

Land Information Memorandum

Application

Bayleys Whalan & Partners Real Estate Limited	No.	LM2600281
P O Box 142	Application date	17 February 2026
RANGIORA	Issue date	25 February 2026
Client ref : 34850		

Property

Valuation No.	2144002300
Location	24 Canterbury Street ASHLEY
Legal description	LOT 1 DP 459207
Owner	Basil Properties Limited
Area (hectares)	0.248100

Rates

Rating Valuation	
Land	\$450,000
Capital Value	\$790,000
Improvements	\$340,000
Date of Last Revaluation	1 June 2025
Current Rates Year 1st July 2025 to 30th June 2026	
Annual Rates	\$5,502.97
Current Instalment	\$1,375.87
Current Year – Outstanding Rates	\$1,375.87
Arrears for Previous Years	\$0.00
Next Instalment Due	20/05/2026
Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.	

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

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

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

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

Planning/Resource Management**WAIMAKARIRI DISTRICT PLAN**

The Council has undertaken a review of the Operative District Plan and through this process it has developed a New District Plan ('The Partially Operative District Plan') which provides clear objectives, policies and rules on how people use, subdivide and develop land, what and where they can build and what kind of activities they can undertake. The Plan also controls any adverse effects an activity could have on the neighbourhood and protects the uniqueness of our district by looking after our heritage, cultural values, outstanding landscapes and coastal environment. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

The period for lodging appeals against decisions on the Partially Operative District Plan has closed and the Council released the Appeals Version of the Partially Operative District Plan. Many provisions in Partially Operative District Plan – Appeals Version are now beyond challenge and are operative/treated as operative.

The Operative District Plan (2005) now only applies where a relevant provision in the Partially Operative District Plan remains subject to an appeal.

For more information, please refer to the links below:

<https://www.waimakariri.govt.nz/council/district-development/district-plan>

Please note that if you lodge a building consent application, the Council will assess your project against the District Plan rules that apply at the time. If your proposed activity doesn't need a building consent, please contact the Council's Duty Planner by email duty.planner@wmk.govt.nz to find out if any new rules apply to your proposal or site.

Link to find out the zoning and rules in the 'Partially Operative District Plan- Appeals Version (2025)':

<https://waimakariri.isoplan.co.nz/draft/>

Link to find out the zoning and rules in the District Plan (Operative 2005):

<https://waimakariri.isoplan.co.nz/eplan/>

05/05/2009

RESOURCE
CONSENT
RC095035/6

SUBDIVISION BY WAY OF
BOUNDARY ADJUSTMENT AND
RETAIN ASHLEY HOTEL ON LOT 1,
copy attached. A Certificate of
Conditions was issued 17/05/13, copy
attached.

No other information located

Land Use on Contiguous Properties

Copies of the following resource consents are available.

21, 23, 27 & 29 Wellington Street (Lots 6 & 7 DP 490464 and Lots 3 & 4 DP 495302)

01/07/15 RESOURCE CONSENT RC155149 : INSTALL SEPTIC TANKS.

07/07/15 RESOURCE CONSENT RC155110 : 7 LOT SUBDIVISION OF LOTS 3 & 4 DP 459207.

08/06/16 RESOURCE CONSENT RC165106 : VARIATION TO CONDITIONS IN RC155110.

21 Wellington Street (Lot 4 DP 459207)

02/01/15 RESOURCE CONSENT RC145658 : RELOCATE DWELLING AND INSTALL SEPTIC TANK.

No other information located.

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Building

03/07/1963	<u>BUILDING PERMIT</u>	ALTERATIONS – HOTEL LOUNGE.
09/02/1967	<u>BUILDING PERMIT</u>	ALTERATIONS TO HOTEL.
05/08/1994	<u>BUILDING CONSENT</u> <u>BC940812</u>	ALTERATIONS TO TOILETS AND BATHROOM. A Code of Compliance Certificate was issued 29/03/2000, copy attached.
29/03/2012	<u>BUILDING CONSENT</u> <u>BC120524</u>	INSTALL A WOODSMAN TARRAS MK11 FREESTANDING LOGBURNER - Clean Air 120925. A Code of Compliance Certificate was issued 11/05/2012, copy attached.
02/11/2011	<u>BUILDING CONSENT</u> <u>BC111440</u>	REPLACEMENT SEPTIC TANK & EFFLUENT DISPOSAL SYSTEM. A Code of Compliance Certificate was issued 08/07/2014, copy attached.

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

Copies of plans located in the Council's file for this property are attached.

Sewer and Water

Sewer No Council service available.

Field Service Report of 12/09/18, copy attached.

Effluent Disposal System Producer Statement, copy attached.

Effluent Disposal System Design Information, copy attached.

Environment Canterbury Resource Consent CRC120583, copy attached.

Water Water Available - HURUNUI WATER – plan attached.

Water rates for this property are included in the rates charged by the Waimakariri District Council. For water supply or service information please contact the Hurunui District Council.

A full chemical analysis of the water supply for this property is available at the following link : <https://www.hurunui.govt.nz/roading-water/water/water-testing-reports>.

Land and Building Classifications

Heritage Site Reference : No Information Located.

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

Compliance with The Building (Pools) Amendment Act 2016

There is no swimming pool or spa pool registered on this property. If there is a swimming pool please go on-line and register it at <https://waimakariri.govt.nz/building-services/swimming-pool-registration>. A Council representative will then contact you to arrange an inspection of the pool and any associated barriers (fencing). If there is a spa pool please check first at <https://www.waimakariri.govt.nz/building-services/i-want-to-build-a.../swimming-and-spa-pools> to determine if it needs to be registered.

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

Vehicle Crossing Requirements

The installation of vehicle crossings is the responsibility of the owner of the property to be accessed; vehicle crossings may not be constructed or Council roading assets (e.g., footpaths, kerb ramps, street trees) impacted without an approved Vehicle Crossing Permit. For further information refer to the Council's Vehicle Crossing Information Pack in the following link: https://www.waimakariri.govt.nz/data/assets/pdf_file/0012/141330/20250721-QD-RDG-Information-002-Vehicle-Crossing-Information-Pack.PDF

Special Land Features

Wind Zone	High
Earthquake Zone	2
Snow Load Zone	4
Other	No information located.

Natural Hazards

The Waimakariri District Council supplies the following information in accordance with Section 44B of the Local Government Official Information and Meetings Act 1987. Section 44B: inserted, on 1 July 2025, by [section 8](#) of the Local Government Official Information and Meetings Amendment Act 2023 (2023 No 41).

The Council has completed a hazard assessment for the District. This includes flood hazard, location of fault lines, areas susceptible to liquefaction, coastal flood depth and tsunami inundation. **People are encouraged to view this information before making a property decision.** Maps and information on natural hazards for the district are available at: [Waimakariri District Natural Hazards Interactive Viewer \(arcgis.com\)](https://www.waimakariri.govt.nz/data/assets/pdf_file/0012/141330/20250721-QD-RDG-Information-002-Vehicle-Crossing-Information-Pack.PDF)

This Land Information Memorandum includes natural hazard information deemed by Waimakariri District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.

Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Environment Canterbury if you would like to enquire about this information.

Coastal Hazards

No additional information located.

Earthquakes

Comprehensive district-scale earthquake fault mapping commissioned by Environment Canterbury has not identified a fault deformation hazard on the property. However, it is possible there are some faults in Canterbury that are yet to be identified because they are not visible at the ground surface. More information on fault deformation is available on

Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

Natural Hazards contd...

Technical report information:

Title: General distribution and characteristics of active faults and folds in the Waimakariri District, North Canterbury

Date: July 2013

Author: D Barrell, J Begg (GNS Science)

Commissioned by: Environment Canterbury

Purpose of report: To map and describe known and suspected faults within Waimakariri District to indicate where fault deformation may occur in future. For use in land use policy and planning, infrastructure planning, emergency management planning and community education.

Study area: Waimakariri District

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1811999>

District-scale liquefaction susceptibility mapping commissioned by Environment Canterbury shows the property is within an area where liquefaction damage is unlikely in future earthquakes. More information on liquefaction is available on Environment Canterbury's liquefaction map at

<https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts

Date: December 2012

Author: H Brackley (compiler)

Commissioned by: Environment Canterbury

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available on Environment Canterbury's liquefaction map at

<https://storymaps.arcgis.com/stories/aa738ffd2e6d42c4b94eb183e218ed97>.

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Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

Natural Hazards contd...**Flooding**

You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>

Landslides

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2009 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. This report can be downloaded from the Environment Canterbury website at <https://www.ecan.govt.nz/document/download?uri=1182107>.

Technical report information:

Title: Earthquake hazard assessment for Waimakariri District

Date: September 2009

Author: M Yetton and I McCahon (Geotech Consulting Ltd)

Commissioned by: Environment Canterbury

Purpose of report: To assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Waimakariri District. For use in infrastructure and emergency management planning.

Study area: Waimakariri District

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1182107>

Subsidence

No additional information located.

Tsunamis

Refer to the Waimakariri District Council's website on the following

link: <https://www.waimakariri.govt.nz/services/emergencies-and-recovery/in-case-of-an-emergency>

Tsunami modelling commissioned by Environment Canterbury shows the property is not affected by flooding in any modelled tsunami scenarios. The modelling considers a range of tsunami sources and events with an average recurrence interval of up to 2500 years. More information is available on Environment Canterbury's tsunami modelling results webapp at <https://experience.arcgis.com/experience/1f01c50c3df84a9b8cd41a0353d24785>.

Technical report information:

Title: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula bays

Date: November 2020

Author: J Roger, C Mueller, X Wang (GNS Science)

Commissioned by: Environment Canterbury

Purpose of report: To model inundation from many different local, regional and distant source tsunamis for average recurrence intervals up to 2500 years. For use in emergency management planning, including creating tsunami evacuation zones.

Study area: Northern Banks Peninsula bays from Godley Head to Le Bons Bay, and northern Pegasus Bay from the Waimakariri River mouth to the Waipara River mouth

Accessible at: <https://www.ecan.govt.nz/document/download?uri=3996252>

Natural Hazards contd...**Volcanic and Geothermal Hazards**

No additional information located.

Wind

No additional information located.

Other

No additional information located.

There are national datasets that could hold relevant information for the property that are not part of Council information. These include:

Natural Hazard Commission (formerly Earthquake Commission) claims at

<https://www.naturalhazardsportal.govt.nz/s/claims-map>

The New Zealand National Seismic Hazard Model (earthquake shaking) at

<https://nshm.gns.cri.nz/HazardMaps>

Earth Science New Zealand's Landslide Database at <https://data.gns.cri.nz/landslides/>

Earth Science New Zealand's National Flood Tool at

<https://niwa.maps.arcgis.com/apps/dashboards/8c1db2b8e37841f29a57a38675388897>

Licences/Environmental Health

No Information located

Liquor Licence LL1366 - Lehleh49 Ltd – Current – expires 20/10/2026.

Food Licence FC0312 – Lehleh49 Ltd - Current – expires 4/08/2026

Network Utility Operators

Contact Mainpower for power availability.

Contact Chorus for phone availability.

Other Information

The Building Warrant of Fitness expires 1/06/2026, copy attached. If there is a change of ownership a copy of the new Compliance Schedule or Warrant of Fitness must be forwarded to the Council.

Detailed Engineering Evaluation from Calibre Consulting and Letter, copies attached.

Email letter of 26/08/19 from Engenuity, copy attached.

Environment Canterbury may hold information on natural and physical resources that may be relevant to a property. Information on obtaining a Land Information Report can be found at <https://www.ecan.govt.nz/do-it-online/property-information/land-information-requests/what-is-included-in-a-lir/>

The Listed Land Use Register (LLUR) is a database that Environment Canterbury uses to manage information about land that is or has been associated with the use, storage or disposal of hazardous substances. Further information on the LLUR can be found at <https://www.ecan.govt.nz/your-region/your-environment/hazardous-land-use/listed-land-use-register/>

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Property boundaries shown on the attached copies of computer generated plans are based on the Digital Cadastral DataBase (DCDB). Topographical information shown (for example, buildings etc.) is captured by photogrammetric methods. The accuracy of the two methods of data capture is different and the relationship of buildings to boundaries cannot be relied on.
4. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.)
5. If a property is cross-leased any building alterations undertaken may affect the lease documents. If this is the case, appropriate resource consents pursuant to the Resource Management Act 1991, and amended Certificates of Title, should be obtained to reflect the correct situation.
6. It is in your interests to locate the boundary pegs by discovery or redefinition before purchasing the property.
7. Property purchasers should ensure particularly with newly constructed dwellings that the vehicle crossing from the road onto the property is fully formed, in accordance with the Councils' specifications. A check can be made with the Customer Services, if any damage is noted, or if the crossing is not completed.
8. Any subdivision or other further development on this property which requires a new connection or an increased level of usage of Council provided services may be subject to the Council's development contributions policy, ie additional charges may be payable. Council services may include water supply, sewerage, stormwater drainage, reserves, roading and community infrastructure.

9. Use of open fires or older-style burners (older than 15 years within the Clean Air Zones) is not allowed. All older style wood burners that do not meet a 1 gram emission standard and are not on the Environment Canterbury authorised list that are 15 years or older can be replaced with a low emission wood burner provided that a building consent is issued by Waimakariri District Council before 31 October 2017. For information regarding domestic fires and wood burners refer to Environment Canterbury's website www.ecan.govt.nz or telephone 0800 324 636.
10. The applicant is advised that this Land Information Memorandum (LIM) covers information held by the Waimakariri District Council. Any relevant information from Environment Canterbury held on Council files has been included. It is in your interest to also request a Land Information Request (LIR) from Environment Canterbury. Further information can be found at www.ecan.govt.nz/services/online-services/property-information.
11. Territorial Authorities have a wide discretion as to the sort of information that is included in the LIM. Section 44A (3) provides that a Territorial Authority may provide in the LIM such other information concerning the land as the authority considers, as its discretion, to be relevant.
12. This Land Information Memorandum does not contain all information held in a property file. Property files may be requested by telephoning the Council's Contact Team on 0800 965 468 or by visiting a Council Service Centre.



Name: _____

Date: 25 February 2026

Signed on Behalf of Council

TONY MEIER – PROPERTY INFORMATION OFFICER

RC095035/ 090507012809

21440-023-00

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

The applicants sought a resource consent for a subdivision, reconfiguring the boundaries of four existing residential lots and retaining the existing Ashley hotel on Lot 1.

DECISION

The District Plan Manager, on the 29th April 2009, approved:

Subdivision

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide, by way of boundary adjustment, Lot 2 DP 19873, Part Rural Section 1294, Lot 3 DP 3475 and Pt Rural Section 1294 consisting of a total of 9299m² into Lot 1 (2086m²), Lot 2 (1646m²), Lot 3 (3609m²), Lot 4 (1921m²) with Lots 5 (18m²) and 6 (18m²), to vest in the Council as road reserve, at 24, 26, 28 Canterbury Street & 25 Wellington Street, Ashley, as a discretionary activity subject to the following conditions which are imposed under Section 108 of the Act:

1. Except when giving effect to the following conditions, the activity shall be carried out in accordance with the attached approved application plans.

2. **Standards**

All stages of design and construction shall accord with the Waimakariri District Council Engineering Code of Practice.

3. **Easements**

All services, including open drains and access ways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

4. **Water**

4.1 The subdivider shall provide an adequate domestic reticulated water supply to each lot from the Ashley Rural Water Supply, providing a minimum of

1.8m³/day (one unit) per lot, in accordance with the Hurunui District Council's Rural Water Supply Bylaw 1999. This supply is a flow-restricted scheme.

- 4.2 The subdivider shall install the reticulation to meet the following minimum standards for Lots 1 - 4 incl:
- Separate 15mm diameter laterals from the main to the toby box;
 - Toby boxes, restrictors and valves installed at the road frontage;
 - Individual 20mm laterals from the toby box to the storage tank, which shall be located a minimum of 1 metre within the main body of the lots;
 - Supply a minimum of 1.8m³/day of water, including pipework, restrictors, fittings and storage tanks with a minimum capacity of 5400 litres;
 - Storage tanks shall be water tight with no evidence of water leaks from the tank or associated connections. Tanks shall be installed so that the nominal water volume of each tank is achieved.
- 4.3 The Hurunui District Council, at the subdivider's expense, shall carry out any required new or modified connections to the water supply following application and payment of any contributions and fees to Hurunui District Council.

5. Power and Telephone

- 5.1 Underground electrical and telephone reticulation shall be provided to the main body of Lots 1 - 4 by an appropriate network utility operator at the subdividers expense.
- 5.2 The subdivider shall provide written evidence from the relevant service utility provider that the electrical and telephone connections have been installed to these lots

6. Access

- 6.1 The subdivider shall form and seal the access to proposed Lot 2 off Canterbury Street to accord with the requirements of Waimakariri District Council Standard Drawing 600-214 (issue c).
- 6.2 The subdivider shall upgrade and seal the existing access to the proposed Lot 1 off High Street to accord with the requirements of Waimakariri District Council Standard Drawing 600-214 (issue c).

7. Ashley Hotel Car Park

- 7.1 The subdivider shall form and seal the car park on proposed Lot 1 to accord with the requirements of Waimakariri District Councils Engineering Code of Practise standard drawing 600-274 (issue c).
- 7.2 The stormwater discharge from the car park shall pass through an oil/grit interceptor trap before discharging to the public drain running through the eastern edge of the proposed Lot 1.

8. As Built Plans

- 8.1 "As Built" plans setting out in detail the location of all services shall be provided to the Council immediately following completion of the works and are to be available at the time of the Condition Certificate inspection. Two sets of plans are to be provided at a scale of 1:200 or 1:250.

9. Traffic Management.

- 9.1 The subdivider shall submit for approval a comprehensive Traffic Management Plan detailing traffic control works (including a sketch layout and control signs). This plan shall be submitted at the time of engineering plan approval and prior to any work commencing on or in High/Wellington Streets. Traffic management shall be Level 1, as described in the TNZ & LTSA Code of Practice for Temporary Traffic Management.

10. Septic Tank

- 10.1 The subdivider shall ensure that either a trafficable lid is provided for the septic tank located in the car-park access to proposed Lot 1, or the septic tank is relocated to an appropriate location.

11. Corner Splays

- 11.1 Lots 5 (18m²) and 6 (18m²), shall vest in Council as road reserve for the purpose of a corner splay.

12. Conditions Auditing

- 12.1 The Council will audit compliance with the conditions of consent by both site inspections and checking of associated documentation to the extent necessary to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking. The subdivider or their authorised agent shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed.

The minimum level of inspection shall be as follows:

Services

- Following completion of required works including water reticulation.

Accesses/Carpark

- On completion of excavation to sub grade.
- Following compaction of base course.
- Following compaction of top course prior to final surfacing.

Whole Works

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

Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out at the current hourly rate for staff time and vehicle running costs for kilometres travelled.

Currently these rates are \$75/hr for the Council officer inspecting and \$ 0.70/km for kilometres travelled.

12. Works Conditions

That a certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 11 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the subdivider.

Land use

THAT pursuant to Section 104B of the Resource Management Act 1991, consent be granted to retain the Ashley Hotel on proposed Lot 1 (2086m²), being a subdivision of RC095035, Lot 2 DP 19873, Part Rural Section 1294, Lot 3 DP 3475 and Pt Rural Section 1294 as a discretionary activity and no conditions are imposed.

ADVICE NOTES

- a) The structure coverage currently on proposed Lot 1 stands at 30.22%, potentially any new structure located on this lot may trigger the requirement for formal resource consent approval.
- b) Parking spaces for disabled persons, in relation to the Ashley Hotel, shall be provided in accordance with NZS: 4121: 1985: "Design for Access and Use of Buildings and Facilities for Disabled Persons".
- (c) The requirements and conditions listed are a statement of the Council's minimum standards. Where the subdivider proposes higher standards or more aesthetically acceptable alternatives these shall be submitted to the Council for approval.
- d) The subdivider is advised that vehicle access to any lot must comply with the requirements of the Waimakariri District Vehicle Crossings Bylaw 1997. Wherein no vehicle may be taken onto any property in the Waimakariri District other than by way of a properly formed vehicle crossing. The owner or occupier of any lot who may require vehicular access across any footpath, berm and water channel adjoining that lot is required to apply in writing to the Council to construct a vehicle crossing at the owner's or occupier's cost. No owner or

occupier of any lot can build, or allow to be built, any dwelling, other significant building or any part of such a building on any property unless the building site on that property is provided with adequate site access in terms of the above-mentioned bylaw.

- (e) Floor levels for all potential buildings should be constructed at least 500mm above the 2% AEP (50 year) flood level
- (f) Any filling should be carried out in accordance and compliance with NZS 4431: 1989 Code of Practice of Earth Fill for residential development.

REASONS FOR DECISION

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

- No peoples are deemed adversely affected by the proposal.
- The adverse effects for the proposed subdivision are considered no more that minor.
- The proposal is in accordance with the District Plan

DATED at Rangiora this 7th day of May 2009



SIGNED by Matt Robinson
PLANNING OFFICER

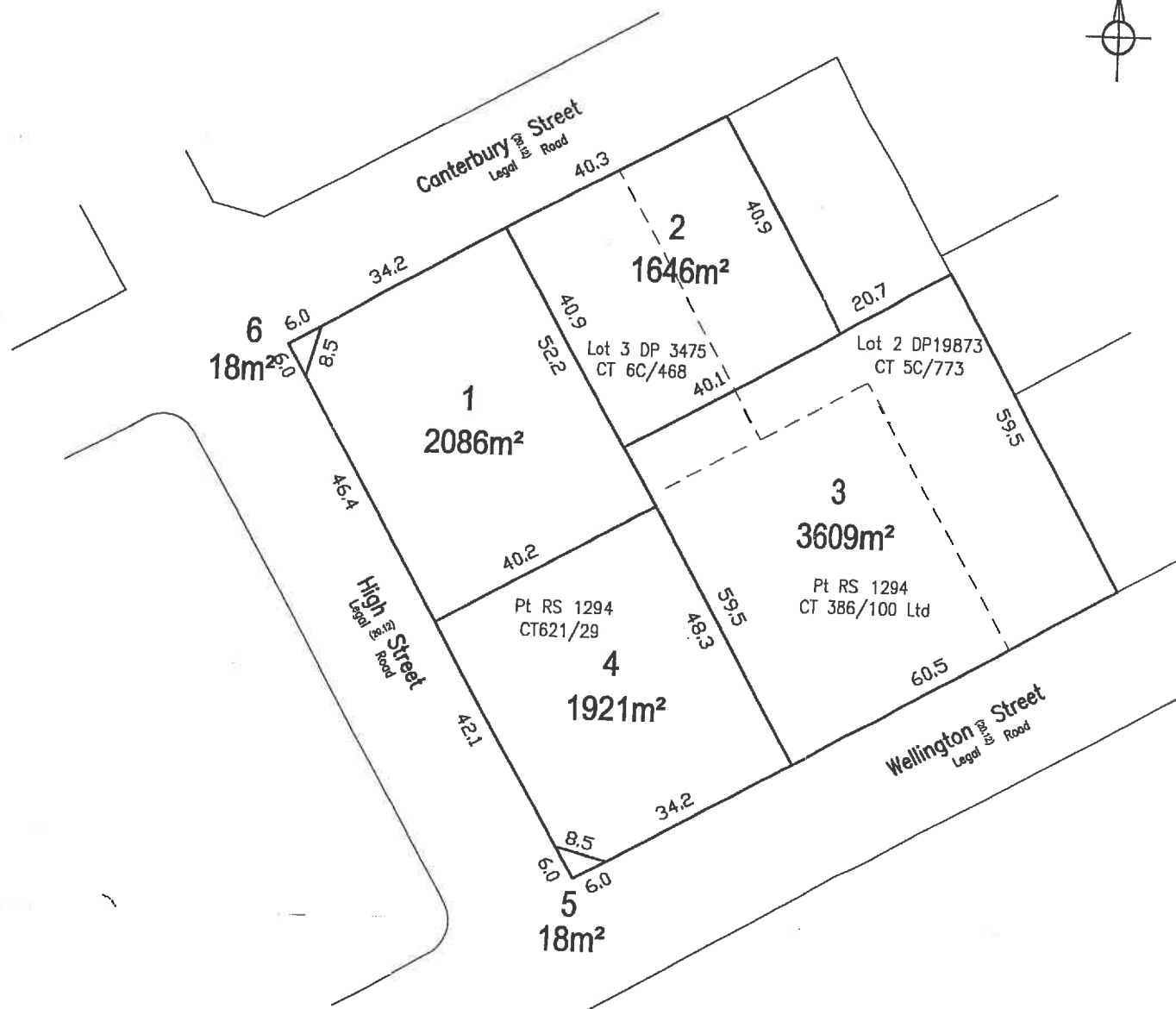
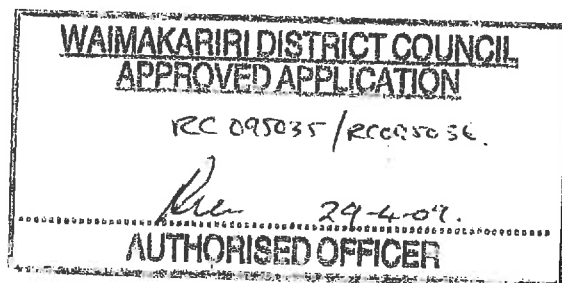
NOTES

- Division proposal plan only.
- Areas and dimensions subject to final survey.
- Plan prepared for the purpose of obtaining a Resource Consent.

Note: Scandlyn Surveying accepts no responsibility for the use of this plan for any other purpose other than that intended (obtaining a Resource Consent).

Lots 5 and 6 to vest as road in the Waimakariri District Council

See Sheet 2 for topo detail



Waimakariri District Council
C'sT 386/100, 621/29, 5C/773, 6C/468

Scale 1:750 A3

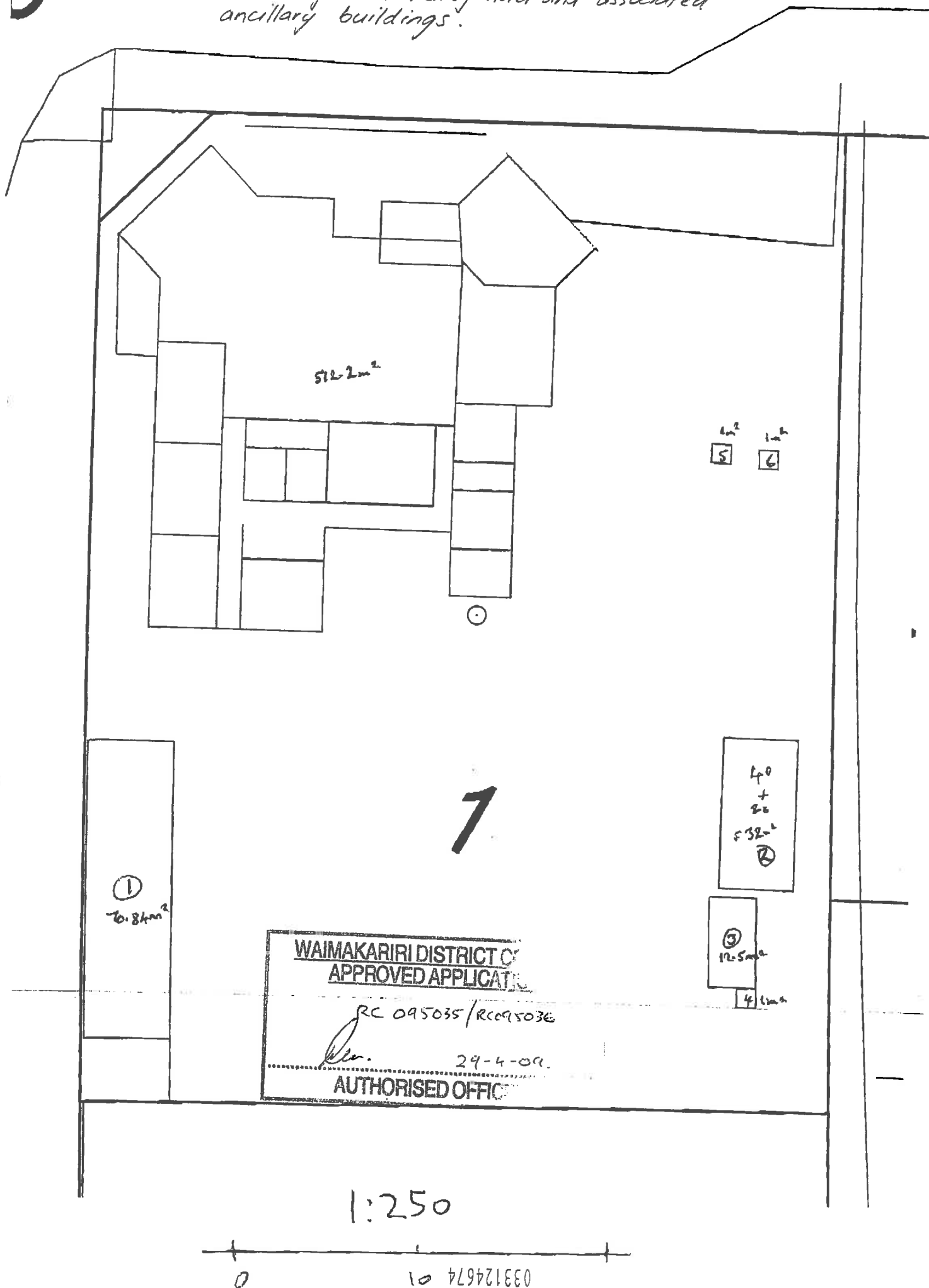
Proposed subdivision of Pt's RS 1294,
Lot 3 DP3475 and Lot 2 DP19873
Canterbury Street, ASHLEY

Sheet 1 / 2

Scandlyn Surveying Ltd
18 Durham Street
RANGIORA
Ph 03 313 1272, fax 03 313 1274
Ref: 2822 Date: 8 August 2006

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Floor layout of Ashley Hotel and associated ancillary buildings.





TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	095035
Survey Number	LT 459207	Survey Purpose	LT Subdivision
Surveyor Reference	10811 Coffey Wellington Street, Ashley	Land District	Canterbury
Surveyor	Colin Edgar Heald		
Surveyor Firm	Survus Contracting Ltd (Christchurch)		
Dataset Description	Lots 1 to 6 being subdivision of Lot 3 DP 3475, Lot 2 DP 19873 and Parts Rural Section 1294		

TA Certificates

I hereby certify that plan DP 459207 was approved by the Waimakariri District Council pursuant to section 223 of the Resource Management Act 1991 on the 12th day of February 2013.



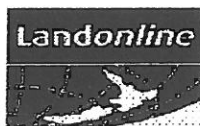
Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 12/02/2013 03:14 PM

Receipt Information

Transaction Receipt Number	6871511
Signing Certificate (Distinguished Name)	Fear, Yvonne Sally
Signing Certificate (Serial Number)	1292396701
Signature Date	12/02/2013

*** End of Report ***



Title Plan - LT 459207

Survey Number LT 459207
Surveyor Reference 10811 Coffey Wellington Street, Ashley
Surveyor Colin Edgar Heald
Survey Firm Survus Contracting Ltd (Christchurch)
Surveyor Declaration

Survey Details

Dataset Description Lots 1 to 6 being subdivision of Lot 3 DP 3475, Lot 2 DP 19873 and Parts Rural Section 1294
Status Initiated
Land District Canterbury
Survey Class Class A
Submitted Date
Survey Approval Date
Deposit Date

Territorial Authorities

Waimakariri District

Comprised In

CT CB5C/773
 CT CB6C/468
 CT CB386/100 Ltd
 CT CB621/29

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 459207	Fee Simple Title	0.2481 Ha	599542
Lot 2 Deposited Plan 459207	Fee Simple Title	0.1647 Ha	599543
Lot 3 Deposited Plan 459207	Fee Simple Title	0.3609 Ha	599544
Lot 4 Deposited Plan 459207	Fee Simple Title	0.1521 Ha	599545
Lot 5 Deposited Plan 459207	Vesting on Deposit for Road	0.0017 Ha	
Lot 6 Deposited Plan 459207	Vesting on Deposit for Road	0.0017 Ha	
Total Area		0.9292 Ha	

The map shows a land block divided into six lots, with the following details:

- Lot 1:** 0.2481 Ha, CT CB621/29. Bounded by Canterbury Street (60°15'00", 34.20), High Street (149°59'00", 55.96), and Wellington Street (60°15'00", 60.51).
- Lot 2:** 0.1647 Ha, CT CB6C/468. Bounded by Canterbury Street (60°15'00", 20.62), High Street (149°59'00", 40.94), and Wellington Street (60°15'00", 40.13).
- Lot 3:** 0.3609 Ha, CT CB386/100 Ltd. Bounded by Canterbury Street (60°15'00", 20.66), High Street (149°59'00", 38.09), and Wellington Street (60°15'00", 34.20).
- Lot 4:** 0.1521 Ha. Bounded by Canterbury Street (60°15'00", 19.73), High Street (149°59'00", 32.51), and Wellington Street (60°15'00", 34.20).
- Lot 5:** 0.0017 Ha. Bounded by Canterbury Street (60°15'00", 8.51), High Street (149°59'00", 6.00), and Wellington Street (60°15'00", 6.00).
- Lot 6:** 0.0017 Ha. Bounded by Canterbury Street (60°15'00", 6.00), High Street (149°59'00", 6.00), and Wellington Street (60°15'00", 6.00).

The map also shows various survey points, bearings, and distances, including:

- Canterbury Street (Legal Road) with bearings of 60°15'00" and distances of 34.20, 20.62, 20.66, 19.73, 40.13, 40.20, 34.20, 8.51, and 6.00.
- High Street (Legal Road) with bearings of 149°59'00" and distances of 55.96, 40.94, 38.09, 32.51, 6.00, and 6.00.
- Wellington Street (Legal Road) with bearings of 60°15'00" and distances of 60.51, 34.20, 34.20, 6.00, and 6.00.
- Other bearings include 240°15'00", 150°15'00", 130°15'00", 120°15'00", 110°15'00", 100°15'00", 90°15'00", 80°15'00", 70°15'00", 60°15'00", 50°15'00", 40°15'00", 30°15'00", 20°15'00", 10°15'00", and 0°15'00".

T1/1

Title Plan
LT 459207
DRAFT

Digitaly Generated Plan
Generated on: 15/01/2013 4:13pm Page 2 of 2

TA Approvals

Territorial Authority	Waimakariri District Council TA Certification Division	TA Reference	095035
Survey Number	LT 459207	Survey Purpose	LT Subdivision
Surveyor Reference	10811	Land District	Canterbury
Surveyor	Colin Edgar Heald		
Surveyor Firm	Survus Contracting Ltd		
Dataset Description	Lots 1 to 6 being subdivision of Lot 3 DP 3475, Lot 2 DP 19873 and Parts Rural Section 1294		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Waimakariri District Council Dated this 17th day of May 2013.



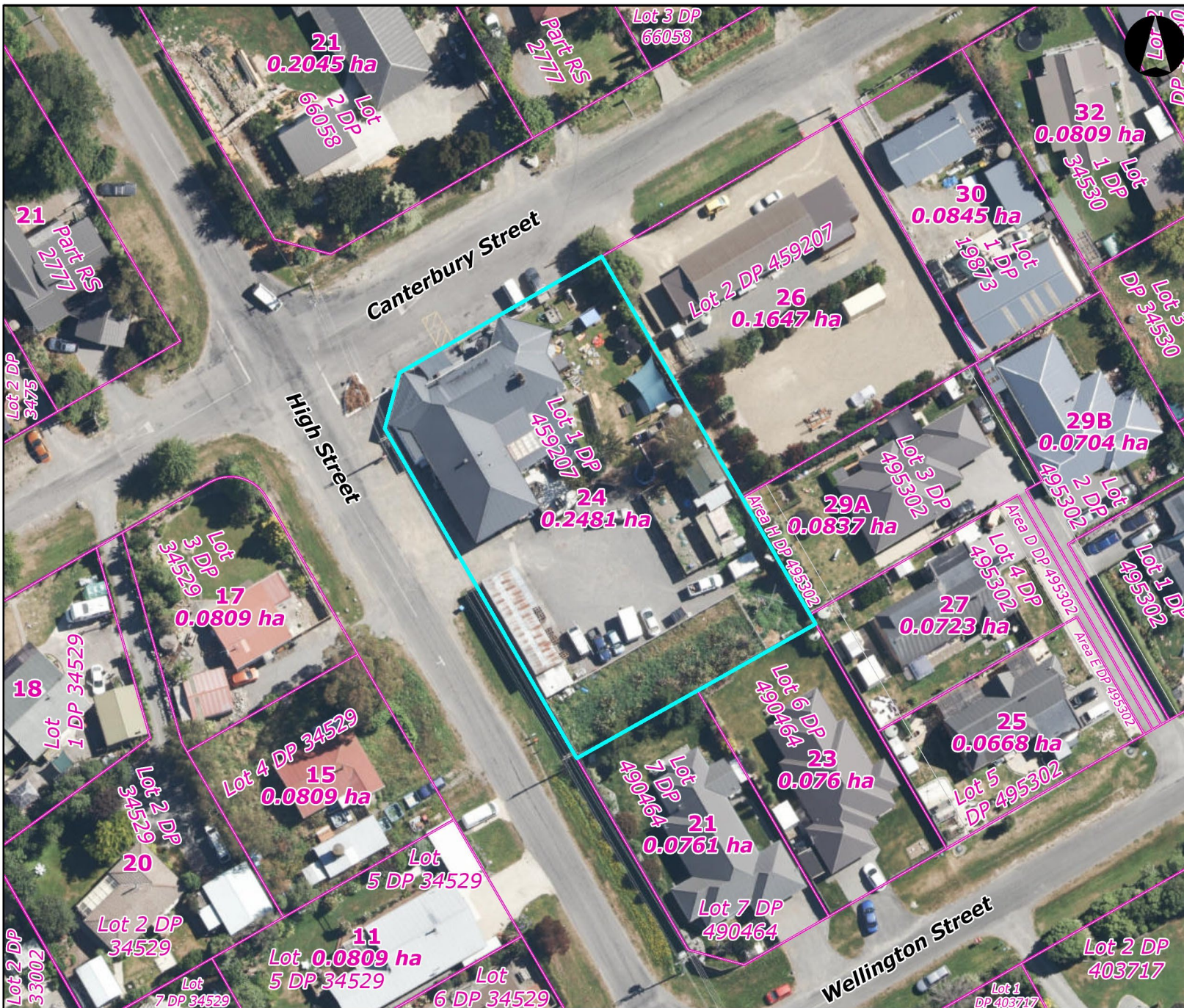
Signature

Signed by Yvonne Sally Fear, Authorised Officer, on 17/05/2013 09:04 AM

Receipt Information

Transaction Receipt Number	7104728
Signing Certificate (Distinguished Name)	Fear, Yvonne Sally
Signing Certificate (Serial Number)	1292428233
Signature Date	17/05/2013

*** End of Report ***



Legend

LM2600281 - Page 22

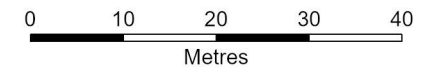
- Land Parcel
- Property Boundary

Author: Tony Meier

Date: 25/02/2026

Scale 1:814

Original page size: A4



Disclaimer:

Land and property boundary information is sourced from and derived using Land Information New Zealand (LINZ) Land Parcels licensed for re-use by LINZ under the Creative Commons Attribution 4.0 International licence. The Waimakariri District Council does not give and expressly disclaims any warranty as to the accuracy or completeness of this information or its fitness for any purpose. Information on this map may not be used for legal disputes and should be independently verified before taking any action reliant upon it.

Credits:

Waimakariri District Council, Land Information New Zealand, 2025
Urban and Rural Aerial Imagery, 2023 Birch Hill Cemetery UAV
Imagery, 2022-23 Cust Cemeteries UAV Imagery, Waimakariri District
Council



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

MR G. COFFEY
C/- GEOFF RUSSELL LTD
P.O. BOX 131
RANGIORA

No. 940812
Issue date 29/03/00

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGE ALTERATIONS TO TOILETS AND BATHROOM
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	DOMESTIC
Estimated Value	\$13,194
Location	24 CANTERBURY ST, ASHLEY
Legal Description	LOT 2 DP 19873 LOT 3 DP 3475 LOTS 124- 1 28 130 RS 1294 ASHLEY TSHIP
Valuation No.	2144002300

The Council's total charges paid on the uplifting of this Code Compliance Certificate in accordance with the following details are \$ 19.00.

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

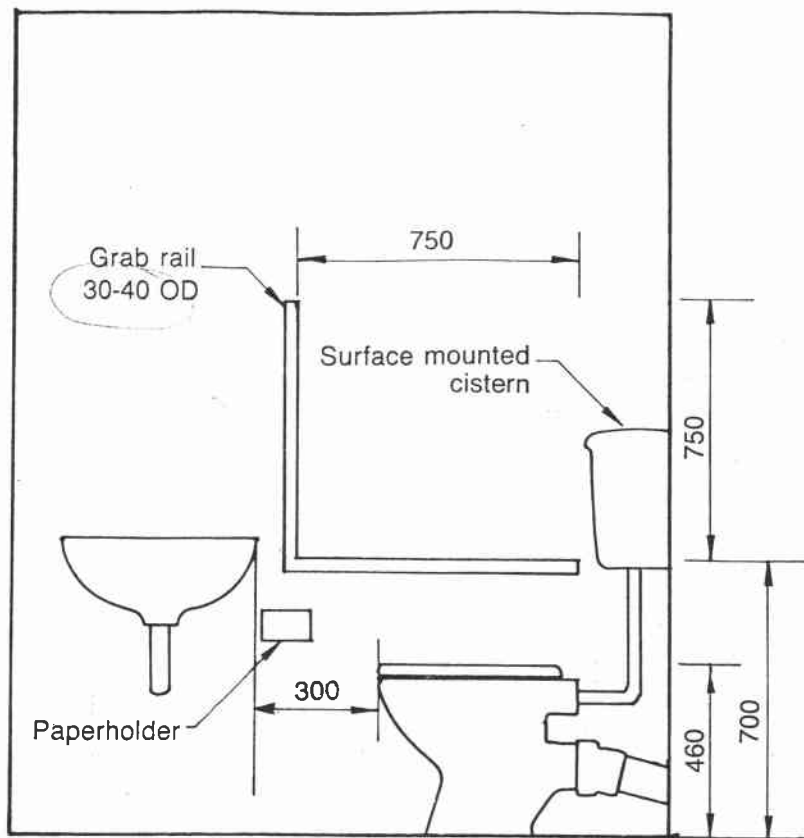


Fig. 15
TOILET COMPARTMENT GRAB RAIL

Form 7

Code compliance certificate 111440

Section 95, Building Act 2004

The building

Street address of building: 24 Canterbury Street, Ashley

Legal description of land where building is located: Pt RS 1294

Valuation number: 2144002300

Building name:

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use:

Year first constructed:

The owner

Name of owner: Coffey Stephanie Paula & Coffey Michael John

Contact person: Stephanie Coffey

Mailing address: C/- Avia Air Charter, Ingram Road, RD 2, Hamilton 3282

Street address/registered office:

Phone number: Landline: 07 8433267

Mobile: 021 2774988

Daytime: 07 8433267

After hours: 07 8433267

Facsimile number: 07 8433707

Email address: stephanie@avia.co.nz

Website:

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

As above

Building work

Building consent number: 111440

Consent description: Replacement septic tank & effluent disposal system

Issued by: Waimakariri District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent

A handwritten signature in black ink, appearing to be 'SSmh', positioned above a horizontal line.

Signature

Building Administration

On behalf of: Waimakariri District Council

Date: 8/07/14

NOTES

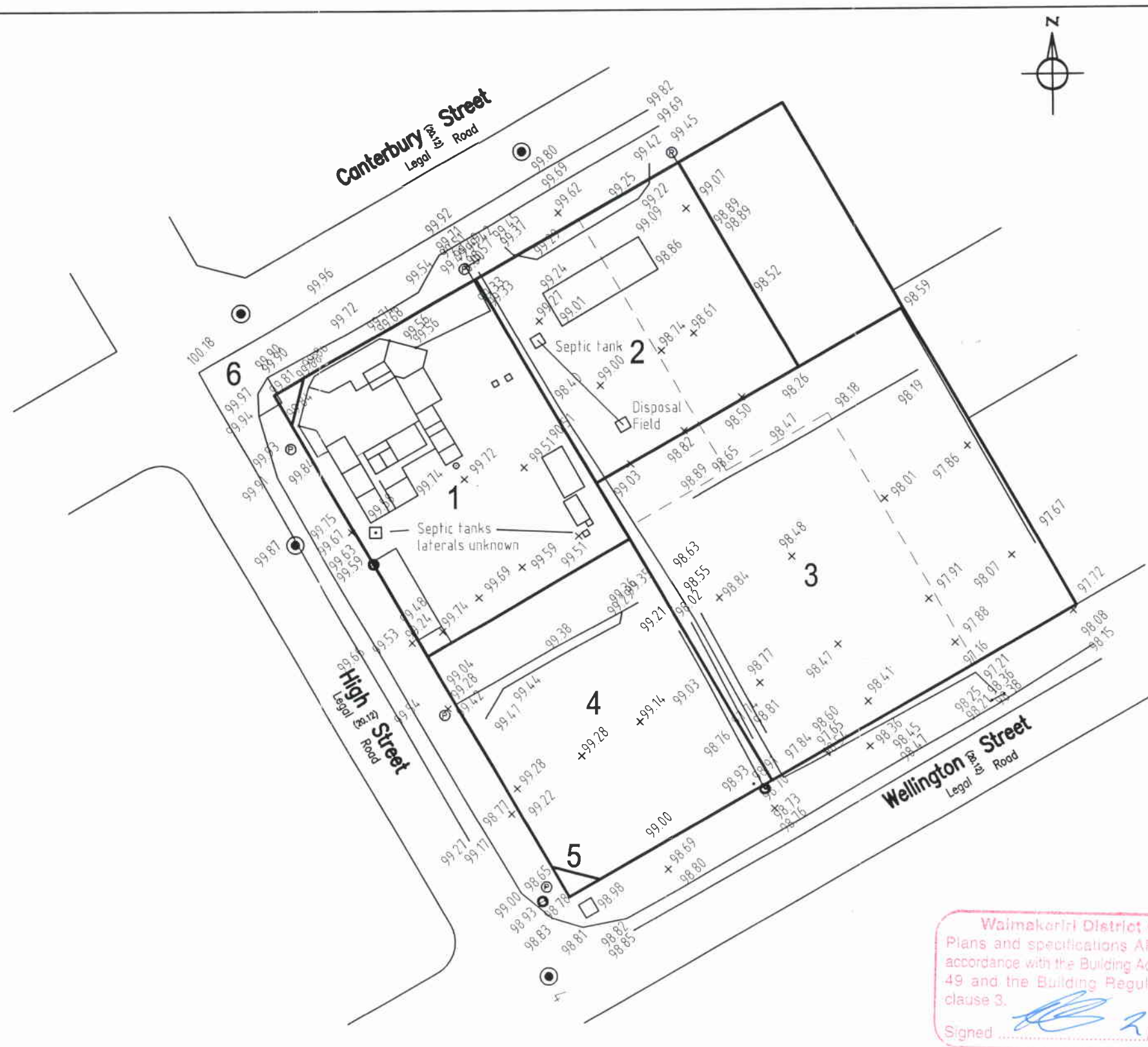
- _Subdivision proposal plan only.
- _Areas and dimensions subject to final survey.
- _Plan prepared for the purpose of obtaining a Resource Consent.

Note : Scandlyn Surveying accepts no responsibility for the use of this plan for any other purpose other than that intended (obtaining a Resource Consent).

Lots 5 and 6 to vest as road
in the Waimakariri
District Council

See sheet 1 for boundary detail

Origin of Levels
Assumed datum 100.00 at OIT Cnr of
Canterbury and High Streets



Waimakariri District Council
Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 3.
Signed *[Signature]* 2.11.08

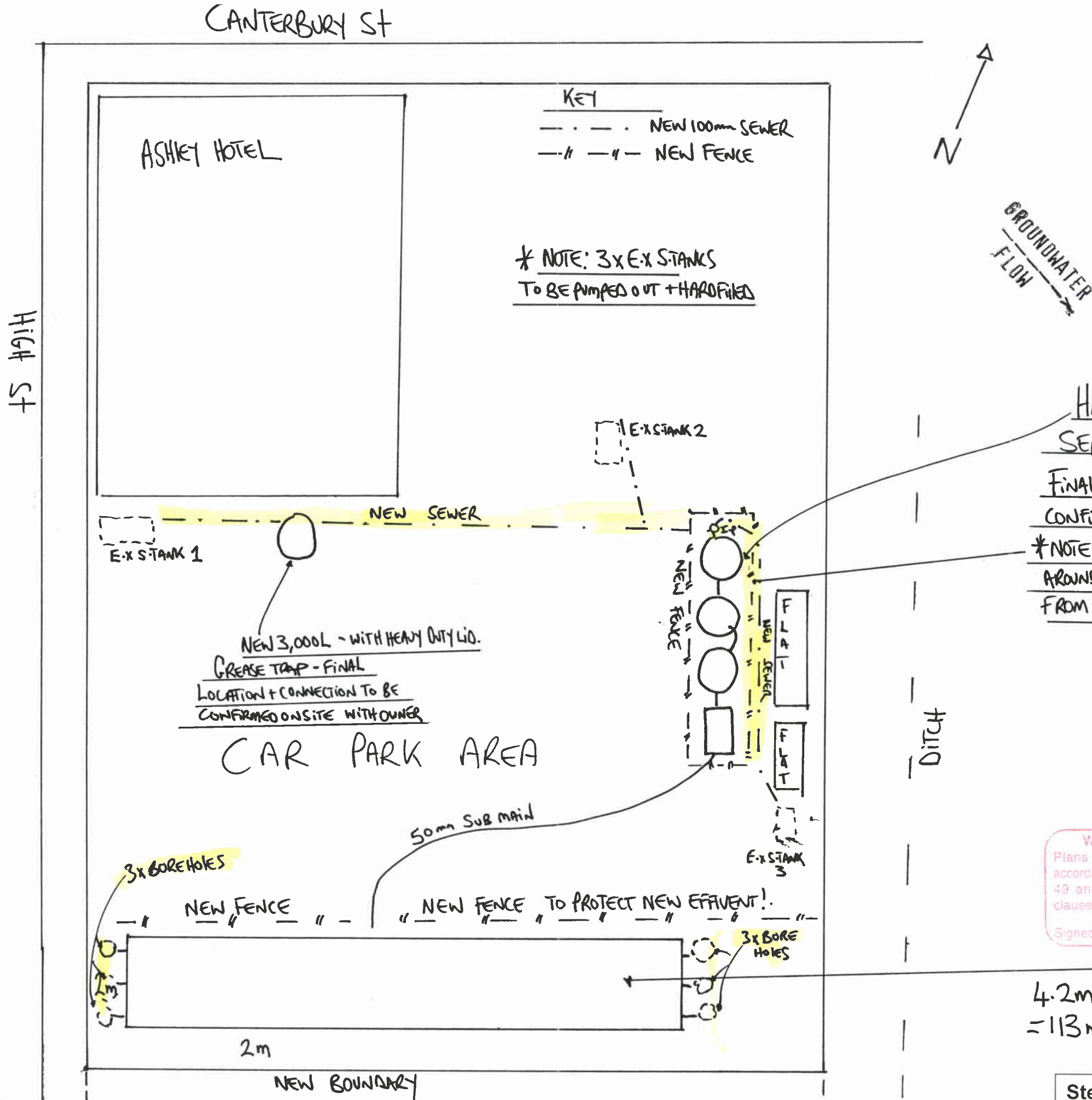
Waimakariri District Council
C'sT 386/100, 621/29, 5C/773, 6C/468

Scale 1:750 A3

Proposed subdivision of Pt's RS 1294,
Lot 3 DP3475 and Lot 2 DP19873
Canterbury Street, ASHLEY

Sheet 2/2

Scandlyn Surveying Ltd
18 Durham Street
RANGIORA
Ph 03 313 1272, fax 03 313 1274
Ref: 2823 Date: 8 August 2008

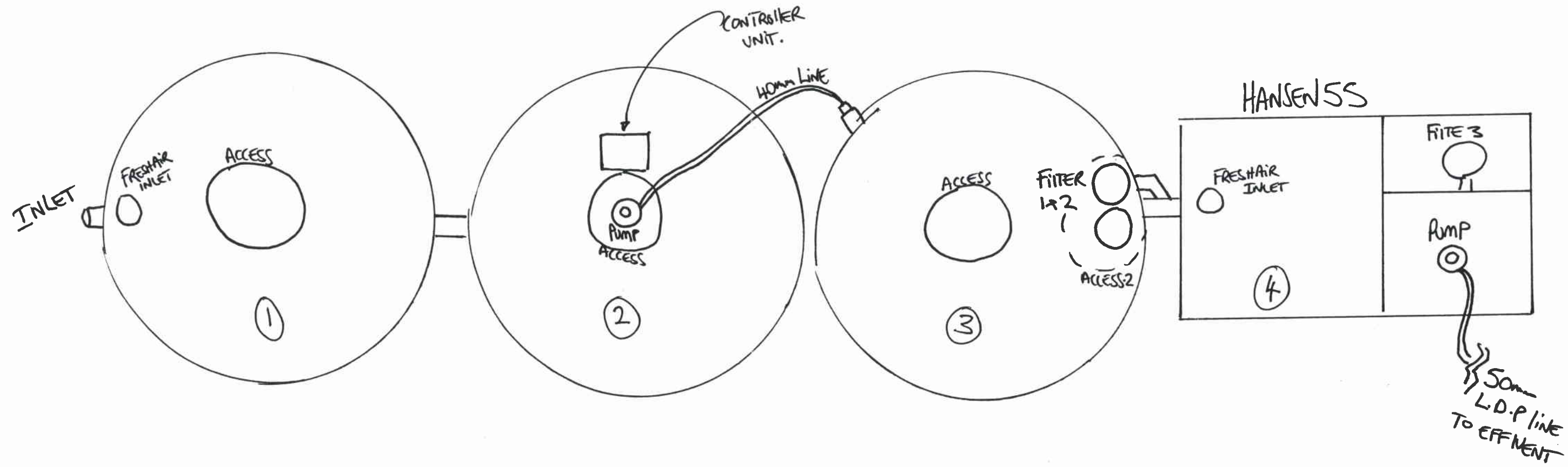


SCALE 1:200

Waimakariri District Council
 Plans and specifications APPROVED in
 accordance with the Building Act 2004, clause
 49 and the Building Regulations 1992,
 clause 3.
 Signed [Signature] 2 " "

Mel Hansen Contractors Ltd
 PO Box 32
 Rangiora 7440

Stephanie Coffey, Michael Coffey
 & Ron Longstaff Trustee Ltd
 Canterbury & High Streets
 Ashley
 Pt RS 1294



Mel Hansen Contractors Ltd
PO Box 32
Rangiora 7440

HANSEN COMMERCIAL SEPTIC TANK SYSTEM

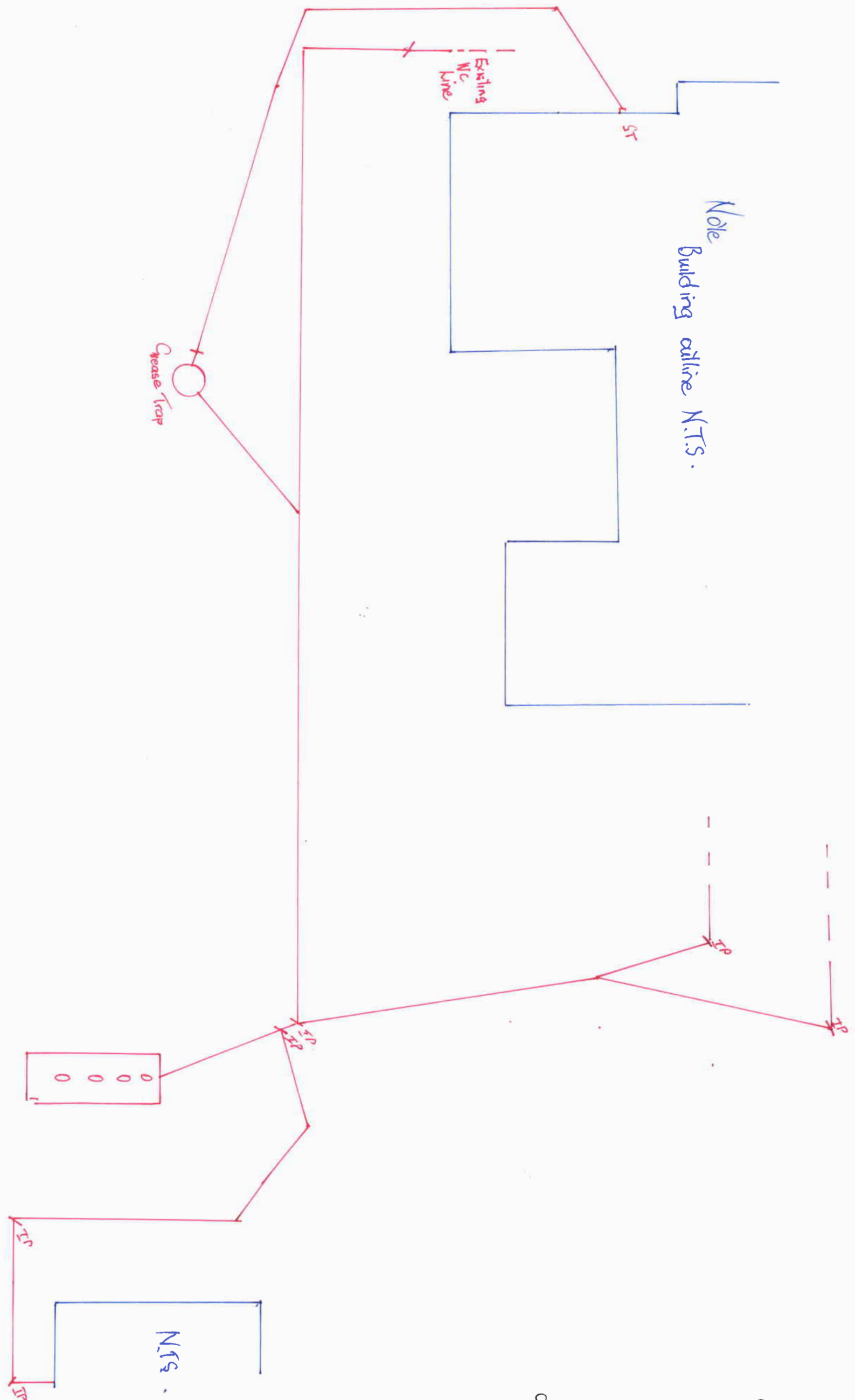
Waimakariri District Council
Plans and specifications APPROVED in
accordance with the Building Act 2004, clause
49 and the Building Regulations 1992,
clause 3.
Signed *[Signature]* 21/11

Stephanie Coffey, Michael Coffey
& Ron Longstaff Trustee Ltd
Canterbury & High Streets
Ashley
Pt RS 1294



WAIMAKARIRI
DISTRICT COUNCIL

215 High Street, RANGIORA
Tel. 03 311 8900
Fax. 03 313 4432



Scale for Drainage Lines Only

LEGEND		DRAINAGE PLAN	
SEWER	—	STORMWATER	—
NAME:	S & M. Coffey & Longstaff Trustee	JOB N°	111440
ADDRESS:	24 Canterbury Street Ashby	VAL N°	2144002300
DRAINLAYER:	Hansen	INSPECTED:	LB
		DATE DRAWN:	2. 9. 14

Form 7

Code compliance certificate 120524

Section 95, Building Act 2004

The building

Street address of building: 24 Canterbury Street, Ashley

Legal description of land where building is located: Pt RS 1294

Valuation number: 2144002300

Building name:

Location of building within site/block number:

130218011427

Level/unit number:

BC120524.03

Current, lawfully established, use:

Year first constructed:



TRIM Record Number

The owner

Name of owner: Coffey Stephanie Paula & Coffey Michael John & Ors

Contact person:

Mailing address: C/- Avia Air Charter, Ingram Road, RD 2, Hamilton 3282

Street address/registered office:

Phone number: Landline:

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Website:

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

Full Name: S & M Coffey

Mailing Address: C/- North Canterbury Energy Centre, PO Box 770, Rangiora 7440

Phones: 313 0531

Fax: 313 0532

Building work

Building consent number: 120524

Consent description: Install Woodsman Tarras MK11 Freestanding Logburner Clean Air 120925

Issued by: Waimakariri District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent



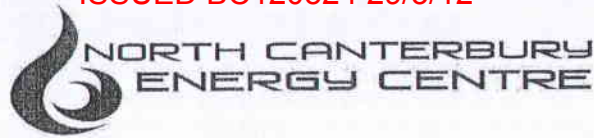
Signature



Position

On behalf of: Waimakariri District Council

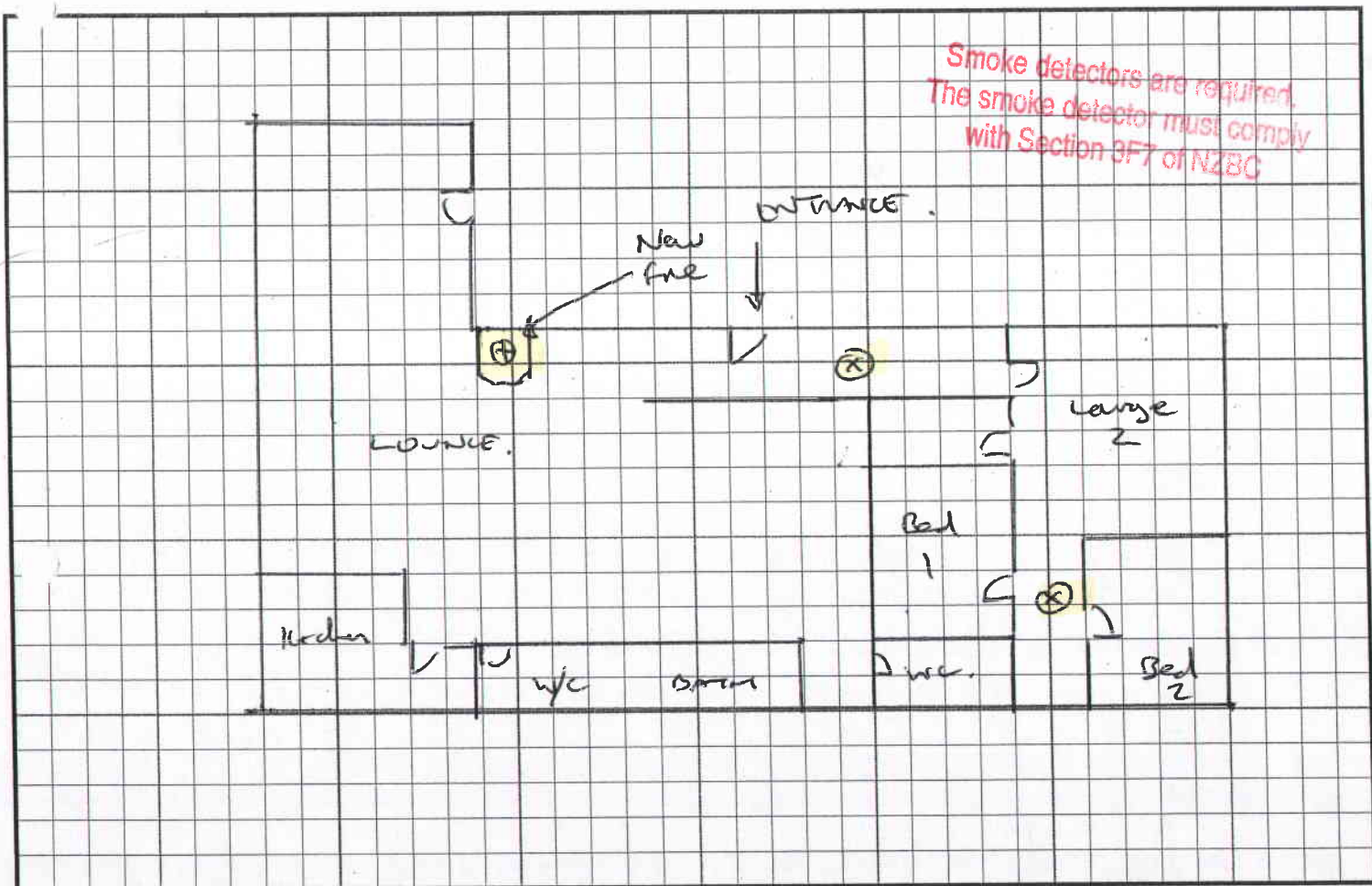
Date: 11/05/12



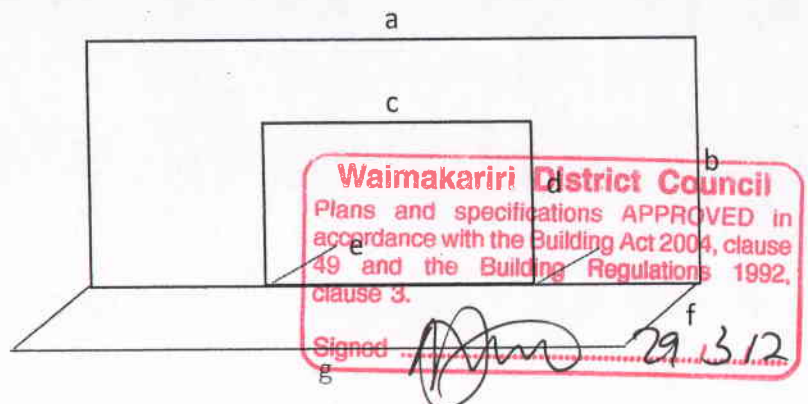
Name	Hinda Duncan
Address	Ashley Hotel

Date: 1/3/12

Fire	TARAPS
Wetback	
Flue	ENI 4.2
Flashing	iron smier ductite
Stays	YES
Offset	
Hearth	BY CUSTOMER
Council	WDC - (PUB)



Fascia Dims: a
 b
 Opening Dims: c
 d
 Depth: e
 Hearth Dims: f
 g



FAXED

ECan
NDC
2/2/12.

32 Newnham St
PO Box 32
Rangiora



PH (03) 313 8418
FAX (03) 313 8580
A/H 0274 545 775

DRAINAGE

EXCAVATION

PRODUCER STATEMENT

SEPTIC TANK AND EFFLUENT TREATMENT FIELD

Design Number: 420

Dated: 6/9/2011

Issued by Mel Hansen Contractors Limited

Registration Number: 20686

IN RESPECT OF THE FOLLOWING:

That the location and installation of the septic tank and effluent treatment field were installed in accordance with the approved consent(s) and as per the designer or manufacturer's specifications.

Applicant: Stephanie and Michael Coffey and

Ron Longstaff Trustee Ltd

Installed at: Ashley Hotel, Canterbury High Sts, Ashley

Installed on: 20 December 2011

Resource Consent Number: CRC 120583

Building Consent Number: 111440

As a Registered Drainlayer, currently holding an annual practising licence, I certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the approved design.

Signed: 

Date: 1-2-12

32 Newnham St
PO Box 32
Rangiora



LM2600281 - Page 36

PH (03) 313 8418
FAX (03) 313 8580
A/H 0274 545 775

DRAINAGE

EXCAVATION

HANSEN CONTRACTORS LIMITED

EFFLUENT DESIGN

Date: 6 September 2011

Applicant: *Stephanie Paula Coffey,
Michael John Coffey and
Ron Longstaff Trustee Limited*

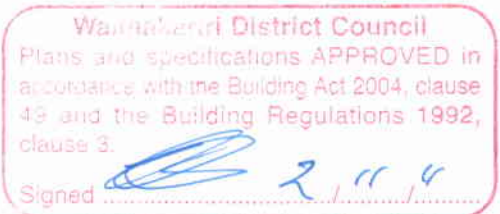
Address: *Canterbury and High Streets,
Ashley
Pt RS 1294*

Design No: 420

Hansen Contractors Limited believe this is a widely accepted system and if maintained to a high standard should perform well. The life of a soakage bed is dependant on many variables and therefore no guarantee can be given.

The design is covered by a Professional Indemnity Insurance which is only valid if the system is installed by Hansen Contractors Limited.

*Peter Hansen
Manager*



2.

Effluent Data

The total effluent discharged will be no more than 5000 litres per day.

Service Contract:

A service contract must be in place for this system and a copy sent to Environment Canterbury and the Waimakariri District Council. The service contractor must check the tank two times per year and carry out the seven steps listed in the Resource Consent.

Hansen Contractors Limited can provide a service contract - Phone 3130352

Effects on the Environment:

This system has been designed to comply with Environment Canterbury's outlines on effluent disposal and to the best of our knowledge complies fully with their requirements.

This system has been designed with this property's specific boundaries, soil type, coliform and nitrate levels, groundwater depth and waterways.

This system is designed with widely accepted principles and therefore should have minimal effects on the environment.

3.

Effluent Design

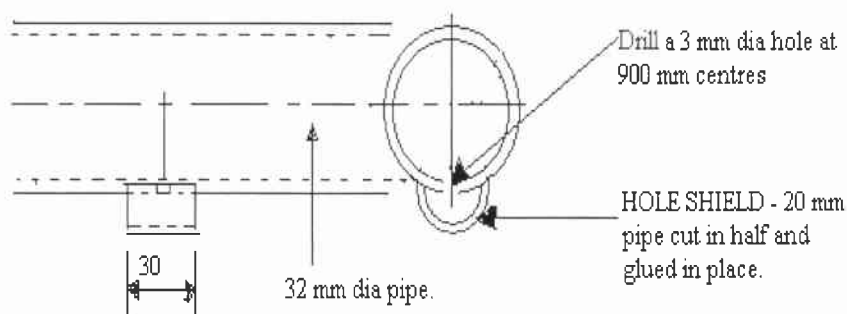
- Applicant:** Stephanie Coffey, Michael Coffey and Ron Longstaff Trustee Ltd
- Wells:** No – community supply
- Open Drains:** Yes –as per site plan
- Soil Type:** Test hole revealed 200 mm top soil, 3000 mm clay, 3500 mm clay loam, sand, stones, 300 mm damp clay loam, sand, stones – water table
- Site:** Level
- Kitchen:** The kitchen will require a 3,000 litre grease trap with a heavy duty/trafficable lid.

Tank and Effluent Type:

Hansen Commercial:

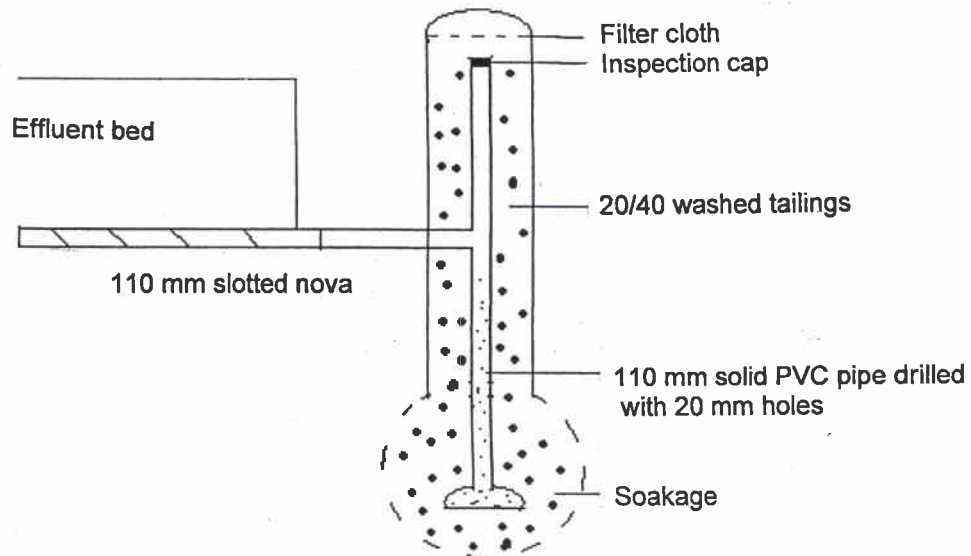
1. 1 x 10,000 litre pre-treatment tank into:
2. 1 x 10,000 litre settle chamber with a Pedrollo MC 10 flow balancing pump with a timer to pump 5,000 litres over a 24 hour period through a 40 mm line to:
3. 1 x 10,000 litre tank with 2 Taylex filters into a:

Hansen 55, 5000 litre, 3 chambers with a Taylex filter and a Pedrollo Top Multi 2 pump, and an audible alarm. Pumped through a 50 mm alkathene line to the sand trench.

Effluent Piping

4.

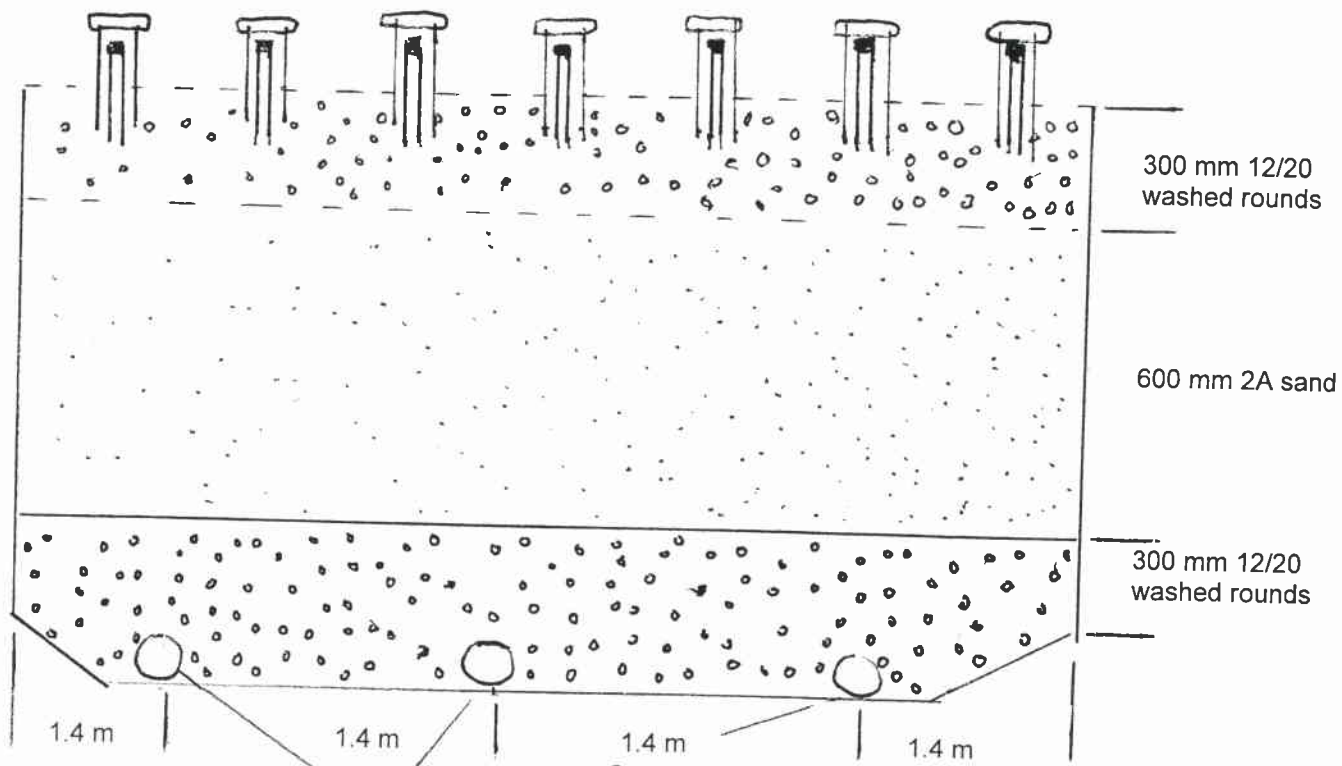
Land Application System



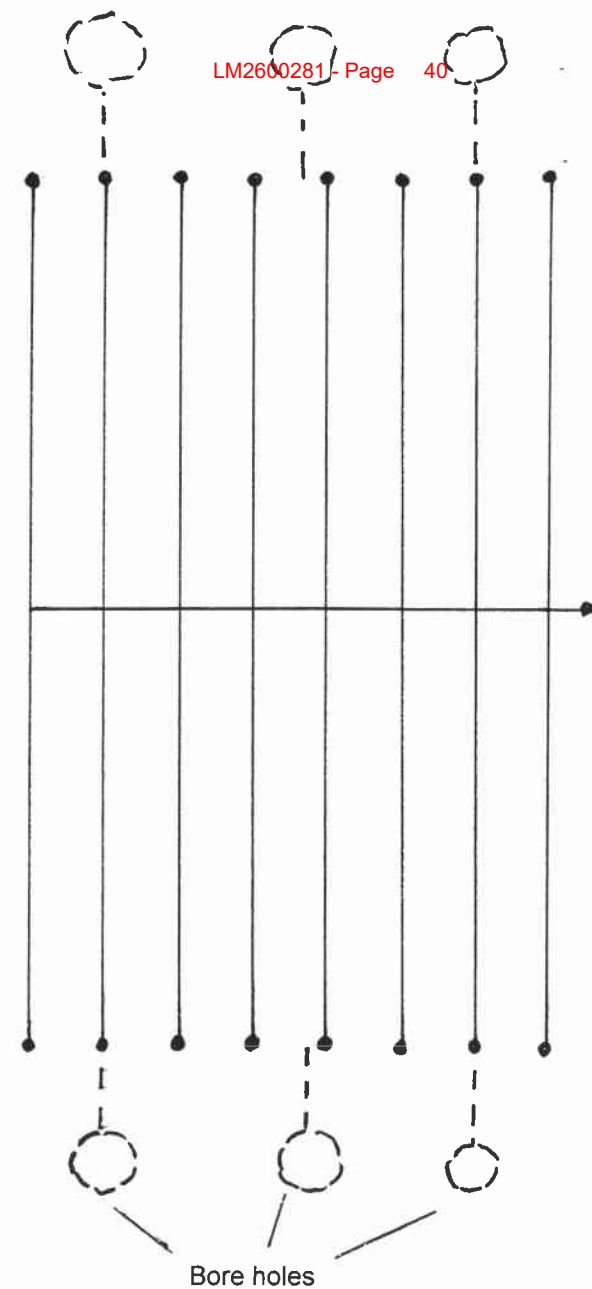
Vent and inspection ports are to be placed at each end of sand trench.
The 50 mm Alkathene is to join in the middle of the sand trench.

The 7 effluent lines will be at 600 mm spacings and be 4.2 m wide x 27 m long giving 113 m² of soakage per day @ 44 mm of effluent per m² per day maximum.

| 300 mm | 600 mm | 600 mm | 600 mm | 600 mm | 600 mm | 600 mm | 600 mm | 300 mm |



3 x 110 mm nova drains collect treated effluent and discharge to 3 x 300 mm diameter boreholes to soakage each end of field = 6 bore holes total.



3 February 2012

Mrs S P Coffey
Coffey Properties C/ Avia Air
Ingram Road
RD 2
Hamilton 3282

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140
P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz
www.ecan.govt.nz

Dear Mrs Coffey

COMPLIANCE MONITORING REPORT
Resource Management Act 1991

The attached monitoring report is a summary of your resource consent, and compliance with the conditions. Please take time to read this report carefully.

All conditions monitored were graded as fully compliant.

CANTERBURY REGIONAL COUNCIL OBLIGATIONS

Under Section 35 of the Resource Management Act 1991, the Canterbury Regional Council has a duty to monitor all resource consent exercised within its region, to make sure all the conditions are being complied with.

MONITORING FREQUENCY

The frequency with which your consent is monitored will vary according to the type of activity your consent authorises, the conditions imposed and the extent to which you have complied with these conditions on previous visits. **If you fully comply with all conditions then frequency will reduce to the minimum set for the activity.**

COSTS

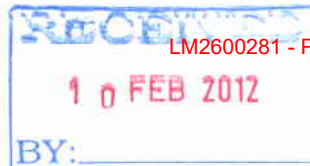
It is the Council's policy to recover all actual and reasonable costs of compliance monitoring of resource consents. Depending on the costs incurred in monitoring your consent, which we will endeavour to keep to a minimum at all times, you may be invoiced either quarterly, six-monthly or annually, the latter occurring after 30 June each year.

If you would like any further information regarding this report, please contact the undersigned.

Yours sincerely



Melissa Shearer
Resource Management Officer - Administration



CONSENT NO: CRC120583

Description of Consent: To discharge contaminants to land

Location: 24 Canterbury Street, ASHLEY

Consent Commenced: 13 Oct 2011

Consent Expires: 11 Oct 2046

CONDITIONS & COMPLIANCE:

- 3) (a) The volume of wastewater entering the land application system shall be continuously measured by a flow meter.
(b) The volume of wastewater discharged to the land application system shall not exceed five cubic metres per day.
(c) The flow meter shall be located at or about the point shown on Plan CRC120583B.

For the purposes of demonstrating compliance with (a), a record of the volume, in cubic metres per day, of wastewater entering the land application system shall be maintained and kept by the consent holder. The consent holder shall forward a copy of the records to the Canterbury Regional Council, attention: RMA Compliance and Enforcement Manager, by 31 March each year.

Compliance Report: *Not monitored or unable to determine compliance*

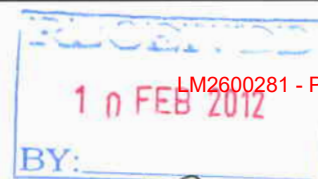
Please ensure a flow meter and recording device is installed on the wastewater treatment system and copies of flow records showing the volume (in cubic metres per day) of wastewater entering the land application system are kept. These flow records need to be submitted to Environment Canterbury by the 31st of March every year.

- 6) (a) The wastewater treatment system shall have a proprietary outlet filter installed.
(b) The wastewater from the restaurant kitchen shall pass through a 3000 litre grease trap prior to entering the septic tank. The grease trap shall be inspected at least once every three months and any sludge or scum shall be removed.

Compliance Report: *Not monitored or unable to determine compliance*

Please ensure the grease trap is inspected and cleaned out at least once every three months.

- 9) (a) The wastewater treatment and land application system installed shall be certified by a person suitably qualified and experienced in the design and operation of such wastewater treatment and land application systems, as complying with conditions (3), (4)(b), (5) and (6) and capable of meeting the standard specified in conditions (7)(b) and (8).
(b) A copy of the certificate shall be forwarded to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, following the installation of the wastewater treatment and land application system.



3

Compliance Report: *Complies fully*

A Producer Statement was received by Environment Canterbury on 3 February 2012 from Mel Hansen Contracting Limited, thank-you.

Based on the information supplied in that Statement the wastewater treatment and land application system has been installed in accordance with design plans and the relevant conditions of this consent.

- 10) The land application system shall be fenced to prevent stock, vehicle and public access.

Compliance Report: *Not monitored or unable to determine compliance*

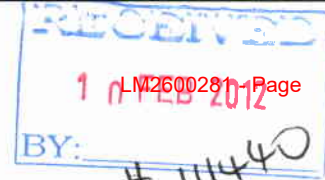
Please ensure that a fence is erected around the land application area to prevent vehicle, public and stock access.

- 14) (a) The wastewater treatment and land application system shall be serviced at least once per year by a person suitably qualified and experienced in the maintenance of such systems.
- (b) The servicing shall include, but shall not be limited to:
- (i) measuring the depth of solids and scum in the wastewater treatment tank(s);
 - (ii) pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than two thirds of the depth of the wastewater treatment tank(s);
 - (iii) inspecting the outlet filter and cleaning it if necessary;
 - (iv) checking that the pump and float switches are working and replacing the pump as required; and
 - (v) flushing the distribution lines until water runs clear and then pressure testing.
- (c) 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.
- (d) 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.

Compliance Report: *Not monitored or unable to determine compliance*

Please ensure that the wastewater treatment and land application system is serviced at least once per year and receives maintenance as required.

Records of all servicing and maintenance conducted need to be kept by yourselves and forwarded to Environment Canterbury on our request.

**GENERAL COMMENTS:**

A copy of a Producer Statement was received by Environment Canterbury on the 3rd February 2012, thank-you. Based on the information supplied in that Statement the system has been installed in accordance with design plans and the requirements of this consent.

Please refer to the comments above under conditions 3, 6, 10 and 14 and ensure that actions are taken to be fully compliant with these conditions.

Monitored By: Melissa Shearer

Signature:

Resource Management Officer - Administration

RecordNo CRC120583**Type** Consent**Source** Applic /New**PermitType** Discharge Permit**FileNo** CO6C/32632**ClientID** 86598**ClientName** Mrs S P Coffey**To** To discharge contaminants to land**Location** 24 Canterbury Street, ASHLEY**Status** Decision notified to applicant

Events

- 21/Sep/2011 Submitted
- 21/Sep/2011 Receipted
- 28/Sep/2011 IO Recommendation Made
- 03/Oct/2011 Draft Conditions Sent
- 04/Oct/2011 Draft Conditions Period Closed
- 05/Oct/2011 Generating Part II Documentation
- 05/Oct/2011 Passed to Decision Maker
- 11/Oct/2011 Decision
- 13/Oct/2011 Decision Notified to Applicant
- 11/Oct/2046 Consent Expires

Subject to the following conditions:

- 1) (a) The discharge shall be only:
 - (i) domestic wastewater from a public house and associated accommodation;
 - (ii) domestic wastewater from a public bar; and
 - (iii) greywater from the restaurant kitchen.
 (b) For the purpose of this consent, the collective term for the contaminants listed in (a) shall be wastewater.
- 2) The wastewater treatment and land application system shall not include chlorine disinfection.
- 3) (a) The volume of wastewater entering the land application system shall be continuously measured by a flow meter.
 (b) The volume of wastewater discharged to the land application system shall not exceed five cubic metres per day.
 (c) The flow meter shall be located at or about the point shown on Plan CRC120583B.

For the purposes of demonstrating compliance with (a), a record of the volume, in cubic metres per day, of wastewater entering the land application system shall be maintained and kept by the consent holder. The consent holder shall forward a copy of the records to the Canterbury Regional Council, attention: RMA Compliance and Enforcement Manager, by 31 March each year.

- 4) (a) The public house shall be located on Pt RS 1294, 24 Canterbury Street, Ashley, as shown on Plan CRC120583A, which forms part of this consent.
 (b) The wastewater shall be only discharged into land at or about map reference NZMS 260 M34:7751-7007 / NZTM 2000 BW24:6751-0845, via the land application system labelled on Plan CRC120583B and Plan CRC120583C, which form part of this consent.
- 5) The wastewater treatment system shall consist of:
 - (a) A 10 000 litre pre-treatment tank; followed by
 - (b) A 10 000 litre settle chamber with a flow balancing pump programmed to pump a maximum of 5000 litres within any 24 hour period. This shall be pumped to;
 - (c) A 10 000 litre tank with two filters, then into;
 - (d) A 5 000 litre, three chamber septic tank.

Consent Summary

Waimakariri District Council
 Plans and specifications APPROVED in
 accordance with the Building Act 2004, clause
 49 and the Building Regulations 1992,
 clause 3.

Signed 2 " "

RecordNo CRC120583

Consent Summary

- 6) (a) The wastewater treatment system shall have a proprietary outlet filter installed.
(b) The wastewater from the restaurant kitchen shall pass through a 3000 litre grease trap prior to entering the septic tank. The grease trap shall be inspected at least once every three months and any sludge or scum shall be removed.
- 7) After exiting the wastewater treatment system, the wastewater shall be discharged via a land application system as follows:
 - (a) The land application system shall have an area of at least 113 square metres.
 - (b) The land application system shall include a layer of graded sand, classified within the envelope 2A as shown on Diagram One which forms part of this consent, for a depth of at least 600 millimetres below the level of the distribution pipe.
 - (c) The wastewater shall be evenly dosed in fixed quantities over the land application system.
 - (d) The wastewater shall be discharged at a loading rate not exceeding 44 millimetres per day.
 - (e) The base of the 2A sand layer shall be a maximum of 900 millimetres below ground level as shown on Plan CRC120583C.
 - (f) Under drains shall be installed within 500 millimetres below the base of the 2A graded sand to direct any excess wastewater to the six bore holes, as shown on Plan CRC120583C.
- 8) The wastewater treatment and land application system shall ensure that the concentration of faecal coliform bacteria in the discharge at the base of the 2A sand layer shall be less than 1,000 colony forming units per hundred-millilitre sample.
- 9) (a) The wastewater treatment and land application system installed shall be certified by a person suitably qualified and experienced in the design and operation of such wastewater treatment and land application systems, as complying with conditions (3), (4)(b), (5) and (6) and capable of meeting the standard specified in conditions (7)(b) and (8).
(b) A copy of the certificate shall be forwarded to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, following the installation of the wastewater treatment and land application system.
- 10) The land application system shall be fenced to prevent stock, vehicle and public access.
- 11) The discharge shall not result in any wastewater being visible at the land surface.
- 12) (a) There shall be no discharge within eight metres of any surface water body.
(b) There shall be no discharge to surface water as a consequence of the exercise of this consent.
- 13) The discharge shall not occur within the following distances from bores that existed or were authorised before 21 September 2011:
 - (a) 1,000 metres up-gradient (in relation to the direction of groundwater flow) and 200 metres in any other direction of any bore from which more than 20 cubic metres per day of water is taken for community supply purposes; and
 - (b) 200 metres up-gradient (in relation to the direction of groundwater flow) and 50 metres in any other direction of any bore from which less than 20 cubic metres per day of water is taken for community supply purposes; and
 - (c) 50 metres up-gradient (in relation to the direction of groundwater flow) and 30 metres in any other direction of any bore not used for community supply purposes.
- 14) (a) The wastewater treatment and land application system shall be serviced at least once per year by a person suitably qualified and experienced in the maintenance of such systems. (b) The servicing shall include, but shall not be limited to: measuring the depth of solids and scum in the wastewater treatment tank(s); pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than two thirds of the depth of the wastewater treatment tank(s); inspecting the outlet filter and cleaning it if necessary; checking that the pump and float switches are working and replacing the pump as required; and flushing the distribution lines until water runs clear and then pressure testing. (c) 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. (d) 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.

RecordNo CRC120583

Consent Summary

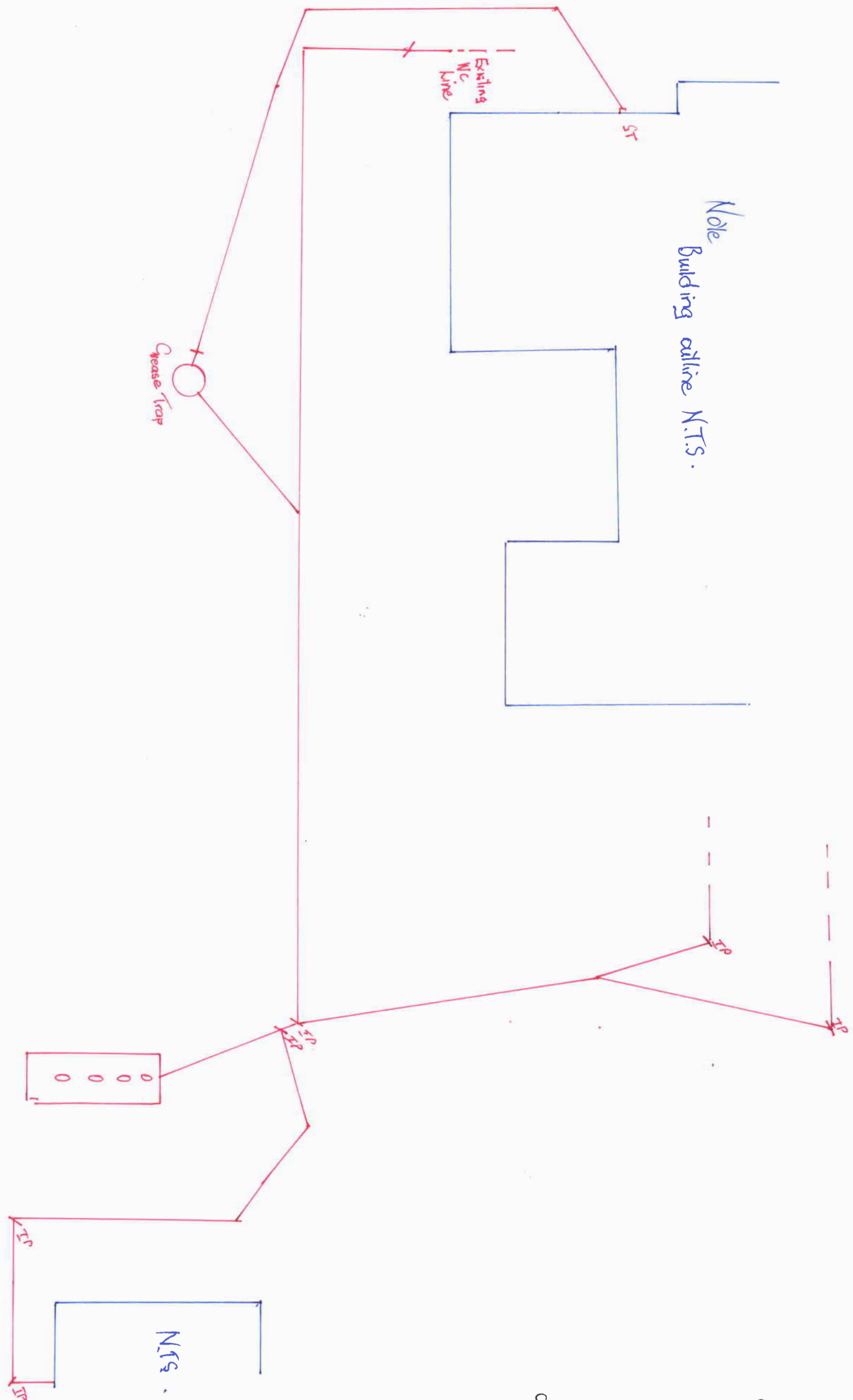
- 15) The Canterbury Regional Council may, once per year, on any of the last five working days of March or September, serve notice of its intention to review the conditions of this consent for the purposes of:
 - (a) Dealing with any adverse effect on the environment which may arise from the exercise 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.

- 16) The lapsing date for the purposes of section 125 shall be 31 December 2016.



WAIMAKARIRI
DISTRICT COUNCIL

215 High Street, RANGIORA
Tel. 03 311 8900
Fax. 03 313 4432



Scale for Drainage Lines Only

LEGEND		DRAINAGE PLAN	
SEWER	—	JOB N°	111440
STORMWATER	—	VAL N°	2144002300
SCALE 1-100	DRAWN BY: Lee Crosswell	INSPECTED:	LB
NAME: S & M. Coffey & Longstaff Trustee		DATE DRAWN:	2. 9. 14
ADDRESS: 24 Canterbury Street Ashley			
DRAINLAYER: Hansen			

HANSEN

C O N T R A C T O R S

32 Newnham St
PO Box 32
Rangiora 7440

PH (03) 313 8418
A/H 0274 545 775
www.hansencontractors.co.nz

SERVICE REPORT

Client name: Ashley Hotel Council: WDC

Site address: Ashley

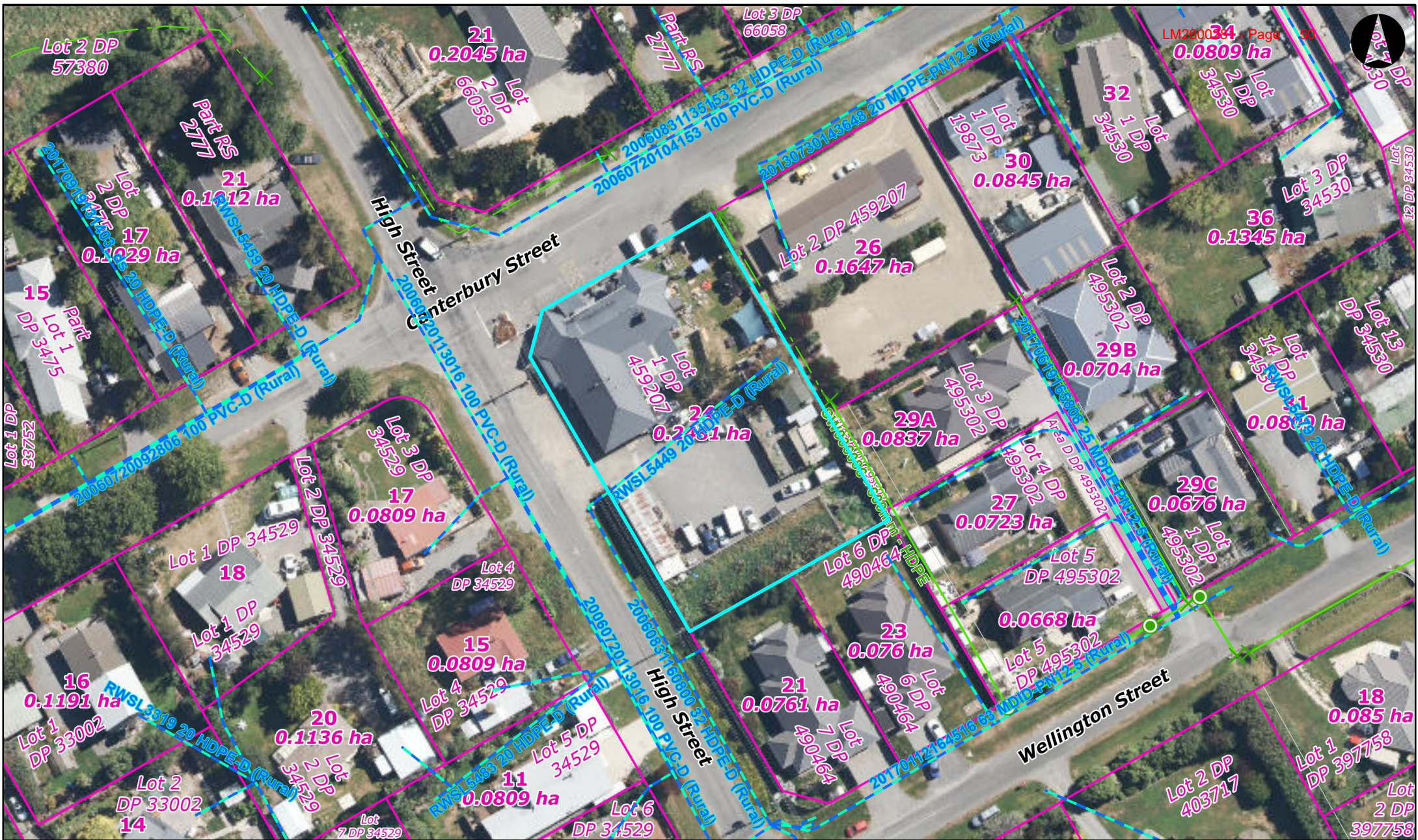
Phone: _____ (home) _____ (work) _____ (mobile)

Serviced by: Joel Clegg Type of system Commercial

CHECK LIST	DONE	COMMENTS	INFORMED OWNER
1. Measure the depth of solids and scum	✓	getting quite thick due for pumping next service.	
2. Check filters and clean if necessary	✓		
3. Check pump and float switch and alarm	✓		
4. Flush the lines until clear	✓		
5. Pressure testing at end of pipe(s)	✓	-	
6. PH test	✓	-	
7. Control panel complete check	✓		
8. Self cleaning pump filter – remove and clean - refit	✓		
9. Lids and control box	✓		
10. Blower	✓		
11. Aeration	✓		
12. Media	✓		
13. Check the vegetative cover of the effluent discharge	✓		
14. Before leaving: All lids secured, power on, valves and piping in working order	✓		

Signed: [Signature] Date: 12-9-18
(Service Contractor)

Comments: cleaned and serviced - solids chamber getting quite full (grease trap ok)



WATER SUPPLY

	Main
	Abandoned Main
	Lateral
	Hurunui Main
	Facility
	Hydrant
	Valve
	Node
	Pump
	Well
	Tank
	Toby

WATER RACE

	Water Race Pond
	Water Race

STORMWATER

	Main
	Abandoned Main
	Lateral
	Channel
	Facility
	Manhole
	Valve
	Node
	Pump
	Inspection Chamber
	Sump

UNCLASSIFIED ASSETS

	Unclassified Asset Point
	Unclassified Asset Line

WASTEWATER

	Main
	Abandoned Main
	Lateral
	Facility
	Manhole
	Valve
	Node
	Pump
	Inspection Chamber
	Septic Tank
	Wastewater Connection
	Air Gap Separator
	Gravity Connection
	Pressure Connection
	STEP Connection

DISCLAIMER: LM2600281 - Page 51

While reasonable measures have been taken to ensure the accuracy of the information contained in this map, the Waimakariri District Council shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this map or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

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Contractors will be held responsible for all damage to Council property.

The Council does not guarantee the existence of service laterals to vacant lots, regardless of whether a lateral is shown or not.

The Waimakariri District Council does not give and expressly disclaims any warranty as to the accuracy or completeness of the information or its fitness for any purpose.

An experienced practitioner should be consulted if this information is to be used for Building or Development purposes.

Please refer to the District Plan and the Council's Planning Unit if you wish to use this information for planning purposes.

Any one who acts on any of this information does so at their own risk.

Water Supply

- Rural Main
- Rural Road Crossing
- - - Rural Service Connection
- - - Rural Sub Main
- Rural X Connection
- Water Tank

Water Supply Points

- H Fire Hydrant
- + Restrictor
- ▲ Valve 100mm
- + Valve less than or equal to 50mm

Other

- Parcel
- Assessment Boundary
- Ashley Assessment Boundary



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Three Waters

24 Canterbury Street

Hurunui District Council does not guarantee that the data in this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted. Cadastral and topographic data sourced from LINZ. Crown Copyright Reserved.

Scale:

1:564

Print Size:

A4 Landscape

Projection:

NZTM

Produced by:



While we try our best to capture up-to-date existing information, the accuracy of the utility plans cannot be guaranteed. Therefore you are responsible for confirming the location of the underground services on site. You must arrange your own underground services detection and pot-holing. If while locating services you come across difference to the utilities plan, please seek advice from one of our Utilities Officers.

Please make sure you take the appropriate industry-standard precautions, as you will be liable for any damage to Hurunui District Council utilities infrastructure attributed to works carried out by you or your contractor. Hurunui District Council will not carry out underground services location or pot-holing on your behalf, however many qualified contractors are available to provide this service.

PH 03 314 8816 Fax 03 314 9181

Web hurunui.govt.nz

Mail PO Box 13, Amberley 7441



“ Making our district even better”

Maintenance Responsibility

Our 3 Waters Infrastructure Services team are responsible for the operations and maintenance of the water supply

The Hurunui District Council is responsible for:

- Arranging maintenance of the entire system up to the meter/toby box.

The Customer is responsible for:

- The cost and maintenance of the pipework from the restrictor to the tank, including the ballcock.
- Obtaining the location of water mains through the property prior to the installation of new fences or digging trenches, driveways etc by contacting beforeUdig.co.nz
- Holding 3 days supply of water on the property, Council cannot guarantee an uninterrupted supply of water

Questions?

FOR MORE
INFO

Talk to our 3 Waters Team

tel: 03 314 8816

email: utilities@hurunui.govt.nz

www.hurunui.govt.nz

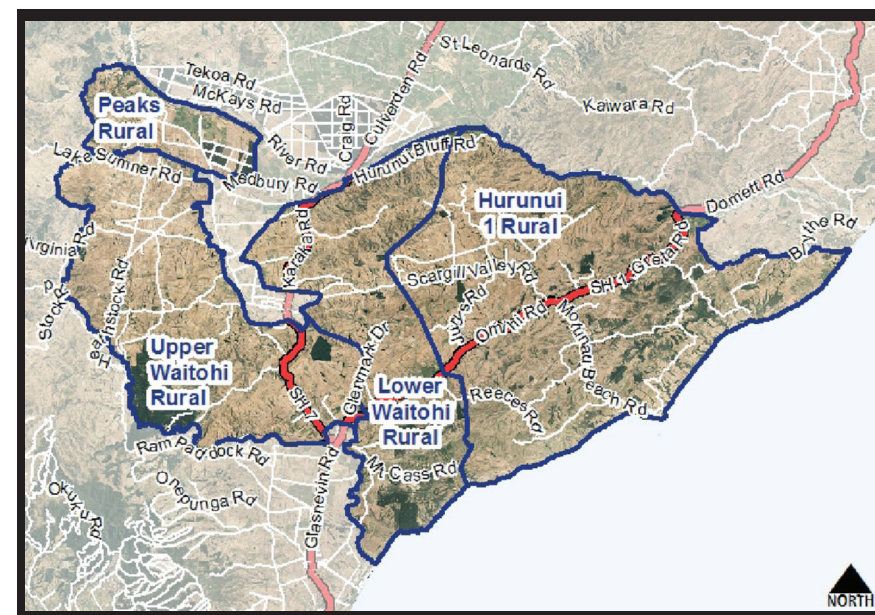


Typical Restrictor Unit



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WORKING TOGETHER TO MANAGE THE HURUNUI #1 WATER SUPPLY



WORKING TOGETHER MANAGE THE HURUNUI #1 WATER SUPPLY

Supply

The Hurunui #1 Rural Water Supply is a restricted water supply. This means the daily allocation is supplied into a tank at a constant rate over a 24 hour period. When the tank is full the ballcock shuts off the flow.

Management of Supply

The supply is owned and operated by the Hurunui District Council with customers interests overseen by the Water Liason Committee

Source

The scheme intake is from a gallery near the Hurunui River just downstream from the SH1 Bridge. From there water is pumped to a reservoir, and through a network of pumps and reservoirs around Motunau, Scargill & Greta Valley

Allocation

Water is sold by the unit. Each full unit allows for an allocation of 1800 Litres per day, at a rate of 1 Litre every 87 seconds, provided the ballcock does not shut off the supply

Inside the restrictor unit is a "maric" which controls the volume of water able to be supplied to storage tanks. If one customer is getting more than their share of water, their neighbours will be missing out on their rightful allocation.

The Hurunui District Council regularly undertakes spot checks of users restrictor units & carries out volume checks to ensure the correct allocation of water is being supplied

Tampering with the maric or removing it altogether to illegally obtain more water is an offence under our bylaws. It is theft and will be treated as such. Reinstatement charges apply and re-offenders will be prosecuted.

Restrictions

In periods of drought, extremely heavy demand, or other adverse conditions the Hurunui District Council may impose restrictions. These are infrequent and are publicly notified

Treatment

All Hurunui District Council water supplies are treated. Hurunui #1 Water supply is treated with Chlorine

For more information on the chemical makeup of the scheme please refer to chemical tests on our website

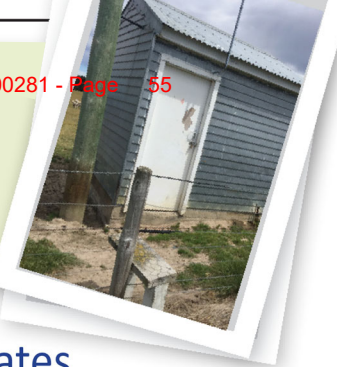
Drinking water Standards

Water is tested for bacteria (Ecoli) weekly to ensure compliance with the non-bacterial requirement of the NZ Drinking Water Standards

Our water schemes are programmed to meet NZ Drinking Water Standards Protozoa compliance by 2024/2025

Restricted Water Supply

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Faults

If you notice a leak in the road or footpath or you have a fault with the toby at your boundary, please report the fault to the Hurunui District Council

All faults should be reported as soon as possible. We have a 24/7 call service and all calls will be answered

Requests for a call-out after hours, over weekends and on public holidays will be for emergencies only. Call outs during normal office hours will be at the discretion of the Utilities Officer and will be attended based on working priorities

Water Rates

These are added to your rates. If you wish to discuss this further, please contact our rating department.

Quick Fills

Where possible we can increase flow to your tank for a 24 hour period to top up your tank. There is a charge for this service.

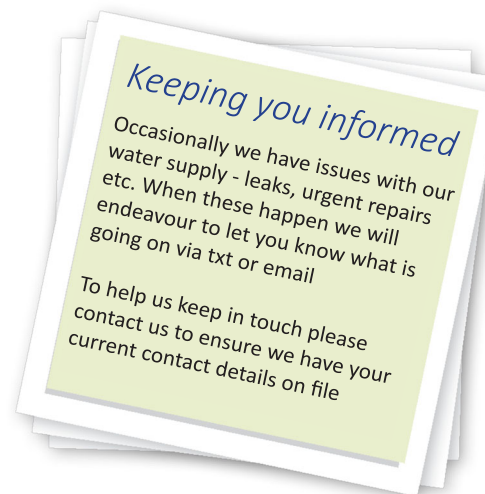
Please refer to our fees and charges on the Hurunui District Council website.

Quick fills will only be carried out during normal business hours and if the scheme has capacity to allow it.

New Connections

This scheme is currently fully allocated and no new connections are available.

Water applications for changes to your restrictor location, transferring units to a new tank, or accessing water units on hold are required.



Questions?

FOR MORE
INFO

Talk to our 3 Waters Team

tel: 03 314 8816

email: utilities@hurunui.govt.nz

BUILDING WARRANT OF FITNESS**BUILDING ACT 2004 Section 108 (03) ©****FORM BA12****Issued:** 01 June 2025**Expires:** 01 June 2026**Building Warrant of Fitness Number CS0045****BUILDINGS**

Street Address (if any): 24 Canterbury Street Ashley	Intended use (currently lawfully established) and any conditions of use: Licensed Hotel
Valuation Number: : 2144002300	Building Name: Ashley Hotel
Legal Description: LOTS : 179-193 PT Rural Sec 1294	Purpose Group CS SA
Location of buiding with in site / block number Corner Site	Occupancy Number 190 People
Year first Constructed - Unknown	Highest Fire Category for building use : 2
	Fire Alarm; Type 2F Manual System + Type 2/2 1 x Smk Det connected to a security System
Building Owner	Business Owner
Paul Mclachlan C/o 24 Canterbury Street Ashley North Canterbury paul.mclachlan@windowslive.com 021 664-082	Leanne Jenkins C/o 24 Canterbury Street Ashley North Canterbury lehleh49@live.com 027 341-6378

WARRANT

The inspection, maintenance and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to date stated below:

The compliance schedule is kept at: **On site with hotel managers**

ATTACHMENTS

- Any certificate relating to the inspections, maintenance and reporting
- Please list the registered building practitioner / Independently qualified persons who have completed Form BA - 12A: **Donald Saxon - Registered IQP No. 227**
- Recommendations for any amendments to the schedule: (If any) **None**

Signature of Independent Qualified Persons

Signed by or on
behalf of the owner  Reg IQP 227

Date: 14/05/2025

Name: Donald Saxon

Registration Number: 227

**Southern IQP Services Ltd****P: (03) 388-7643, M: 027 242-7835 - 24 Hrs**

Registered IQP's Specialising in Building Compliance Management - Inspection - Testing - Fire Safety Sales & Services

**S****I****Q****P****S**

**CERTIFICATE OF COMPLIANCE WITH INSPECTION,
MAINTENANCE & REPORTING PROCEDURES
BUILDING ACT 2004 Section 108 (03) ©
FORM BA12A**

LM2600281 - Page 57

Issued: 01 June 2025

Expires: 01 June 2026

Building Warrant of Fitness Number CS0045



S

I

Q

P

S



BUILDINGS

Street Address (if any): 24 Canterbury Street Ashley Valuation Number: 2144002300 Legal Description: LOTS : 179-193 PT Rural Sec 1294 Location of building with in site / block number Corner Site Year first Constructed - Unknown	Intended use (currently lawfully established) and any conditions of use: Licensed Hotel Building Name: Ashley Hotel Purpose Group CS SA Occupancy Number 190 People Highest Fire Category for building use : 2 Fire Alarm; Type 2F Manual System + Type 2/2 1 x Smk Det connected to a security System
Building Owner	Business Owner
Paul Mclachlan C/o 24 Canterbury Street Ashley North Canterbury paul.mclachlan@windowslive.com 021 664-082	Leanne Jenkins C/o 24 Canterbury Street Ashley North Canterbury lehleh49@live.com 027 341-6378

*The inspections, maintenance and reporting procedures of the compliance schedule have been fully complied
with during the 12 months prior to the date stated below in relation to the following specified system(s):*

SYSTEMS	IQP No.	Name of IQP	Signature
SS, 2 Emergency warning systems for Fire and other dangers Annual Inspection May 2025	227	Don Saxon	
SS 2/2 Emergency Warning system connected to a Security System for fire and other danger Annual Inspection May 2025	227	Don Saxon	
SS, 4 Emergency Lighting System Annual Inspection May 2025	227	Don Saxon	
SS 14/2 Signs relating to system or feature	227	Don Saxon	
SS,15/2: Final Exits and other exit doors	227	Don Saxon	
SS15/4: Signs for facilitating evacuation	227	Don Saxon	

Signature of Independent Qualified Persons

Signatures:	Date: 14 May 2025
Name: Donald Saxon	Registration Number: 227



Southern IQP Services Ltd

P: (03) 388-7643, M: 027 242-7835 - 24 Hrs

Registered IQP's Specialising in Building Compliance Management - Inspection - Testing - Fire Safety Sales & Services

**WARRANT OF FITNESS
BUILDING ACT 2004 (Section 108)**

**ANNUAL IQP INSPECTION REPORT
BUILDING KNOWN AS:
Ashley Hotel
24 Canterbury Street
Ashley**

As an Independent Qualified Person approved by the South Island IQP Register the writer advises that on 14 May 2025 the above building was inspected for compliance to the Building Code in respect to the following systems and features.

- SS, 2 Emergency Warning System**
- SS, 2/2 Emergency Warning System connected to a security system for fire or other dangers**
- SS, 4 Emergency Lighting System**
- SS, 14:2 Signs relating to a system or feature specified in any clauses above**
- SS, 15/2: Final Exits**
- SS, 15/4: Signs for facilitating evacuation**

This report is based on conditions observed at the time of inspection. Once any identified defect is rectified the building may be certified as complying in respect of the above systems.

Where recommendations are noted, these and any advice given be in good faith and do not form the basis for any action on your part. The writer cannot guarantee the fire safety of your premises.

The writer reports as follows,

SS, 2 Emergency Warning System Type 2F

The emergency warning system consisting of one manual call point and bell above the bar area has been inspected and tested in accordance with the relevant standards and codes of practice and in accordance with the compliances schedule.

This feature is noted as complying.

SS, 2/2 Emergency Warning System connected to a security system for fire or other dangers.

The security system and smoke detectors were inspected and tested as per the relevant standards and codes of practice and in accordance with the compliance schedule for correct operation and that they activate the security system when set off.

This feature is noted as complying.

It is noted that there are numerous standalone smoke detectors fitted throughout the Hotel. These smoke detectors were also tested and found to be in good working order at the time of my inspection.

SS, 4 Emergency lighting System

The emergency lighting system has been inspected and tested in accordance with the relevant standards and codes of practice and in accordance with the compliance schedule. Records indicate that the monthly testing and inspections have been carried out.

This feature is noted as complying.

SS, 14:2 Signs relating to a system or feature specified in any clauses above.

All signs were inspected for cleanliness and legibility and that they were pertinent to fire equipment and Emergency Warning System.

This feature is noted as complying.

SS, 15/2: Final Exits (As defined by the building code)

The passive and active features of the means of escape were checked as follows, All fire exit points and exit routes and escape ways were checked for freedom of obstacles and hazards, and all associated hardware and fittings were checked to ensure correct operation.

This feature is noted as complying.

SS, 15/4: Signs for facilitating evacuation

All signs were inspected for cleanliness and legibility and that they were pertinent to fire equipment and Emergency Warning System.

This feature is noted as complying.

With the exception of any noted defects the above scheduled items are noted as complying with the standard and codes of practice of that time relevant to the Building Warrant of Fitness and that the requirements of the building code have been met. The issue of this building warrant of fitness is based on the occupancy numbers allowed on site at one time which is 190 people including staff and management.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Don Saxon'.

Don Saxon
Registered IQP No 227
Southern IQP Services Ltd



**PREPARED FOR WAIMAKARIRI DISTRICT COUNCIL
14 JANUARY 2016
704595**

**ASHLEY HOTEL
CNR HIGH STREET AND CANTERBURY STREET
ASHLEY**

DETAILED ENGINEERING EVALUATION - QUANTITATIVE ASSESSMENT

COMMERCIAL IN CONFIDENCE

All intellectual property rights, including copyright, in designs developed and documents created by Calibre Consulting Ltd remain the property of this company. Any use made of such design or document without the prior written approval of Calibre Consulting Ltd will constitute an infringement of the rights of the company which reserves all legal rights and remedies in respect of any such infringement.

Calibre Consulting
Level 1
323 Madras Street
CHRISTCHURCH 8013

Ph: +64 3 374 6515

QUALITY ASSURANCE STATEMENT

Task	Name	Signature
Project Manager	David Coatsworth	
Prepared by	David Coatsworth	
Reviewed by	Andrew Aydon	
Approved for Issue by	David Coatsworth	

DOCUMENT REVISIONS

Issue	Date	Issue Details	Author	Checked	Approved
1	14/01/16	Quantitative assessment	WDC	AA	WDC

TABLE OF CONTENTS

1	INTRODUCTION	1
2	BUILDING DESCRIPTION	1
3	STRUCTURAL SYSTEMS	1
4	OBSERVED DAMAGE	2
5	BUILDING ASSESSMENTS	2
6	RECOMMENDATIONS	3
	IMPORTANT DISCLAIMER.....	4

APPENDICES

APPENDIX A	– QUALITATIVE ASSESSMENT PROCEDURE
APPENDIX B	– PLANS
APPENDIX C	– PHOTOGRAPHS
APPENDIX D	– CALCULATIONS

1 INTRODUCTION

Calibre Consulting Ltd has been engaged by Waimakariri District Council to carry out a structural assessment of the Ashley Hotel building at 24 Canterbury Street (cnr Canterbury St and High St) Ashley, following the earthquake that occurred in the Canterbury region on Saturday 4 September 2010 and subsequent aftershocks up to the date of our assessment including those aftershocks on Tuesday 22 February 2011, on Monday 13 June 2011 and on Friday 23 December 2011.

Calibre inspected the building on 10 November 2015 and undertook a quantitative detailed engineering evaluation of the building. The building was inspected from the outside and the inside. Photographs and some measurements were taken. The inspection was limited to those elements that were readily observable. No linings or claddings were removed but we did look up into the ceiling space through a ceiling hatch in the ladies toilet.

Calibre has carried out this assessment, generally in accordance with the Draft Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-Residential Buildings in Canterbury, Part 2 (Guidance). An explanation of the qualitative procedure is outlined in Appendix A. We have deviated from the guidance document in that we have not carried out any geotechnical investigation, our inspection was not a fully intrusive one and we have carried out a quantitative calculation based assessment.

2 BUILDING DESCRIPTION

The building was likely constructed prior to the 1920's. It is U-shaped in plan with the public bar and kitchen occupying the western corner (adjacent to the corner of Canterbury and High Streets). Along the north east side there are the private accommodation facilities of the manager including the north-east wing that appears to be a later extension of the building. The south-west wing that extends along High Street incorporates three public bedrooms, a kitchen and bathroom. The west and north corners of the building have projections that are oriented at 45 degrees to the normal axis of the building. An area between these projections along the north-west side (Canterbury Street frontage) of the building may have originally been a veranda which was subsequently enclosed. The windows here are casement type and different from the older double hung sash windows in the remainder of the building.

Construction consists of a light weight timber framed and corrugated iron clad roof pitched at about 20 degrees. There is timber planked down-the-slope sarking under the iron. Ceilings in most parts are lined with pinex softboard with timber battens across the joints in the pinex sheets. Walls everywhere are timber framed, lined externally with timber weather boards. Internal linings are generally pinex soft board but in the bar there is a plywood lining over the lower part of the walls. Floors are of timber construction. Foundations are concrete strip around the perimeter. We assume that the interior foundations are piled either in concrete or timber. We were unable to view beneath the floor. There are vents in the perimeter foundations and there appears to be a reasonable clearance between the ground and the floor. There is a double brick chimney at the north-east end of the bar with one fire place in the bar and another in the manager's residence. The chimney has lime mortar joints but with cement based pointing.

No drawings of the building were obtained from Council records other than some 1994 details of alterations to the ladies toilets.

3 STRUCTURAL SYSTEMS

Gravity loads are carried by the timber framed roof structure, the timber framed walls and the timber floor structure and the foundations. There are some beams (materials unknown) in the ceiling of the open plan bar area and posts supporting the roof structure.

Lateral loads are distributed by the diaphragm action provided by the planked sarking on the roof and the pinex ceilings and resisted by the timber framed walls. The bar area is a reasonably large open plan space. The public bedrooms and the manager's accommodation areas have smaller spaces with more walls.

4 OBSERVED DAMAGE

No records of geotechnical investigations were viewed. Our inspection and anecdotal evidence indicates that there has been no liquefaction or lateral spreading on the site.

No accurate survey of floor levels has been completed in the building. No obvious variations in level, attributable to the earthquakes, were detected from walking about the floor of the buildings.

There is no obvious damage attributable to the earthquakes and the brick chimney appeared firm and did not move when pushed by hand.

5 BUILDING ASSESSMENTS

For the single storey Ashley Hotel building we have carried out a calculated quantitative assessment. The building is generally of older residential type construction. We have assessed the load demand for the structure in the form of required Bracing Units in accordance with NZS3604. We have adopted a demand of 8.8BU/m² in accordance with table 5.8 of that standard, allowing for earthquake zone 2, light-weight roof structure pitched at less than 25 degrees, light weight wall cladding and timber floor sub-framing. We have assessed the public bedroom area and the open plan bar area separately. We have assessed the in-plane capacity of the walls on the basis that the exterior and interior walls have a bracing capacity of 20 BU/m length. This relatively low figure is representative of the limited capacity of the timber weather board exterior linings and the pinex soft board interior linings. The above process compares the performance of the existing building against the standards required for a new building. The output is expressed as a percentage of New Building Standard (%NBS).

We have calculated the capacity of the public bedroom area at 64%NBS in the transverse north-east to south-west direction and at 69%NBS in the longitudinal north-west to south-east direction. The walls are well distributed throughout this area of the building and room dimensions are not more than 4m.

We have calculated the capacity of the walls around the public bar area at 37%NBS in both the transverse north-east to south-west direction and the longitudinal north-west to south-east direction. The walls are reasonably well distributed around the perimeter of this open plan area. The maximum distance across the bar area is about 11m. We assess the capacity of the sarked roof diaphragm to distribute earthquake loads to the walls at better than 100%NBS.

We have not inspected or assessed the private manager's accommodation area of the building.

6 RECOMMENDATIONS

Buildings with an assessed capacity of less than 33%NBS are likely to be “earthquake prone” and are considered as High Risk with a probability at least 20 times more than that of a new building that their strength will be exceeded due to earthquake action. Buildings with an assessment of between 33%NBS and 67%NBS are considered as Moderate Risk. At 67%NBS the probability that the strength will be exceeded is three times that of a new building. Buildings with an assessments greater than 67% are considered to be Low Risk.

The public bedroom area of the building, assessed at 64%NBS – 69%NBS, is in the transition region between medium and low risk. We do not believe that any further investigation of this area of the building is warranted.

The public bar area of the building, assessed at 37%NBS, is in the medium risk category but not that much above the high risk category. Although there is no legal requirement to do so, we recommend that further investigation be carried out and that this part of the building be strengthened to 67%NBS.

Although the double brick chimney appears to be undamaged, it does represent a hazard and accordingly we recommend that it be removed as soon as practical and the roof sealed over.

The building is of light weight construction and has suffered no obvious damage from the Canterbury earthquakes. We believe that it is reasonable to continue to occupy the building in the normal manner.

IMPORTANT DISCLAIMER

This report has been prepared by Calibre Consulting Ltd for Waimakariri District Council. No liability is accepted by Calibre or any employee or sub-consultant of Calibre with respect to its use by any other parties. This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval to fulfil a legal requirement.

Unless stated otherwise, this report and assessment herein are based on a visual and non-intrusive walk-around inspection of the building.

Calibre has not carried out a full quantitative assessment, we have not commented on the building's degree of compliance with the New Zealand Building Act or any other relevant codes or standards other than the structural aspects.

Calibre has not attempted to assess the cost of repairs or the cost of replacement.

Recommendations contained in this report are subject to compliance with land rehabilitation and flood level requirements which are being assessed by others, and are included for guidance only.

Calibre is not responsible for obtaining agreement with the building owner or obtaining the necessary consents from councils for undertaking any building work.

In accepting delivery and/or using this report, the recipient agrees that he/she accepts the report on the basis set out herein.

APPENDIX A – QUALITATIVE ASSESSMENT PROCEDURE

QUALITATIVE ASSESSMENT

Qualitative assessment is the first stage of a Detailed Engineering Evaluation (DEE) of earthquake damaged buildings. It follows on from initial and rapid assessments which are primarily concerned with structural safety of buildings. Procedures are outlined in the “Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-Residential Buildings in Canterbury” draft document which is being developed by the Department of Building and Housing’s (DBH) Engineering Advisory Group (EAG).

The purpose of the qualitative assessment procedure is to develop a picture of the damage that a building has sustained, its causes, and the overall impact on the building’s future performance. The following procedure is recommended in the Draft and shown graphically in Appendix A.

1. Review the initial safety assessments and determine the status of the building.
2. Review existing documentation to establish the structural systems.
3. Review foundation performance including review of geotechnical conditions at the site.
4. Summarise likely damage patterns and identify on a marked up drawing.
5. Detailed site investigation to observe areas marked up for attention where damage is thought likely to occur – this is expected to involve intrusive inspections where wall linings, floor covering etc. are removed to allow direct observation of underlying structure and a verticality survey where required.
6. Geotechnical and foundation investigations to establish actual conditions at the site including levelling of floors to quantify settlements.
7. A thorough investigation of possible collapse hazards or critical structural weaknesses (CSW).
8. An assessment of the original (pre earthquake) strength and the residual (post-earthquake) strength of the building relative to current codes.
9. Assessment of whether or not the building has sustained substantial damage.

The above is required so that a comprehensive understanding of the building’s performance is achieved. This will enable a preliminary assessment of the required repairs and strengthening, to a suitable level for owners to consider their preferred strategy for future retention or demolition.

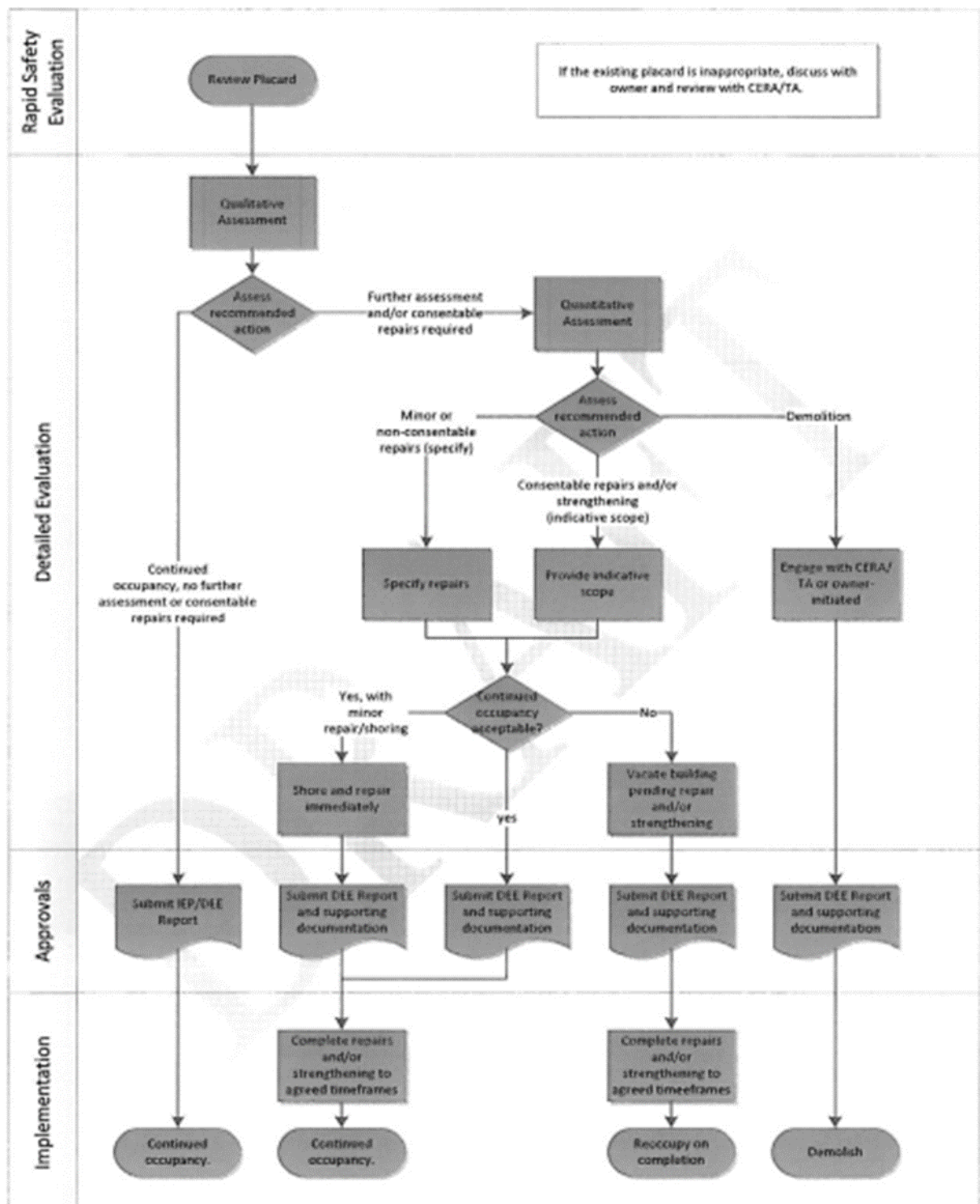


Figure 4-1: Detailed Engineering Evaluation - Overall Procedure Outline

Note: It may be advantageous to submit the DEE for discussion and approval ahead of any subsequent building consent application.

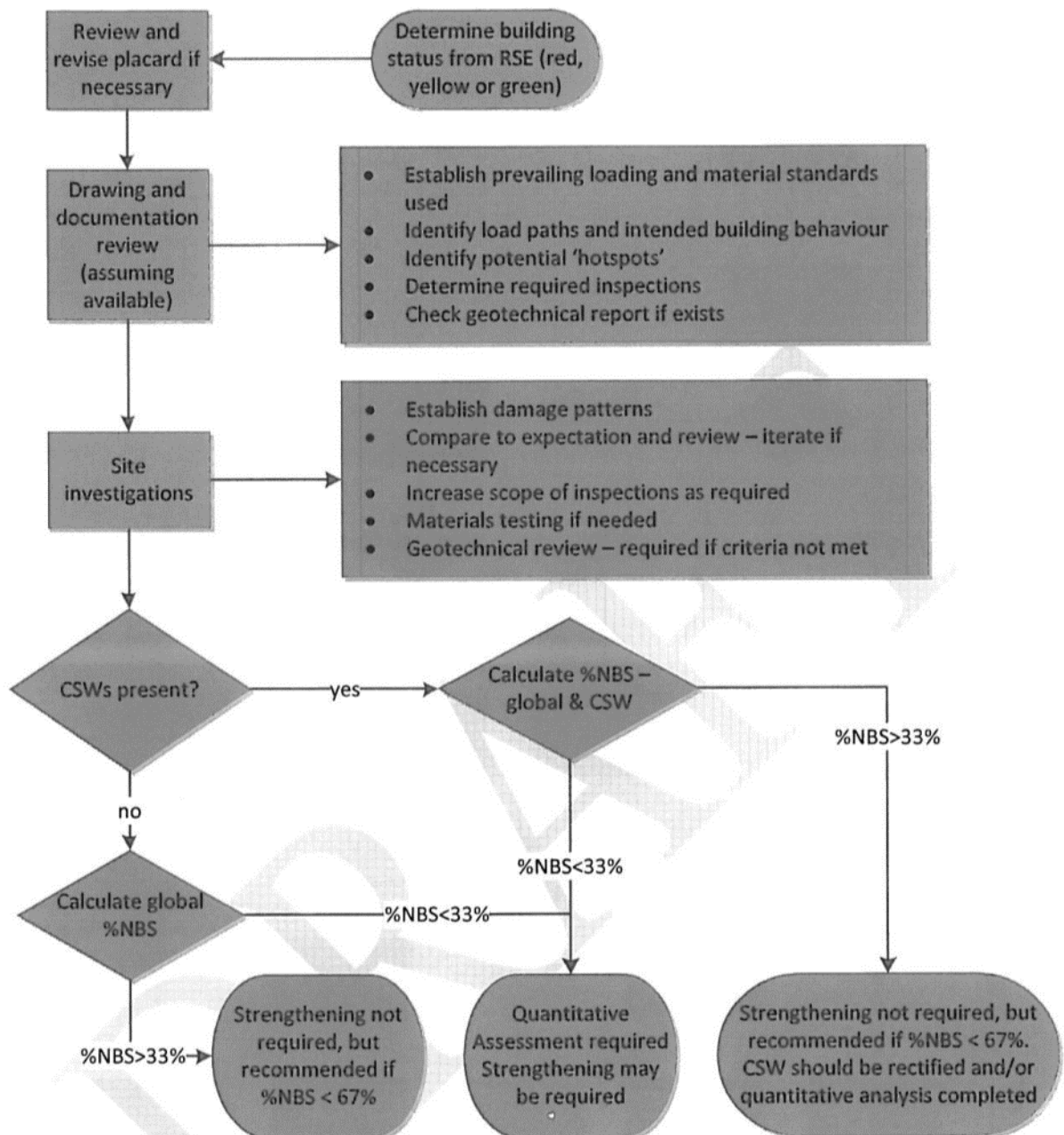
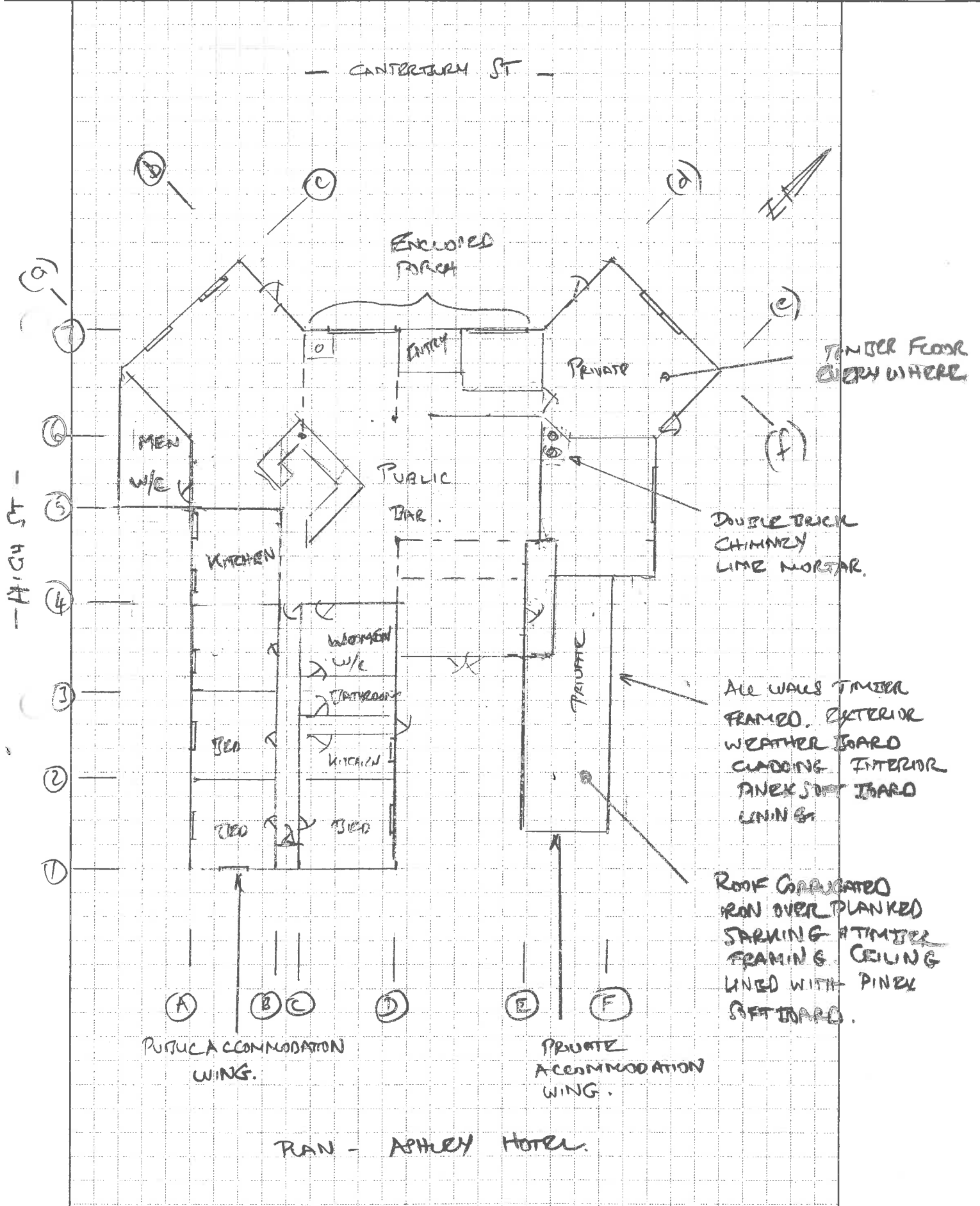


Figure 4-2: Qualitative Assessment Procedure

APPENDIX B – PLANS



APPENDIX C – PHOTOGRAPHS





Photo 1. Ashley Hotel north-west elevation from Canterbury St.



Photo 2. South-west elevation from High Street. Note double hung sash windows indicating pre 1920 construction.



Photo 3. Rear south-east elevation from car park. Public accommodation wing at left. Managers accommodation wing at right behind tree.



Photo 4. North-east elevation. Private residence part of building including extension, possibly 1967, at left. Note double brick chimney non-functioning.



Photo 5. Lean-to extension south-west side for men's toilets. Kitchen at right.



Photo 6. Interior of bar looking diagonally towards the east. (Fire place for one of double chimney at left). Pinex soft board lined walls and ceiling. Beams (unknown material) support roof over open plan bar area.



Photo 7. Bar area looking north.



Photo 8. Hatches in the false and original ceilings in the Ladies toilet.



Photo 9. Timber planked sarking and framing to roof.



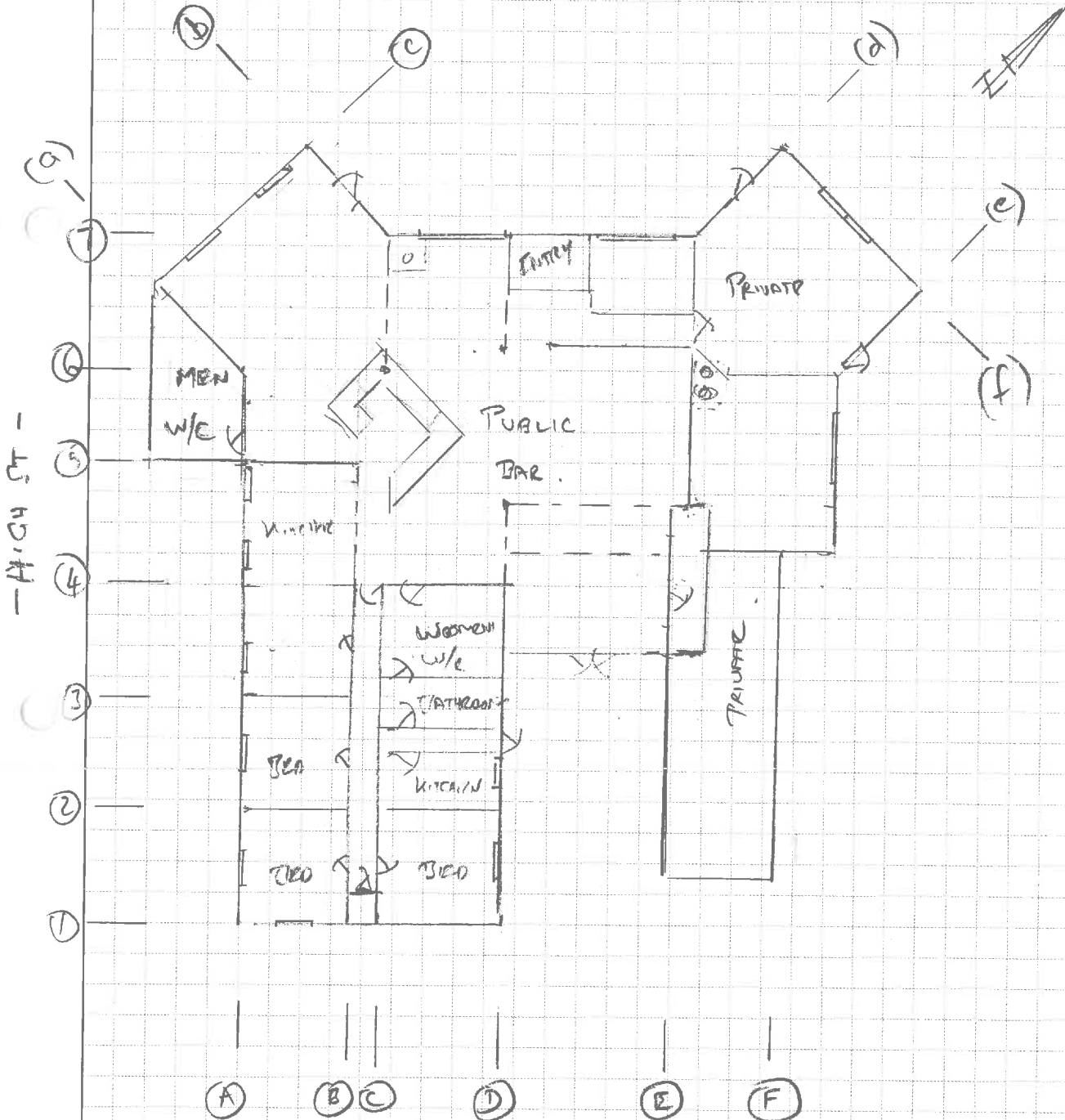
Photo 10. Passageway central in south-west side public accommodation wing. Pinex soft board lined walls and ceiling.



Photo 11. Bedroom in south-west wing with Pinex soft board lined walls and ceiling.

APPENDIX D – CALCULATIONS

CANTERBURY ST



BEAM & SCREEN ASSESSMENT

Earthquake Zone 2.

Single story. timber floor, light roof, light cladding.

Table 5.8 NBS 3604.

Demand 11 BU/m². 0-25° roof pitch.

Split into 2 areas

a) Accommodation

$$\text{area} \approx 9 \text{ m} \times 11 \text{ m} = 99 \text{ m}^2.$$

$$\text{Demand} = 99 \times 11 \times 0.8 (\text{Zone}).$$

$$= 871 \text{ BU}.$$

Walls & ceilings are lined in many places with Pine soft board. Extern weatherboards.

Allow bracing capacity of 20 BU/m for walls
Transverse direction loading

$$\text{wall 1. } 6.4 \text{ m} \times 20 = 128.$$

$$2. \quad 7.5 \times 20 = 150.$$

$$3. \quad 11 \times 20 = 220$$

$$4. \quad 3 \times 20 = 60.$$

$$\Sigma = 558 = 64\% \text{ NBS}$$

Longitudinal direction.

$$\text{wall A. } 7.0 \times 20 = 140$$

$$B. \quad 8.0 \times 20 = 160$$

$$C. \quad 8.0 \times 20 = 160$$

$$D = 7.0 \times 20 = 140$$

$$\Sigma = 600 = 69\% \text{ NBS}$$

b.) Basement

$$\text{area} = (19 \times 11) + 2(4 \times 4)$$

$$= 209 + 32$$

$$= 241 \text{ m}^2$$

$$\text{Demand} = 241 \times 11 \times 0.8$$

$$= 2,120 \text{ BU.}$$

apartments

transverse direction

wall 5. $11 \text{ m} \times 20 = 220$

6. $9 \times 20 = 180$

7. $2.0 \times 20 = 40.$

(a) $4.0 \times 20 / \sqrt{2} = 56$

(b) $3.0 \times 20 / \sqrt{2} = 42.$

(c) $2.2 \times 20 / \sqrt{2} = 31$

(d) $= 42$

(e) $= 42.$

(f) $3.5 \times 20 / \sqrt{2} = 49.$

6' $4.0 \times 20 = 80$

$$\Sigma = 792. = 37\% \text{ NBS.}$$

Longitudinal distribution

wall A	$3.3 \text{ m} \times 20$	$=$	66.
B	2.0×20	$=$	40
C			0
D	$(2 \times 2) \times 20$		80.
E	11.0×20		220.
F	$6. \times 20$		120.
(a)	$= 4.0 \times 20 / \sqrt{2}$		56.
(b)	$=$		42
(c)	$=$		31
(d)			42
(e)			42.
(f)			49.

$$E = \frac{49.}{788.} = 37\% \text{ NES}$$

Ceiling chapsagon. Reasonably large area in bar
bar has battens & also has beams & posts which
help distribute loads.

Also some walls in bar area have plywood over
lower portion so this would reduce capacity in-plane.

Bar Area Roof Driveway

If we adopt a plan area of 11m square
 $\approx 121 \text{ m}^2$

$$\odot 8.8 \text{ TBU / m}^2$$

$$\text{Demand} = 1064 \text{ TBU} \\ \approx 53 \text{ kW}$$

$$\text{or } \frac{1}{2} \times 53 = 26.5 \text{ kW / side}$$

from NZSEE Doc. Table 11.1. Item 1a.

$$\text{capacity of straight parking} = 6 \text{ kW/m} \times \phi = 0.7 \\ = 4.2 \text{ kW/m}$$

$$\text{capacity} = 4.2 \times \text{length} = 11 \text{ m}$$

$$\approx 66 \text{ kW} > 26.5 \text{ demand} \\ \text{so roof parking} > 100\% \text{ of NBS.}$$

From: Greig Wilson
Sent: Monday, 18 January 2016 8:39 AM
To:
Subject: Detailed Engineering Evaluation Ashley Hotel
Attachments: 704595 rpt160114 Ashley Hotel WDC

Good Morning

Please find attached this report for your building.

The overall capacities of the building elements means that the building is not earthquake prone, however the engineer recommends that the old brick chimney be taken down to remove a potential hazard, and additionally the area that only achieves 37% new building standard could be improved upon by replacing some of the wall linings with newer ones such as brace line or eco ply which would give a better result.
If you contemplate undertaking this work, please discuss with a chartered professional engineer to confirm the work required .

The Ashley Hotel will be listed on Councils building register as not earthquake prone.

Kind Regards

Greig Wilson

Building Officer
Earthquake Prone Buildings and Building Warrants of Fitness
Waimakariri District Council
PH - 03-3118900 ext 8647
FAX - 03-313-4432
CELL – 021-481-132
EMAIL - greig.wilson@wmk.govt.nz



From: John Collie
To: [Greig Wilson](#)
Subject: FW: Ashley Hotel
Date: Monday, August 26, 2019 3:28:25 PM
Attachments: [image001.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[18082802 Drawing Issue A 26 Aug 2019.pdf](#)

Hi Greig,

Just following on from our discussion with regards the Ashley Hotel, FYI, the following email and attachment was sent through to Stephanie to review earlier today

Regards

John Collie
Director, Chartered Fire Engineer
0274915349



Issued on behalf of Engenuity Consultants Engineers Limited.

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From: John Collie
Sent: Monday, 26 August 2019 12:47 PM
To: Stephanie Coffey <stephanie@avia.co.nz>
Subject: Ashley Hotel

Morning Stephanie,

See attached my fire safety drawings for the building as it presently stands and my associated recommendations relating to the building occupant loads.

Note that the building presently includes the main bar space, three guest hotel bedrooms and an adjoining residents/ managers apartment; all located in a single firecell.

With the exception of the main entrance door, doors along egress routes do not open in the direction of escape and all egress doors are typically not provided with complying door hardware. The building has a security system which contains point smoke detection which is presently used to alert patrons to any fire risk. There is also a manual call point behind the bar; however, what

sounders this operates is unknown.

Under current building code legislation, without making any changes to the current building layout, the maximum number of occupants permitted within the building would be 50 people and there would be no sleeping occupants residing (including the managers).

On an as near as reasonably practicable basis however, noting that no building consent is presently being applied for and giving some consideration to occupant health and safety; provided the recommendations on drawing F2 are completed, the three hotel bedrooms and the managers apartment are proposed to be retained as they are and the maximum occupant load permitted is 190 people (inclusive of staff). These recommendations include:

- The existing interconnected security based smoke detection system be extended to ensure smoke detectors (and sounders) are also provided in the exit routes outside the four bedrooms (if not already provided).
- Install new standard Ecoglo exit signs in the locations indicated on the attached drawings. Remove the existing painted exit signs.
- Provide Ecoglo wayfinding products in the locations indicated on the attached drawings. These would typically comprise of 'contrast strips' at changes in level and 'guidance strips' in other locations to highlight routes or upcoming hazards.
- Three door ways need to be altered or removed.
- A management procedure needs to be established and put in place with regards to the operation of the existing locked doors. The proposed details what this would entail are indicated on drawing F2.

I will call to discuss to ensure all is clear

Regards

John Collie
Director, Chartered Fire Engineer
0274915349



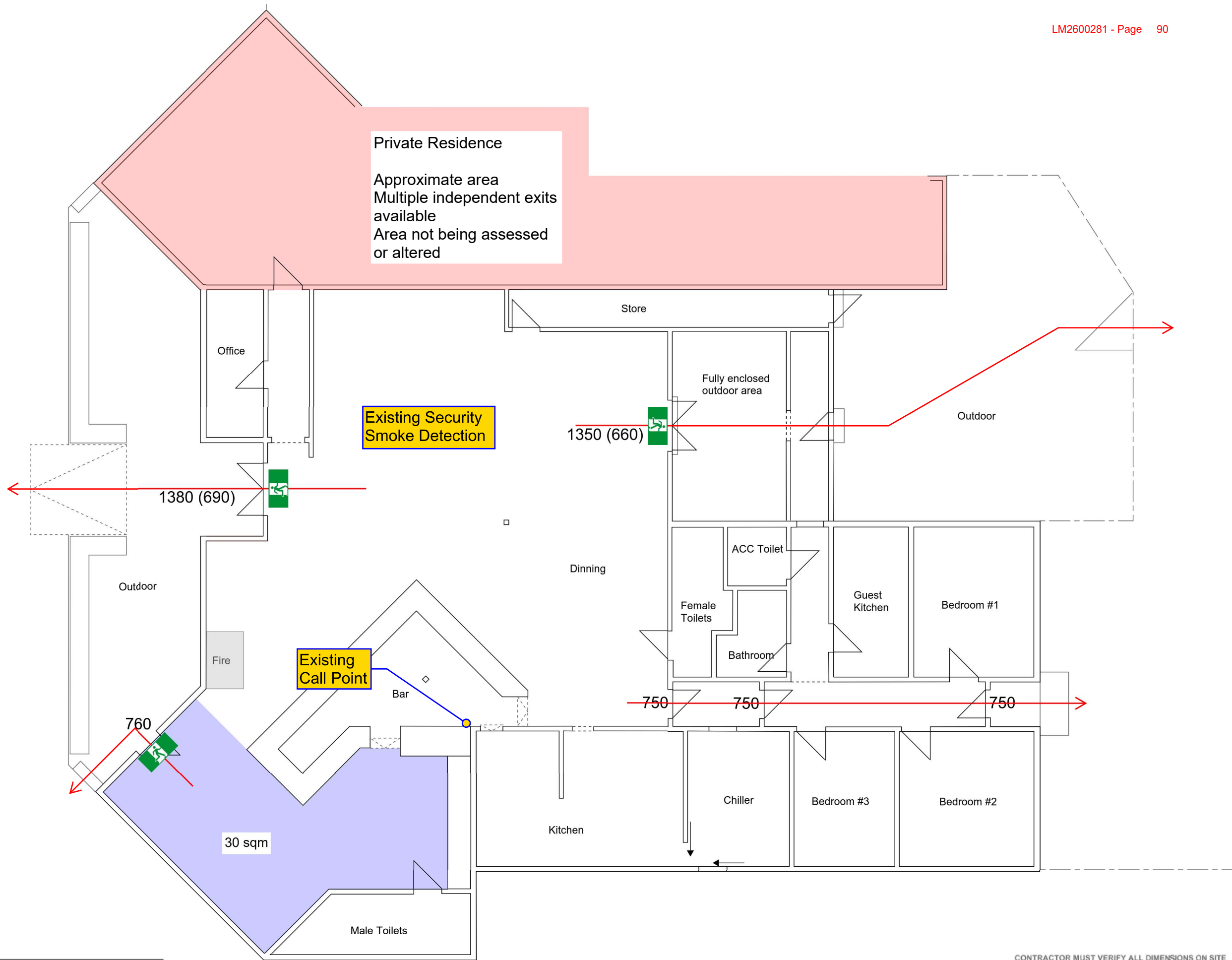
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750

Legend

Existing Painted Exit Sign

Existing Egress Route

Available Clear Exit Width (mm)



FIRE DRAWING

ASHLEY HOTEL REVIEW

24 CANTERBURY STREET

ASHLEY

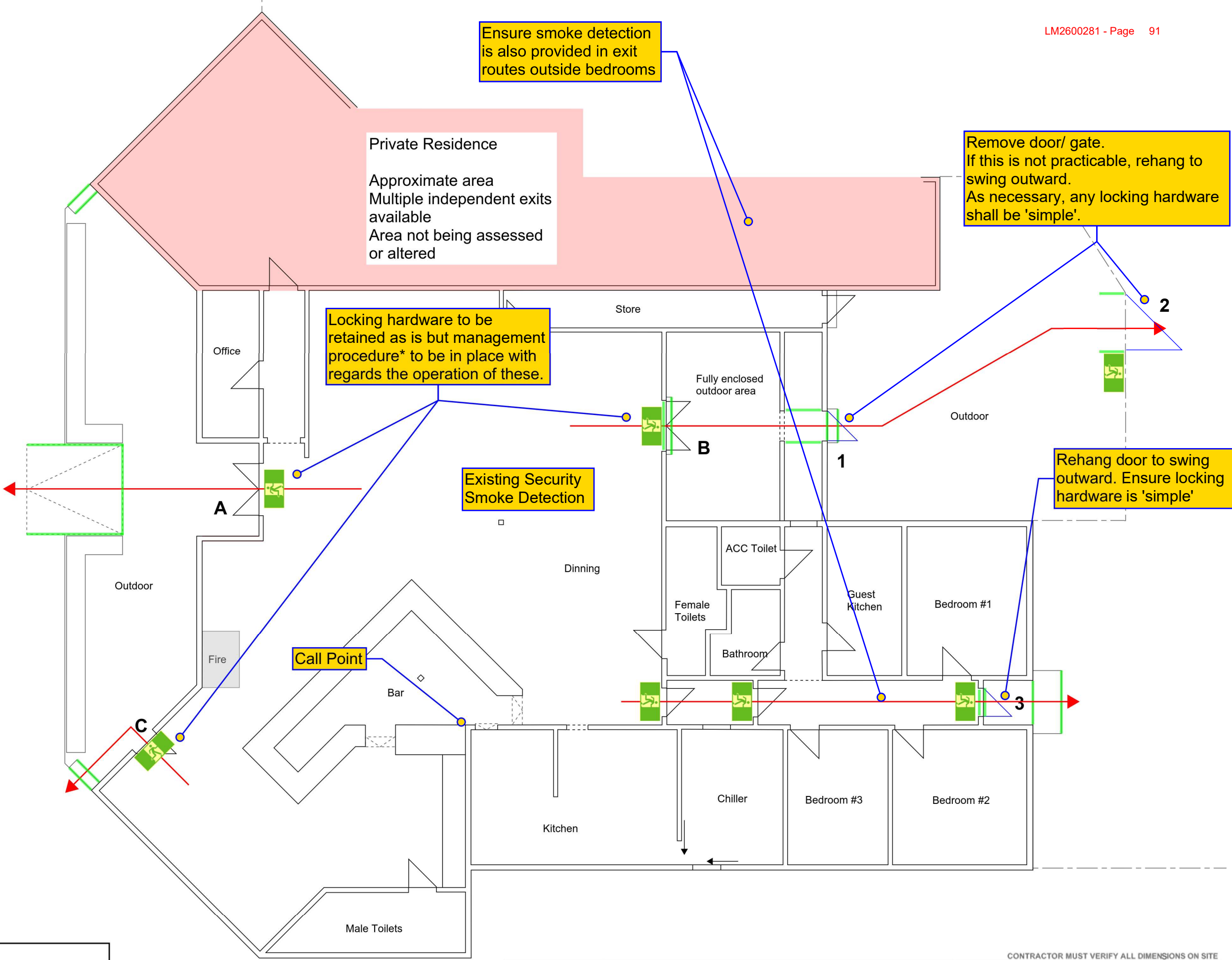
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE			
			
Engineered by : John Collie		Date : 26-08-19	
Sheet No:	Job No:	Issue:	Scale:
F1	18082802	A	1:100

* General Management Procedure:

For occupant loads **less than 100** (inclusive of staff), only the primary leaves of exit doors A & B and exit door C need to be unlocked.

Where occupant loads are **greater than 100**, secondary leaves of exit doors A & B also need to be unlocked.

Maximum permitted occupant load within complex (excluding residence) provided the work specified is completed:
190 people



Legend


New Ecoglo Exit Sign


New Ecoglo Contrast Strip

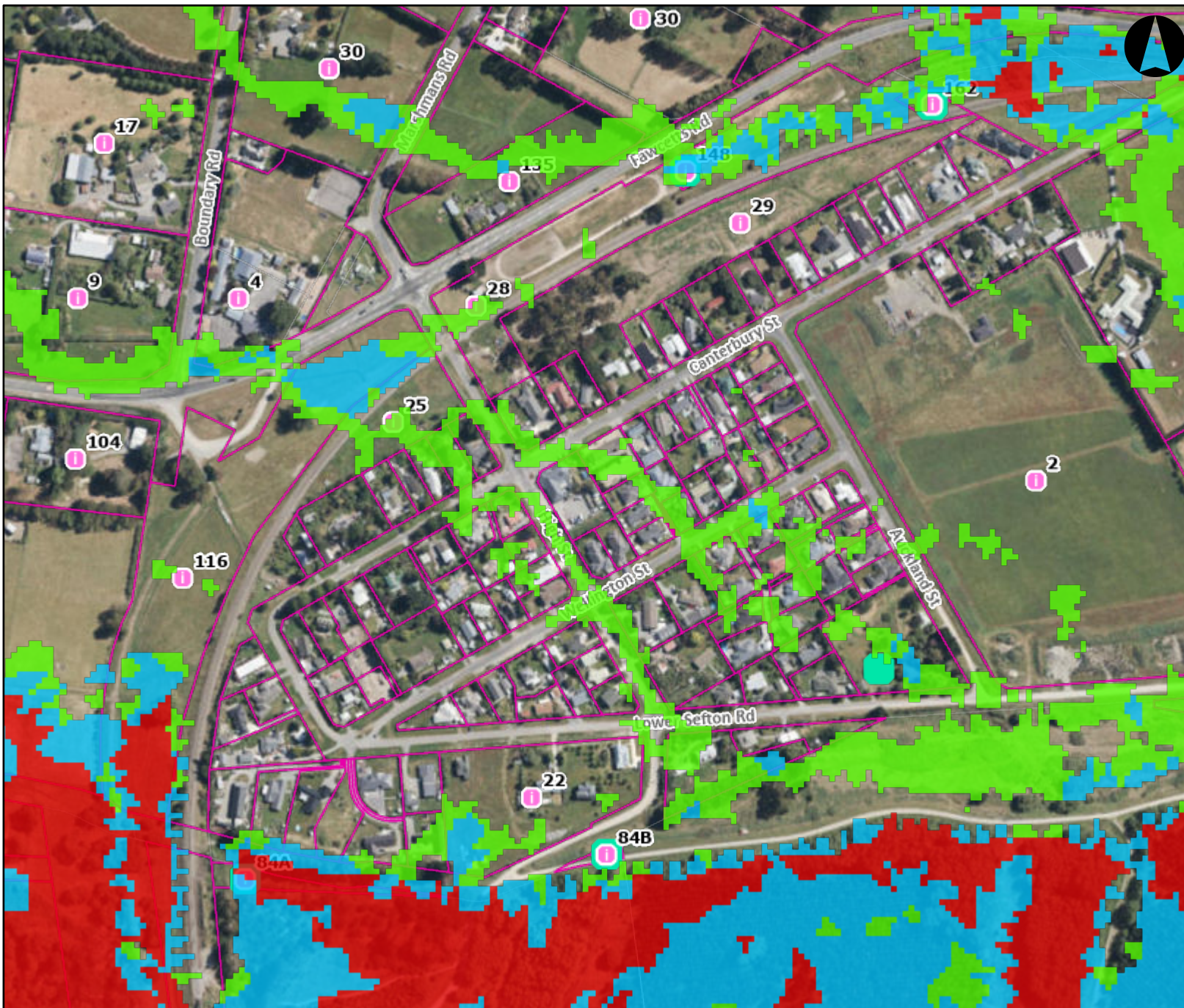

Egress Route


Door Name



FIRE DRAWING
ASHLEY HOTEL REVIEW
24 CANTERBURY STREET
ASHLEY

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE			
			
Engineered by : John Collie		Date : 26-08-19	
Sheet No:	Job No:	Issue:	Scale:
F2	18082802	A	1:100



Legend

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All Flooding Hazard 200 year

ClassName

- Low
- Medium
- High

- Properties > 1 ha
- Related Address

Property Boundaries with Attributes

- Current Property
- Deposited Land Parcels

Road Names

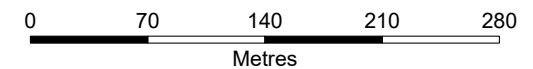
tony.meier@wmk.govt.nz

Waimakariri District Council

Date: 25/02/2026

Scale 1:4,514

Original page size: A4



Disclaimer:

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Credits:

Waimakariri District Council, Land Information New Zealand, 2025 Urban and Rural Aerial Imagery, 2023 Birch Hill Cemetery UAV Imagery, 2022-23 Cust Cemeteries UAV Imagery, Waimakariri District Council, Waimakariri District Council

Notes on Flood Hazard Mapping

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

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

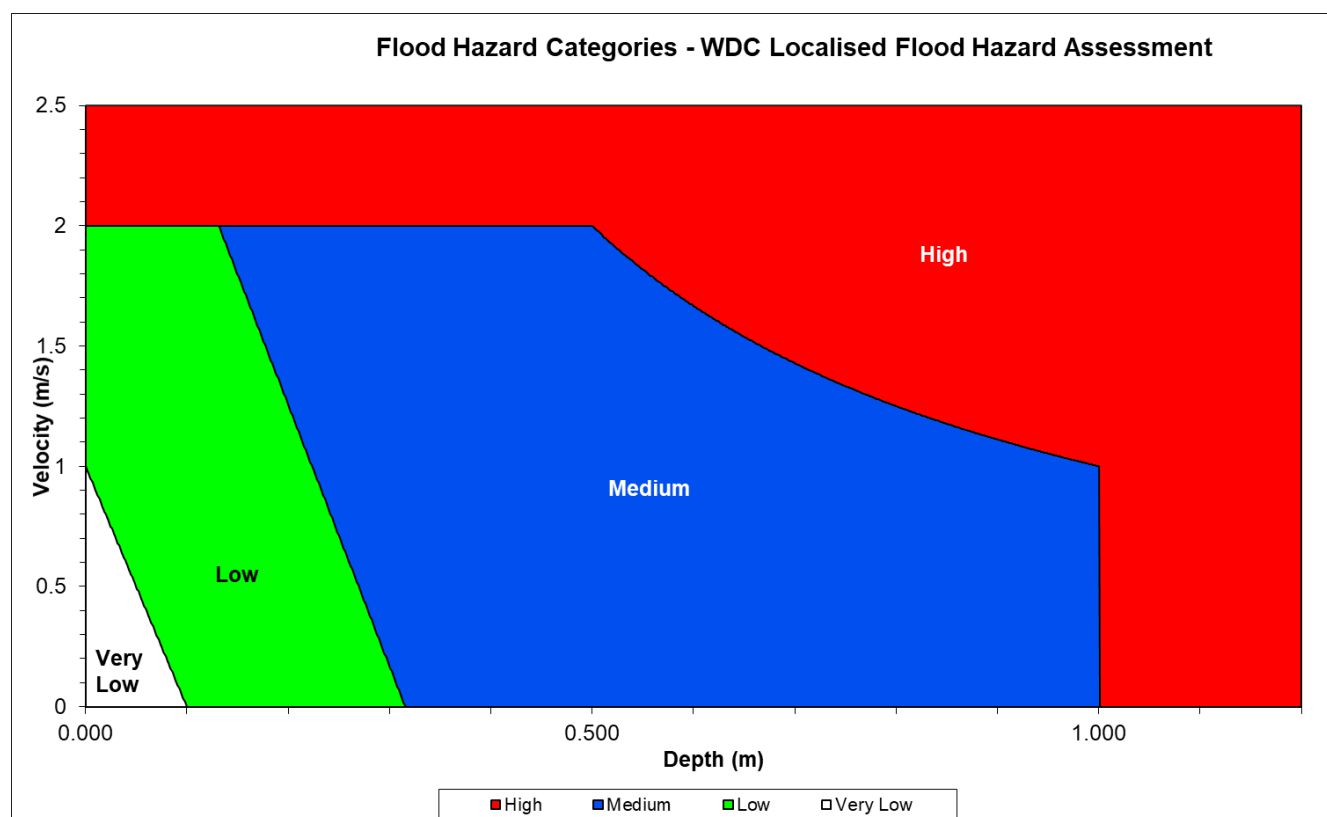
1. Annual Exceedence Probability.

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

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

2. Flood Hazard Categories.

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



3. Flood Modelling

This flood modelling shows the combined effects of:

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

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

4. Generalised Flooding

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

5. Land Changes

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

6. District Plan

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

7. Further Information

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

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



Legend

LM2600281 - Page 96

Land Parcel

Property Boundary

NZS3604:2011

High 44 MS

NZS3604:2011

ZONE

2

Author: Tony Meier

Date: 25/02/2026

Scale 1:814

Original page size: A4

0 10 20 30 40
Metres

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Credits:

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