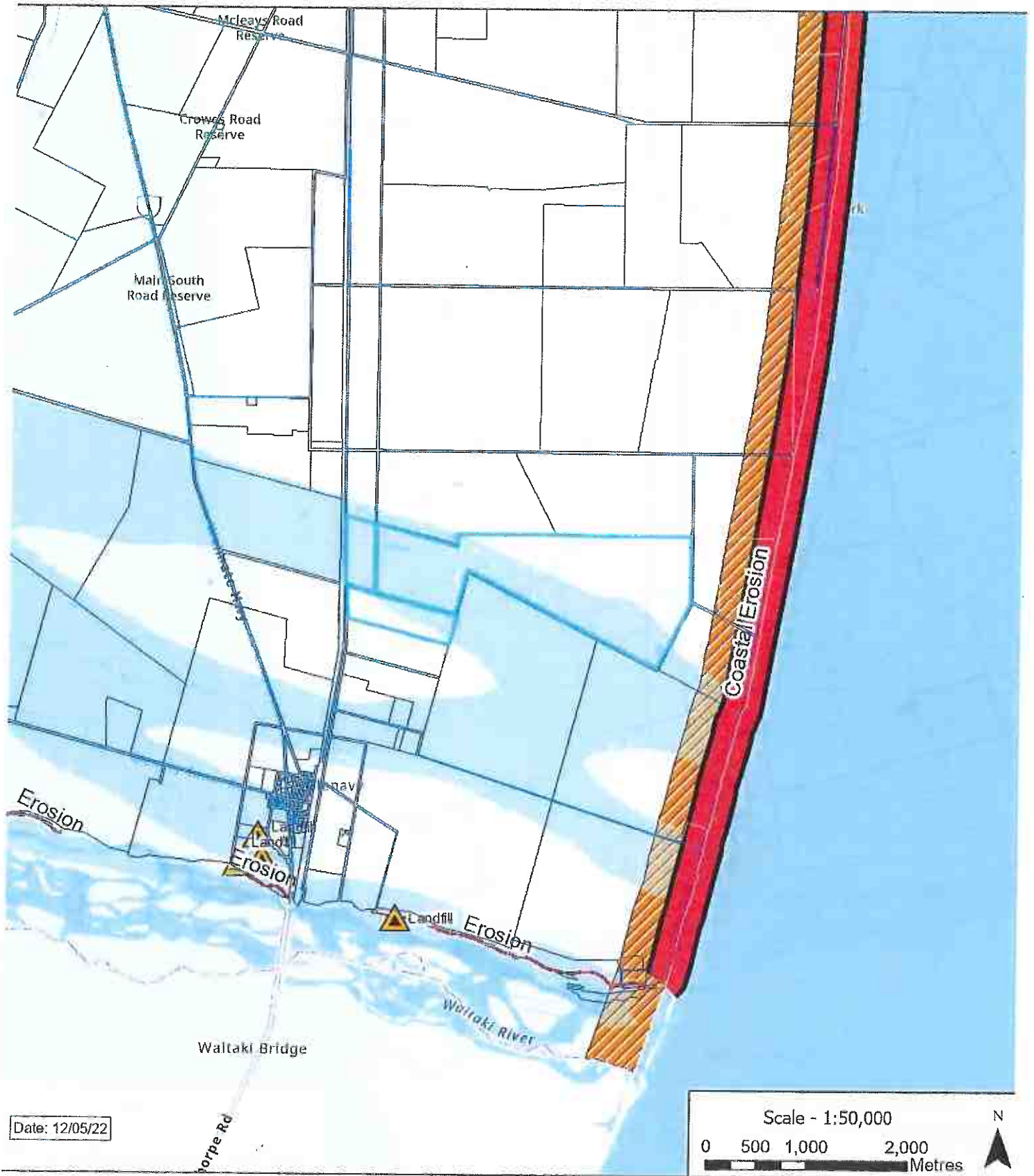
# Utilities



## Legend

-  Toby
-  Manifold-Meter
-  Tank
-  Water\_Assets - Service
-  Water\_Assets - Rural Pipe Main
-  ALPINE OVERHEAD
-  Transpower Lines Waimate
-  Ratable Boundaries

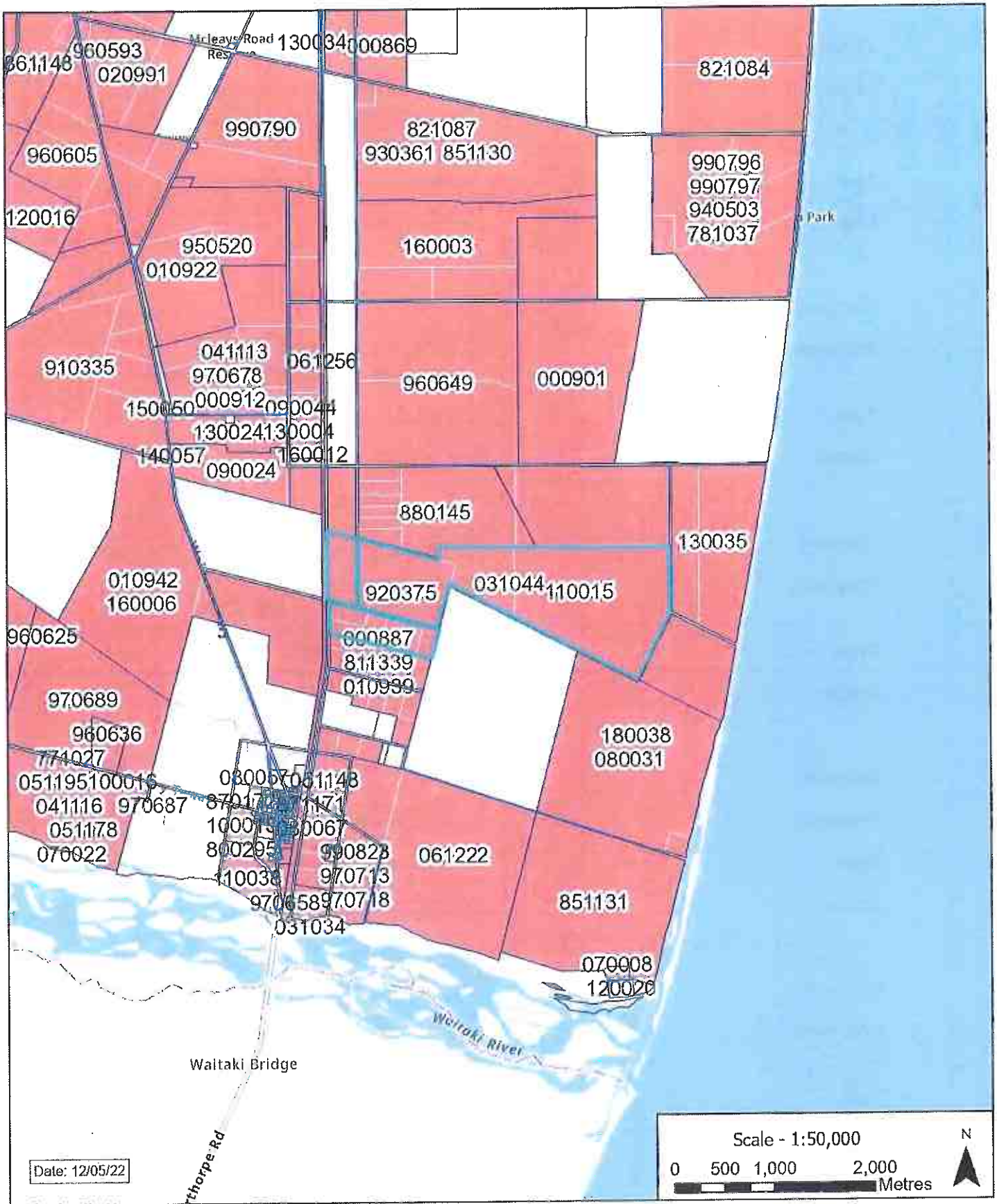
# Hazards






## Legend

- |                    |                 |                  |
|--------------------|-----------------|------------------|
| Ratable Boundaries | Flood region    | Watercourse      |
| NZ Primary Parcels | Coastal Erosion | WaimateDC AFDB   |
| Corrosion Zone     | Erosion         | Property Hazards |

# Resource Consents Within 100 meters



## Legend

-  Ratable Boundaries
-  NZ Primary Parcels
-  WDC Resource Consents



## Resource Consents within 100 metres of 445 Carrolls Road, Waimate:

<b>Consent:</b>	000887
<b>Proposal:</b>	TO SUBDIVIDE FROM A CROSS LEASE TO A FREEHOLD, 3 ALLOTMENT SUBDIVISION
<b>Type:</b>	Subdivision - Non-complying
<b>Status:</b>	Consent Effective
<b>Consent:</b>	010939
<b>Proposal:</b>	TO ADD AN AMALGAMATION CONDITION TO CONSENT RM 000887
<b>Type:</b>	Subdivision - Non-complying
<b>Status:</b>	Consent Effective
<b>Consent:</b>	010942
<b>Proposal:</b>	TO ERECT A NON-REFLECTIVE BILLBOARD SIGN IN THE RURAL ZONE
<b>Type:</b>	Land Use - Discretionary
<b>Status:</b>	Further information requested
<b>Consent:</b>	031044
<b>Proposal:</b>	To erect a building in a flood zone
<b>Type:</b>	Land Use - Discretionary
<b>Status:</b>	Consent Effective
<b>Consent:</b>	061256
<b>Proposal:</b>	establish stock effluent facility with vehicle access less than minimum from intersection
<b>Type:</b>	Land Use - Discretionary
<b>Status:</b>	Consent Effective
<b>Consent:</b>	080031

## **Resource Consents within 100 metres of 445 Carrolls Road, Waimate:**

**Proposal:** To erect a house with a flood risk area  
**Type:** Land Use - Controlled  
**Status:** Consent Effective

**Consent:** 110015  
**Proposal:** Erect a relocated house in a flood risk area  
**Type:** Land Use - Controlled  
**Status:** Consent Effective

**Consent:** 130035  
**Proposal:** carry out boundary adjustment with amalgamations  
**Type:** Subdivision - Controlled  
**Status:** Objection Decision Notified

**Consent:** 160006  
**Proposal:** Erect telecommunication facility  
**Type:** Land Use - Discretionary  
**Status:** Consent Effective

**Consent:** 180038  
**Proposal:** Consent to carry out earthworks and clear indigenous vegetation (some of which is retrospective) within the riparian margins of Whitneys Creek  
**Type:** Land Use - Non-complying  
**Status:** Further information requested

**Consent:** 811339  
**Proposal:** FRONT YARD DISPENSATION FOR ACCESSORY FARM BUILDING

**Resource Consents within 100 metres of 445 Carrolls Road,  
Waimate:**

**Type:** Planning Permit - land use

**Status:** Consent Effective

**Consent:** 880145

**Proposal:** SUBDIVISION

**Type:** Planning Permit - Subdivision

**Status:** Consent Effective

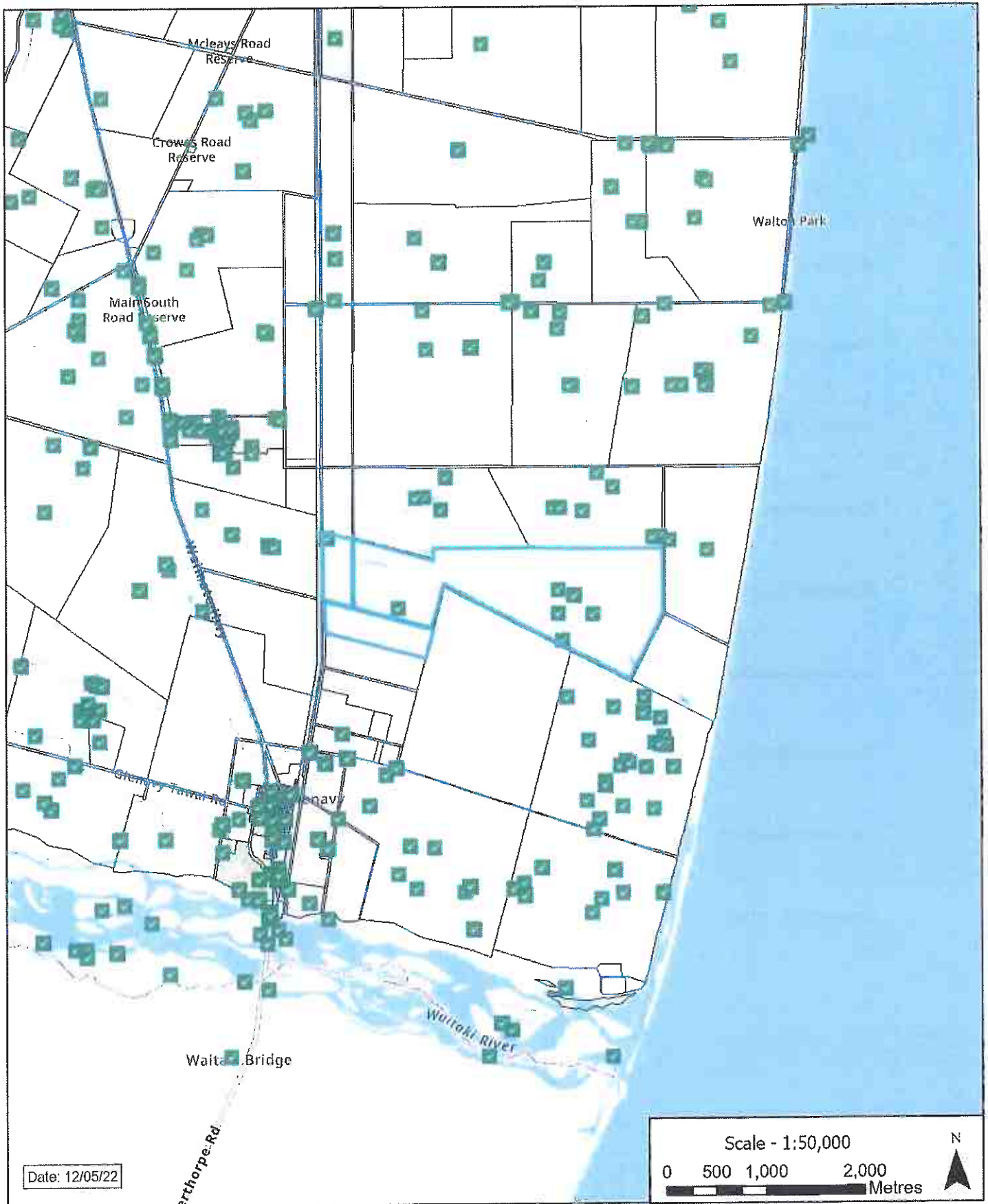
**Consent:** 920375

**Proposal:** PROPOSED SUBDIVISION OF RS 28478  
28839 29620 BLKS XII XIV WAITAKI SD




**Type:** Subdivision - Controlled

**Status:** Consent Effective

# ECAN Resource Consents



## Legend

-  Resource\_Consents - Consented Activities - All Activities
-  Ratable Boundaries
-  NZ Primary Parcels

**Consent Number:** CRC121044

**Consent Number:** CRC011779

**Consent Number:** CRC093555

**Consent Number:** CRC031257

**Consent Number:** CRC032208

**Consent Number:** CRC032208

**Consent Number:** CRC093555

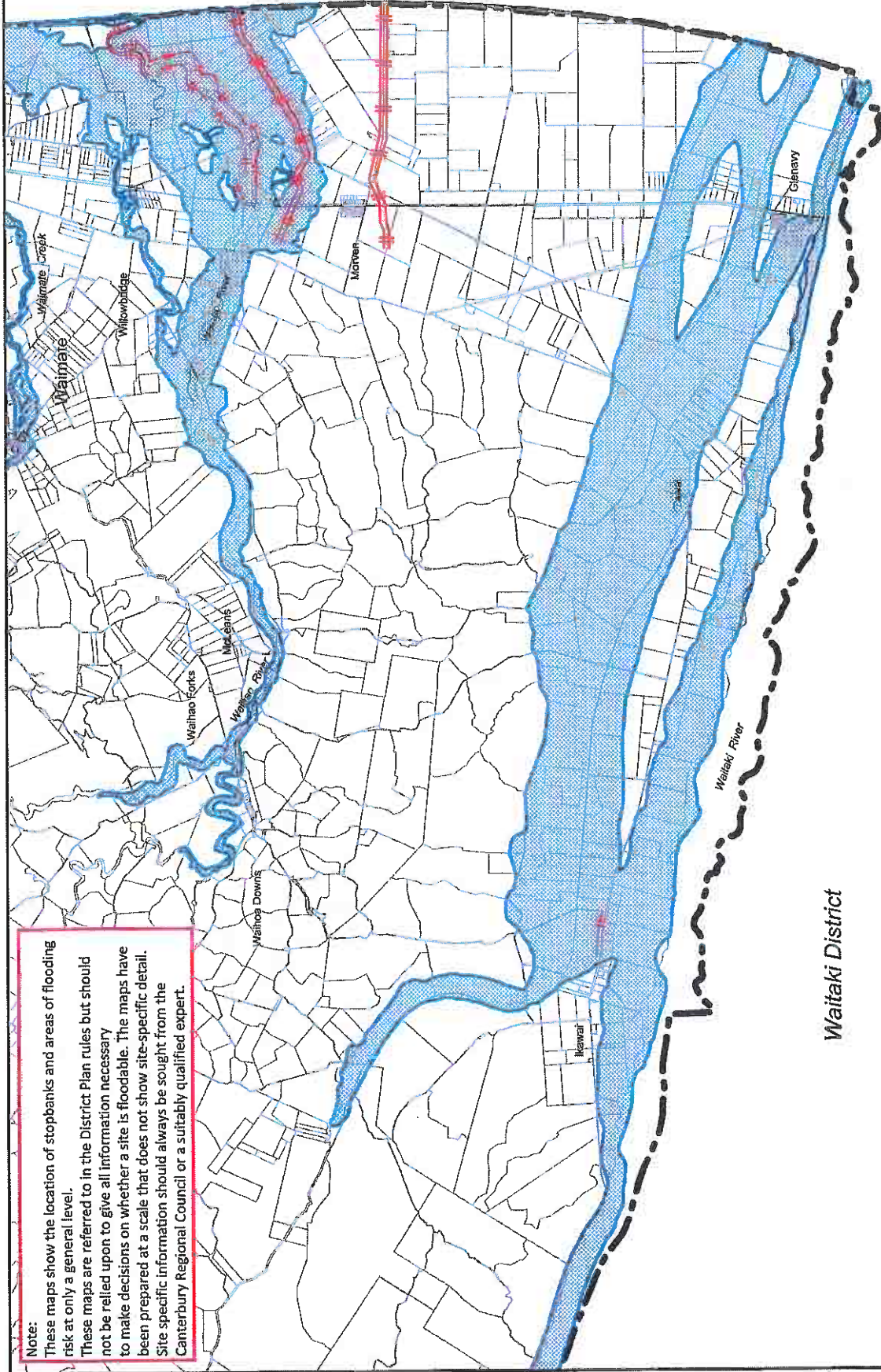
**Consent Number:** CRC050159

**Consent Number:** CRC032208

**Consent Number:** CRC093555

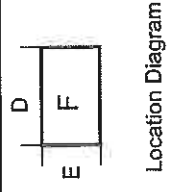
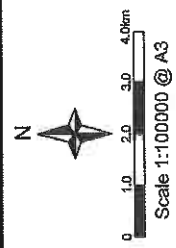
**Consent Number:** CRC031622

**Note:**  
 These maps show the location of stopbanks and areas of flooding risk at only a general level.  
 These maps are referred to in the District Plan rules but should not be relied upon to give all information necessary to make decisions on whether a site is floodable. The maps have been prepared at a scale that does not show site-specific detail. Site specific information should always be sought from the Canterbury Regional Council or a suitably qualified expert.

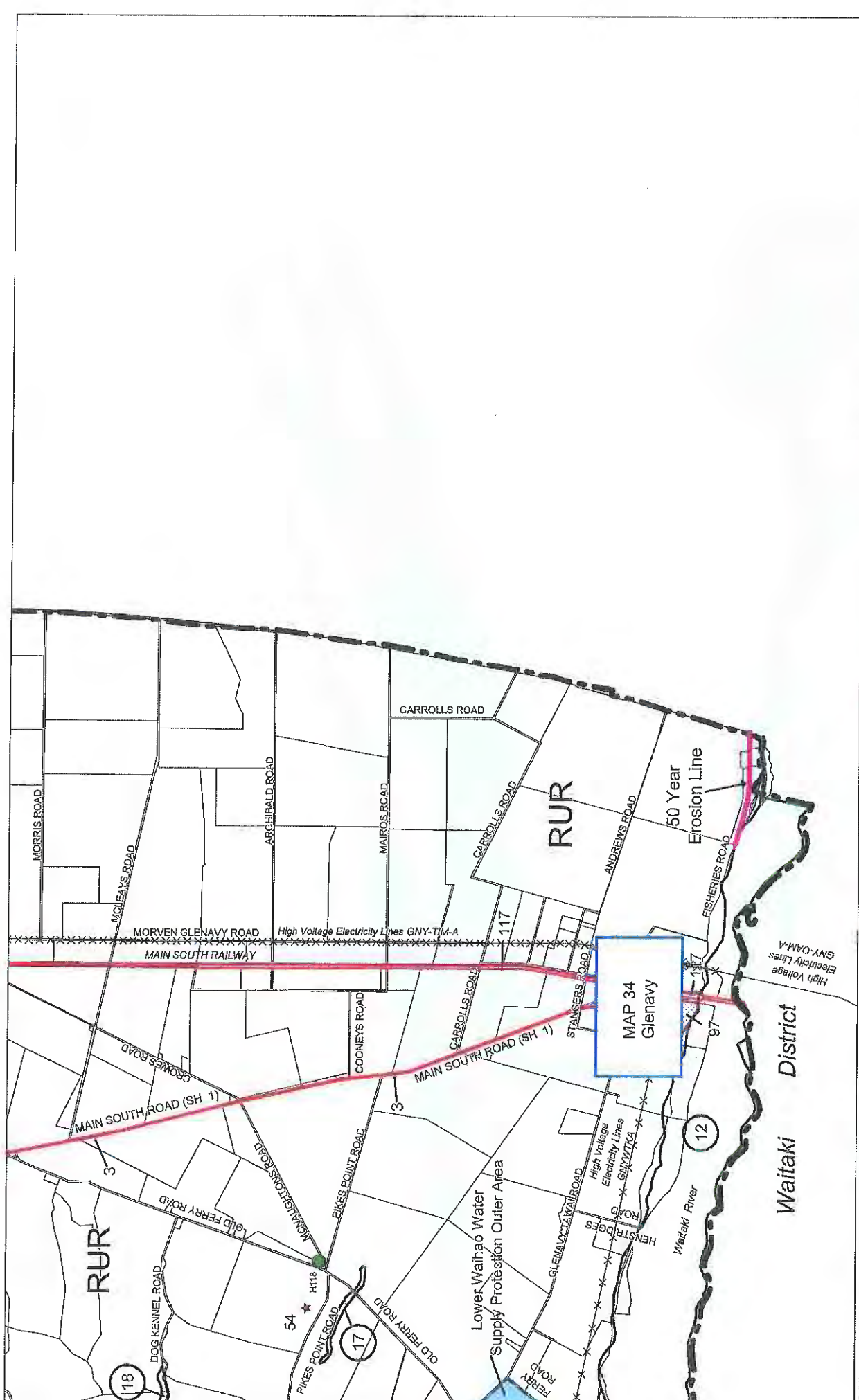


Waitaki District

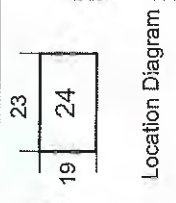
- Notations**
-  Area of Flooding Risk
  -  Stopbanks
  -  District Boundary



**Flood Risk Map F**  
 Date : February 2014



Waimate  
 Map No 24  
 Date : February 2014



- Significant Natural Features**
- G15
  - Heritage Items
  - 900m Contour
  - District Boundary
  - Zone Boundary

- Notations**
- Water Supply Protection Area
  - Lakeside Protection Area 1
  - Lakeside Protection Area 2

- Significant Natural Areas**
- Designations
  - Outstanding Natural Landscapes / Feature

- Zones**
- BUS 1 Business 1
  - BUS 2 Business 2
  - BUS 3 Business 3
  - RES 1 Residential 1
  - RES 2 Residential 2
  - RES 3 Residential 3
  - RUR Rural

## Planning Map 24

### Schedule of Designations (See Appendix A of the Plan)

No.	Requiring Authority	Purpose
3	New Zealand Transport Agency	SH 1
54	Waimate District Council	Lower Waihao Water Supply
97	Waimate District Council	Recreation
117	NZ Rail	Railway

### Schedule of Significant Natural Areas and Significant Natural Features (Geopreservation Sites - see Appendix G of the Plan)

No.	Name	Description
12	Waitaki River	Wildlife
17	Whitneys Creek	Wetland
18	Dog Kennel Stream	Wetland

### Schedule of Heritage Items, including Trees (See Section 8 of the Plan)

No.	Name	District Plan Category
H118	Plough Memorial	C



## SECTION 4 – RURAL

### INTRODUCTION

The Rural area contains all of Waimate District's significant physical resources and features and with this, the productive capacity of the District.

The topography of the rural area is varied, including coastal alluvial plains and river terraces, large inland basins of the Hakataramea and Waitaki Rivers, rolling to hilly downlands, and the higher hills and mountains of the Hunters Hills and Kirkliston and Grampian Mountain Ranges. Soils tend to be fertile, and a lack of moisture is the most common limitation to higher production from land which can be cultivated. The climate is temperate and relatively dry. Summer drought, and winter frosts with snow at higher altitudes are characteristic of the area.

The Rural area of the Waimate District contains some landscapes and areas of cultural significance to Ngāi Tahu Whānui. These landscapes are very important to Ngāi Tahu culture, identity and well-being. The cultural values that make a particular landscape significant include traditional mahinga kai (food and resource gathering sites), ara tawhito (traditional travel routes) and wahi ingoa (traditional Maori place names).

The area is characterised by a variety of farming and forestry activities. Crop and livestock farming are the main activities on the fertile plains and easy hills with more extensive grazing on less fertile or steeper country. Dairying has expanded significantly with dairying now occupying the majority of the areas served by irrigation schemes. Intensive arable farming and horticulture occurs in suitable areas. Shelter trees and forestry are important features of the visual landscape.

A range of recreation activities occurs within the rural area with many of these focusing on the Waitaki Lakes and River and areas of native bush.

### RURAL ZONE DESCRIPTION

The Rural Zone encompasses all the non-residential areas of the District including lakes and rivers.

### OBJECTIVES AND POLICIES

#### Objective 1 - Conservation Values

Safeguard the life supporting capacity of indigenous biodiversity and ecosystem functioning of the District through recognition of Ki Uta ki Tai and the protection and enhancement of significant flora and fauna habitat and riparian areas; the maintenance of natural biological and physical processes; and the retention of indigenous vegetation and wetlands generally.

#### Explanation and Reasons

- Ki Uta ki Tai is the concept used to describe the overall approach to natural resource management by Ngāi Tahu - from the mountains to the sea. It is Ngāi Tahu's way of understanding the natural environment, including how it functions, how people relate to it and how it can be looked after appropriately. It involves not only a planning and policy framework, but the development of monitoring, reporting, geographical information system analysis, information databases, area management and succession tools for natural resource management.
- Safeguarding ecosystems and indigenous biodiversity will enable cultural benefits such as ensuring that mahinga kai sites are protected.
- It is appropriate that the values of areas of particular conservation significance are protected both because of their intrinsic ecological worth and their value to the people of the District. The sustainable management of ecosystems and the protection of remaining areas of indigenous fauna and vegetation in the District is

- also important for maintaining the integrity of the District's landscapes, natural character and amenity values.
- Despite the continuing modification of the land, the Waimate District contains many areas of indigenous vegetation. Such areas include the alpine vegetation and extensive tussock and scrubland areas in the High Country; remnant indigenous forest and regenerating areas within the Hunter's Hills; and coastal river mouths, wetlands and lagoons, including the Waihao and Hook rivers. Many of these areas provide specialised habitats for indigenous species, such as the Canterbury mudfish.
  - Wainono Lagoon is of particular importance to fisheries and wildlife due to its extensiveness, diversity of habitats and the important link it provides between coastal wetlands. It is a wetland of national importance and represents 20-25% of saline/estuarine wetland area in South Canterbury. The significance of Wainono Lagoon to wetland bird species is demonstrated by the number of species present, being 57.

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#### **Policy 1A - Significant Natural Areas**

- (a) To achieve more comprehensive identification of significant natural areas within the District by:
- Applying the criteria listed in Appendix 3 of the Operative Canterbury Regional Policy Statement which includes representativeness, rarity, distinctiveness, diversity and patterns and ecological context.
  - Utilising existing and available databases and information;
  - Encouraging and contributing to the survey work and educational role of the Department of Conservation and other agencies and groups.
- (b) To protect identified significant natural areas in Appendix G "List of Significant Natural Areas" from adverse effects and ensure that any reduction in the overall ecological integrity and functioning, viability, habitat values, cultural and amenity values of these areas is avoided.
- (c) To preserve the natural character within wetlands, lakes, rivers, and their margins where located within identified significant natural areas by ensuring any adverse effects are avoided, remedied or mitigated.

---

#### **Explanation and Reasons**

- As for Objective 1
- Activities involving vegetation clearance, land disturbance through earthworks and the planting of trees can destroy indigenous plants and animals directly, or indirectly through the modification of habitat. These activities can also destroy or damage geological or geomorphological features.
- Reductions in the overall ecological integrity and functioning, habitat values, natural character or amenity values of areas of conservation significance are to be avoided.

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#### **Policy 1B - Enhancement of Degraded Areas**

To promote the enhancement of areas of conservation significance that exist in a degraded state where it will achieve long term improvement and:

- a) contribute to the indigenous biodiversity of that area, particularly for ecosystem types that are threatened or under-represented in protected areas; or
- b) improve the life supporting capacity of indigenous ecosystem; or
- c) improve or establish connections between habitats and create corridors for wildlife dispersal.

---

#### **Explanation and Reasons**

- As for Objective 1

- Much of the Waimate District now has only scattered remnants of formerly extensive indigenous habitats. Many of these exist in a degraded state and some are at risk of being so diminished as to lose their usefulness as part of a larger whole. Integrated management and recognition of the strategic significance of ecological connections between these scattered habitats, and the processes that maintain them, is essential.

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#### **Policy 1C - Enhancement of Conservation Values**

To promote protection and enhancement of the district's natural conservation values, and in particular to safeguard indigenous biodiversity and ecosystem function, consistent with the Biodiversity Strategy for the Canterbury Region.

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#### **Explanation and Reasons**

- As for Objective 1
  - It is important to recognise not only Significant Natural Areas, but also those other areas of natural conservation value within the District that may not have national importance but whose protection is important to the overall indigenous biodiversity and ecosystem functioning within the District, and can be achieved through education and other non-regulatory processes.
- 

#### **Policy 1D - Adverse Effects of Development and Subdivision**

To ensure when considering consent applications, that the adverse effects of any development or subdivision on any area of indigenous vegetation or habitat of indigenous fauna, including culturally significant areas, will be avoided, remedied or mitigated.

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#### **Explanation and Reasons**

- As for Objective 1
- It is appropriate for the Council to take account of any adverse effects on indigenous vegetation and habitats of indigenous fauna that may occur from any development or subdivision proposed in a consent application, and the methods to be used to avoid, remedy or mitigate such adverse effects.

#### **Objective 2 - High Country Land**

That High Country land use be managed to maintain or enhance the life supporting capacity of ecosystems, water and soil.

#### **Explanation and Reasons**

- The high country is an important resource for the people who live and work in the area, as well as for many New Zealanders and overseas visitors. Extensive pastoralism in the tussock grasslands of the South Island has, to some extent, become part of the cultural identity of New Zealand.
- Sustainable management of the land resources of the high country has importance for many aspects of the District's well-being. Stable and viable rural communities depend upon the implementation and maintenance of sustainable land use systems which retain soil quantity, fertility and health; protect water and air quality; and are energy efficient. The range of cultural, landscape, recreational and nature conservation values associated with the District's high country is also dependent on the implementation of land use systems which sustain these values.
- It is necessary that future management of high country lands maintains or enhances the life supporting capacity of the high country ecosystems, water and soil in order to meet the reasonably foreseeable needs of future generations.

- In recent decades parts of the High Country in Waimate District have experienced changes in vegetation including the spread of hawkweed, wilding pines and woody species which reduce grazing and in some cases threaten nature and conservation values. In addition there have been periodic surges in rabbits causing a loss of livestock feed and in some cases loss of topsoil through wind erosion.

### Policies for Objective 2

- 2A To encourage land use activities which maintain or enhance a robust and intact vegetation cover.
- 2B To encourage the continuation or establishment of local landholder stewardship groups that facilitate land uses and land management practices which are appropriate for the environment.
- 2C To monitor the need and practicality of developing performance standards to facilitate appropriate land management practices.
- 2D Consistent with objectives 1 and 4 and subsequent policies, to maintain or enhance the conservation and landscape values of the high country.

### Explanation and Reasons

- As for Objective 2
- Tussock grasslands are the predominant vegetation type in the high country. The health of the tussock grasslands is therefore important. They form the basis of extensive pastoralism, as well as being a significant contributor to the natural and landscape values of the high country. The development of indicators which monitor the health of the tussock grasslands should be a priority. These are likely to include indicators of soil quality and indicators of vegetation cover and composition.
- Other vegetation types that may be considered appropriate in the high country, i.e. woodlot or plantation forestry, will also need to be monitored to ensure they can be managed in the high country in a sustainable manner.
- Activities should ensure that overall ecosystem functioning and natural character of open space values of the High Country are maintained by:
  - retaining, as far as possible, indigenous vegetation and habitat.
  - maintaining unmodified landform and natural processes.
  - avoiding adverse effects on visual amenity.

### Objective 3 - Downlands and Plains Soils

Subdivision, cultivation and livestock management of downlands and plains areas which maintains the life-supporting capacity of the soil and avoids fragmentation which may foreclose the ability to use soil for productive purposes.

### Explanation and Reasons

- Land comprising of versatile soils is a valued resource throughout the region. The Waimate District contains a large resource of versatile soils and has been identified by the New Zealand Land Resource Inventory as comprising of 108ha of Class I land and 44,031ha of Class II land, which constitutes over 12% of the total land area of the district. Versatile soils support the widest range of productive uses with the least level of inputs and have many inherent qualities, such as soil depth and water holding capacity. These attributes make these soils particularly suitable for primary production.
- There is a concern that some crop rotations can result in soil becoming compacted and structureless over time. There can also be problems with loss of topsoil from cultivated paddocks as a result of high intensity rainfall and/or high winds.
- It is appropriate that management of downlands and plains lands avoid practices which cause soil loss and loss of soil quality.

### Policies for Objective 3

- 3A To liaise with Canterbury Regional Council, Government Departments, Crown Research Institutes, Papatipu Rūnanga and Te Rūnanga o Ngāi Tahu to increase knowledge about the degree to which farming practices impact on the long-term sustainability of the soil resource and also encourage research into identifying management practices with the potential to minimise soil erosion.
- 3B To encourage the provision of information that promotes land management practices which do not cause accelerated erosion or depletion of soil quality.
- 3C Ensure that subdivision in the downlands and plains areas safeguards the life supporting capacity of soils and does not foreclose the ability to use the soils which are, or foreseeably could be, valued for rural productive purposes.

### Explanation and Reasons

- As for Objective 3
- Fragmentation of land through successive subdivision, and in particular small lot subdivision, has the potential to limit or discourage productive use of land that is subdivided as well as adjoining land in response to reverse sensitivity pressures.

### Objective 4 – Outstanding Natural Landscapes and Features

Protection and enhancement of the District's outstanding natural landscapes and natural features from subdivision, use or development that would detract from these landscapes or features or their values

### Explanation and Reasons

- Section 6(b) of the Resource Management Act 1991 requires the Council to recognise and provide for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.
- The identification of outstanding natural landscapes and features in many cases will include natural character areas associated with wetlands, lakes and rivers and their riparian areas.
- Values associated with Outstanding Natural Landscapes and Features typically include cultural, recreation and amenity values that can be degraded by inappropriate subdivision, use or development either directly or indirectly. See the Waimate Landscape Study for further details.

### Policy 4A – Identification and Controls

To identify outstanding natural landscapes and natural features and to control buildings and subdivisions within these to enable full assessment of visual and landscape impacts. Development should be of a type and density that avoids loss of landscape coherence and degradation or modification of landscape values, including the unspoiled openness of hill and high country landscapes.

### Explanation and Reasons

- As for Objective 4
- Council has identified outstanding natural landscapes and features within the District, all of which, other than Wainono Lagoon, are in the high country centred on the Hunter Hills, Kirkliston, Big and Little Ranges and the Grampians Mountains.
- To avoid inappropriate subdivision and development additional controls (beyond those in the Rural zone rules) have been placed on outstanding natural landscape areas and features. These controls require larger minimum lot sizes and specify restricted discretionary activity status for farm buildings, discretionary status for other buildings and non-complying status

for buildings at Wainono Lagoon. This provides an opportunity for scrutiny of individual proposals recognising the varying capacity of physical settings and landscapes to absorb further subdivision and development.

- Because most the areas are above 900m and/or contain Significant Natural Areas it has not been necessary to control activities such as earthworks and vegetation clearance as these are already controlled through rules relating to sensitive environments.

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#### **Policy 4B – Enabling Continued Productive Use**

To retain the character of identified areas and high landscape and natural environment values present, whilst enabling the continued operation of the productive activities undertaken.

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#### **Explanation and Reasons**

- As for Objective 4
  - To protect outstanding landscaping in a sustainable manner it is considered necessary to provide also for the community's economic, social and environmental viability. In this way, communities can be sustained over time providing a situation where continued pastoral use and extensive runs can be maintained and developed.
  - It is not considered reasonable or appropriate in achieving the Act's purpose to prevent all future development in areas of landscape and natural character value. Sustainable development require a balance to be found that provides for the social, economic and cultural well-being of the community, while sustaining the natural and physical resources and safeguarding the environment from adverse effects.
- 

#### **Policy 4C – Wainono Lagoon**

To retain and enhance the unique landscape, natural character, cultural and ecological values of Wainono Lagoon and its margins and to acknowledge the sensitivity of this lake and wetland environment by restrictions on development and subdivision.

---

#### **Explanation and Reasons**

- As for Objective 4
- The Wainono Lagoon remains as the most significant coastal wetland between Lake Ellesmere and the Karitane Estuary in Otago. In recognition of the significance of the lagoon to takata whenua and its sensitivity as a lake, wetland and as very important habitat for birds, buildings are not provided for within the Lagoon and margins.
- The Lagoon has exceptional natural science and transient values due to its being significant habitat for many importance wildlife species, including waterfowl, migrating birds, coastal birds and native fish. It also supports many threatened bird species and is an internationally important wetland.

#### **Objective 5 - Landscape Character and Natural Features**

Maintenance and enhancement of significant landscape values of the District, and of those natural processes and features and cultural values which contribute to the overall character and amenity.

#### **Explanation and Reasons**

- Residents and visitors to the District value the natural, unbuilt quality of land in the vicinity of the major waterbodies of the District. These areas are valued both

because of their visual qualities and their ability to provide for the natural functioning of ecosystems in and adjacent to these areas.

- Significant areas within Waimate contain largely unmodified landscapes, natural features and land forms, particularly in the hill and high country areas. These areas and features, and the natural processes that shape them contribute to the amenity values and quality of the environment generally. Some landscapes and natural features may require protection from inappropriate use, while others may require enhancement.

---

#### **Policy 5A - Waitaki Lakes**

To avoid the adverse visual effect of development on the landscape and visual values of the lakeshore and the hinterland of the Waitaki Lakes by:

- Requiring buildings to be set back from Lakes Aviemore, Benmore and Waitaki.
  - By providing for new buildings as Controlled Activities in the hinterland area (Lakeside Protection Area 2) to achieve development which is sensitive to the landscape character of the area.
- 

#### **Explanation and Reasons**

- As for Objective 5
  - The shoreline and areas up to the crest of the hills surrounding Lakes Benmore, Aviemore and Waitaki provide a dramatic visual setting for productive and recreation activities in the District.
  - The building setback in the Lakeside Protection Area 1 recognises the high sensitivity of the shoreline areas to buildings and the obvious potential for development of the Lake Aviemore shoreline for residential or recreational use.
  - Control over the appearance and location of buildings in the Lakeside Protection Area 2 will assist in achieving sensitive development while recognising that development pressure in this area is unlikely to be high.
  - Section 6(a) of the Resource Management Act 1991 requires the Council to recognise and provide for the preservation of the natural character of wetlands, lakes and rivers and their margins from inappropriate subdivision, use and development.
- 

#### **Policy 5B - Adverse Effects**

Avoid, remedy or mitigate the adverse effects of activities which could mask or detract from important landforms and other natural features, or adversely affect areas of the District which have a high degree of naturalness, visibility, aesthetic value, or expressiveness.

---

#### **Explanation and Reasons**

- As for Objective 5
- It is appropriate to recognise the values of natural features which are sensitive to land use change.

**Objective 6 - Rural Amenity and Environmental Quality**

A level of rural amenity which is consistent with the range of activities anticipated in rural areas, but which does not create unacceptably unpleasant living or working conditions for the District's residents or visitors, nor a significant deterioration of the quality of the rural environment.

**Explanation and Reasons**

- While a wide range of activities is desirable in the rural area it is important that the effects of these activities do not significantly impact on the enjoyment of the area for residential or recreational use or on the efficient carrying out of productive uses.
- There is considerable potential for activities such as intensive livestock farming and extractive uses to adversely affect the natural environment of the rural area. Because of this potential impact it is desirable that these activities be controlled to ensure an acceptable level of environmental quality is maintained.

**Policy 6A – Livestock Farming**

To avoid, remedy or mitigate adverse effects of livestock farming in order to protect the amenity of rural areas and the quality of its physical environment.

**Explanation and Reasons**

- As for Objective 6
- Policy 6A, recognises the potential for livestock farming to impact on the natural environment and amenity of the rural area. A number of means to avoid, remedy or mitigate these impacts have been chosen by the Council including education and general promotion of good management practices. In response to specific concerns relating to dairying, the Council has adopted performance standards for new dairy operations. Council will continue to monitor the environmental impact of all livestock farming, as well as the effectiveness of the various methods chosen to maintain or enhance environmental quality.
- Many problems associated with intensive farming and intensive livestock farms occur as a result of poorly designed buildings and enclosures and poor farm management and waste disposal methods. Given that adverse effects are so dependent on management practices and the sensitivity of the surrounding environment it is appropriate to consider each proposal on its merits and have the necessary standards attached to each operation.
- In response to adverse effects resulting from dairying operations, the Council has adopted a number of controls to reduce or avoid these effects. Stock underpasses are now required where regular stock crossing occurs to overcome the safe and efficient functioning of roads being impeded. Heavy vehicle movements are often focussed on milking sheds, wintering/feeding barns and the like and this can give rise to odour, noise, lighting and safety issues. These buildings are therefore required to be well setback from road and property boundaries and from existing houses on adjoining sites. Carcass disposal can create a health hazard and there is potential for contamination of waterways by physical damage to banks causing sediment deposition and increased run-off effects from pugging. Contamination of both ground and surface waterways by dairy effluent and fertiliser particularly in areas with border dyke irrigation or in areas with high water tables is also of concern. The controls require that irrigation water is applied to avoid waterways being contaminated with effluent and to ensure there is no surface flooding on roads or spray encroachment occurs which create nuisance or safety issues for road users. In addition stock are to be managed to ensure no effluent contamination of waterways and wetlands occurs.



### **Policy 6B - Setback of Buildings**

To require residential dwellings to be setback from property boundaries to reduce the probability of the residents of these dwellings being exposed to significant adverse effects from an activity on a neighbouring property, and to maintain the visual character of the rural area.

#### **Explanation and Reasons**

- As for Objective 6
- It is wise to avoid any nuisances being experienced by rural residents resulting from their proximity to neighbouring properties.
- The setback gives adjoining land owners greater flexibility in their land management practices.
- The setback from boundaries, in particular the front boundary assists in maintaining the distinct low density rural character of the District.
- The additional setback requirement associated with legally established intensive pig farms and forestry is intended to give the consent holders the freedom to exercise their consent without being unreasonably restricted by the potential for complaint by newer residents.

### **Policy 6C - Extractive Industry**

To recognise the potential effects of extractive operations, including mineral exploration, on the rural environment, and to require consent for such operations to enable assessment of the sensitivity of an area and the degree to which an operation will minimise any adverse effects on amenity and the environment including impacts on natural features and indigenous vegetation and habitats of indigenous fauna.

To recognise prospecting as an activity with limited environmental impact for any area.

#### **Explanation and Reasons**

- As for Objective 6
- Controls are necessary on individual extractive operations because the scale of the operations, the sensitivity of the area and the management of these can vary considerably. These matters affect amenity values such as privacy, rural outlook, spaciousness and quietness valued by residents, recreationalists and visitors to rural areas.
- The Plan can place sufficient performance standards on prospecting to maintain rural amenity values as prospecting is essentially a low impact activity.

### **Policy 6D - Forestry and Trees**

To control those aspects of forestry and trees which adversely impact on the amenity and environment of the rural area, in particular the more sensitive environments of the hill and high country and Outstanding Natural Landscapes and Features.

#### **Explanation and Reasons**

- As for Objective 6
- Forestry and tree planting can have a number of adverse impacts on the rural environment and rural amenity and in particular can cause shading and icing of roads, obscure visibility on roads, and affect production and amenity of adjoining land. In addition disturbance of soil and poor management of tracking and harvest operations can result in sedimentation of waterways and reduced water quality. It is considered prudent to avoid these adverse effects by setting environmental standards in the Plan.

- Forestry has significant potential to detract from the values of Outstanding Natural Landscapes and Features by masking landforms, reducing spaciousness and openness and changing natural character elements.

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#### **Policy 6E - General Amenity Controls**

To set performance standards, or control by conditions those aspects of activities such as noise, dust, fumes and visual impacts which can adversely impact on the amenity of rural areas. To require the Council's consent for activities which are likely to have impacts on the amenity of rural areas which cannot be anticipated.

---

#### **Explanation and Reasons**

- As for Objective 6
  - Performance standards are required for effects such as building height, noise, traffic generation and lighting to maintain an acceptable level of amenity for people living and working in, or visiting the rural area.
  - Activities such as industries which process rural produce, or which have space requirements which cannot be met within settlements or recreational and accommodation which are based on rural resources may be best located in the Rural Area. However the types of impacts of these non-landbased or non-productive activities cannot be anticipated and it is appropriate therefore that Council assess these activities individually to determine their appropriateness and the need to mitigate adverse impacts.
- 

#### **Policy 6F - Pattern of Subdivision**

To limit the minimum size of subdivisions in the Rural Zone to provide for flexibility in house siting while limiting the possibility of:

- occupiers of new lots being adversely affected by existing neighbouring activities.
  - cumulative adverse impacts of septic tank disposal systems on the quality of groundwater and surface water
  - adverse impacts (including cumulative impacts) on the lower density character of the rural environment
  - degrading or modifying the important landscape values of identified outstanding natural landscapes and features
  - increasing the exposure of the community to natural hazards;
  - adverse effects on infrastructure;
  - loss of the rural productive capacity of the Rural Zone;
  - uneconomic extensions to, or maintenance of, services;
  - adverse effects on indigenous vegetation and habitats of indigenous fauna  
(Refer Section 10 Subdivision Objectives and Policies).
- 

#### **Explanation and Reasons**

- There is a need and expectation by the community that groundwater quality should be maintained and/or enhanced because of the biological needs of natural systems. The retention of cultural values attributed to water and its availability for domestic and stock consumption. Small lot subdivision with its associated residential use which can impact on groundwater quality by seepage from septic tank disposal fields should therefore be avoided where possible.
- It is wise to ensure that lot sizes are of a sufficient size to enable flexibility in house location while being set back from neighbouring properties to reduce the impact of neighbouring farming or forestry activities.
- An essential element of rural character is the low density of buildings and residential use. To maintain this character and to avoid amenity and reverse sensitivity effects, a control is needed on the density of residential development. This control is also required to reduce the demand for

- increased or improved services such as roading, water and power which can be costly and uneconomic to supply.
- To avoid inappropriate subdivision and development additional controls (beyond the general Rural Zone rules) have been placed on outstanding natural landscapes and features. These controls require larger minimum lot sizes and limit buildings in order to retain an open, un-built character.
- Natural Hazards – refer Rural Objective 8 and Policies 8A to 8D
- Small lots provide less flexibility in the location of houses and buildings which may limit available setbacks from servicing infrastructure such as high voltage power lines, poles and towers. In addition, the operation of these services has the potential to impact on rural residents which may then result in reverse sensitivity effects.
- While small rural lots have the theoretical potential to retain much of their productive capacity, this capacity can be lost or reduced due to the predominant residential use of the site and the layout of buildings and access on the site. This impact on productive capacity most frequently occurs on the fringe of towns.
- The creation of new rural residential lots has the potential to create a demand for urban standard services and infrastructure including sealed roading, street lighting and extensions of reticulated services. Due to the limited number of properties served (as compared to townships) supplying and maintaining these services can be costly and uneconomic over time.
- It is appropriate at the time subdivision consent is sought to take into account likely impacts on indigenous vegetation and habitats from the resulting small lot rural residential development.

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#### **Policy 6G – Recreational Settings And Amenity**

To avoid, remedy or mitigate the adverse effects of activities on recreation settings and amenity.

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##### **Explanation and Reasons**

- As for Objective 6
  - It is the quality of the rural environment that contributes to its recreational value. The enjoyment of recreational settings and activities in the rural environment depends on the maintenance of those settings. Activities on or adjacent to sites used for recreation have the potential to degrade the natural environment which is part of the recreational experience.
- 

#### **Policy 6H - Public Access**

To identify and retain existing legal public access facilities, where these are required for public access and recreational use and to consider future public access opportunities.

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##### **Explanation and Reasons**

- As for Objective 6
- Legal unformed roads are a physical resource of the District which provide public and recreational access, however some legal roads serve no particular public access or recreational purpose, therefore it is appropriate that the Council only identify and retain those roads which serve such a purpose.
- Future opportunities for additional public access which enhances the existing network should be considered and taken where practicable.

**Policy 6I – Non-Rural Uses**

To recognise that the Rural Zone may be the most appropriate environment for some utility, industrial, service or commercial uses to establish, provided the amenity and character of the rural area is maintained.

**Explanation and Reasons**

- As for Objective 6
- A wide variety and scale of industrial or services activities may want or need to establish in the Rural Zone. These activities often serve the productive use of the Rural zone or they may require large areas of land only available within the rural area. Examples of such activities include a contractors' yard, transport companies, timber mills and dairy processing plants.
- The rural environment may be able to absorb these activities better than other more developed parts of the District. However, there is a need to ensure that the amenity and character of the environment in which such activities may locate is maintained. Given the wide variety and scale of such activities, the Council has reserved its discretion over these activities so they can be assessed on a case-by-case basis.

**Objective 7 - Waterbodies and Their Margins**

Protection, restoration and enhancement of the coastal environment, waterways and wetlands and their margins to avoid degradation of the natural character, amenity, cultural and recreational values of these areas and their associated waterbodies.

**Explanation and Reasons**

- The margins of waterbodies have value because of the natural function of filtering runoff prior to water entering waterways. These areas also have considerable value, as a conservation, recreation and access resource.
- Activities such as human and animal effluent disposal, intensive livestock farming, earthworks, clearance of vegetation, inappropriate planting, and erection of structures can interfere with the environment and the quality of waterways.
- Wetland areas have important ecological values which should be retained.

**Policy 7A - Effects Controls**

To avoid, remedy or mitigate the adverse effects of a range of activities and structures on the natural functioning, natural character and values of the coastal environment, waterways, waterbodies, wetlands and their margins.

**Explanation and Reasons**

- As for Objective 7
- Earthworks, structures, vegetation clearance and forestry plantings all have the potential to reduce the effectiveness of the natural vegetation and topography of riparian areas to function in a way which assists in maintaining the water quantity and quality of adjacent water bodies and wetlands and which provides habitat for indigenous wildlife

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**Policy 7B - Livestock Farming**

To avoid, remedy or mitigate the adverse effects of livestock farming so as to not cause a deterioration in the environmental quality and natural functioning of riparian areas, their adjacent waterbodies and groundwater.

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**Explanation and Reasons**

- As for Objective 7
  - Animal farming in proximity to waterways has considerable potential to cause contamination of riparian areas and waterways, by discharge of effluent particularly in areas which are flood irrigated or which have a high water table. In addition high rates of organic and inorganic fertiliser can cause contamination of groundwater. A number of means to avoid, remedy or mitigate these impacts have been chosen by the Council including education and general promotion of good management practices. In response to specific concerns relating to dairying, the Council has adopted performance standards for new dairy operations. Council will continue to monitor the environmental impact of all livestock farming, as well as the effectiveness of the various methods chosen to maintain or enhance environmental quality.
- 

**Policy 7C - Protection of Wetlands**

To recognise that wetlands have significant cultural, amenity, recreational and ecological functions and values and provide habitats for indigenous flora and fauna.

To control activities so that the depletion of wetlands which have significant ecological values is avoided.

To have particular regard to the National Policy Statement for Renewable Energy Generation 2011.

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**Explanation and Reasons**

- As for Objective 7
  - Wetlands are relatively scarce and generally under greater pressure for development than waterways. Remaining wetland areas with significant values should be retained and protected.
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**Policy 7D - Maintenance of Wetlands**

Council will maintain and enhance wetland areas as part of its management of utilities and public works.

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**Explanation and Reasons**

- As for Objective 7
  - Council considers that as a public body it has a responsibility to design, construct and maintain its works in a way which enhances or at least maintains the intrinsic values of wetland areas.
- 

**Policy 7E - Riparian Vegetation**

To advocate and encourage the establishment and maintenance of riparian vegetation, especially indigenous vegetation typical of the local areas, to reduce the adverse effects of landuse on water quality and to enhance conservation and amenity values.

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**Explanation and Reasons**

- As for Objective 7
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- The riparian zone is a traditional area between land and water and has the ability to act as a buffer between land and water processes. The management of riparian vegetation is an important part of the buffering capacity and also contributes to conservation and amenity values of riparian areas.

#### **Objective 8 - Natural Hazards**

Avoid loss of life, and avoid or mitigate damage to assets and infrastructure, or disruption to the community of the District, from natural hazards.

#### **Explanation and Reasons**

- The Act requires the Council to have objectives and policies and controls on the actual or potential effects of the use, development, or protection of land for the purpose of mitigation of natural hazards.
- Natural hazards that may occur within the District include flooding, severe climate events (e.g. snowfall, drought), coastal erosion, seawater inundation, and earthquakes and associated land movement and subsidence.
- Avoidance of loss and damage to life and property is generally preferable to restoration and compensation for loss where this is possible.
- Within the District, the Hunter Hills Fault Zone is one the main areas of potential seismic activity. A map showing the location of the fault zone is contained within the Planning Maps. Long recurrence intervals, means that movement within this fault zone is outside any normal planning horizon, however consideration of the potential earthquake hazard within the District needs to be taken into account when planning major utility projects.

#### **Policy 8A - Proximity to Waterways**

To control the proximity of buildings to waterways and stopbanks and to control the location and floor height of habitable buildings and some animal housing which could be subject to flooding, to limit potential loss of life and damage to property.

#### **Explanation and Reasons**

- As for Objective 8
- The adverse effects of flooding are most effectively mitigated by directing buildings away from hazard areas or by requiring elevation of buildings.

#### **Policy 8B - Coastal and Riverbank Erosion**

To encourage the relocation of existing settlements and buildings away from areas that are at risk from coastal or riverbank erosion and to discourage new buildings being sited in these areas, so as to avoid the potential loss of life and damage to property.

#### **Explanation and Reasons**

- As for Objective 8
- The adverse effect of coastal and riverbank erosion are effectively mitigated by directing new buildings away from these areas or by relocating existing buildings away from these areas.

**Policy 8C - Natural Hazard Information**

To maintain a high level of community awareness of the risk of natural hazards through the provision of advice and information.

**Explanation and Reasons**

- As for Objective 8.
- Providing information is an effective means of enabling people to avoid the effects associated with natural hazards necessary to achieve Objective 8.

**Policy 8D - Effects of Natural Hazard Mitigation Measures**

To avoid, remedy or mitigate the adverse effects on the environment arising from natural hazard mitigation measures.

**Explanation and Reasons**

- As for Objective 8.
- Adverse effects of natural hazard mitigation measures, such as on the natural character of riparian and coastal areas, should be adequately avoided, remedied, or mitigated where such measures are necessary to achieve Objective 8.

**Policy 8E – Climate Change**

To acknowledge the impact that climate change may have on natural hazards events when undertaking new development..

**Explanation and Reasons**

- As for Objective 8.
- Climate change has the potential to increase the severity and/or occurrence of natural hazards events. For example the frequency and duration of floods may increase as a result of an increase in the intensity of rainfall. Within the District, climate change and its potential impact on natural hazard events needs to be acknowledged and taken into consideration when new development is undertaken.

**Objective 9 - Surface of Waterways**

Recreational activities being undertaken on the District waterways in a manner which minimises potential adverse effects on conservation values, wildlife habitats, public health and safety, recreational values, takata whenua values and general amenity values.

**Explanation and Reasons**

- There is potential for recreational activities on waterways to have a number of adverse effects including:
  - noise
  - reduction in navigational safety
  - conflict with other recreationalists
  - degradation of river, lake and adjoining wildlife habitats
  - increased bank erosion caused by wave action or activity on the banks
  - water contamination from turbidity, exhaust fumes and human effluent
  - litter and other wastes in the area
- It is appropriate in providing for recreation throughout the District that these adverse effects are minimised to enable environmental and recreational quality to be maintained.

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**Policy 9A – Moorings**

To ensure that the location, design and use of moorings are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the waterways are avoided or mitigated.

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**Explanation and Reasons**

- As for Objective 9
  - Moorings which intrude over or through water which enable greater recreational use of the water can thereby create a potential for conflicts between different recreationalists and cause problems associated with exceeding the carrying capacity of the existing shore vegetation and facilities.
  - Moorings can create safety problems for on-water users.
  - Moorings can significantly alter the character and visual appearance of riparian areas and waterways.
- 

**Policy 9B - Regulations**

To seek the continued administration and control of navigational safety matters principally through regulations or equivalent mechanisms under the Harbour Act and its successor.

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**Explanation and Reasons**

- As for Objective 9
  - Controls placed on water based recreational activities by the Water Recreation Regulations 1979 are considered to enforce suitable controls with respect to navigational safety.
  - Current upliftings of the Water Recreation Regulations within the District are considered appropriate to allow for certain recreational activities on the Districts waterbodies and should therefore be retained.
- 

**Policy 9C - Cross Boundary Co-Ordination**

To co-ordinate with adjoining territorial authorities where activities on the surface of rivers and lakes cross territorial boundaries, including the co-ordination of resource consent processes.

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**Explanation and Reasons**

- Because the Pareora River and the Waitaki River and Lakes form the part of the northern and southern boundaries of the District the Council considers a joint approach should be taken for the control of water based activities in conjunction with Timaru, Waitaki and Mackenzie District Councils.
- 

**Policy 9D - Wainono Lagoon**

To avoid adverse effects on wildlife habitat values by controlling powered vessels and aircraft use on Wainono Lagoon.

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**Explanation and Reasons**

- As for Objective 9
  - Wainono Lagoon is of particular importance to fisheries and wildlife due to its diversity of habitats and the important link it provides between coastal wetlands. The values of the lake are susceptible to activities on the water, therefore it is appropriate that the lake is kept free of mechanical craft.
-



**Objective 10 - Protection of Drinking Water**

Protection of the quality of drinking water.

**Policy 10A - Catchment Protection**

To identify the catchments of public water supply schemes and to control the effects of activities within these areas to avoid adverse impacts on the quality of water being taken for drinking purposes.

**Explanation and Reasons**

- It is appropriate that catchment areas where community water supplies are drawn are protected from adverse effects of land use.

**Objective 11 - Rural Infrastructure**

Rural infrastructure that enables the District and the wider community to maintain their economic and social well-being

**Explanation and Reasons**

- Rural infrastructure entails, but is not limited to, power generation and transmission facilities, communication facilities, roads and water supplies. These are of significance to both residents and visitors, as well as to the wider national community. Their significance is based on their ability to facilitate economic and social well-being of the rural and wider communities, as well as being a major component of the rural landscape.

**Policy 11A - Rural Infrastructure**

To recognise the economic and social importance of transportation, electricity generation and transmission, and rural servicing infrastructure, consistent with other objectives and policies of this Plan.

(Refer Section 11 Utilities Objectives and Policies)

**Explanation and Reasons**

- As for Objective 11.
- Transportation and communication networks (e.g. telephone lines, cellular phone sites, and radio transmitters) play an important part in the ability of the District to maintain its economic and social well-being.
- Power generation and transmission facilities within the District are an important part of the national electricity generation and supply network. These facilities form part of the Waitaki Hydro Scheme that produces a significant proportion of New Zealand's electricity.

**Objective 12 – Development of Maori Land**

To enable development on Maori land that:

- Meet the needs of the landowners
- Respects the relationship of takata whenua with their lands, water, sites and waahi tapu

**Policy 12A – Papakainga Housing**

Enable papakainga housing and associated activities that are appropriately serviced to be established on ancestral land for the occupation of one or more of the beneficial owners who all are members of the same hapu.

**Policy 12B – Marae and Urupa**

Enable marae, urupa and associated activities that are appropriately serviced to be established on ancestral land

- (i) in accordance with tikanga Māori; or
- (ii) for the use of the beneficial owners

**Explanation and Reasons**

- Papakāinga housing and marae located on ancestral land are integral to the identity and development of tangata whenua. They are one of the essential elements that denote mana whenua.
- Ancestral land for papakāinga housing and marae is a finite resource at (generally) fixed locations. It is predominately located close to natural resources which are highly valued by takata whenua, such as the coast and waterways, reflecting their strong relationship with these natural resources. Papakāinga housing and marae, together with their associated activities on ancestral land, allow takata whenua to exercise their relationship, culture and traditions with this land and the surrounding natural resources, including through exercising kaitiakitanga.

**Objective 13 – National Grid**

Facilitate the operation and maintenance of the existing National Grid lines while managing the adverse effects of the network.

**Policy 13A**

To manage subdivision design and building location to avoid incompatibility between activities and National Grid lines which could interfere with their operation and maintenance and/or endanger people and property.

**Explanation and Reasons**

- It is important to manage incompatible development and reverse sensitivity effects associated with subdivision and development near the National Grid transmission lines as this has the potential to place individuals and the community at risk, and generate adverse effects on those lines. The National Grid transmission lines form a major asset and may act as a constraint to subdivision and associated development. This asset must be protected from activities that could adversely impact on the ongoing function of the lines (including activities which could cause reverse sensitivity effects).
- It is important that the location, nature, scale and requirements for the operation of regionally significant infrastructure is taken into account at an early stage when changes can be more readily made in response to identified issues. Accordingly, developers of all new subdivisions are advised to contact Transpower New Zealand directly to discuss how the presence of a transmission line can be taken into account.

## RULES - RURAL ZONE

### 1. DISTRICT WIDE RULES

The following General Provisions containing District-Wide Rules shall apply in the Rural Zone:

- Signs - Section 7
- Heritage Protection - Section 8
- Transportation - Section 9
- Financial Contributions – Section 10
- Subdivision - Section 10
- Utilities - Section 11
- Hazardous Substances - Section 12

### 2. PERMITTED ACTIVITIES

The following activities shall be Permitted Activities provided they comply with each of the Site Standards in Rule 7 and Zone Standards in Rule 8.

- 2.1 Farming Activities** other than intensive farming.  
(Refer Zone Standard 8.4.3 for animal housing in Flood Areas and areas close to stopbanks).
- 2.2 Forestry Activities** in the Rural Zone other than in the Hill and High Country Sub Zone identified on the planning map 36.
- 2.3 Residential Activities**  
(Refer Zone Standard 8.4.3 for residential buildings in Flood Risk Areas and areas close to stopbanks).
- 2.4 Papakainga housing** on multiply-owned Maori or ancestral land
- 2.5 Home Occupations** provided that
- a. Goods, materials or equipment associated with a home occupation are to be stored inside a building or are to be screened from the view of neighbouring properties and/or the road;
  - b. All manufacturing, altering, repairing, dismantling or processing of any goods or articles associated with a home occupation are carried on within a building; and
  - c. No more than one full-time equivalent person who resides elsewhere than on the site is employed in undertaking any home occupation on the property.
- 2.6 Commercial Activities** limited to retail sales of:
- a. farm and garden produce grown, reared or produced on the site; or
  - b. handcrafts produced on the site; or
  - c. refreshments served to group visits to sites used for farming or residential activities;
- 2.7 Recreational Activities** (other than on the surface of waterways or using aircraft) limited to:
- a. outdoor recreational activities which are not commercial;
  - b. commercial outdoor recreation activities where the scale is limited to no more than 10 people in one group;
  - c. group or individual visits to sites used for farming or residential activities;
  - d. buildings, associated with recreational activities specified under a-c above, which do not exceed 50m<sup>2</sup> in area and are limited to use for shelter including huts for overnight shelter, toilet facilities and information, except that group visits to sites used for farming or residential activities may use buildings principally used for farming or residential activities;

- e. buildings and structures associated with recreational access.
- 2.8 Mining and Investigation Activities** limited to prospecting
- 2.9 Visitor Accommodation**, limited to
- a. Homestays accommodating no more than 10 guests at any one time; and
  - b. a maximum of two units with accommodation for a maximum of 10 guests in total.
- 2.10 Activities on the Surface of Waterways** except moorings
- 2.11 Scheduled Activities** listed as Permitted Activities in Rule 10.
- 2.12 Temporary Activities** that meet Site Standard 7.17. Temporary Activities do not need to meet any other site or zone standard.
- 2.13 Aviation Activities** limited to airstrips associated with:
- a. primary production;
  - b. residential activities; or
  - c. non-commercial recreation or transportation.
- 2.14 Clearance of Vegetation** (refer Site and Zone Standards)
- 2.15 Construction Activities** that meet Site Standard 7.18. Construction activities do not need to meet any other Rural site or zone standard. Note other District- Wide Rules may apply, Refer to Rule 1.

### 3. CONTROLLED ACTIVITIES

The following activities shall be Controlled Activities provided they comply with the Rural Zone Site and Zone Standards (Rules 7 and 8) for matters other than those over which the consent authority has reserved discretion.

The matters over which the consent authority has reserved discretion are listed below each Controlled Activity.

- 3.1 Community Activities** in respect of;
- a. car parking provision,
  - b. hours of operation,
  - c. noise
  - d. lighting
- 3.2 Mineral Exploration** in respect of:
- a. terrain disturbance including vegetation clearance and volumes of material to be removed;
  - b. rehabilitation of a site;
  - c. siting of roads or any buildings
  - d. noise, vibration, dust
  - e. the number of vehicle movements
  - f. impact on Outstanding Natural Landscapes and Features identified on the planning maps.
- 3.3 Buildings in the Lakeside Protection Area 2 with greater than 25m<sup>2</sup> floor area** in respect of:
- a. External appearance
  - b. Location

**3.4 Problem Animals**

The farming of animals other than commercial livestock within the Hill and High Country subzone identified in Planning Map 36 in respect of:

- a. adequate containment to prevent animal escapes
- b. provision of financial contributions to assist capture or destruction of escaped animals.

**3.5 Schedule Activities** listed as Controlled Activities in Rule 10.**4. RESTRICTED DISCRETIONARY ACTIVITIES****4.1 Farm Buildings within Outstanding Natural Landscape Areas** as identified on the planning maps in respect of:

- a. external appearance, bulk and scale of building
- b. earthworks and tracking
- c. landscaping and planting (including tree removal)
- d. servicing
- e. effects on landscape and visual amenity values
- f. any cumulative effects of structures within the landscape

**4.2** Any Permitted or Controlled Activity which does not comply with any Site Standard in Rule 7, but meets all of the Zone Standards in Rule 8, shall be a Restricted Discretionary Activity. The exercise of Council's discretion shall be restricted to the matter(s) specified in the standard which is not complied with.**5. DISCRETIONARY ACTIVITIES****5.1** Schedule Activities listed as Discretionary Activities in Rule 10**5.2** Non-Farm Buildings within Outstanding Natural Landscape Areas as identified on the planning maps.**5.3** Any activity which is not listed as a Permitted Activity, a Controlled Activity, or a Restricted Discretionary Activity, and which complies with all Zone Standards in Rule 8 shall be a Discretionary Activity.**6. NON-COMPLYING ACTIVITIES****6.1** Any activity which does not comply with any Zone Standard in Rule 8 shall be a Non-Complying Activity.**7. SITE STANDARDS****7.1 Height of Buildings, Structures etc**

7.1.1 Maximum height of any building shall be 10m.

7.1.2 No building, mast, structure, tree or other object shall penetrate the following flight protection surface shown on Planning Maps 23 and 33.  
Flight Protection Surface means a surface extending outwards and upwards from the centre-line of runways 04-22 and 09-27 of the Waimate Aerodrome at a gradient of 1:50 for a horizontal distance of 1200 metres from the edge of the runway.

## 7.2 Setback from Roads, Neighbours, Forestry and Intensive Pig Farming

- 7.2.1 Minimum setback of residential units from:
- an internal boundary shall be 20m;
  - a road boundary shall be 7.5m;
  - forestry activity under different ownership shall be 50m;
  - a legally established intensive pig farm on a separate site shall be 500m.

- 7.2.2 Minimum setback of Papakainga housing from:
- a road boundary shall be 7.5m
  - an internal boundary with a property under different ownership shall be 20m

There shall be no boundary setbacks from internal boundaries for land held in the same ownership.

- 7.2.3 The minimum setback for buildings, designed and/or used for the housing or feeding of commercial livestock, excluding milking sheds or buildings used to house or feed milking stock shall be:
- 50m from an internal boundary;
  - 200m from any public reserve or existing dwelling on a separate site;
  - 50m from a road boundary.

- 7.2.4 The minimum setback for other buildings greater than 10m<sup>2</sup> in gross floor area, except those referred to in rules 7.2.1 and 7.2.2 shall be:
- 7.5m from road boundaries;
  - a distance from an internal boundary at least equal to the height of the building.

Note: Rule 7.14 lists setbacks for effluent ponds, treatment ponds, storage ponds, carcass disposal, milking sheds and buildings used to house or feed milking stock.

## 7.3 Access

- 7.3.1 Each residential unit shall have legal access to a legal road.
- 7.3.2 Each site of papakainga housing shall have legal access to a legal road. A separate access for each unit within a papakinga site is not required.

## 7.4 Retail Sales

- 7.4.1 No retail sales shall be permitted on sites where the public access to the site is from State Highway 1 and 82 (from SH1 to Bathgates Road).
- 7.4.2 Any building used for retail activities shall be at least 25 metres from the road boundary of the site.
- 7.4.3 All accesses shall comply with the Standards in Section 9.
- 7.4.4 All signs shall comply with the Standards in Section 7.

## 7.5 Riparian Management

On any land within 100m of the bed of any lake or 20m of the bed of any river:

- 7.5.1 No earthworks shall:
- exceed 10m<sup>3</sup> (volume) in any one year, or
  - exceed 30m<sup>2</sup> (area) in any one year, or
  - be located on slopes with an angle greater than 20°

**except that** the following earthworks shall be permitted provided they comply with all other provisions of the Plan:

- earthworks associated with the maintenance and upkeep of existing tracks, roads, drains, culverts, crossings, bridges, stock yards, erosion control works, dykes and sea walls.

7.5.2 There shall be no clearance of indigenous vegetation.

7.5.3 Cut or cleared berm vegetation shall not be placed in a river or placed in a position that it may enter a river.

7.5.4 Topsoil is not to remain exposed longer than it takes to resow or replant the area. This time period shall not exceed twenty-four months from the time of disturbance.

7.5.5 All harvesting of trees shall be carried out so as to prevent detritus and soil from entering the bed of any river or lake.

7.5.6 No buildings shall be erected.

7.5.7 There shall be no forestry activity planting or woodlot planting i.e. planting for timber production.

## 7.6 Water Supply Protection Areas

Within any Water Supply Protection Areas:

7.6.1 No buildings shall be erected which require septic/sewage facilities.

7.6.2 All dead stock must be removed and no burials shall be permitted. This rule also applies to the Lower Waihao Water Supply Outer Protection Area.

7.6.3 If mob stocking takes place all waterways must be protected to ensure that stock effluent and pugging does not pollute the waterway.

7.6.4 The storage of silage or the disposal of silage or similar organic matter is not permitted.

7.6.5 No earthworks shall:

- exceed 20m<sup>3</sup> (volume) per hectare in any continuous period of 5 years, or
- exceed 50m<sup>2</sup> (area) per hectare in any continuous period of 5 years, or
- be located on slopes with an angle greater than 20 degrees.

**except that** the following earthworks shall be permitted provided they comply with all other provisions of the Plan:

- earthworks associated with the maintenance and upkeep of existing tracks, roads, drains, culverts, crossings, bridges, stock yards, erosion control works, dykes and sea walls.

7.6.6 No clearance of vegetation or Indigenous vegetation shall exceed 150m<sup>2</sup> in any one hectare in any continuous period of 5 years.

7.6.7 There shall be no exotic tree planting greater than 20ha per Certificate of Title in the Timaru Water Supply Protection Area.

## 7.7 Forestry Activity - Water Quality, Shading, Visibility, Wilding Trees

7.7.1 Cut or cleared berm vegetation shall not be placed into a river or placed in a position that it may enter a river.

7.7.2 Topsoil is not to remain exposed longer than it takes to resow or replant the area. This time period shall not exceed twenty-four months from the time of disturbance.

- 7.7.3 All harvesting of trees within 50m of any wetland, 100m of the bed of any lake or 20m of the bed of any river shall be carried out so as to prevent detritus and soil from entering the wetland or the bed of the lake or river.
- 7.7.4 Forestry activity shall not be planted within 15 metres of the boundary of any site under separate Certificate of Title without the prior written permission of the landowner of that site. A copy of the written permission shall be submitted to the Council at least 20 working days prior to planting.
- 7.7.5 Forestry activity shall not be located within 50 metres of an existing dwelling on a separate site under different ownership.
- 7.7.6 Trees shall not be in such a position that they would:
- damage power or telephone lines if blown over or felled by any other means
  - restrict visibility of drivers within 50 metres of an intersection or corner of a road
  - restrict views from SH82 of Significant Nature Feature G12 (The Limestone Cliffs - Waihao Forks/Downs - Planning Map 18)
  - cause icing of a road pavement being perpetrated as a result of shading of the road between 10am and 2pm on the shortest day of the year
- 7.7.7 It shall be the responsibility of forest owners, occupiers, leasees and licensee or other persons responsible for any forestry activity to eliminate tree spread and growth of wilding trees emanating from that forest on all land within 500 metres of the forest edge.
- 7.7.8 There shall be no planting of *Pinus contorta*, *Pinus sylvestris* (Scots Pine), *Pinus uncinata* (Dwarf Mountain Pine) or *Pinus mugo* (Mountain Pine).
- 7.7.9 Earthworks, clearance of indigenous vegetation and tree planting associated with any Forestry Activity shall not exceed the thresholds set in Rural Site Standards 7.5, 7.6.5, 7.6.6, 7.13, 7.16 and Rural Zone Standards 8.1, 8.3, 8.5 and 8.7.

## 7.8 Surface of Waterways

- 7.8.1 Boating on the Dead Arm upstream from Poingdestres Road Bridge, including Wainono Lagoon and its tributaries shall be restricted solely to craft powered by oars or paddles.

## 7.9 Noise

- 7.9.1 Activities, other than residential activities shall be conducted such that the following noise levels are not exceeded, neither at, nor within, the notional boundary of any residential unit, other than residential units on the same site as the activity:
- |   |            |
|---|------------|
| • during daytime                                      | 55dBA L10  |
| • during night-time                                   | 45dBA L10  |
| • On any day between 9pm day and 7am on the following | 75dBA Lmax |
- except that for farming activities these standards shall only apply to noise from stationary motors or equipment.
- 7.9.2 Noise levels shall be measured in accordance with the provisions of NZS 6801 *Acoustics - Measurement of environmental sound* and assessed in accordance with the provisions of NZS 6802 *Acoustics - Environmental noise*.



- 7.9.3 Noise limits shall not apply to:
- a. activities of a normal recreational nature, such as sporting events, that do not involve powered motorsport, powered aviation, gunfire or amplified music; or
  - b. warning devices used by emergency services.

(For daytime and night-time refer Section 13 - Definitions)

#### **7.10 Lighting**

- 7.10.1 All fixed exterior lighting shall be directed away from adjacent properties.
- 7.10.2 All exterior lighting on properties shall be designed, installed and maintained so that the light emitted does not cause a distraction or glare which could create a traffic hazard on any road.

#### **7.11 Relocated Residential Units**

- 7.11.1 Residential units for permitted activities shall comply with the following:
- a. Any relocated building intended for use as a residential unit shall have previously been designed, and built as a residential unit.
  - b. A building pre-inspection report by a suitably qualified professional shall accompany the application for a building consent for the destination site. That report shall identify all reinstatement works that are required to ensure the exterior of the building is in good order and has a tidy appearance.
  - c. The building shall be located on permanent foundations approved by building consent, no later than three months of the building being moved to the site.
  - d. All other reinstatement work required by (b) above and the building consent to reinstate the exterior of any relocated residential unit shall be completed within six months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.
  - e. The proposed owner of the relocated building must confirm in writing to the Council that the reinstatement work has been completed within the six month period.
  - f. (a) to (e) above shall not apply to accessory buildings designed or used for other than human habitation.

#### **7.12 Flooding**

- 7.12.1 Residential, Commercial, Recreational, Community and Visitor Accommodation Buildings and Buildings for the housing of 6 or more animals on a permanent or seasonal basis within Areas of Flooding Risk identified on the Flood Risk Maps that are assessed to have a Low Flood Risk shall be a Controlled Activity in respect of:
- a. siting and potential for inundation, riverbank erosion, or coastal erosion,
  - b. floor heights.
- 7.12.2 There shall be no Residential, Commercial, Recreational, Community and Visitor Accommodation Buildings and Buildings for the housing of 6 or more animals on a permanent or seasonal basis within Areas of Flooding Risk identified on the Flood Risk Maps that are assessed to have a High Flood Risk.

(Refer also Zone Standard 8.4 below)

- 7.12.3 Rules 7.12.1 and 7.12.2 shall not apply:
- a. to extensions to buildings where the extension will not increase the total floor area existing at 1 May 1998 by more than 15%.

- b. to accessory buildings designed or used for purposes other than human habitation or the housing of less than 6 animals on a permanent or seasonal basis.

*Note: - A person proposing a building as specified above in a flood risk area shall obtain a flood risk assessment to establish whether the site is within an area with a Low Flood Risk or a High Flood Risk. This assessment shall be undertaken by a suitably qualified person or body, i.e. Canterbury Regional Council.*

*Note: Where an on-site assessment indicates that the proposed building or site is not within an actual flood risk area no resource consent shall be required under this rule.*

### 7.13 Earthworks

- 7.13.1 Earthworks shall not exceed 150m<sup>2</sup> or 50m<sup>3</sup> on slopes of more than 20 degrees in any one hectare in any continuous period of 5 years.

### 7.14 Dairying

All dairying activity shall comply with the following standards:

- 7.14.1 All effluent holding tanks, treatment ponds, storage ponds and any carcass disposal shall be located at least 300 metres from any public reserve or dwelling on an adjoining property, and 100 metres from an adjoining property boundary or public road.

- 7.14.2 All milking sheds or buildings used to house or feed milking stock shall be located at least 400 metres, or 300 metres with the written consent of the owner and occupier, from any existing dwelling on an adjoining property or public reserve, and 100 metres from an adjoining property boundary or public road.

*Advisory Note: The reference to "any existing dwelling" in Rule 7.14.2 acknowledges that people who choose to locate new dwellings within 400m of the buildings referred to in Rule 7.14.2 are not protected by this rule.*

- 7.14.3 Stock shall be managed in a way which ensures no waterways or wetlands are contaminated by stock or their effluent.

- 7.14.4 All irrigation shall be applied to ensure that contamination of waterways and wetlands by effluent is avoided, and to ensure that no surface flooding or spray encroaches onto adjacent properties or roads.

- 7.14.5 Movement of milking dairy herds across any of the following roads shall only be by means of an underpass:

- Bathgates Road (Starts: SH82, Ends: Molloy's Road)
- Blue Cliffs Road (Starts: Kane Lane, Ends: Talbot Road)
- Brasells Bridge Road (Starts: Pareora River Road, Ends: District Boundary)
- Browns Road (Starts: High Street, Ends: Parsonage Road)
- Craigmere Valley Road (Starts: Pareora River Road, Ends: Timaunga Road)
- Foleys Road (Starts: SH1, Ends: Hannaton Road)
- Glenavy-Tawai Road (Starts: SH1, Ends: Old Ferry Road)
- Hakataramea Valley Road (Starts: SH82, Ends: Homestead Road)
- Holme Station Road (Starts: Pareora River Road, Ends: Pareora River Bridge)
- Horsnells Road (Starts: SH1, Ends: Morven Road)
- Ikawai Middle Road (Starts: SH82, Ends: Tawai-Ikawai Road)
- Lower Hook Road (Starts: SH1, Ends: Waimate Hunter Road)
- Lucks Road (Starts: SH1, Ends: Fletchers Road)
- Makikihi Hunter Road (Starts: SH1, Ends: Teschemaker Valley Road)
- Manchesters Road (Starts: Molloy's Road, Ends: Mitchell Road)

- Maytown Road (Starts: Timaru Road, Ends: Hannifins Road)
- McNamaras Road (Starts: Molloys Road, Ends: SH1)
- Mill Road (Starts: Hunts Road, Ends: Kirks Road)
- Molloys Road (Starts: McNamaras Road, Ends: SH1)
- Morven Road (Starts: Maclean Street, Ends: Horsnells Road)
- Old Ferry Road (Starts: SH1, Ends: Glenavy-Tawai Road)
- Pareora Gorge Road (Starts: Evans Crossing Road, Ends: Pareora River)
- Pareora River Road (Starts; SH1, Ends: Evans Crossing Road)
- Parsonage Road (Starts: Butchers Lane, Ends: Waimate Hunter Road)
- Racecourse Road (Starts: Williams Street, Ends: Park Road)
- Serpentine Valley Road (Starts: SH82, Ends: Zig Zag Road)
- Stokes Road (Starts: Crowes Road, Ends: Morven Beach Road)
- Tawai-Ikawai Road (Starts: Ikawai-Middle Road, Ends: Old Ferry Road)
- Te Akatarawa Road (Starts: Fishermens Bend Road, Ends: Benmore Dam)
- Waihao Back Road (Starts: SH82, Ends SH1)
- Waimate Hunter Road (Starts: Whitneys Road, Ends: Makikihi Hunter Road)
- All other roads within the District Plan zoned Residential

*Note: The design and location of the underpass will require approval from the Road Controlling Authority.*

#### **7.15 Extensive Pig Farming**

All extensive pig farming shall comply with the following standards:

- 7.15.1 All land used as part of an extensive pig farm shall be located at least 500m from any existing habitable dwelling (other than any existing habitable dwelling on the extensive pig farm).
- 7.15.2 Vegetative cover shall be maintained on the property at all times. Any paddocks which become 25% bare ground must be destocked until pasture is re-established.
- 7.15.3 All springs and waterways are to be fenced to exclude pigs from gaining access to them.

#### **7.16 General Indigenous Vegetation Clearance**

7.16.1 Clearance of indigenous vegetation shall not exceed the following standards:

- a. Tall tussock of the genus *Chionochloa* - maximum clearance of 100m<sup>2</sup>
- b. Indigenous vegetation which has an average canopy height greater than 3 metres - maximum clearance of 100m<sup>2</sup>
- c. Indigenous shrubland which has an average canopy height greater than 1.5 metres – maximum clearance of 100m<sup>2</sup>
- d. Indigenous vegetation other than that specified in (a) and (b) above - maximum clearance of 0.1 hectare (1000m<sup>2</sup>) per certificate of title over a 5 year period is cleared

*Note: Additional rules relating to clearance of vegetation/indigenous vegetation in Significant Natural Areas, Significant Natural Features, areas over 900m in Altitude, Water Supply Protection Areas, Riparian Areas and Wetlands are contained in Rural Zone Site Standards 7.5, 7.6 and 7.7 and Zone Standards 8.1 and 8.3.*

#### **7.17 Temporary Activities**

- 7.17.1 Temporary activities (refer Definitions) provided they do not exceed a period of eight days at any one time, and do not occur more than six times in any one year.

### 7.18 Construction Activities

- 7.18.1 Temporary Construction Buildings,(refer Definitions) established on a construction site for the duration of the project or twelve months whichever is the lesser.
- 7.18.2 Construction noise shall not exceed the recommended limits in, and shall be measured and assessed in accordance with, the provisions of NZS 6803: *Acoustics - Construction Noise*. Discretionary adjustments provided in rule 6.1 of the Standard shall be mandatory within the District.

### 7.19 Noise associated with helicopter landing areas

- 7.19.1 Any proposed new activity within the scope of NZS 6807 *Noise Management and Land Use Planning for Helicopter Landing Areas*, shall be a discretionary activity in all Zones.
- 7.19.2 Noise associated with helicopter landing areas shall not exceed the limits in Table 4.1 below and shall be measured and assessed in accordance with the provisions of NZS 6807 *Noise management and land use planning for helicopter landing areas*, substituting Table 4.1 below for Table 1 in the Standards (NZS6807).

**Table 4.1 - Limits of acceptability for helicopter area noise**

Zone	L <sub>dn</sub> (night*-weighted sound exposure) Pa <sup>2</sup> s	L <sub>dn</sub> (day-night average sound level) dBA	L <sub>max</sub> (night-time maximum sound level) dBA
Business 3 Zone (Industrial)	1000	75	n/a
Business 1&2 Zones	100	65	n/a
Residential Zone (at site boundary) Rural Zone (at notional boundary)	3.5	50	70
Residential (internal)	0.3	40	55

\* The hours for night time L<sub>max</sub> shall be 10:00 pm to 7:00 am the following day for the purpose of this section.

### 7.20 Blasting

- 7.20.1 Vibration from a site due to blasting shall not exceed a peak practice velocity of 5mm/sec provided this level may be exceeded on up to 5% of the total number of blasts over a period of 12 months. The level should not exceed 10mm/sec at any time.
- 7.20.2 Airblast overpressure from blasting on any land shall not exceed a peak non-frequency weighted (linear or flat) level of 115dB, provided this level may be exceeded on up to 5% of the total number of blasts over a period of 12 months. The level should not exceed 120dBA (L<sub>n</sub> Peak) at any time.

### 7.21 Watercraft Noise

- 7.21.1 Powered watercraft shall be fitted with effective mufflers during all movement on water and shall not exceed the following noise limits at any point within the notional boundary of any residential dwelling:

On any day	
7.00am to 9.00pm - Sound Exposure Level (SEL)	85dBA
9.00pm to 7.00am the following day - Sound Exposure Level (SEL)	78dBA

Providing no motor craft shall emit noise in excess of a Sound Exposure Level of 90dBA in any single drive by measured at any stationary point more than 25m from the line of travel of the craft.

- 7.21.2 Sound exposure levels shall be measures in accordance with the provisions of NZS 6801: *Acoustics - Measurement of environmental sound*.

Provided further that on four occasions in any 12 month period, the noise limit may be unrestricted for any portion of waterway for the purpose of an approved special event.

## 7.22 General Tree and Vegetation Planting

- 7.22.1 Vegetation, including trees, which has a mature height of 5m or more shall not be planted within 15 metres of the boundary of any site under separate Certificate of Title without the prior written permission of the landowner of that site. A copy of the written permission shall be submitted to the Council at least ten working days prior to the planting occurring.
- 7.22.2 Vegetation, including trees, which has a mature height of 5m or more shall not be planted within 50 metres of a road intersection.
- 7.22.3 Trees shall not be in such a position that they would:
- damage power or telephone lines if blown over or felled by any other means
  - restrict views from SH82 of Significant Nature Feature G12 (The Limestone Cliffs - Waihao Forks/Downs - Planning Map 18)
  - shade a dwelling on an adjoining property.
  - cause icing of a road pavement being perpetrated as a result of shading of the road between 10am and 2pm on the shortest day

Advice Note: Vegetation to be planted underneath or near the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line especially works within 20m of those lines, contact the line operator.

## 7.23 Heavy Vehicle Movements

- 7.23.1 No activity shall exceed 20 heavy vehicle movements per day, per site (averaged over a one week period)
- 7.23.2 Rule 7.23.1 does not apply to:
- a. vehicle movements between sites within a property or the relocating of premises; or
  - b. vehicle movements on states highways; or
  - c. activities which have a duration of less than 31 consecutive days.

## 8. ZONE STANDARDS

### 8.1 Significant Natural Areas, Significant Natural Features and High Altitude Areas

- 8.1.1 In the areas identified on the Planning Maps and listed in Appendix G as being Significant Natural Areas or Features or land over 900m in altitude.

- a. There shall be no earthworks, except that the following earthworks shall be permitted provided they comply with all other provisions of the Plan:
  - earthworks associated with the maintenance and upkeep of existing tracks, roads, drains, culverts, crossings, bridges, stock yards, erosion control works, dykes and sea walls.
- b. There shall be no clearance of indigenous vegetation
- c. There shall be no tree planting except amenity tree planting in Significant Natural Areas or Features
- d. There shall be no tree planting, except restoration planting, above 900m in altitude.
- e. No buildings shall be erected.
- f. There shall be no pastoral intensification within any Significant Natural Area or Significant Natural Feature.
- g. There shall be no pastoral intensification (except fencing) on land above 900m in altitude.

## 8.2 Lakeside Protection 1 Area

- 8.2.1 No building with greater than 25m<sup>2</sup> floor area shall be built within the Lakeside Protection 1 area identified on the Planning Maps.

## 8.3 Wetlands

- 8.3.1 Within any wetland or within 50m of any wetland, there shall be:
- a. no drainage, earthworks, or reclamation of any wetland
  - b. no clearance of indigenous vegetation or other vegetation, except pest plants as identified in the Canterbury Regional Pest Management Strategy.
  - b. no building shall be erected
  - c. no tree planting, except for planting associated with restoration or enhancement of a wetland.

## 8.4 Setback from Coastlines, Waterways, Stopbanks, Sewage Ponds and Glenavy Cliffs

- 8.4.1 All buildings shall be setback a minimum of 7 metres from the bank or edge of any open watercourse or open drain.
- 8.4.2 All residential, commercial, recreational and visitor accommodation, community and industrial buildings shall be setback a minimum of 300 metres from the Waimate sewage treatment ponds.
- 8.4.3 All residential, commercial, recreational and visitor accommodation, community and industrial buildings and buildings for the housing of 6 or more animals on a permanent or seasonal basis shall (because of the high velocity of flood waters in these areas) be setback a minimum of 100 metres from stopbanks on the following rivers identified on the Flood Risk Plans.
- Pareora River
  - Waimate Creek
  - Lower Waihao River
  - Dog Kennel Stream
  - Morven Drain
  - Ikawai beside SH 82
  - Penticotico Stream at SH 82
  - Hakataramea River at SH 82
  - Waitaki River at SH 82
- 8.4.4 All buildings shall be north (landward) of the 50 year erosion line on the northern side of the Waitaki River mouth. (Refer to Planning Map 24).
- 8.4.5 All buildings shall be setback a minimum of 100m from the permanent vegetation line along the coast.

- 8.4.6 No buildings shall be located on the riverside of stopbanks
- 8.4.7 No buildings shall be located within seawater inundation areas identified in the Regional Coastal Environmental Plan for the Canterbury Region.

#### **8.5 Tree Planting in High Altitude Areas – Protection of Ecological Functions**

- 8.5.1 There shall be no tree planting (except restoration planting) above 900m in altitude.

#### **8.6 Businesses of Prostitution provided for as Home Occupations**

- 8.6.1 No business of prostitution that is provided for as a home occupation shall be established or operated within 250 metres distance in any direction of a children's day care centre, primary school or secondary school, or a place of worship.
- 8.6.2 No business of prostitution that is provided for as a home occupation shall be established or operated within 75 metres of an existing business of prostitution.

#### **8.7 Wainono Lagoon Outstanding Natural Feature**

- 8.7.1 Within the Outstanding Natural Feature identified on the planning maps for Wainono Lagoon:
- a. No building shall be erected
  - b. There shall be no clearance of indigenous vegetation.

#### **8.8 Setback from National Grid**

- 8.8.1 Setback from National Grid Support Structures (Lines are marked as High Voltage Electricity Lines on the Planning Maps):

No building or structure shall be located within 12m (in any direction) of the visible outer edge of a National Grid support structure, with the following exceptions:

- a. Fencing up to 2.5m in height that is at least 5m from the outer edge of any support structure;
- b. Network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid.

*Note: The NZECP was prepared under the Electricity Act 1992 and sets minimum safe electrical distance requirements primarily to protect persons and property, vehicles and mobile plant from electrical hazards. Compliance with this Code is mandatory. Compliance with these provisions will not necessarily ensure compliance with this Code.*

*Note: Vegetation to be planted underneath or near the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line especially works within 20m of those lines, contact the line operator.*

*Note: The NZCEP34:2001 (and regulations under the Electricity Act) apply to Transpower. If Transpower carries out any new works in the District that cause a landowner's buildings or structures not to comply with NZCEP34:2001, Transpower must make that building or structure safe/rectify than non-compliance.*

*Note: These rules are required to give effect to policies 10 and 11 of the National Policy Statement on Electricity Transmission. These rules do not provide a property right to Transpower.*

**8.8.2 Setback from centreline of National Grid lines (Lines are marked as High Voltage Electricity Lines on the Planning Maps):**

No building or structure shall be located within 12m (in any direction) of the centreline of any electricity transmission supported by a tower or pi-pole or 10m of the centreline of an electricity transmission line supported by a single pole, with the following exceptions:

- a. Ancillary buildings and structures associated with residential activities that are less than 10m<sup>2</sup> in area and under 2.5m in height can be located within the above setback distances, provided they are at least 12m from the visible outer edge of any support structures and are not used for habitation;
- b. Fencing up to 2.5m in height that is at least 5m from the outer visible edge of any support structure;
- c. Alterations to existing buildings that do not increase the building envelope or footprint provided that they are at least 12m from the visible outer edge of any support structure;
- d. Network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid;
- e. Buildings and structures associated with farming or horticultural activities may be located within 10m of the centreline of an electricity transmission line supported by single poles and 12m of any other transmission line provided they are:
  - i) sited at least 12m from the visible outer edge of any support structure;
  - ii) Not a milking shed/dairy shed building (excluding stockyards and ancillary platforms), or a commercial glasshouse/hothouse;
  - iii) No closer than 10m vertically from the lowest point of the conductor associated with a transmission line, or otherwise maintain a safe separation distance as set out in the New Zealand Code of Practice for Electrical Safe Distances (NZCEP34); and
  - iv) Not a dwelling.

**8.8.3 Community activities shall be at least 12m from a National Grid tower, pole or centreline of a National Grid line shown on the Planning Maps as High Voltage Lines.**

## **9. NON-NOTIFIED RESOURCE CONSENTS**

**9.1** Resource consents in relation to the following matters shall be non-notified and shall not require the written approval of affected parties, except that in relation to access onto, or shading of a State Highway, the written approval of the NZ Transport Agency shall be required:

- a. Setback from roads – 7.2
- b. Access – 7.3

**9.2** Resource consents in relation to the following matters shall be non-notified and shall not require the written approval of affected parties other than Transpower New Zealand Limited:

- a. National Grid – 8.8

**9.3** Resource consents in relation to Relocated Residential Units (7.11) shall be non-notified and shall not require the written approval of affected parties.



## 10. SCHEDULED ACTIVITIES

### 10.1 General

- 10.1.1 The activities in Rules 10.2, 10.3, 10.4 and 10.5 are Scheduled Activities within the Rural Zone.
- 10.1.2 The provisions of Rule 10 replace the Rural Zone rules and the rules for Utilities in Section 11, unless otherwise stated, for the specified activity on the site on which the Scheduled Activity is located.
- 10.1.3 Any activity, other than that for which the site is specifically scheduled, shall be subject to the normal Rural Zone Site and Zone Standards that apply to the site.

### 10.2 Timber Mill - Maytown Road – Permitted Activities

Timber mills, sawmills, timber processing, and any undertaking which is ancillary to the sawmilling and timber industries on Lot 2 DP 44861 comprising 4.1730 hectares, situated on Maytown Road, shall be a Permitted Activity, provided that the following standards are met, in addition to the site standards of the Rural Zone:

- 10.2.1 All sawdust, waste, effluent or other waste material shall at all times be disposed of in such a way as to not create a physical or visual detraction from the amenities of the local area or any pollution to any stream, or underground water supply.
- 10.2.2 All activities on the site shall be carried out in such a way as to not cause undue noise, smoke, smell, effluent, vibration, dust, glare or other objectionable element to any nearby residents.
- 10.2.3 The property shall be kept in a tidy condition at all times as seen from any road, street, or neighbouring property.
- 10.2.4 All loading, unloading, turning and parking of vehicles associated with the use of the site shall take place on the site.
- 10.2.5 In order to monitor the ground water conditions in the area with particular reference to Arsenic concentration sampling and testing of 3 wells at 12 monthly intervals is required. This testing is to be carried out or arranged by the company or body operating on the site in which case all results of such tests must be immediately forwarded to Council. If it is inconvenient or unsuitable for the operator to carry out the testing the operator shall inform Council who will then carry out the tests, the costs of which shall be borne by the operator.

If the Arsenic concentration equals or exceeds 0.05mg/litre all activities on the site must immediately cease and shall not recommence until the Council have determined that recommencement would not cause an increase in arsenic concentration.

If the Arsenic concentration increases but does not equal or exceed 0.05mg/litre the Council may require more frequent tests as are necessary to adequately monitor the concentrations.

### 10.3 Waimate Landfill – Permitted Activity

The collection, recycling, and disposal of waste subject to compliance with the following requirements:

- 10.3.1 The area shall be limited to those parts of RS 41093 not occupied by Knottingly Park.
- 10.3.2 All operations shall comply with the Waimate Landfill Operation Plan.

- 10.3.3 There shall be a landscaping strip of a width of 10m where the site adjoins private property
- 10.3.4 All operations shall be screened from public roads by landscaping.
- 10.3.5 Access to the site shall be limited to that part of Racecourse Road, south east of Park Road.

## 11. ENFORCEMENT

- 11.1 Enforcement provisions under the Act will be used by the Council, where any activity, including a scheduled activity, produces vibration, smell or dust or manufactures, stores, uses, transports or disposes of hazardous substances in such a way that has or is likely to be either noxious, dangerous, offensive or objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.

## 12. REASONS AND ASSESSMENT MATTERS FOR RURAL ZONE RULES

The Council may have regard to the following form, purpose, reasons and assessment matters in considering whether or not to grant consent or impose conditions on a resource consent application.

### 12.1 Height of Buildings

Form: Maximum height (m) of buildings above ground level.

Purpose: As for Residential Zones.

Reasons: As for Residential Zones; and

The maximum height of buildings has been set at a level which is in keeping with the existing general scale and character of the rural areas within the zones, taking into account the type of rural building and structure likely to be required in the rural areas.

Assessment Matters: The extent to which:

- a. The proposed building is compatible with the character of the local environment.
- b. The proposed building has adverse effects on neighbouring properties including effects on privacy, outlook, sunlight and daylight admission.
- c. Any adverse effects can be mitigated.

### 12.2 Setback from Roads

Form: Minimum distance (m) from road.

Purpose: To provide for an attractive road outlook and allow adequate daylight admission to roads.

Reasons: As for Residential Zones; except that

A greater setback has been required than in the Residential Zones, in order to maintain a greater degree of openness of sites as viewed from the roads and neighbouring properties, with ample opportunities for tree planting of frontages, consistent with the rural character of the zone.

Assessment Matters: The extent to which:

- a. The intrusion allows for more efficient or practical use of the site.
- b. The intrusion is compatible with the appearance, layout and scale of other buildings and site in the surrounding area.
- c. The intrusion has adverse effects on outlook and privacy on adjoining sites.
- d. Adequate parking and manoeuvring can be provided on site.
- e. Adverse effects can be mitigated by landscaping, road widths and orientation of existing buildings.

### 12.3 Setback from Neighbours

Form: Minimum distance (m) from internal boundaries and from existing intensive animal farming.

Purpose: To provide space around buildings for the purposes of:

- a. providing access for emergency services, vehicles, etc to the rear of the property
- b. ensuring a degree of visual and aural privacy and protection from noise and odour from neighbouring properties.
- c. ensuring the establishment of residential uses does not jeopardise the operation of legitimate rural activities.

Reasons: As for Residential Zones; except that

The permitted intrusions into the setbacks are more limited and a greater setback from internal boundaries has been required than in the Residential Zones, due to the larger site sizes and greater opportunities to locate buildings efficiently on the site. The setback also reflects the expectations of residents in the Rural Zones for greater privacy and separation from buildings and the need to protect rural activities from encroaching residential activity.

Assessment Matters: The extent to which:

- a. The intrusion allows for more efficient and practical use of the site.
- b. The intrusion adversely effects the adjoining site in terms of outlook, amenity, access, noise, glare and visual dominance.
- c. There is a risk of fire or shading resulting from the proximity of a dwelling to forestry planting.

### 12.4 Access

Form: Requirement for legal access to a formed road for each residential unit.

Purpose: To ensure long-term legal accessibility to each residential unit prior to the construction of that unit.

Reasons: Throughout the District there are existing sites which could accommodate a residential unit, but the legal access to which has never been formed or adequately formed for use in all weather. This standard is intended to ensure that prospective residents will be assured long-term formed and legal access to their residential units in all weather conditions, without the Council being called upon to upgrade roads at the general ratepayers' expense after a residential unit has been completed.

Assessment Matters:

- a. Whether alternative access can be assured to the residential unit in the long term.
- b. Whether it is unlikely that access will ever be necessary given the use and nature of the residential unit.
- c. The level of financial contribution required to be made to the Council towards the formation of the road to a standard suitable for residential access, taking into account the levels of traffic likely to be generated by the use of the residential unit in relation to the existing use of the road.

### 12.5 Retail Sales and Commercial Activities

Form: Limit on types of commercial activities, retail sales.

Purpose: As for Residential Zones.

Reasons: As for Residential Zones; except that

The sale of goods grown, reared or produced on the site is permitted subject to standards and Council consideration of access, parking and layout. This recognises that sales of such goods may be an integral and necessary part of farming activities or home occupations on the site and may assist in providing home-based employment and income generation for

residents or occupiers of a site. By limiting retail sales from home occupations and rural selling places to those items produced on site a limit on the potential number of customers is created. With the larger site sizes and greater separation from neighbours, it is considered that such retail sales can be accommodated within the Rural Zones, subject to the standards and conditions developed for each site. Similarly, the sale of refreshments to group visits to sites in the zone is often an integral part of a garden visit, for example, and has no additional adverse effects on the surrounding environment.

Assessment Matters: Adverse effects of the proposed activity in terms of:

- a. adequacy of access, parking, loading and monitoring areas;
- b. traffic generation;
- c. visual and safety impacts of signage;
- d. location and design of buildings;
- e. loss of privacy and remoteness

## 12.6 Recreational Activities

Form: Limitations on the scale and nature of permitted recreational activities.

Purpose: To ensure that building developments associated with recreational activity and commercial recreation activities have limited adverse effects to the amenity, landscape, or natural conservation values in rural areas.

Reasons: Large scale recreation activities and recreational activities involving buildings have the potential to create the adverse impacts on rural values by creating noise, lighting, visual detracting, loss of privacy and security, as well as land disturbance, loss of natural conservation values and traffic generation. In some instances the nature of the impact of commercial recreation activities is no different from those carrying out similar activities non-commercially, particularly if their scale is small. However, commercial reality often dictates that commercial activities operate regularly and in some cases with significant numbers or with substantial facilities. It is these factors which can cause conflicts with other rural users and values. Buildings, in particular, tend to act as a focus for concentrated recreational activity and potentially significant adverse effects on rural amenity and values. The controls on commercial recreation activities and on the floor area of buildings are intended to limit the scale and nature of activities prior to assessment through resource consents and to limit potential adverse effects to rural areas.

Residents of and visitors to the District require a range of recreational opportunities to meet their needs. These differ from more adventurous activities and those requiring substantial facilities to passive types of recreation in tranquil surroundings. Conflicts can often occur between those seeking peace and tranquillity and those using mechanised forms of transport or regularly bringing large numbers of people into an area. Conflict between commercial operators involved in some forms of recreational activity can also result in unacceptable levels of public safety, such as jet boating or heli-skiing. Consequently commercial recreation activities are generally subject to resource consent to enable consideration of these issues.

Assessment Matters: Adverse effects of the proposed activity in terms of:

- a. the level of traffic or pedestrian activity;
- b. noise vibration and lighting;
- c. loss of sense of remoteness
- d. compatibility of buildings with character of area;
- e. reduction in opportunities for passive recreation and enjoyment of the environment;
- f. compromising safety, particularly where there are potential conflicts between operators.

## 12.7 Scale and Nature of Home Occupations and Employment of Persons

As for Residential Zones

### 12.8 Intensive Farming

Form: Controls on intensive farming as a discretionary activity.

Purpose: To avoid unacceptable effects of odour, noise, dust, visual detracting and traffic generation from the establishment of intensive farming within the rural environment.

Reasons: The high concentration of animals and the growing of mushrooms even in a rural area has the potential to cause significant adverse impacts, such as odour, noise, dust, visual detracting and traffic generation, particularly if located in close proximity to residential units or settlements. Although occasional smells and other effects from farming activities can be expected in rural zones nuisance conditions should not prevail.

To mitigate these effects, operations need to establish away from higher density rural and urban environments, from neighbouring properties, and to have adequate separation distances for effluent spreading. Although management methods play an important role in avoiding nuisance from intensive farming, experience has shown that some separation from such activities is necessary to avoid nuisance conditions occurring at times. A combination of management techniques and separation provide the most appropriate solutions to adverse effects from intensive farming, but the most appropriate combination will vary substantially depending on the nature and scale of the proposal and the surrounding environment. The standards, therefore, include separation distances which allow small-scale operations to establish as-of-right; and resource consent assessment for larger-scale operations to enable consideration of the particular nature and scale of the proposed operation, the management techniques proposed and the nature of the surrounding environment.

Assessment Matters:

- a. The degree to which the proposed intensive farming operation is likely to lead to odour, dust, noise or health nuisances beyond the boundary of the site, and in particular, the technology and management systems proposed to mitigate noise or odour nuisance, including:
  - the size of the proposed intensive farming operation and its associated site;
  - the design of the buildings, facilities, and waste and noise management systems;
  - the management and operation of the waste and noise management systems;
  - waste treatment measures employed;
  - odour and noise abatement measures employed.
- b. The degree to which existing or proposed landscaping, including plantings, will shelter and screen the proposed site.
- c. The extent to which the proposed buildings, will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area.

### 12.9 Visitor Accommodation

As for Residential Zones.

Assessment Matters: Adverse effects of the proposed activity in terms of:

- a. adequacy of access, parking, loading and monitoring areas;
- b. traffic generation;
- c. visual and safety impacts of signage;
- d. location and design of buildings;
- e. loss of privacy and remoteness

### 12.10 Significant Natural Areas

Form: Council retains discretion as to whether earthworks, buildings, clearance of vegetation, and tree planting occur in areas of significant landscape or natural conservation value, including the beds and margins of rivers, lakes and wetlands.

Purpose: To ensure that the adverse effects of these activities on natural conservation values in these areas are avoided.

Reasons: Earthworks, clearance of vegetation, and tree planting have a significant potential to diminish natural conservation values, particularly in areas identified as having significant landscape or natural conservation value. Buildings also have the potential to adversely affect landscape values. The Council therefore retains discretion to refuse consents to these activities or set conditions to mitigate possible adverse effects to landscape and natural conservation values.

Earthworks, clearance of vegetation, and tree planting have a significant potential to diminish natural conservation values of riverbeds, and in particular the habitat of indigenous birds that reside on the District's braided riverbeds. In addition, disturbance to vegetation on riverbeds, or to the riverbeds themselves, can impact on fish in these rivers. Therefore, the Council retains discretion to refuse consents to these activities or set conditions to mitigate possible adverse effects to natural conservation values and fishery values.

Assessment Matters:

- a. The significance of a species or community of indigenous plants and animals at the specific locality of the proposed activity. In particular:
  - The status of a particular species, for example whether it is rare, vulnerable or endangered in the District, Region or nationally.
  - The general rate of decline of a particular species in the District, Region or nationally.
  - The distinctiveness or uniqueness of a particular community, or group of communities of plants or animals, to the District, Region or nationally.
  - The natural diversity expected in a particular plant or animal community.
  - The importance of an area providing habitat to animals.
- b. The extent to which the activity threatens the indigenous plants or animals identified at the site.
- c. The extent to which the environment in and adjoining the site is sensitive to modification.
- d. The extent to which the activity will adversely affect the overall natural character of an area, and indigenous ecosystem integrity and functioning
- e. The degree to which the activity will adversely affect natural features, geological and geomorphological sites.
- f. The degree to which river, lake or wetland habitat is adversely affected through run-off and sedimentation caused by earthworks.
- g. The degree to which fresh water habitat may be compromised by a decline in water yields due to tree plantings.
- h. The extent of any alteration of a wetland and the subsequent loss of habitat.
- i. The degree to which any increased nutrient levels of a lake or wetland may occur.
- j. The degree to which any possible alternative locations or methods for undertaking the activity could occur.
- k. In the beds and margins of rivers, lakes and wetlands:
  - The extent to which the activity threatens birdlife; and the degree of significance a particular bird species has to the District following the criteria in a above.
  - The degree to which public access would be restricted.
  - The degree to which trout, salmon or fresh water habitat are adversely affected by disturbance, including the clearance of vegetation.
  - The extent to which the activity will result in a loss of natural character and any recreational values associated with the water body.
  - The degree to which any possible alternative locations or methods for undertaking the activity could occur.
- l. The extent to which previous management practices have already significantly modified the characteristics of the site and the cost to the landholder of being unable to undertake the proposed activity.
- m. Any particular cultural values associated with the site.
- n. The need for an Accidental Discovery Protocol for any excavations undertaken.

### 12.11 Surface of Waterways

Form: Requirement for resource consents for moorings.

Purpose: Protection of the natural and recreational characteristics of the different waterways of the District.

Reasons: Moorings on waterways are considered to require resource consent assessment, because of their ability to impact upon landscape, recreational, safety and conservation values associated with a shoreline or shore waters. Use of moored boats for permanent or long-term residence is of concern in relation to other lake and lakeshore users. Such concerns relate to visual impacts, effluent disposal and loss of public enjoyment of the adjoining lakeshore and waters, to the extent it is considered that such uses should be excluded.

Assessment Matters:

- a. The extent to which any motorised craft is compatible with, and will not adversely affect significant natural conservation values or wildlife habitat of Dead Arm upstream from Poingdestres Road Bridge, including Wainono Lagoon and its tributaries.
- b. The extent to which the water-based activity will compromise levels of public safety, particularly where conflict between operators may make a reasonable level of public safety impossible or difficult to achieve.

### 12.12 Water Supply Protection Areas

Form: Controls on buildings, stock-feed storage, earthworks, clearance of vegetation, tree planting and disposal of stock within WSPAs.

Purpose: To ensure that the quality of the drinking water within the District is not jeopardised.

Reasons: Drinking water supply is a vital resource. Effects of activities which may adversely affect the quality of the drinking water need to be controlled to ensure an available and adequate supply of drinking water.

Assessment Matters:

- a. The degree to which the activity will result in soil erosion and sedimentation of the waterways.
- b. The degree to which the activity threatens indigenous plants or animals or their habitat identified in the waterway beds and margins.
- c. The degree to which nutrient levels of a lake, river or wetland may be increased.

### 12.13 Noise

Form: Numerical noise limits in decibels

Purpose: To avoid adverse effects of noise on health and amenity values.

Reasons: As for Residential Zones; and  
Prevailing noise levels within the existing rural areas are low and the Standards seek to protect these pleasant conditions. There is, however, noticeable environmental noise from wind, birds, the sea near the coast and traffic near main roads, for example. A wide variety of noises from rural activities are an accepted feature of the rural areas, such as from animals, vehicles and equipment. Vehicle noise from legal roads is not subject to control in this District Plan. However, although noise intrusion from these activities can be expected at times on parts of rural properties, it is considered that rural residents should be protected from noise which exceeds the normal background levels within, and in the immediate vicinity of, their residential units.

Noise from residential activities can vary greatly. Although residential noise levels within the rural environment are generally low, on occasions higher levels are generated, such as from raised voices, children's play and garden equipment. These noise levels are an anticipated and accepted part of any noise environment and are, therefore, not controlled by the Plan standards. Any particular problems with residential noise, such as from noisy parties, can be dealt with through the excessive noise provisions of the Act.

Assessment Matters:

- a. The degree to which excessive noise generation will affect the enjoyment of any public place or residential area in the vicinity.
- b. The degree to which the noise contrasts with the characteristics of the existing noise environment in terms of level, duration and timing, and the impact of any cumulative increase.
- c. The nature of measures to mitigate excessive noise levels and the degree to which they are successful.

#### 12.14 Lighting

Form: Direction of external lighting.

Purpose: To limit the amount of illumination received on properties from lights on neighbouring properties.

Reasons: Because illumination from lighting can interfere with the enjoyment of a property and with traffic safety, the standard seeks to limit light spillage onto adjacent properties. A general requirement to direct exterior lighting away from adjacent properties is considered to give adequate protection to rural properties, given the substantial separation required for residential units from property boundaries.

Assessment Matters:

- a. The degree to which glare may affect the enjoyment, character or amenity of any public place or residential area in the vicinity having regard to the time, duration and intensity of the light and the extent to which it illuminates adjoining land areas.
- b. The location of the source of glare and the potential to relocate or redirect the source within the site to mitigate any nuisance, including the safety of vehicles travelling along adjoining road networks and the degree to which this can be achieved successfully.
- c. The extent to which the light source is necessary to enable certain activities to take place.

#### 12.15 Tree Planting

Form: Minimum distance of trees from boundaries. Location of trees to avoid shading on shortest day of the year.

Purpose: To prevent shading which results in icing of roads. To prevent shading of neighbouring properties tree roots growing onto neighbouring properties and damage to fencing etc resulting from the harvest of trees on or close to the boundary.

Reasons: Icing of roads can create dangerous driving conditions which can be avoided at least in part by the avoidance of trees creating shading of roads during periods when icing is a possibility.

Shading can result in reduced (and sometimes increased) growth on neighbouring land. Tree roots can interfere with cultivation and the harvesting of trees close to boundaries can result in damage to property and inconvenience for neighbours. It is desirable therefore that trees should only be located close to boundaries where the neighbouring property owner is in agreement.



Assessment Matters:

- a. The extent to which the location, orientation, species and maximum height of the proposed trees will result in shading of the carriageway and a potential for icing which could endanger the safety of motorists.

**12.16 Riparian Management - Margins of Lakes, Rivers, Streams**

Form: Control of particular activities within a specified distance (m) from lakes, rivers, streams, the coastal and water supply intakes through assessment as discretionary activities.

Purpose: To promote the protection of vegetation, wildlife, amenity, recreation and general in-stream values by controlling activities beyond a certain scale.

Reasons: Earthworks, clearance of vegetation, and tree planting have significant potential to diminish or destroy natural conservation values, amenity values and recreational values found within, or at the margins, of these water bodies and wetlands. Vegetation clearance and earthworks can also reduce capacity of the margins to buffer the water bodies or wetlands from nutrient and sediment run-off. As the vegetation and habitat values vary considerably and the scale and impact of these activities vary considerably, it is considered that each of these activities need to be subject to individual consideration by way of a resource consent.

Assessment Matters:

- a. The degree to which public access and enjoyment and recreation values are impacted.
- b. The degree to which the activity threatens indigenous plants or animals or their habitat identified in the waterway beds and margins.
- c. The degree to which nutrient levels of a lake, river or wetland may be increased.
- d. The extent to which the natural character of the waterway margin and surrounding hinterland will be retained.
- e. The extent to which the proposal lowers wetland water tables from drainage, extraction or uptake by exotic vegetation; diverts natural flooding by stopbanking; alters the flow of stormwater on the water table by filling or dumping; displaces native wetland species from the use or introduction of exotic aquatic species; destroys indigenous wetland vegetation through browsing or trampling by stock; causes contamination, sedimentation or enrichment of indigenous wetlands from adjoining land use.
- f. The effect on any cultural values associated with the site.
- g. The need for an Accidental Discovery Protocol for any excavations required to establish services.

**12.17 Setback from Sewage Ponds and Waterways, Coastline and Areas of Flooding Risk**

Form: Minimum distance of buildings from the coast, sewage ponds and waterways.

Purpose: Buildings are required to be setback from the coast to avoid future damage from erosion, to limit their effect on that erosion and to protect the natural character of the coast. Buildings are setback from waterways to enable the efficient functioning and maintenance of those waterways and to avoid property damage from flooding. Buildings are required to be setback from the sewage ponds to avoid occupiers experiencing potential nuisance or health hazards particularly in relation to odours produced by the ponds.

Reasons: Parts of the Waimate coast are eroding at a rate which could endanger buildings located close to the coast within the next 20 or more years. In addition the coast is in the majority a natural landscape which is appropriate to retain.

Buildings built close to waterways can be subject to damage from flooding. In addition they can interfere with maintenance of these waterways or prevent them functioning naturally by impeding natural flood channels or preventing natural vegetation to grow in riparian areas.

Assessment Matters:

- a. The extent to which protection works could limit damage to property and life from flooding and erosion.
- b. The probability of a natural hazard occurring which would cause loss of life or property damage, and if so the extent of such damage
- c. The topography, vegetation and climatic factors that might reduce the impact of potential odour from the sewage ponds.
- d. The use of the buildings proposed, and in particular whether people will reside in them.
- e. The impact climate change may have on the level of risk and potential loss of life and/or damage to property and infrastructure.

**12.18 Mining Activities, Mineral Exploration and Gravel Extraction**

Form: Permitted mining operations limited to mineral prospecting and exploration with Council retaining discretion as to whether other mining operations occur in rural areas.

Purpose: To ensure that the activities associated with mining avoid, remedy or mitigate adverse effects on amenity, landscape or natural conservation values.

Reasons: Mining operations have a significant potential to diminish landscape or natural conservation values. Accordingly the Council wishes to retain discretion as to whether mining operations should proceed, and if so, impose conditions to mitigate possible adverse effects. Mineral prospecting and exploration activities are, however, low impact activities carried out prior to full mining operations and can be permitted within the Rural Zones or, in the case of exploration, permitted subject to mitigating conditions as necessary.

Assessment Matters:

- a. The extent to which the activities of vegetation clearance and the excavation and removal of material associated with mining impact on amenity values, landscapes values and natural conservation values.
- b. The extent to which roads or buildings impact on amenity values, landscape values and natural conservation values.
- c. The ability of the proposal to rehabilitate the site after mining so:
  - that the long term stability of the site is ensured;
  - that the landforms or vegetation on finished areas are visually integrated into the landscape;
  - that the land is returned to its life supporting capacity, where appropriate;
  - that water and soil values are protected.
- d. The ability of the operation to minimise dust, noise, lighting and vibration so that amenity or natural conservation values are not at risk.
- e. The ability of the company to provide a contingency plan for early mine closure, including an evaluation of the risk to the neighbouring community and environment.
- f. The ability of the company to provide a bond to the Council annually for the purpose of rehabilitating operation areas in the event of a premature closure.
- g. The ability of the company to adequately monitor the operations and its effects on the receiving environment.
- h. The effect on any cultural values associated with the site.

**12.19 Scheduled Activities**

Form: The identification of defined areas containing significant resources with specific rules applying to activities within those areas.

Purpose: To provide for and acknowledge the existence of significant resources or activities which are unable to comply with the standards and rules applying to activities within the surrounding zone.

Reasons: Some activities provide an important or essential role or service to the community with established and significant assets. The Plan may not always provide for these activities

and it is reasonable that they be given a separate means of identification to enable them to continue to operate without the limitations of existing use rights or potential future zone changes. For example, hospitals, and private schools.

Within a scheduled area specific rules will apply to the scheduled activity which will enable the continuation of the activity with some protection of the quality and amenity of the surrounding environment. Standards within the scheduled area will replace those that normally apply to those within the zone.

**Assessment Matters:**

- a. The extent to which the building or structure will have a visual impact on the amenities of the District, including the skyline and open landscape.
- b. The nature and type of any effects on fisheries, flora and fauna and the habitats of any flora and fauna.
- c. The nature of any adverse effects on the environment created from construction of the building or structure including earthworks, dust, run-off, sedimentation, noise and traffic and the extent to which they may affect the quality, amenity and character of the surrounding environment.
- d. Any mitigation measures and the extent to which they are likely to be successful.

### 12.20 Businesses of Prostitution

**Form:** Minimum of distances between different businesses of prostitution and between businesses of prostitution and particular activities.

**Purpose:** To ensure that inappropriate numbers of businesses of prostitution do not concentrate in particular areas and compromise the character and amenity of the local environment.

**Reasons:** Experience in other districts has shown that some members of the community express particular concern about the proximity of businesses of prostitution to schools and community facilities and the potential exposure of children and families to activities associated with the businesses of prostitution. Ensuring minimum distances are maintained between businesses of prostitution and certain schools and community facilities will help to allay those concerns.

Minimum separation distances between businesses of prostitution are also necessary to ensure the amenity of rural areas is maintained. Where businesses of prostitution cluster together, they can change the character of the area in which they locate and community perceptions regarding the safety and amenity of these areas can be adversely effected also.

### 12.21 Dairying

**Form:** Minimum distances of effluents holding tanks, storage ponds, carcass disposal, milking shed and feeding barns from road boundaries, dwellings, public reserves and property boundaries.

Management of stock near waterways.

Controlling application of irrigation water.

Requiring stock underpasses.

**Purpose:** To limit traffic, noise, odour, safety and water quality impacts of dairying on neighbours, road users, aquifers and waterways.

To limit the potential for irrigation water to flush effluent into waterways, and to avoid flooding and spray encroachment on roads.

To avoid regular stock crossings of roads at grade.

**Reasons:** Dairying operations often involve intensive activity involving stock driving and vehicle movements associated with feeding, effluent spreading, herding and maintenance. This can give rise to noise, dust, traffic and odour nuisances to people living and working in the area which can be mitigated by greater separation.

Well managed stock movement through or near waterways can:

- reduce stock losses from drowning and bogging
- reduce drain maintenance costs (less siltation)
- create better habitats for fish and other stream life because stock can't trample the stream bed and banks
- maintain better water quality
- maintain more stable banks

Irrigation water sprayed over roads or which floods roads has the potential to cause nuisance and create unsafe driving conditions.

Stock underpasses are necessary to avoid collisions with stock or drivers crossing the road. Traffic safety can also be compromised by at-grade stock crossing due to the wet muck and tapes left over the roads.

Assessment Matters:

- a. The extent to which water flow, including irrigation water, has the potential to move effluent towards waterways.
- b. The extent to which the contour of land in the vicinity of waterways can be modified to limit potential contamination of riparian areas by animal effluent.
- c. The extent to which disposal of carcasses avoids offence and health risks.
- d. The methods and timing of moving cattle beyond property boundaries and measures available to mitigate traffic hazards, damage to vehicles from dung and degradation of road verges.
- e. The location of effluent disposal and treatment facilities in relation to property boundaries and waterways, and the methods of disposal and treatment used.
- f. The extent to which fencing could limit the potential for contamination of riparian areas.
- g. The extent to which the rate of organic and inorganic fertiliser application can be controlled to limit or avoid contamination of groundwater or surface water.
- h. The capacity, efficiency and location of effluent disposal.
- i. The extent to which stock crossings and fencing avoid contamination of waterways.
- j. The extent to which methods and mitigation measures will provide for existing and likely future stocking rates on the property.
- k. Mitigation measures proposed to preserve the natural character of wetlands and streams on the property.
- l. The effect on any cultural values associated with adjoining waterways.
- m. Requiring stock underpasses on high volume roads listed in Site Standard 7.14.5.

## 12.22 Community Activities

Form: Controlled activity status for community activities in relation to car parking provisions, hours of operation, noise and lighting.

Assessment Matters:

- a. The nature of the activity, the hours of operation and the frequency with which the activity will take place and the extent to which these factors may affect the amenity and quality of the surrounding environment and privacy of adjoining residences.
- b. The extent of traffic that will be attracted to the activity and the ability of the site to accommodate parking, loading, manoeuvring and access requirements without adversely affecting the quality and amenity of the residential or rural environment or the safety and efficiency of the road network.
- c. The impact of noise and lighting that will be generated by the community activity, the location of the activity either indoors or outdoors and the extent to which this will affect the quality and amenity of the environment.
- d. In addition, regard should be given to the following assessment matters as described within this section.
  - Building Coverage
  - Height of Buildings
  - Setback from Roads
  - Setback from Neighbours

### 12.23 Forestry Activities

Form: Discretionary Activity status for forestry in the Hill and High Country Subzone; standards controlling vegetation clearance, earthworks, harvesting near waterways, planting near boundaries and houses, controls on wilding trees.

Assessment Matters:

- a. The scale of the proposed forest, its location, and its effect upon the amenity, character and quality of the environment, taking into account the following matters:
  - The likely spread of wilding trees from the plantation onto adjoining land and the methods to control such spread including:
    - the use of current tree species for the location and environment
    - location of plantings, especially regarding the ability of seed being able to take off and be deposited off site
    - management plans to eradicate wilding trees
  - The potential impact of any forestry plantation on the views of the public from SH82 of the Limestone Cliffs - Waihao Forks/Downs.
  - The potential for shading property, public places and roads and the likely impact this will have on the loss of sunlight to public places and private homes and create ice on roads in winter.
  - Any potential impact on waterways and methods to protect them from sedimentation.
- b. The extent to which the forest may cause a fire risk that could threaten adjacent properties and the measures taken to mitigate any threat to property or life including the establishment of fire breaks.
- c. The extent to which trees will result in loss of productive use and/or enjoyment of the adjoining property.
- d. The extent to which planting and harvesting will result in adverse effects on ecological functioning and life supporting capacity, including effects on riparian margins, water quality and yields, and soil conservation.
- e. The potential for adverse effects including shading, wetland loss, wilding tree spread, and loss of scenic or other amenity values to occur on adjacent lands, including protected areas administered under the Conservation Act or its First Schedule.

### 12.24 Industrial and Service Activities

Form: Discretionary activity status

Assessment Matters:

- a. The degree to which the activity is compatible with the amenity, quality and character of the area and extent to which the activity will impact on the surrounding rural community or natural resources, in particular the following:
  - traffic generation (and consequent pressure for road upgrading);
  - demand on water resources;
  - effect on margins of waterbodies and waterways;
  - volume, and methods of disposal of, refuse waste, hazardous substances and sewage;
  - impact on long term use of the District's Class I and II soils for primary production;
  - production of noise, odour, glare, fumes or vibration.
- b. The extent to which landscape or natural or conservation values, or the visual amenity generally, is adversely affected (refer to Assessment Matters - Sites of Natural Significance).
- c. In addition, regard should be given to the following assessment matters as described within this section.
  - Height of Buildings
  - Setback from Streets
  - Setback from Neighbours
  - Building Coverage

**12.25 Earthworks**

Form: Limit on the amount of earthworks

Assessment Matters:

- a. The extent to which the environment in an adjoining site is sensitive to modification.
- b. The degree to which water habitat may be compromised through runoff and sedimentation caused by earthworks.
- c. The extent to which the activity will result in a loss of natural character of the area.
- d. Any adverse effects on soil erosion, slope stability, and the banks and beds of adjacent waterbodies.
- e.. The effect on any cultural values associated with the site and adjoining waterways.

**12.26 Commercial Activities**

Form: Limit on the type of products sold.

Assessment Matters:

- a. The extent to which the sale of goods or services other than those specified in the rules may adversely affect the amenity of the environment through increased generation of vehicles, noise, fumes or advertising.
- b. The extent to which a commercial activity may result in the loss of privacy on adjoining sites.
- c. The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements.
- d. The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.
- e. The extent to which retail sales or commercial activities on the site are an integral and necessary part of other activities being undertaken on the site and/or assist in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.
- f. In addition, regard should be given to the following assessment matters as described within this section.
  - Building Coverage
  - Height of Buildings
  - Recession Lines
  - Setback from Streets
  - Setback from Neighbours.

**12.27 Heavy Vehicle Movements**

Form: Limit on the number of heavy vehicle movements from a vehicle access onto a road

Purpose: To control the movement of heavy vehicles onto roads from a vehicle access and to limit the impact on roading.

Reasons: The rule is not intended to prevent activities which generate higher volumes of traffic from occurring in the Rural Zone. Rather, it provides a means of assessing whether a road is of sufficient standard to accommodate the additional traffic volume safely and without significant deterioration. High vehicle use, particularly heavy vehicle use, can lead to deterioration in the road surface, formation and verges resulting in high maintenance costs for Council. The rule also allows the Council to consider effects of additional traffic on nearby residents and other road users.

Assessment Matters:

- a. The hourly, daily and weekly pattern of vehicle movements.

- b. The classification and formation of the roads providing access, in respect to their ability to adequately cope with greater traffic generation, in particular heavy traffic generation.
- c. The appropriateness of the proposed activity being located within a rural area.
- d. The extent to which the physical form of the frontage road may exacerbate or mitigate the adverse effects of the extra vehicle movements generated.
- e. The adverse effects of extra traffic, particularly heavy vehicles, generated by the development on the amenity and safety of the surrounding environment.
- f. Whether a financial contribution to road works would avoid or mitigate adverse effects on road formation and road safety and efficiency.
- g. The level of adverse effect on people living and working in an area from noise, dust and vibration generated by the heavy vehicle movements.

#### 12.28 Setbacks from the National Grid

**Form:** Requirement in relation to the National Grid for buildings, structures and earthworks to meet setback distances and depths from poles, towers, and lines associated with the national grid.

**Purpose:** To provide buffer distances between the national grid and activities which could interfere with the operation of the national grid or result in safety risks to people and property.

**Reasons:** The high voltage transmission (national grid) network is important to district, regional, and national social and economic wellbeing. Buffer distances for earthworks, buildings and structures ensure that these activities do not interfere with the continued safe and efficient operation of the national grid, while also protecting people and property. The majority of farming activities are unlikely to compromise the operation, maintenance, upgrade and development of National Grid lines. The rules provide for many farming activities to be permitted activities, including pig stys, irrigating activity, moveable structure's, and barns (subject to being setback from the structures).

##### Assessment Matters:

- a. Risk to structural integrity of the transmission line
- b. Effects on the operation, maintenance and upgrading or the transmission network
- c. Where an intensive farm building, commercial greenhouse or milking shed building is proposed to be established in a gully or similar topography, effects on the maintenance of National Grid lines.
- d. Risk of electrical hazards affecting the public or individual safety and risk of property damage
- e. Risk of radio interference
- f. Compliance with NZECP34
- g. Location and extent of works including site reinstatement
- h. Effects on sensitive land uses



Val No: 2516214100

28 September 2006

Mr Robin Murphy  
Glenavy RD 10  
**WAIMATE**

Dear Robin,

**RE. CONSENT TO INSTALL CULVERT ACROSS ROAD**

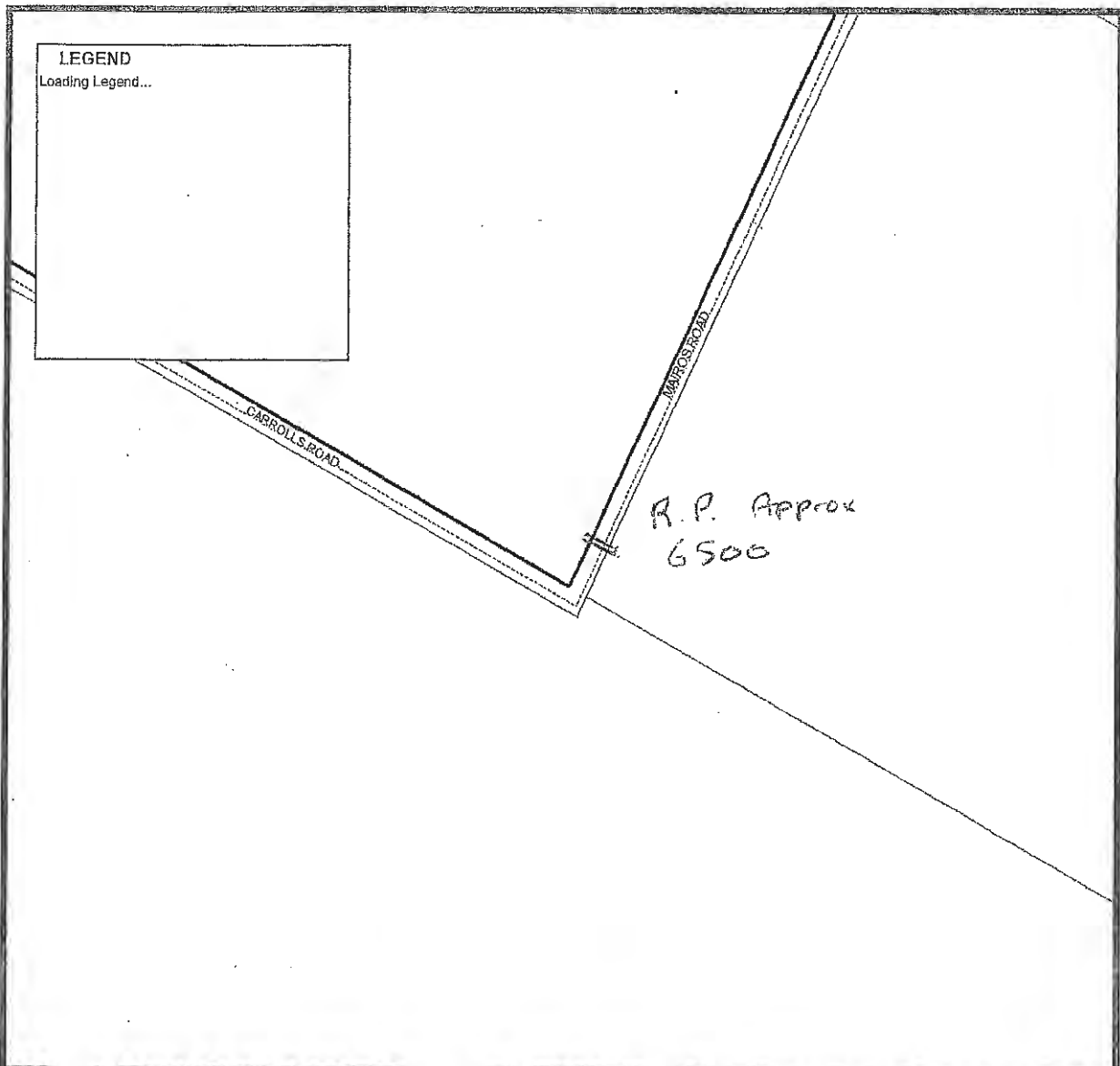
Your application to install a **600mm RRJRC culvert** in the road on Mairos Road at RP 6500(approx) as shown on the sketch plan is approved subject to the attached standard conditions.

Yours faithfully,

John Kerse  
**ROADING OFFICER**

**Attachments:** Copy of application, Copy of site sketch plans, WDC conditions.





**rates information**

Valuation Number: 2516214100  
 Location: CARROLLS ROAD  
 Occupier 1: MURPHY FARMS LIMITED  
 Occupier 2: -  
 Occupiers Address: GLENNAVY, R D 10, WAIMATE  
 Owner 1: -  
 Owners Address: -  
 Legal Description: LOT 2 DP 62785 BLKS XII XV WAITAKI SD  
 Hectares: 155.79  
 New Hectares: 0.0  
 Capital Value: 2760000.0  
 Improvement Value: 560000.0  
 Land Value: 2200000.0  
 New Capital Value: 0.0  
 New Improvement Value: 0.0  
 New Land Value: 0.0  
 Total Rates: 4349.2

**rates**



0 0.0692 0.138 km

Original Sheet Size A4

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The information displayed in the GIS has been taken from Waimate District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent it should be verified independently. Council services shown are indicative only. Seek Advice on exact location.



Printed: Thursday, 28 September 2006 11:22:54 a.m.

By:



## WAIMATE DISTRICT COUNCIL

### CONDITIONS TO INSTALL SERVICE ACROSS ROAD/FOOTPATH For other than utility operators

#### 1). General Conditions

- (a) The work shall not result in any cost being met by the Waimate District Council, and the consent holder accepts full responsibility for any consequences.
- (b) The Waimate District Council accepts no responsibility for damage to the services arising from its own or any action by other parties.
- (c) It shall be the consent holder's responsibility to contact all owners of other services to ascertain the position of and their requirements for the protection of such services.
- (d) The Service shall be installed in accordance with the manufactures specifications for type.
- (e) The Service shall have minimum cover of *300mm* under the road carriageway and berm.
- (f) All trenching shall be carried out by a competent and experienced Contractor approved by Roothing Technical Unit.
- (g) No road drainage systems are to be compromised with the works, and all channels and drains are to be restored to the satisfaction of the engineer.
- (h) The Roothing Office must be advised at 48 hours before the work is to commence and then again when the work is in progress. Telephone **689 8079** office hours or anytime to The Roothing Officer **0274 408 232**

The Contractor shall submit\* and maintain a Traffic Management Plan" throughout the undertaking of the work in accordance with the "**Temporary Traffic Management of Local Roads**" *Supplement To TNZ COPTTM* (Transit NZ Code of Practice For Temporary Traffic Management )

The Contractor shall ensure that all persons employed by him or his sub-contractors working with boundaries of the road wear safety equipment required by the *TNZ COPTTM*

It is emphasised that the safe passage of traffic over the construction length is the responsibility solely of the Contractor. The least possible interference consistent with the execution of the work shall be inflicted on traffic.

\* Notification only is sufficient for approved contractors

## 2). Backfill Requirements

- (a) Only approved dry material free of topsoil or other organic type matter must be used for backfilling and, shall be thoroughly compacted by approved mechanical equipment in layers not exceeding 150mm in thickness. **Please note that the excavated material may not be suitable for backfilling, particularly if it contains organic material.**
- (b) Across the carriageway the top 150mm of the trench opening shall have compacted AP 40 basecourse.
- (c) Any settlement that occurs along the line of trench after completion of the works shall be repaired at no cost to the Council.

## 3). Surfacing Requirements.

- (a) A sealed road surface must be reinstated with a two coat chip seal within 2 days of completion of the road opening, this process must be carried out by a WDC approved sealing contractor. The final chip seal surface texture should be similar to the existing seal texture.
- (b) On unsealed roads a pavement depth of at least 150mm of compacted metal over the opening and a light running coarse over the area of the carriageway disturbed during the work is required.
- (c) Footpaths are to be resurfaced using the same type of material as that on the adjoining footpath.
- (d) Road openings on the berms are to be top soiled and sown with suitable grasses at least consistent with the existing surface. The owner of the service is to be responsible for the control of plant pests, in the areas disturbed by the works, for a period of 2 years.
- (e) The Waimate District Council reserves the right to require the applicant to carry out repairs to the reinstated surface to the road should these become necessary, with 12 months from completion of the original work.

## 4).Marking of Service

In Rural situations the service should be adequately marked with a permanent type marker post or similar, on the fence line on both sides of the road. A notice indicating the type of installation is to be attached, or clearly painted or stamped on the post. i.e. Water Pipe, Electric Cable, Telephone cable, etc. If more than one service occupies the same trench this should be indicated on the post.



# RESOURCE CONSENT DECISION

*Under the Resource Management Act 1991*

<b>Application Number</b>	RM220014
<b>Applicant</b>	Murphy Farms Limited
<b>Application</b>	To carry out a subdivision to create two rural lots (and a corner splay) affecting land subject to the risk of flooding and located within 32m of a National Grid (Transpower) high voltage electricity transmission line
<b>Location</b>	455 Carrolls Road and Morven Glenavy Road, Glenavy
<b>Legal Description</b>	RS 22268
<b>Zoning</b>	Rural
<b>Type of Application</b>	Section 88
<b>Activity Status</b>	Discretionary
<b>Decision Maker</b>	Local authority officer
<b>Decision</b>	Granted
<b>Date</b>	5 April 2022

## THE APPLICATION

- 1 The applicant is seeking the consent of the Waimate District Council (the **Council**) to carry out subdivision to create two rural lots (and a corner splay) affecting land subject to the risk of flooding and located within 32m of a National Grid (Transpower) high voltage electricity transmission line pursuant to Section 88 of the Resource Management Act 1991 (the **RMA**).
- 2 The subject site of the application is legally described as Rural Section 22268 and Rural Section 39378, contained in Record of Title CB27B/314 and comprising a total land area of 78.4406ha. The proposed subdivision affects that part of the title located on the west side of Morven Glenavy Road (the **Site**) extending from the corner of Carrolls Road. The Site is vacant farmland and comprises an area of approximately 20.3ha with the residue of the title all being located on the east side of Morven Glenavy Road. The Site is bisected by the alignment of Whitneys Creek and adjoins the Main South Railway to the west. Transpower's high voltage electricity transmission lines (GNY-TIM-A) are located along the eastern side within the Morven Glenavy Road reserve.
- 3 The proposal is to subdivide the Site into a total of two lots and a corner splay:
  - Proposed Lot 1 is to be approximately 4.92ha in area, and fronts Morven Glenavy Road and contains Whitneys Creek.

- Proposed Lot 2 is to be approximately 14.85ha in area and fronts Morven Glenavy Road and Carrolls Road.
  - Proposed Lot 3 is to be approximately 17m<sup>2</sup> in area and is a standard corner splay, to be vested in the Council as legal road.
- 4 The proposed dividing boundary between proposed Lots 1 and 2 follows existing fencing located on the south side of Whitneys Creek.

## THE DISTRICT PLAN

- 5 The Site is zoned Rural in the Waimate District Plan (the **Plan**). The zone is characterised by a variety of farming and some forestry activities, as well as other activities including residential, limited commercial and recreational which can occur as permitted activities.
- 6 Control of subdivision is a specific matter of importance under the Plan. Pursuant to Rule 3, Section 10 (Financial Contributions and Subdivision) of the Plan, *no subdivision shall be a permitted activity.*
- 7 Pursuant to Rule 4, Section 10 (Financial Contributions and Subdivision) of the Plan, *any subdivision which complies with all Zone and Site Standards shall be a Controlled Subdivision Activity...*
- 8 Pursuant to Site Subdivision Standard 9.1.1, Section 10 of the Plan, *no allotment created by subdivision ... shall have a net area less than 4 hectares...* There are some exceptions but they are not relevant to the application since the proposed lots exceed the minimum lot size.
- 9 However, the Site is shown to be affected by the risk of flooding as identified on Flood Risk Map F. Therefore, the proposed subdivision is considered to be a discretionary activity under Rule 6.1c of Section 10, i.e. *within any area shown on the Planning Maps as "Flood Area".*
- 10 In addition, Site Subdivision Standard 9.7.1 (National Grid) requires *all allotments created by subdivision, including the balance allotment, are greater than 32m from the centreline of a National Grid line.*
- 11 The Site and the residue of the existing record of title are all located within 32m of the existing transmission line located within the Morven Glenavy Road reserve, even though, the minimum setback for buildings from the GNY-TIM-A transmission line is only 12m under Zone Subdivision Standard 8.6. Due to the location of the transmission line along the eastern side of the road reserve, technically the 12m setback for buildings does not reach the Site. Under Rule 5.1, *any subdivision which complies with all the Zone Subdivision Standards but does not comply with any one or more Site Subdivision Standards shall be a Restricted Discretionary Activity in respect of the applicable matter.*
- 12 Overall, the proposed activity is a discretionary activity and requires a resource consent.

## PLANNING ASSESSMENT

### Legislation

### Notification

- 13 Pursuant to Section 95A of the RMA, the public notification of an application is determined following a mandatory four step process. It is considered that public notification is not required and no special circumstances exist.

- 14 If Council does not publically notify an application, Section 95B of the RMA requires that Council must next determine whether the limited notification of an application is required following a further mandatory four step process. It is considered that no affected persons are involved in accordance with Section 95E of the RMA, since the proposed lots comply with minimum lot sizes. It is further considered that no special circumstances exist. Therefore, it is considered that limited notification is not required.

#### Written Approvals

- 15 No persons (i.e. any neighbour) is considered to be prejudiced or directly affected by the proposed subdivision as all proposed lots comply with the minimum lot sizes. Were it not for the flooding risk affecting the Site, the proposed subdivision would have been a controlled activity, the effect of which is anticipated within the rural zone. The effects of the flooding risk are essentially confined to the Site.

#### Consideration of Applications

- 16 When considering this application, Council will have regard to the matters listed in Section 104 of the RMA. The requirement to 'have regard to' the matters above means that Council must give those matters genuine attention and thought but Council is not necessarily required to accept them. In accordance with Section 104, and subject to Part 2, of the RMA, Council will have regard to:
- a *any actual and potential effects on the environment of allowing the activity; and*
  - ab *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
  - b *any relevant provisions of –*
    - i *a national environmental standard:*
    - ii *other regulations:*
    - iii *a national policy statement:*
    - iv *a New Zealand coastal policy statement:*
    - v *a regional policy statement or proposed regional policy statement:*
    - vi *a plan or proposed plan; and*
  - c *any other matter the [Council] considers relevant and reasonably necessary to determine the application.*

- 17 The above matters are analysed below, under the heading 'Effects Assessment'.

#### Consent Authority May Refuse Subdivision Consent in Certain Circumstances

- 18 Pursuant to Section 106 of the RMA, when making a decision on an application for resource consent in relation to a subdivision, Council may refuse to grant a consent, or impose conditions, if there is a significant risk from natural hazards. The assessment requires consideration of the likelihood of natural hazards occurring, the material damage to the subject land, other land, or structures that would result from natural hazards, and any likely use of the land that would accelerate, worsen or result in material damage of that sort.

- 19 According to Environment Canterbury (ECan), the flooding risk is low. The property will be at risk of overflows from Whitneys Creek and other hill catchments to the northwest in extreme flood events. Additionally, extreme rainfall events may lead to widespread but shallow surface flooding on the property. ECan suggest some moderate elevation of floor level may be required for a future dwelling depending on its location within the new lots.
- 20 There are no other known hazards affecting the Site and the proposed lots have direct road frontage provided, sufficient to satisfy Section 106 of the RMA.

#### Relevant Other Matters

- 21 Pursuant to Section 104(1)(c) of the RMA, precedent effects or reverse sensitivity issues may be considered as relevant to the proposed subdivision. With regard to precedent, case law has indicated that it is possible for discretionary activities to set unwelcome precedent for the granting of consent and to undermine the integrity of the Plan, with reference to the objectives and policies of the Plan. However, in respect of the proposed subdivision, integrity and precedent issues generally appear to be less likely to arise since the proposed lot sizes comply and were it not for the flooding risk, the proposal would be a controlled activity. Reverse sensitivity should not be an issue either.

#### Determination of Applications for Discretionary Activities

- 22 For a discretionary activity, pursuant to Section 87A of the RMA, Council may grant or refuse consent, with or without conditions. If Council chooses to grant consent, then conditions can be imposed pursuant to Sections 108 and 220 of the RMA.

#### Effects Assessment

- 23 The courts have determined that the effects of an activity on the environment should be considered in relation to the existing environment. The following assessment of environmental effects generated by the application has been prepared on the basis that the existing environment is characterised by large open space used for farming purposes with some associated residential buildings and structures. The application has been assessed using the relevant assessment matters identified under Rule 11, Section 10 of the Plan.

#### 11.4 – Allotment Size and Dimensions

- a *Whether the allotment is of sufficient size to provide for disposal of sewerage by an onsite system.*

#### *Comment:*

- 24 One of the reasons that a minimum allotment size has been set for the Rural area is to ensure that sewerage disposal within sites is possible. While no change to the existing farming purpose is envisaged, the proposed lots comply with the 4ha minimum lot size.

- d *Potential impacts of neighbouring land uses on the proposed subdivision and future land uses and any consequential reverse sensitivity effects.*

- e *Loss of rural character and amenity.*

#### *Comment*

- 25 The proposed lots exceed the 4ha minimum lot size and so no adverse impact on the neighbouring land uses or the existing character and amenity values is expected as a result of the proposed subdivision.

### 11.6 – Property Access

- a *Whether the frontage road is of sufficient width to cater for the expected traffic generated by the possible land uses that will be established on the allotments being created, and whether there is any need to widen and/upgrade the frontage road.*
- h *The need for and practicality of providing vehicular access to all allotments, and the practicality of providing elsewhere for vehicles.*
- o *Any need for construction standard and ongoing maintenance for private vehicular access, including access to individual allotments, whilst ensuring that access is practical, convenient and safe.*

#### *Comment*

- 26 The Site adjoins Carrolls Road and Morven Glenavy Road, which have sealed carriageways with grass berms and are 'local' roads under the road hierarchy of Section 9 (Transportation) of the Plan. Any additional traffic resulting from the proposal is considered to have little overall effect on the traffic movement or traffic volumes in this locality.
- 27 Both proposed Lots 1 and 2 have existing vehicle accesses off Morven Glenavy Road which can remain and meet the minimum sight distance/visibility requirements for the posted traffic speed under Rule 2.17 of Section 9 (Transportation) of the Plan.

### 11.7 – Water Supply

- a *Whether the existing water supply systems, to which connection will be made, have sufficient capacity to serve the subdivision, and if not whether the subdivider should contribute toward the upgrading of the system based on the cost of supplying the incremental increase in demand by the additional lots in addition to installing the extension of the supply within the subdivision.*

#### *Comment*

- 28 Council's Water Manager advises that water is potentially available. If water is required, an application would need to be made, and will be subject to a feasibility assessment and approval. The application states that no connection is required at this time.

### 11.8 – Storm-water Disposal

- b *The adequacy of any proposed means of disposing of collected storm-water from the roofs of all buildings and impermeable surfaces.*

#### *Comment*

- 29 In this area, storm-water is disposed of onto the ground. Onsite disposal will be required for any future buildings and surfaced areas. This matter is best addressed at the time of any future development occurring. The disposal of storm-water will be subject to the rules of ECan's LWRP. At this time, it is not known whether the future development will require a specific discharge consent.

### 11.9 – Sanitary Sewerage Disposal

- f *Where a reticulated system is not available, or connection is impractical, provision of septic tank or other disposal systems in accordance with either Regional Rules or a discharge permit issued by the Canterbury Regional Council.*

- 30 There is no reticulated sewage system in this locality. On site disposal is required for the proposed lots, which each have sufficient land areas based on other applications. The disposal



of domestic effluent will be subject to the rules of ECan's LWRP. At this time, it is not known whether the future development will require a specific discharge consent which are usually applied for at the time of building consent for any dwelling.

#### 11.10 – Energy Supply and Telephone Systems

- b *The adequacy of the proposed reticulated system to be installed by the subdivider.*

#### *Comment*

- 31 It is assumed that the proposed vacant lots can connect to electricity and telephone services on an as-need basis. In the Rural zone, it is not a requirement to have the ability to connect to an electric power and/or telephone system.

#### 11.12 – Vegetation and Landscape

- a *Whether any landscape features or vegetation on the site is of sufficient amenity value that they should be retained.*

#### *Comment*

- 32 The Site is farmed and has been highly modified by human activity. There are no notable or significant trees or vegetation for preservation or known archaeological sites affecting the Site.

#### 11.13 – Hazards and Building Location

- a *Any information held on the Council's Hazard registers.*
- d *Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.*
- e *In relation to inundation from any source, ... the need or merit of flood hazard mitigation by raising floor levels.*
- h *In relation to a contaminated site, any soil tests, establishing suitability, and the methods to avoid mitigate or remedy the effects, including removal to approved disposal points.*
- m *The local ground conditions or the situation applying to the allotment and the suitability of the site of the building.*
- n *Whether or not an allotment should be restricted from development on parts of the site.*

#### *Comment*

- 33 The Site is affected by the risk of flooding but the risk is low. Both proposed lots have large areas of ground that are suitable for new development but may require some moderate elevation of floor level depending on the sites chosen. There are no other known hazards affecting the Site on Council's hazard register.
- 34 There is no record on ECan's Listed Land Use Register that the Site is potentially contaminated or has been used in the past for an activity identified in the Ministry for the Environment's Hazardous Activities and Industries List. On this basis, the specific regulations under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) do not apply. The Site is to remain as production land after subdivision, and the NES exempts remaining production land from being subject to the provisions of the standard.

## 11.14 – Esplanade Provision

- a *The purposes for the creation of esplanade reserves or strips set out in Section 229 of the RMA, and the provisions of Section 6 of the RMA.*

*Comment*

- 35 The Site does contain Whitneys Creek which has been highly modified in respect of its width and alignment. Being located relative close to the coast, the original watercourse in an unaltered state may have had significant natural importance in terms of its conservation values but now it is just a straight drain. No action on any esplanade provisions is considered necessary at this time.

## 11.17 – Easements

- a *Whether there is a need for easements ...*
- *to meet network operator requirements; ...*
  - *for private ways ...*

*Comment*

- 36 No proposed easements are shown on the subdivision plan.
- 37 Overall, it is considered that the proposal satisfies the above assessment matters and therefore, the effects of the proposal are considered to be no more than minor.

## Objectives and Policies

- 38 The following objectives and policies in Section 10 of the Plan are considered to be relevant to the proposed activity.

## Objective 1 – Subdivision Servicing

- 39 *The provision of necessary services to subdivided allotments in anticipation of the likely effects of future land use on those allotments.*

## Policy 1B

- 40 *To achieve safe and effective vehicular access to properties in subdivisional developments.*

*Comment*

- 41 The proposed subdivision utilises the existing farm accesses points which offer good visibility and sight distances.

## Policy 1E

- 42 *To ensure that water supplies to subdivided allotments are of a sufficient capacity and of a potable standard.*

*Comment*

- 43 While water is potentially available from a Council scheme, no connection is required at this time.

## Policy 1J

- 44 *To ensure, upon subdivision, that anticipated development is provided with a means of disposing of sanitary sewerage in a manner which is consistent with maintaining public health and minimises adverse effects on the environment.*

*Comment*

45 Onsite domestic disposal will be required for the new proposed lots should residential development occur.

## Policy 1M

46 *To ensure that adequate provision is made for the supply of reticulated energy and communication facilities and that the method of reticulation is appropriate to the amenities of the area.*

*Comment*

47 Existing electricity and telephone services exist in the vicinity.

## Objective 2 – Cost of Services to be met by Subdividers

48 *The costs of the provision of services within subdivisions and new built development or the upgrading of services necessitated by that subdivision or development, is to be met by the subdividers and developers.*

## Policy 2A

49 *To require subdividers and developers to meet the costs of upgrading services, which are attributable to the impacts of the subdivision or development, including where applicable:*

- *roading and access;*
- *water supply;*
- *sewage disposal;*
- *stormwater disposal;*
- *trade waste disposal;*
- *provision of electricity;*
- *provision of telecommunications.*

## Policy 2B

50 *To provide for any contributions to be in accordance with the methods of determination specified in the Rules.*

*Comment*

51 No capital contributions have been determined at this time.

52 Overall, the proposal is considered to be consistent with the relevant and policies of the Plan.

## Regional Policy Statement

53 The proposal is considered to be consistent with the objectives and policies of the Regional Policy Statement.

## Part 2 of the Act

54 In considering an application for consent, regard must be given to the purpose and principles in Section 5 of the RMA which is *to promote the sustainable management of natural and physical resources*. Sections 6, 7 and 8 of the RMA are principles of varying importance intended to give guidance as to the way in which the purpose is to be achieved.

- 55 Of particular relevance is Section 5(2)(c) of the RMA, i.e. *avoiding, remedying, or mitigating any adverse effects of activities on the environment*. As above, granting consent will not result in any significant adverse effects on the environment.
- 56 In respect of Section 7(c) of the RMA, i.e. *the maintenance and enhancement of amenity values*, the proposal will have no more than minor effect on the amenity values anticipated for the zone.
- 57 In respect of Section 7(f) of the RMA, i.e. *maintenance and enhancement of the quality of the environment*, again, granting consent will not result in any significant adverse effects on the environment.
- 58 Section 8 of the RMA relating to the Treaty of Waitangi does not appear relevant.

## DECISION

### Notification or non-notification

- 59 The application was considered on a non-notified basis (after consideration of Sections 95A and 95B of the RMA) as Council was satisfied that the adverse effects of the activity on the environment would be no more than minor and, in terms of Section 95E of the RMA, no persons have been identified as being directly affected by the activity. Also, it is considered that there are no special circumstances requiring notification of the application.

### Granted or declined

- 60 After having regard to Section 104 of the RMA, consent is granted to a discretionary activity pursuant to Section 104B of the RMA, subject to the following conditions imposed pursuant to Sections 108 and 220 of the RMA:
- a That the activity must be undertaken in accordance with the plans prepared by Davis Ogilvie (Aoraki) & Partners Limited (file 30462, drawing PL01, issue A, dated 10/21) and the information received by Council on 10 March 2022, except where modified by the following conditions of consent.
  - b That, prior to certification of the survey plan pursuant to Section 223 of the RMA, the applicant shall ensure the following:
    - i That the proposed corner splay (Lot 3) shall be vested in the Waimate District Council as legal road.
    - ii That if a requirement for any easement for services is incurred during the survey, then those easements shall be granted or reserved and included in a Memorandum of Easements.
  - c That, prior to certification of the survey plan pursuant to Section 224(c) of the RMA, the applicant shall complete the following:
    - i That a consent notice shall be prepared to be registered on the record of title for proposed Lots 1 and 2 for the following ongoing conditions:

- *That the floor level of any future dwelling on the lot shall be a minimum of 150mm above the 500 ARI flood level as determined by Environment Canterbury at the time.*
- *That the owner of the lot shall be responsible for providing and maintaining an adequate 'stock water' supply.*

#### Reasoning

- 61 The actual and potential adverse effects on the environment of allowing the activity are no more than minor.
- 62 The activity is not contrary to the objectives and policies of the Plan and the Regional Policy Statement.
- 63 In addition, the activity is considered to achieve the purpose of the RMA, which is to promote the sustainable management of natural and physical resources. The activity achieves this in a way which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety, now and in the future.

#### ADVICE NOTES

- 64 Any new dwelling to be erected on the proposed lots must be provided with adequate sewerage and stormwater disposal systems in accordance with either regional rules or a discharge permit issued by ECan.

#### Charges

- 65 Pursuant to Section 36 of the RMA, the consent holder shall pay Council an administrative charge for Council carrying out its functions in relation to monitoring and administering this consent. The reasonable costs of compliance of all requirements and conditions of this consent shall be met by the consent holder.
- 66 The costs of processing this application are currently being assessed and will be advised under separate cover.

#### Rights of Appeal

- 67 Pursuant to Section 127 of the RMA, the consent holder may apply to Council to change or cancel any conditions of this consent within five years of this decision.
- 68 Pursuant to Section 357 of the RMA, any party to this application may object to any aspect of this decision by notice in writing to Council within 15 working days of receipt of this decision. Council is required to consider any objection and decide whether to dismiss or uphold the objection wholly or partly. There is a right of appeal to the Environment Court against Council's decision on any such objection pursuant to Section 358 of the RMA. The address of the Christchurch Environment Court is PO Box 2069, Christchurch.
- 69 In addition to, or as an alternative to, the right of objection pursuant to Section 357 of the RMA, any party to this application may appeal to the Environment Court pursuant to Section 120 of the RMA within 15 working days of the receipt of this decision. However, this right cannot be exercised at the same time as the right of appeal in respect of the same matter the right of appeal pursuant to Section 358 of the RMA.
- 70 Section 121 of the RMA sets out the persons upon whom the appeal must be served and the time when the service must take place. It is important these provisions are complied with. If

there is any doubt regarding the procedure to be followed, it is strongly recommended that legal advice is obtained.

#### Commencement of Consent

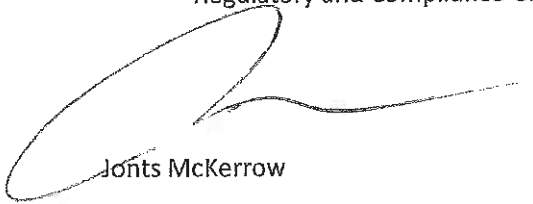
- 71 Section 116 of the RMA provides that any resource consent which has been granted shall, unless stated otherwise, commence either when the time for lodging appeals expires and no appeals have been lodged, or when the Environment Court determines the appeals or all appeals are withdrawn.

#### Lapsing of Consent

- 72 Pursuant to Section 125 of the RMA, this consent shall lapse on the expiry of a period of five years from the commencement of this consent, or after the expiry of such shorter or longer period as is expressly provided for in this consent, unless:
- a the person to whom this consent was granted has given effect to this consent within the five-year period; or
  - b an application is made to Council to extend the period after this consent lapses and Council decides to grant an extension after taking into account:
    - i whether substantial progress or effort has been made towards giving effect to the consent and is continuing to be made; and
    - ii whether the applicant has obtained approval from every person who may be adversely affected by the granting of the extension, unless in Council's opinion it is unreasonable in all the circumstances to require the obtaining of every such approval; and
    - iii the effect of the extension on the policies and objectives of any plan is minor.

#### Authority

- 73 The application was considered under delegated authority pursuant to Section 34 of the RMA on 5 April 2022. The issue of this decision was made and is authorised by Jonts McKerrow, Regulatory and Compliance Group Manager as delegate for the Council.



Jonts McKerrow

*Regulatory and Compliance Group Manager*

Disclaimer: This document shall only be reproduced in full with approval from a Davis Ogilvie engineer.

Contractor to locate all easements & verify all dimensions before commencing work

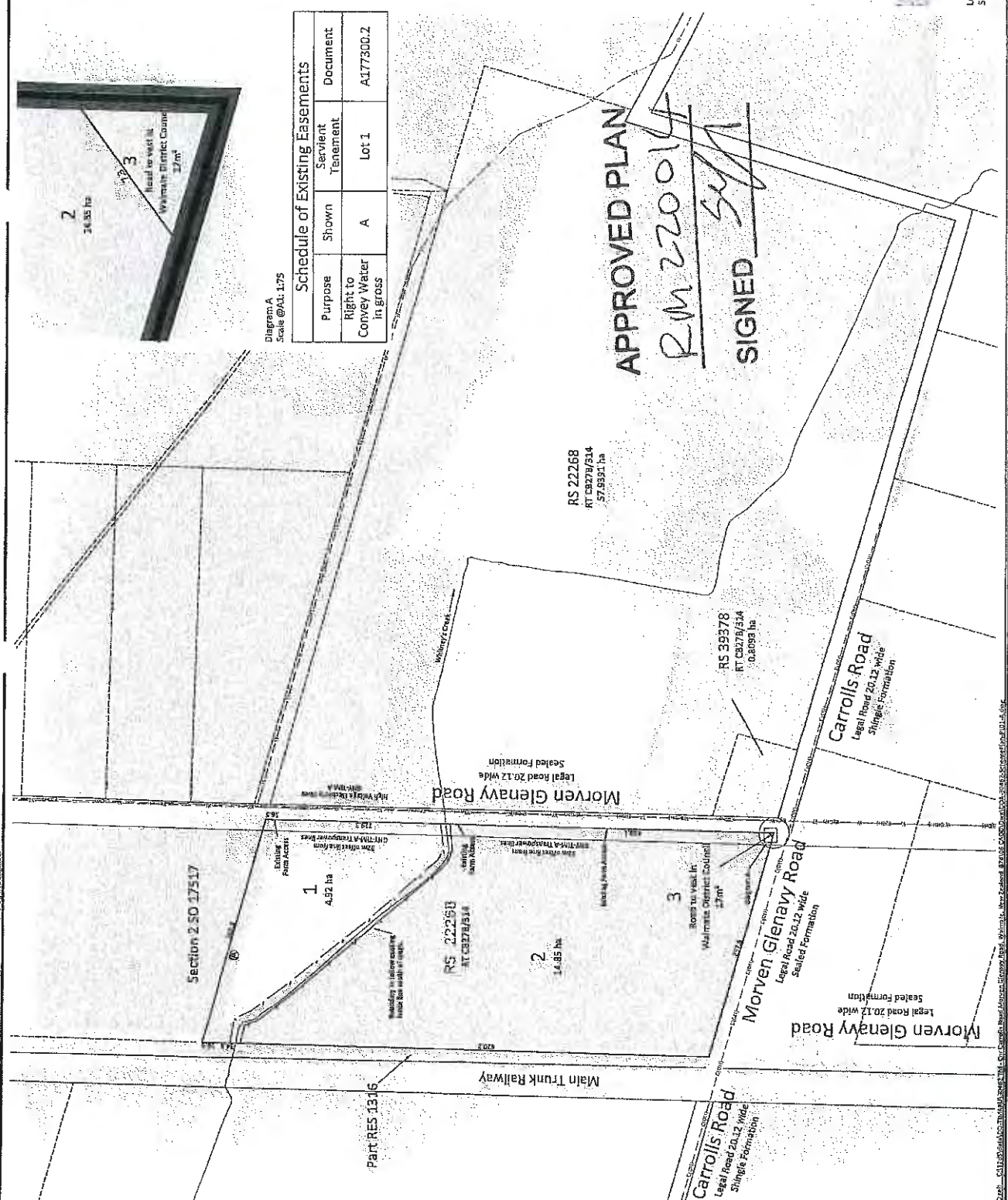
Date	Reason	Approved
10/21	Per Content	DS

**Notes:**

- Owners: Murphy Farms Limited
- Address: Cnr Carrolls Road & Morven Glenavy Road
- Appellation: RS 22268
- RT References: RT C827B/324
- Total Area: 78.4406 ha
- All dimensions in metres unless shown otherwise;
- Existing boundaries adopted from LINZ online database;
- Aerial Photography: Sourced from LINZ Database: <https://data.linz.govt.nz/layers/99597>
- Interim-03M-rural-aerial-photos-2017-2018/under Creative Commons Attribution 4.0 International;
- This plan is in terms of NZSPD2000 Timaru Circuit;
- This plan has been prepared for the sole purpose of obtaining subdivision consent pursuant to Section 223 of the Resource Management Act 1991;
- Use of this plan for other purposes or its reproduction in part or full is not permitted without the prior consent of Davis Ogilvie (Aoraki) Ltd;
- A full assessment of easements will be undertaken prior to final survey and subsequent to proposed servicing and engineering requirements being confirmed;
- All dimensions and areas are subject to final legal survey;
- Services are sourced from Canterbury Waip and are indicative only;

Diagram A  
Scale @A1: 1:75

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Document
Right to Convey Water in gross	A	Lot 1	A177300.2



**APPROVED PLAN**  
*RM 220014*  
**SIGNED**  
*Sybil*

Location Diagram  
Scale @A1: 1:40,000

Design	DS	TH	DS	DATE
Scale @A1:	1:2500	Date:	10/21	10:45:22

**do** DAVIS OGILVIE

Davis Ogilvie (Aoraki) & Partners Ltd  
Engineers - Surveyors - Planners  
34 The Terrace, Timaru 7520  
P.O. Box 88350, Christchurch 8140  
Aurora - Hastings - Christchurch - Greymouth

**MURPHY FARMS LTD.**  
**19 CARROLLS ROAD & MORVEN GLENAVY ROAD**

**LOTS 1 - 3 BEING A PROPOSED SUBDIVISION OF RS 22268**

29 March 2022

Kevin Tiffen  
Waimate District Council  
125 Queen Street  
Waimate 7960  
New Zealand

Customer Services  
P. 03 353 5007 or 0800 324 636  
PO Box 345  
Christchurch 8140  
P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)  
[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear Kevin

**Flood Hazard Assessment – Subdivision  
455 Carrolls Road, Glenavy  
RS 22268, Valuation No: 25162-141-00**

This 20-hectare property is bound by Morven Glenavy Road to the east, Carrolls Road to the south, and the railway to the west. Whitneys Creek runs through the northern part of the property. The property and surrounding area are best described as flat. It is proposed to carry out a two-lot subdivision of the property, Lot One will be 4.92 ha in size and Lot Two 14.85 ha. The boundary between the proposed lots will follow Whitneys Creek.

Environment Canterbury has not carried out a detailed investigation into flooding in this area and has little information on flooding specific to this property. However, the Waimate District Plan identifies the property as subject to flood risk (refer to the attached map).

The property will be at risk of overflows from Whitneys Creek and other hill catchments to the northwest in extreme flood events. Additionally, extreme rainfall events may lead to widespread but shallow surface flooding on the property.

**As defined by the District Plan, the minimum floor height required by the Waimate District Council for new dwellings is 150 mm above the expected 500-year ARI (Average Recurrence Interval) flood level.**

**Both proposed lots have large areas of ground that are suitable for new development but may require some moderate elevation of the floor level (dependent on the sites chosen) to meet the District Council Standard. Environment Canterbury can provide floor level advice if and when sites are established on the property.**

Note: Average Recurrence Interval (ARI) represents the average time period between floods of a certain size.

**The flood hazard at the property can be described as low risk.**

**When using the flood information provided in this letter it is important the following points are understood:**

- The information provided is the best information Environment Canterbury has at this time. The District Council or local residents may have further information about flooding at the property.
- Environment Canterbury's understanding of flooding at the property may change in the future as further investigations are carried out and new information becomes available.
- It is assumed that flood protection works will be maintained to at least their current standard in the future.

Key Ref: 22056  
Contact: Oliver Hermans

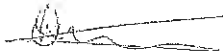


- Flooding can occur in smaller floods if stopbanks are breached at lower than design flows. A breach can occur through lateral or internal erosion of the stopbank. The location of a stopbank breach or overtopping may affect flood depths at the property.
- Flood flow paths and depths can be affected by changes on the floodplain such as:
  - Altering swales, roads or irrigation features
  - Property development including buildings, fencing and hedges
  - Blockages in culverts, drains and bridges
  - Seasonal vegetation growth
  - Antecedent soil moisture conditions

**The prediction of flood depths requires many assumptions and is not an exact science.**

I hope the above information is of assistance. Please do not hesitate to contact me if you require any clarification.

Yours sincerely,

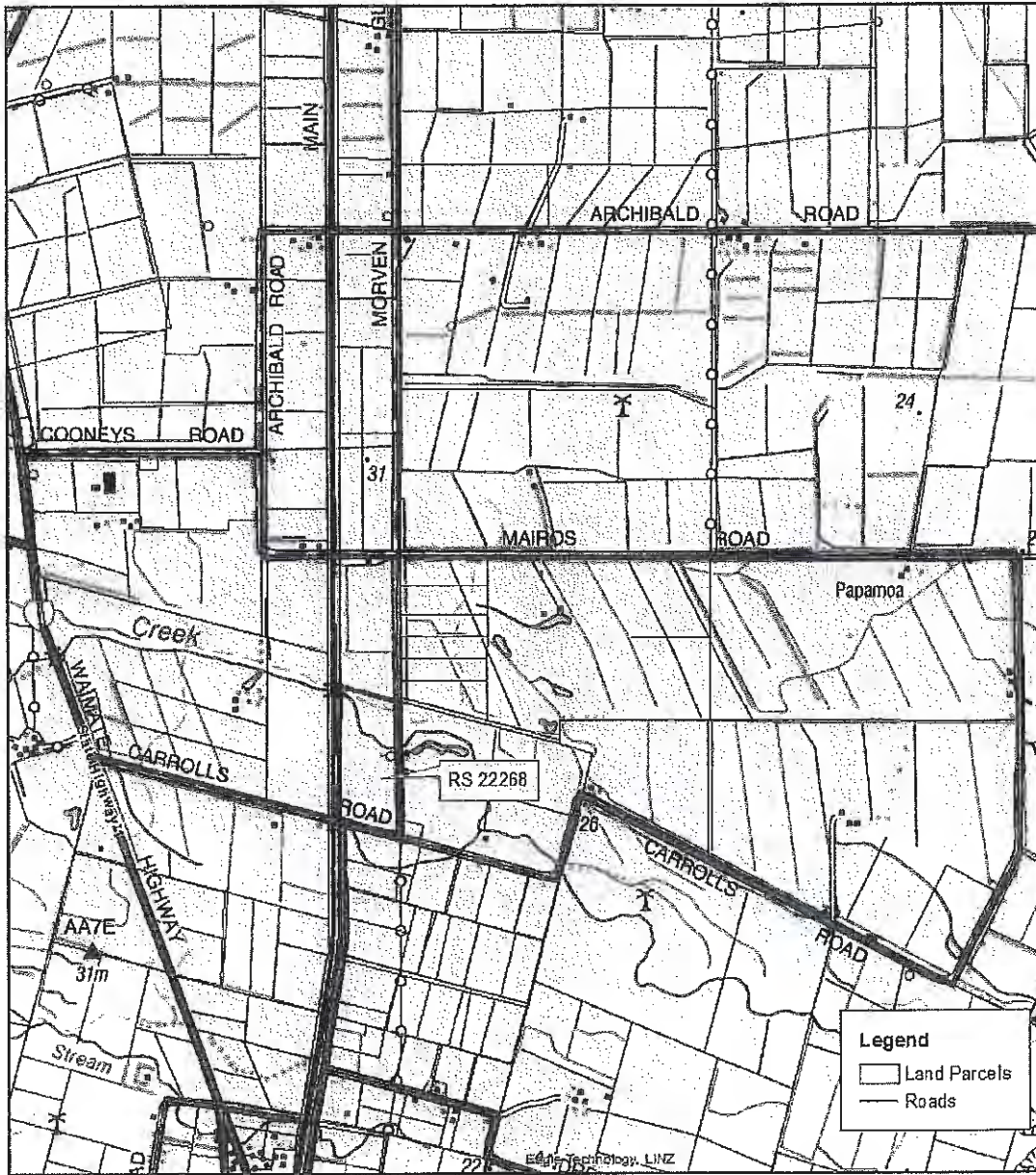
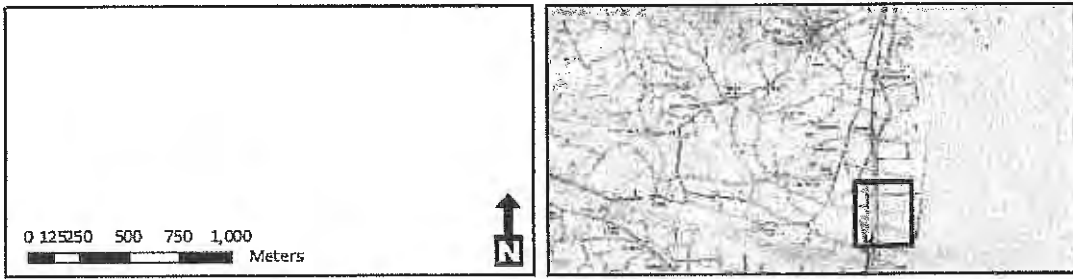


**Oliver Hermans**  
Science Analyst (Natural Hazards)

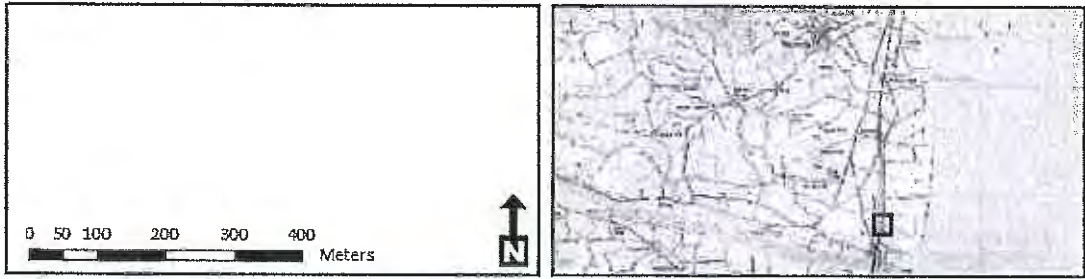
**Attachments:**

- Topographic Map of the property and surrounding area
- Aerial Map showing the location of the property
- Site Plan provided by the Applicant
- Flood Risk Map F (Waimate District Council)

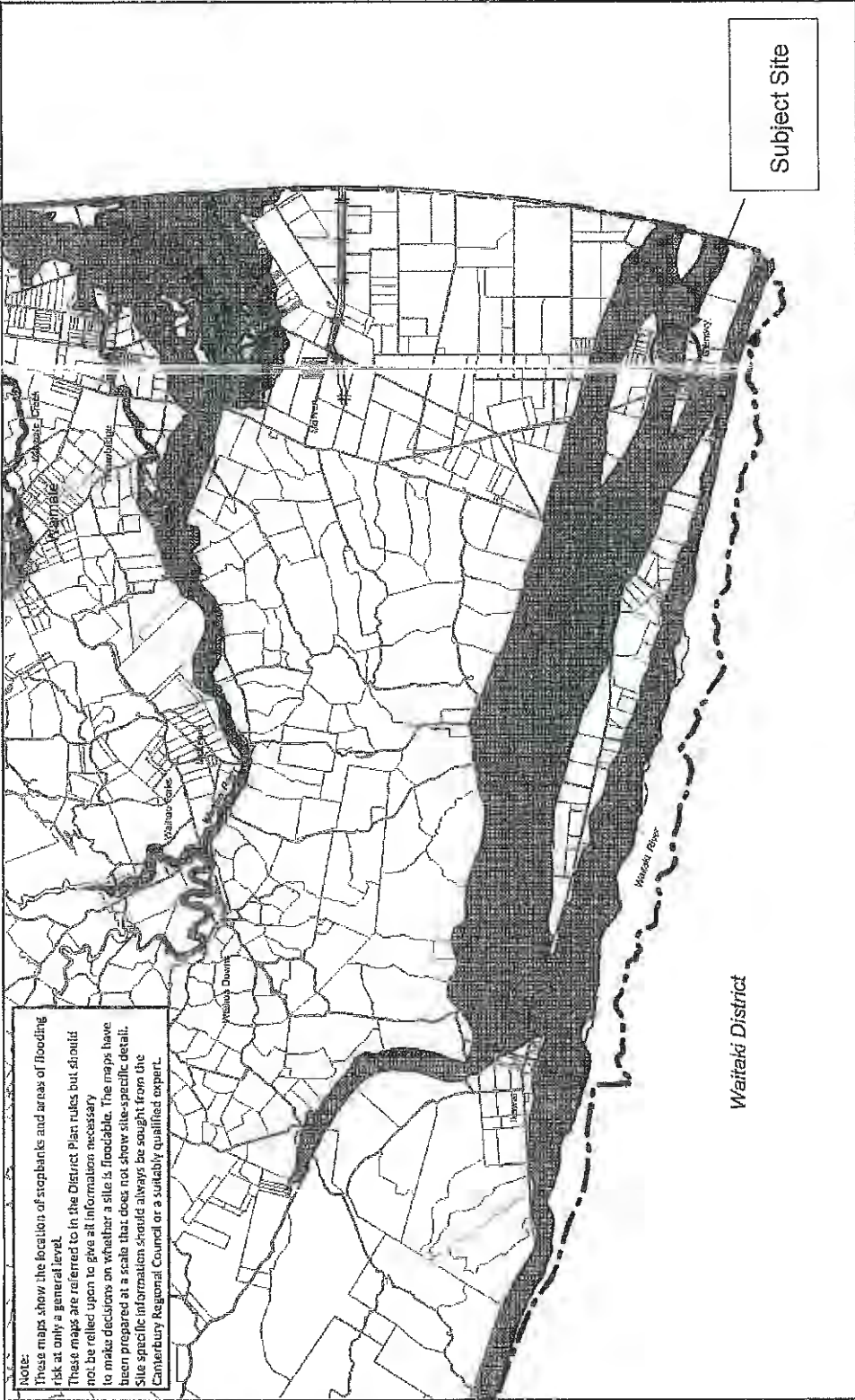
455 Carrolls Road, Glenavy - Topo



455 Carrolls Road, Glenavy - Aerial





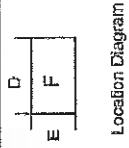


**Note:**  
 These maps show the location of stopbanks and areas of flooding risk at only a general level.  
 These maps are referred to in the District Plan rules but should not be relied upon to give all information necessary to make decisions on whether a site is floodable. The maps have been prepared at a scale that does not show site-specific detail. Site specific information should always be sought from the Canterbury Regional Council or a suitably qualified expert.

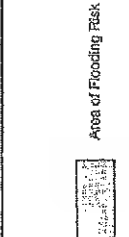
Waitaki District

Subject Site

Flood Risk Map F  
 Date: February 2014



**Notations**  
 Stopbanks  
 District Boundary  
 Area of Flooding Risk





KJT

R7

24 June 2011

Murphy Farms Limited  
4634 Waimate Highway  
RD 10  
Glenavy  
**WAIMATE 7980**

Dear Sir

**LAND USE CONSENT: RM110015 – ERECT A RELOCATED HOUSE IN  
FLOOD RISK AREA – CARROLLS ROAD, WAIMATE – LOT 2 DP 62785 -  
2516214100**

Please find enclosed a copy of the above land use resource consent granted on 24 June 2011.

If you have any questions relating to this resource consent, please contact Brent Donaldson, or myself.

Yours faithfully

Kevin Tiffen  
**RESOURCE PLANNER**

UNDER the Resource Management Act 1991

AND

IN RESPECT of an application by Murphy Farms Limited

**DECISION OF THE WAIMATE DISTRICT COUNCIL**

Applicant: Murphy Farms Limited

Application: To erect a relocated house in a flood risk area

Application no: RM110015

Zoning: Rural zone (Waimate District Plan)

Date: 24 June 2011

**THE APPLICATION**

1. I refer to your resource consent application lodged pursuant to Section 88(2)(b) of the Resource Management Act 1991 for consent to erect a relocated house in a flood risk area. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 24 June 2011. The issue of this decision was made and is authorised by Mr Brent Donaldson, Manager: Planning and Regulatory as delegate for the Council.
2. The subject site comprises an area of 155.7900ha and contains two existing dwellings and a milking shed. The building site for the proposed relocated house is just west of the existing tanker access at 427 Carrolls Road. The subject site is generally level.
3. It is proposed to shift an existing single storey 'McRaeway Milford' timber frame 3 bedroom house (approximately 120m<sup>2</sup> in floor area) onto the subject site located 19m from the Carrolls Road boundary. The relocated house will be placed on timber piles and a new block foundation wall placed around the house to support the new brick cladding. The existing colorsteel roofing and aluminium windows will be retained.

**THE DISTRICT PLAN**

4. The subject site is zoned Rural in the Waimate District Plan. 'Residential Activities' are a permitted activity in the zone provided they comply with the Site Standards and Zone Standards.

5. Under Site Standard 6(j) relocated residential buildings are a controlled activity in relation to their appearance and design.
6. Also, under Site Standard 6(n), residential buildings within Areas of Flooding Risk identified on the Flood Risk Maps that are assessed to have a Low Flood Risk are a controlled activity in respect of:
  - a. siting and potential for inundation, riverbank erosion, or coastal erosion,
  - b. floor heights.
7. Environment Canterbury has carried out a flood risk assessment which indicates that the building site as having a 'low' risk.
8. Therefore, the application is considered to be a **controlled activity**. The proposal complies in all other respects.

#### PLANNING ASSESSMENT

9. Under Section 104 of the Act, subject to Part II, when considering an application for resource consent, Council is required to have regard to any actual and potential effects on the environment of allowing the activity and also any relevant objectives, policies, rules or other provision of the District Plan or any Regional Policy statement or Plan.
10. Under Section 95A of the Act, public notification of an application is at the Council's discretion. However if it is considered an activity will have or is likely to have adverse effects on the environment that are more than minor (under Section 95D) or the applicant requests public notification or a rule or national environmental standard requires notification, then Council must publicly notify the application. In addition, Council may publicly notify an application if it decides that special circumstances exist.
11. Under Section 95B of the Act, if Council does not publicly notify an application, it must decide (under Section 95E and 95F) if there are any affected persons involved. If there are, Council must give limited notification to any affected persons unless a rule or national environmental standard precludes limited notification or the affected persons have given written approval or it is unreasonable in the circumstances to seek the written approval.
12. As a controlled activity, Council must grant the application under Section 87A of the Act (except if Section 106 applies) but may impose conditions on the consent for matters over which it has reserved control in the Plan. Section 106 does not apply here as it relates to subdivision consents.

#### *Written Approvals:*

13. In this instance, it is considered that it is unreasonable to require any specific written approvals. The location of the proposed relocated house is well in excess of minimum setbacks from the boundaries.



***Effects on the Environment:***

14. The Courts have determined that the effects of an activity on the environment should be considered in relation to the existing environment. The existing environment is characterised with farmland with large open space. Some buildings and tree shelterbelts exist.
15. There are relevant assessment matters contained in Section 10 of the Rural Zone section of the District Plan:

**Relocated Buildings:**

*"The physical conditions and appearance of the relocated building and the extent to which it can be rehabilitated to a standard similar to that of buildings in the vicinity."*

Comment: The existing building is of a modern design and material. With the new brick cladding and some barge boards replaced and all exterior timber painted as required, the house should not be dissimilar to any other established house in the locality. It is concluded that the proposal should meet the overall intention of this rule.

**Setback from Waterways, Stopbanks and Sewage Ponds and Areas of Flooding Risk:**

*"The probability of a natural hazard occurring which would cause loss of life or property damage, and if so the extent of such damage."*

Comment: Environment Canterbury has assessed the flood risk at the building site to be 'low'. The proposed building site is on top of a 1.5m-2m high terrace which runs along the south side of Carrolls Road. The site is on an area of ground which is quite flat and of average height. Some minor surface flooding may occur from local runoff following localised, short duration, high intensity rainstorms (typical summer thunderstorms) and any flooding is likely to be of nuisance value only.

*"Whether the floor height of a building, in a low risk flood area should be set a minimum height based on a 500 year flood (0.2% annual exceedance probability) plus 150mm."*

Comment: It is intended to place the relocated house on piles where the finished floor level will be 500mm above natural ground level. This height should be well above any expected flood level and meet the minimum requirements regarding floor levels and flooding.

16. Overall, the proposal satisfies the above assessment matters and therefore, the effects of the proposal are considered to be no more than minor.

***Objectives and Policies:***

17. The following objective and policy is considered to be relevant to the proposed activity:

**Objective 5: Rural Amenity and Environmental Quality**

*"A level of rural amenity which is consistent with the range of activities anticipated in rural areas, but which does not create unacceptably unpleasant"*

*living or working conditions for the District's residents or visitors, nor a significant deterioration of the quality of the rural environment."*

**Policy 5E – General Amenity Controls**

*"To set performance standards, or control by conditions those aspects of activities such as noise, dust, fumes and visual impacts which can adversely impact on the amenities of rural areas. To require the Council's consent for activities which are likely to have impacts on the amenity of rural areas which cannot be anticipated."*

Comment: The existing building is of a modern design and material. With the new brick cladding and some barge boards replaced and all exterior timber painted as required, the house should not be dissimilar to any other established house in the locality. It is concluded that the proposal should meet the overall intention of this policy. Accordingly, it is considered that the proposal will maintain the visual character that is anticipated in the Rural zone.

**Objective 7: Natural Hazards**

*"Avoid loss of life, and avoid or mitigate damage to assets and infrastructure, or disruption to the community of the District, from natural hazards."*

**Policy 7A- Proximity to Waterways**

*"To control the proximity of buildings to waterways and stopbanks and to control the location and floor heights of habitable buildings and some animal housing which could be subject to probable maximum flood, to limit potential loss of life and damage to property."*

Comment: The adverse effects of flooding are most effectively mitigated by directing buildings away from hazard areas or by requiring elevation of buildings. In this case, the risk of flooding is assessed as 'low' and a floor height for the house of 0.5m above the natural existing ground level is considered sufficient to clear the hazard.

**Part II of the Act:**

18. In considering an application for resource consent, regard must be given to the purpose and principles of the Act which is *"to promote the sustainable management of natural and physical resources"* (Section 5). Sections 6, 7 and 8 are principles of varying importance intended to give guidance as to the way in which the purpose is to be achieved.

In respect of the proposal, of particular relevance is Section 5(2)(c), i.e. *"avoiding, remedying, or mitigating any adverse effects of activities on the environment."* As already mentioned above, allowing the proposed activity will not result in any significant adverse effects on the environment.

**Regional Policy Statement:**

19. The activity proposed in this application is considered to be consistent with the objectives and policies of the Regional Policy Statement.
20. Overall, it is considered that the proposal is not contrary with the relevant objectives and policies of the Plans and Part II of the Act.

### NOTIFICATION OR NON-NOTIFICATION

21. The application was considered on a non-notified basis in terms of Section 95A(1) as Council is satisfied that the adverse effects of the activity on the environment will be no more than minor and in terms of Section 95E, no persons have been identified as being directly affected by the activity and it is unreasonable to require any specific written approvals. It is considered that there is no special circumstance requiring notification of the application.

### DECISION

22. After having regard to Section 104, consent is granted to a controlled activity to allow a relocated house to be erected within a flood risk area pursuant to Section 104A of the Resource Management Act 1991, subject to the following conditions imposed pursuant to Section 108 of the Act:
- a) That the activity shall be undertaken in general accordance with the information received by Council on 26 May 2011.
  - b) That any damage to the exterior of the building while being shifted to the site shall be suitably repaired, painted or finished.
  - c) That the exterior of the building shall be painted where required.
  - d) That the consent holder shall pay the Council an administrative charge pursuant to Section 36 of the *Resource Management Act 1991* for the carrying out by Council its functions in relation to monitoring and administering this resource consent. The reasonable costs of compliance of all requirements and conditions of this consent shall be met by the consent holder.
  - e) The consent holder may apply to the Waimate District Council under Section 127 of the *Resource Management Act 1991* to change or cancel any conditions of the resource consent at any time within five years of the granting of this consent.

### REASONS FOR APPROVAL

23. Apart from the activity being for a relocated building in a flood risk area, the proposal complies in all other respects with the Site Standards and the Zone Standards for the zone.
24. The actual and potential adverse effects on the environment of allowing the activity are minor.

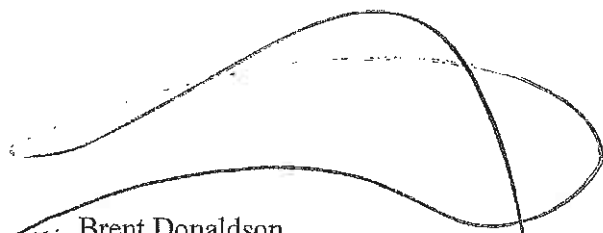
### **INFORMATION AS TO RIGHTS OF APPEAL**

25. This decision was made by Council Officers pursuant to an authority delegated by the Council, in accordance with Section 34A of the *Resource Management Act 1991*.
26. Pursuant to Section 357 of the *Resource Management Act 1991* any party to this application may, within 15 working days of being notified of this decision, object by notice in writing to the Council in respect of any aspect of this decision. The Council is required by the Act to consider any objection and to decide whether to dismiss or uphold the objection wholly or partly. There is a right of appeal, pursuant to Section 358 of the *Resource Management Act 1991*, to the Environment Court against Council's decision on any such objection.
27. In addition to or as an alternative to your right of objection pursuant to Section 357 of the *Resource Management Act 1991*, any party to this application may, within 15 working days of the receipt of this decision, appeal to the Environment Court pursuant to Section 120 of the *Resource Management Act 1991*. The address of the Christchurch Environment Court is P O Box 2069, Christchurch. However, please note that you may not exercise your right of appeal pursuant to Section 358 of the Act at the same time as exercising a right of appeal in respect of the same matter under Section 120.
28. Section 121 of the *Resource Management Act 1991* sets out the persons upon whom the appeal must be served and the time when the service must take place. It is important that these provisions be adhered to.
29. If you are in any doubt as to the procedure to be followed, it is strongly recommended that you seek legal advice.
30. Your attention is drawn to Section 116 of the *Resource Management Act 1991* which provides that any resource consent, which has been granted shall, unless stated otherwise, commence either, when the time for lodging appeals expires and no appeals have been lodged, or when the Environment Court determines the appeals or all appeals are withdrawn.

### **LAPSING OF CONSENT**

31. Pursuant to Section 125 of the *Resource Management Act 1991*, this consent shall lapse on the expiry of a period of five years from the commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless:
  - a) the person to whom the consent was granted has given effect to the consent within the five year period; or

- b) an application made to Council to extend the period after the consent lapses and the Council decides to grant an extension after taking into account:
- i. Substantial progress or effort has been made towards giving effect to the consent and is continuing to be made, and
  - ii. The applicant has obtained approval from every person who may be adversely affected by the granting of the extension, unless in the authority's opinion it is unreasonable in all the circumstances to require the obtaining of every such approval; and
  - iii. The effect of the extension on the policies and objectives of any plan is minor.



Brent Donaldson  
**MANAGER- PLANNING AND REGULATORY**



75 Church Street  
PO Box 550  
Timaru 7940

P. 03 687 7800  
F. 03 687 7808

E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

Customer Services  
P. 0800 324 636

[www.ecan.govt.nz](http://www.ecan.govt.nz)

11 May 2011

~~Robin Murphy  
4634 Waimate Highway  
RD 10  
WAIMATE 7980~~

Copy To

BD/AL

For Action By

AL

Enclosure Held By AL

Dear Robin

**FLOOD HAZARD ASSESSMENT-NEW DWELLING-445 CARROLLS ROAD, GLENNAVY  
LOT 2 DP 62785 - VALUATION NO: 25162 141 00**

The proposed site (refer to attached map) for this dwelling is on the top of a 1.5-2m high terrace which runs along the south side of Carrolls Road.

Environment Canterbury has not carried out a detailed study of flooding in this area.

The area on top of the terrace should not be prone to flooding from overflow from Whitneys Creek and other hill catchments to the North of Ikawai.

The site is on an area of ground which is quite flat and of average height. Some minor surface flooding may occur from local runoff following localised, short duration, high intensity rainstorms (typical summer thunderstorms) but any flooding is likely to be of nuisance value only.

Flooding at the site can be described as "low risk".

**You indicated to me the dwelling is to be on piles and the finished floor levels will be 500mm above natural ground level. This height should be well above any expected flood level and meet the Waimate District Council minimum requirements regarding floor levels and flooding.**

Where figures and comments are given above it is important the following matters are understood:

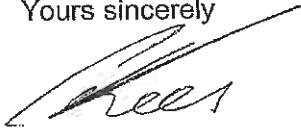
1. Environment Canterbury has not carried out a detailed study of flooding in this area but the information provided is the best information Environment Canterbury has available at this time.
2. Environment Canterbury is not the only organisation holding information on flooding. The Waimate District Council or neighbours may have further details of flooding which has occurred at this site.
3. Changes in the floodplain e.g. irrigation development, may alter flood levels at the site.

File No: AD5T/2  
Contact: Phil Lees  
File Ref: 11073

4. **There are many uncontrollable factors that influence flooding. The prediction of flood depths requires many assumptions and is not an exact science.**

I hope this information is of assistance. Please do not hesitate to contact me if you require any clarification.

Yours sincerely



Philip Lees  
**NATURAL HAZARDS OFFICER**  
pl:ho

cc: Building Control  
Waimate District Council

Attachments: Topo map site plan  
Aerial photograph



Grid Reference: J416207-8770

The information in this plot has been taken from Environment Canterbury's records. It is supplied in good faith but the accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent application it should be verified independently.

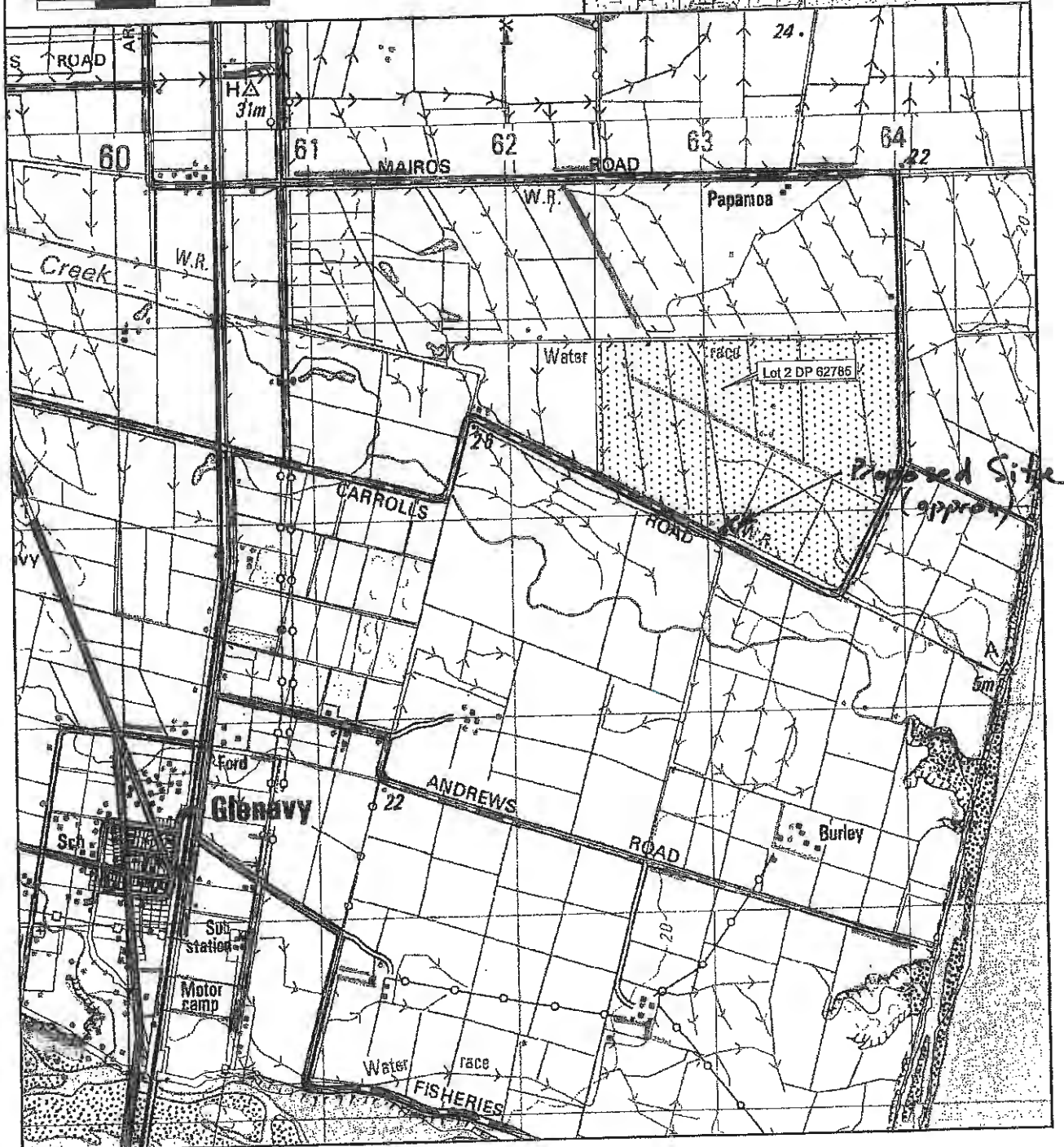
Digital Terrain Information obtained from the NZTopo Database. (CROWN COPYRIGHT RESERVED).

Created by the Environment Canterbury's GIS PLOTS system (2001).

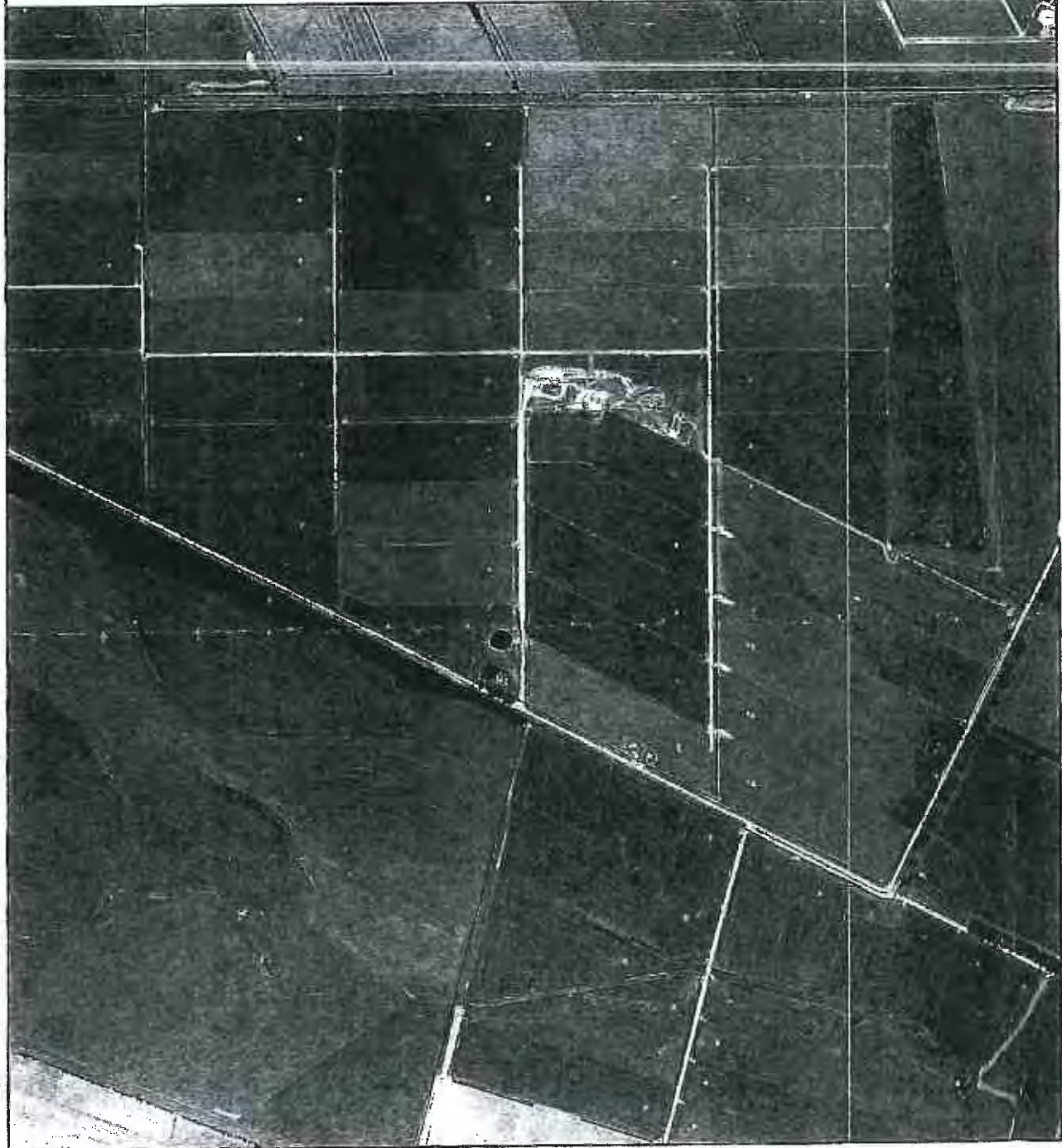
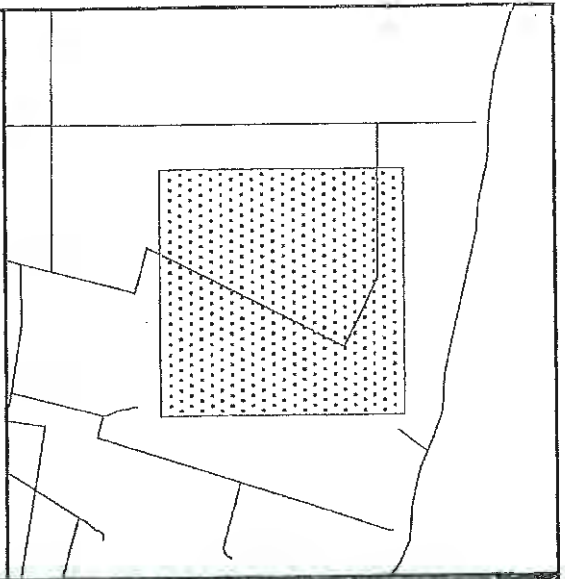
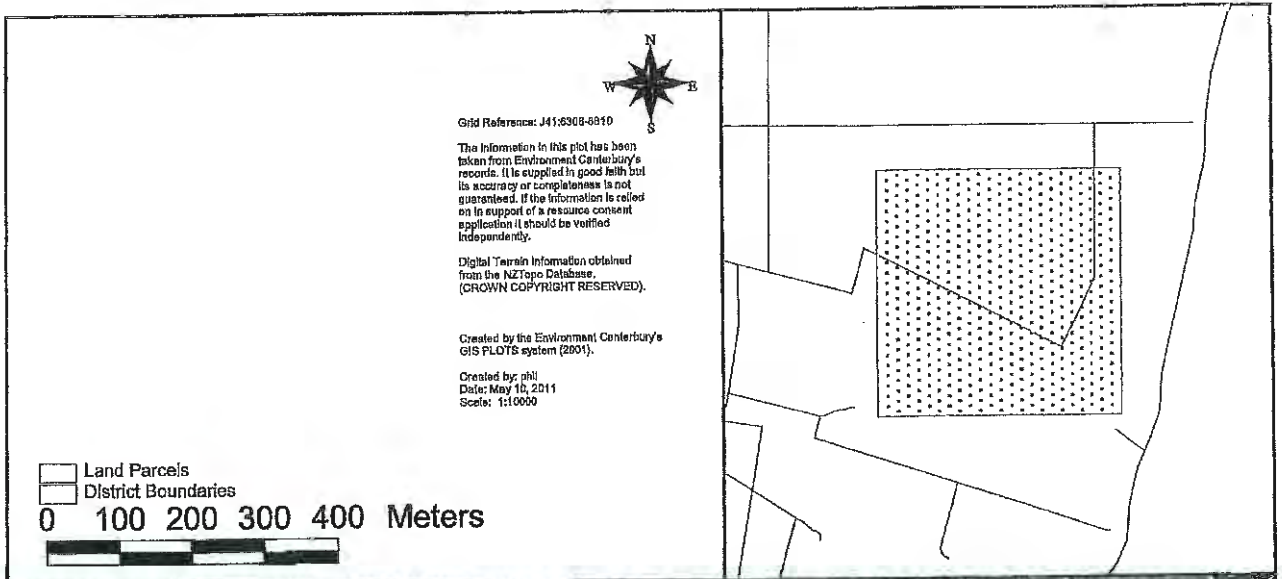
Created by: pih  
Date: May 10, 2011  
Scale: 1:30000

Land Parcels  
District Boundaries

0 300 600 900 1200 Meters









# Waimate District Council

All Communications to be addressed to the General Manager

MHC

R7

10 July 2003

Murphy Farm  
RD 10  
Glenavy  
**WAIMATE**

Dear Robin

**LANDUSE CONSENT APPLICATION: RM031044 – TO ERECT A  
BUILDING IN A FLOOD ZONE – LOT 2 DP 62785 BLKS XII XV WAITAKI  
SD– MURPHY FARMS LTD**

Please find enclosed a copy of the above Land Use resource consent decision granted on 10 July 2003.

Please contact the Manager - Planning & Regulatory, Brent Donaldson, or myself if you have any questions relating to this decision.

Yours faithfully

Miles Crawford  
**RESOURCE PLANNER**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application by Murphy Farm

**DECISION OF THE WAIMATE DISTRICT COUNCIL**

Applicant: Murphy Farm

Application: To erect a building in a flood zone.

Zoning: Rural Zone (Waimate District Plan)

Date: 10 July 2003

**THE APPLICATION**

1. The applicants wish to erect two buildings for staff accommodation on the dairy farm. The buildings are to be located inside a flood zone.
2. The first house is a 3 bedroom 'Compact' Versatile Home. The second house is a 2 bedroom 'Riversider' Versatile Home.
3. The proposed site for both houses is off Carrolls Road approximately 200 metres from the dairy tanker track and 460 metres from Mairos Road. Its legal description being LOT 2 DP 62785 BLKS XII XV WAITAKI SD.

**ASSESSMENT**

1. To erect a building is automatically defined as a permitted activity, however because there is an identified flood risk area, the consent is defined as a controlled activity.
4. The proposed site for these two dwellings is on the top of a 1.5-2 m high terrace just to the South of Carrolls Road. The area on top of the terrace should not be prone to flooding from overflow from Whitneys Creek and other hill catchments to the North of Ikawai.
5. The site is on an area of ground that is quite flat and of average height. Some minor surface flooding may occur from local runoff following localised, short duration, high intensity rainstorms (typical summer thunderstorms) but any flooding is likely to be of nuisance value only.
6. Mr Murphy's builder (Rob Wilkins) indicated to Philip Lees, Natural Hazards Officer – Environment Canterbury, that both the dwellings are to be on piles and

the finished floor levels will be 500-600 mm above natural ground level. This height should be well above any expected flood level and meet the Waimate District Council minimum requirements regarding floor levels and flooding.

### DECISION

7. That pursuant to Section 104, 105 and 108 of the *Resource Management Act 1991*, I by delegated authority from Council consent to Murphy Farms to use land contained in LOT 2 DP 62785 BLKS XII XV WAITAKI SD to:

erect a building in a flood zone.

8. The consent is granted subject to the following conditions:
- a. That the layout of the building shall be in general accordance with Appendix A.
  - b. That the siting of the dwelling and any associated buildings shall have regard to potential flood heights.
  - c. That the minimum floor level of the dwelling be no less than 500mm above the highest point of the raised ridge of higher ground at the site of the dwelling.
  - d. The consent holder may apply to the Waimate District Council under Section 127 of the *Resource Management Act 1991* to change or cancel any conditions of the resource consent at any time within two years of the granting of this consent.

### REASONS FOR APPROVAL

9. The proposal is in keeping with the objectives and policies of the Waimate District Plan, including the following extracts:

*Avoid loss of life, and avoid or mitigate damage to assets and infrastructure, and avoid disruption to the community of the District, from natural hazards.*

*To control the proximity of buildings to waterways and stopbanks, and to control the location and floor heights of habitable buildings and some animal housing which could be subject to probable maximum flood, to limit potential loss of life and damage to property.*

10. The actual and potential adverse effects on the environment on allowing the activity will be minor.

11. The proposed use will have very little significance on the amenity of the surrounding area.

#### INFORMATION AS TO RIGHTS OF APPEAL

12. This decision was made by Council Officers pursuant to an authority delegated by the Council, in accordance with Section 34 of the *Resource Management Act 1991*.
13. Pursuant to Section 357 of the *Resource Management Act 1991* any party to this application, may within 15 working days of being notified of this decision, object by notice in writing to the Council in respect of any aspect of this decision. The Council is required by the Act to consider any objection and to decide whether to dismiss or uphold the objection wholly or partly. There is a right of appeal, pursuant to Section 358 of the *Resource Management Act 1991*, to the Environment Court against Council's decision on any such objection.
14. In addition to or as an alternative to your right of objection pursuant to Section 357 of the *Resource Management Act 1991*, any party to this application may, within 15 working days of the receipt of this decision, appeal to the Environment Court pursuant to Section 120 of the *Resource Management Act 1991*. The address of the Environment Court is P O Box 5027, Wellington. However, please note that you may not exercise your right of appeal pursuant to Section 358 of the Act at the same time as exercising a right of appeal in respect of the same matter under Section 120.
15. The procedure for lodging an appeal is set out in Section 121 of the *Resource Management Act 1991*. The form on which an appeal should be made is iForm 7 in the Regulations to the Act.
16. Section 121 of the *Resource Management Act 1991* sets out the persons upon whom the appeal must be served and the time when the service must take place. It is important strictly to comply with these provisions.
17. If you are in any doubt as to the procedure to be followed, it is strongly recommended that you seek legal advice.
18. **Please note:** "Working Day" means any day except -
  - a. A Saturday, a Sunday, Good Friday, Easter Monday, Anzac Day, Labour Day, the Sovereign's Birthday and Waitangi Day, and
  - b. A day in the period commencing with the 20th day of December in any year and ending with the 15th day of January in the following year.
19. Attention is drawn to Section 116 of the *Resource Management Act 1991* which provides that any resource consent, which has been granted shall, unless stated otherwise, commence either, when the time for lodging appeals expires and no appeals have been lodged, or when the Environment Court determines the appeals or all appeals are withdrawn.

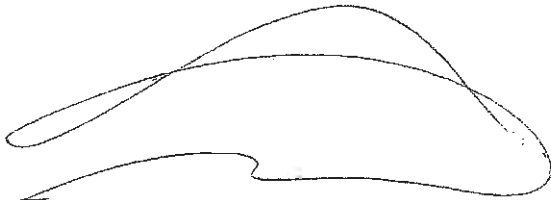
### LAPSING OF CONSENT

20. Pursuant to Section 125 of the *Resource Management Act 1991*, this consent shall lapse on the expiry of a period of two years from the commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent, unless:
- a. the person to whom the consent was granted has given effect to the consent within the two year period; or
  - b. the Council, has, on an application made within three months after the expiry of the two year period, determined that:
    - i. Substantial progress or effort has been made towards giving effect to the consent and is continuing to be made, and
    - ii. The applicant has obtained approval from every person who may be adversely affected by the granting of the extension, unless in the authority's opinion it is unreasonable in all the circumstances to require the obtaining of every such approval; and
    - iii. The effect of the extension on the policies and objectives of any plan is minor.

### INFORMATION

21. The following items are for information and do not form part of the actual consent conditions:
- a. Council will monitor the consent and recover its costs from the applicant or future owner of the property or consent holder, of any additional enforcement action required to ensure compliance with the conditions of the consent.
  - b. That compliance with the application and conditions to the application shall not prevent the Council or its staff from determining that a nuisance is occurring under any Acts, Regulations or By-Laws.
  - c. That attention is drawn to Section 17 of the *Resource Management Act 1991*, whereby the holder of this consent has a duty to avoid, remedy or mitigate any adverse effect on the environment arising from the exercise of this consent.
  - d. This consent confers no authority to gain access over land not owned by the consent holder. Any such permission is to be obtained by the consent holder from the landowner/s.

- e. In addition to this land use consent, the applicant is also required to obtain a building consent for the proposal before any building work is to commence.
- f. The applicant must abide by the requirements of any other Acts, Regulations or By-Laws in respect of the proposal including Fuel Storage, *Building Act 1991*, *Dangerous Goods Act*, and Canterbury Regional Council requirements.
- g. This land use consent does not confer any rights on the consent holder to erect any building nor does it remove the requirement to apply for a building consent for any buildings on the subject land under the Building Act or otherwise.



Brent Donaldson

**MANAGER-PLANNING AND REGULATORY**

Site plan Murphy Farms Ltd

Corralls Road

Dairy tanker track 36451

200 metres

10 metres in from boundary  
3 bedroom compact

2 dwellings  
Separate entrances  
2 bedroom Riverside

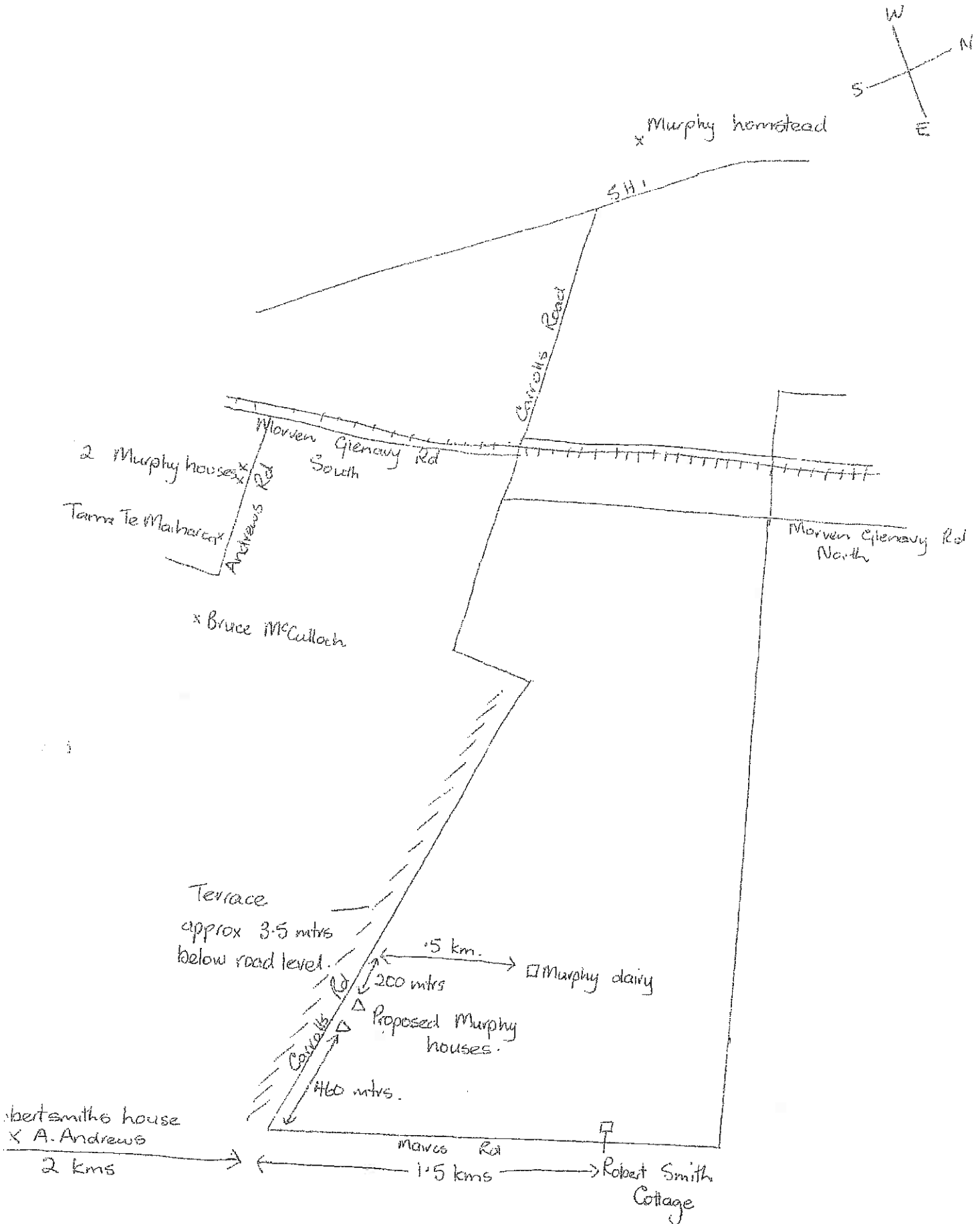
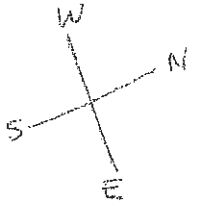
460 metres

East

Mauro's Road



# Murphy Farms.





09 July 2003

General Manager  
Waimate District Council  
P O Box 122  
**WAIMATE**

**Attention:** Miles Crawford

Dear Mr Crawford

**FLOOD HAZARD ASSESSMENT - TWO DWELLINGS FOR ROBIN MURPHY,  
CARROLLS ROAD, GLENAVY, LOT 2 DP 62785, VALUATION NO. 25162 141 00**

The proposed site (refer to attached map) for these two dwellings is on the top of a 1.5-2 m high terrace (just to the South of Carrolls Road).

Environment Canterbury has not carried out a detailed study of flooding in this area. The following comments are a result of a site visit and checking of ground contours on topographical maps.

The area on top of the terrace should not be prone to flooding from overflow from Whitneys Creek and other hill catchments to the North of Ikawai.

The site is on an area of ground which is quite flat and of average height. Some minor surface flooding may occur from local runoff following localised, short duration, high intensity rainstorms (typical summer thunderstorms) but any flooding is likely to be of nuisance value only.

**Mr Murphy's builder (Rob Wilkins) indicated to me that both the dwellings are to be on piles and the finished floor levels will be 500-600 mm above natural ground level. This height should be well above any expected flood level and meet the Waimate District Council minimum requirements regarding floor levels and flooding.**

Where figures and comments are given above it is important the following matters are understood:

1. Environment Canterbury has not carried out a detailed study of flooding in this area but the information provided is the best information Environment Canterbury has available at this time.
2. Environment Canterbury is not the only organisation holding information on flooding. The Waimate District Council or neighbours may have further details of flooding which has occurred at this site.
3. Changes in the floodplain e.g. irrigation development, may alter flood levels at the site.

**File No:** AD5T/2  
**Our Ref:** 03163  
**Contact:** P Lees

Matt No. 030710006

File Ref. R7

Copy to Jm BD MC

For Action By MC

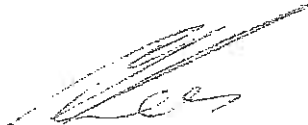
Enclosure Held By

75 Church Street  
PO Box 550  
Timaru  
Telephone: (03) 688-9069  
Fax: (03) 688-9067  
Website: www.ecan.govt.nz

4. **There are many uncontrollable factors that influence flooding. The prediction of flood depths requires many assumptions and is not an exact science.**

I hope this information is of assistance. Please do not hesitate to contact me if you require any clarification.

Yours sincerely



Philip Lees  
**Natural Hazards Officer**

cc: Resource Manager  
Waimate District Council



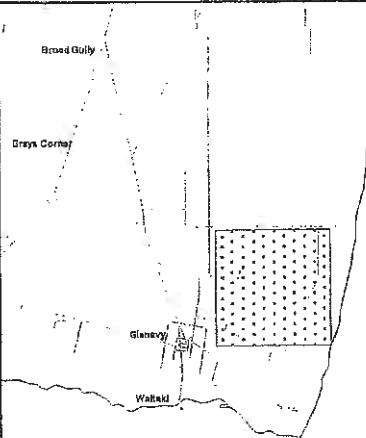
Grid Reference: J415271-8797

The information in this plot has been taken from Environment Canterbury's records. It is supplied in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent application it should be verified independently.

Digital Terrain Information obtained from the NZTopo Database. (CROWN COPYRIGHT RESERVED).

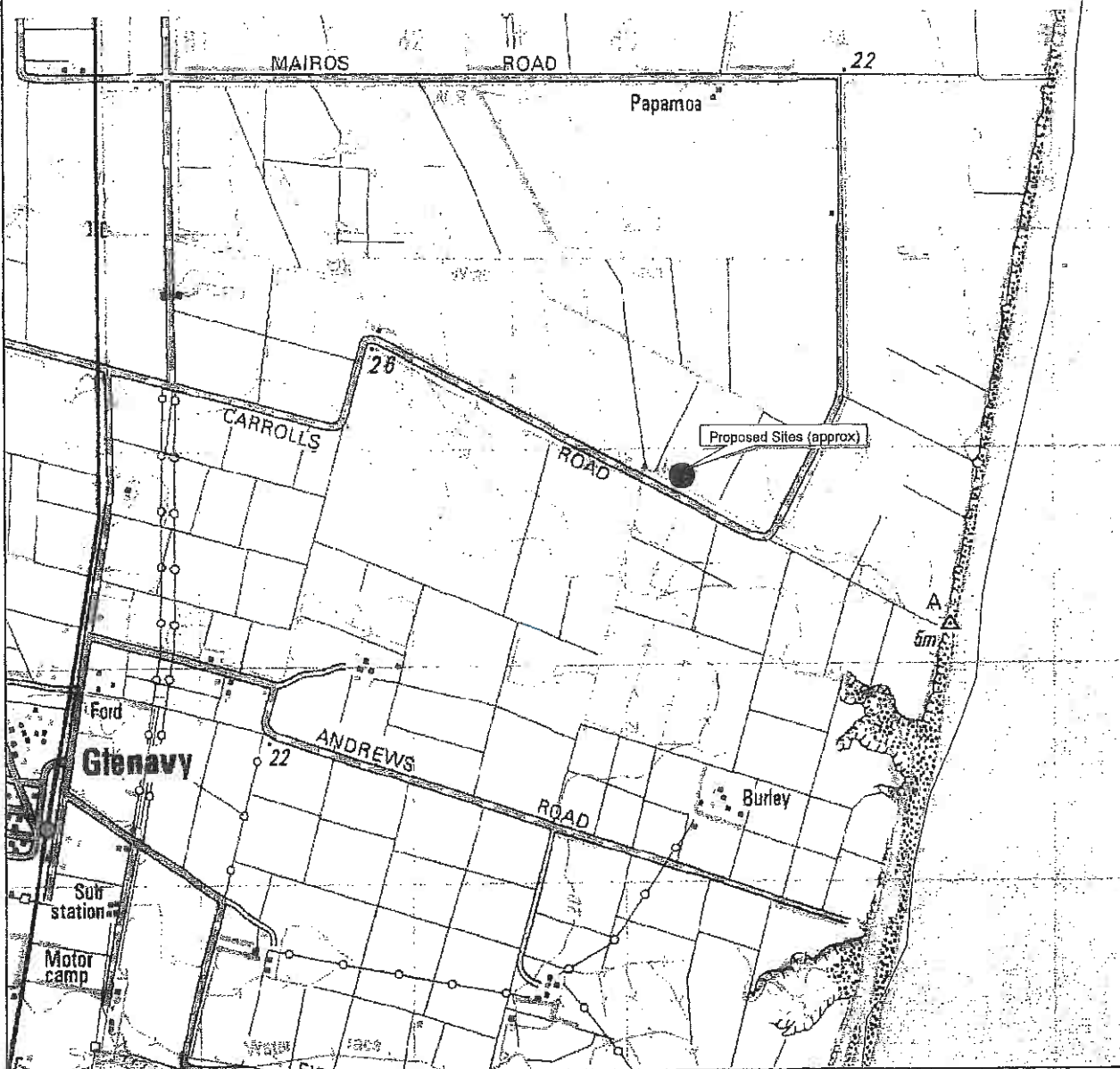
Created by the Environment Canterbury's GIS PLOTS system (2001).

Created by: GIS  
Date: June 17, 2003  
Scale: 1:30000



□ District Boundaries  
— Roads

0 300 600 900 1200 Meters



Resource Consent Summary

8/11/96

-----  
Consent No 920375  
Applicant Name BJ COONEY & DR O'HARA : RM920375  
Address CARROLLS ROAD  
GLENNAVY  
  
Phone  
  
Consent type Subdivision - Controlled  
  
Proposal PROPOSED SUBDIVISION OF RS 28478 28839 29620 BLKS XII XIV  
WAITAKI SD  
  
Nc filed? N  
Hearing reqd? N  
  
Valuation No 2516214100  
Owner Name OHARA DOUGLAS RICHARD  
Location CARROLLS ROAD  
Legal Description R S 29620 28478 BLKS XII XV WAITAKI SD  
  
Valuation B 2516214200  
Owner B MURPHY ROBIN TIMOTHY C  
Location B CARROLLS ROAD  
Legal Desc B LOT 1 DP 62785 SECS 1-6 OF SEC 108 RES  
  
Zone Rural 1  
Status Consent Effective 5/08/92  
Decision Granted

Status history Action due

-----  
Fc ally Received 19/06/92  
Decision Notified 14/07/92 17/07/92  
Consent Effective 5/08/92  
Appeal Expiry 4/08/92

Monitoring

-----  
No monitoring for this consent

Conditions

-----  
Refer to word processing files

**Building Consent No: 220033**

**Form 5: Section 51, Building Act 2004**

**The Building**

Street address of building: 203 Carrolls Road  
Legal description of land where building is located: LOTS 1-2 DP 62785  
Valuation number: 2516214100  
Building name:  
Location of building within site/block number:  
Level/unit number:

**The Owner**

Name of owner: Murphy Farms Limited Phone No (Landline):  
Applicant: Murphy Farms Limited Phone No (Mobile):  
Owner: 4634 Waimate Highway, Facsimile No:  
Address: RD 10, Waimate  
Email Address: admin@murphyfarms.co.nz  
Website:

First point of contact for communications with the council/building consent authority:

**Building Work**

The following building work is authorised by this building consent:  
Building Consent Number: 220033  
Project Description: Construct 4 Bay pole shed as specified by plans  
Intended use: Calf Shed

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**This building consent is subject to the following conditions:**

**Section 90**

1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect –

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

- 2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of any building work must be taken to include the provisions of this section.
- 3) In this section, **inspection** means the taking of all reasonable steps to ensure that the building work is being carried out in accordance with the building consent.

**Compliance Schedule**

A compliance schedule is not required for the building

**Attachments**

Copies of the following documents are attached to this building consent:

- Site inspection sheet
- Specifications
- Plans
- Advice Notes



**Signature:**

**Position:** Building Control Manager

**On behalf of:** Waimate District Council

**Date:** 16 March 2022

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

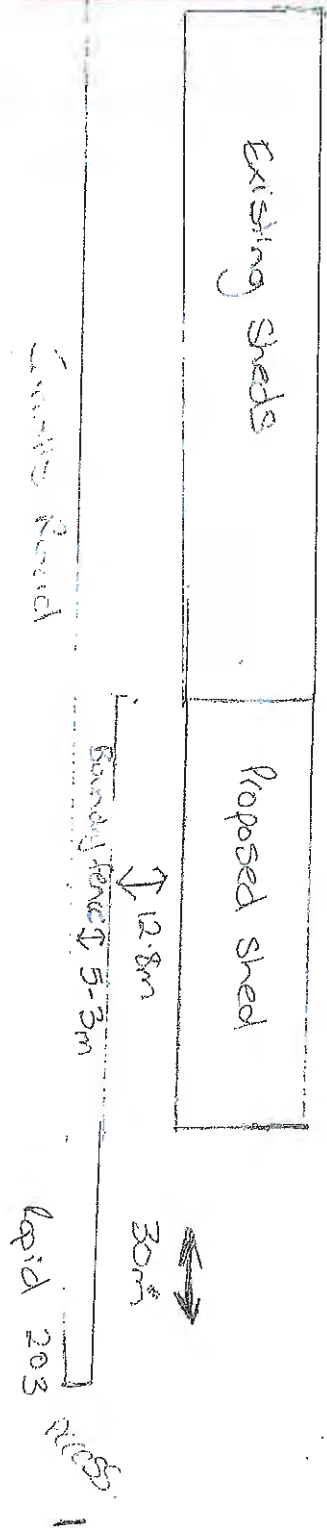
**Please ensure you contact Council to book inspections identified on the 'Site Inspection' sheet. It is important to note that twenty-four hours' notice will be necessary at times.**



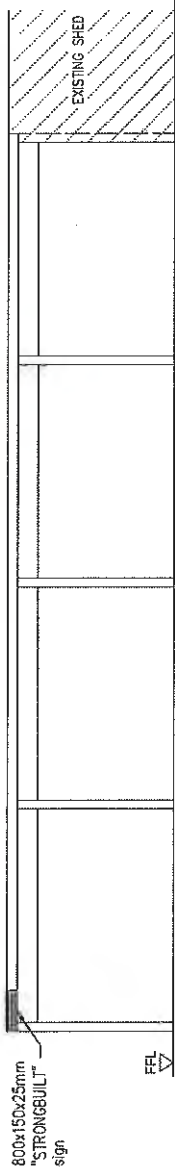
**Advice Notes Building Consent No 220033**

Construction to be in accordance with the Approved plans.  
Approved plans to be on-site at ALL TIMES

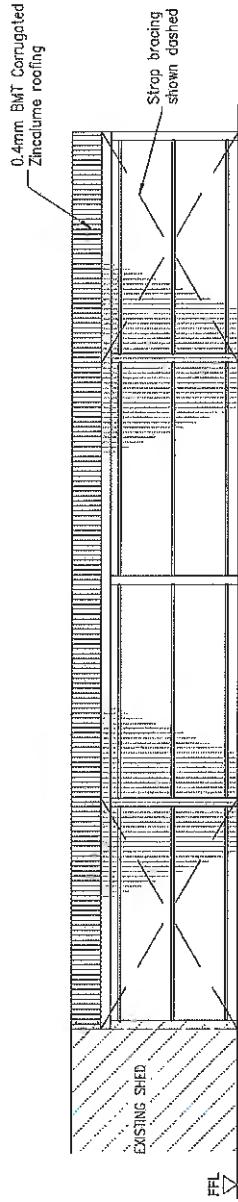




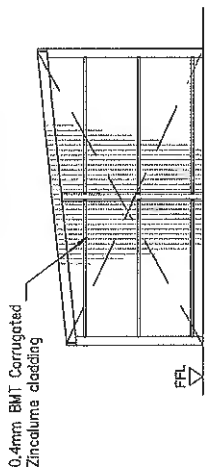
↑ North



A Elevation  
1 1:100 at A3



B Elevation  
1 1:100 at A3



C Elevation  
1 1:100 at A3

Notes:

1. Wall Bracing: Prydo 25mm Strap Braces fixed to girts with 12/30x3.15g nails each end and two nails to each intermediate girt.
2. All cladding/roofing to be fixed in accordance with manufacturers specifications.

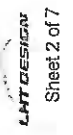
Copyright. These plans may not be copied or reproduced in any form.



Non Standard Lean-To Elevations

1:16061513 OAM 22332 - MURPHY FARMS

23 December 2021



Sheet 2 of 7



## Code Compliance Certificate 180146

### Form 7: Section 95, Building Act 2004

#### The Building

Street address of building:	502 Mairos Road
Legal description of land where building is located:	LOTS 1-2 DP 62785
Valuation number:	2516214100
Building name:	
Level/Unit number:	
Location of building within site/block number:	
Current, lawfully established use:	
Year first constructed:	

#### The Owner

Name of Owner:	Murphy Farms Ltd
*Contact person:	
Mailing Address:	5055 Hakataramea Highway, RD 1, KUROW
Street Address/registered address:	
Phone Numbers:	
First point of contact for communications with the Building Consent Authority:	

#### Building Work

Building Consent Number:	180146
Description:	4.2m x 3m Irrigation Pump Shed
Issued by:	Waimate District Council Building Consent Authority

#### Code Compliance

The Building Consent Authority named below is satisfied, on reasonable grounds, that —

- the building work complies with the Building Consent.

Signature:

Position:

Building Control Manager

On behalf of:

Waimate District Council Building Consent Authority

Date:

26 March 2019



### Compliance schedule

A compliance schedule is not required for the building.

### Attachments

Copies of the following documents are attached to this building consent:


Project Information Memorandum

Site Inspection Sheet

Specifications

Plans

PP

Signature: 

Position: Building Control Officer

On behalf of: Waimate District Council

Date: 17/07/18

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**Please ensure you contact Council to book inspections identified on the 'Site Inspection' sheet. It is important to note that twenty four hours notice will be necessary at times.**

---



**Project Information Memorandum**

**Section 34, Building Act 2004**

**Application**

Plains Irrigators Ltd 25 McNally Street Ashburton 7700	No. 180146 Issue date 17/07/18 Application date 2/07/18 Overseer David McFarlane
--	---

**Project**

Description	New Farm Buildings - Other Being Stage 1 of an intended 1 Stages 4.2m x 3m Irrigation Pump Shed
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$5,000
Location	502 Maires Road
Legal Description	LOTS 1-2 DP 62785
Valuation No.	2516214100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

No relevant information has been located for this property.

P.P.

Signature: *[Handwritten Signature]*  
Position: **Building Control Officer.**  
On behalf of: **Waimate District Council**



PLANNING - WAIMATE DISTRICT PLAN:

Zone: Rural.

Permitted Activity.

Front Boundary Setback - 7.5m.

Internal Boundary Setbacks - equal to height of shed.

Maximum Height Allowed - 10m.

Separation distance from open watercourse (man made) = 7.0m.

Separation distance from waterway (natural) = 20m.

BUILDING - LAND:

Earthquake Zone: 1 (Refer to NZS3604:2011).

Wind Zone: High Wind.

Snow Load: N4 Region.  $S_g = 0.9\text{kpa}$ .

SERVICES:

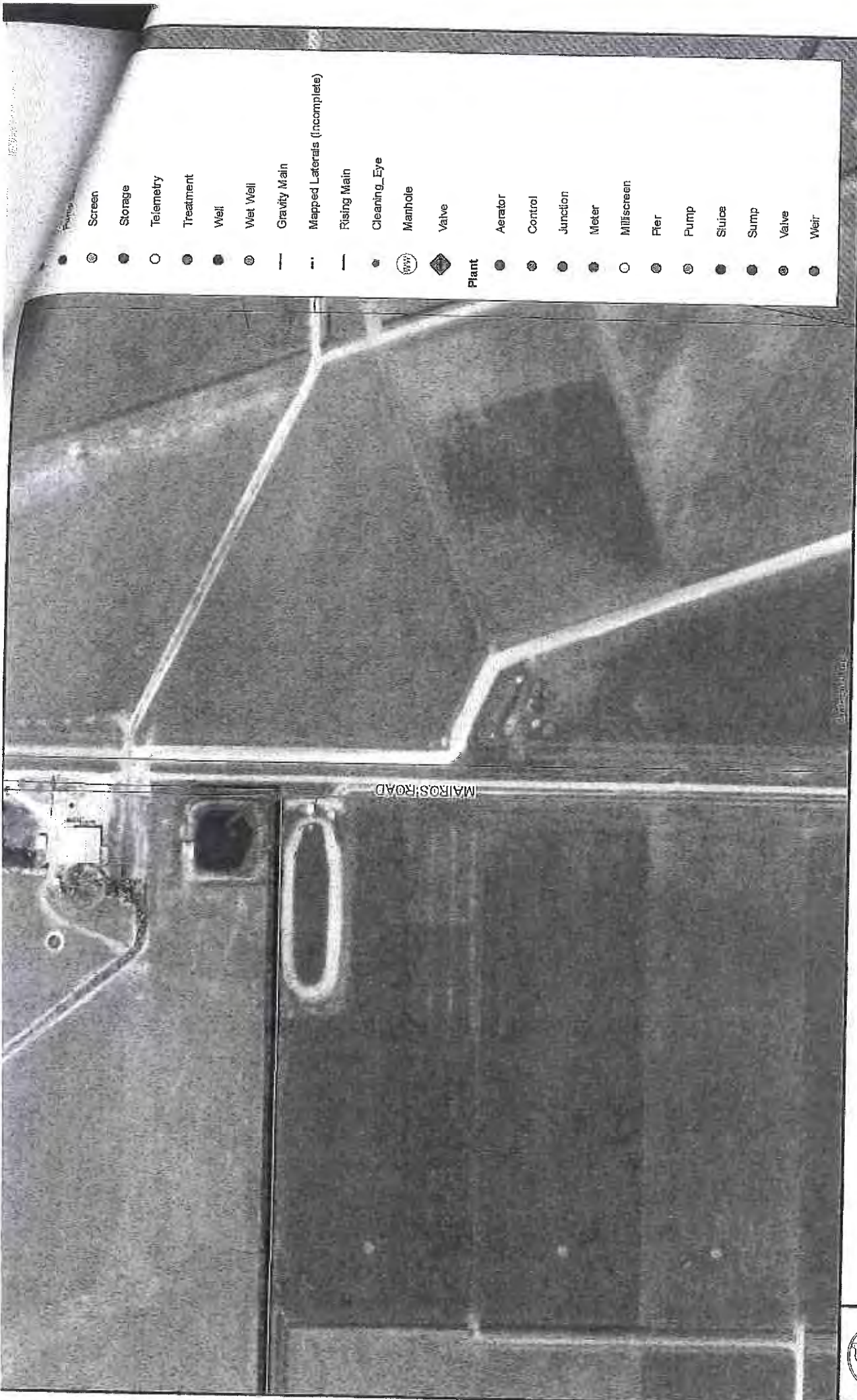
Water - Rural: There is an existing connection to the council's Lower Waihao Rural Water Scheme available.

*Note; if land is potentially likely to be subject to Liquefaction it shall not be considered "good ground" for the purpose of designs using NZS 3604, NZS 4229, or NZS 4299.*

*Should there be concern that a particular site may be subject to liquefaction in a seismic event, it would be advisable that the ground conditions are investigated and reported upon by a suitably qualified person. This investigation should address the potential for liquefaction to occur.*

*As a general guide, it is recognised that poorly consolidated non-cohesive soils (usually laid down under water) in combination with a high ground water table are normal prerequisites for Liquefaction. From observations in Christchurch gravels and coarse sands did not appear to be the principal culprits relating to liquefaction, but very fine non-cohesive sands and silts were. However, further professional guidance should be sought.*

*A report and, if necessary, a specific foundation design to mitigate the effects of liquefaction may be required to support an application for building consent.*



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- Screen
  - Storage
  - Telemetry
  - Treatment
  - Well
  - Wet Well
  - Gravity Main
  - Mapped Laterals (Incomplete)
  - Rising Main
  - Cleaning\_Eye
  - Manhole
  - Valve
  - Plant
  - Aerator
  - Control
  - Junction
  - Meter
  - Milkscreen
  - Flt
  - Pump
  - Sluice
  - Sump
  - Valve
  - Weir

**NORTH**  
1:2,000  
Date: 1/07/2018

Waimate DC





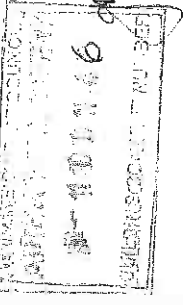
Legend

- Boundary
- Lateral Spans
- End Gun
- Pivot Cable
- Mainline
- Headworks
- Power Pylon/Pole
- Hydrant

⊗ ⊗ ⊗

Notes:

Pump Shed Layout For consent



Technical Information:

Irrigated Area	
Main Span	0.0ha
Overhang	0.0ha
End Gun	0.0ha
Total Irrigated Area	0.0ha
Designed Flow Rate	0.0l/s
Application Rate	0.0mm/day
Total Amps	0.0A

Copyright to Plains Irrigators Limited

Scale @ A3	0:0000	Sheet No.	1 of 1	Date	22/06/2018
Project No.	18-000	Drawing No.	001	Revision No.	1-00
Designed By	H Mckey	Checked By		Approved By	



Proposed Irrigation System  
Papamoa/R Smith

PLAINS IRRIGATORS



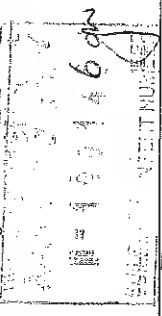
Legend

- Boundary
- Lateral Spans
- End Gun
- Pivot Cable
- Mainline
- Headworks
- Power Pylons/Poles
- Hydrant

2 JUL 2018

Notes:

Water Supply Pump Shed Plan  
 Constructed off site and brought in on  
 Hiab truck with foundations being laid by  
 Plains Irrigators



Technical Information:

Irrigated Area	
Main Span	0.0ha
Overhang	0.0ha
End Gun	0.0ha
Total Irrigated Area	0.0ha
Designed Flow Rate	0.0l/s
Application Rate	0.0mm/day
Total Aamps	0.0A

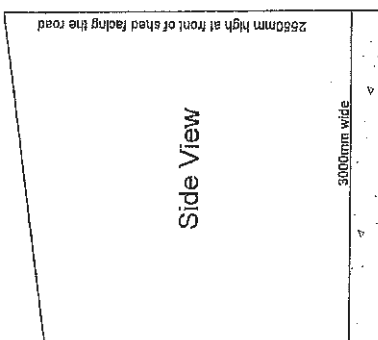
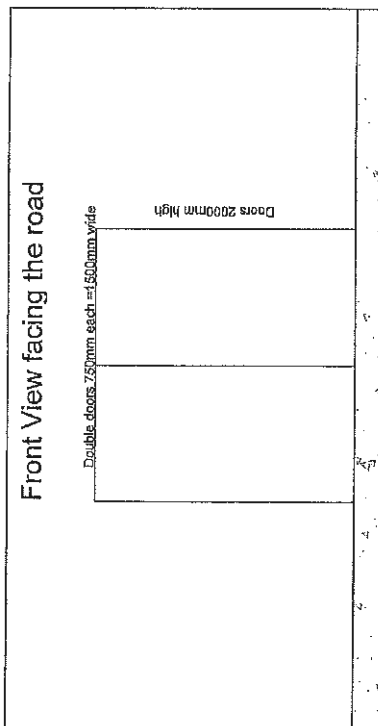
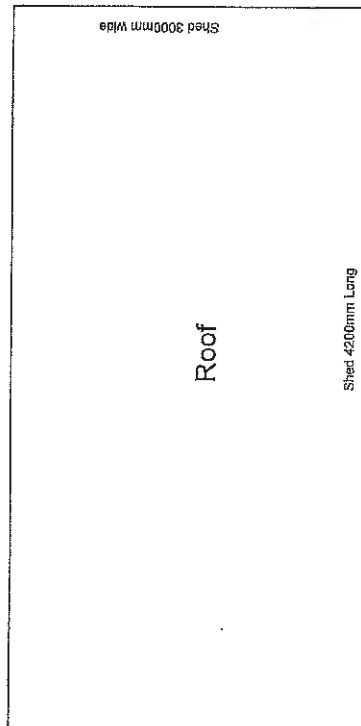
Copyright to Plains Irrigators Limited

Scale @ A3	Sheet No.	Date
0:0000	1 of 1	7/02/2018
Project No.	Drawing No.	Revision No.
18-000	001	1-00
Designed By	Checked By	Approved By
HM		

Pump Shed

Shed constructed of wooden framing  
 clad with corrugated iron on concrete  
 foundation reinforced with steel fibres  
 in the concrete 150mm thick.

Foundations - concrete with steel fibres 150mm thick 4.2m x 3m



Proposed Irrigation System  
 Papamoa/R Smith





# Code Compliance Certificate

Section 95, Building Act 2004

## The Building

Street address of building: 227 Carrolls Road  
Legal description of land where building is located: LOT 2 DP 62785  
Valuation number: 2516214100  
Building name: Farm Shed  
Location of building within site/block number:  
Level/unit number:  
Current, lawfully established, use:  
Year first constructed: 2014

## The Owner

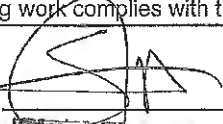

Name of owner: Murphy Farms Limited  
Contact person: Robin Murphy  
Mailing address: Ramawhenua, 4634 Waimate Highway, RD 10, Waimate 7980  
Street address/registered office: 7980  
Phone number: Landline: 689 3836                      Mobile: 021 228 9595  
First point of contact for communications with the council/building consent authority:  
Full Name: Murphy Farms  
Mailing Address: 4700 Waimate Highway, RD 10, WAIMATE 7980  
Phones: 021 228 9595; 689 3836

## Building Work

Building consent number: 140030  
Building project: Erect 4 Bay Goldpine Pole Shed  
Issued by: Waimate District Council

## Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that —  
the building work complies with the building consent.

Signature:   
Position:   
On behalf of: Waimate District Council  
Date: 09 February 2015





### **Compliance schedule**

A compliance schedule is not required for the building.

### **Attachments**

Copies of the following documents are attached to this building consent:

Project Information Memorandum

Site Inspection Sheet

Specifications

Plans

Signature:  \_\_\_\_\_

**Position: Senior Building Control Officer.**

**On behalf of: Waimate District Council**

**Date: 28/02/14**

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**Please ensure you contact Council to book inspections identified on the 'Site Inspection' sheet. It is important to note that twenty four hours notice will be necessary at times.**

---

**Project Information Memorandum**

**Section 34, Building Act 2004**

**Application**

Murphy Farms	No.	140030
4700 Waimate Highway	Issue date	28/02/14
RD 10	Application date	12/02/14
WAIMATE 7980	Overseer	Stu Chapman

**Project**

Description	New Farm Buildings - Other Being Stage 1 of an intended 1 Stages Erect 4 Bay Goldpine Pole Shed
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$22,000
Location	445 Carrolls Road
Legal Description	LOT 2 DP 62785
Valuation No.	2516214100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

No relevant information has been located for this property.

Signature:   
 Position: **Stuart Chapman**  
 On behalf of: Waimate District Council **Senior Building Control Officer**



PLANNING:

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Proposed farm shed - accessory building - ok.

SITING OF BUILDING:

Maximum Height - 10m.

Front Boundary - Minimum Setback - 7.5m.

Side and Rear Boundaries - Minimum Setback from CT Boundaries equal to height of shed.

Separation distance from open watercourse (man made) = 7.0m.

Separation distance from water way (natural) = 20m.

Contaminated HAIL site register - NOT Checked - rural land).

LAND:

Flooding: Subject land not classed flood risk.

Earthquake Zone: 1 (2011).

SERVICES:

Stormwater - On site disposal to an approved outfall acceptable.

Electricity - Refer to Alpine Energy Ltd or Transpower. A separation distance may be required from overhead lines.

Checked Hazard Register - No hazards found from search of records.

The Council has no details on file of services which may effect the proposed building work.

Telecom: Dial 0800 B4UDIG (0800 248 344) for cable location service. DIAL BEFORE YOU DIG.

*Note; if land is potentially likely to be subject to Liquefaction it shall not be considered "good ground" for the purpose of designs using NZS 3604, NZS 4229, or NZS 4299.*

*Should there be concern that a particular site may be subject to liquefaction in a seismic event, it would be advisable that the ground conditions are investigated and reported upon by a suitably qualified person. This investigation should address the potential for liquefaction to occur.*

*As a general guide, it is recognised that poorly consolidated non-cohesive soils (usually laid down under water) in combination with a high ground water table are normal prerequisites for Liquefaction. From observations in Christchurch gravels and coarse sands did not appear to be the principal culprits relating to liquefaction, but very fine non-cohesive sands and silts were. However, further professional guidance should be sought.*

*A report and, if necessary, a specific foundation design to mitigate the effects of liquefaction may be required to support an application for building consent.*



m Contours

wdcegis.DBO.BorderDykes\_No



Quality of Spring Water



Property Hazards

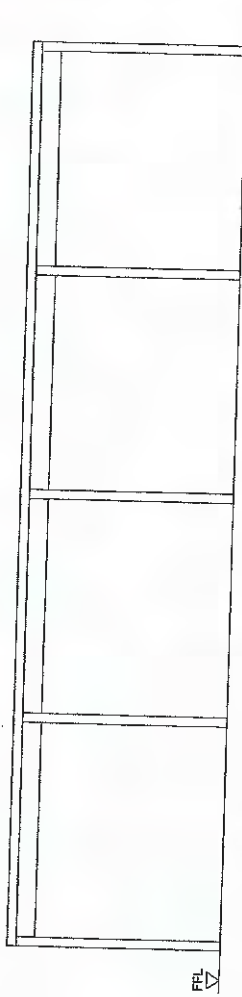


Definite

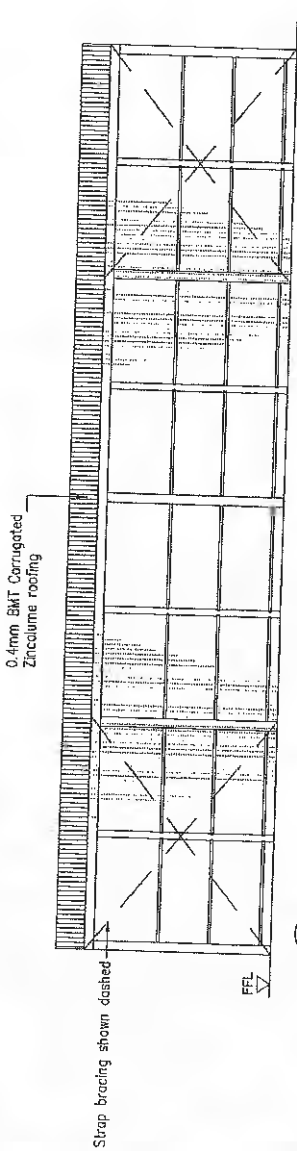


1:...

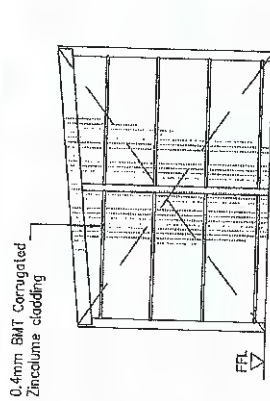




A Elevation  
1 1:100 at A3



B Elevation  
1 1:100 at A3



C Elevation  
1 1:100 at A3

Notes:

1. Wall Bracing: Lumberlok Strip Brace or Pryda Strip Brace fixed to girts with 12/30x3, 15# nails each end and two nails to each intermediate girt.
2. All cladding/roofing to be fixed in accordance with manufacturers specifications.

WAIMATE DISTRICT COUNCIL  
 APPROVED COPY  
 N - 140030  
 BUILDING CONSENT NUMBER

Copyright. These plans may not be copied or reproduced in any form.



Non Standard Lean-To Elevations

11602/419 CA 05716 MURPHY FARMS

Sheet 2 of 6





All communications to be addressed to the Chief Executive Officer

**Attachments**

Copies of the following documents are attached to this building consent:

Project Information Memorandum

Site Inspection Sheet

Specifications

Plans

Signature: \_\_\_\_\_

**DAVID McFARLANE**  
Building Control Officer  
For Planning and Regulatory Manager

**Position: Building Control Officer.**

**On behalf of: Waimate District Council**

**Date: 23/08/12**

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**Please ensure you contact Council to book inspections identified on the 'Site Inspection' sheet. It is important to note that up to two days' notice may be necessary at times.**

**In accordance with current Council procedure, a 12-month extension of the expiry date for this consent has been approved, and this consent will now lapse 24 months after the date of issue if the building work to which it relates does not commence within this time.**

---

Waimate District Council  
Phone: 64 3 689 0000, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments  
Support Services, Parks & Reserves, Planning & Regulatory,  
Utility Services, Roading



# Code Compliance Certificate

Section 95, Building Act 2004

## The Building

Street address of building: 425 CARROLLS ROAD  
 Legal description of land where building is located: LOT 2 DP 62785  
 Valuation number: 2516214100  
 Building name: Verstle 1000 series garage  
 Location of building within site/block number:  
 Current, lawfully established, use: GARAGE  
 Year first constructed: 2012

## The Owner

Name of owner: Murphy Farms Limited  
 Contact person: ROBIN MURPHY  
 Mailing address: Ramawhenua, 4634 Waimate Highway, RD 10, Waimate 7980  
 Street address/registered office:  
 Phone number: Landline: 6893836                      Mobile: 021 2289595  
 Email address: murphyfarms@farmside.co.nz  
 First point of contact for communications with the council/building consent authority:  
 Full Name: ROB WILKINS BUILDING  
 Mailing Address: 51 HARRIS STREET, WAIMATE 7924  
 Phones: 0274 351310: 689 8676  
 Email: robbuild@kinect.co.nz

## Building Work

Building consent number: 120094  
 Building project: STARADARD GARAGE - VERSATILE 1000 SERIES GARAGE  
 Issued by: Waimate District Council

## Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that —  
 the building work complies with the building consent.

Signature:

Senior Building Control Officer  
 Waimate District Council

Position:

On behalf of: Waimate District Council

Date: 09 February 2015







All communications to be address to the Chief Executive Officer

**Compliance schedule**

A compliance schedule is not required for the building.

**Attachments**

Copies of the following documents are attached to this building consent:

Project Information Memorandum

Site Inspection Sheet

Specifications

Plans

Signature: \_\_\_\_\_

Position: **Building Control Officer.**

On behalf of: **Waimate District Council**

Date: **21/06/12**

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**Please ensure you contact Council to book inspections identified on the 'Site Inspection' sheet. It is important to note that up to two days' notice may be necessary at times.**

**In accordance with current Council procedure, a 12-month extension of the expiry date for this consent has been approved, and this consent will now lapse 24 months after the date of issue if the building work to which it relates does not commence within this time.**

---



## Project Information Memorandum

### Section 34, Building Act 2004

#### Application

ROB WILKINS BUILDING  
51 HARRIS STREET  
WAIMATE 7924

No.	120094
Issue date	21/06/12
Application date	20/04/12
Overseer	Angie Leckey

#### Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages STARADARD GARAGE - VERSATILE 1000 SERIES GARAGE
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$10,000
Location	425 CARROLLS ROAD
Legal Description	LOT 2 DP 62785
Valuation No.	2516214100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

No relevant information has been located for this property.

Signed for and on behalf of the Council:

Name:

Waimate District Council  
Phone: 64 3 689 0000, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Date:

21/6/12

Council Departments  
Support Services, Parks & Reserves, Planning & Regulatory,  
Utility Services, Roading

**PLANNING:**

Refer to Waimate District Plan.  
Zone: Rural.  
Permitted Use: Proposed garage - accessory building - ok.

**SITING OF BUILDING:**

Maximum Height - 10m.  
Front Boundary - Minimum Setback - 7.5m.  
Side and Rear Boundaries - Minimum Setback from CT Boundaries - equal to height of building.  
Existing driveway to comply with District Plan.

**LAND:**

Flooding: Subject land partial classed flood risk.  
Earthquake Zone: B (1999), Zone 1 (2011).

**SERVICES:**

Stormwater - on site disposal to an approved outfall required.  
Electricity - Refer to Alpine Energy Ltd or Transpower. A separation distance may be required from overhead lines.

Checked Hazard register - Flood zone.

The Council has no details on file of services which may effect the proposed building work.  
Telecom: Dial 0800 248 344 for cable location service. **DIAL BEFORE YOU DIG.**

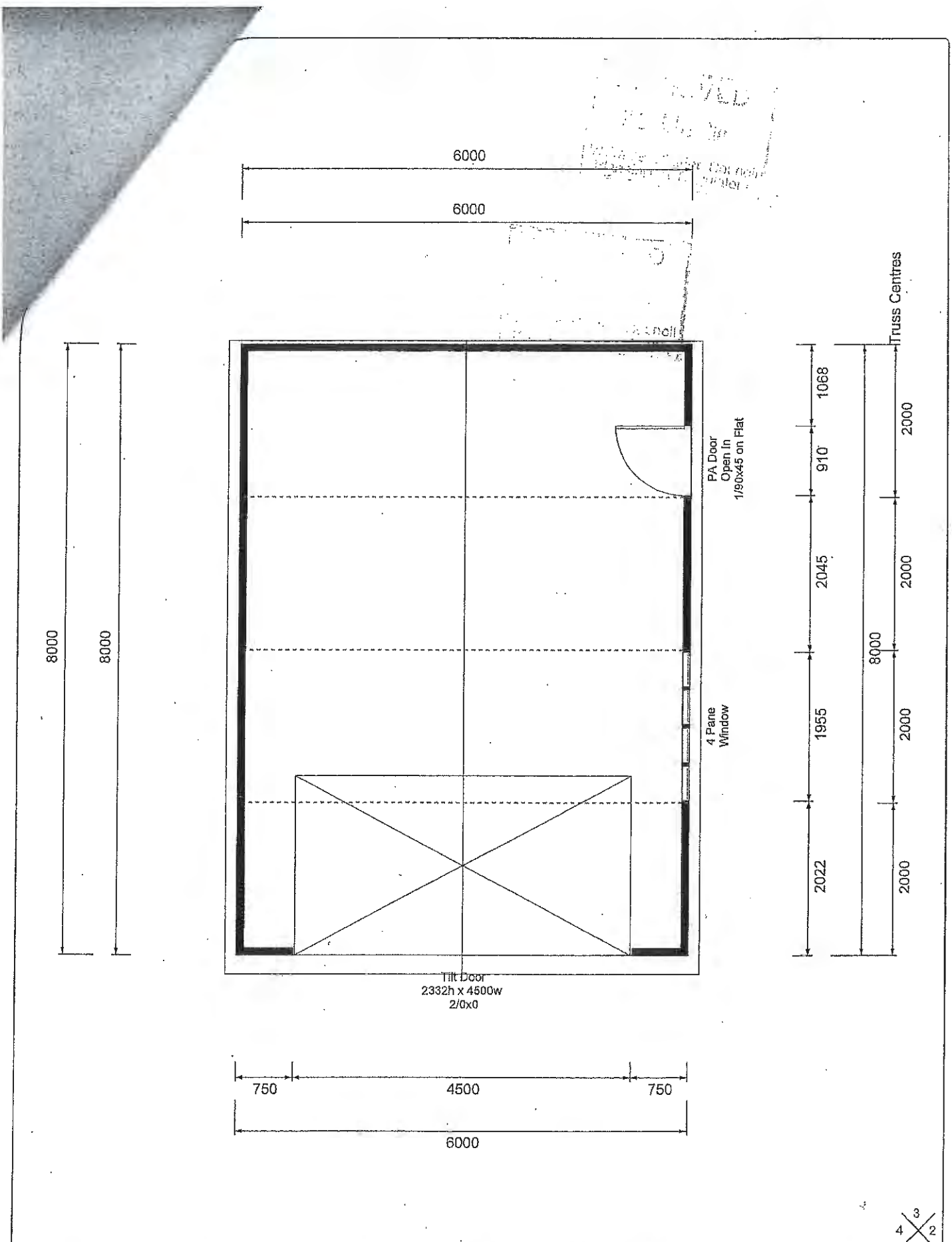
*Note; if land is potentially likely to be subject to Liquefaction it shall not be considered "good ground" for the purpose of designs using NZS 3604, NZS 4229, or NZS 4299.*


*Should there be concern that a particular site may be subject to liquefaction in a seismic event, it would be advisable that the ground conditions are investigated and reported upon by a suitably qualified person. This investigation should address the potential for liquefaction to occur.*

*As a general guide, it is recognised that poorly consolidated non-cohesive soils (usually laid down under water) in combination with a high ground water table are normal prerequisites for Liquefaction. From observations in Christchurch gravels and coarse sands did not appear to be the principal culprits relating to liquefaction, but very fine non-cohesive sands and silts were. However, further professional guidance should be sought.*

*A report and, if necessary, a specific foundation design to mitigate the effects of liquefaction may be required to support an application for building consent.*





Project No.: 2-2404J1.0	Versatile Homes & Buildings Timaru P.O. Box 396 Timaru 7940 03 688 2215 timaru@versatile.co.nz	For: Robin and May Murphy 445 Carrolls rd.  Glenavy	SCALE NTS
	Design Approved by Client:	Date	Plan  Page 1 of 3

3  
4  
1  
2





**Compliance schedule**

A compliance schedule is not required for the building.

**Attachments**

Copies of the following documents are attached to this building consent:

- Project Information Memorandum
- Site Inspection Sheet
- Specifications
- Plans

Signature: \_\_\_\_\_  
Position: **Building Control Officer.**  
On behalf of: **Waimate District Council**  
Date: **21/12/11**

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**Please ensure you contact Council to book inspections identified on the 'Site Inspection' sheet. It is important to note that up to two days' notice may be necessary at times.**

**In accordance with current Council procedure, a 12-month extension of the expiry date for this consent has been approved, and this consent will now lapse 24 months after the date of issue if the building work to which it relates does not commence within this time.**

---

**Project Information Memorandum**  
**Section 34, Building Act 2004**

**Application**

ROB WILKINS BUILDING LTD 51 HARRIS STREET WAIMATE 7924	No. 110242 Issue date 21/12/11 Application date 28/11/11 Overseer Angie Leckey
--	---

**Project**

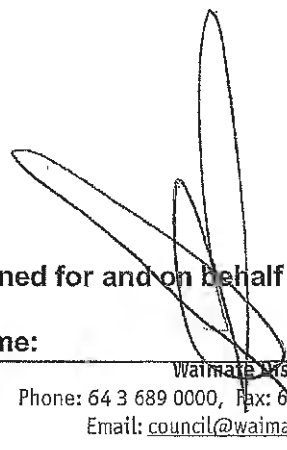
Description	Dwellings - Alterations & additions Being Stage 2 of an intended 2 Stages STAGE 2: UPGRADE BRACING, UPGRADE ROOF FIXINGS, UPGRADE INSULATION, NEW BRICK CLADDING, NEW WATER SUPPLY FROM TANK,
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$50,000
Location	425 CARROLLS ROAD
Legal Description	LOT 2 DP 62785
Valuation No.	2516214100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

No relevant information has been located for this property.

**Signed for and on behalf of the Council:**

**Name:**



Waimate District Council  
 Phone: 64 3 689 0000, Fax: 64 3 689 8075  
 Email: council@waimatedc.govt.nz



**Date:** 21/12/11

Council Departments  
 Support Services, Parks & Reserves, Planning & Regulatory,  
 Utility Services, Roading

**PLANNING:**

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Proposed dwelling - RM110015 granted for relocated house in flood risk area.

**SITING OF BUILDING:**

Maximum Height - 10m.

Front Boundary - Minimum Setback - 7.5m.

Side and Rear Boundaries - Minimum Setback from CT Boundaries - 20m.

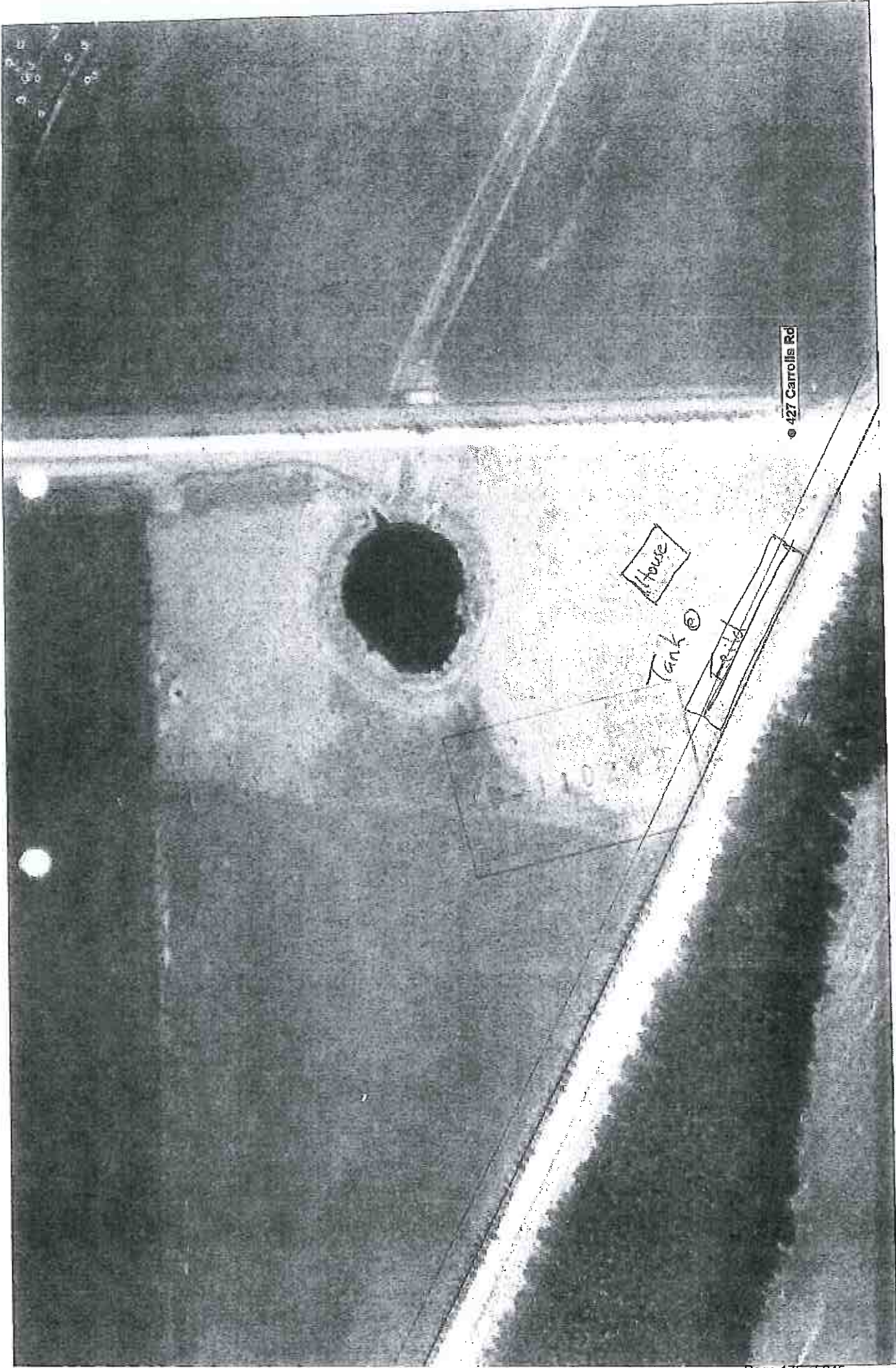
Existing driveway to comply with District Plan.

*Note; if land is potentially likely to be subject to Liquefaction it shall not be considered "good ground" for the purpose of designs using NZS 3604, NZS 4229, or NZS 4299.*

*Should there be concern that a particular site may be subject to liquefaction in a seismic event, it would be advisable that the ground conditions are investigated and reported upon by a suitably qualified person. This investigation should address the potential for liquefaction to occur.*

*As a general guide, it is recognised that poorly consolidated non-cohesive soils (usually laid down under water) in combination with a high ground water table are normal prerequisites for Liquefaction. From observations in Christchurch gravels and coarse sands did not appear to be the principal culprits relating to liquefaction, but very fine non-cohesive sands and silts were. However, further professional guidance should be sought.*

*A report and, if necessary, a specific foundation design to mitigate the effects of liquefaction may be required to support an application for building consent.*



427 Carroll Rd

House

Tank

Field



Customer Services  
R. 03 353 9007 or 0800 724 636

PO Box 345  
Christchurch 8140

F. 03 365 3028

F. 03 365 3194

E. [ecan@ecan.govt.nz](mailto:ecan@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

2 December 2011

Murphy Farms Limited  
445 Carrolls Road  
RD 10  
Waimate 7980



Dear Sir/Madam

**NOTICE OF RESOURCE CONSENT DECISION(S)**

**NUMBER(S): CRC121044**

**NAME: Murphy Farms Limited**

The decision of Environment Canterbury is to grant your application(s) on the terms and conditions specified in the attached resource consent document(s). Your resource consent(s) commences from the date of this letter advising you of the decision. The reasons for the decision are:

- 1) Any adverse effects on the environment as a result of the proposed activity will be minor.

For some activities a report is prepared, with officer recommendations, to provide information to the decision makers. If you require a copy of the report please contact our Customer Services section.

If you do not agree with the consent authority decision, you may object to the whole or any part. Notice of any objection must be in writing and lodged with Environment Canterbury within 15 working days of receipt of this decision.

Alternatively you may appeal to the Environment Court, PO Box 2069, Christchurch. The notice of appeal must be lodged with the Court within 15 working days of receipt of this decision, with a copy forwarded to Environment Canterbury within the same timeframe. If you appeal this decision, the commencement date will then be the date on which the decision on the appeal is determined. If you are in any doubt about the correct procedures, you should seek legal advice.

You can find online information about your consent document at <http://ecan.govt.nz/publications/General/YourConsentDocumentBooklet09.pdf> and also information regarding the monitoring of your consent at <http://ecan.govt.nz/publications/General/monitoring-your-consent-booklet.pdf>. If you have a resource consent for a **septic tank**, please also visit <http://ecan.govt.nz/publications/General/FlushedWithSuccess.pdf> for information about your on site wastewater treatment system. These booklets contain important information about your consent and answers some commonly asked questions about what will happen next in the life of your resource consent. There is an Annual Compliance Monitoring Charge associated with every consent. For details of this, please refer to page 10 of the "Monitoring Your Consent" booklet.

Environment Canterbury takes every measure to improve both applications and processes, and we appreciate your feedback as an important component in ensuring this occurs. You can complete a consents survey on-line at <http://www.ecan.govt.nz/services/resource-consents/pages/surveys.aspx>. Alternatively, you can call our Customer Services Section on 0800 EC INFO who will be happy to complete the survey with you.

**Our Ref:** CO6C/20776

**Your Ref:**

**Contact:** Customer Services

RMOG  
Rev May 2008



Charges, set in accordance with section 36 of the Resource Management Act 1991, shall be paid to the Regional Council for the carrying out of its functions in relation to the administration, monitoring and supervision of resource consents and for the carrying out of its functions under section 35 of the Act.

Thank you for helping us make Canterbury a great place to live.

For all queries please contact our Customer Services Section by telephoning (03) 353 9007, 0800 ECINFO (0800 324 636), or email [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz) quoting your CRC number above.

Yours Sincerely



Tania Harris  
**SECTION MANAGER CONSENTS**  
on behalf of the Canterbury Regional Council

Enc

**RESOURCE CONSENT CRC121044**  
*Pursuant to Section 104 of the Resource Management Act 1991*  
**The Canterbury Regional Council (known as Environment Canterbury)**

---

**GRANTS TO:** Murphy Farms Limited

**A DISCHARGE PERMIT:** To discharge contaminants to land

**DATE DECISION:** 1 December 2011

**EXPIRY DATE:** 1 December 2046

**LOCATION:** 427 Carrolls Road, WAIMATE

---

**SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) The discharge shall be only domestic wastewater originating from a property, located at Lot 2 DP 62785, 427 Carrolls Road, Waimate as shown on Plan CRC121044A, attached to, and forming part of this resource consent.
- 2) The volume of wastewater discharged shall not exceed one cubic metre per day.
- 3) The discharge shall be only from a single dwelling with a maximum of three bedrooms.
- 4) The wastewater shall only be discharged into land at or about NZMS 260 J49:6299-8797 / NZTM CB19:5308-2636 via the land application system located within the discharge envelope, labelled on Plan CRC121044B, attached to and forming part of this consent.
- 5) Prior to discharge to the land application system, the wastewater shall:
  - (a) receive secondary treatment in an aerated wastewater treatment system or alternative treatment system which provides the same or better quality treatment; and
  - (b) pass through a proprietary effluent filter.
- 6) The wastewater treatment system and land application system shall not include chlorine disinfection.
- 7) After exiting the treatment system, the wastewater shall be pumped to a land application system constructed in accordance with the design shown on Plan CRC121044B attached to and forming part of this resource consent.
- 8) The land application system shall be constructed as follows:
  - (a) The drip irrigation lines shall be installed at least one metre apart.
  - (b) The emitters on the drip irrigation lines shall be spaced at not more than 600 millimetres apart.
  - (c) The drip irrigation lines shall be covered with between 100 and 150 millimetres of soil.
  - (d) The soil above the drip irrigation tubing shall be grassed or planted with vegetation. The grass or plantings shall be kept in a healthy state. Replanting shall occur when erosion or die-off has resulted in bare or patchy soil cover.
- 9) The wastewater shall be evenly dosed over the land application system, at a rate not exceeding five millimetres per day.

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- 10) A fence shall be erected around the perimeter of the land application system, which is sufficient to exclude stock, vehicles and the public.
- 11) There shall be no discharge of wastewater within ten metres of any area used for the discharge of dairy effluent.
- 12) A minimum depth of 500 millimetres of unsaturated soil shall be maintained at all times beneath the drip irrigation lines.
- 13) The discharge shall not result in any wastewater being visible on the land surface.
- 14) There shall be no discharge:
- within 40 metres of a pond shown on Plan CRC121044B; attached to and forming part of this resource consent.
  - to surface water as a consequence of the exercise of this consent.
- 15) There shall be no discharge within:
- 50 metres in a down-gradient direction in relation to groundwater flow and 30 metres in all other directions, of any authorised and/or existing bores.
- 16) Within one month of the installation of the treatment and land application system, the consent holder shall provide to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, the following:
- A signed copy of a compliance certificate certifying:
    - that the installation of the wastewater treatment system, land application system, any ancillary treatment devices and associated pipework has been installed by a person with at least 2 years experience in the installation of such systems; and
    - the installed wastewater treatment system is capable of achieving the treatment standard specified in condition (5) of this consent; and
    - that the system has been installed in accordance with the conditions of this consent.
  - A copy of a signed 'as built plan' which clearly shows the location of the installed wastewater treatment system and land application system, and the separation to property boundaries and surface water bodies; and
  - Photographs which show:
    - the height of the installed distribution lines relative to ground level; and
    - fencing of the perimeter of the land application system.
- 17) The wastewater treatment and land application system shall be serviced at least two times per year by a qualified person with at least two years experience in the maintenance of such systems. The servicing shall include but not be limited to:
- Ensuring that the lid(s) of the wastewater treatment system are readily accessible at all times;
  - Measuring the depth of solids and scum in the wastewater treatment system(s);
  - Pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than two thirds the depth of the wastewater treatment tank(s);
  - A visual inspection of the components outlined in clauses (i) to (v) of condition (16)(d), and cleaning, repairing or replacing as required:
    - aeration devices;
    - proprietary effluent filter;
    - electrical parts;
    - audible alarms; and
    - the distribution pump;
  - Flushing the distribution lines
  - Inspection of the distribution pipes at the site of the land application system to ensure that they are operating correctly and replacing as required.

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- 18) Following every service a written report shall be prepared and kept by the consent holder. In addition, the consent holder shall also keep written records of all repairs made to any part of the wastewater treatment and land application system. The consent holder shall forward a copy of the written reports and records of repairs to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, on request.
- 19) The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of:
  - (a) Dealing with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
  - (b) Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
- 20) The lapsing date for the purposes of section 125 shall be the 31 December 2011.

Issued at Christchurch on 2 December 2011

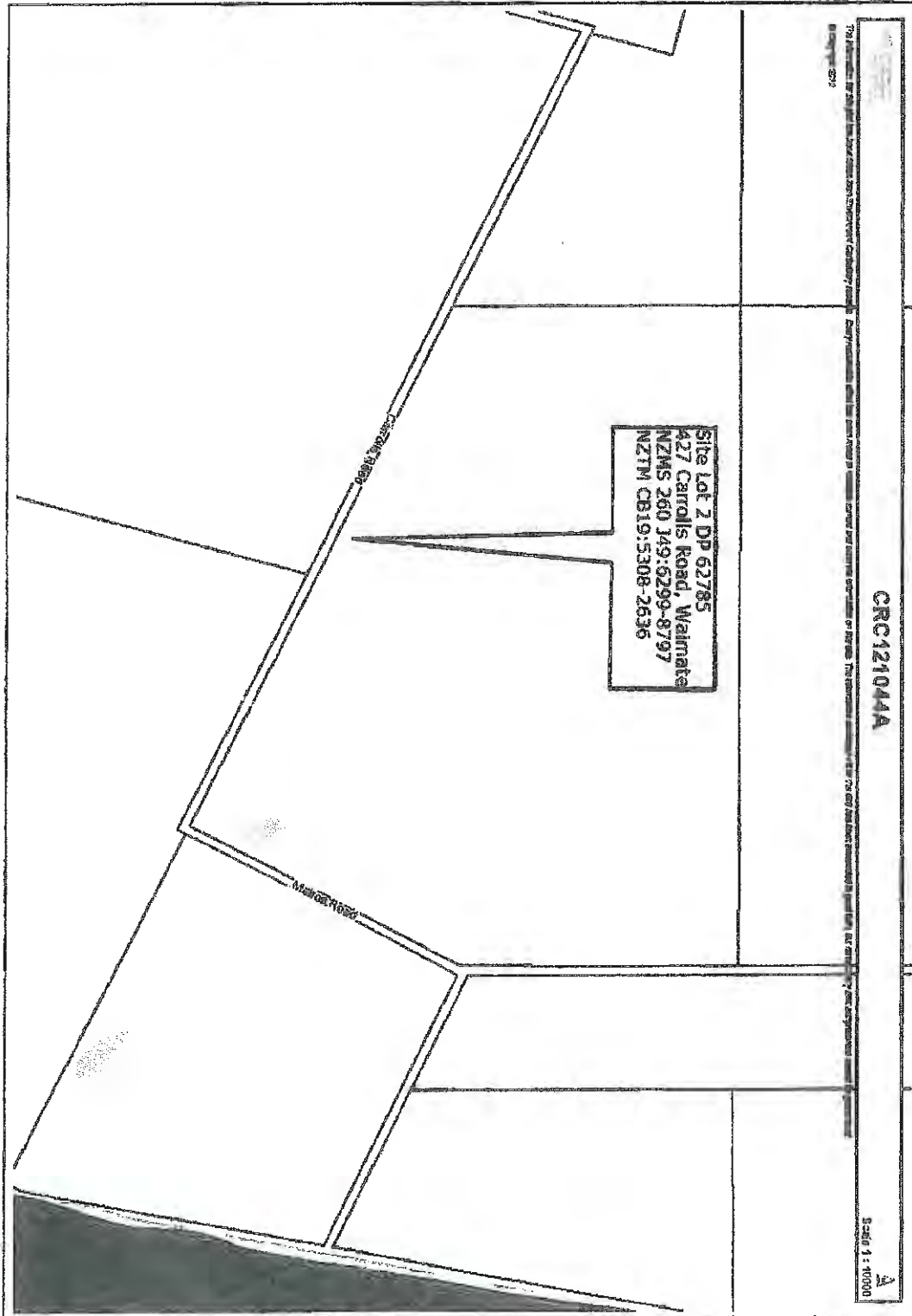
Canterbury Regional Council

Environment Canterbury is the promotional name of the Canterbury Regional Council

*Everything is connected*



Plan CRC121044A





Consent No:  
Our Ref:

CRC121044  
CO6C/20776

## Exercising of resource consent

**It is important that you notify Environment Canterbury when you first start using your consent.**

---

**GRANTED TO:** Murphy Farms Limited  
**A DISCHARGE PERMIT:** To discharge contaminants to land  
**LOCATION:** 427 Carrolls Road, WAIMATE

---

Even if the consent is replacing a previous consent for the same activity, you need to complete and return this page.

Providing this information will:

- Validate your consent through to its expiry date
- Minimise compliance monitoring charges
- Help provide an accurate picture of the state of the environment.

If consent CRC121044 is not used before 31/12/2016 this consent will lapse and no longer be valid.

**Declaration:**

I have started using this resource consent.

**Action taken:** (e.g. pasture irrigated, discharge from septic tank/boiler/spray booth etc).

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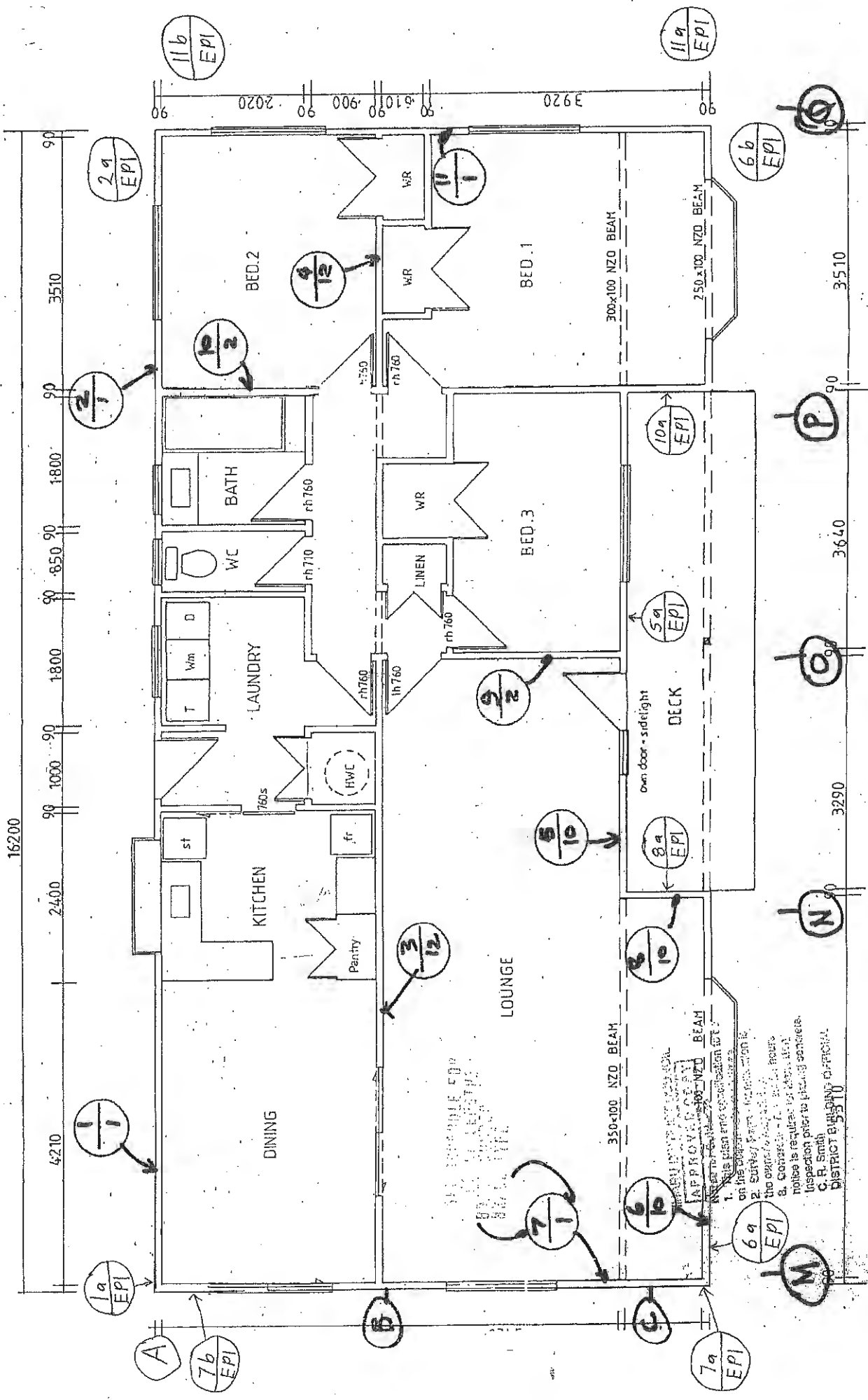
**Approximate start date (Note: this may be different to the date the consent was granted):** \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Full name of person signing (please print):** \_\_\_\_\_

**Please return to:**

Environmental Protection - Administration  
Environment Canterbury  
PO Box 345  
Christchurch



FLOOR PLAN

Revised 27/11/11

- APPROVED FOR THE DISTRICT ENGINEER
1. This plan and specification are for the proposed bracing on the cottage.
  2. Survey/Plans - include when the cottage is braced.
  3. Consider the bracing notice is required for bracing.
  4. Inspection prior to placing concrete.
- C. R. Smith  
DISTRICT ENGINEER







**Attachments**

Copies of the following documents are attached to this building consent:

Project Information Memorandum

Site Inspection Sheet

Specifications

Plans

Signature: \_\_\_\_\_

Position: Building Control Officer.

On behalf of: Waimate District Council

Date: 15/06/11

SEE CONDITIONS

## Certificate attached to BC110093 Project Information Memorandum

Section 37, Building Act 2004

Restrictions on commencing building work under Waimate District Council Resource Consent:

Relocated second-hand dwelling

Building in flood zone

The building work referred to in the attached project information memorandum is also required to have the following resource consents under Waimate District Council Resource Consent:

Relocated dwelling

Building in flood zone

As these resource consents will or may materially affect the building work to which the attached project information memorandum relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under Waimate District Council Resource Consent: Relocated dwelling and Building in flood zone.

**ANGIE LECKEY**  
Senior Planning & Quality  
Coordinator  
For Planning and Regulatory Manager

---

Signature

---

Position

On behalf of: Waimate District Council

Date: 15/06/11

SEE CONDITIONS

## Project Information Memorandum

Section 34, Building Act 2004

### Application

ROB WILKIN'S BUILDING LTD  
51 HARRIS STREET  
WAIMATE 7924

No.	110093
Issue date	15/06/11
Application date	16/05/11
Overseer	Angie Leckey

### Project

Description	Resited Houses Being Stage 1 of an intended 2 Stages RELOCATION OF PRIVATE DWELLING, MCRAEWAY MILFORD COTTAGE, STAGE ONE TO LOCATE DWELLING ON PILES.
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$45,000
Location	445 Carrolls Road
Legal Description	LOT 2 DP 62785
Valuation No.	2516214100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the building consent.

No relevant information has been located for this property.

Signed for and on behalf of the Council:

Name:

Waimate District Council

Phone: 64 3 689 0000, Fax: 64 3 689 8075

Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments

Support Services, Parks & Reserves, Planning & Regulatory,  
Utility Services, Roading

Date:

15/6/11

**PLANNING:**

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Proposed relocated dwelling in flood risk area - requires resource consent, application currently being processed - RM110015.

**SITING OF BUILDING:**

Maximum Height - 10m.

Front Boundary - Minimum Setback - 7.5m.

Side and Rear Boundaries - Minimum Setback from CT Boundaries - 20m.

Existing driveway to comply with District Plan.

**LAND:**

Flooding: Subject land classed flood risk.

Earthquake Zone: B (1999).

**SERVICES:**

Water - Existing connection to the Council's Lower Waihao Rural Water Scheme available.

Sewerage - Approved on site disposal system required, to comply with Environment Canterbury.

Stormwater - On site disposal to an approved outfall acceptable.

Electricity - Refer to Alpine Energy Ltd or Transpower. A separation distance may be required from overhead lines.

Checked Hazard register - none on file.

The Council has no details on file of services which may effect the proposed building work.

Telecom: Dial 0800 248 344 for cable location service. DIAL BEFORE YOU DIG.

SEE CONDITIONS

FILE COPY

SEE CONDITIONS

Farm shed

Cow shed and yards

1100m Tot

3 Bedroom House

10m

200m

Fanlier track

Streamination to be controlled on site

Proposed Relocated House

Future Garage

19,000

Carrolls Rd

*File copy*

**Code Compliance Certificate**  
**Section 43(3), Building Act 1991**

<b>Application</b>	
MURPHY FARMS LTD 10 RD WAIMATE	No. 040286 Issue date 8/10/09 Overseer Greg Adams

<b>Project</b>	
Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages Addition to Existing Construction.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Farm Storage Shed
Estimated Value	\$2,500
Location	CARROLLS ROAD
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

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

**Note: the durability aspect of this construction began at the date of construction completion and is now 5 years old**

*ANGIE LECKEY*  
Signed for and on behalf of the Council:  
Name: \_\_\_\_\_  
Date: *8/10/09*

Waimate District Council  
Phone: 64 3 689 8079, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments  
Asset Management, Community Services, Corporate Services,  
Parks & Reserves, Planning & Regulatory, Utility Services



## Building Consent

Section 35, Building Act 1991

### Application

MURPHY FARMS LTD	No.	040286
10 RD	Issue date	11/11/04
WAIMATE	Application date	1/11/04
	Overseer	Greg Adams

### Project

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages Addition to Existing Construction.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Storage Shed.
Estimated Value	\$2,500
Location	CARROLLS ROAD
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

Builder: E G Findlay : 027 220 1161

### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	360.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	360.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent.

**THIS IS A VALUABLE DOCUMENT AND SHOULD BE KEPT IN A SAFE PLACE. YOU MAY WISH TO PRODUCE THIS CONSENT WHEN YOU DECIDE TO SELL THE PROPERTY.**

Signed for and on behalf of the Council:

Name: *Greg Adams*

Date: *12-11-04*

Waimate District Council  
Phone: 64 3 689 8079, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments  
Asset Management, Corporate Services, Parks & Reserves,  
Planning & Regulatory, Utility Services

1. All building work shall comply with New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications. Any variation or amendment to the approved plans and specifications shall be submitted to the Council for consideration and approval.
2. Please note that a reinspection may incur an extra inspection fee.
3. Concrete shall be provided by a certified or approved plant. If this is not intended, please contact the Council as testing of the unapproved concrete will be necessary to verify acceptability. Additional charges will be incurred as testing is not included in original consent fees.
4. The Council shall be given at least one working days notice once post footings are excavated, prior to the placing of concrete.
5. The Council shall be notified once the building works are completed to facilitate the required code compliance certificate inspection. In this respect the attached **COMPLETION ADVICE FORM** should be completed and submitted to the Council, please allow 24 hours notice of inspection.
6. **CONSENT EXPIRES.** This consent expires & becomes void if the building work is not commenced within 6 calendar months & reasonable progress has not been made within 12 calendar months, after work has commenced. Extension of time may be granted by the Council.

**Project Information Memorandum**

**Section 31, Building Act 1991**

**Application**

MURPHY FARMS LTD	No.	040286
10 RD	Issue date	11/11/04
WAIMATE	Application date	1/11/04
	Overseer	Greg Adams

**Project**

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages Addition to Existing Construction.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Storage Shed.
Estimated Value	\$2,500
Location	CARROLLS ROAD
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

See attached sheet for PIM details.

Signed for and on behalf of the Council:

Name: *J. Adams*

Date: *12-11-04*

Waimate District Council  
Phone: 64 3 689 8079, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments  
Asset Management, Corporate Services, Parks & Reserves,  
Planning & Regulatory, Utility Services

**PLANNING**

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Permitted under Rural Zone Rules of the Waimate District Plan.

**SITING OF BUILDING**

Maximum Height: 10 metres.

Front Boundary - Minimum Setback: 7.5 metres.

Side and Rear Boundaries - Minimum Setback from CT Boundaries: Equal to building height.

**LAND**

Flooding: Part of Subject land is classed as flood risk.

Earthquake Zone: B (1999).

Wind Zone: High.

Snow Load: 0.5 kPa at approximately 20 metres above sea level, Zone 4, (Non Directional).

**SERVICES**

Stormwater

On site disposal to an approved outfall required.

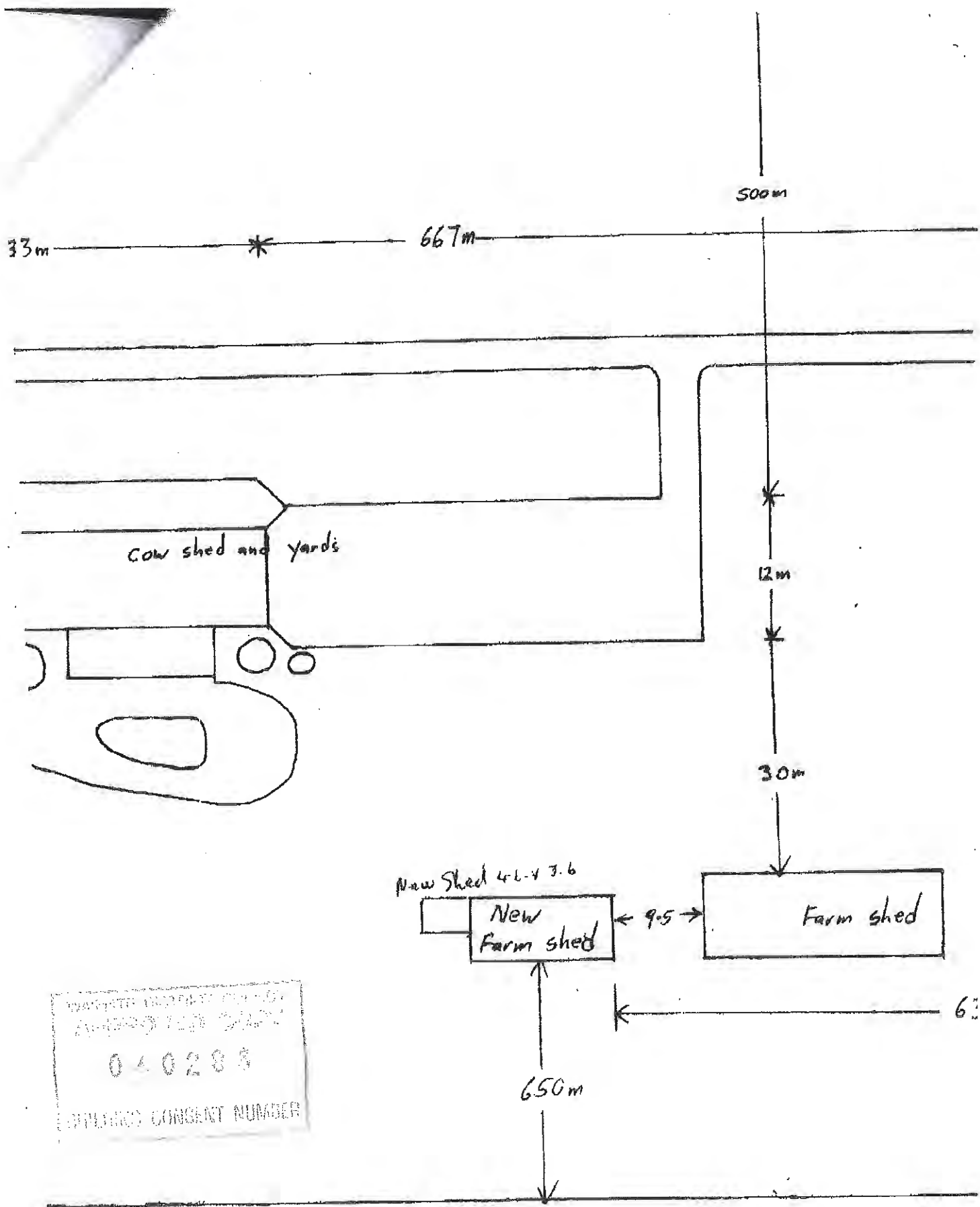
Electricity

Refer to Alpine Energy Ltd.

NB: 4.0 metre separation distance required from overhead lines.

The Council has no details on file of services which may effect the proposed building work.

Telecom: Dial 123 for cable location service. DIAL BEFORE YOU DIG.



MURPHY FARMS LTD  
 040288  
 LICENSING CONSENT NUMBER

Arrolls Rd

# Farm Shed For Murnhy Farms Ltd Glenavv

**Code Compliance Certificate**

Section 43(3), Building Act 1991

**Application**

MURPHY FARMS LTD  
10 RD  
WAIMATE

No. 040240  
Issue date 17/05/05  
Overseer Jason Thom

**Project**

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages Erect three bay farm shed.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Workshop & vehicle storage.
Estimated Value	\$10,000
Location	CARROLLS ROAD
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

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: *[Signature]*

Date: 17.5.05.

Waimate District Council  
Phone: 64 3 689 8079, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments  
Asset Management, Community Services, Corporate Services,  
Parks & Reserves, Planning & Regulatory, Utility Services

## Building Consent

### Section 35, Building Act 1991

#### Application

MURPHY FARMS LTD	No.	040240
10 RD	Issue date	3/09/04
WAIMATE	Application date	27/08/04
	Overseer	Jason Thom

#### Project

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages Erect three bay farm shed.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Workshop & vehicle storage.
Estimated Value	\$10,000
Location	CARROLLS ROAD
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

Builder: E G Findlay

#### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	360.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	360.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent.

**THIS IS A VALUABLE DOCUMENT AND SHOULD BE KEPT IN A SAFE PLACE. YOU MAY WISH TO PRODUCE THIS CONSENT WHEN YOU DECIDE TO SELL THE PROPERTY.**

Signed for and on behalf of the Council:

Name: *J Adams*

Date: 3-9-04.

1. All building work shall comply with New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications. Any variation or amendment to the approved plans and specifications shall be submitted to the Council for consideration and approval.
2. Please note that a reinspection may incur an extra inspection fee.
3. Concrete shall be provided by a certified or approved plant. If this is not intended, please contact the Council as testing of the unapproved concrete will be necessary to verify acceptability. Additional charges will be incurred as testing is not included in original consent fees.
4. The Council shall be given at least one working days notice once post footings are excavated, prior to the placing of concrete.
5. The Council shall be notified once the building works are completed to facilitate the required code compliance certificate inspection. In this respect the attached **COMPLETION ADVICE FORM** should be completed and submitted to the Council, please allow 24 hours notice of inspection.
6. **CONSENT EXPIRES.** This consent expires & becomes void if the building work is not commenced within 6 calendar months & reasonable progress has not been made within 12 calendar months, after work has commenced. Extension of time may be granted by the Council.



**Project Information Memorandum**

**Section 31, Building Act 1991**

**Application**

MURPHY FARMS LTD	No.	040240
10 RD	Issue date	3/09/04
WAIMATE	Application date	27/08/04
	Overseer	Jason Thom

**Project**

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages Erect three bay farm shed.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Workshop & vehicle storage.
Estimated Value	\$10,000
Location	CARROLLS ROAD
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

See attached sheet for PIM details.

**Signed for and on behalf of the Council:**

**Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**PLANNING**

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Permitted under the Rural Zone Rules of the Waimate District Plan.

**SITING OF BUILDING**

Maximum Height: 10 metres.

Front Boundary - Minimum Setback: 7.5 metres.

Side and Rear Boundaries - Minimum setback from CT Boundaries: Equal to building height.

**LAND**

Flooding: Part of subject land is classed flood risk.

Earthquake Zone: B (1999).

Wind Zone: High.

Snow Load: 0.5 kPa at approximately 25 metres above sea level, Zone 4, (Non Directional).

**SERVICES**

Stormwater

On site disposal to an approved outfall required.

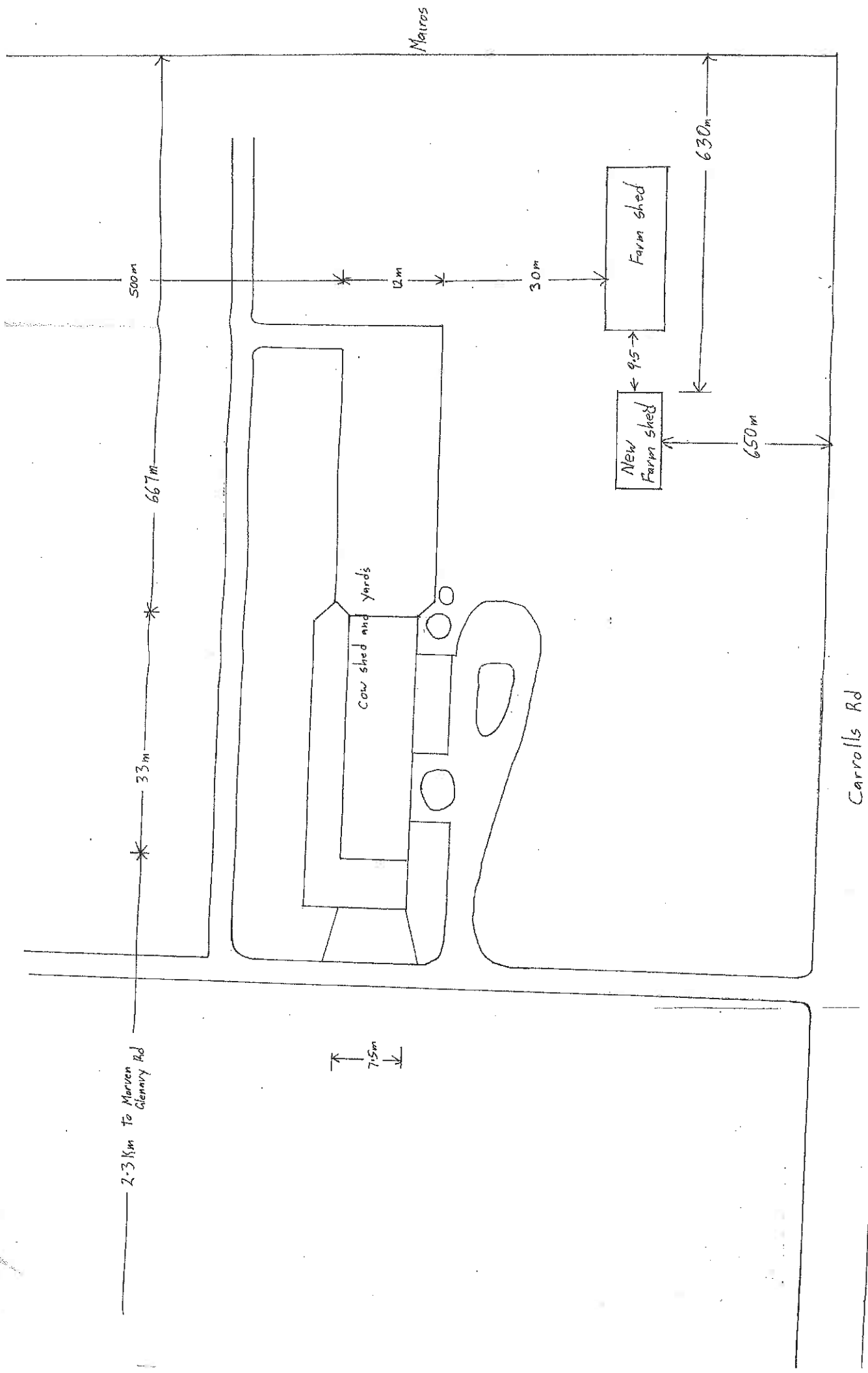
Electricity

Refer to Alpine Energy Ltd.

NB: 4.0 metre separation distance required from overhead lines.

The Council has no details on file of services which may effect the proposed building work.

Telecom: Dial 123 for cable location service. DIAL BEFORE YOU DIG.



Site Plan For New 3 Bay Farm Shed For Murphy Farms Ltd Glenavy

**Code Compliance Certificate**

**Section 43(3), Building Act 1991**

**Application**

MURPHY FARMS LTD	No.	030419
STATE HIGHWAY 1	Issue date	17/05/05
GLENAVY		
RD 10, WAIMATE	Overseer	Jason Thom

**Project**

Description	Domestic only - garages Being Stage 1 of an intended 1 Stage Erect new garage.
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$5,000
Location	CARROLLS ROAD, GLENAVY
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

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: *Mark*

Date: *17.5.05.*

Waimate District Council  
Phone: 64 3 689 8079, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments  
Asset Management, Community Services, Corporate Services,  
Parks & Reserves, Planning & Regulatory, Utility Services



# Waimate District Council

All Communications to be addressed to the General Manager

## Building Consent

Section 35, Building Act 1991

### Application

MURPHY FARMS LTD  
STATE HIGHWAY 1  
GLENAVY  
RD 10, WAIMATE

No. 030419  
Issue date 1/12/03  
Application date 24/11/03

### Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGE Erect new garage.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	\$5,000
Location	CARROLLS ROAD, GLENAVY
Legal Description	LOT 1 DP 62785 SECS 1-6 OF SEC 108 RES 1 644 RS 22268 39378 BLKS IX XII XIV XV W AITAKI SD
Valuation No.	2516214200

### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	260.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	260.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 030419.

Signed for and on behalf of the Council:

Name: Greg Adams – Senior Building Control Officer: *P.P. Adams*



# Waimate District Council

All Communications to be addressed to the General Manager

## Project Information Memorandum 030419

### Section 31, Building Act 1991

Issued in accordance with Building Consent No. 030419

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

No relevant information has been located for this property.

#### PLANNING

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Permitted under the Rural Zone Rules of the Waimate District Plan.

#### SITING OF BUILDING

Maximum Height 10m.

Front Boundary - Minimum Setback 7.5m.

Side and Rear Boundaries - Minimum Setback from CT boundaries equal to building height.

#### LAND

Flooding: Subject land classed flood risk.

Earthquake Zone: B (1999).

Wind Zone: High.

Snow Load: 0.5kPa at 30m above sea level, Zone 4 (Non Directional).

#### SERVICES

Stormwater

On site disposal to an approved outfall acceptable.

Electricity

Refer to Alpine Energy Ltd. NB: 4.0m separation distance required from overhead lines.

The Council has no details on file of services which may effect the proposed buiding work.

Telecom: Dial 123 for cable location service. DIAL BEFORE YOU DIG.

The Council will provide on site service location if requested. No charge.

Signed for and on behalf of the Council:

Name: Greg Adams – Senior Building Control Officer: R.P. *Strom*

1. All building work shall comply with New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications. Any variation or amendment to the approved plans and specifications shall be submitted to the Council for consideration and approval.
2. This consent does not contain provision for building over any underground services (eg: Sewer or stormwater drain, water line etc). If services are revealed during construction the Council shall be notified prior to any further work in connection therewith.
3. The Council shall be given at least one working days notice once the floor slab vapour barrier and reinforcing steel are fixed in place, prior to the placing of concrete.
4. All stormwater from the subject building shall be discharged to an outfall approved by the Council.
5. The Council shall be notified once the building works are completed to facilitate the required code compliance certificate inspection. In this respect the attached COMPLETION ADVICE FORM should be completed and submitted to the Council.
6. CONSENT EXPIRES. This consent expires & becomes void if the building work is not commenced within 6 calendar months & reasonable progress has not been made within 12 calendar months, after work has commenced. Extension of time may be granted by the Council.





**Code Compliance Certificate**

Section 43(3), Building Act 1991

**Application**

MURPHY FARMS LTD	No.	030336
C/-ROB WILKINS	Issue date	17/05/05
51 HARRIS STREET		
WAIMATE	Overseer	Jason Thom

**Project**

Description	Domestic only - garages Being Stage 1 of an intended 1 Stage Erect garage.
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$8,000
Location	CARROLLS ROAD, GLENNAVY
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

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: *JKou*

Date: *17.5.05.*

Waimate District Council  
Phone: 64 3 689 8079, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



**Council Departments**  
Asset Management, Community Services, Corporate Services,  
Parks & Reserves, Planning & Regulatory, Utility Services



# Waimate District Council

All Communications to be addressed to the General Manager

## Building Consent

### Section 35, Building Act 1991

#### Application

MURPHY FARMS LTD  
C/-ROB WILKINS  
51 HARRIS STREET  
WAIMATE

No. 030336  
Issue date 6/10/03  
Application date 19/09/03

#### Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGE Erect garage.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	\$8,000
Location	CARROLLS ROAD, GLENNAVY
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

Builder: Rob Wilkins 51 Harris St Waimate

#### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	260.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	260.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 030336.

Signed for and on behalf of the Council:

Name: Gary Kirk – Senior Building Control Officer:

1. All building work shall comply with New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications. Any variation or amendment to the approved plans and specifications shall be submitted to the Council for consideration and approval.
2. Concrete shall be provided by a certified or approved plant. If this is not intended, please contact the Council as testing of the unapproved concrete will be necessary to verify acceptability. Additional charges will be incurred as testing is not included in original consent fees.
3. The Council shall be given at least one working days notice once the floor slab vapour barrier and reinforcing steel are fixed in place, prior to the placing of concrete.
4. This consent does not contain provision for building over any underground services (eg: Sewer or stormwater drain, water line etc). If services are revealed during construction the Council shall be notified prior to any further work in connection therewith.
5. All stormwater from the subject building shall be discharged to an outfall approved by the Council.
6. The endorsements marked in red ink on the approved plans and specifications form part of this approval but are not an exhaustive notation of compliance requirements to the Building Code.
7. CONSENT EXPIRES. This consent expires & becomes void if the building work is not commenced within 6 calendar months & reasonable progress has not been made within 12 calendar months, after work has commenced. Extension of time may be granted by the Council.



## Project Information Memorandum 030336

### Section 31, Building Act 1991

Issued in accordance with Building Consent No. 030336

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

No relevant information has been located for this property.

#### PLANNING

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Permitted under the Rural Zone rules of the Waimate District Plan.

#### SITING OF BUILDING

Maximum Height 10m.

Front Boundary - Minimum Setback 7.5m.

Side and Rear Boundaries - Minimum Setback from CT Boundaries equal to building height.

#### LAND

Flooding: Subject land classed flood risk.

Earthquake Zone: B (1999).

Wind Zone: High.

Snow Load: 0.5 kPa at 20m above sea level, Zone 4, (Non Directional).

#### SERVICES

Stormwater

On site disposal to an approved outfall acceptable.

Electricity

Refer to Alpine Energy Ltd. NB: 4.0m separation distance required from overhead lines.

The Council has no details on file of services which may effect the proposed building work.

Telecom: Dial 123 for cable location service. DIAL BEFORE YOU DIG.

Signed for and on behalf of the Council:

Name: Gary Kirk - Senior Building Control Officer:

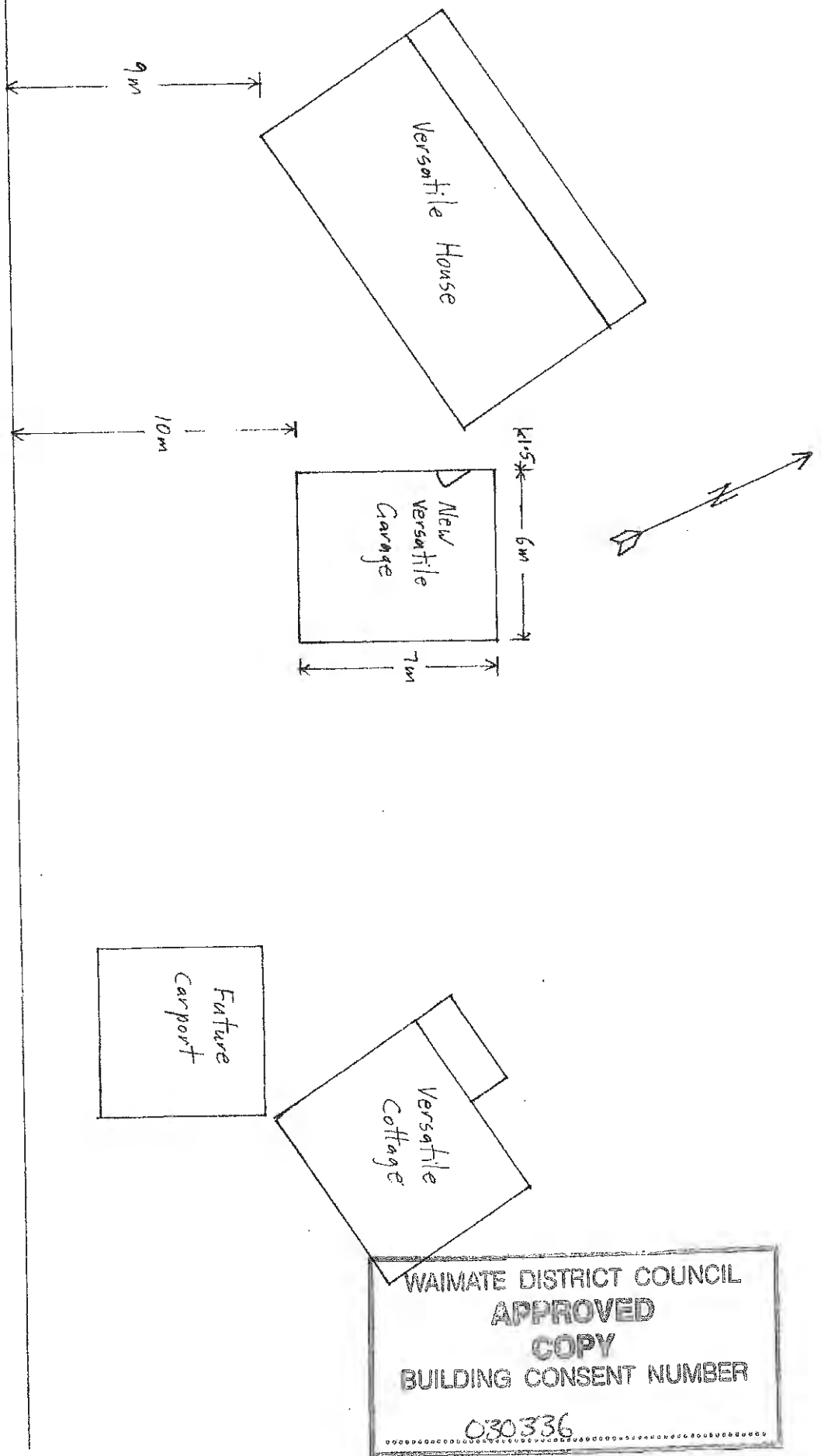


State Highway one

Carrolls Rd

Mairros Rd

Site Plan for new Versatile Garage for Murphy Farms Ltd



WAIMATE DISTRICT COUNCIL  
 APPROVED  
 COPY  
 BUILDING CONSENT NUMBER  
 030336

**Code Compliance Certificate**

**Section 43(3), Building Act 1991**

**Application**

MURPHY FARMS LTD	No.	030191
C/-R J WILKINS	Issue date	29/10/12
51 HARRIS STREET	Overseer	Gary Kirk
WAIMATE		

**Project**

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stage Erect Versatile 3 Bedroom House.
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$79,000
Location	CARROLLS ROAD, GLENAVY
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

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:** \_\_\_\_\_

Waimate District Council  
Phone: 64 3 689 0000, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments  
Support Services, Parks & Reserves, Planning & Regulatory,  
Utility Services, Roading



# Waimate District Council

All Communications to be addressed to the General Manager

## Building Consent

Section 35, Building Act 1991

### Application

MURPHY FARMS LTD	No.	030191
C/-R J WILKINS	Issue date	24/06/03
51 HARRIS STREET	Application date	11/06/03
WAIMATE		

### Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE Erect Versatile 3 Bedroom House.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	\$79,000
Location	<i>445</i> CARROLLS ROAD, GLENAVY
Legal Description	LOT 1 DP 62785 SECS 1-6 OF SEC 108 RES 1 644 RS 22268 39378 BLKS IX XII XIV XV W AITAKI SD
Valuation No.	2516214200

Builder: Rob Wilkins 51 Harris St Waimate

### Charges


The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	775.00
Building Research Levy	\$	79.00
Building Industry Authority Levy	\$	51.35
Total	\$	905.35

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 030191.

Signed for and on behalf of the Council:

Name: Gary Kirk – Senior Building Control Officer: *RP* 

## Conditions of Building Consent 030191

1. All building work shall comply with New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications. Any variation or amendment to the approved plans and specifications shall be submitted to the Council for consideration and approval.
2. NOTE: This consent does not include approval for the installation of any solid fuel burner.
3. Concrete shall be provided by a certified or approved plant. If this is not intended, please contact the Council as testing of the unapproved concrete will be necessary to verify acceptability. Additional charges will be incurred as testing is not included in original consent fees.
4. The Council shall be given at least one working days notice once pile holes and footings are excavated, prior to the placing of concrete.
5. The Council shall be given at least one working days notice prior to concealment or backfilling of the plumbing and drainage installation.
6. The owner or plumber/drainlayer shall on completion, submit a scaled plan of all completed drains showing details of inspection points and measurements from buildings and boundaries.
7. Full details of the proposed effluent disposal system shall be submitted and approved by the Council, prior to commencement of any work in connection therewith. Details shall include, materials, manufacturers specifications & proposed installation method.
8. The Council shall be given at least one working days notice once sub-floor construction is completed, prior to the fixing of flooring materials. (Sub-floor).
9. No internal linings shall be fixed until framing timbers have been tested and approved for moisture content by the Council.
10. The Council shall be given at least one working days notice once wall and or ceiling insulation is installed, prior to concealment.
11. The Council shall be given at least one working days notice prior to the fixing of interior wall linings. (Pre-lining)
12. Ensure delivered hot water temperatures at any additional sanitary fittings for personal hygiene does not exceed 55 degrees centigrade. (Tempering valves or similar should be provided).
13. The shower compartment shall be provided with adequate ventilation direct to the outside air in accordance with the requirements of N.Z. Building Code clause G4 (Ventilation).
14. All stormwater from the subject building shall be discharged to an outfall approved by the Council.
15. The endorsements marked in red ink on the approved plans and specifications form part of this approval but are not an exhaustive notation of compliance requirements to the Building Code.
16. The Council shall be notified once the building works are completed to facilitate the required code compliance certificate inspection. In this respect the attached COMPLETION ADVICE FORM should be completed and submitted to the Council.
17. CONSENT EXPIRES. This consent expires & becomes void if the building work is not commenced within 6 calendar months & reasonable progress has not been made within 12 calendar months, after work has commenced. Extension of time may be granted by the Council.





# Waimate District Council

All Communications to be addressed to the General Manager

## Project Information Memorandum

Section 31, Building Act 1991

### Application

MURPHY FARMS LTD	No.	030191
C/-R J WILKINS	Issue date	27/06/03
51 HARRIS STREET	Application date	11/06/03
WAIMATE		

### Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE Erect Versatile 3 Bedroom House.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	\$79,000
Location	CARROLLS ROAD, GLENAVY
Legal Description	LOT 1 DP 62785 SECS 1-6 OF SEC 108 RES 1 644 RS 22268 39378 BLKS IX XII XIV XV W AITAKI SD
Valuation No.	2516214200

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

No relevant information has been located for this property.

Signed for and on behalf of the Council:

Name: Gary Kirk – Senior Building Control Officer:

Project Information Memorandum 030191 [continued]

PLANNING

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Permitted under the Rural Zone rules of the Waimate District Plan.

SITING OF BUILDING

Maximum Height 10m.

Front Boundary - Minimum Setback 7.5m.

Side and Rear Boundaries - Minimum Setback from CT Boundaries 20m.

Separation distance from open watercourse (man made) = 7.0m.

Separation distance from waterway (natural) = 20m.

Maximum Site Coverage = 35%.

LAND

Flooding: Subject land classed flood risk.

Earthquake Zone: B (1999).

Wind Zone: High.

Snow Load: 0.5 kPa at 10m above sea level, Zone 4, (Non Directional).

SERVICES

Water

Existing connection to Council's Lower Waihao Rural Water Scheme available.

Sewerage

Approved on site disposal system required, to comply with Environment Canterbury.

Stormwater

On site disposal to an approved outfall acceptable.

Electricity

Refer to Alpine Energy Ltd. NB: 4.0m separation distance required from overhead lines.

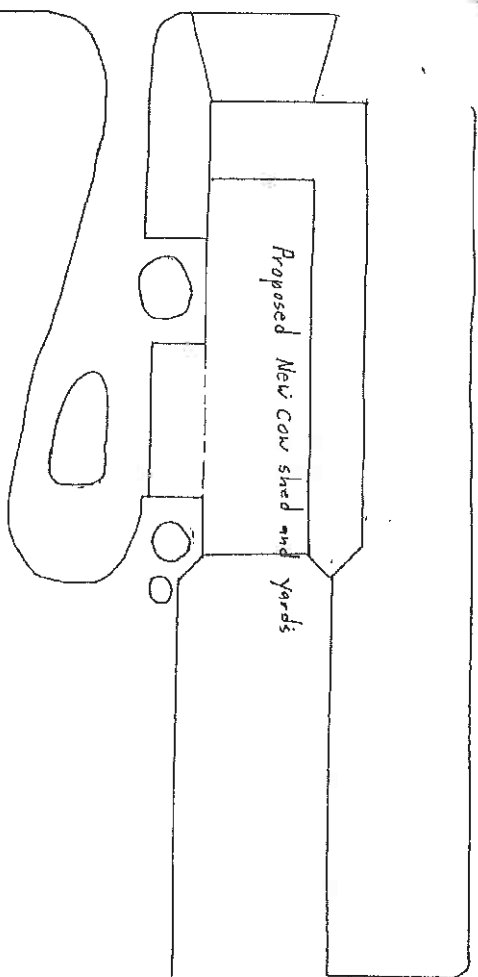
The Council has no details on file of services which may effect the proposed building work.

Telecom: Dial 123 for cable location service. DIAL BEFORE YOU DIG.

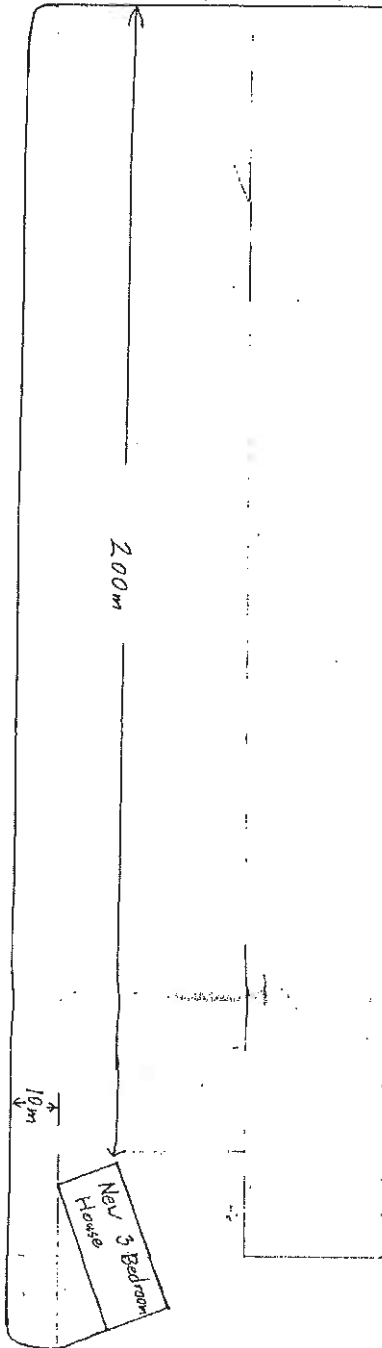
The Council will provide on site service location if requested. No charge.

Carrolls Rd

Tanker tracks



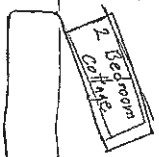
New Farm shed



10m

200m

1100m To boundary



450m

Mairos Rd

WAIMATE DISTRICT COUNCIL  
**APPROVED**  
 COPY  
 BUILDING CONSENT NUMBER  
 030191

**Code Compliance Certificate****Section 43(3), Building Act 1991****Application**

MURPHY FARMS LTD	No.	030192
C/-R J WILKINS	Issue date	29/10/12
51 HARRIS STREET		
WAIMATE	Overseer	Gary Kirk

**Project**

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stage Erect Versatile Riversider Cottage.
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$43,000
Location	CARROLLS ROAD, GLENAVY
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

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

Waiver / Modification: As the building work was completed in 2003 the elements used in the construction are therefore 10 years old and as a result the lifespan of the products durability has begun from the date of installation. The code of compliance will begin from that date.

**Signed for and on behalf of the Council:****DAVID MCFARLANE**

Building Control Officer

Name:

For Planning and Regulatory Management

Date: 29-10-2012

Waimate District Council  
Phone: 64 3 689 0000, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments  
Support Services, Parks & Reserves, Planning & Regulatory,  
Utility Services, Roading



# Waimate District Council

All Communications to be addressed to the General Manager

## Building Consent

Section 35, Building Act 1991

### Application

MURPHY FARMS LTD  
C/-R J WILKINS  
51 HARRIS STREET  
WAIMATE

No. 030192  
Issue date 24/06/03  
Application date 11/06/03

### Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE Erect Versatile Riversider Cottage.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	\$43,000
Location	447 CARROLLS ROAD, GLENAVY
Legal Description	LOT 1 DP 62785 SECS 1-6 OF SEC 108 RES 1 644 RS 22268 39378 BLKS IX XII XIV XV W AITAKI SD
Valuation No.	2516214200

Builder: Rob Wilkins 51 Harris St Waimate

### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	775.00
Building Research Levy	\$	43.00
Building Industry Authority Levy	\$	27.95
Total	\$	845.95

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 030192.

Signed for and on behalf of the Council:

Name: Gary Kirk – Senior Building Control Officer: P.P.

1. All building work shall comply with New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications. Any variation or amendment to the approved plans and specifications shall be submitted to the Council for consideration and approval.
2. NOTE: This consent does not include approval for the installation of any solid fuel burner.
3. Concrete shall be provided by a certified or approved plant. If this is not intended, please contact the Council as testing of the unapproved concrete will be necessary to verify acceptability. Additional charges will be incurred as testing is not included in original consent fees.
4. The Council shall be given at least one working days notice once pile holes and footings are excavated, prior to the placing of concrete.
5. The Council shall be given at least one working days notice prior to concealment or backfilling of the plumbing and drainage installation.
6. The owner or plumber/drainlayer shall on completion, submit a scaled plan of all completed drains showing details of inspection points and measurements from buildings and boundaries.
7. Full details of the proposed effluent disposal system shall be submitted and approved by the Council, prior to commencement of any work in connection therewith. Details shall include, materials, manufacturers specifications & proposed installation method.
8. The Council shall be given at least one working days notice once sub-floor construction is completed, prior to the fixing of flooring materials. (Sub-floor).
9. No internal linings shall be fixed until framing timbers have been tested and approved for moisture content by the Council.
10. The Council shall be given at least one working days notice once wall and or ceiling insulation is installed, prior to concealment.
11. The Council shall be given at least one working days notice prior to the fixing of interior wall linings. (Pre-lining)
12. Ensure delivered hot water temperatures at any additional sanitary fittings for personal hygiene does not exceed 55 degrees centigrade. (Tempering valves or similar should be provided).
13. The shower compartment shall be provided with adequate ventilation direct to the outside air in accordance with the requirements of N.Z. Building Code clause G4 (Ventilation).
14. All stormwater from the subject building shall be discharged to an outfall approved by the Council.
15. The endorsements marked in red ink on the approved plans and specifications form part of this approval but are not an exhaustive notation of compliance requirements to the Building Code.
16. The Council shall be notified once the building works are completed to facilitate the required code compliance certificate inspection. In this respect the attached COMPLETION ADVICE FORM should be completed and submitted to the Council.
17. CONSENT EXPIRES. This consent expires & becomes void if the building work is not commenced within 6 calendar months & reasonable progress has not been made within 12 calendar months, after work has commenced. Extension of time may be granted by the Council.



# Waimate District Council

All Communications to be addressed to the General Manager

## Project Information Memorandum 030192

### Section 31, Building Act 1991

Issued in accordance with Building Consent No. 030192

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

No relevant information has been located for this property.

#### PLANNING

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Permitted under the Rural Zone rules of the Waimate District Plan.

#### SITING OF BUILDING

Maximum Height 10m.

Front Boundary - Minimum Setback 7.5m.

Side and Rear Boundaries - Minimum Setback from CT Boundaries 20m.

Separation distance from open watercourse (man made) = 7.0m.

Separation distance from waterway (natural) = 20m.

Maximum Site Coverage = 35%.

#### LAND

Flooding: Subject land classed flood risk.

Earthquake Zone: B (1999).

Wind Zone: High.

Snow Load: 0.5 kPa at 10m above sea level, Zone 4, (Non Directional).

#### SERVICES

Water

Existing connection to the Council's Lower Waihao Rural Water Scheme available.

Sewerage

Approved on site disposal required, to comply with Environment Canterbury.

Stormwater

On site disposal to an approved outfall acceptable.

Electricity

Refer to Alpine Energy Ltd. NB: 4.0m separation distance required from overhead lines.

The Council has no details on file of services which may effect the proposed building work.

Telecom: Dial 123 for cable location service. DIAL BEFORE YOU DIG.

The Council will provide on site service location if requested. No charge.

Signed for and on behalf of the Council:

Name: Gary Kirk - Senior Building Control Officer:

Tanker tracks

Proposed New Cow shed and yards

New Farm shed

Carrolls Rd

200m

19m

New 3 Bedroom House

1100m To boundary

2 Bedroom Cottage

450m

Mairos Rd

WAIMATE DISTRICT COUNCIL  
 APPROVED  
 COPY  
 BUILDING CONSENT NUMBER  
 030192



## Code Compliance Certificate

Section 43(3), Building Act 1991

### Application

MURPHY FARMS LTD	No.	030051
C/-R J WILKINS	Issue date	17/05/05
51 HARRIS STREET		
WAIMATE	Overseer	Gary Kirk

### Project

Description	New Farm Buildings - Other Being Stage 1 of an intended 1 Stage Erect 5 bay farm shed.
Intended Life	Indefinite, but not less than 50 years
Intended Use	
Estimated Value	\$12,000
Location	STATE HIGHWAY 1, GLENAVY
Legal Description	LOT 2 DP 62785 BLKS XII XV WAITAKI SD
Valuation No.	2516214100

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: *M. M. M.*

Date: *17.5.05*

Waimate District Council  
Phone: 64 3 689 8079, Fax: 64 3 689 8075  
Email: [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)



Council Departments  
Asset Management, Community Services, Corporate Services,  
Parks & Reserves, Planning & Regulatory, Utility Services



# Waimate District Council

All Communications to be addressed to the General Manager

## Building Consent

Section 35, Building Act 1991

### Application

MURPHY FARMS LTD	No.	030051
C/-R J WILKINS	Issue date	13/03/03
51 HARRIS STREET	Application date	24/02/03
WAIMATE		

### Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE Erect 5 bay farm shed.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	\$12,000
Location	STATE HIGHWAY 1, GLENNAVY
Legal Description	PT SEC 107 PTS RES 642 1644 BLKS XI XIV WAITAKI SD
Valuation No.	2516213000

Builder: Rob Wilkins 51 Harris St Waimate

### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the

attached details are:	\$	260.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	260.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 030051.

Signed for and on behalf of the Council:

Name: Gary Kirk – Senior Building Control Officer:

1. All building work shall comply with New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications. Any variation or amendment to the approved plans and specifications shall be submitted to the Council for consideration and approval.
2. Concrete shall be provided by a certified or approved plant. If this is not intended, please contact the Council as testing of the unapproved concrete will be necessary to verify acceptability. Additional charges will be incurred as testing is not included in original consent fees.
3. The Council shall be given at least one working days notice once post footings are excavated, prior to the placing of concrete.
4. The Council shall be notified once the building works are completed to facilitate the required code compliance certificate inspection. In this respect the attached COMPLETION ADVICE FORM should be completed and submitted to the Council.
5. CONSENT EXPIRES. This consent expires & becomes void if the building work is not commenced within 6 calendar months & reasonable progress has not been made within 12 calendar months, after work has commenced. Extension of time may be granted by the Council.



# Waimate District Council

All Communications to be addressed to the General Manager

## Project Information Memorandum 030051

### Section 31, Building Act 1991

Issued in accordance with Building Consent No. 030051

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

No relevant information has been located for this property.

#### PLANNING

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Proposal is permitted under the Rural Zone rules of the Waimate District Plan.

#### SITING OF BUILDING

Maximum Height 10m.

Front Boundary - Minimum Setback 7.5m.

Side and Rear Boundaries - Minimum Setback from CT Boundaries height of building.

Separation distance from open watercourse (man made) = 7.0m.

Separation distance from waterway (natural) = 20m.

#### LAND

Flooding: Subject land not classed flood risk.

Earthquake Zone: B (1999).

Wind Zone: High.

Snow Load: 0.256 kPa at 20m above sea level, Zone 4, (Non Directional).

#### SERVICES

Stormwater

On site disposal to an approved outfall acceptable.

Electricity

Refer to Alpine Energy Ltd. NB: 4.0m separation distance required from overhead lines.

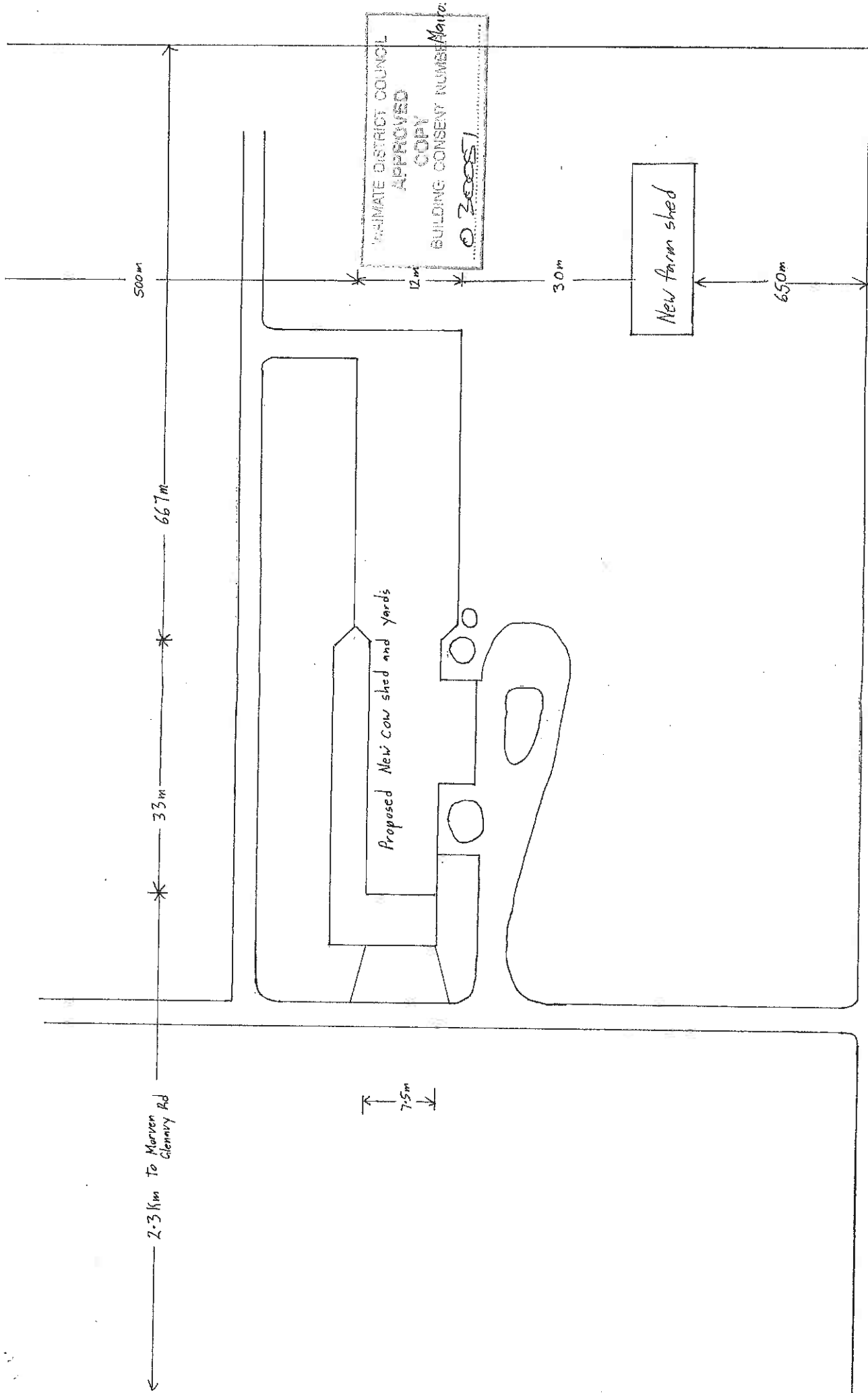
The Council has no details on file of services which may effect the proposed building work.

Telecom: Dial 123 for cable location service. DIAL BEFORE YOU DIG.

The Council will provide on site service location if requested. No charge.

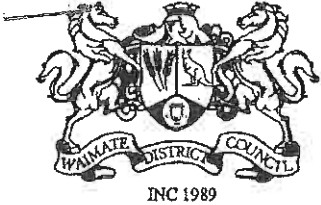
Signed for and on behalf of the Council:

Name: Gary Kirk - Senior Building Control Officer:



Carrolls Rd

Site Plan For New 5 Bay Farm Shed For Murphy Farms Ltd Glenavy



# Waimate District Council

All Communications to be addressed to the General Manager

## Building Consent

Section 35, Building Act 1991

### Application

MURPHY FARMS LTD	No.	020317
GLENAVY	Issue date	1/11/02
RD 10	Application date	29/10/02
WAIMATE		

### Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE Erect new herringbone milking shed.
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	
Estimated Value	\$60,000
Location	CARROLLS ROAD, GLENAVY
Legal Description	LOT 1 DP 62785 SECS 1-6 OF SEC 108 RES 1 644 RS 22268 39378 BLKS IX XII XIV XV W AITAKI SD
Valuation No.	2516214200

Builder: Rob Wilkins 51 Harris St Waimate

### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the

attached details are:	\$	610.00
Building Research Levy	\$	60.00
Building Industry Authority Levy	\$	39.00
Total	\$	709.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 020317.

Signed for and on behalf of the Council:

Name: Gary Kirk – Senior Building Control Officer:

1. All building work shall comply with New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications. Any variation or amendment to the approved plans and specifications shall be submitted to the Council for consideration and approval.
2. Concrete shall be provided by a certified or approved plant. If this is not intended, please contact the Council as testing of the unapproved concrete will be necessary to verify acceptability. Additional charges will be incurred as testing is not included in original consent fees.
3. The Council shall be given at least one working days notice once foundations are excavated and all reinforcing steel is fixed in place, prior to the placing of concrete.
4. The Council shall be given at least one working days notice once the floor slab vapour barrier and reinforcing steel are fixed in place, prior to the placing of concrete.
5. The Council shall be given at least one working days notice once post footings are excavated, prior to the placing of concrete.
6. The Council shall be given at least one working days notice once masonry wall reinforcing is fixed in place, prior to the placing of concrete.
7. All stormwater from the subject building shall be discharged to an outfall approved by the Council.
8. The Council shall be notified once the building works are completed to facilitate the required code compliance certificate inspection. In this respect the attached COMPLETION ADVICE FORM should be completed and submitted to the Council.
9. CONSENT EXPIRES. This consent expires & becomes void if the building work is not commenced within 6 calendar months & reasonable progress has not been made within 12 calendar months, after work has commenced. Extension of time may be granted by the Council.



# Waimate District Council

All Communications to be addressed to the General Manager

## Project Information Memorandum 020317

### Section 31, Building Act 1991

Issued in accordance with Building Consent No. 020317

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

No relevant information has been located for this property.

#### PLANNING

Refer to Waimate District Plan.

Zone: Rural.

Permitted Use: Proposal is a permitted activity under the Rural Zone rules of the Waimate District Plan.

#### SITING OF BUILDING

Maximum Height 10m.

Front Boundary - Minimum Setback 7.5m.

Side and Rear Boundaries - Minimum Setback from CT Boundaries 30m.

Separation distance from open watercourse (man made) = 7.0m.

Separation distance from waterway (natural) = 20m.

#### LAND

Flooding: Subject land not classed flood risk.

Earthquake Zone: B (1999).

Wind Zone: High.

Snow Load: 0.256 kPa at 30m above sea level, Zone 4, (Non Directional).

#### SERVICES

Stormwater

On site disposal to an approved outfall acceptable.

Electricity

Refer to Alpine Energy Ltd. NB: 4.0m separation distance required from overhead lines.

The Council has no details on file of services which may effect the proposed building work.

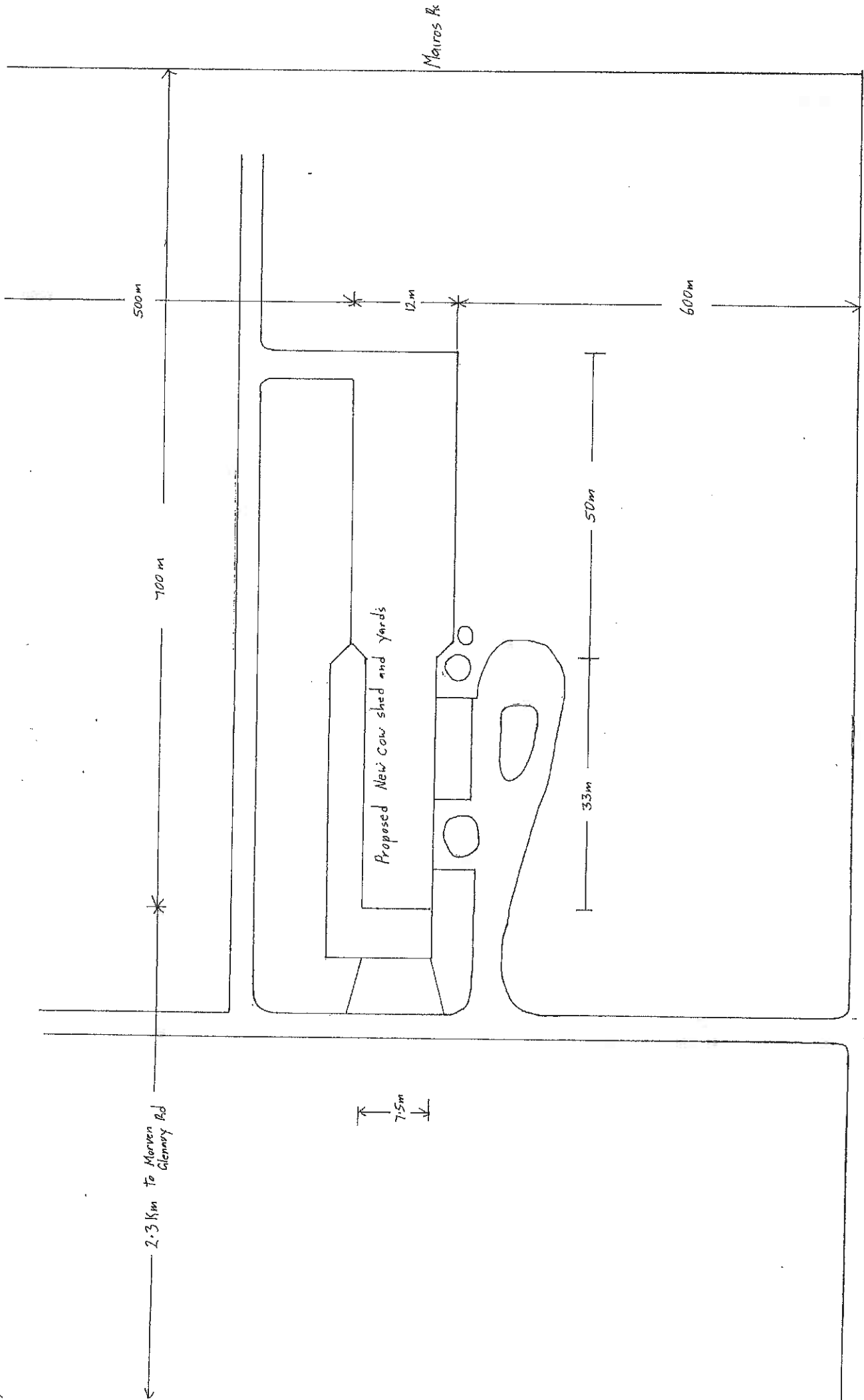
Telecom: Dial 123 for cable location service. DIAL BEFORE YOU DIG.

The Council will provide on site service location if requested. No charge.

Signed for and on behalf of the Council:

Name: Gary Kirk— Senior Building Control Officer:





Site Plan For New Herringbone Milking Shed For Murphv Farms Ltd Glenayw

## Rural Water Supplies

### Your responsibilities as a rural water scheme user

Our rural water schemes are restricted water supplies, where a set amount of water (relevant to your allocation) is allowed to pass through a restrictor at a steady rate and fill up your tank.

Water allocation is measured in litres per day and charged via your rates.

#### Consumer Responsibilities

The consumer shall provide the tank to receive the water and maintain it in a clean and watertight condition. The tank shall not receive water from any other source and shall have an overflow outlet sited 25mm below the inlet ballcock to prevent backflow. Consumers are responsible for the leak-free maintenance of all pipes (excluding scheme lines) and fittings for distribution of water within their property.

Property owners are requested to consult Council staff 48 hours before any digging or earth-moving operations if unsure of the location of the water scheme pipeline. Anyone causing any damage (accidental or not) to any part of the supply pipes and fittings is liable to pay the whole cost of repair.

The Council is responsible for maintaining the supply system up to and including the ballcock in the consumers' tank, provided that the ballcock is not located inside a dwelling, in which case it is the consumer's responsibility.

#### Four Days Storage

As unexpected interruptions are possible to any water supply, all consumers are required to ensure that their tanks have sufficient storage capacity to ensure four days' supply. The Council is not responsible for refilling your tank if you do not have adequate storage. We encourage you to install water-level indicators in your tanks, to enable easy assessment of the quantity of water in the tank.

#### Wastage

Water is a precious commodity and all consumers are requested to guard against any wastage. Prompt reporting of suspected water leaks in scheme pipes is appreciated. Please ring 03 689 0000 to pass on this information.

#### Boil Water Notices

Permanent Boil Water Notices are in place for Cannington-Motukaika, Waikakahi and Waihaorunga Rural Water Schemes.

Boil Water Notices for other schemes (Hook Waituna, Otaio Makikihi, Lower Waihao) will be issued when needed. These notices will be placed on the Waimate District Council Facebook page.

A boil water notice is a precautionary notice used to safeguard health when the water supply may have been compromised. You may be asked to boil your water:

- If tests show that harmful microorganisms could be present in the water
- At times of high turbidity in the source water (dirty water)
- If the water pressure drops due to equipment failure or power outages
- Because of a break in or repairs on a water main
- If the water source has been flooded or there is a significant inflow of stormwater
- During situations that warrant special action to protect consumers' health.

Boiling the water kills micro-organisms that can cause disease. Bring tap water to a full rolling boil, let it boil for one minute and then let it cool before using.



**Waimate**  
District Council

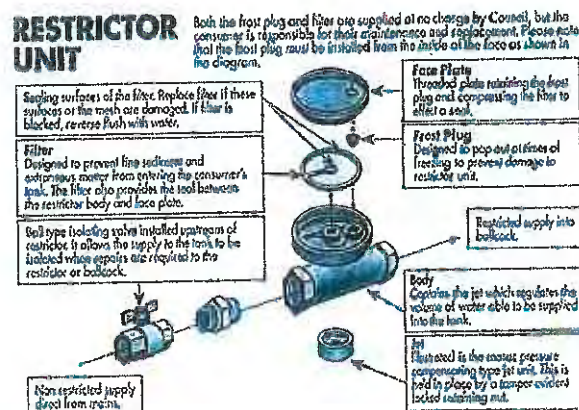


## Restrictor Units

Consumers are responsible for maintaining their restrictor unit trouble-free, by (a) cleaning the filter, especially after heavy rainfall; and (b) avoiding frost damage. New frost plugs and filters are supplied free from the District Council.

### How do I clean my filter or replace a frost plug?

Turn OFF the water supply at the gate valve below the restrictor, carefully remove restrictor face by turning anticlockwise, remove screen and wash with water. Replace frost plug by pushing the small end of the new plug through the hole in the restrictor face leaving the large end on the inside. Refit screen into restrictor face and refit face to restrictor. Turn water back ON.



## Application for Supply

Application for a new connection or for increase in supply shall be made using the Application for Rural Services form available from the District Council office or website. The approval of applications will be subject to feasibility as assessed by the Council's Water Engineer. Applications for a temporary supply, eg winter supply, may be considered subject to feasibility. The associated costs with these applications are outlined in the Council's Fees & Charges.

No person shall make any connection to or disconnection from, repair, tamper with or otherwise interfere with, any part of the public water supply network, including fittings at the point of supply, and the service line. (The Council may recover the costs of remediation or repairs from the customer).

Tampering with the restrictor or scheme lines to illegally obtain more water is an offence and may result in prosecution. The Waimate District Council may undertake spot checks of user's restrictor units; any major discrepancies detected in the allowed rate of flow will result in a minimum charge of \$2000.

## Committees

Each rural water scheme has its own elected Rural Water Scheme (RWS) Committee which represents scheme participants. The RWS Committees have the following functions:

- To review and recommend annual budgets and charges to Council
- To review scheme maintenance and major capital works projects
- To represent consumers concerns
- To review scheme expenditure
- To act as a link between Council and scheme consumers
- To assist Council by providing information for Bylaw enforcement.

## Enquiries / Fault-Reporting

Please call Waimate District Council on (03)689 0000 or email [council@waimatedc.govt.nz](mailto:council@waimatedc.govt.nz)  
For after-hours faults, please phone the duty service technician directly on 0274 408 231.

## **Appendix D    Historic Aerial Photographs**





Ag. DOSLOO; DUD ZU'SU OUSA /

0 100 200 300 400 500 m





No 250  
14510  
209,76



0 100 200 300 400 500 m



Legend note: if you have a large number of layers on the map, they may not all be visible in the legend.

**Disclaimer:**

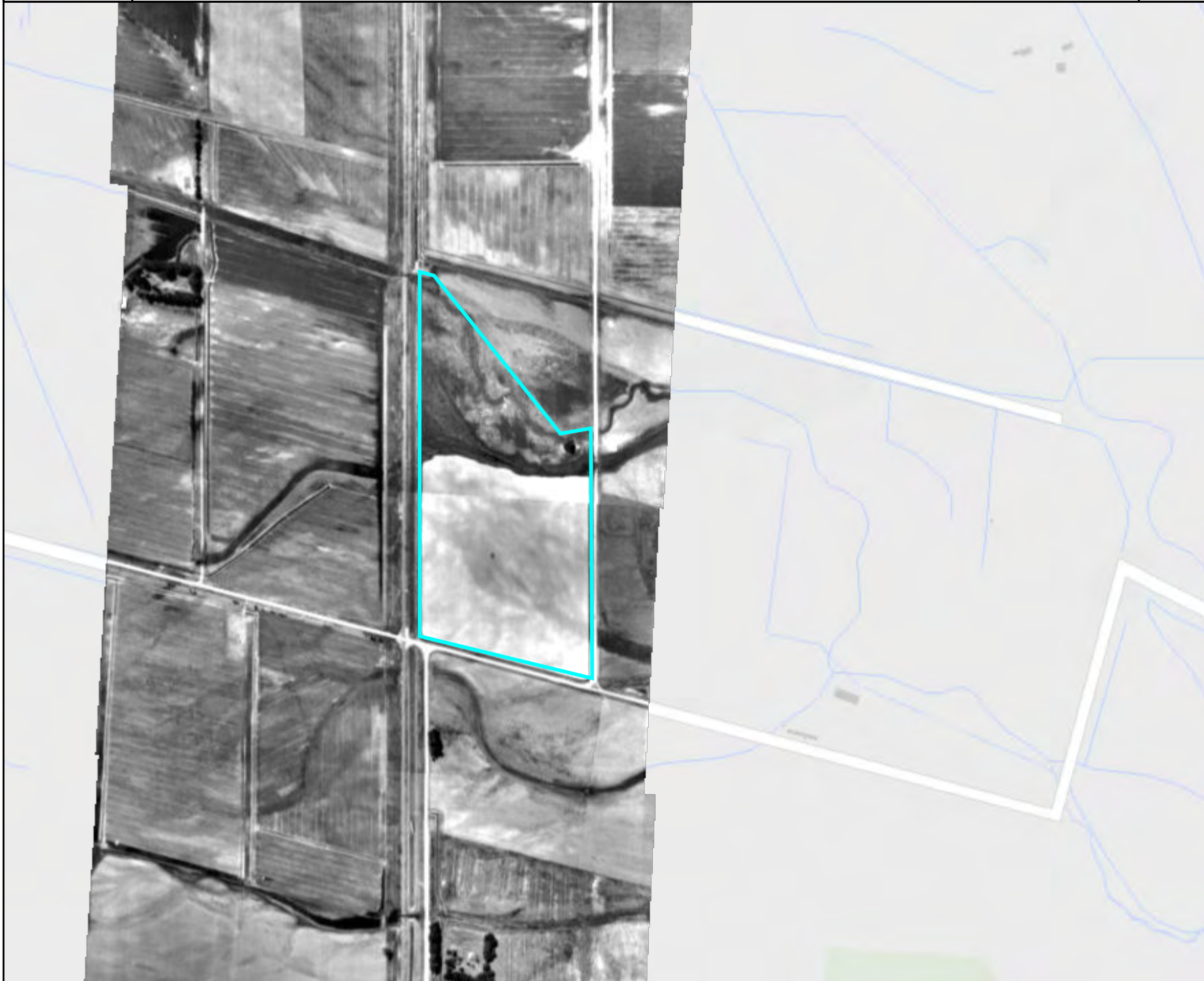
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Scale: 1:9,028 @A4

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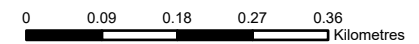


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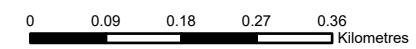
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Legend note: if you have a large number of layers on the map, they may not all be visible in the legend.

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Scale: 1:9,028 @A4

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Environment Canterbury 2022

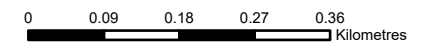


Legend note: if you have a large number of layers on the map, they may not all be visible in the legend.

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Scale: 1:9,028 @A4

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