

HURUNUI DISTRICT COUNCIL

P.O. Box 13 | Amberley 7441 | 66 Carters Road | Amberley 7410
Phone: 03 314-8816 | Email: info@hurunui.govt.nz
Web: hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil



Land Information Memorandum

Attention: Holly Goodland

LIM Number: L250199

Agri Realty Ltd - Colliers International

Application date: 07/04/2025

PO Box 933

Issue date: 10/04/2025

Christchurch 8140

Phone: 0212920779

Property details

Valuation No: 2135009511

Valuation information: Land Value \$590,000

Capital Value \$1,160,000

Improvements \$570,000

Date of valuation 1 July 2022

Rapid Number: 1361/124

Location: 124 MacKenzies Road, Waipara

Legal Description: LOT 2 DP 78985 BLK I TEVIOTDALE SD BLK X VI WAIKARI SD

Area (hectares): 8.0047

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.).

Land Information Memorandum



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:

Frost fan 1km buffer

Listed Land Use Register (HAIL Site)

This property has been identified as being registered on the Listed Land Use Register. For further information please visit <https://llur.ecan.govt.nz/>

Land Information Memorandum



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

Drinking Water Supply

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. Upper Waitohi 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.

☒ WS220196 Water Supply Connection : Modelling approval letter sent 27/06/22 : Awaiting full application.

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 2024 to 2025

Annual Rates	\$4,429.30
Current Installment	\$1,107.30
Current Year - Outstanding Rates	\$1,107.30
Arrears for Previous Years	\$ 0.00
Next Installment Due	20/05/25

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

The following mandatory information is hereby provided in accordance with Section 44A(2)(ca) of the Local Government Official Information and Meetings Act 1987. Information relating to if the land concerned is located in a levy area that is subject to a levy order under the [Infrastructure Funding and Financing Act 2020](#).

☒ No information known to Council

The following mandatory information is hereby provided in accordance with Section 44A(2)(cb) of the Local Government Official Information and Meetings Act 1987. Information relating to if the land concerned is located in a project area that is subject to a targeted rates order under the [Urban Development Act 2020](#).

☒ No information known to Council

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

17/07/14	BUILDING CONSENT 140301 : Install Pyroclassic IV woodburner - 24 hour processing : Code Compliance Certificate issued 20/08/14
14/08/13	BUILDING CONSENT 130373 : Frost fan foundations : Code Compliance Certificate issued 08/11/13
09/05/08	BUILDING CONSENT 080138 : Lifestyle barn with office : Code Compliance Certificate issued 08/07/11
14/12/05	BUILDING CONSENT 055492 : New Dwelling : Code Compliance Certificate issued 25/01/21
17/02/05	BUILDING CONSENT 050048 : 3 bay shed : Code Compliance Certificate issued 21/09/16

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

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. For more information, go to [Fencing of Swimming Pools Act 1987](#)

Land Information Memorandum



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

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

Slope Assessment Area (Mt Lyford Village only): No

Land Information Memorandum



Land use resource consents

16/06/23 RESOURCE CONSENT 220149 : Two lot rural subdivision : Decision Notified 25/05/23

16/06/23 RESOURCE CONSENT 220150 : To retain an existing dwelling on an undersized lot and to retain an existing frost control fan within 300m of an existing dwelling : Decision Notified 25/05/23

Copies of the above consents are attached to this document

30/07/13 RESOURCE CONSENT 130144 : To erect a frost control fan : Decision Notified 16/08/13

Copy of the above Consent is available on request. Please email planning@hurunui.govt.nz

RESOURCE CONSENT 150196 : 2 lot subdivision Application Returned - Incomplete 29/03/19

RESOURCE CONSENT 150199 : land use Application Returned - Incomplete 29/03/19

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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.

☒ Electricity Distribution Line 33kv

Electricity Transmission Lines and Towers:

If there are high- voltage electricity transmission lines over or adjacent to the property or there are transmission tower/pylons on or adjacent to the property the landowner must ensure any new buildings comply with the clearances prescribed in the New Zealand Electrical Code of Practice of Electrical Safe Distances.

Any activity within the vicinity of National Grid transmission lines or Electricity Distribution lines requiring a consent will require approval from Transpower or Mainpower.

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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** 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 N4

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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

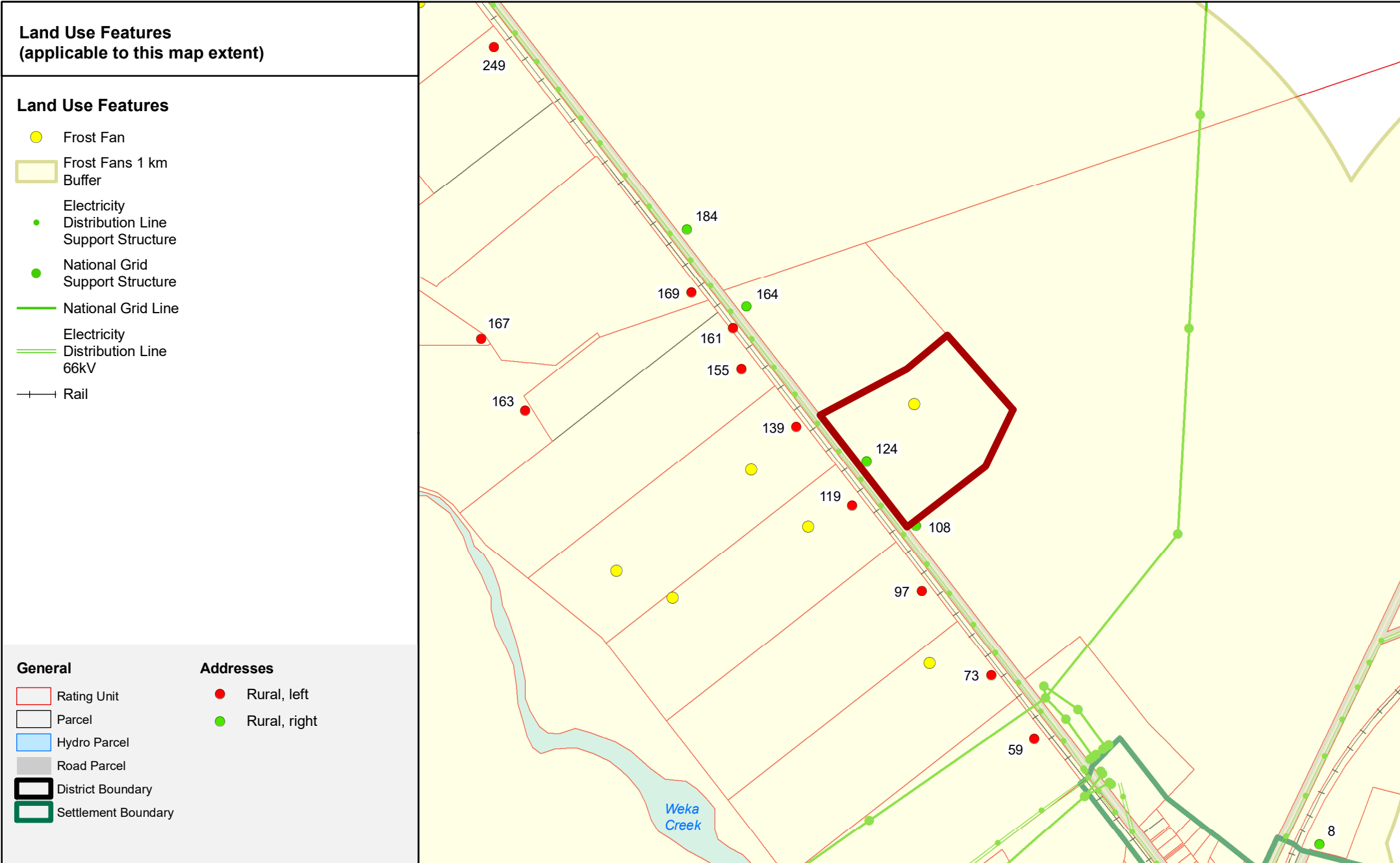
69ZH Duty to provide information to territorial authority

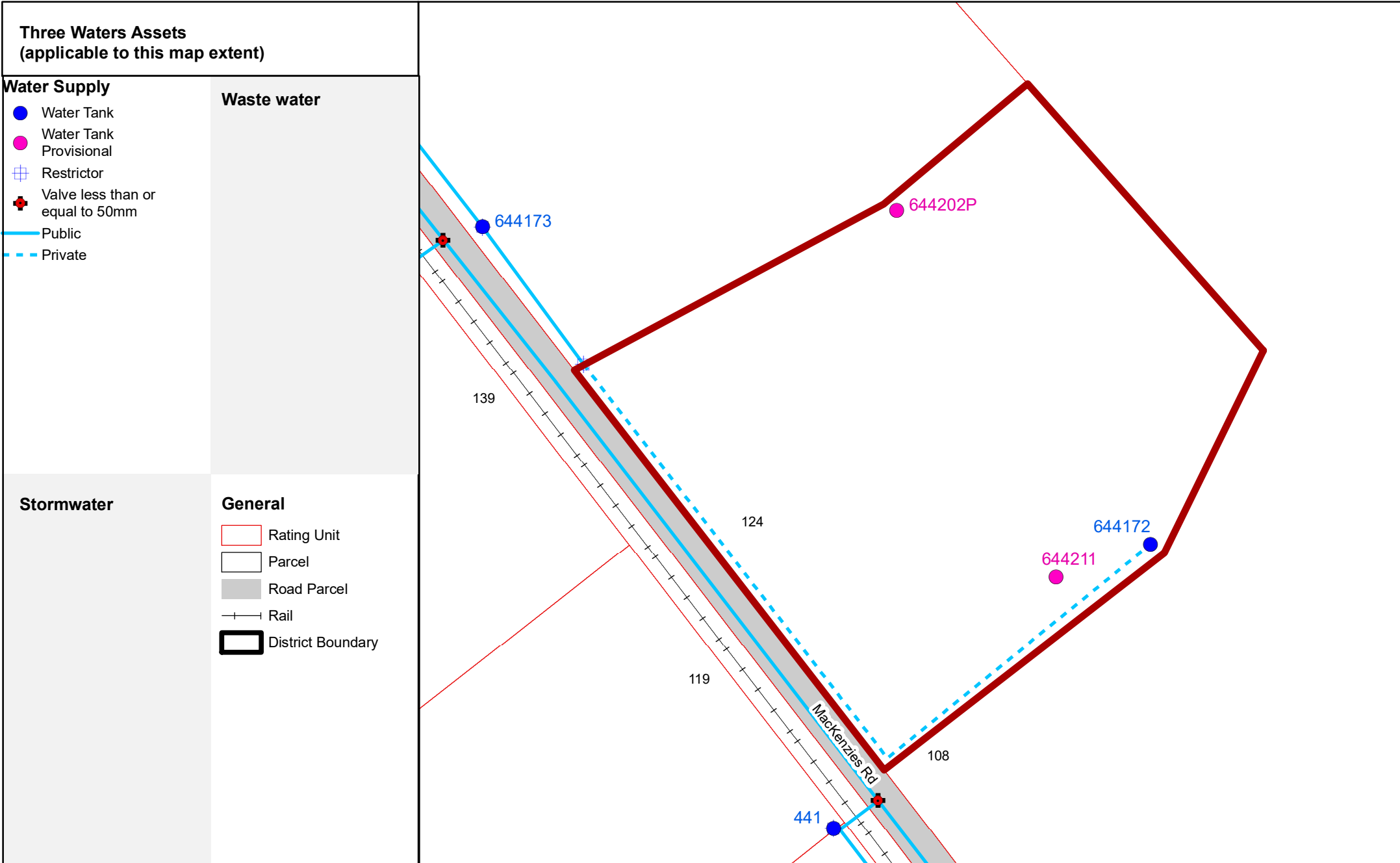
1. This section applies to a drinking-water supplier who considers that the connection of additional residential properties to that supplier's drinking-water supply may compromise the supplier's ability to provide an adequate supply of drinking water to any property.
2. If this section applies, the drinking-water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

Land Information Memorandum



- 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 Information Memorandum - Three Waters

124 MacKenzie Road, Waipara

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.

Date:

10/04/2025

Scale:

1:2,800

Print Size:

A4 Landscape

Projection:

NZTM

Produced by:

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HURUNUI

District Council

HURUNUI DISTRICT COUNCIL

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Skype [hdc_customer_services](https://www.skype.com/en/customer-services) | twitter.com/hurunuidc



25 May 2023

Pegasus Fields Limited
C/- Address 1
AddSurvus Consultants
PO Box 5558
Papanui
Christchurch 8542

Attn: A Cain

Dear Andrew,

Resource consent application – Notice of Decision

Consent Numbers:	RC220149 and RC220150
Applicant:	Pegasus Fields Limited
Site Address:	124 MacKenzies Road, Waipara
Legal Description:	Lot 2 Deposited Plan 78985 (RT CB45B/838)
Proposed activity:	RC220149: Two lot subdivision RC220150: Land use consent to retain a dwelling on an undersized lot, and to retain a dwelling on a site within 300 metres of a frost control fan in breach of noise standards

Your resource consent application has been granted on a non-notified basis subject to the following conditions. A copy of the decision is enclosed for your information.

CONDITIONS OF CONSENT

General

- The subdivision shall proceed in general accordance with the scheme plan prepared by Survus Consultants (Project number 15468, drawing no.: SC-01 Rev A) and all other information submitted with the application and referenced as RC220149 and RC220150 in Council records.*
- Design and construction standards shall be in accordance with the requirements of the Hurunui District Plan, the Hurunui District Council Design Engineering Standards 2017, and generally in accordance with NZS 4404:2010 Land Development and Subdivision Infrastructure, unless otherwise agreed by the Hurunui District Council.*

Easements

- All services and accessways serving more than one lot, or traversing lots other than those being served and not situated within an existing or proposed public road, shall be protected by easements shown in a memorandum on the survey plan and duly granted and reserved.*

Water

4. *The existing water unit from the Upper Waitohi Rural Water Scheme shall be split between Lots 1 and 2 in accordance with Water Application Number WS220196.*

Effluent disposal

5. *That new effluent dispersal fields are established on Lot 1 and Lot 2 in accordance with Canterbury Regional Council consent CRC223720.*
6. *Prior to S224(c) certification, evidence shall be provided to Council that condition 13 of CRC223720 has been met to the satisfaction of Canterbury Regional Council. This should include a copy of the documents supplied to Canterbury Regional Council.*

Contaminated Land

7. *That during the relocation of the effluent dispersal field the requirements of the Kirk Roberts Consulting Engineers Limited Site Management Plan (Reference number: 1710186; dated 25 July 2017) shall be adhered to.*
8. *The requirements of the HAIL Environmental Limited Site Management Plan (Reference: 4022; dated 23 August 2022) shall be adhered to at all times.*
9. **Condition 8**, shall be secured as a consent notice on the record of title for Lot 1.
10. *Any soil removed from the site during the course of the activity must be disposed of to a facility authorised to accept the material with evidence of appropriate disposal provided to Council within two months of the completion of earthworks.*

Retrofit existing dwelling

11. *That Bedroom 1 of the existing dwelling on Lot 1 shall be retrofitted to the 'moderate solution' as identified in the Powell Fenwick acoustic memo dated 18 May 2017.*
12. *Prior to S224(c) certification, evidence shall be provided to Council that the works identified in condition 11 have been completed.*

Restrictions

13. *The 3.4010 hectare shaded area on Lot 2 of the subdivision scheme plan shall be identified as area 'CN' on the title plan.*
14. *No dwelling shall be erected within the area identified as 'CN' on the title plan.*
15. *The area identified as 'CN' on Lot 2 of the title plan shall be excluded from any minimum average allotment area calculations in the event that the lot is further subdivided.*
16. **Conditions 14 and 15**, shall be secured by consent notice registered against record of title for Lot 2.

No complaints covenant

17. *A no complaints covenant shall be entered in to with regards to Lot 1 and 2, to the effect that no complaints shall be received by any future owners or occupiers of Lot 1 with regards to vineyard activities, including the operation of the existing frost control fan, on Lot 2. A copy of the covenant shall be provided to Council prior to section 224(c) certification.*

18. *The future owners and occupiers of Lot 1 shall be provided with a copy of the Acoustic Memo from Powell Fenwick dated 18 May 2017.*
19. **Condition 17 and 18**, shall be secured by consent registered against the record of title for Lot 1 and 2.

Advice notes

You are responsible for making sure you comply with the conditions of this resource consent and that you continue to do so, so the activity remains lawful.

Council officer time is charged as per Council's Fees and Charges in meeting and discharging the conditions of consent.

Start of the consent

The date of this letter is the start date for your resource consent unless you lodge an objection against the decision. In this case the start date will then be the date the decision on the objection is determined.

Giving effect to your consent

You have just received a resource consent decision for a subdivision. Outlined above are the conditions of consent you must meet in order to receive certification under section 224 of the Resource Management Act 1991. These conditions may relate to requirements regarding access-ways, rights-of-way, water, sewer, earthworks, landscaping, etc.

Please do not hesitate to contact the council about meeting your resource consent conditions and the associated auditing. We are here to help you. The Resource Management Act is complex, as can be the conditions for any resource consent. We will do our best to try to reduce any confusion.

Here is a brief explanation of the stages of your consent:

Stage 1: Subdivision consent issued subject to conditions

Valid for five years.

Stage 2: Title plan (Section 223 Certificate)

Surveyor prepares a title plan, which is sealed by the Council. This is valid for three years from the date of the seal.

Stage 3: Complete the conditions of consent

Make sure that you read your notice of decision in full and understand the conditions of consent. Not only will you have to provide services to your subdivision but you must also comply with any audit conditions. Once you have met all your conditions contact your surveyor to apply for the conditions certificate.

Stage 4: Conditions certificate (Section 224 Certificate)

Surveyor requests the conditions certificate (Section 224 Certificate). Council issues the certificate once all the conditions have been met.

Stage 5: Titles issued

Your solicitor organises the conditions certificate (Section 224 Certificate) and other documentation to be submitted to Land Information New Zealand for new titles to be issued.

Lapse of consent

Resource consents are granted to authorise an activity until the expiry date specified on the consent. If the date is not specified in the conditions of the consent, the consent will lapse five years after the start date. This is unless the consent is given effect to, or an application to extend the period is made to us before the consent lapses. To decide whether to grant an extension, we need to take into account these factors (according to section 125(1A) of the Resource Management Act 1991):

1. whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and

2. whether you have obtained approval from persons who may be adversely affected by the granting of an extension; and
3. the effect of the extension on the policies and objectives of any plan or proposed plan.

A subdivision consent is given effect to when the subdivision survey plan has been submitted to us (section 223 of the RMA). If you don't do this within five years you will need to apply for an extension before the consent lapses. Otherwise a new application for resource consent will be required. The survey plan (section 223 certificate) will lapse after three years if it is not deposited in accordance with section 224 of the RMA.

Firefighting

For lots not connected to an on-demand water supply, compliance with the requirements of PAS 4509:2008 NZ Fire Service Firefighting Water Supplies will need to be demonstrated at the time of building. This generally involves providing additional on-site static water storage with appropriate hose fittings. If the type and size of dwellings are known at the time of subdivision, the consent holder is advised to consider firefighting requirements as part of the subdivision.

If a dwelling were to be established on the Lot #, further consideration would be needed to ensure the dwelling complies with the requirements for distance to a fire hydrant as specified in the NZ Fire service firefighting Code of Practice for Water Supplies.

Your rights of objection

If you do not agree with our decision to do with this non-notified resource consent, including, any of its conditions or fees that have been charged, you may lodge an objection. This must be received by us within 15 working days of when you have received this decision.

Please do not hesitate to contact me or a member of the planning team if you wish to discuss this decision.

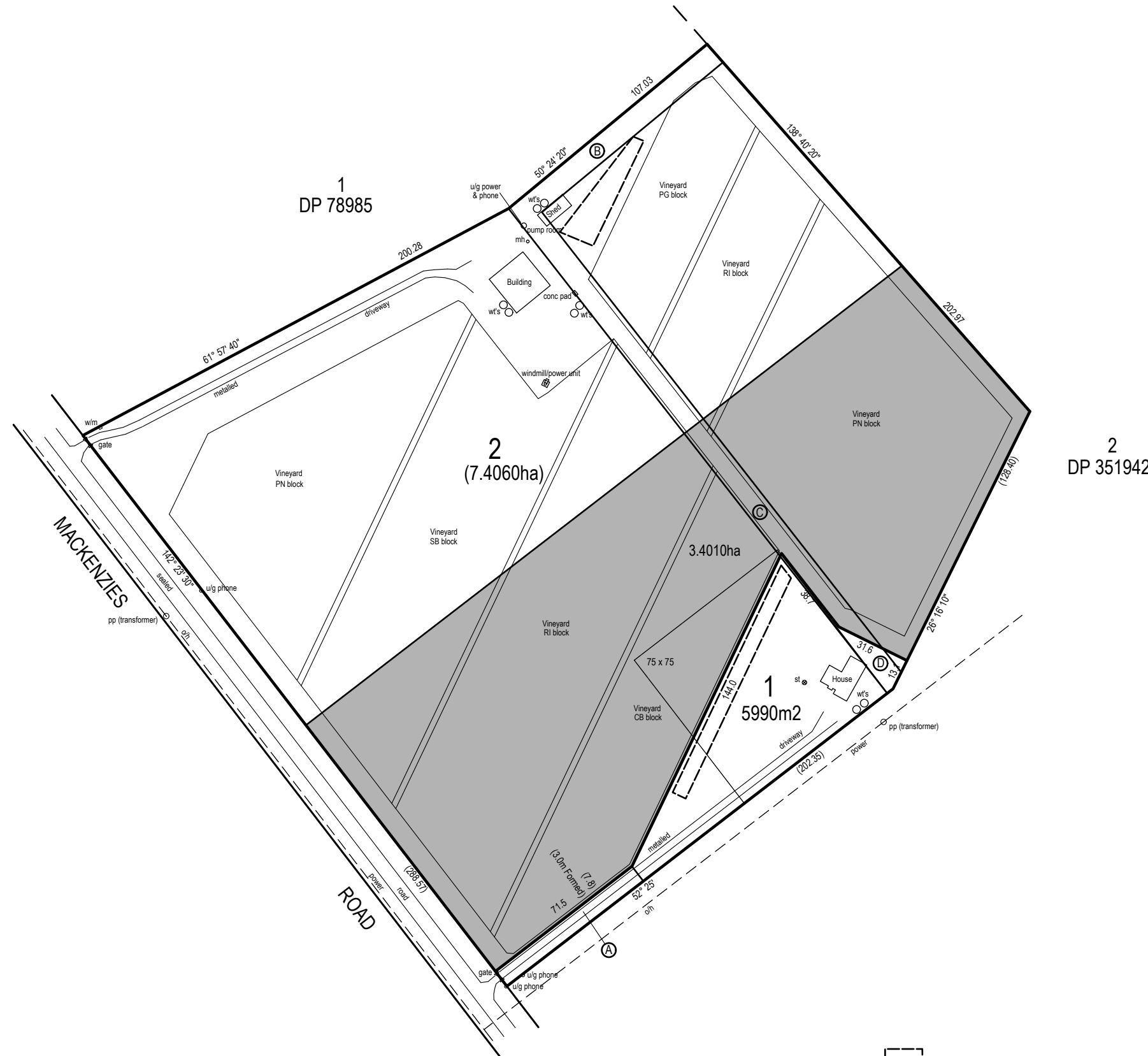
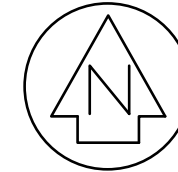
Regards,



Scott Rose
Planner

Mobile 027 808 9913

Email scott.rose@hurunui.govt.nz



Effluent Disposal Area

NOTES :

1. THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.
2. CADASTRAL BOUNDARIES BEARINGS AND DISTANCES HAVE BEEN SOURCED FROM DP 78985.
3. SCHEME PLAN ONLY, AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
4. THE AREA SHOWN SHADED HEREON (3.4010HA) IS TO BE SUBJECT TO A 'NO DWELLING' CONSENT NOTICE.

Scheme Plan
Approved
25 May 2023
RC # : 220149
By : Scott Rose

EXISTING EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right to convey water	1	D	A372761.2
	2	B & C	
MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of Way	1	A	2

REV	DATE	REVISION DETAILS
A	08/06/22	FOR SUBDIVISION CONSENT

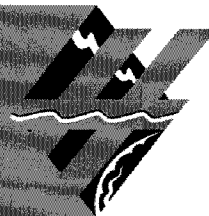
DRAFTED SRS	VERIFIED
APPROVED	DATE

PROJECT	
PEGASUS FIELDS LTD - 124 MACKENZIES ROAD, WAIPARA	
TITLE	
PROPOSED SUBDIVISION OF LOT 2 DP 78985 CT 45B/838	
SHEET 1 OF 2	

INFORMATION ONLY	
PROJECT NO 15468	
SCALE 1 : 2000 (A3)	SIZE A2
DRAWING NO SC-01	REV A

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](https://www.facebook.com/HurunuiDistrictCouncil)
Skype [hdc_customer_services](https://www.skype.com/en/customer-services) | twitter.com/hurunuidc



Code compliance certificate 140301

Section 95, Building Act 2004 (BAM 007)

THE BUILDING

Street address of building: 124 MacKenzies Road, Waipara

Legal description of land where building is located: LOT 2 DP 78985 BLK I TEVIOTDALE SD BLK X VI WAIKARI SD

Valuation number: 2135009511

Building name:

Location of building within site/block number:

Level/unit number:

Current, lawfully established, use: Detached dwelling

Year first constructed:

THE OWNER

Name of owner: Pimlico Vineyards Limited

Mailing address: Attention: PAC & TEC Saunders, PO Box 111, Waipara 7447

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

Full Name: North Canterbury Energy Centre

Mailing Address: PO Box 770, Rangiora 7440

BUILDING WORK

Building consent number: 140301

Project: Install Pyroclassic IV woodburner

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 Building Administration Officer

On behalf of: Hurunui District Council

Date: 20/08/14

HURUNUI DISTRICT COUNCIL

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Skype [hdc_customer_services](https://www.skype.com/en/customer-services) | twitter.com/hurunuidc



Code compliance certificate 130373

Section 95, Building Act 2004 (BAM 007)

THE BUILDING

Street address of building: 124P MacKenzies Road, Waipara

Legal description of land where building is located: LOT 2 DP 78985 BLK I TEVIOTDALE SD BLK X VI WAIKARI SD

Valuation number: 2135009511

Current, lawfully established, use: Frost Fan Foundations

Year first constructed: 2013

THE OWNER

Name of owner: Pimlico Vineyards Limited

Contact person: Peter

Mailing address: Attention: PAC & TEC Saunders, PO Box 111, Waipara 7447

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

Full Name: L Elliott/New Zealand Frost Fans Ltd

Mailing Address: 1429 Omaha Road, Hastings 4175

BUILDING WORK

Building consent number: 130373

Project: Frost Fan

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: 8/11/13

Code compliance certificate 080138

Section 95, Building Act 2004 (BAM 007)

THE BUILDING

Street address of building: 124 MACKENZIES ROAD, WAIPARA

Legal description of land where building is located: LOT 2 DP 78985 BLK I TEVIOTDALE SD BLK X VI
WAIKAR

Valuation number: 2135009511

Current, lawfully established, use: IA

THE OWNER

Name of owner: Pimlico Vineyards

Contact person: Peter Saunders

Mailing address: Attention: PAC & TEC Saunders, PO Box 111, Waipara 7447

BUILDING WORK

Building consent number: 080138

Project: Lifestyle barn with office

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: 8/07/11



Form 7

Code Compliance Certificate

Section 95, Building Act 2004

The building:

Street address of building: 124P MACKENZIES RD, WAIPARA

Legal description of land where building is located: LOT 2 DP 78985 BLK I TEVIOTDALE SD BLK X VI WAIKARI SD

Building name: New building

Location of building within site/block number:

Level/unit number:

Current, lawful established, use: General Management

Year first constructed:

The owner:

Name of owner: Waipara Flat Limited

Contact person: Alistair Ward

Mailing address: PO Box 329, Shortland Street, Auckland 1140

Street address/registered office:

Phone number: 0212402988

Landline: 09 377 1094

Fax number:

Email:

Website:

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

Full Name: Amberley Homes Building

Mailing Address: 220 Double Corner Road, R D 1, AMBERLEY

Phones:: 0274 347 388

Building work:

Building consent number: 055492

Project: New Dwelling

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: Building Administration Officer

On behalf of: Hurunui District Council

Date: 25/01/21

HURUNUI DISTRICT COUNCIL

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Skype [hdc_customer_services](https://www.skype.com/en/customer-services) | twitter.com/hurunuidc



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

Pimlico Vineyards Ltd
PO Box 111
Waipara

No. 050048
Issue date 21/09/16

Project

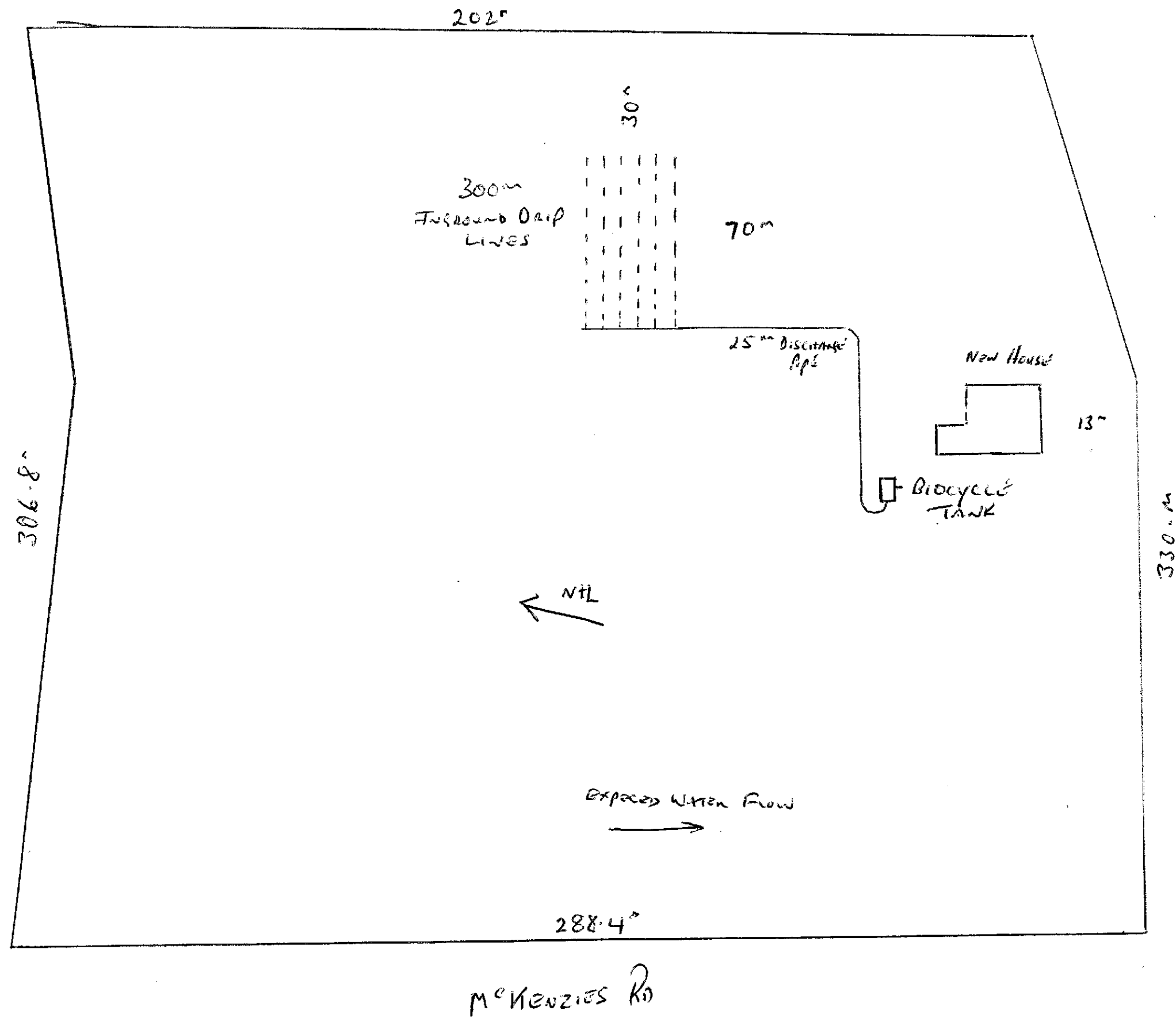
Description	New Farm Buildings - Other Being Stage 1 of an intended 1 Stages 3 bay shed
Intended Life	Indefinite, but not less than 50 years
Intended Use	Farm
Estimated Value	\$12,500
Location	124 MacKenzies Road, Waipara
Legal Description	LOT 2 DP 78985 BLK I TEVIOTDALE SD BLK X VI WAIKARI SD
Valuation No.	2135009511

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:

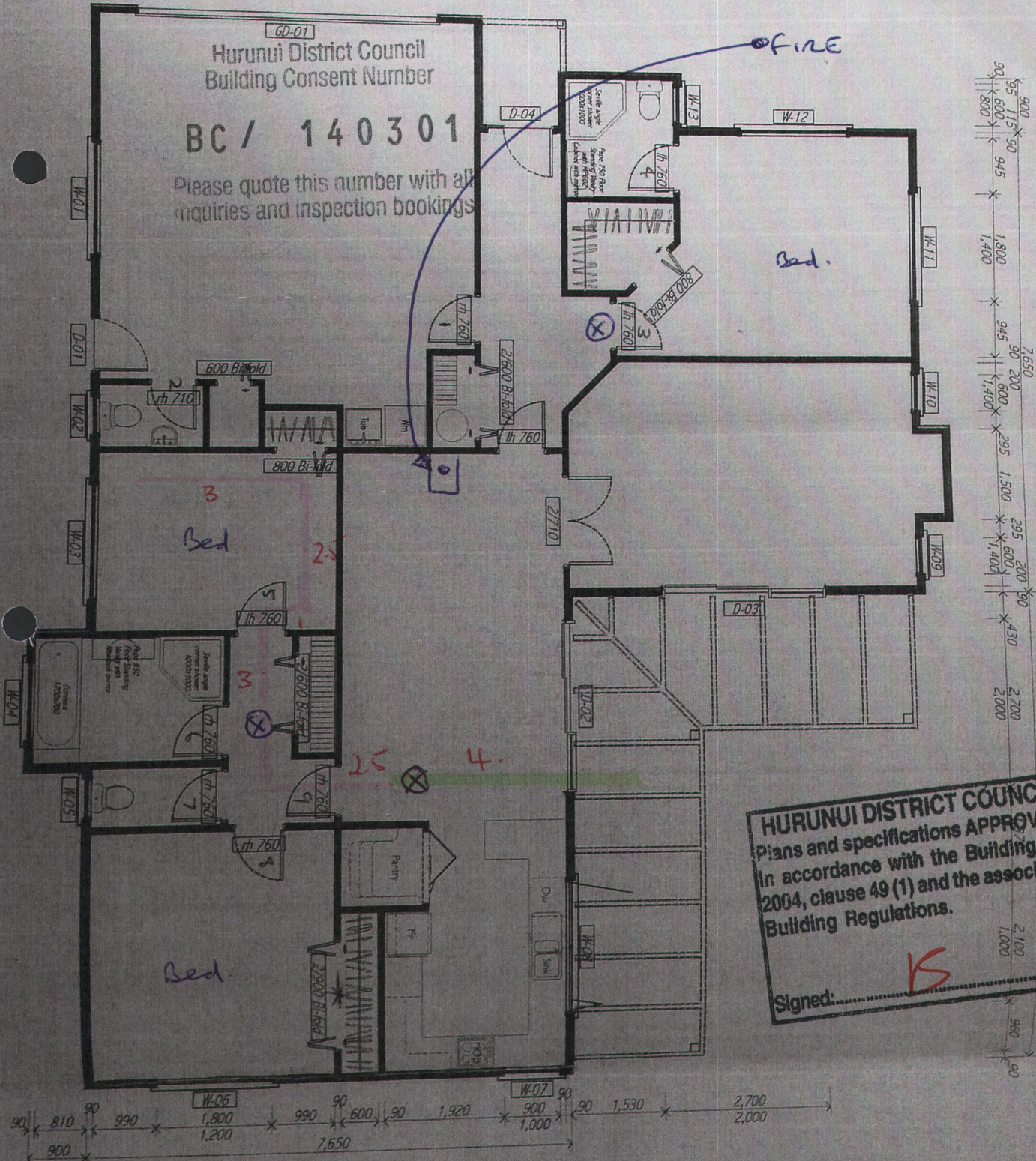
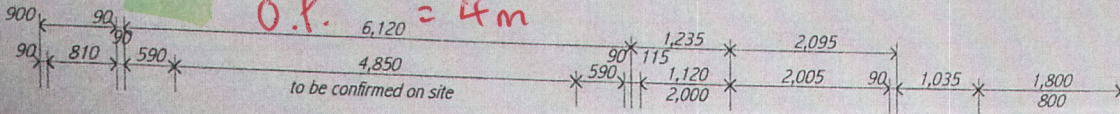
Date: 21/09/16



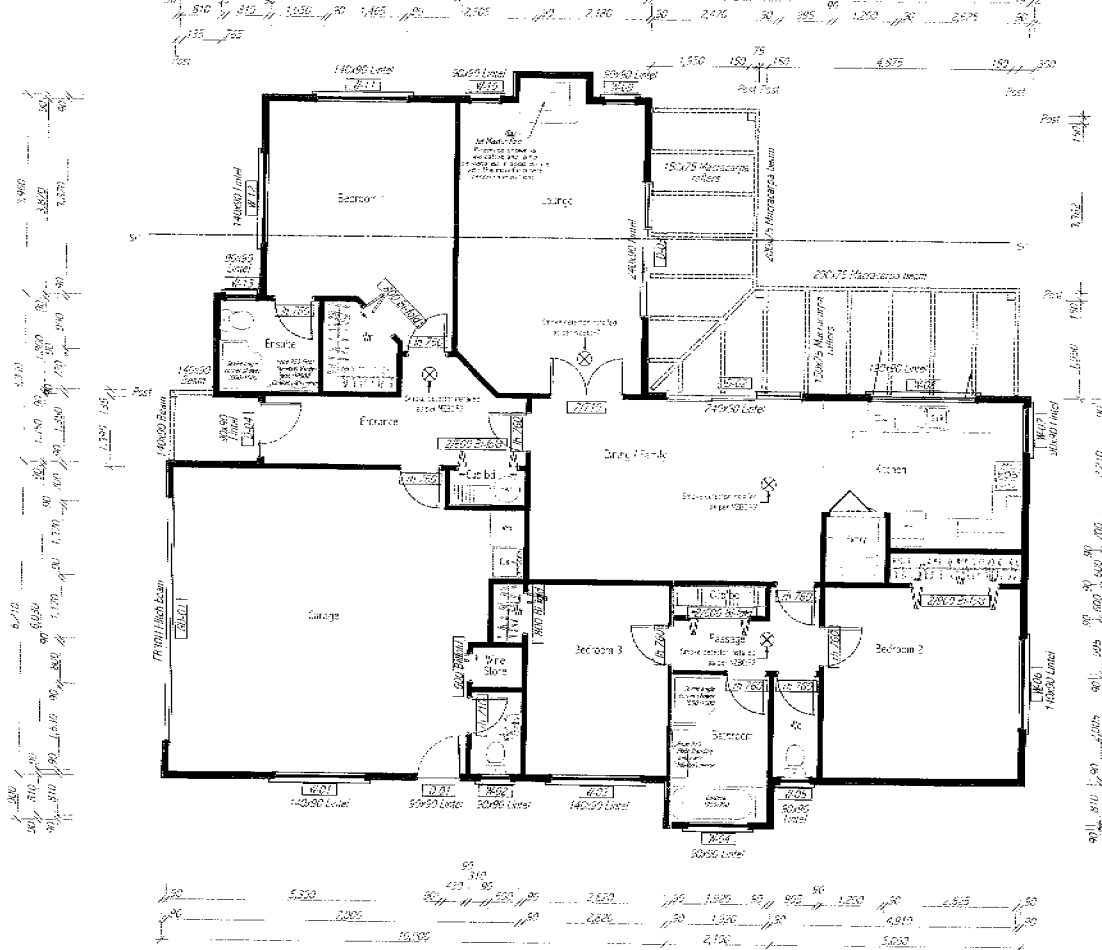
DEOP = 11m TOP = 15m.

⊗ smoke

O.P. = 4m



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



HOUSE FLOOR AREA- 125m²

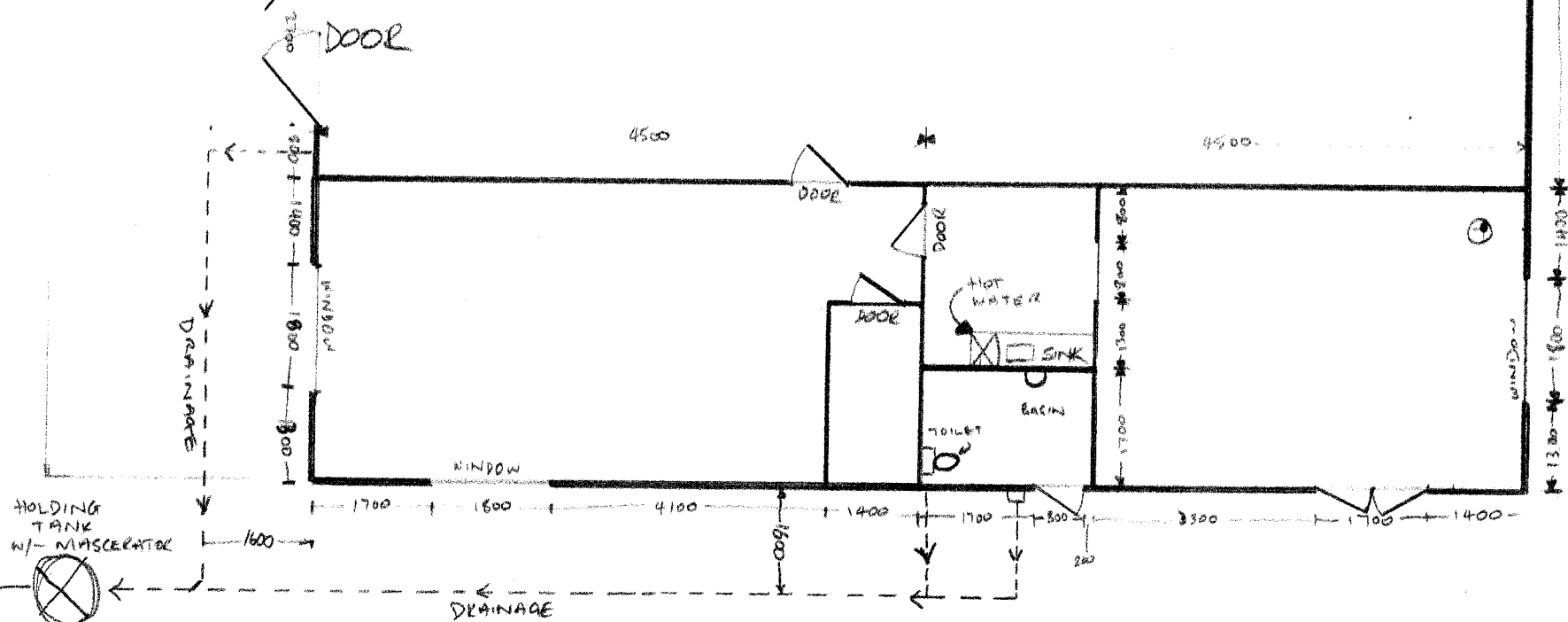
GARAGE FLOOR AREA- 42m²

TOTAL FLOOR AREA- 177m²

NOTE: All dimensions are to the finished floor.

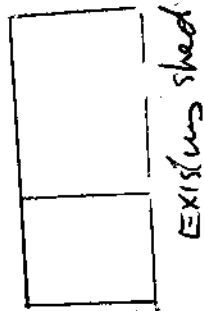
SHED FLOOR PLAN W/- DRAINAGE

124 MACKENZIES RD,
WAIPARA



080138
1361124

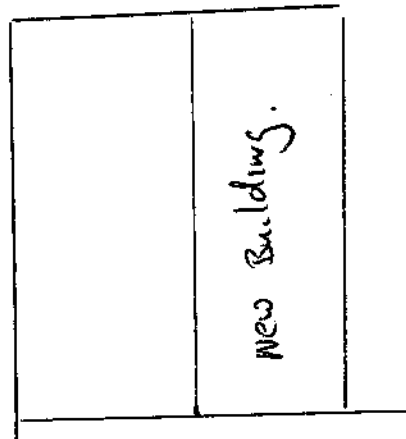
DE 78985



EASEMENT

10.000

14.000



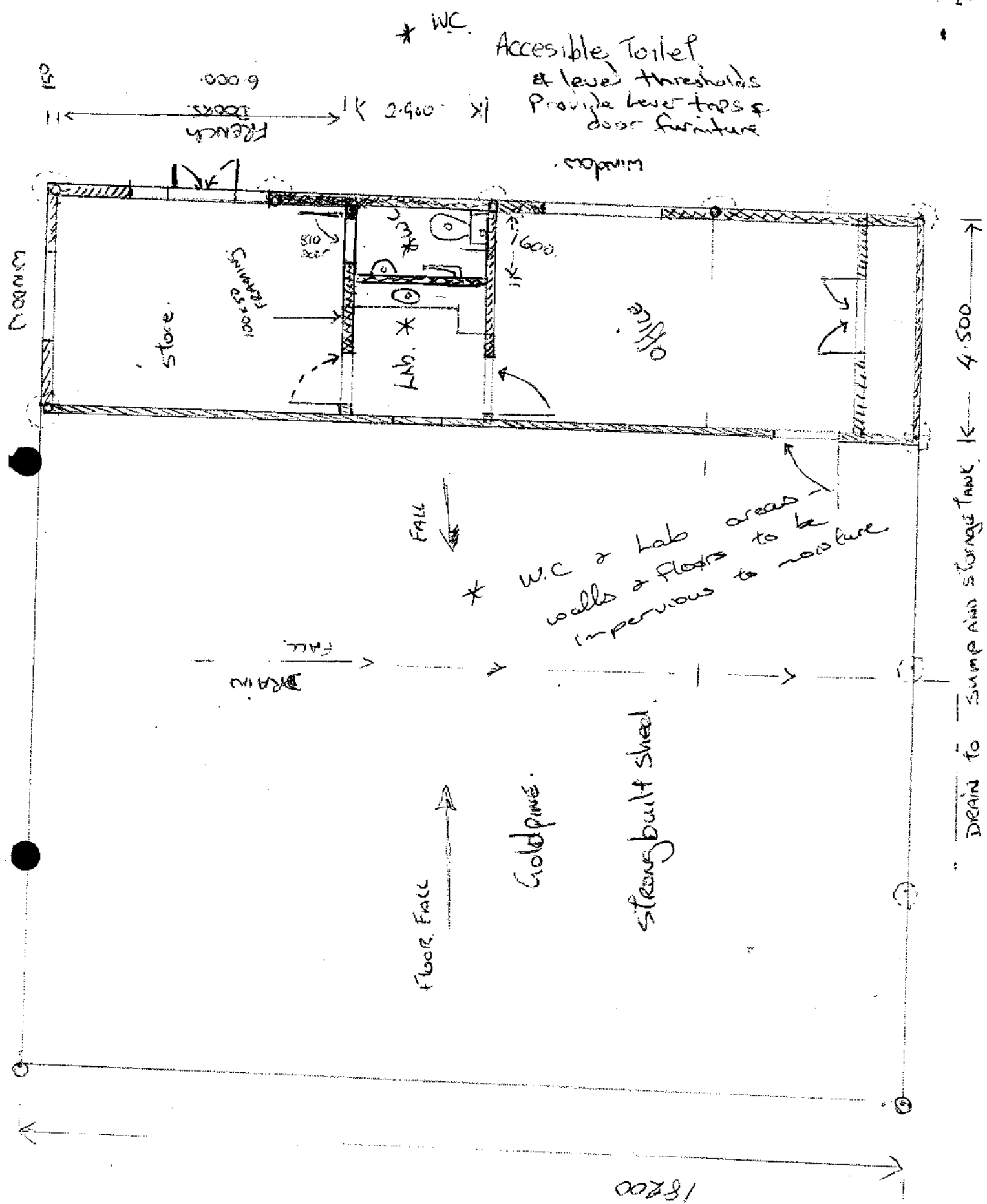
NOTED BY THE TOWN ENGINEER
ON 10/10/00
AT THE TOWN ENGINEER'S OFFICE
IN ACCORDANCE WITH THE
BUILDING REGULATIONS.

By

Pimlico Vineyards
LOT 2 DP 78985

124P McKENZIES Rd.

McKENZIES Rd.



Pimlico Vineyards.

office Lab

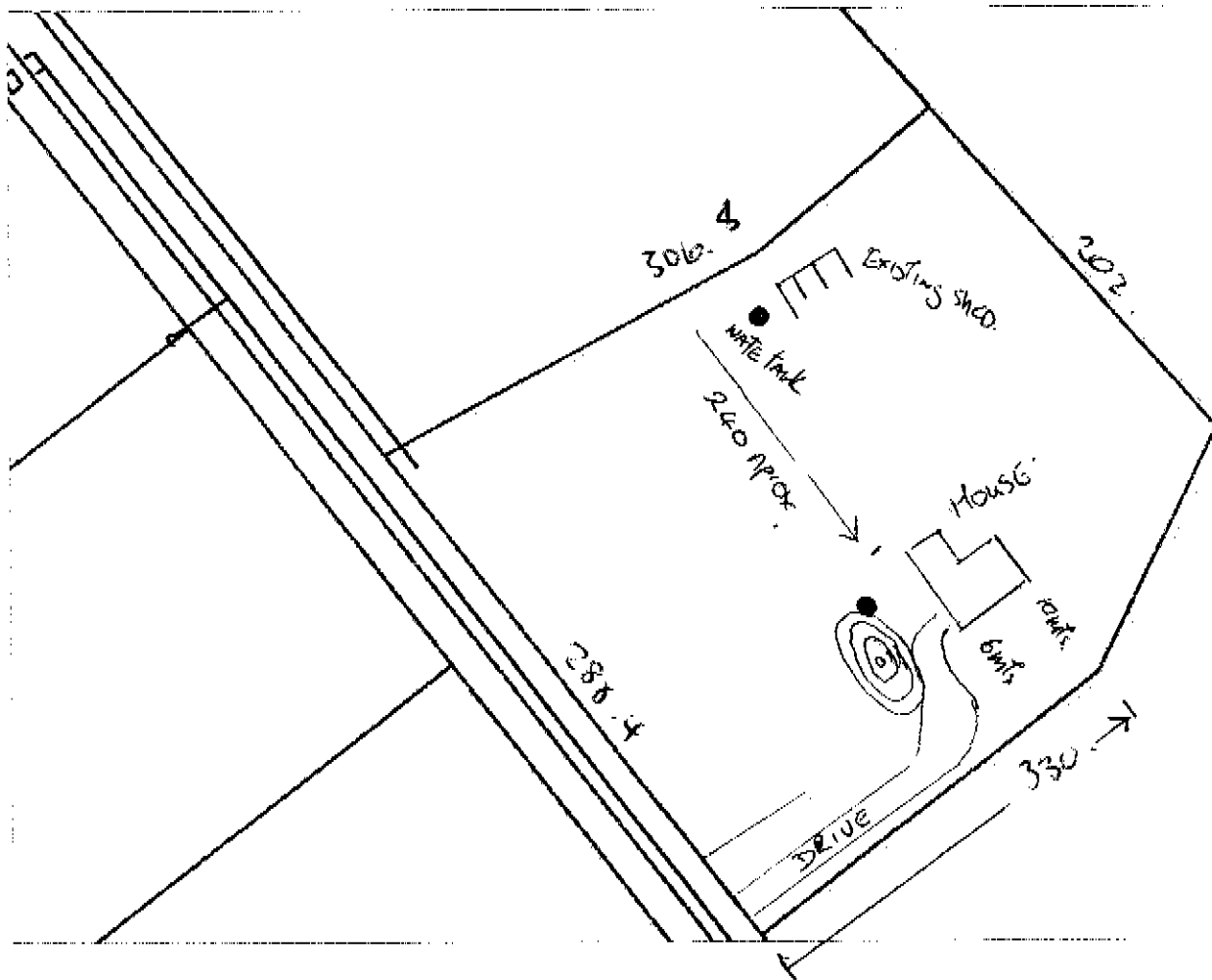
1:100.

PIMLICO VINEYARDS LTD.

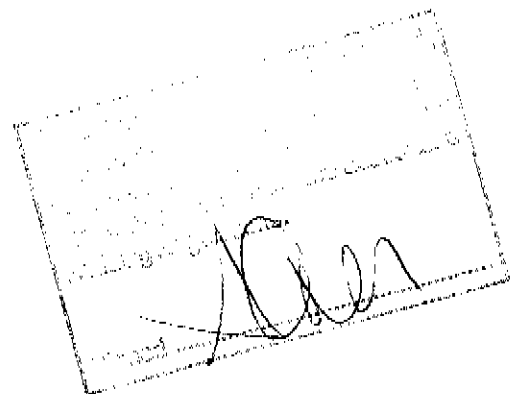
Hurunui District Council
Building Consent Number

BC / 055492

Please quote this number with all
inquiries and inspection bookings



SITE PLAN
LOT NO 124P
MCKENZIES RD.
WAIPARA.



Civil and Land Construction Ltd,
P.O. Box 57, Amberley 7441,
Canterbury, New Zealand
Phone: 03 3148022
Email: office@civilandland.co.nz

Date: 20/8/2009 Issue:
Scale: Not to scale
Site address:
124 MACKENZIES ROAD
WAIKARA
Building Consent number:
Tradesman name: PAUL TINETTI
Registration number: 11423

Pipe dia.	Gradient	Type/location
110mm UPVC SNG	1:100	STORMWATER
110mm UPVC SNG	1:60	SEWER

S= Sewer line —————

GT= Gully trap

ORG= Overflow relief gully

MV= Main vent

BV= Branch vent

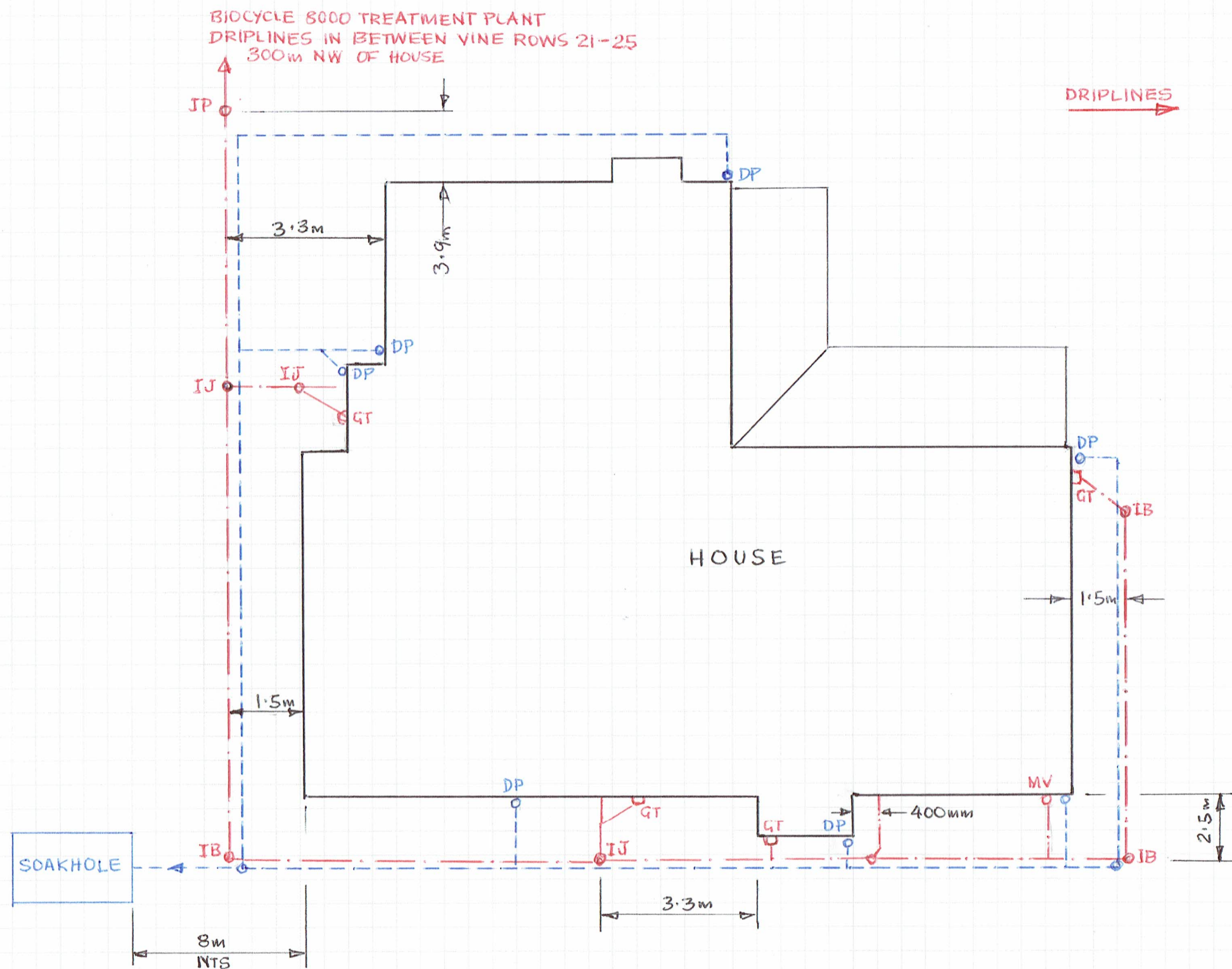
AAV= Air admittance valve

W/C = Toilet

IP= Inspection point

SW= Storm water line —————

DP= Down pipe



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.