



Land Information Memorandum

Holly Goodland

Colliers Christchurch Agency

181 High Street

Christchurch 8011

LIM Number: L260212

Application date: 14/04/2026

Issue date: 21/04/2026

Phone: 0212920779

Property details

Valuation No: 2137021501

Valuation information: Land Value \$880,000

Capital Value \$2,050,000

Improvements \$1,170,000

Date of valuation 01 July 2025

Rapid Number: 1007-189

Location: 189 Allandale Road, Hawarden

Legal Description: LOT 1 DP 331580

Area (hectares): 36.7568

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, Sections 44B, 44C and 44D of the Local Government Official Information and Meetings Amendment Act 2023
- 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

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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 4 units, 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.

☒ 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.

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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 2025 to 2026

Annual Rates	\$8,816.35
Current Installment	\$2,204.05
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Installment Due	20/05/2026

Note: Rates are charged in four equal installments for the period commencing 01 July and ending 30 June each year.

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

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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 01 July 1992

06/12/2005 BUILDING CONSENT 055475 : Inground pool with associated fencing : Code Compliance Certificate issued 22/05/2006

20/04/2004 BUILDING CONSENT 040164 : Two farm sheds : Code Compliance Certificate issued 22/04/2005

13/04/2004 BUILDING CONSENT 040086 : Dwelling with Jetmaster attached garage : Code Compliance Certificate issued 05/07/2010

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

Swimming Pool SW414 : Compliant as at 09/02/2026: Next inspection due 09/02/2029

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](#)

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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

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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 use resource consents

☒ Council records do not identify any land use and subdivision consents as having been granted for this site

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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.

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

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Natural Hazards

The following mandatory information is hereby provided in accordance with Section 44B of the Local Government Official Information and Meetings Act 2023. Information relating to natural hazards and the impacts of climate change that exacerbate natural hazards:

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 mandatory information is hereby provided in accordance with Section 44C of the Local Government Official Information and Meetings Act 2023. Information which Regional council must provide territorial authority with natural hazard information:

☒ No information known to Council

Section 44D Territorial authority and regional council protected against certain actions when providing information in good faith. A territorial authority or regional council is not liable in civil or criminal proceedings for making available in good faith,— (a) in the case of a territorial authority, information in a land information memorandum under sections 44A and 44B; or (b) in the case of a regional council, information to a territorial authority under section 44C.

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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

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 Low
- ***Wind Zone***
The property is wind zone Lee Zone
- ***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 4
- ***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

For Rural properties please see the following information about living in the country:

https://www.hurunui.govt.nz/repository/libraries/id:23wyoavbi17q9ssstcid/hierarchy/Public_Services/Community%20Team/Welcoming%20Communities/Newcomers%20Guide%202026.pdf

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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

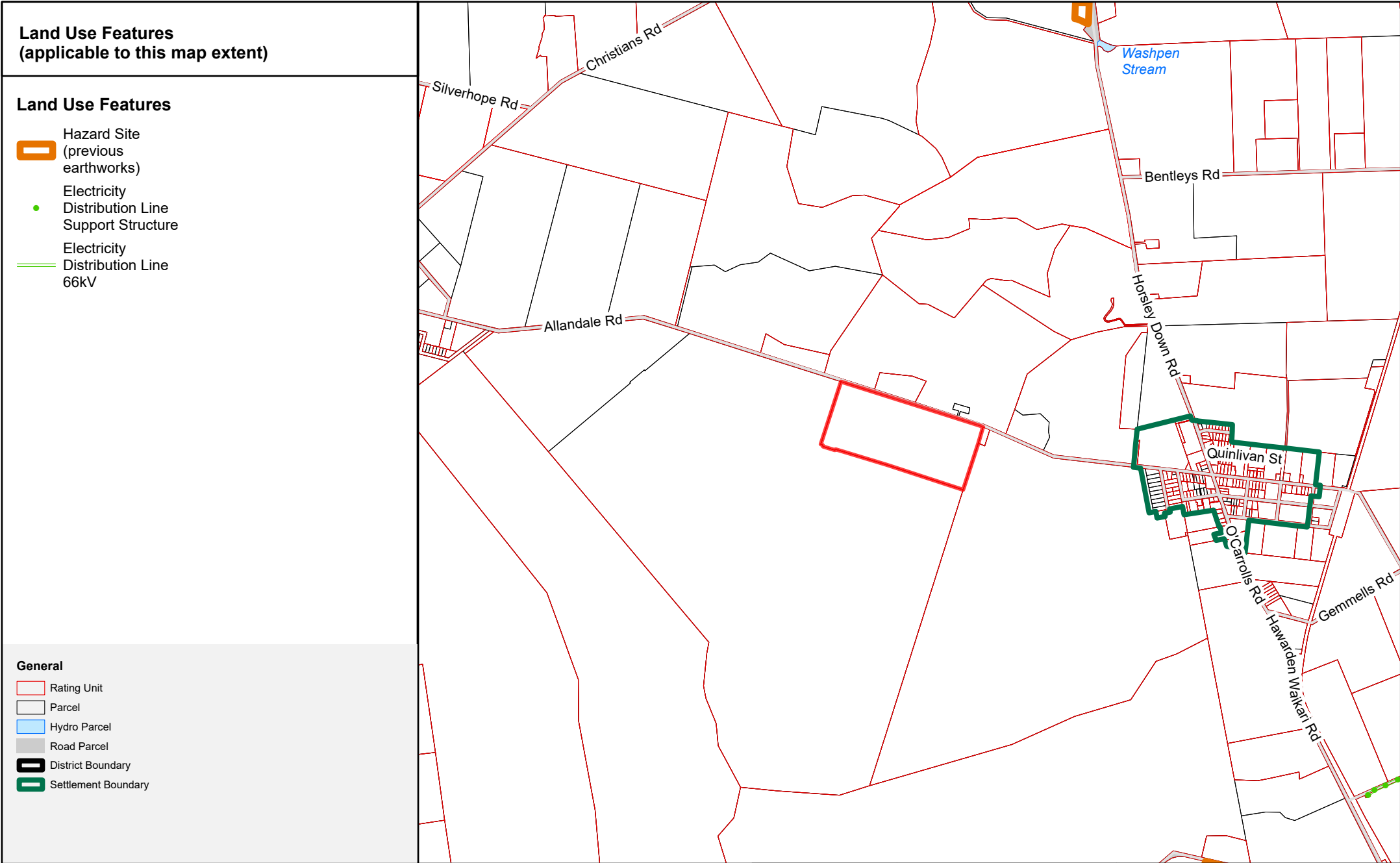
69ZH Duty to provide information to territorial authority

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—
 - a) that the supplier will not connect any further residential properties to the supplier's drinking-water supply; or

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- 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.



Three Waters Assets
(applicable to this map extent)

Water Supply	Waste water
- Water Tank - PRV - Restrictor - Valve less than or equal to 50mm - Public - Private	
Stormwater	General
	- Rating Unit - Parcel - Road Parcel - District Boundary

Land Information Memorandum -
189 Allandale Road, Hawarden

Hurunui District Council does not guarantee that the data in this map is without flaw 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.

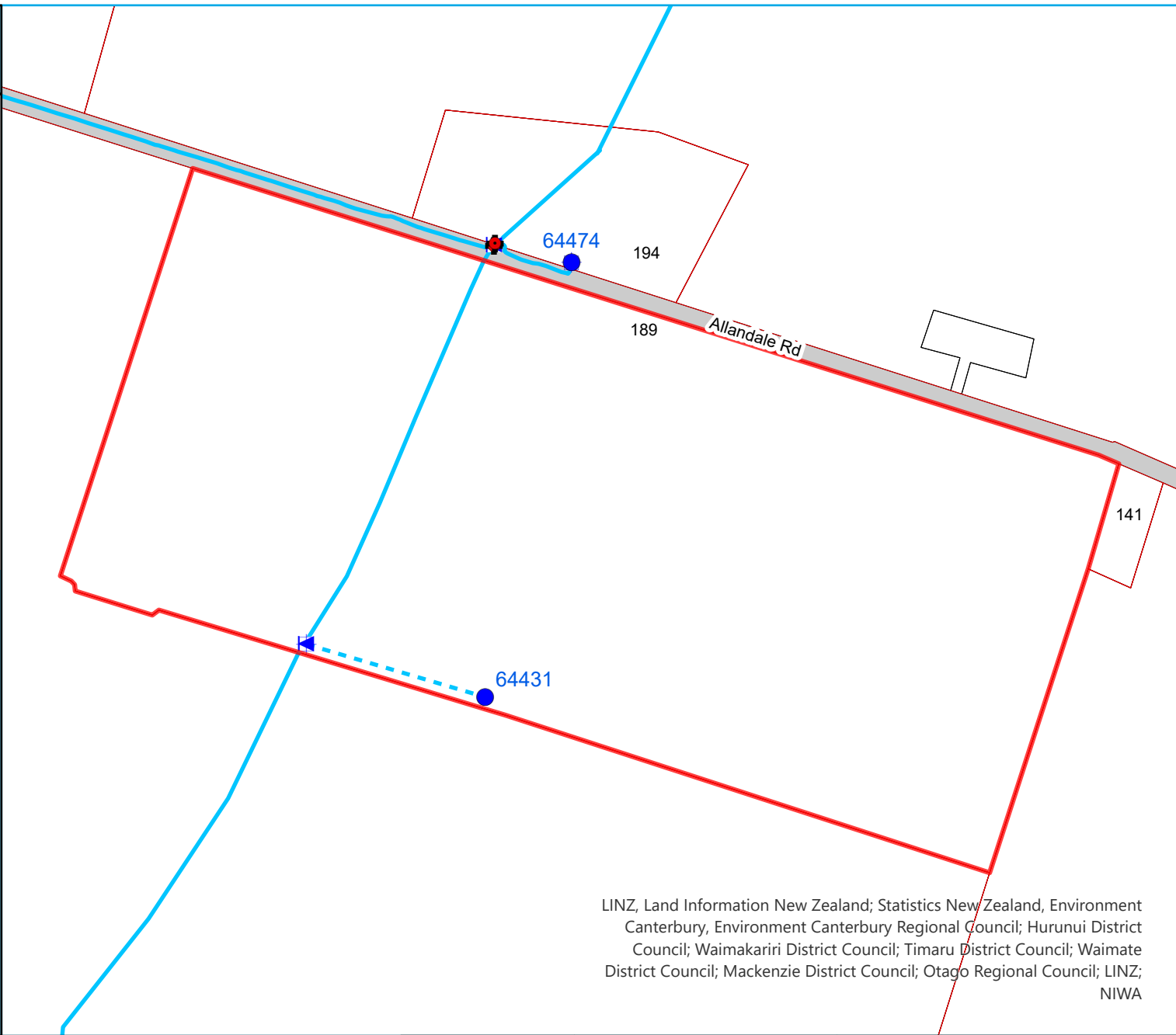
Stormwater

General

-  Rating Unit
-  Parcel
-  Road Parcel
-  District Boundary

General

-  Rating Unit
 Parcel
 Road Parcel
 District Boundary



LINZ, Land Information New Zealand; Statistics New Zealand, Environment Canterbury, Environment Canterbury Regional Council; Hurunui District Council; Waimakariri District Council; Timaru District Council; Waimate District Council; Mackenzie District Council; Otago Regional Council; LINZ; NIWA

189 Allandale Road, Hawarden

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Date:	17/04/2026
Scale:	1:5,500
Print Size:	A4 Landscape
Projection:	NZTM
Produced by:	bmf



Code compliance certificate 055475

Section 95, Building Act 2004

THE BUILDING

Street address of building: 189 ALLANDALE RD, HAWARDEN

Legal description of land where building is located: LOT 1 DP 331580

Valuation number: 2137021501

Current, lawfully established, use: IA

Year first constructed: 2005

THE OWNER

Name of owner: SVENSSON CHRISTOPHER JOHN & SVENSSON MARGARET ROSE

Mailing address: 198 ALLANDALE RD, HAWARDEN 8274

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

BUILDING WORK

Building consent number: 055475

Project: Inground pool with associated fencing

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 Senior Building Officer

On behalf of: Hurunui District Council

Date: 22/05/06

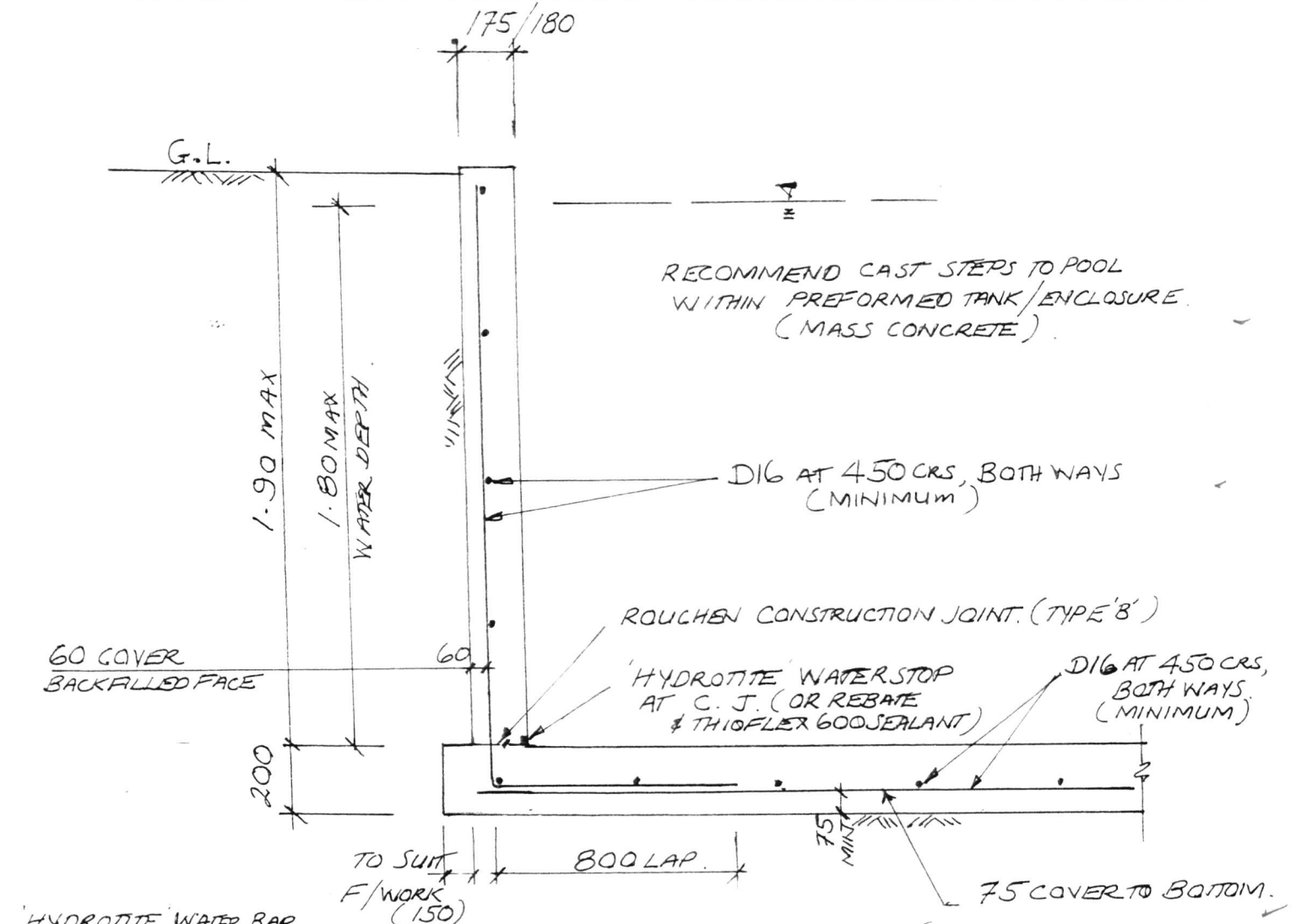


CONSULTING LIMITED

Civil & Structural Engineer

Heywards Rd., Kaiapoi R.D.2. Ph. (03) 327 8062

P.O. Box 3268 Christchurch. FAX NO. 03 327 8021



SECTION (1:20)

- NOTES:
1. ALL WORK CARRIED OUT TO NZS3109:97
 2. CONCRETE SHALL BE 25MPa, NORMAL GRADE, READY MIXED TO NZS3104:03.
 3. STEEL REINFORCEMENT SHALL BE G300E, TO AS/NZS 4671:01, CUT, BENT & PLACED TO NZS3109:97.
 4. WATERSTOPS/SEALANTS TO MANUFACTURER'S SPECIFICATION & DETAILS.
 5. REFER PLAN POOL FOR DRAINAGE DETAILS, STEPS, ETC.
 6. BACKFILL BEHIND WALLS USING FREE DRAINING GRANULAR MATERIALS, COMPACTED WITH CARE.

SHRINKAGE CONTROL JOINT

TO 9.0m x 4.5m POOL, INCORPORATE AT LEAST ONE TRANSVERSE CONTROL JOINT TO BASE SLAB & LONGITUDINAL WALLS SUCH THAT MAXIMUM LENGTH CONCRETE POUR IS 6.0m, AND PREFERABLY LESS.

SWIMMING POOL FOR C.J. SVENSSON
HAWARDEN, NORTH CANTERBURY
TYPICAL SECTION & DETAILS (1:20)

B.L.S.
OCTOBER '05
1892/01



1.8m TRELLIS FENCE POSTS @ 2-4m MAX ϕ .
LESS THAN 100mm GAP UNDER FENCE & GATE.

EXPOSED AGGREGATE POOL SURROUND
(POOL)

NON SKID TILE EDGING TO SURROUND.

9m

4.5m

MAX DEPTH 1.8m

CONCRETE WORK & REINFORCING TO BLS CONSULTING LTD
ENGINEER
2 COPIES ATTACHED
PRODUCER-DESIGN-STATEMENT
IN MAIL.

EXPOSED AG.
SURROUND
NON-SKID
668 MESH TILE.

12mm
STARTERS

16mm
ROD

WALL:

HURRICANE POOL GATE
SELF CLOSING
& LOCKING.
1.350 HIGH.

To comply with the Fencing
of Swimming Pools Act 1987.

TILED
PATH.

6 meters

1.2m WIDE 10mm
MESH NETTING OR
HEAVY DUTY SHADE
CLOTH - 1.2m EITHER
SIDE OF GATE. &
ANYWHERE TRELLIS
IS UNDER 1.8m HIGH.

1.8m TRELLIS

GATE APPROX
2-4m

POST & RAILS
INSIDE POOL.

STEPS

16mm ROD

Rod Sleeved

TIED IN CONC.

SHRINKAGE CONTROL JOINTS

FLOWER GARDEN

FILTER SHED
2m HIGH CORR.
IRON WALLS.

SCALE 1:50

HOUSE CONSENT NO.
040086

PROPOSED NEW SWIMMING POOL FOR CJ & MR SPENSSON.

ALLANDALE ROAD - HAWARDEN.

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

CJ and M Svensson	No.	040164
c/- R M Honeybone	Issue date	22/04/05
P O Box 54		
Hawarden		

Project

Description	New Farm Buildings - Other Being Stage 1 of an intended 1 Stages Two farm sheds
Intended Life	Indefinite, but not less than 50 years
Intended Use	Farm
Estimated Value	\$12,000
Location	189 Allandale Road, Hawarden 1007/189
Legal Description	
Valuation No.	2137021501

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

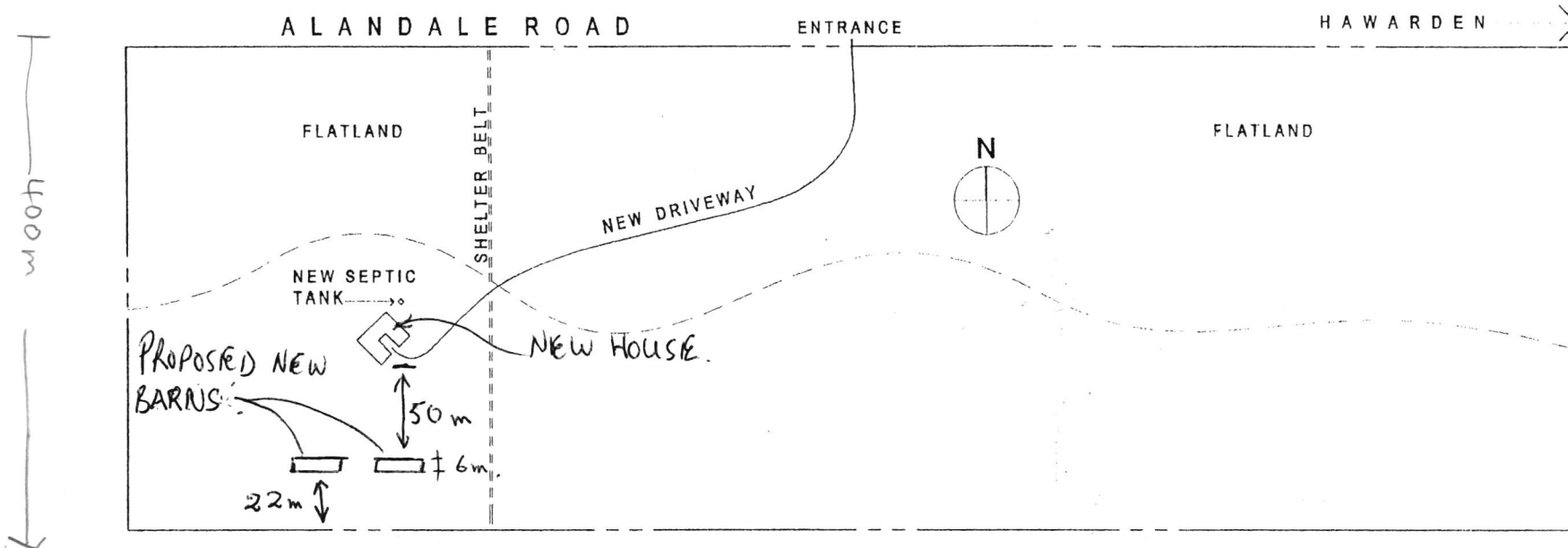
Signed for and on behalf of the Council:

Name:



Date:

22-4-05



LOCATION PLAN
Not to scale

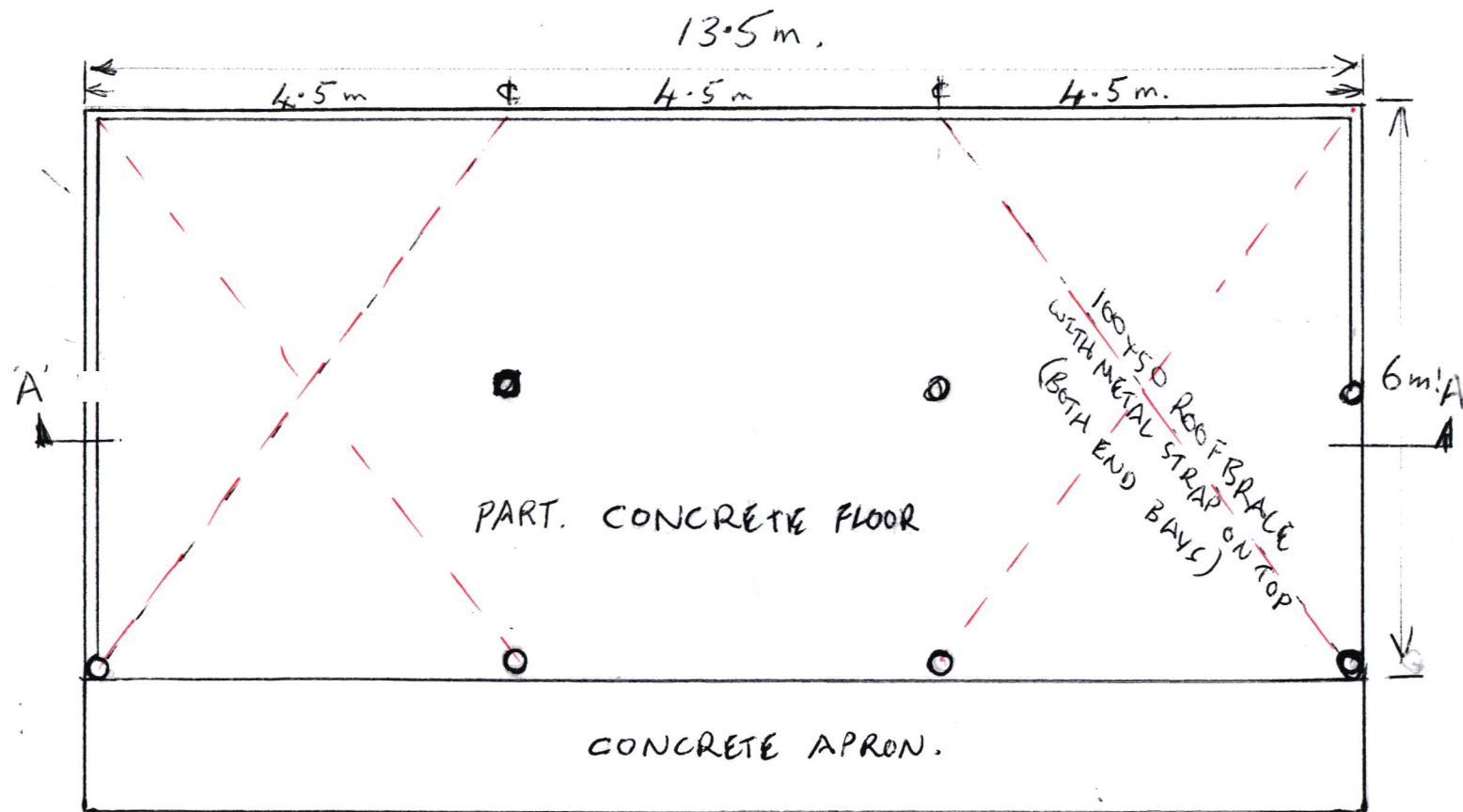
TWO BARNS.

CJ & M SVENSSON

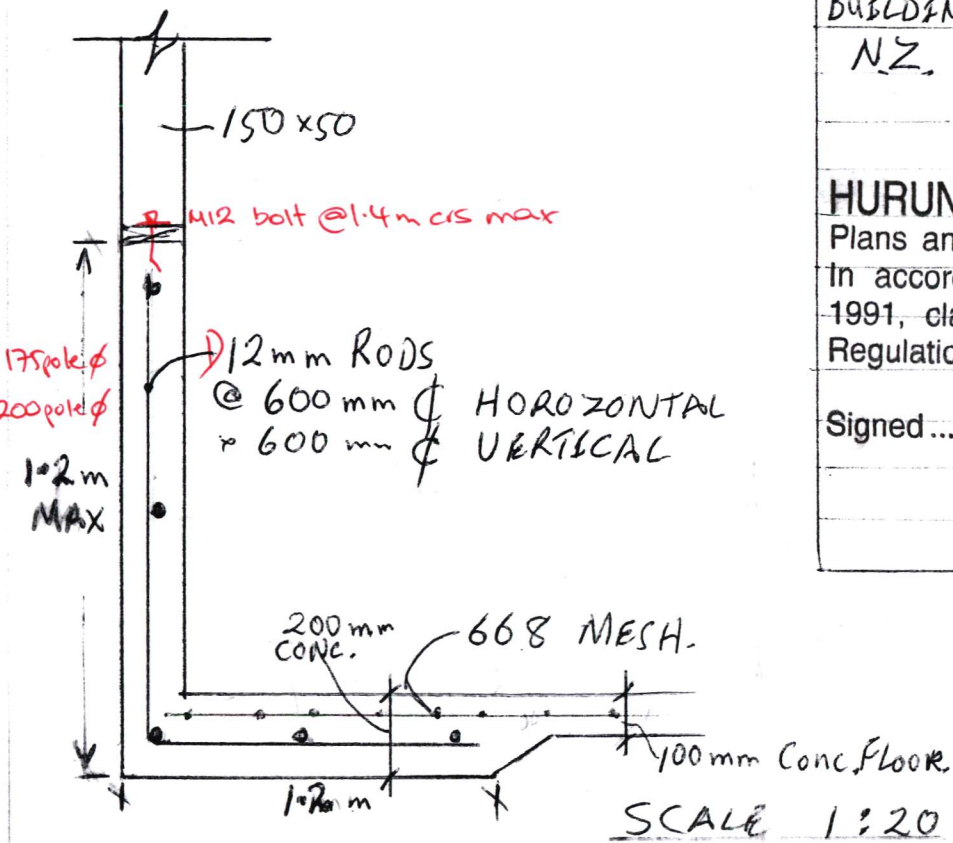
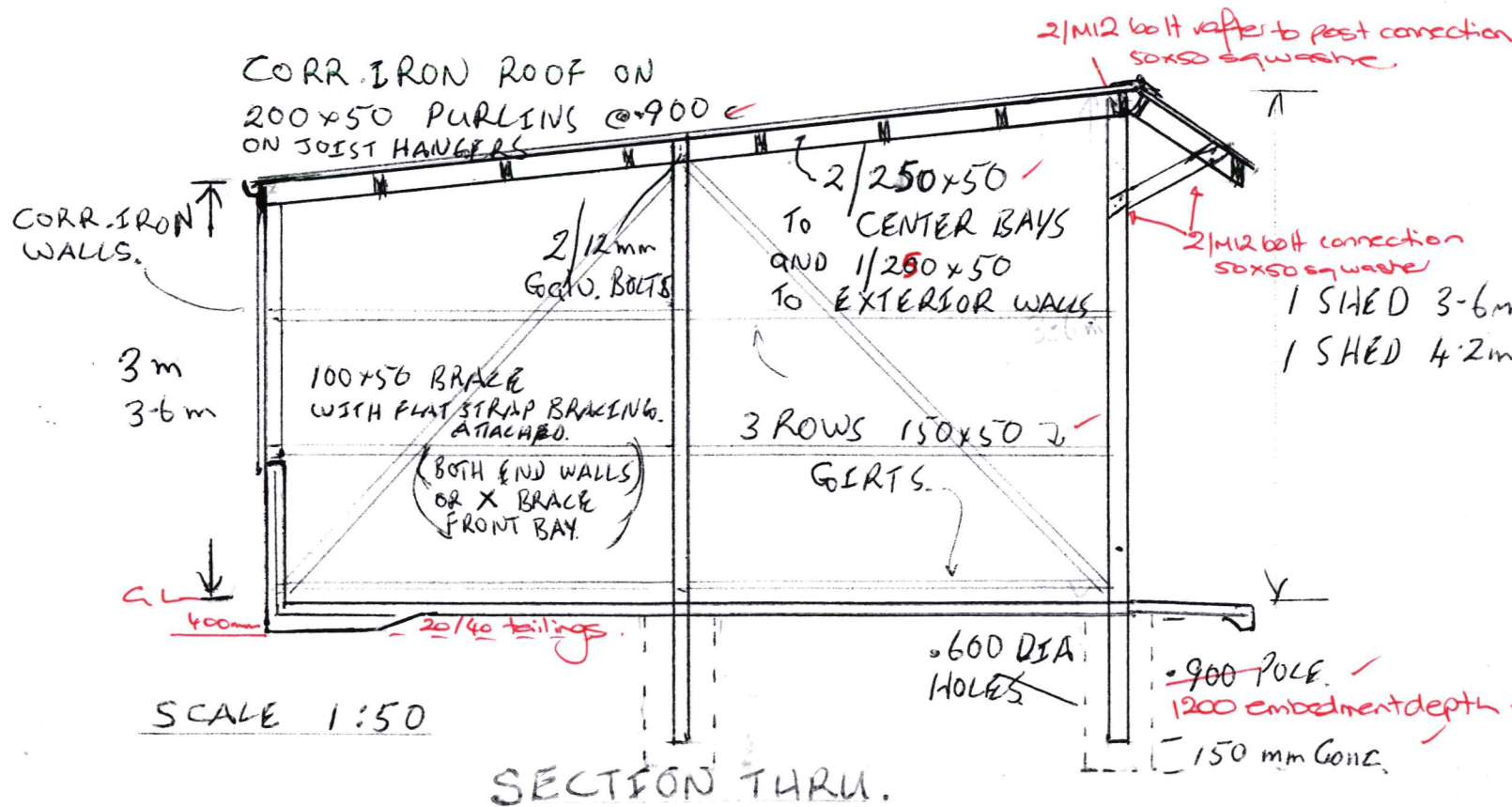
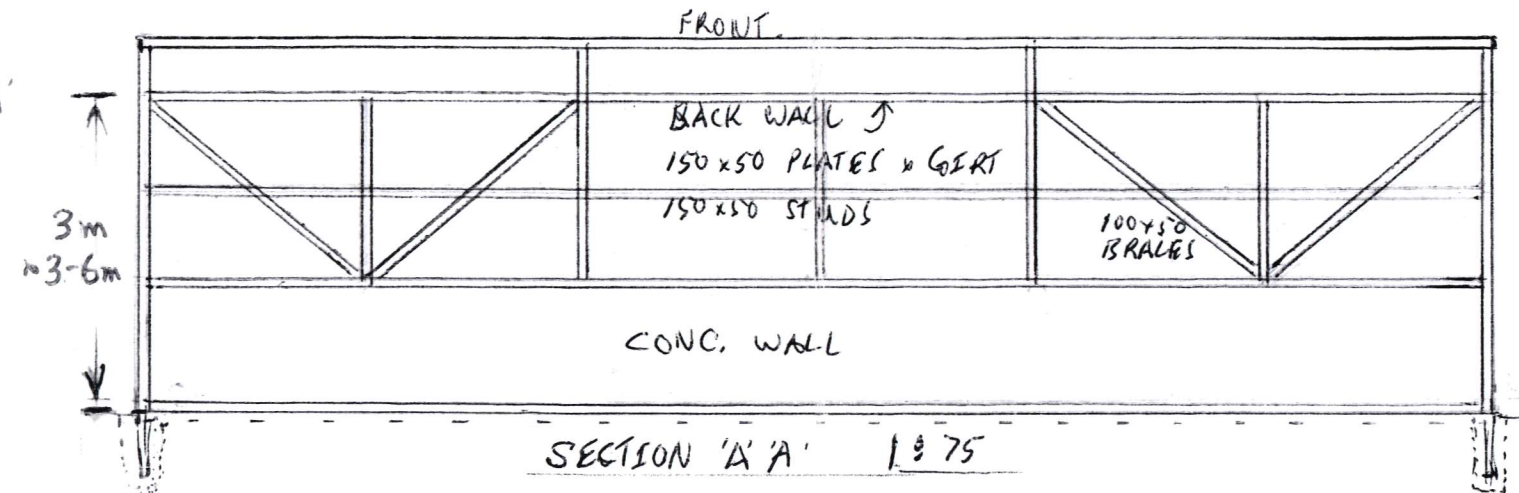
Hawarden

BC/040164

Please quote this number with all
inquiries and inspection bookings



FLOOR PLANS 1:75



BUILDING TO COMPLY WITH
N.Z. 3604 1999.

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act
1991, clause 34(3) and the Building
Regulations 1992 clause 3.

Signed

TWO PROPOSED NEW BARNS FOR CJ & M SURENSSON
ALLANDALE ROAD HAWARDEN.



Code Compliance Certificate

Section 43(3), Building Act 1991

Application

C J & M R SVENSSON
189 Allandale Rd
Hawarden 7385

No. 040086
Issue date 5/07/10

Project

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New 4 Bedroom Dwelling with "Jetmaster" Open Fire and "Esse" Oil Fire Cooker and 76m2 Attached Garage.
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$380,000
Location	189 Allandale Road, Hawarden 1007/189
Legal Description	Lot 1 DP 331580
Valuation No.	2137021501

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

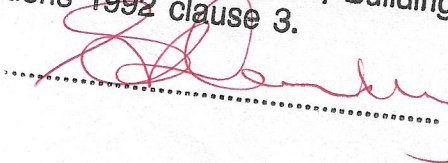
Signed for and on behalf of the Council:

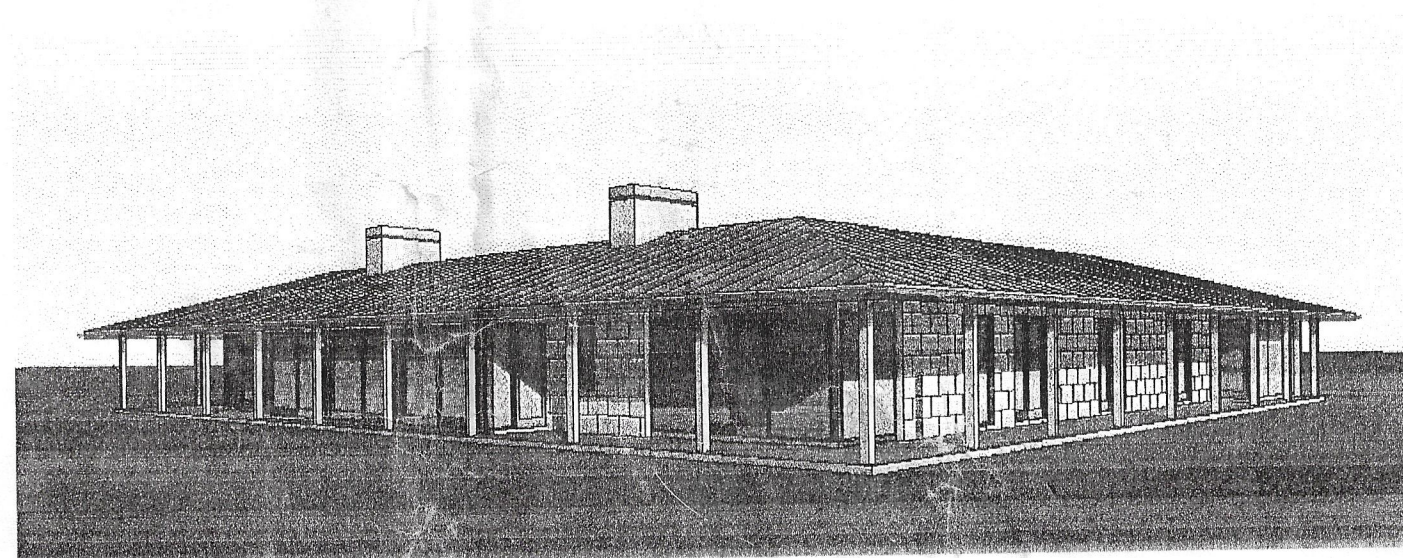
Name:

Date:

5/7/10

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act
1991, clause 34(3) and the Building
Regulations 1992 clause 3.

Signed 



SHEPPARD & ROUT
ARCHITECTS & PLANNERS

ph. 03 366 1562

fax 03 366 1060

P O Box 2426
Christchurch
email

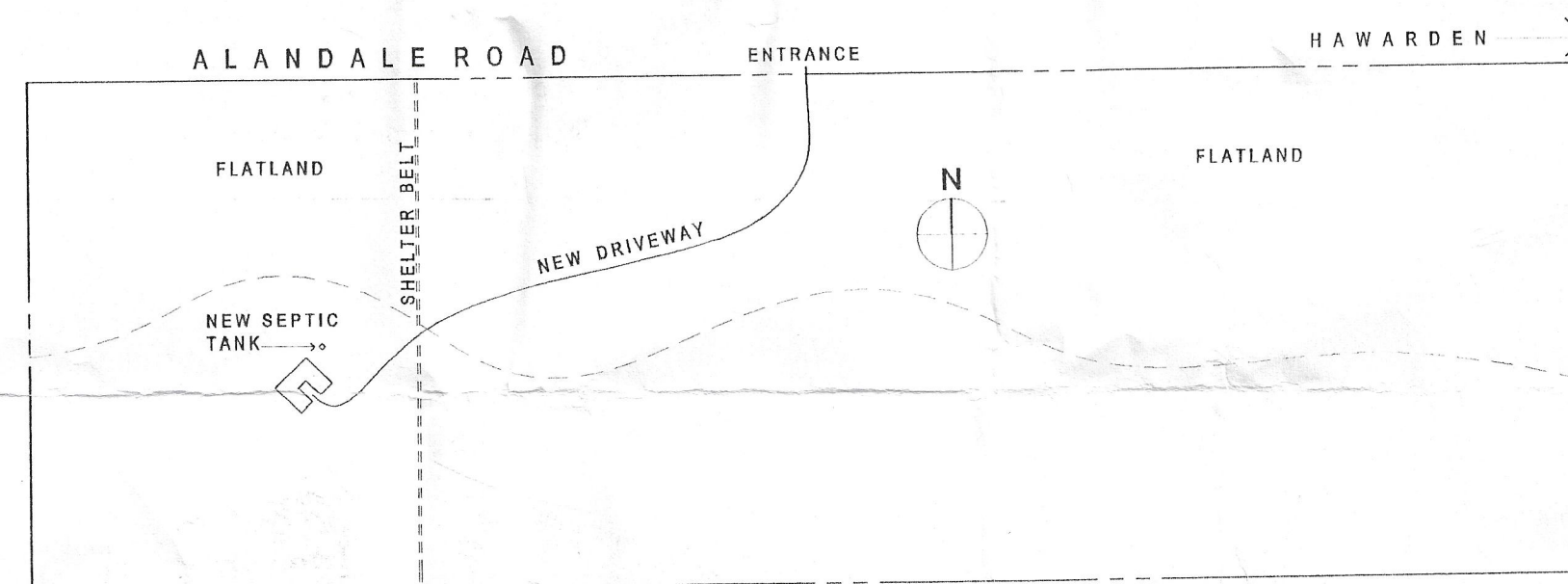
104 Salisbury St
New Zealand
sheprout@iconz.co.nz

Working Drawings
(For Building Consent)

15 - 03 - 04

Contents:

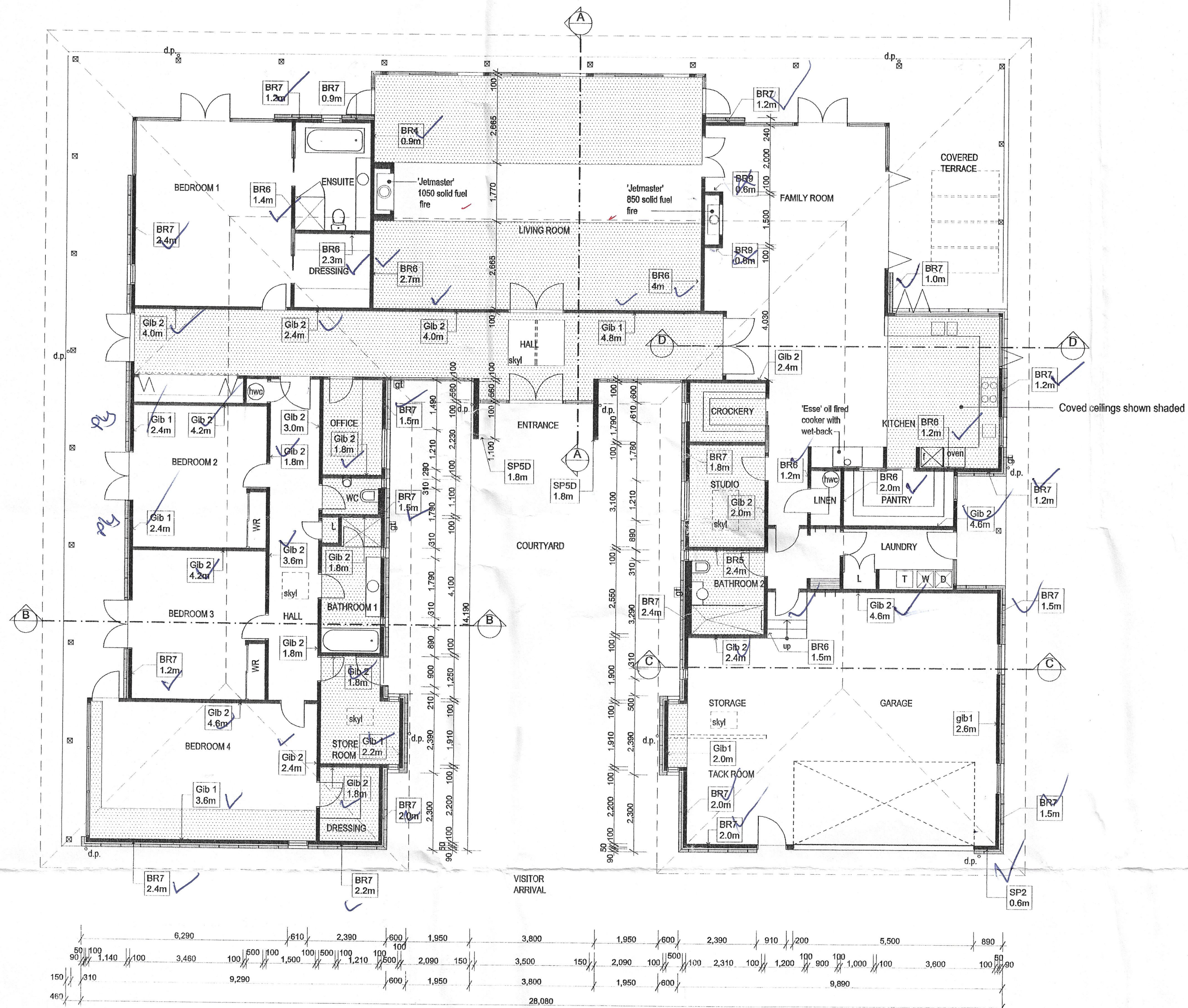
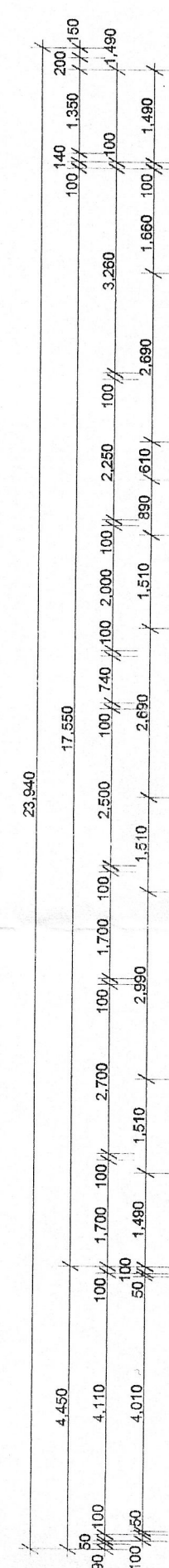
1. Floor Plan
2. Elevations
3. Courtyard Elevations
4. Foundation Plan
5. Section A-A
Section B-B
6. Section C-C
Section D-D
7. Roof Framing Plan



LOCATION PLAN
Not to scale

House For
CJ & M SVENSSON
Hawarden

- overall dimension
- external dimensions
- wall position dimensions
- wall openings dimensions



Signed _____

FLOOR AREA	385.85 m ²
GARAGE	76.97 m ²
TOTAL FLOOR AREA	<u>462.82 m²</u>
TERRACES AND ENTRY AREA	106.95 m ²
TOTAL FOOTPRINT	<u>569.77 m²</u>

SHEPPARD & ROUT
ARCHITECTS & PLANNERS

ph. 03 366 1562	fax 03 366 1060
P O Box 2426	104 Salisbury St
Christchurch	New Zealand
email	sheprout@iconz.co.nz

client: CJ & M SVENSSON

project: **NEW HOUSE**

HAWARDEN

drawing: GROUND FLOOR PLAN

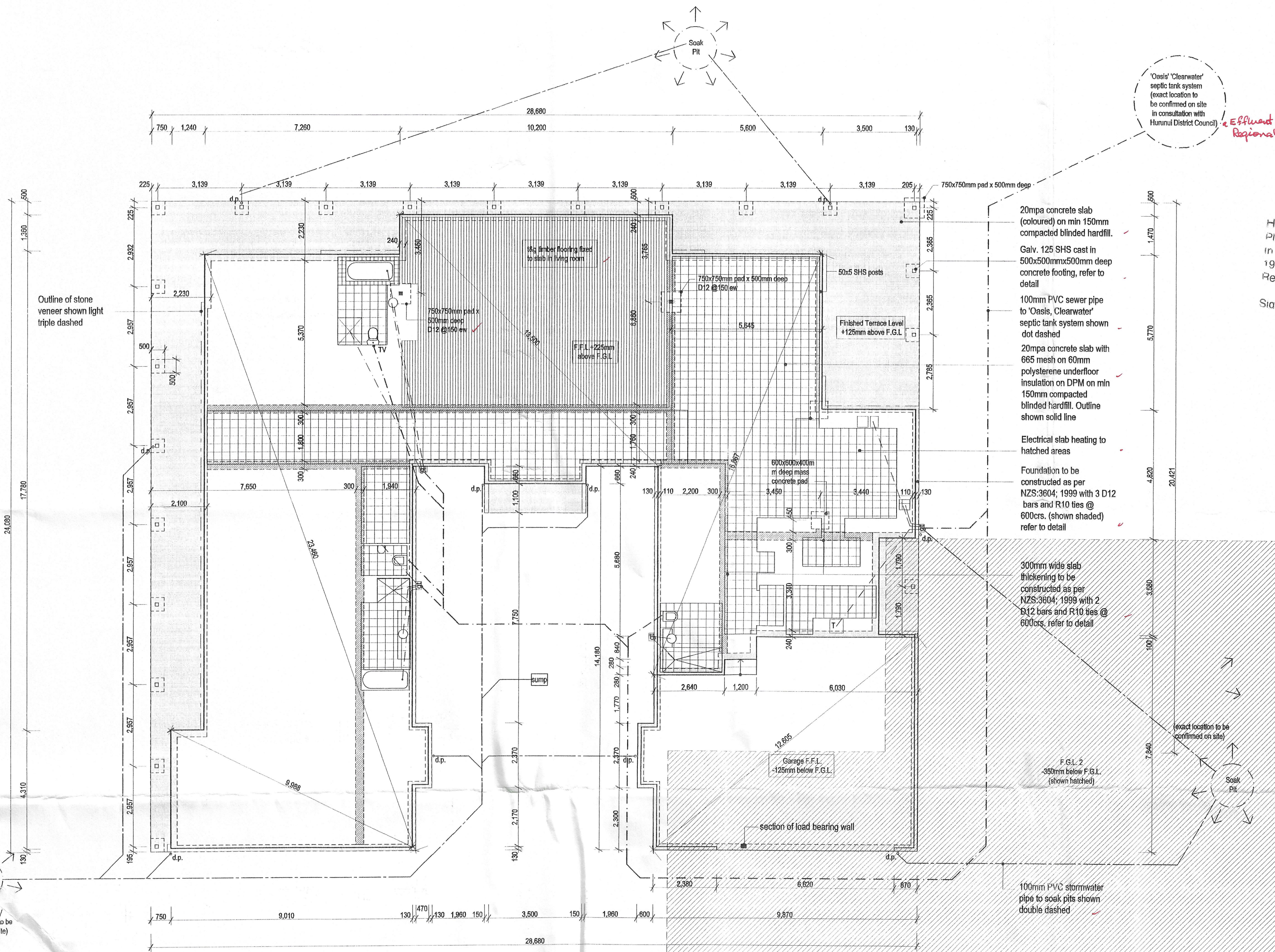
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no: 1242 / 1

Floor Plan

Scale 1:100



'Oasis' 'Clearwater' septic tank system (exact location to be confirmed on site in consultation with Hurunui District Council)

Effluent disposal complying with Canterbury Regional Councils right to discharge.

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED
in accordance with the Building Act
1991, clause 34(3) and the Building
Regulations 1992 clause 3.

Signed *[Signature]*

SHEPPARD & ROUT ARCHITECTS & PLANNERS

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P O Box 2426 104 Salisbury St
Christchurch New Zealand
email sheprout@iconz.co.nz

client: CJ & M SVENSSON

project: NEW HOUSE

HAWARDEN

drawing: FOUNDATION PLAN

date: 15 - 03 - 04

scale: 1 : 100

no: 1242 / 4

Foundation Plan
Scale 1:100