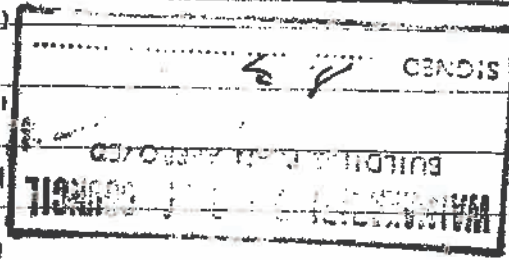


2004-9602

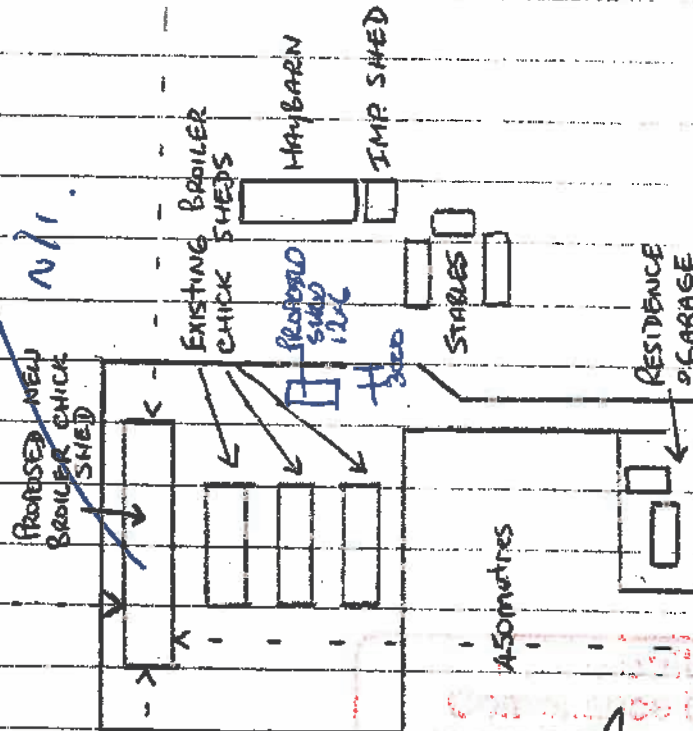
THE SURROUNDING 53 HECTARES IS RUN AS A DEER AND CATTLE FATTENING UNIT. A STANDARD HORSE TRAINING SET UP IS ALSO IN PRACTISE.

Refer to PIM report for conditions of this application

Plan PIM. 041.681.....



800 metre



BOUNDARY

BRADLEY'S ROAD

CLOSEST NEIGHBOURS.

(6a)

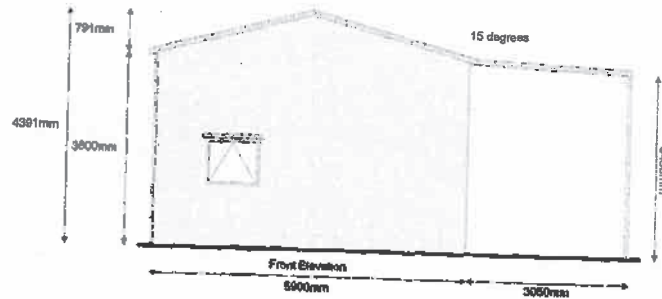
MAIN DRAIN RIVER
BOUNDARY

Building
Control Limited
ALLS APPROVED IN
accordance with Building Act 1991 clause
and Building Regulations 1992,
[Signature]
18/2/5

N
↓

Totalenon-Bus

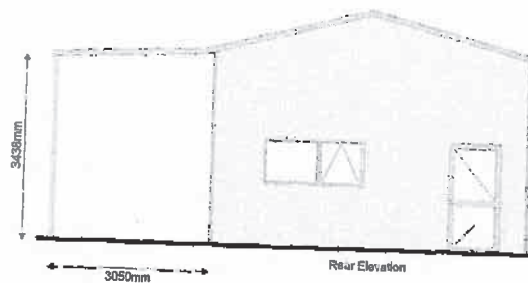




Scale 1:100

© Totalspan Buildings Ltd 2004

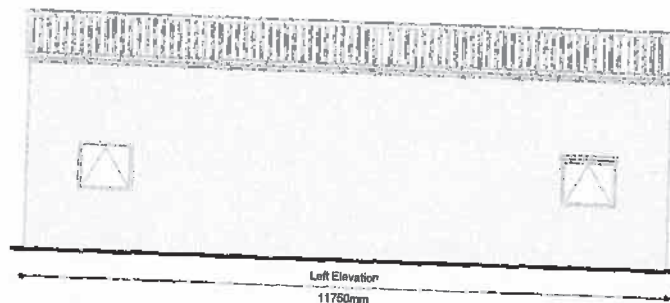
Page 3 of 6



Scale 1:100

© Totalspan Buildings Ltd 2004

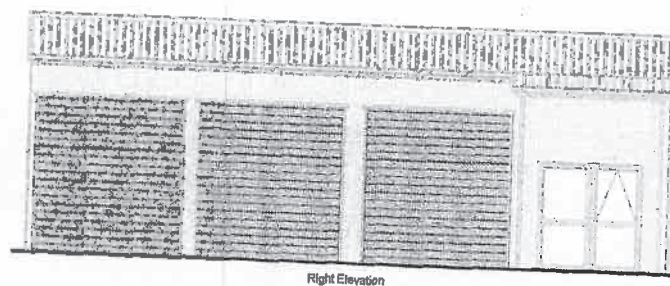
Page 4 of 6



Scale 1:100

© Totalspan Buildings Ltd 2004

Page 5 of 6



Scale 1:100

© Totalspan Buildings Ltd 2004

Page 6 of 6



WAIMAKARIRI
DISTRICT COUNCIL

215 HIGH STREET
PRIVATE BAG 1005
RANGIORA
NEW ZEALAND
TEL: (03) 313 6136
FAX: (03) 313 4432
DIRECT LINE FROM
KAIAPOI: 327 6834

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

MR & MRS P D & A G BAGRIE
474 BRADLEY ROAD
OHOKA
R D 2 KAIAPOI

No. 991550
Issue date 29/03/00

Project

Description	NEW CONSTRUCTION BEING STAGE 1 OF AN INTENDED 1 STAGE METRO PIONEER
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	DOMESTIC HEATING
Estimated Value	\$2,000
Location	474 BRADLEYS RD, OHOKA
Legal Description	Pt RS 2561
Valuation No.	2174001000

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

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: 29.3.00



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

MR PD BAGRIE	No.	930720
BRADLEYS ROAD	Issue date	6/11/00
OHOKA		
R D 2, KAIAPOI		

Project

Description	New Construction
	Being Stage 1 of an intended 1 Stages
	BROILER CHICKEN SHED
Intended Life	Indefinite, but not less than 50 years
Intended Use	FACTORY FARMING
Estimated Value	\$200,000
Location	474 BRADLEYS RD, OHOKA
Legal Description	PT RS 2561 BLKS X XIV RANGIORA SD -
Valuation No.	2174001000

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 0.00.

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: 6.11.00

(6a)

BOUNDARY

THE SURROUNDING 53 HECTARES IS RUN AS A DEER AND CATTLE FATTENING UNIT. A ~~STANDARD~~ STANDARD BREED HORSE TRAINING SET UP IS ALSO IN PRACTISE.

500 Metre

350m

800 metre

PROPOSED NEW BROILER CHICK SHED

EXISTING BROILER CHICK SHEDS

HAYBARN

IMP SHED

STABLES

RESIDENCE & GARAGE

450metres

CUT MAIN DRAIN RIVER

BOUNDARY

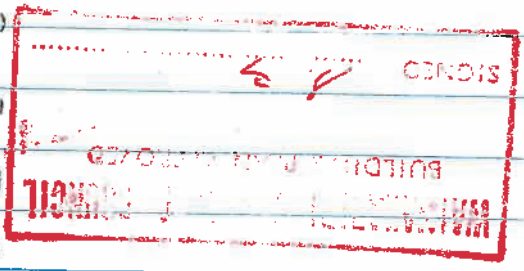
BOUNDARY

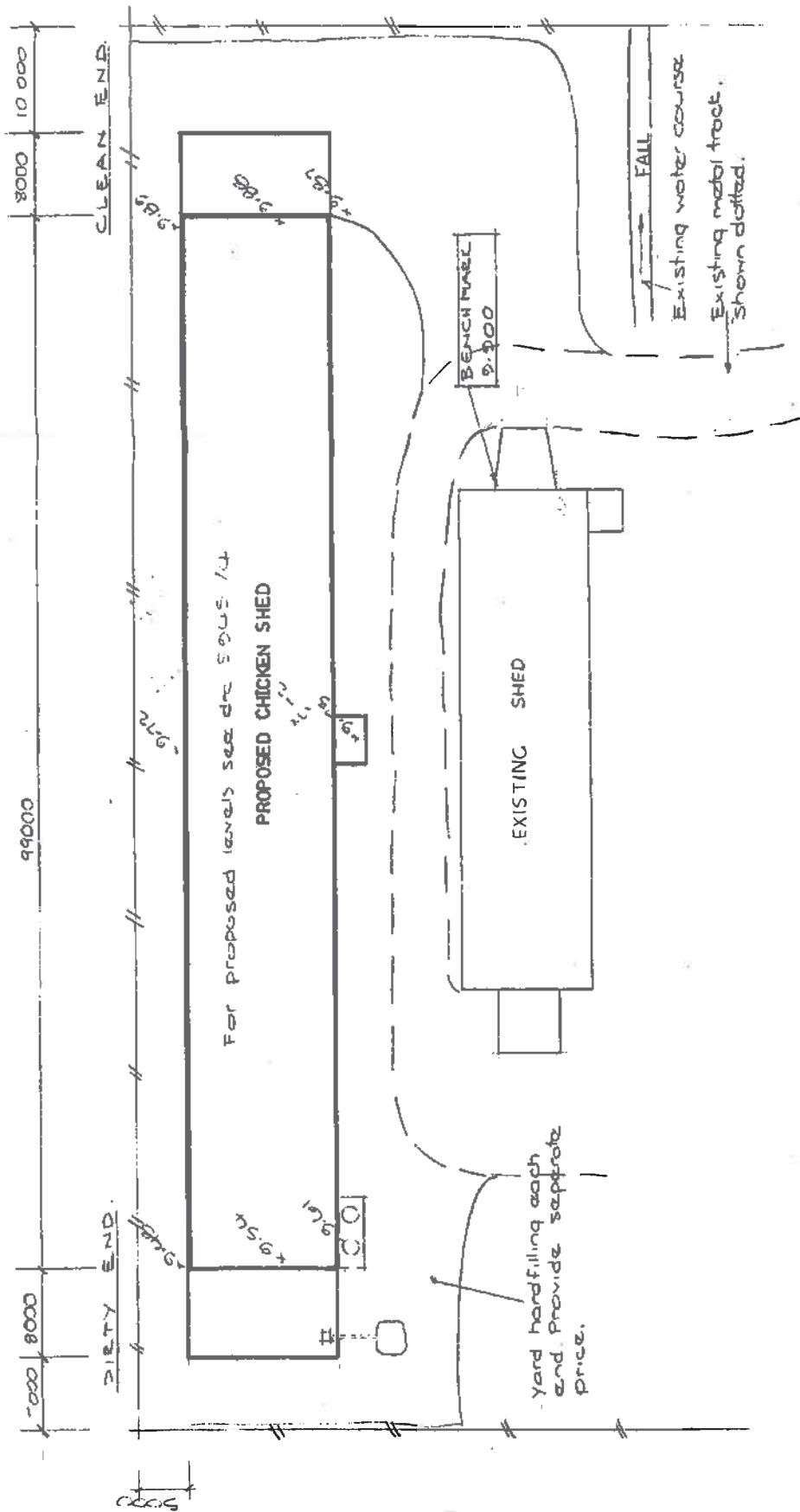
ROAD RESERVE

BOUNDARY

BRADLEY'S ROAD

CLOSEST NEIGHBOURS

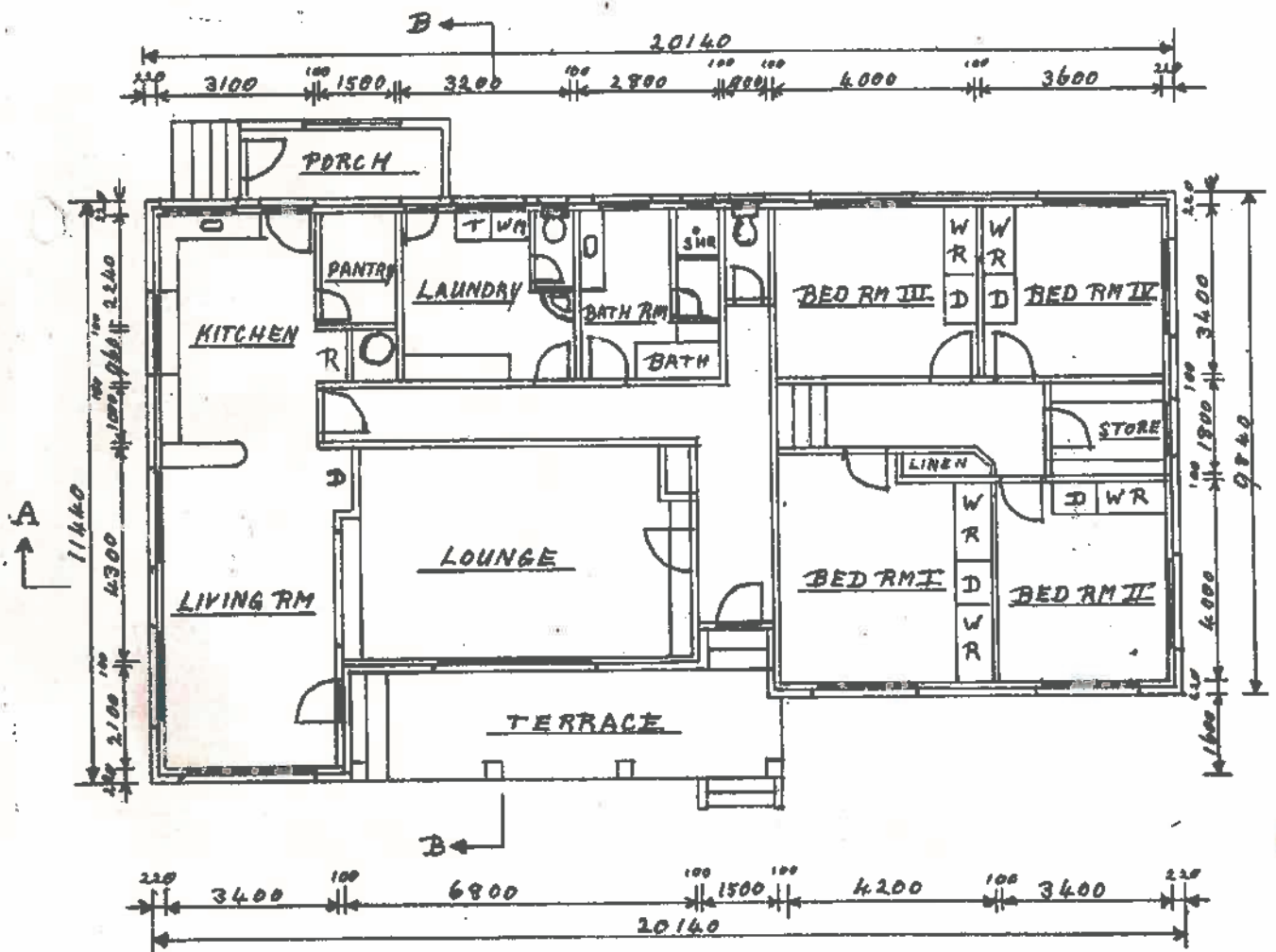
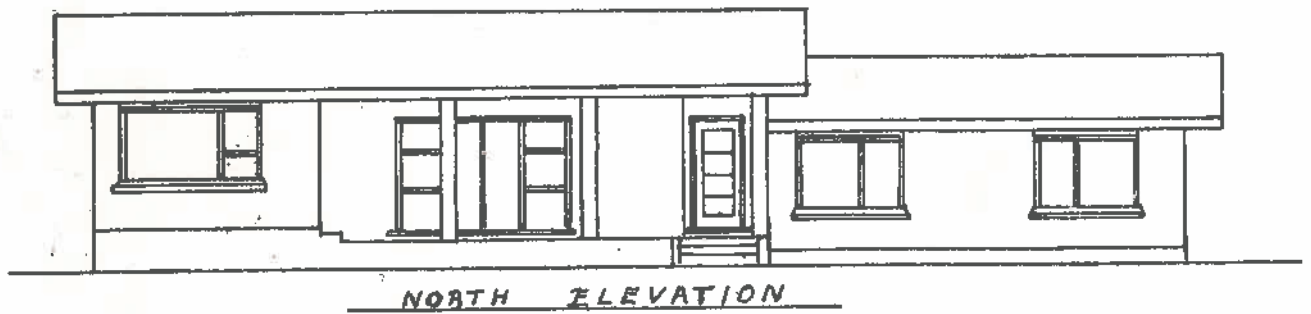
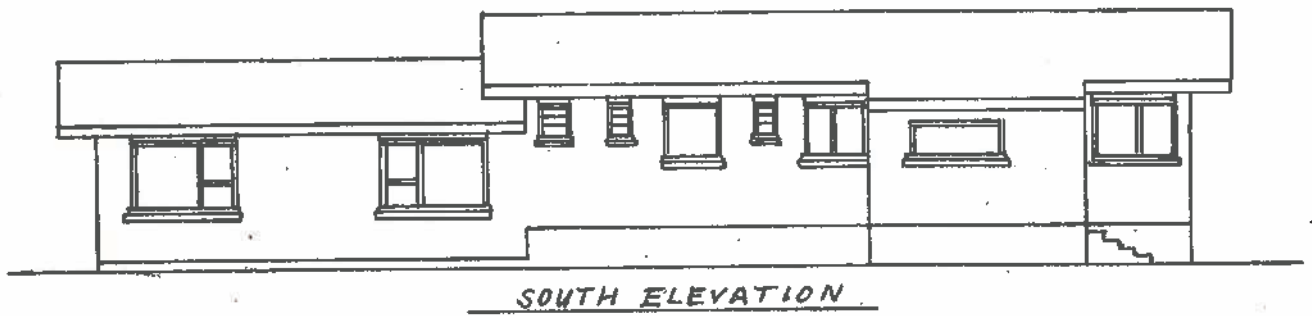


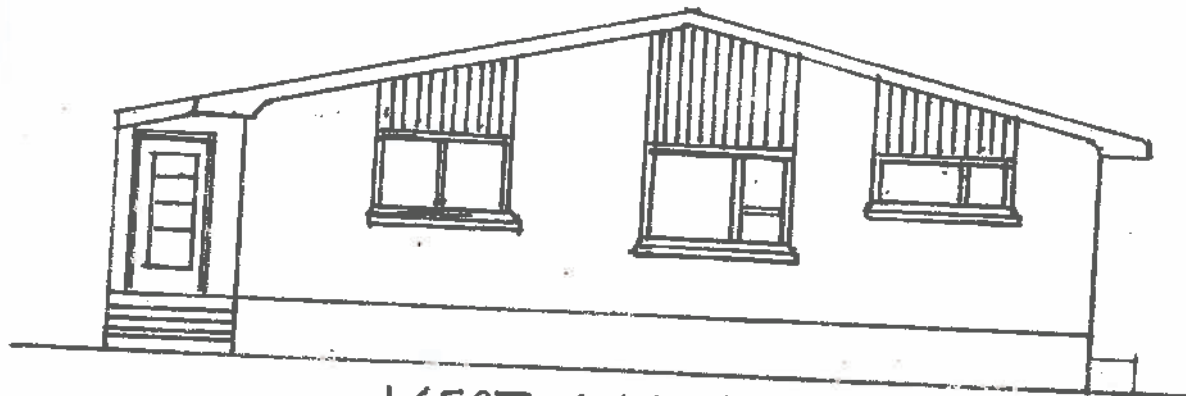


PART SITE PLAN

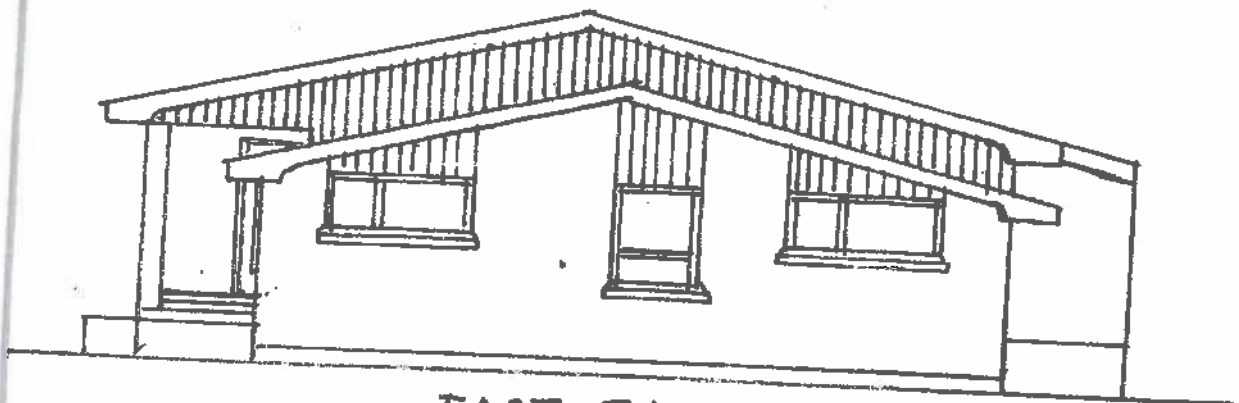
This plan takes precedence over standard shed plans attached for the following-

- Floor and ground levels (drg. 4.)
 - Hard fill depths (drg. 4.)
 - Site location (drg. 4.)
 - Machine room location (drg. 4.)
- 9.5.6 indicates existing levels.



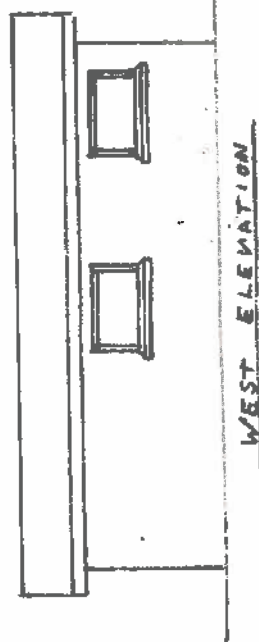
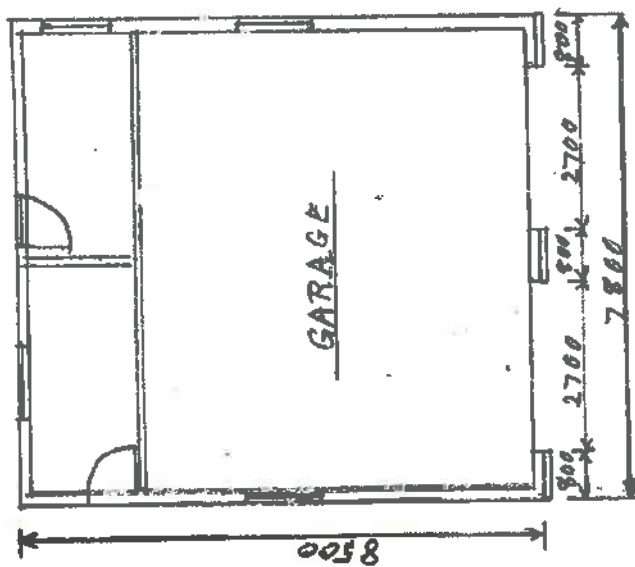


WEST ELEVATION

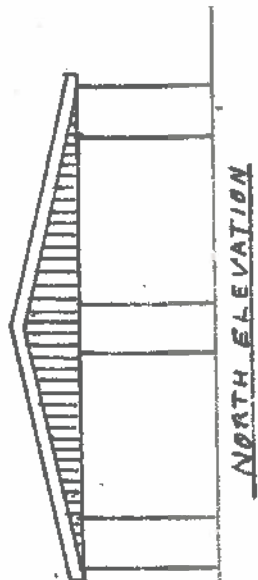


EAST ELEVATION

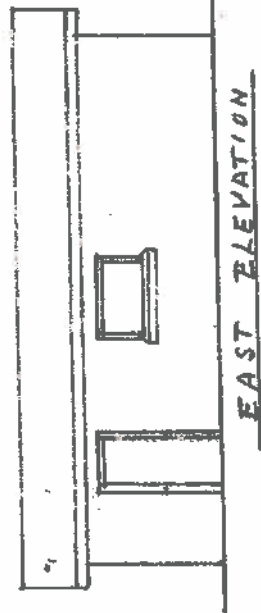
2.50



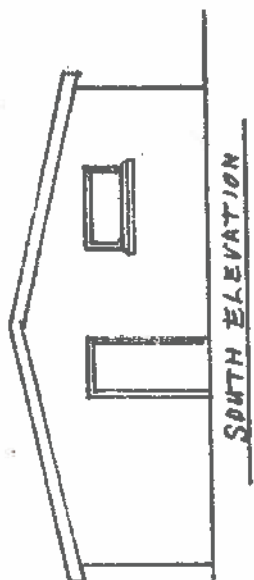
WEST ELEVATION



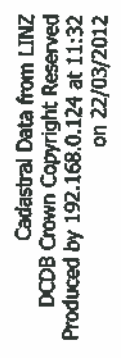
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



RecordNo CRC000084.1

Type Consent

Source Review Conds

PermitType Water Permit

FileNo CO6C/15814

ClientID 13720

ClientName P D & A G Bagrie

To to take groundwater via bore M35/4778 at or about map reference NZMS 260 M35:768-614 for irrigation of up to 35 hectares.

Location Cnr Main Drain & Bradleys Rds, OHOKA

Status Current

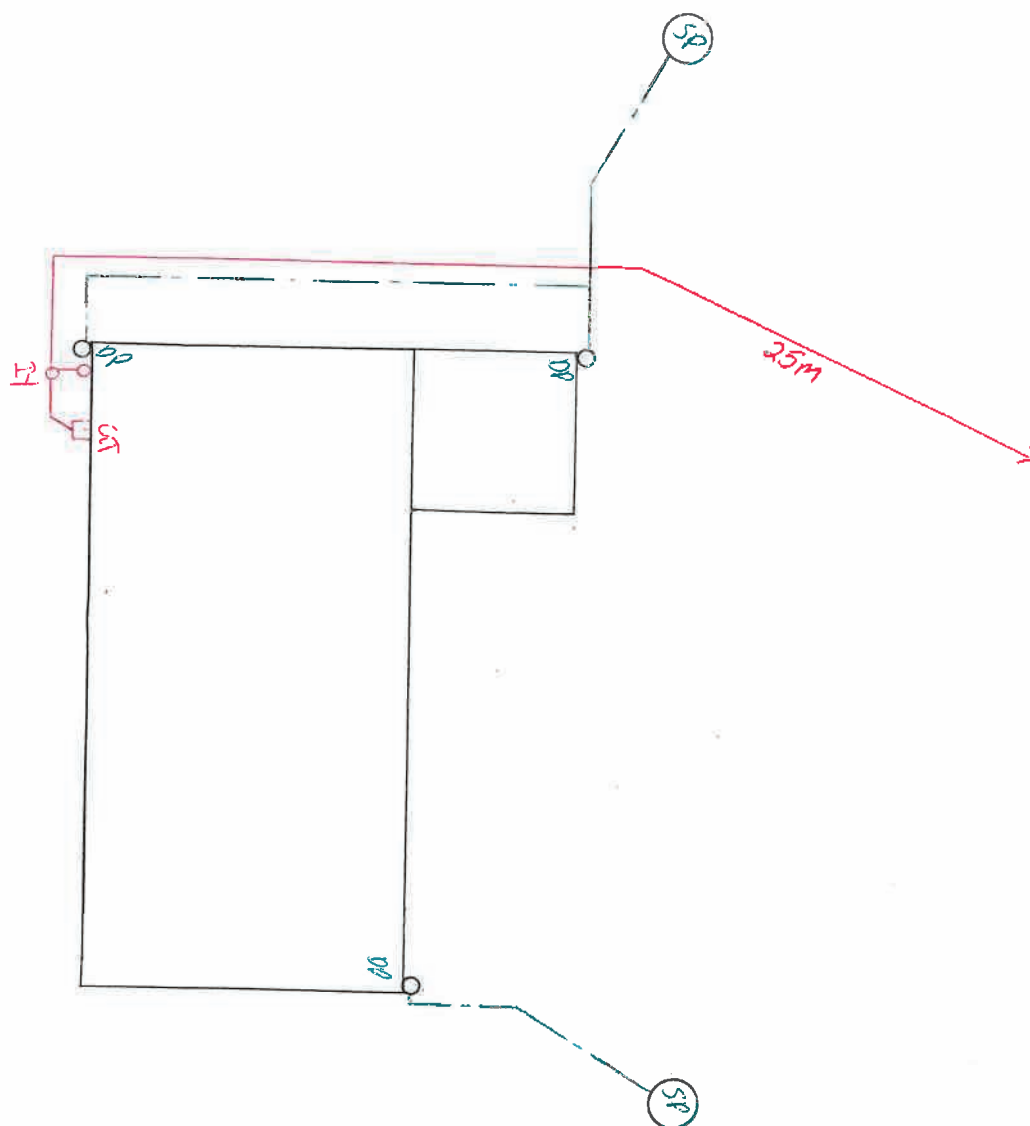
Events 07/Oct/2001 Given Effect To
08/Oct/2001 Lapse Date if not Given Effect To
08/Nov/2007 Notice of Review takes effect
29/Sep/2034 Consent Expires

Consent Summary



Subject to the following conditions:

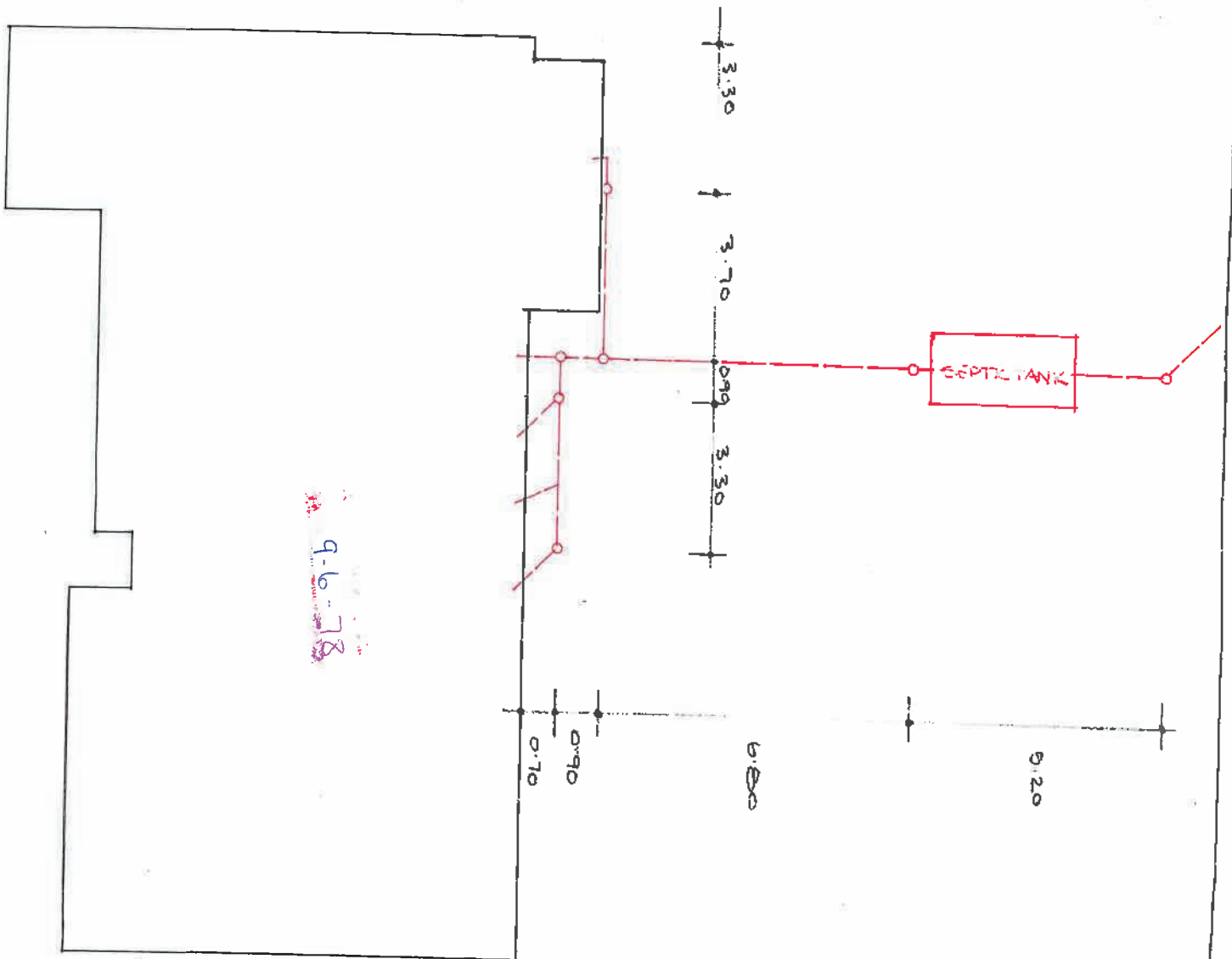
- 1) Whenever the flow in the Ohoka Stream as estimated by the Canterbury Regional Council from measurements at the confluence with the Kaiapoi River, at or about map reference NZMS 260 M35:7621-6092 for any 24 hour period ending at noon is:
 - (a) Either
 - (i) 800 litres per second or greater; or
 - (ii) equal to or greater than the sum of 300 litres per second plus the total abstractions authorised by permits which come within the category of "A" permits as defined by the Proposed Waiamakariri River Regional Plan; or
 - (iii) greater than 300 litres per second and less than 800 litres per second and all water permit holders who are subject to minimum flow restriction whenever the flow in the Ohoka Stream is at or less than 300 litres, are adhering to a water sharing regime that restricts the total rate of abstraction from Ohoka Stream whenever the flow is at or above 300 litres per second; then the maximum rate at which water is taken from bore M35/4778, 200 millimetres diameter and 10.7 metres deep, during the next 24 hours, shall not exceed 20 litres per second, with a daily volume not exceeding 864 cubic metres per day and a total maximum volume not exceeding 12,096 cubic metres in the period of 14 consecutive days.
 - (b) Greater than 300 litres per second and less than 800 litres per second, except where (a) (ii) or (iii) applies, the maximum rate of take during the next 24 hours shall be equal to the rate shown on the vertical axis on the attached graph that corresponds to that flow on the horizontal axis, by reference to the diagonal line.
 - (c) At or less than 300 litres per second, then the maximum rate at which water is taken during the next 24 hours, shall not exceed 13.8 litres per second, with a volume not exceeding 596 cubic metres.
- 2) When requested in writing by the Canterbury Regional Council, the rate at which water is taken shall be measured to within an accuracy of 10 percent, and the measurement and the hours during which water is taken shall be recorded. A copy of the records shall be provided to the Canterbury Regional Council in accordance with the request.
- 3) The Canterbury Regional Council may, on the last working day of June each year, 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) Complying with the requirements of a relevant rule in an operative regional plan.
- 4) 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.
- 5) The taking of water in terms of this permit shall cease for a period of up to 48 hours on notice from the Canterbury Regional Council, to allow measurement of the flow in the Ohoka Stream.



LEGEND: SEWER ——— STORMWATER ———		DRAINAGE PLAN
SCALE: 1/100	DRAWN BY: M. EDER	
NAME: MR & MRS MAGRE		JOB NO: 20049603
ADDRESS: 97A BRADLEY'S ROAD, OHOKA		VALVE:
DRAWN BY:		INSPECTED: Norm Cathcart
		DATE DRAWN: 9.10.06

WAIMAKARIRI DISTRICT COUNCIL

215 High Street
Private Bag, Rangiora, New Zealand.
Phone (03) 313-6136, Fax (03) 313-4432.



WAIMAKARIRI DISTRICT COUNCIL		Legend	--- SEWER --- S/W	DRAINAGE PLAN	
Name <u>BAGRIE</u>		Scale 1:100		Job No	
Address <u>BOUNDARY ROAD MANDEVILLE</u>				Val. No <u>21710-721-00</u>	
Drainlayer				Inspected <u>9-6-78</u>	
				Date DWN <u>9-7-78</u>	



The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
DCDB Crown Copyright Reserved
Produced by 192.168.0.124 at 11:49
on 22/03/2012

Our Reference: DDS-06-05-02-11/ 081015033506
Valuation: 2174001000

22ND July 2008

P Bagrie
474 Bradleys Road
RD 2
KAIAPOI

Dear Peter

POULTRY FARMING OPERATION AT OHOKA

**PLAN CHANGE 11- EFFLUENT SPREADING AND INTENSIVE FARMING
DATABASE**

In November 2007 the Waimakariri District Council notified Plan Change 11. This plan change introduces as a method, a database that is intended to identify persons in the district who carry out an intensive farming operation.

We have identified from our records that you are carrying out an intensive farming operation, and we wish to invite you to join this database. This database is a council initiative, which will address the potential conflicts that arise between intensive farming operations and the increase of dwellings in the rural areas.

The database has been created to protect intensive farming operators from potential reverse sensitivity issues arising from adjoining neighbours. Being part of this database will help your operation to become better protected. If you do not become part of this database, it will mean the setback rules will not apply, and your operation will not be able to rely on the District Plan from encroachment of new development. Please complete the intensive farming survey and identify exactly on the map where your sheds are.

Please do not hesitate to myself at the Council on 03 313 6136 if you would like to clarify anything in relation to this.

Yours faithfully

Matt Robinson
PLANNING OFFICER

 Australian/New Zealand Standard 1596:1997 LP Gas Storage and Handling and Supplement 1 (1994) Sling of LP Gas Automotive Outlets.

Farms and Dwellinghouses

31.16 Permitted Activities

Any land use is a permitted activity if it:

- i. is not otherwise listed as a discretionary activity (restricted) under Rule 31.18;
- ii. complies with the conditions under Rule 31.16.1; and
- iii. complies with all the conditions and provisions for permitted activities in this and all other chapters.

31.16.1 Conditions

Intensive Farming

31.16.1.1 The notional boundary of any dwellinghouse shall be set back from any established intensive farming activity, except for any intensive farming activity on the same site or in the same ownership, in accordance with Table 31.4.

31.16.1.2 Any intensive farming activity shall be set back from the Mapleham Rural 4B Zone or any Residential Zone and the notional boundary of any legally constructed dwellinghouse except for any dwellinghouse on the same site or in the same ownership, in accordance with Table 31.4.

31.16.1.3 Distances from any intensive farming activity shall be measured from the edge of any permanent building, enclosure or yard in which animals or poultry are held, or in which any compost is produced, stored or used.

31.16.1.4 Compliance with the separation distances as set out in Table 31.4 shall be met for all new dwellinghouses, located within 750 metres of a piggery, 300m of a poultry operation or 100 metres of a cattle operation, from intensive farming operations detailed in the Council's 'Intensive Farming Operation' database.

Table 31.4: Separation Distances Between Intensive Farming Activities, and Dwellinghouses or the Residential Zones/Mapleham Rural 4B Zone

Intensive Farming Activity	Units of Production (see Chapter 1: Definitions)	Separation Distances from the Notional Boundary of any Dwellinghouse or Residential Zone/Mapleham Rural 4B Zone (m)
Figgy (P value)	150 to 500	200m
	501 to 3000	500m, or unit of production to the nearest 50 x 0.25m, whichever is the greater, to a maximum of 750 metres
Poultry – including egg and broiler production (number of birds)	500+	300m
Cattle (number)	50 to 100	100m

Farm Effluent Treatment Systems

31.16.1.5 The distance between any farm effluent treatment and storage activity and any dwellinghouse on the same site shall be not less than 20m.

31.16.1.6 No dwellinghouse, except where it is provided for by Rule 31.16.1.5, shall be situated within 150m of any farm effluent treatment or storage activity, including ponds for farm liquid waste disposal.

31.16.1.7 No farm effluent treatment or storage facility, including any effluent ponds for on-farm liquid waste disposal or compost produced from solids screened from effluent produced on site, shall be situated within 300m of the Mapleham Rural 4B Zone or any Residential Zone, or within 150m of any dwellinghouse legally established, except where provided for by Rule 31.16.1.5.

31.16.1.8 Distances from any farm effluent treatment or storage facility shall be measured from the edge of the facility, structure, pond, or land used for treatment purposes, and from or to the notional boundary of any dwellinghouse.

Farm Effluent Application to Land

31.16.1.9 Minimum separation distances between any application of liquid farm effluent onto land and any dwellinghouse, the Mapleham Rural 4B Zone boundary, or Residential Zone boundary, shall be as set out in Table 31.5.

Table 31.5: Minimum Separation Distances (m)

	Application of effluent stored Antiseptically for More than 48 hours	Application of Effluent stored for Less than 48 hours or an Anaerobic Lagoon	Subsided Injection or from an Anaerobic Lagoon	Application of effluent from Tertiary Treatment Systems
From any Residential 1, 2, 3, 5 or 7 Zone	2000	1500	500	400
From the Mapleham Rural 4B Zone, any Business 1 or 2, or Residential 4A or 4B Zone	1000	500	200	150
From any dwellinghouse in a Rural Zone on a separate site	500	250	150	125
From any dwellinghouse on the same site	20	20	20	20

31.16.1.10 Compliance with the separation distances as set out in Table 31.5 shall be met for all new dwellinghouses from any application of liquid farm effluent detailed in the Council's 'Liquid Farm Effluent Spreading' database.

31.16.1.11 Distances from any application of liquid farm effluent onto land, whether or not the effluent originates from the site on which it is being disposed, shall be measured from the outermost point of wetted area resulting from the application closest to the zone boundary or dwellinghouse.

31.16.2 Exemptions

31.16.2.1 Minimum separation distances between any application of liquid farm effluent onto land and any dwellinghouse, the Mapleham Rural 4B Zone boundary, or Residential Zone boundary, is exempt from complying with Table 31.5 where the application of liquid farm effluent, identified within the Council's 'Liquid Farm Effluent Spreading' database, occurs at a frequency of two or less times per annum, over the site, for a period not exceeding 4 days in total.

31.17 Controlled Activities

31.17.1 The erection of a dwellinghouse on a site or allotment created by a subdivision approval prior to 17 July 2007 that cannot meet Rules 31.16.4 and 31.18.10 and the setbacks in Tables 31.4 and 31.5 is a controlled activity provided a minimum 150 metre setback from the intensive farming activity or liquid farm effluent spreading can be met, or where the site or allotment is affected on two boundaries, a minimum 150 metre setback from one boundary and a minimum 70 metres setback from the other boundary can be met.

In considering any application for a resource consent under Rule 31.17.1 the Council shall, in granting consent, and in deciding whether to impose conditions, exercise its control over the following matters:

- consideration of the prevailing wind direction;
- tree planting for screening;
- the use of internal air-conditioning; and
- the conditions for permitted activities (Rules 31.1 and 31.16).

31.17.2 An application for resource consent under Rule 31.17.1 shall be considered without the need to obtain the written approval of affected persons in accordance with section 95A(2)(a) of the Resource Management Act 1991.

NOTE: Notwithstanding Rule 31.17.1 the Council still has the right to refuse an application where it considers that special circumstances exist in terms of section 95A(4) of the Act.

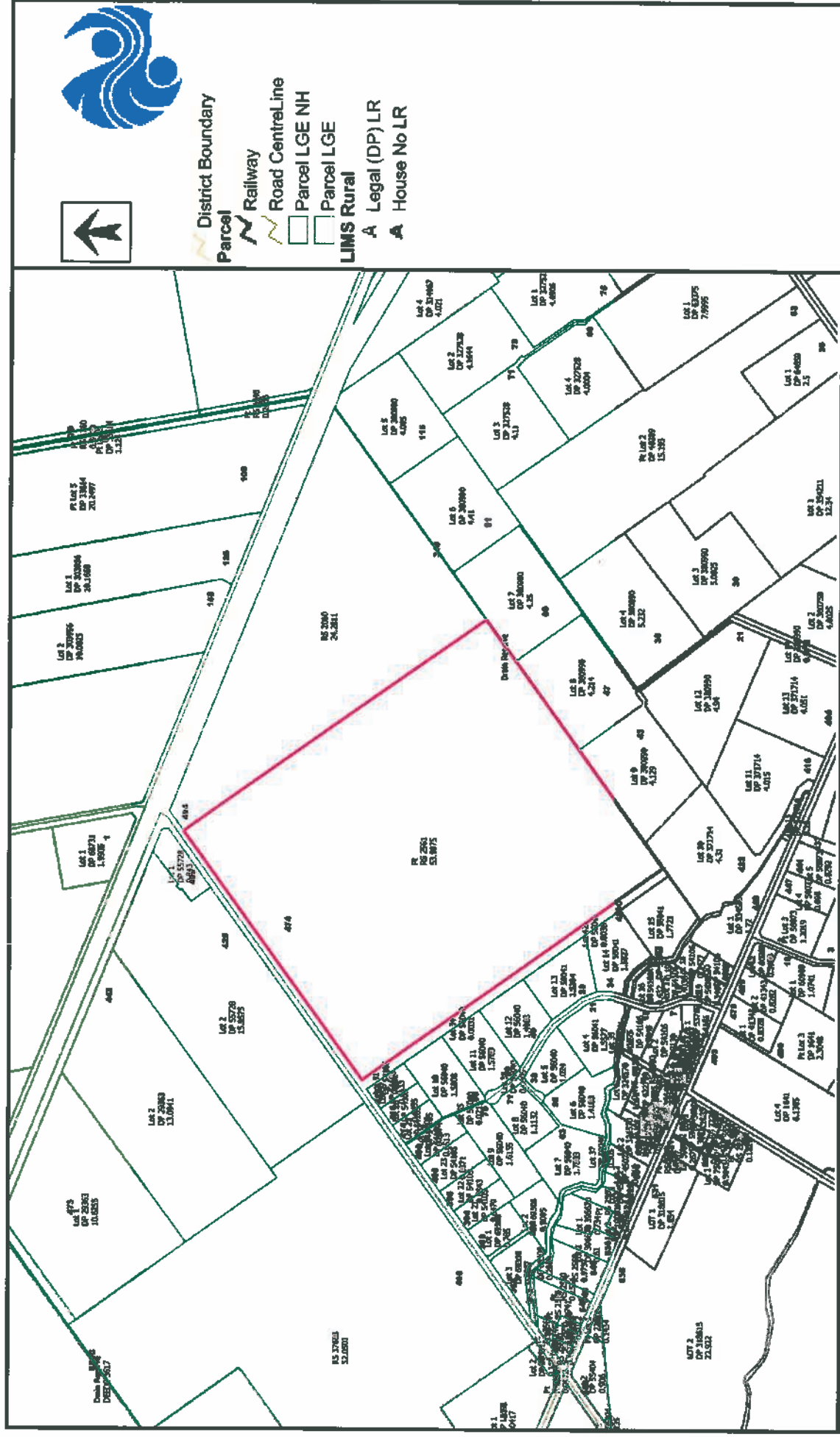
31.18 Discretionary Activities (Restricted)

31.18.1 Any activity which does not comply with one or more of Rules 31.16.1.1 to 31.16.1.11 or Rule 31.17.1 shall be a discretionary activity (restricted), except where exempted under Rule 31.18.2.1.

In considering any application for a resource consent under Rule 31.18.1, the Council shall, in deciding whether to grant or refuse consent, and in deciding whether to impose conditions, restrict the exercise of its discretion to the following matters:

- conditions for permitted activities (Rule 31.16.1);
- management practices, and design and siting of buildings, structures and landscaping to mitigate anticipated environmental effects;
- effects on the characteristics of adjoining zones as set out in Objective 14.1.1 and Policies 12.1.1.3, 12.1.2.1 to 12.1.2.3, 16.1.1.1, 16.1.1.5, 17.1.1.2 and 17.1.1.3;
- effect on the characteristics of the zone within which the activity occurs as set out in Objective 14.1.1 and Policies 12.1.1.3, 12.1.2.1 to 12.1.2.3, 16.1.1.1, 16.1.1.5, 17.1.1.2 and 17.1.1.3;
- effect on surface and groundwater quality;
- land use in the surrounding area;

- vii. provision of esplanades;
 - viii. effects arising from localised flooding;
 - ix. effects on wahi taonga and mahinga kai; and
 - x. reverse sensitivity effects.
- 31.18.2 The establishment of any intensive farming activity involving one or more of the following shall be a discretionary activity (restricted):
- Pigs with an estimated unit of production (P value) of greater than 3000.
 - Poultry with an estimated unit of production of greater than 80,000 birds.
 - Cattle with an estimated unit of production of greater than 700 animals.
 - Utilisation of animals other than pigs, poultry or cattle which has an anticipated gross average production of effluent exceeding 180 litres per day (approximately 180 litres of effluent = 30 milking sows = a P value of 150).
 - The production of more than 1000kg of compost per week, other than compost produced from solids screened from effluent produced on the site.
- In considering any application for a resource consent under Rule 31.18.2 the Council shall, in deciding whether to grant or refuse consent, and in deciding whether to impose conditions, restrict the exercise of its discretion to the following matters:
- i. conditions for permitted activities (Rule 31.16.1);
 - ii. effects on the characteristics of adjoining zones as set out in Objective 14.1.1 and Policies 12.1.1.3, 12.1.2.1 to 12.1.2.3, 16.1.1.1, 16.1.1.5, 17.1.1.2 and 17.1.1.3;
 - iii. effect on the characteristics of the zone within which the activity occurs as set out in Objective 14.1.1 and Policies 12.1.1.3, 12.1.2.1 to 12.1.2.3, 16.1.1.1, 16.1.1.5, 17.1.1.2 and 17.1.1.3;
 - iv. effects on surface and ground water quality;
 - v. management practices in relation to effluent disposal, odour control, disease control, elimination of nuisance conditions, and design and siting of buildings, structures and landscaping to mitigate anticipated environmental and public health effects;
 - vi. planned growth of the activity, including intensive farming, farm effluent treatment, or effluent application;
 - vii. the production characteristics including type of feed given to the animals and processes to deal with any effluent;
 - viii. provision of esplanades;
 - ix. effects from localised flooding;
 - x. effects on wahi taonga and mahinga kai; and
 - xi. effects on the roading network including access to the site.



The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
DCDB Crown Copyright Reserved
Produced by 192.168.0.104 at 16:34
on 14/03/2012

RECYCLING/WHEELIE BINS

Eligible / Occupied properties in the kerbside recycling contract areas have recycling wheelie bins allocated. The standard bin size is 240 litres, some property owners have elected to have smaller bins. Recycling is collected fortnightly, not weekly.

There is a cost to have the allocated recycling bin replaced or swapped for a larger or smaller bin.

We recommend that you confirm that the wheelie bin has not been removed from the property that you are purchasing, and ensure that the size of the bin is sufficient for your recycling needs.



Land Information Memorandum

Application

GERARD STARK	No.	L120551
PATTLE DELAMORE PARTNERS LIMITED	Application date	14/03/12
P O BOX 389	Issue date	23/03/12
CHRISTCHURCH 8015	Phone	03 363 3115
CLIENT: C02602100	Fax	03 363 3101

Property

Valuation No.	2174000100
Location	494 BRADLEYS ROAD, OHOKA
Legal Description	RS 2010 BLK X RANGIORA SD
Owner	BAGRIE PETER DALE : BARGIE ANTHEA GAYE
Area (hectares)	24.2811

Rates

Government Valuation	
Land	\$ 1,025,000
Capital Value	\$ 1,125,000
Improvements	\$ 100,000
Date of Last Revaluation	1/7/08

Current Rates Year 2011 to 2012

Annual Rates	\$2,785.85
Current Instalment	\$ 696.45
Current Year - Outstanding Rates	\$
Arrears for Previous Years	\$
Next Instalment Due	20/05/12

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

Planning/Resource Management

WAIMAKARIRI DISTRICT PLAN

The Waimakariri District Plan is the operative planning document for the district. All land uses, development and subdivision must comply with its provisions.

The zoning for this property in the District Plan is Rural, see attached plans.

Copies of the District Plan are available at Council Service Centres and Libraries for any further planning information required.

BUILDING LINE SETBACK - 100 m from the Cust Main Drain
- 10 m from any open public drain

Land Use on Contiguous Properties**Proposed Private Plan Change 17 – land to the south east of 494 Bradleys Rd**

See attached information.

Building

No information located.

Sewer and Water

Sewer No Council supply available

Water No Council supply available, well plan attached.

No other information located.

Land and Building Classifications

No information located.

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

Compliance with Fencing of Swimming Pools Act 1987

No pool registered to this property.

Land Transport Requirements

No information located.

Special Land Features

Wind Zone High.

Earthquake Zone 2

Snow Load Zone 4.

Hazard Identification **Public Drain**

There is an open public drain running along the south eastern boundary of this property, see attached plan.

Licences/Environmental Health

No information located.

Network Utility Operators

Contact Mainpower for power availability.

Contact Telecom for phone availability.

Other Information

No other information located.

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.

2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.)
4. It is in your interests to locate the boundary pegs by discovery or redefinition before purchasing the property.
5. Property purchasers should ensure particularly with newly constructed dwellings that the vehicle crossing from the road onto the property is fully formed, in accordance with the Councils' specifications. A check can be made with the Councils Services Help Desk, if any damage is noted, or if the crossing is not completed.
6. Any subdivision or other further development on this property which requires a new connection or an increased level of usage of Council provided services may be subject to the Council's development contributions policy, ie additional charges may be payable. Council services may include water supply, sewerage, stormwater drainage, reserves, roading and community infrastructure.
7. As from 30/11/04 it is an offence under the Building Act 2004 Section 364 for a residential property developer to transfer a household unit without a code compliance certificate. This transfer includes either the sale of the unit or allowing a purchaser to have possession of the unit. A residential property developer means a person, who in trade, does any of the following things in relation to a household unit for the purpose of selling the household unit: builds the household; or, arranges for the household unit to be built; or, acquires the household unit from a person who built it or arranged for it to be built. The residential property developer and purchaser can agree, using Form 1 of the Building (Forms) Regulations 2004 (<<http://www.building.govt.nz/uploads/2004385.pdf>>) that Section 364 does not apply.
8. Open fires and log burners may be banned from use without a resource consent by 1 May 2010 or after the sale of a house, whichever comes first in the Rangiora and Kaiapoi Clean Air Zone Refer to Environment Canterbury's website www.ecan.govt.nz/air or phone 0800 324 636 for further information.

Name: 

Date: 23/03/12

Signed on Behalf of Council

DEBBIE CAMPBELL - PROPERTY INFORMATION OFFICER

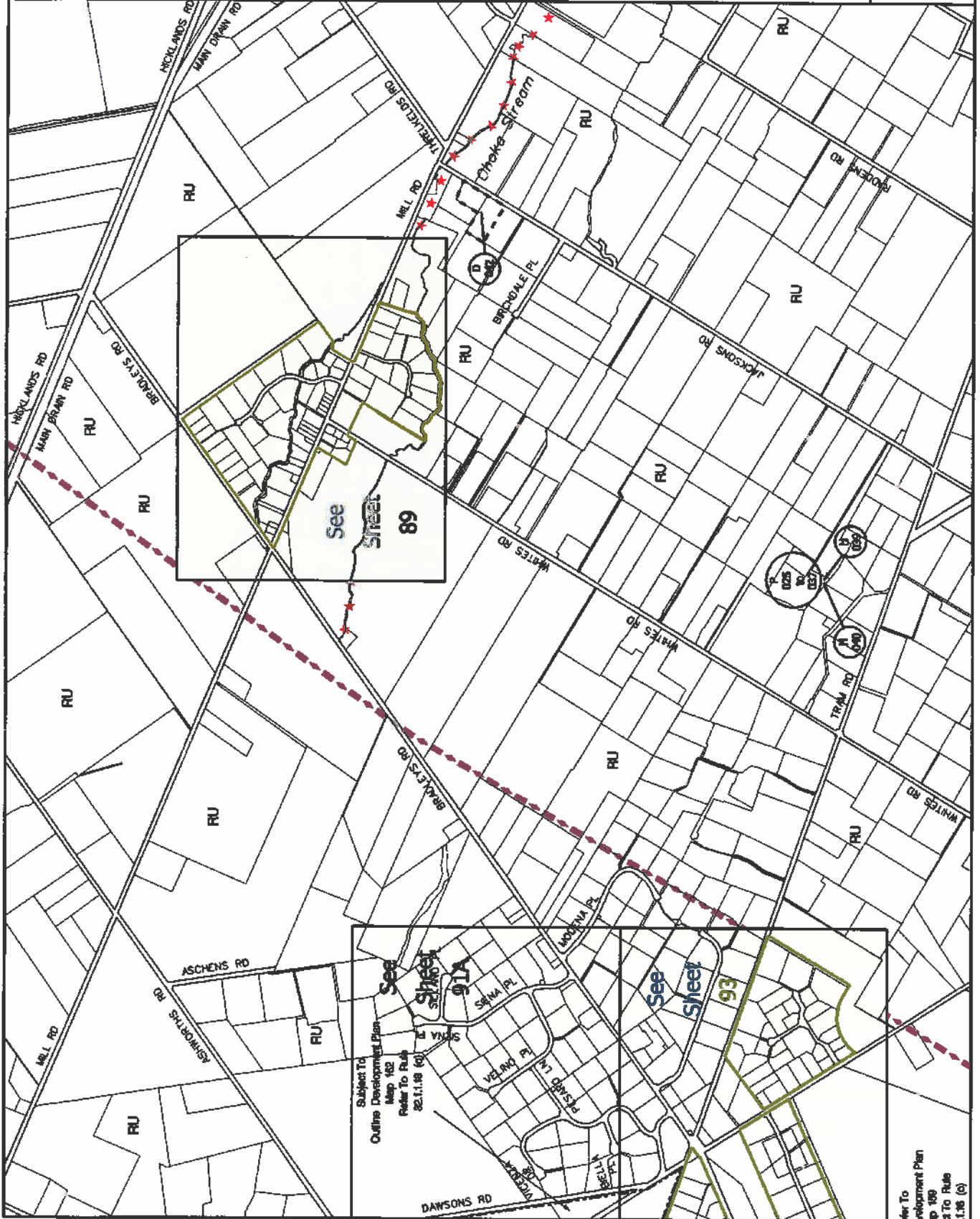
NOTE:
Disclaimer - refer to map legend sheet



0 200 400 600
Scale 1:25,000 (A4)

4.5	34	35	106	117	47
56	90	91	89A	89	58
	92	93		57	92
				84	95
66	67	68			



























57



See To
Vegetation Plan
Map 102
Refer To Rule
1.16 (c)

Subject To
Outline Development Plan
Map 102
Refer To Rule
1.16 (c)

RURAL LEGEND (Sheets 1 to 76)

	Zone Business 2		Designations		River Reaches subject to esplanade provisions
	Zone Rural		Heritage Sites		Limited Access Road
	Subdivision Constraint		Vegetation and Habitat Sites		Coastal Marine Area boundary
	Localised Flooding Area		Notable Plant Sites		Average Noise Exposure Contours; Christchurch International Airport
	Outstanding Landscape - Ashley Gorge		Archaeological Sites	50	Noise Level in dBA Ldn
	Outstanding Landscape - Core		Waahi Tapu / Waahi Taonga		Waimakariri District boundary
	Outstanding Landscape - Buffer		Transpower High Voltage Lines		Area Covered by 1:7,500 scale
	Prominent Ridges	Note:	These notations do not necessarily indicate the precise position of the Site, nor relate to the size of any Site.	NOTE: The planning maps are produced in colour and are intended to provide accurate and adequate information as at the date of publication and at the scale at which they are published. The Waimakariri District Council will not accept liability to any person or entity arising out of any reliance in part or full, by such person or entity upon any of the contents of the planning maps for any purpose in circumstances where they are reproduced in a way that alters the scale, and / or colour or any other detail of the maps, and the information contained therein.	
	Goat control area		Vegetation & Habitat Sites; - V159 Oxford Conservation Area Vegetation & Habitat Sites; - V160 Mt Thomas Forest Vegetation & Habitat Sites; - V161 Pukeataraiki Forest		
	See Rule 23.1.1.16 for goat control (includes Outstanding Landscape areas)				
	Transit New Zealand Designation				
	Trans Rail Designation				



WAIMAKARIRI DISTRICT COUNCIL

PRIVATE PLAN CHANGES P017

OHOKA PLAN CHANGE GROUP

MILL ROAD

OHOKA

RESOURCE MANAGEMENT ACT 1991

NOTIFIED: 14 January 2012

Proposed Private Plan Change P017 has been initiated by the Ohoka Plan Change Group seeking to rezone all of 358 Mill Road (Lot 1 DP 360758), 362 Mill Road (Lot 2 DP 360758), 404 Mill Road (Lot 13 DP 371714), 416 Mill Road (Lot 11 DP 371714), 422 Mill Road (Lots 10 DP 371714), 428 Mill Road (Lot 15 DP 371714), 448 Mill Road (Lot 1 DP 334593), 19 Threlkelds Road (Lot 1 DP 354211), 35 Threlkelds Road (Lot 1 DP 64859), 53 Threlkelds Road (PT Lot 2 DP 48288), 1 Kintyre Lane (Lot 14 DP 380990), 21 Kintyre Lane (Lot 12 DP 380990), 30 Kintyre Lane (Lot 3 DP 380990), 38 Kintyre Lane (Lot 4 DP 380990), 43 Kintyre Lane (Lot 9 DP 380990), 47 Kintyre Lane (Lot 8 DP 380990), 69 Kintyre Lane (Lot 7 DP 380990), and 91 Kintyre Lane (Lot 6 DP 380990). The rezoning covers an area of approximately 85.2ha located at Ohoka adjoining Mill Road to the South and Threlkelds Road to the east, incorporating Kintyre Lane. The proposed Private Plan Change will rezone the area from Rural to Residential 4A. To enable this Private Plan Change P017 introduces a new Outline Development Plan to the District Plan, amendments to the associated planning maps and amendments to Chapters 18, 31, 32 and 33. The changes proposed are:

- The Insertion of new District Plan Map 160 (Mill Road, Ohoka Outline Development Plan);
- The amendment to District Plan Maps 57 and 89 to give effect to the proposed rezoning;
- The amendment of Policy 18.1.1.9 to include the area of this proposed Private Plan Change within the Ohoka settlement limits;
- The amendment of Table 31.1 to provide for a 10m structure setback from Mill Road and Threlkelds Road;
- The Insertion of new Rule 32.1.1.15 to provide for a maximum number of residential allotments;
- The addition of new clause "I" to Rule 32.1.1.21 to make reference to proposed District Plan Map 160;
- The insertion of new Rule 32.1.1.35 to restrict access for all new allotments to the Kintyre Lane right of way;
- The amendment of existing Rules 33.1.1, 33.1.4, 33.1.5 and 33.2.1 to refer to new Rule 33.1.6; and
- The insertion of new Rule 33.1.6 to set esplanade requirements for the Ohoka Stream (North Branch) from Keetty Place to the crossing with Mill Road.

The proposed Private Plan Change P017 application is available at the following Council Service Centres:

- Rangiora Service Centre, 215 High Street, Rangiora;
- Kaipoi Service Centre, 24 Sewell Street, Kaipoi; and
- Oxford Service Centre/Library, 34 Main Street, Oxford.

Copies can also be viewed online on the Council's website www.waimakariri.govt.nz and at the Rangiora Library, 138 Percival Street, Rangiora and Kaipoi Library, 9 Cass Street, Kaipoi.

Any person may make a submission on this Private Plan Change. Submissions must be in writing and in the prescribed form (Form 5) in the Resource Management (Forms) Regulations 1991 or similar. Forms are available from the Council Offices listed above and on the Council's website.

Once all submissions have been received, the Council will prepare and publicly notify a summary of the submissions. All the submissions will be available for public inspection. There will be an opportunity for anyone to make a further submission in support of, or in opposition to, any of these submissions. A Council hearing will then be arranged to consider all submissions, and decisions will be made. Anyone who has made a submission will have the right to attend the hearings and present his or her submission. Generally, anyone who has made a submission also has the right of appeal against a Council decision to the Environment Court.

Note: This Private Plan Change requests has no effect until the Council makes any changes to the District Plan operative in relation to these requests.

Submissions will close at 5.00 p.m. on Monday, 13 February 2012 at any Council Service Centres listed above. Submissions may also be lodged on the correct form via the Council's website.

If you have any questions in relation to the above, please contact the Planning Officer, Garry Blay, at the Rangiora Service Centre on 03-311-8900 ext: 8886.

Dated at Rangiora this day 13 January 2012.

Victoria Caseley
DISTRICT PLAN MANAGER



OUTLINE DEVELOPMENT
PLAN AREA

EXISTING ROAD

LOCAL ROAD

URBAN COLLECTOR ROAD

PROPOSED ROAD DESIGN

PEDESTRIAN
CYCLEWAY ACCESS

ESPLANADE/ LOCAL
PURPOSE RESERVE

STORMWATER
MANAGEMENT AREA

NO THROUGH ACCESS ON
EXISTING RIGHT OF WAY
FROM NEW LOTS CREATED
BY SUBDIVISION

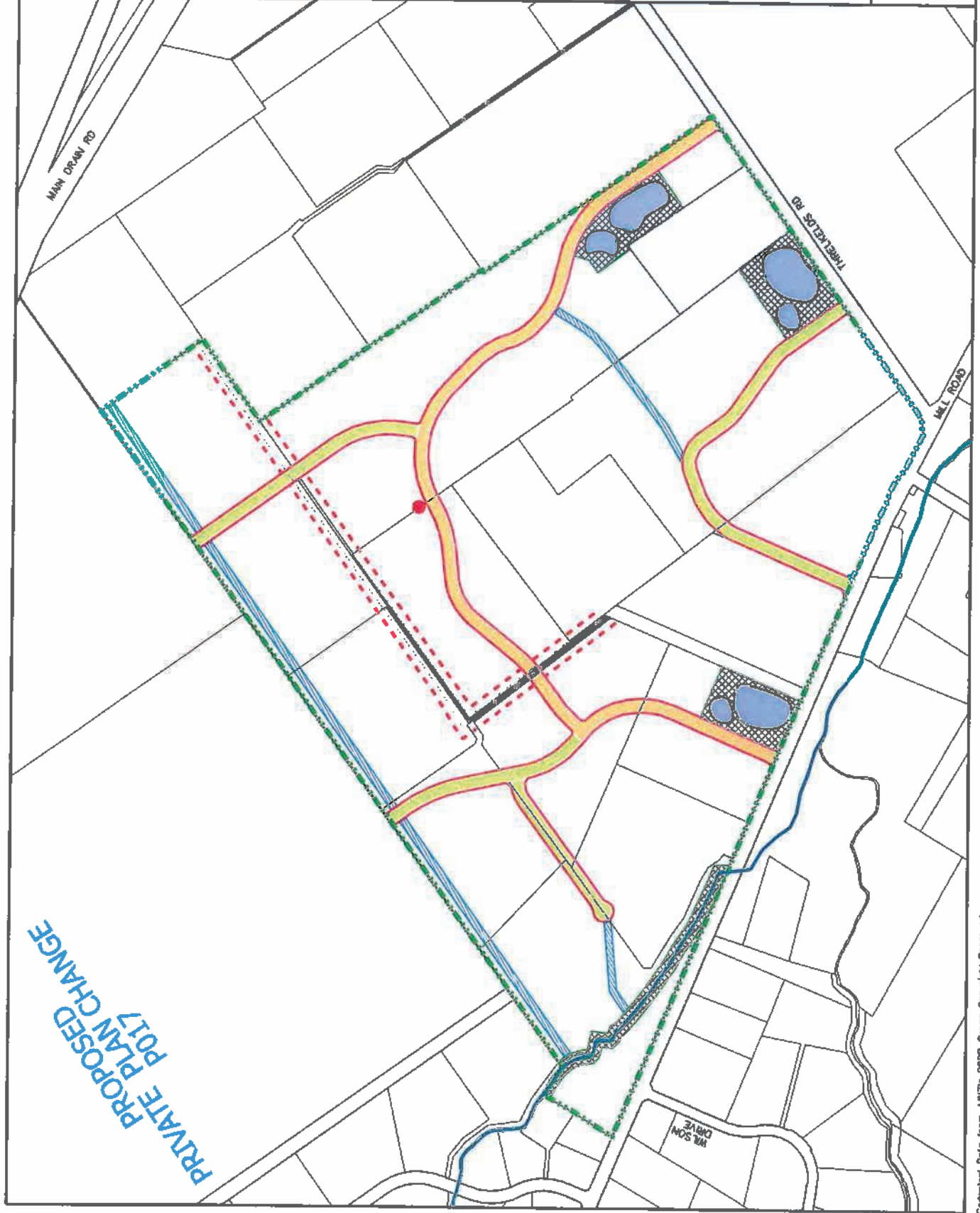
PUMP STATION

NOTE:
Declinator - refer to map legend sheet



0 75 150 225
Metres
Scale 1:7,500 (A4)

Mill Road, Ohoka
Outline Development Plan
160

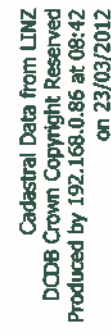


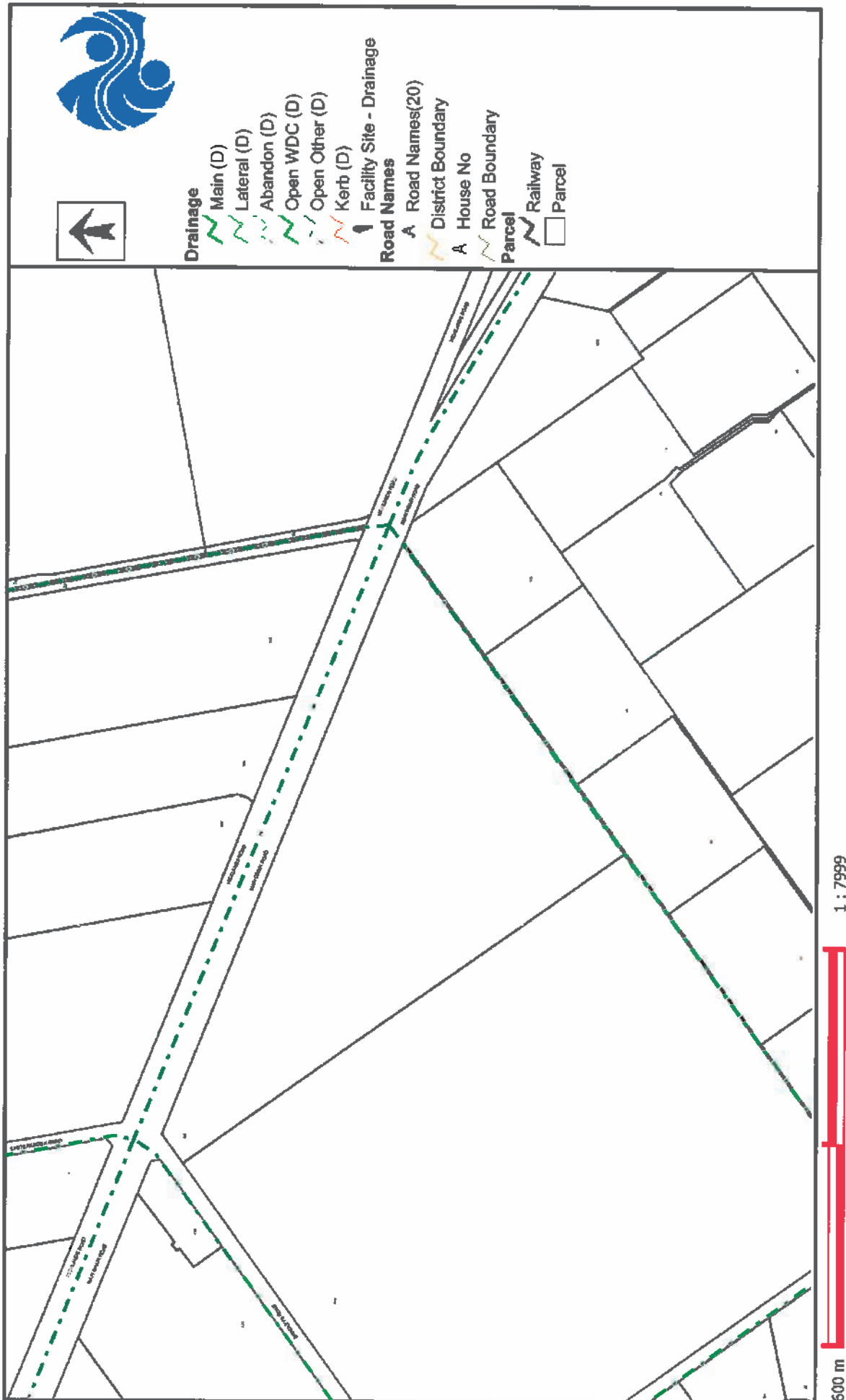


The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
 DCD6 Crown Copyright Reserved
 Produced by 192.168.0.86 at 08:40
 on 23/03/2012

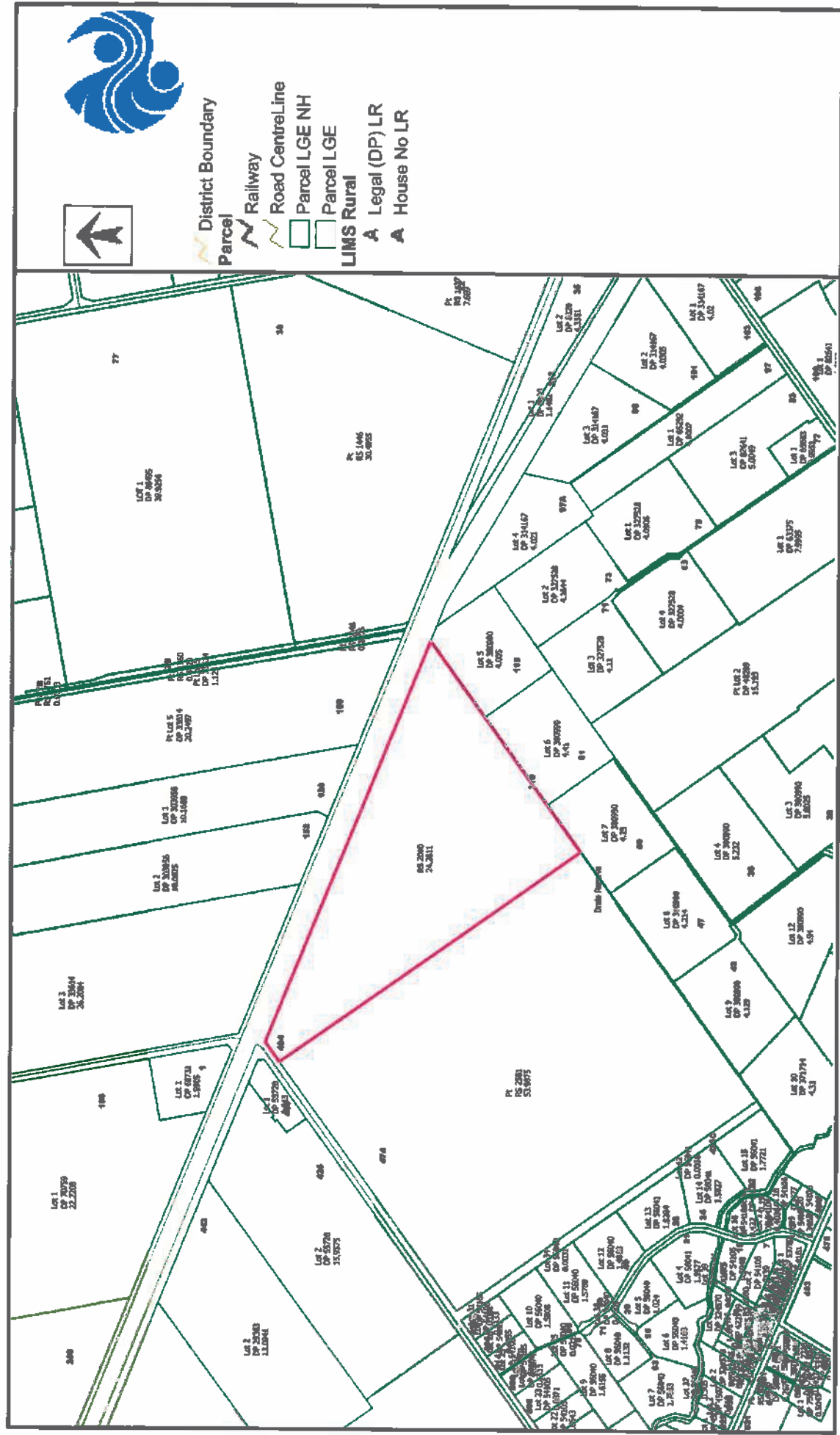




The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
DCDB Crown Copyright Reserved
Produced by 192.168.0.86 at 08:43
on 23/03/2012



The user of the information has the responsibility to pothole and confirm the exact location of the service. When excavating in the vicinity of any Council service, the contractor will be held responsible for all damage to Council property.

The accuracy of the plan is not guaranteed. Measurements shown are subject to reasonable tolerance and have been provided from the Council records. Photocopying will alter scale measurements. The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown on this plan.

Cadastral Data from LINZ
CCDB Crown Copyright Reserved
Produced by 192.168.0.104 at 16:35
on 14/03/2012

15 March 2012

Attn: Gerard Stark
Pattle Delamore Partners Limited
P O Box 389
Christchurch 8140

58 Kilmore Street
PO Box 345
Christchurch 8140

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

Customer Services
P. 03 353 9007 or 0800 324 636

www.ecan.govt.nz

Dear Gerard

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

There are currently no LLUR sites located on the land parcel(s) you enquired about.

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

The LLUR does not contain all the information held by Environment Canterbury about a property, and other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

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

Please note: Due to the Christchurch earthquake, Environment Canterbury has limited access to files. Even though we endeavour to keep our electronic files up to date, there may be more information on record that we are unable to provide at this time.

Yours sincerely



Jason McDonald
Advisory Officer

Davina McNickel
Team Leader Contaminated Sites

Encl:

Statement from Environment Canterbury's Listed Land Use Register
Listed Land Use Register Information Pamphlet

Our Ref: IN7C/4-1
Your Ref: 10352