



Land Information Memorandum

Attention: Ben	LIM Number: L240087
Ray White Morris & Co Real Estate Ltd	Application date: 22/02/2024
PO Box 839	Issue date: 28/02/2024
Rangiora 7440	Phone: 033106010

Property details

Valuation No:	2117106406
Valuation information:	Land Value \$375,000
	Capital Value \$1,790,000
	Improvements \$1,415,000
	Date of valuation 1 July 2022
Rapid Number:	1786/124
Location:	124 Cheviot Heights, Cheviot
Legal Description:	LOT 9 DP 397846
Area (hectares):	7.5750

Land Information Memorandum



Document information

- This Land Information Memorandum provides information as set out under Section 44 A (2) of the Local Government Official Meetings Act 1987.
- The information provide on this form is based on existing Hurunui District Council records, which may not be complete. Council records may not show illegal or unauthorized buildings or works on the property. The applicant is solely responsible for ensuring that the land is suitable for their intended use
- Generally copies of plans and specifications for buildings erected by the Crown prior to 1992 are not held by the Council as there was no requirement upon the Crown to obtain building permits.
- 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.
- No inspections of the property have been undertaken to provide this LIM.
- Any plan, map, or diagrams attached to the LIM are for illustrative purposes only and are not confirmation of the legal position of the boundaries; or any services on that land.
- Where information has been supplied to Council by a third party, Council cannot guarantee the accuracy of that information and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained therein.
- Every care has been taken to ensure that the information supplied by the Council on this form is accurate.
- Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.).

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If there are no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that part of section 44A

Special features and characteristics of the land

The following mandatory information is hereby provided in accordance with Section 44A(2)(a) of the Local Government Official Information and Meetings Act 1987. Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, allusion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that— Is known to the territorial authority; but is not apparent from the District Plan:

☒ No information known to Council

Private and public stormwater and sewerage drains

The following mandatory information is hereby provided in accordance with Section 44A(2)(b) of the Local Government Official Information and Meetings Act 1987. Information on private and public stormwater and sewerage drains as shown in the territorial authority's records.

Sewer

☒ Drainage Plan attached

Stormwater

☒ Drainage Plan attached

Council cannot guarantee that a stormwater lateral is in existence even though it is shown in the Utilities map. If location required, the property owner must excavate for the lateral at the owner's expense.

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Drinking Water Supply

The following mandatory information is hereby provided in accordance with Section 44A(2)(ba) of the Local Government Official Information and Meetings Act 1987. Any information that has been notified to the Territorial Authority by a drinking-water supplier under section 69ZH of the Health Act 1956.

(For more information, please refer to General Additional Information Not Specific To Site, at the bottom of this document.)

☒ No information known to Council

The following mandatory information is hereby provided in accordance with Section 44A(2)(bb) of the Local Government Official Information and Meetings Act 1987. Information on:

whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier:

if the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply:

if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:

Rural Water Supply

☒ Receiving one unit, 1 unit = 1,800 Litres per day. Cheviot Rural Water Supply

☒ Properties currently connected to a Council rural water supply: Additional units of water must be scoped and modelled to determine availability (quantity and timeframes). Please phone our Utilities Department on 03-3140022 about how to start this process.

☒ Rural water lines crossing the site are protected under the Local Government Act 1974. No building may be erected over a line without prior consent of Council.

Click on the following link for all information relating to the water supply for the property. [Water supply](#)

For a full chemical analysis of your water supply please refer to our [water testing reports](#)

Hurunui District Council permanently chlorinates all council water supplies across the district to provide consistently safe drinking water to the community.

Land Information Memorandum



Rates

The following mandatory information is hereby provided in accordance with Section 44A(2)(c) of the Local Government Official Information and Meetings Act 1987. Information relating to any rates owing in relation to the land.

Annual Rates

Current Rates Year 2023 to 2024

Annual Rates	\$5,145.10
Current Installment	\$1,286.30
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Installment Due	20/05/24

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

Tourism Rate:

The Hurunui Targeted Tourism Rate is included in the annual rates. If this property is only going to be used as a private residence, then please notify the Rates Department on rates@hurunui.govt.nz

Land Information Memorandum



Consents, certificates, notices, orders, or requisitions affecting the land and buildings

The following mandatory information is hereby provided in accordance with Section 44A(2)(d) of the Local Government Official Information and Meetings Act 1987. Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act):

Building Consents

Building Consents issued since 1 July 1992

- 09/08/11 BUILDING CONSENT 110185 : 6 bedroom dwelling with attached garage to be run as B & B : Code Compliance Certificate issued 14/08/13
- 17/11/10 BUILDING CONSENT 100367 : Construct Barn : Code Compliance Certificate issued 29/03/11

Building Permits

Building, Plumbing and/or Drainage permits held for the period prior to 30 June 1993

- ☒ Council records do not identify any building permits issued for this site prior to 30 June 1993

Cheviot County Building Permits:

Cheviot County did not require building permits in rural areas until 1978. At that time requirements were introduced for dwellings only. In 1991 Hurunui District Council introduced a further bylaw requiring all buildings to gain a permit.

Certificates of Acceptance

- ☒ Council records do not identify any Certificates of Acceptance issued for this site since 31 March 2005

Certificates and Schedules

- ☒ Council records do not identify any Compliance Schedule/Warrant of fitness issued for this site

Swimming Pools

- ☒ Council records do not identify any pool registered for this site

It is recommended that swimming pools are inspected to ensure compliance has been maintained since last inspection

Dangerous/Insanitary/Earthquake Prone Building Information

In accordance with section 132 of the [Building Act 2004](#) Council has adopted a Dangerous, Insanitary and Affected Building Policy that became effective on the 26 April 2018. This policy applies where a building is identified as dangerous, insanitary or affected in terms of sections 121, 123 and 123A as appropriate. This policy will apply when an application for building consent is applied for and the requirements of a section 124 notice have not been complied with. As per the policy and the Building Act 2004 there will be a requirement to reduce or remove the danger either before or at the same time as the consented building work. [Dangerous, Insanitary & Affected Buildings Policy](#)

- ☒ Council records do not identify any dangerous/insanitary building information for this site

Land Information Memorandum



Other Relevant Licences/Certificates

☒ Council records do not identify any other relevant licences/certificates registered for this site.

Certificates issued by a building certifier

The following mandatory information is hereby provided in accordance with Section 44A(2)(e) of the Local Government Official Information and Meetings Act 1987. Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004:

☒ No information known to Council

Weathertightness

The following mandatory information is hereby provided in accordance with Section 44A(2)(ea) of the Local Government Official Information and Meetings Act 1987. Information notified to the Territorial Authority under section 124 of the Weathertight Homes Resolution Service Act 2006:

☒ No information known to Council

Land Information Memorandum



Land use and conditions

The following mandatory information is hereby provided in accordance with Section 44A(2)(f) of the Local Government Official Information and Meetings Act 1987. Information relating to the use to which that land may be put and conditions attached to that use:

The planning information provided is not exhaustive and reference to the Hurunui District Plan is recommended. To view, go to [Hurunui District Plan](#).

For further advice please contact the Duty Planner on 03 314 8816 or planning@hurunui.govt.nz

Hurunui District Plan

Zoning: Rural Zone – Rural Chapter 3

Designation: No

Statutory Acknowledgements: No

Building Restriction: No

Limited access Road: No

Notable Trees: No

Outstanding Natural Area: No

Forestry Setback/Management: No

Historic Place: No

Archaeological Site: No

Coastal Hazard: No

Coastal Environment Area: No

Hanmer Basin Management area: No

Hanmer Springs Design Standards: No

Hanmer Basin Subdivision Management Area: No

Woodbank Landscape Management Area: No

Hanmer Springs Hazard Zone: No

Liquefaction Assessment Zone: No

Flood Assessment Zone: No

Fault Avoidance Zone: No

Fault Awareness Zone: No

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Land use resource consents

15/02/10 RESOURCE CONSENT 100012 : To erect a dwelling : Decision Notified 22/02/10

26/08/08 RESOURCE CONSENT 080162 : Variation to Resource Consent RC060236 : Decision Notified
09/09/08 : s223 approval 08/10/08 : s224 issued 19/12/08

08/12/06 RESOURCE CONSENT 060236 : 18 lot staged subdivision : Decision Notified 31/05/07 : s224
issued 19/12/08

Copies of the above Consents are available on request. Please email planning@hurunui.govt.nz

Other land and building classifications

The following mandatory information is hereby provided in accordance with Section 44A(2)(g) of the Local Government Official Information and Meetings Act 1987. Information which, in terms of any other Act, has been notified to the Territorial Authority by any statutory organisation having the power to classify land or buildings for any purpose:

☒ No information is held in Council records in relation to the classification of land or buildings for this site

Network utility information

The following mandatory information is hereby provided in accordance with Section 44A(2)(h) of the Local Government Official Information and Meetings Act 1987. Any information that has been notified to the Territorial Authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

☒ No information is held in Council records in relation to any network utility operator for this site

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Discretionary information

In addition to the information provided above, a territorial authority may provide such other information concerning the land as the authority considers, at its discretion, to be relevant.

Hurunui District Council hereby provides the following discretionary information which it considers to be relevant in accordance with Section 44A(3) of the Local Government Official Information and Meetings Act 1987

Resource Management Discretionary Information

☒ No information known to council

Building Discretionary Information

Liquefaction

This property is in a liquefaction area categorized zone **3 and 4** for any future building/construction.

Zone 1 : A full liquefaction assessment may be required. Please contact a building officer for more information.

Zone 2 : TC2 foundations or a geotechnic report may be required. Please contact a building officer for more information.

Zone 3 & 4 : No liquefaction testing required.

The following information relates to the zones and loadings contained within NZS 3604:2011 and can be used when designing future structures:

- ***Exposure Zone***

The property is exposure zone B

- ***Wind Zone***

The property is wind zone A

- ***Earthquake Loadings:***

The designated earthquake zone is used in calculating bracing demand necessary for the design of buildings under some of the acceptable solutions to the New Zealand Building Code.

The property is earthquake zone 3

- ***Snow Loadings:***

The designated snow loading is used in selecting the appropriate tables for calculating structural member sizes from the acceptable solution NZS 3604 and relates to altitude of the property above sea level

The property has a snow loading of N3

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General Additional Information Not Specific To Site

Environment Canterbury

Further information may be obtained from Environment Canterbury about a property. To find out more contact the Canterbury Regional Council on 0800ECINFO (0800 324 636) or at www.ecan.govt.nz

Click on the following link for information as to why you should request a Land Information Request from Environment Canterbury.

<https://www.ecan.govt.nz/do-it-online/property-information/>

Firefighting – Rural Zone Only

At the time a new residential dwelling is erected on any property that is not provided with sufficient firefighting water supply via the Council's reticulated water supply, a firefighting water supply that complies with the Fire and Emergency New Zealand (FENZ) Firefighting Water Supplies Code of Practice: SNZ PAS 4509:2008 (Code of Practice) is to be provided. This generally involves providing additional on-site static water storage with appropriate hose fittings. For any alternative water supply for firefighting purposes, a report from a qualified fire engineer or other suitably qualified engineer shall be prepared and approved by the Fire and Emergency New Zealand (FENZ) prior to the lodgement of any building consent application. The Fire and Emergency New Zealand (FENZ) contact for North Canterbury is the Fire Risk Management Officer (evacmanagecanterbury@fire.org.nz), who will assess and approve any alternative water supply options.

Frost Control

Any new dwelling located within 1000 metres of any frost control fan on a property under different owners must be designed and constructed to ensure that the noise level inside any bedroom of the dwelling will not exceed 30 dB LAeq with all fans operating at normal duty. Compliance with this standard must be demonstrated by the production of a design certificate from an appropriately qualified and experienced acoustic engineer. The design certificate must be based either on actual noise measurements with all fans operating at normal duty, or on an assumed noise level from any one frost fan as shown below, corrected for the number of fans present at the time.

Private Level Crossing over the Railway:

Access to this property may be reliant upon a private level crossing over the railway. Such crossings must be authorised by New Zealand Railways Corporation by way of a deed of grant issued pursuant to s35 New Zealand Railways Corporation 1981. These are personal rights issued to the owners or occupiers of land and they are not automatically transferable when land changes hands. Further information about this private level crossing and its status may be obtained from the Land and Assets Manager at New Zealand Railways Corporation.

Weathertight Homes Information

Weathertightness is the term used to describe the resistance of a building to the weather. Weathertightness is not necessarily waterproofing, but rather enduring against undue dampness inside buildings and damage to building elements as a result of this moisture. Since the mid-1990s, a considerable number of houses have been built using methods that will not withstand the weather conditions in New Zealand and therefore will not comply with the New Zealand building code. When it rains, some houses are leaking because of problems involving design and installation of materials. In some cases the materials themselves have been used inappropriately.

Certificates and Schedules

Buildings containing certain safety and essential systems, known as specified systems, require a compliance schedule. These specified systems ensure a building is safe and healthy for members of the public to enter, occupy or work in. The building owner must ensure continuous effective operation of those features and systems and sign an annual building warrant of fitness.

Under the Building Act 2004, all buildings other than single residential buildings will require a compliance schedule and annual warrant of fitness if they contain any of the following:

- Automatic or manual emergency warning systems for fire or other dangers
- Automatic systems for fire suppression (eg sprinkler system)
- Electromagnetic or automatic doors or windows (eg doors or windows that close on fire alarm activation)
- Emergency lighting systems
- Escape route pressurization systems
- Riser mains for use by fire systems
- Automatic back-flow preventers connected to a potable water supply
- Lifts, escalators, travellers or other systems for moving people or goods within buildings
- Mechanical ventilation or air-conditioning systems
- Building maintenance units providing access to exterior and interior walls of buildings
- Laboratory fume cupboards
- Audio loops or other assistive listening systems
- Smoke control systems
- Emergency power systems for signs relating to a system or feature specified for any of the above systems or features.

Financial Contributions

The Hurunui District Council has a Development and Reserves contribution Policy which outlines contributions which are payable to the Council for new developments occurring within Hurunui District. If you plan to develop this property further in the future and wish to ascertain whether any contributions will be payable to the Council under this policy. Refer [Chapter 19](#) – Financial Contributions

Council Bylaws

Bylaws are rules or regulations that are created to control specific activities within the Hurunui District. Council has water and wastewater bylaws amongst various others. They are a useful way of dealing with issues that the Council determines are significant enough to pass enforcement options. All Council bylaws are available for viewing at Council offices or on the [website](#).

Health (Drinking Water) Amendment Act 2007 – Section 69ZH

69ZH Duty to provide information to territorial authority

1. This section applies to a drinking-water supplier who considers that the connection of additional residential properties to that supplier's drinking-water supply may compromise the supplier's ability to provide an adequate supply of drinking water to any property.
2. If this section applies, the drinking-water supplier must notify each territorial authority in which the affected properties are located either—

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- a) that the supplier will not connect any further residential properties to the supplier's drinking-water supply; or
 - b) that any further residential properties that are connected to the supplier's drinking-water supply will be subject to conditions limiting the amount of water to be supplied.
- 3. A drinking-water supplier who has notified a territorial authority under subsection (2) may withdraw that notice at any time if the circumstances described in subsection (1) no longer exist.
- 4. A drinking-water supplier who has notified a territorial authority under subsection (2)(a) may refuse to connect further residential properties to that supplier's drinking-water supply after the date of that notice.
- 5. A drinking-water supplier who has notified a territorial authority under subsection (2)(b) may impose conditions limiting the amount of drinking water supplied to any further residential properties that are connected to that supplier's drinking-water supply after the date of that notice.
- 6. No condition may be imposed under subsection (5) limiting the amount of drinking water to be supplied to a residential property to such an extent that there is no adequate supply (as defined in section 69G) to that property.

Land Use Features (applicable to this map extent)	
	Hazard Site (previous earthworks)
	Rail
General	
	Rating Unit
	Subdivision
	Parcel
	Road Parcel
	District Boundary
Addresses	
	Rural, left
	Rural, right
	Proposed

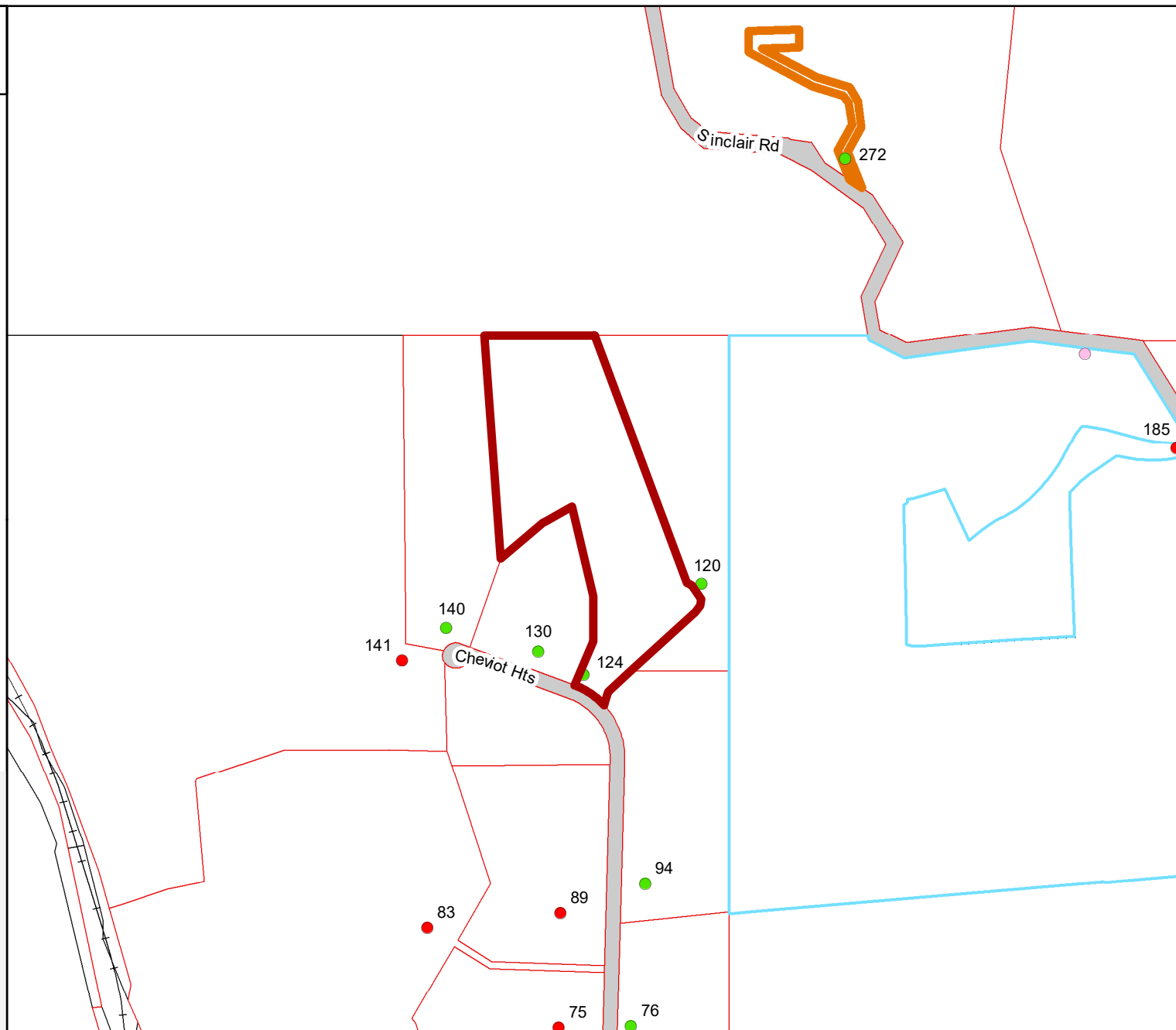
Land Information Memorandum - 124 Cheviot Heights, Cheviot

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

—+— Rail

 Rating Unit
 Subdivision
 Parcel
 Road Parcel
 District Boundary

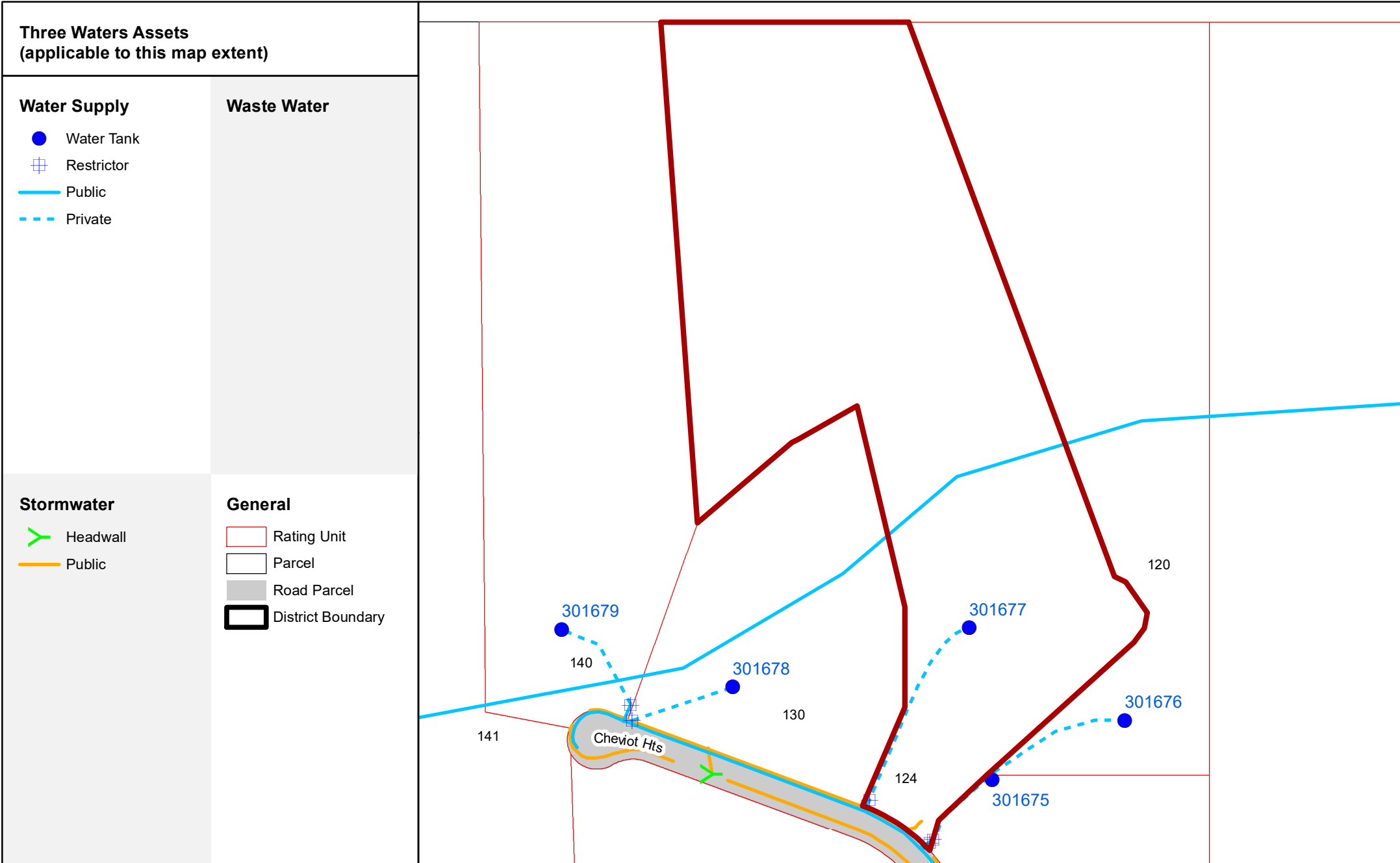
- Rural, left
- Rural, right
- Proposed



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Date:	28/02/2024
Scale:	1:8,000
Print Size:	A4 Landscape
Projection:	NZTM
Produced by:	yes





HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype [hdc_customer_services](https://skype.com/hdc_customer_services) | twitter.com/hurunuidc



Code compliance certificate 110185

Section 95, Building Act 2004 (BAM 007)

THE BUILDING

Street address of building: 124 Cheviot Heights Road, Cheviot

Legal description of land where building is located: LOT 9 DP 397846

Valuation number: 2117106406

Current, lawfully established, use: SH SA

Year first constructed: 2012

THE OWNER

Name of owner: R A Day & G J Mitchell

Mailing address: 124 Cheviot Heights Road, RD 2, Cheviot 7382

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

BUILDING WORK

Building consent number: 110185

Project: 6 bedroom dwelling with attached garage to be run as B & B

Issued by: Hurunui 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 Customer Services Officer

On behalf of: Hurunui District Council

Date: 14/08/13

Code compliance certificate 100367

Section 95, Building Act 2004 (BAM 007)

THE BUILDING

Street address of building: 124 Cheviot Heights Road, Cheviot

Legal description of land where building is located: LOT 9 DP 397846

Valuation number: 2117106406

Location of building within site/block number:

Current, lawfully established, use: IA

THE OWNER

Name of owner: Day Robert Andrew & Mitchell Gary James

Mailing address: PO Box 29548, Fendalton, Christchurch 8540

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

Full Name: Design Consents North Canterbury

Mailing Address: 32 Terrace Road, Leithfield, R D 1, Amberley 7481

Phones:: 027 278 8158: 03 314 7279

Fax: 03 314 7289

Email: brent@DCNZ.co.nz

BUILDING WORK

Building consent number: 100367

Project: Construct Barn

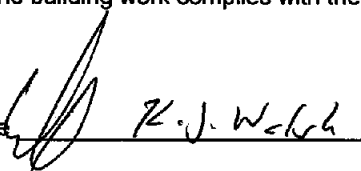
Issued by: Hurunui District Council

CODE COMPLIANCE

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

(a) the building work complies with the building consent

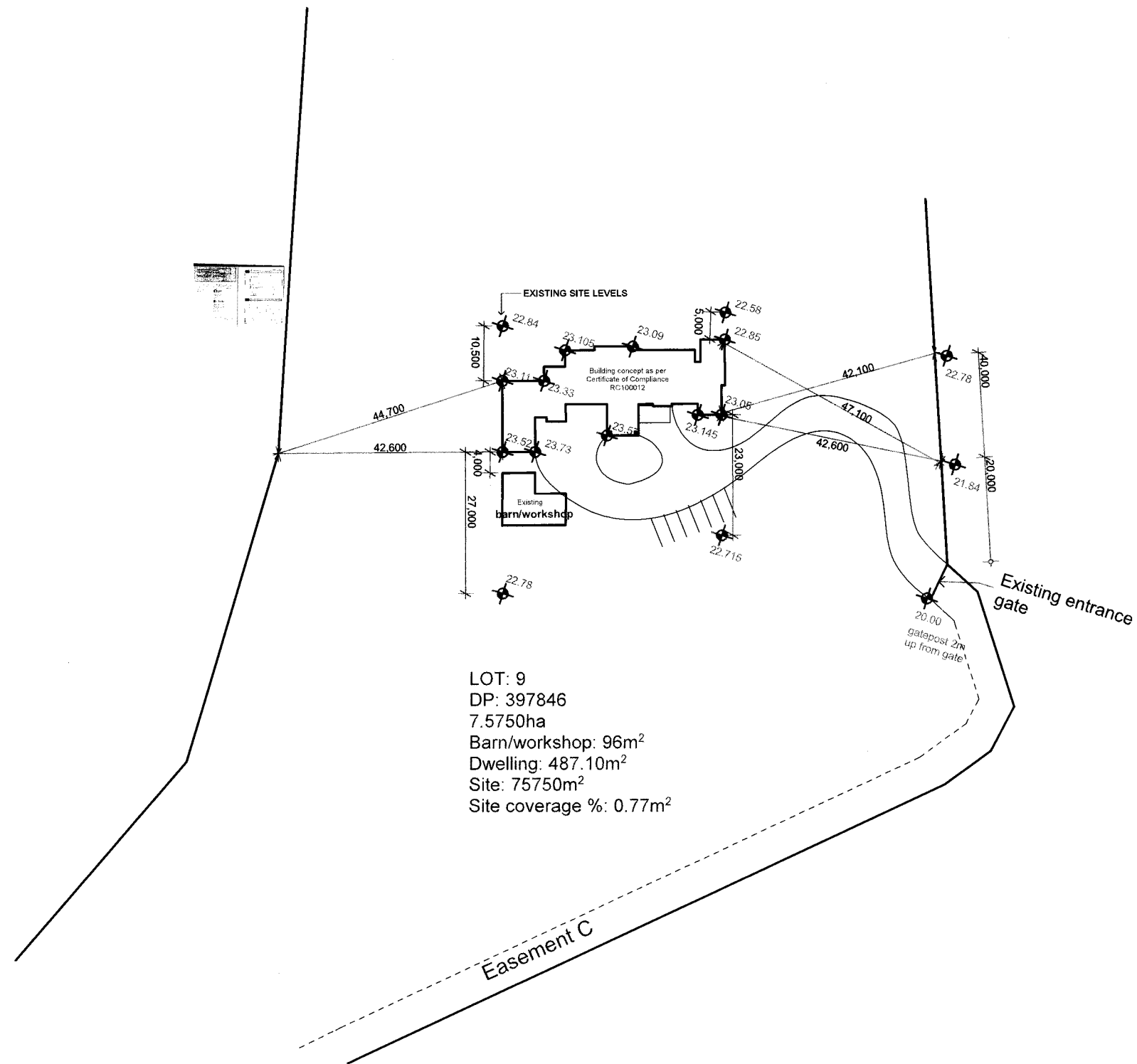
Signature



Position Technical Leader Building Controls

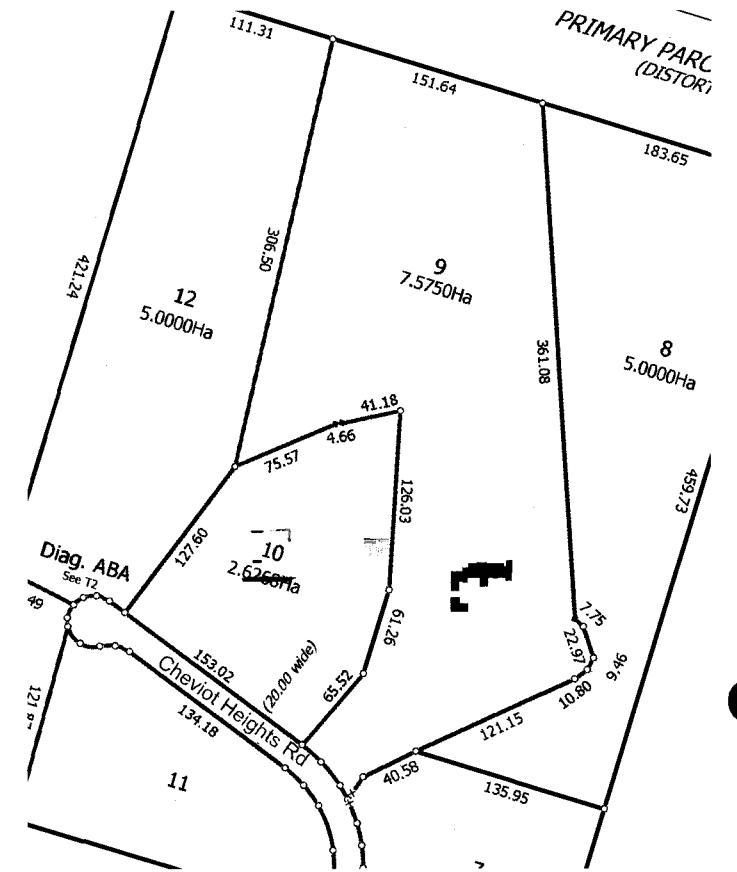
On behalf of: Hurunui District Council

Date: 29/03/11

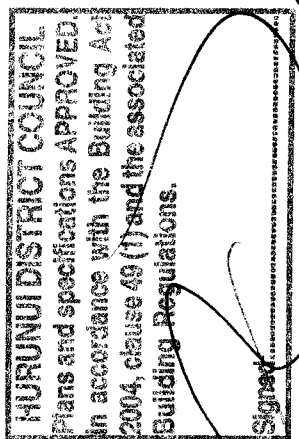


SITE PLAN

1:1000



OVERALL SITE 1:5000



DESIGN & CONSENTS NORTH CANTERBURY ph. 03 3147279 mob. 027 3340134 fax. 03 3147289 e-mail. Donna@DCNC.co.nz	job title: Gary Mitchell and Robert Day	drawing title: Site Plan	legal description: LOT 9 DP 397846 124 Cheviot Heights Road Cheviot	Notes: *SUBJECT TO COUNCIL APPROVAL *ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK		Date: February 2011	Job 10007
						Scale: 1:5000, 1:1000	Sheet No.
						Drawn: Donna Inwood	1.01

GASFITTING CERTIFICATE OF COMPLIANCE
Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010
ENERGY WORK CERTIFICATE
(Pursuant to the Building Act 2004)
This certificate is not transferable

Level 9, 70 The Terrace
PO Box 10855, Wellington 6143
Tel 04 494 2970, Fax 04 494 2975
www.pgdb.co.nz

Consumer: Gary Mitchell
Installation Address: 124 Cheviot Hights Road
RD2
Cheviot

Vehicle Registration:
Vessel Registration:

Certificate Number: **733848**
Gas Supplier: El Gas
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: LPG

Certification Date: 30 Jun 2013

Test Results: 7 min Duration
3.20kPa test pressure
0.00kPa Loss / Gain
2.83kPa Working pressure

Other Testing:
Test Date: 29 Jun 2013

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Decorative fires	Lounge	Escea ST900	20mj/h	Natural Draught Flue (Open)	Roof	Adventitious	
1	Hob	Kitchen	Fisher & Paykel / CG905DWA CX1	42.8mj/h	Unflued		Adventitious	
1	Water heater continuous flow	Roof	Rinnai HDi 200	195mj/h	Power Flue (Room Sealed)	Roof	Mechanical	Flue

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

**Signed:
Certifier**



Authorisation No: 18932

Name: Davies, Christopher Edward

Installer(s) supervised by certifier

Authorisation No:

Name:

Authorisation No:

Name:

Certificate Owner

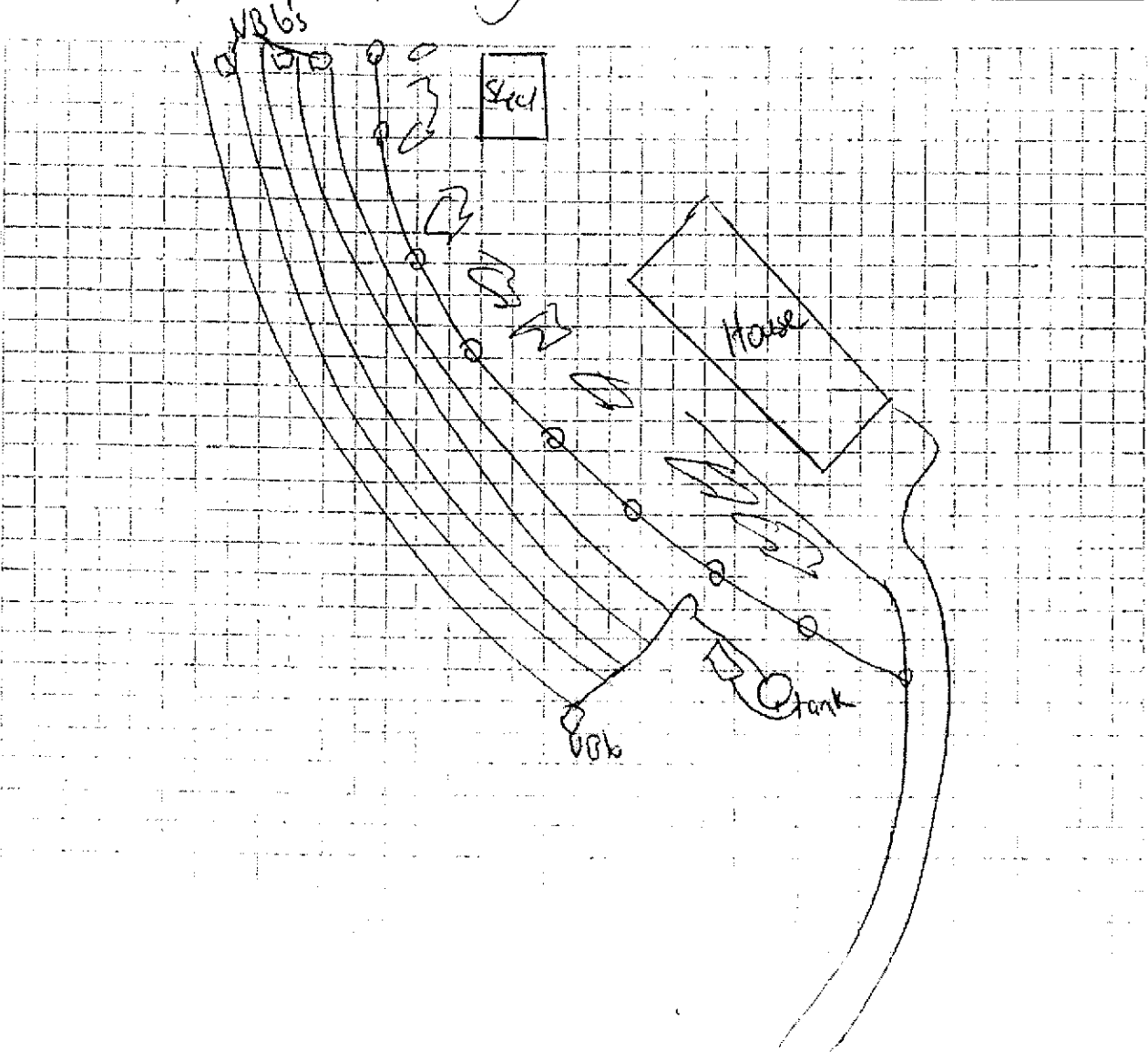
Authorisation No: 18932

Name: Davies, Christopher Edward

Company: PHS Plumbing and Heating Services LTD

LIFEStyle SITE PLAN

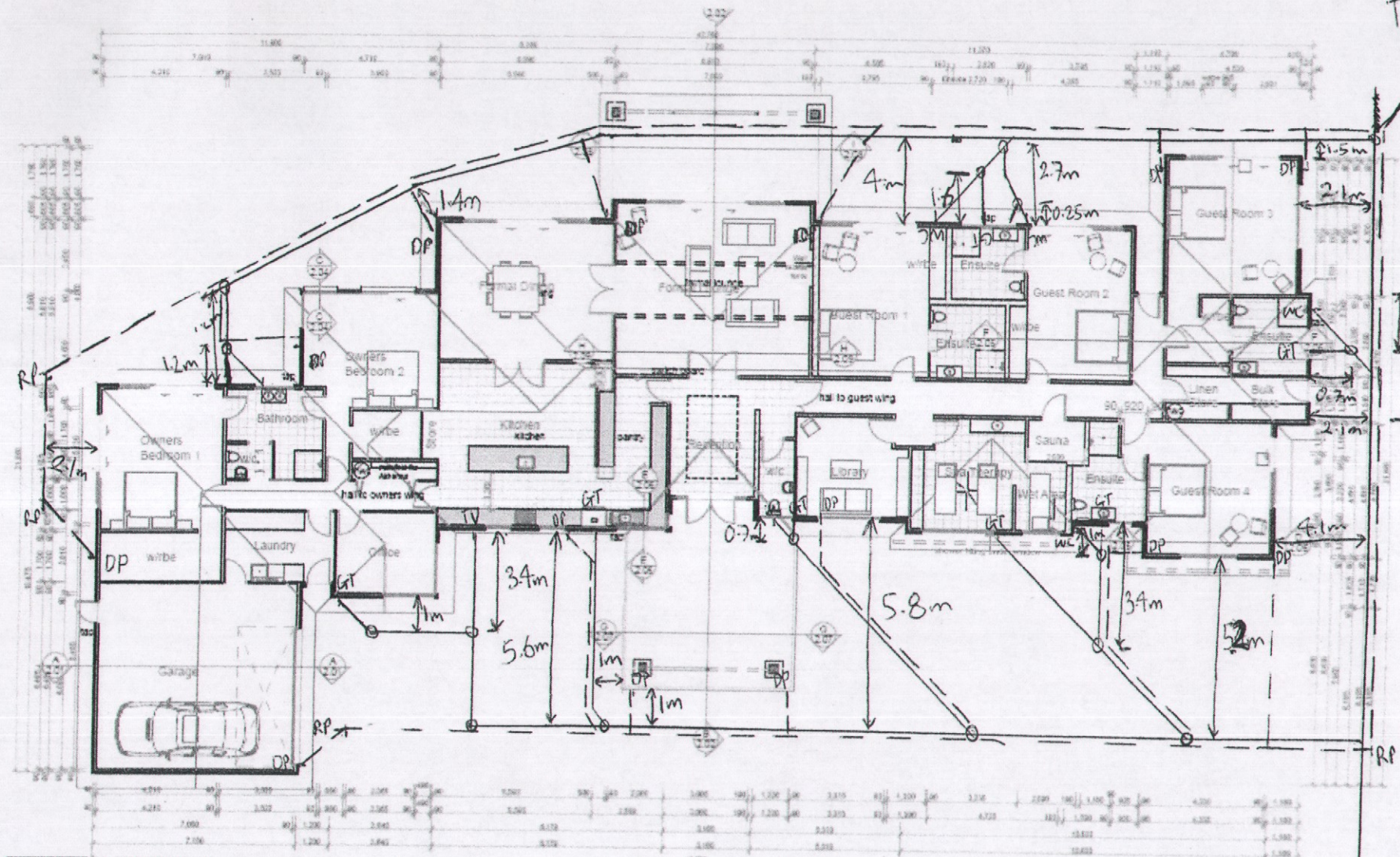
Name Robert Day & Gary Mitchell Date 10/4/2013
Site Address 124 Cheviot Heights - Munroe Road Cheviot



1786/124

Drainage Plan for 124 Cheviot Heights

Drawn by - Wayne Service 13504 RPL



To Retention Tank

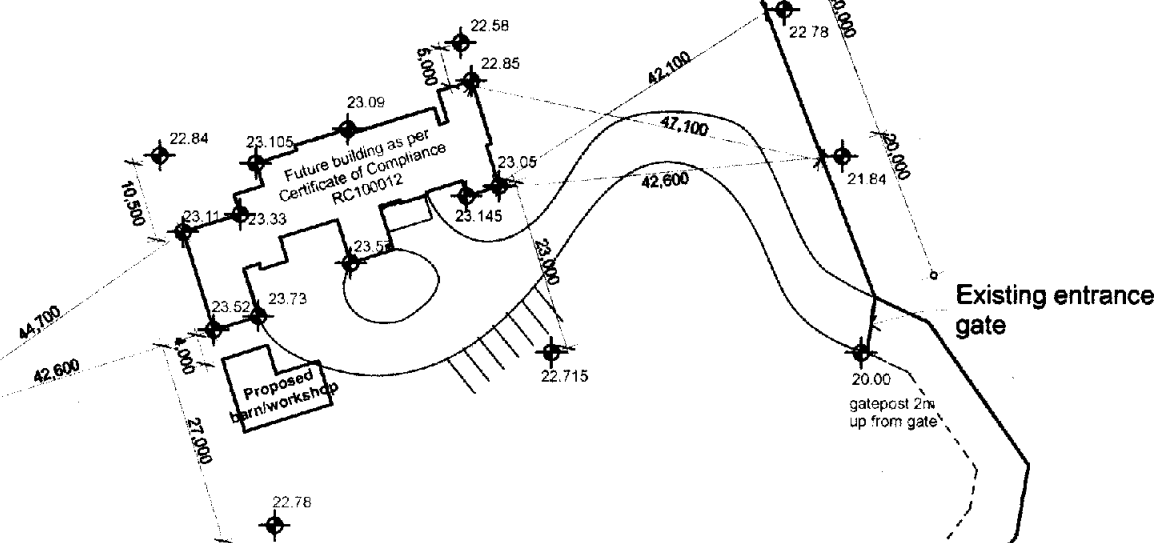
To Septic

DESIGN & CONSENTS NORTH CANTERBURY ph. 03 3147279 mob. 027 3340134 fax. 03 3147289 e-mail. Donna@DCNC.co.nz	Job title: Gary Mitchell and Robert Day	drawing title: Ground Floor Plan	legal description: LOT 9 DP 397846 124 Cheviot Heights Road Cheviot	Notes: PROJECT TO BE APPROVED CALL 0800 456 789 FOR MORE INFORMATION	Date: February 2011 Scale: 1:125 Drawn: Donna Inwood	Job 10007 Sheet No. 1.02
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Hurunui District Council
Building Consent Number

BC / 100367

Please quote this number with all
inquiries and inspection bookings.



HURUNUI DISTRICT COUNCIL
Plans and specifications **APPROVED**.
In accordance with the Building Act
2004, clause 49 (1) and the associated
Building Regulations.
Signed: _____

Job Title
Proposed workshop/Barn
For
Gary Mitchell & Robert Day
At **124 Cheviot Heights**
Cheviot

DESIGN & CONSENTS
NORTH CANTERBURY

ph. 03 3147279
mob. 027 3340134
fax. 03 3147289
e-mail. Donna@DCNC.co.nz



Drawn	D. Inwood
Checked	
Project No.	10004
Date	8/11/2010
Amendments	

Drawing Title

SITE PLAN

Drawing Number	Scale
101	1:1000

ALL DIMENSIONS TO BE VERIFIED ON SITE



EARTHQUAKE RAPID ASSESSMENT FORM

Simple Residential Buildings

ASSESSMENT

Fields with asterisks (*) are mandatory, others are optional.

- ① Assessor Name* SHAUN EDWARDS
Assessor ID* Authority* HDC
- ② Assessment Date* 25 11 16 Assessment Time* 12 41 A ☐ AM B ☒ PM
Day Month Year Hour Minute
(to nearest half hour)

BUILDING IDENTIFICATION

- ③ Unit / Number* 124,
Street* CHEVIOT HEIGHTS
City/Town*
GPS (Degree with 5 decimals after comma) South -, East
Other ID or access RIBBONDWOOD Photo taken A ☒ No B ☐ Yes Photo ID.
- ④ Contact Name ROBERT DAY
Type A ☒ Owner B ☐ Tenant C ☐ Other
Phone (with area code) 03 13198823
- ⑤ Existing Placard* ☒ None ☐ W ☐ Y1 ☐ R1 ☐ Y2 ☐ R2 Date* Team ID*

BUILDING DESCRIPTION

- ⑥
- | Dimensions | Constr. Age | Structure Type | Cladding Type |
|---|---|--|---|
| Storeys above ground incl. ground floor
<u>1</u> | A ☐ <1935
B ☐ 1935-1976
C ☐ 1977-1984
D ☐ 1985-2000
E ☒ >2000
F ☐ Unknown | A ☒ Timber frame
B ☐ Steel frame
C ☐ Reinforced masonry
D ☐ Unreinforced masonry
E ☐ Other: <u> </u> | A ☒ Brick veneer
B ☐ Concrete panels
C ☐ Sheet material
D ☒ Weatherboard
E ☐ EIFS
F ☐ Other: <u> </u> |
| Storeys below ground
<u> </u> | | | |
| Footprint (m ²)
<u> </u> | | | |

EXTERNAL RISKS

- ⑦ Potential Cause*
- | | A Yes | B No |
|--|-----------------------|----------------------------------|
| 1 Objects falling from adjacent buildings. Adjacent building ID or address:
<u> </u> | ☐ | ☒ |
| 2 Land instability above | ☐ | ☒ |
| 3 Land instability below | ☐ | ☒ |
| 4 Other <u> </u>
<u> </u> | ☐ | ☒ |

If required add sketch on separate page showing extent and nature of the external risk factors.

DAMAGE ASSESSMENT

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	Damage				
	N/A	Unknown	Minor or None	Moderate	Severe
Overall Hazard*	N/A	A	B	C	D
1 Collapse or partial collapse	☒	☐	☐	☐	☐
2 Building or storey leaning	☒	☐	☐	☐	☐
3 Other: 	☐	☐	☐	☐	☐
Structural Hazards*	N/A	A	B	C	D
4 Foundations	☒	☐	☐	☐	☐
5 Floors	☒	☐	☐	☐	☐
6 Walls (raking, frame damage, braces)	☒	☐	☐	☐	☐
7 Roofs and ceilings	☒	☐	☐	☐	☐
8 Diaphragms and bracing	☐	☒	☐	☐	☐
9 Other: 	☐	☐	☐	☐	☐

	Damage				
	N/A	Unknown	Minor or None	Moderate	Severe
Non-structural Hazards*	N/A	A	B	C	D
10 Parapets, ornamentation, chimneys	☒	☐	☐	☐	☐
11 Cladding, glazing	☒	☐	☐	☐	☐
12 Ceilings, light fixtures	☒	☐	☐	☐	☐
13 Interior walls, partitions	☒	☐	☐	☐	☐
14 Access/egress (stairs, exits)	☒	☐	☐	☐	☐
15 Significant fire safety concerns	☐	☒	☐	☐	☐
16 Utilities (e.g. gas, electricity, sewage)	☐	☒	☐	☐	☐
17 Other: 	☐	☐	☐	☐	☐

Comments: OWNER CONFIRMED NO INTERNAL ISSUES

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Estimated Damage

A ☒ None B ☐ 0-10% C ☐ 11-30% D ☐ 31-60% E ☐ 61-100%

SUGGESTED FURTHER ACTIONS

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Recommended further Assessment*	Safety Cordon*	Barricades*
A ☒ None B ☐ Further evaluation to be arranged by building owner: 	A ☒ None required B ☐ Cordon required Describe extent (add diagram on separate sheet if required) 	A ☒ None required B ☐ Barricades already in place C ☐ Barricades required Describe extent (add diagram on separate sheet if required)
Urgency of suggested action* A ☐ Standard B ☐ Immediate action required		

SUMMARY

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Observed Damage	Assessment Outcome*
Light or no damage	W ☒ CAN BE USED (From assessment no known dangers)
Moderate damage	Y1 ☐ RESTRICTED ACCESS TO PART(S) OF THE BUILDING ONLY Y2 ☐ RESTRICTED ACCESS – SHORT TERM ENTRY ONLY Access to be supervised A ☐ Yes B ☐ No
Heavy damage	R1 ☐ ENTRY PROHIBITED (At risk from external factors) R2 ☐ ENTRY PROHIBITED (Severe damage to building)

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Survey Extent*	
Exterior	A ☐ Partial
	B ☒ Complete
Interior	C ☐ Not accessed
	D ☐ Partial
	E ☐ Complete

Assessor Signature*

NOTES

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SOLAR ARRAY ON ROOF

If required add a sketch on a separate sheet of paper showing building damage, access restrictions or cordoning areas. Identify the building on the sketch and staple the sheet to this assessment form.

Sketch included on separate page? ☐ Yes ☒ No

You may choose to dispose of rubbish and green waste at our transfer stations where recycling facilities are available.

Alternatively you will find details of waste disposal contractors who provide drums or wheelie bins in the yellow pages.

We recommend you DO NOT burn green waste on your property in areas where smoke drift and ash can be a nuisance to your neighbours.

RURAL ROADS

You should not expect the quality of roads in outlying areas to equal that of roads you may find in a town or city. They will often be narrower and unsealed.

Gravel roads can create a lot of dust in summer and can become corrugated through use or after heavy rain.

STOCK

Farmers often use district roads to move their animals from one part of their property to another.

If you come across animals on the road, slow down and pull over. DO NOT sound your horn or rev your engine. Follow the farmers instructions. Report any wandering stock to the council.

DOG CONTROL

All dogs must be registered and under control at all times

If you are bringing your dog out to the country to live you will need to arrange the registration to be transferred.

Only working farm dogs are exempt from microchipping.

www.hurunui.govt.nz

PLANTING TREES

They may look pretty, but trees and hedges planted on the roadside can cause problems for road users.

They can shade the road in winter, making it icy, obstruct the views of motorists at intersections, and be somewhat unforgiving if a vehicle ends up running into them.

That's why we ask that you contact us before undertaking any planting near a road.

LIGHTING FIRES

Everyone who lives in the country plays a part in helping reduce the risk of danger or damage from fires in the district over summer. That means keeping your grass mown or grazed and removing any rubbish that could fuel a fire.

SAFETY IN THE COUNTRYSIDE

Living in the country can involve many potential hazards. You need to take care around animals and machinery.

The Health, Safety and Employment Act, 1992, details your responsibility to protect yourself, family, friends, visitors and contractors while on your property.

Questions?

Talk to our Customer Services Team

tel: 03 314 8816

email: info@hurunui.govt.nz

You may also need to talk with the Canterbury Regional Council. They have rules relating to activities in rural areas, such as wells, groundwater, flooding, earthquake and natural hazards and contaminated sites.

FOR MORE
INFO!



SO YOU WANT TO LIVE IN THE HURUNUI

And quite frankly - why wouldn't you?

The Hurunui District begins at Leithfield Beach and extends to the Conway River south of the Kaikoura Peninsula. It is bordered on the west by the snow capped peaks of the Southern Alps and on the east by the rich oceanic waters of the Pacific.

It offers lifestyle, adventure, and a chance to experience the rich history and culture of rural New Zealand.

In recent years more and more people have chosen to move to our district to enjoy all the benefits of living in the country.

While life in the urban part of our district is much the same as you would find in any town in New Zealand, there are some things we think you should be mindful of if you are planning to build or move out into the rural areas.

Things like NOISE, SMELL, SMOKE and DUST, which are all part of normal production activities in the country, may take you by surprise, if you are not prepared.

SO YOU WANT TO LIVE IN HURUNUI

Living in the Country

If you are thinking of making Hurunui your home, look around the neighbourhood and think how established activities or an expansion of adjoining rural productive land uses might affect you.

REMEMBER, because the rural environment is ALSO A PLACE WHERE PEOPLE WORK you can expect to hear some **NOISE** from any neighbours involved in farming or agriculture.

This could include, but is by no means limited to, operating harvesting machinery at night, or cowsheds at dawn, the use of helicopters or fans for frost fighting, animal noises (including roosters), and weaning of livestock.

Many farming activities also cause **ODOURS**. These could come from spraying of effluent on pasture, silage, burning of prunings, application of organic fertilizers, as well as animal smells themselves.

So don't be surprised if you move near a piggery or poultry farm to sometimes smell them.

Farmers are also free to apply **AGRICULTURAL CHEMICALS** provided they follow manufacturers instructions and accepted codes of practice.

This can be direct to the ground or aurally. There is a potential for spray drift especially from horticultural activities.

You also need to think about **SMOKE** from stubble burn-offs and the like, and **DUST** from aerial and ground based spraying of crops and paddocks.

Recreational activities, like motorbiking, hunting and horseriding, may also be one of the things your neighbours enjoy that you may not.

Choosing the rural life

NOISE, SMELL, SMOKE and DUST are just some of the things you should be mindful of if you are planning to build or move out into the rural areas.

There are also rules which govern how land in the country may be used, developed or subdivided.

There may be some peculiar characteristics, such as flooding, heritage issues and protected trees that might affect you.

You will find all this information in our DISTRICT PLAN which can be found on our website: www.hurunui.govt.nz or ask our Customer Services team about viewing a copy.



BECAUSE THE RURAL ENVIRONMENT IS ALSO A PLACE WHERE PEOPLE WORK you need to think about **NOISE, SMELL, SMOKE and DUST**



It is important to understand our rules are NOT designed to preserve things as they currently are, but to promote a thriving rural economy while managing the environmental effects of changes.

What you can do on your property

Generally, traditional agricultural activities are allowed as a matter of right, though some restrictions may apply to more intensive practices.

Commercial activities, such as running a nursery, or piggery may require resource consent.

The council is responsible for managing the effects of activities and may have rules and bylaws for controlling things like:

- House location and number of houses
- Location of farm buildings and stock yards
- Signage
- Livestock movements
- Distance of shelter belts and plantation forestry from boundaries
- Noise
- Removal of scrub or trees
- Earthworks to build access tracks

There may be particular or additional controls in areas that have special landscape or ecological importance.

Just as in town, it is important to get on with neighbours. While the council can set basic guidelines or standards, when it comes to managing minor matters, it is up to you and your neighbours.

WATER AND SEWAGE DISPOSAL

Most rural properties have to provide for their own water supply and sewage disposal.

This usually means water has to be pumped from waterways or an underground bore.

If water is already piped onto the property from elsewhere you need to check there is an easement or permission that allows this to continue, even in dry summer periods.

There are a number of rural water schemes in the district where the water is sourced from rivers. This means from time to time during heavy rain **BOIL WATER NOTICES** may be imposed.

Rural dwellings, not serviced by a sewage disposal scheme, are required to operate their own on site treatment system. Most often this is a septic tank, which needs to be emptied periodically.

It may be that you will need to install a new water supply or sewage disposal system – especially if there are no dwellings currently on the property.

You will be responsible for the ongoing maintenance of your water and sewage disposal system, which means knowing how to maintain pumps and clear blocked drains.

RUBBISH

The council provided collection service may not extend to your boundary which means you will be responsible for your own rubbish disposal.