

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: Emma Harrington

LIM Number: L250488

Agri Realty Limited - Colliers International

Application date: 24/09/2025

PO Box 933

Issue date: 29/09/2025

Christchurch 8140

Phone: 0279432358

Property details

Valuation No: 2121110107

Valuation information: Land Value \$515,000

Capital Value \$710,000

Improvements \$195,000

Date of valuation 01 July 2022

Rapid Number: 1482-6

Location: 6 Port Robinson Road, Port Robinson

Legal Description: SEC 27 BLK XI CHEVIOT SD

Area (hectares): 0.4047

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.).

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:

☒ No information known to Council

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

- ☒ On-site disposal system required
- ☒ No further information known to Council

Stormwater

- ☒ No information known to Council

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 0.5 units, 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.

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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	\$2975.27
Current Installment	\$ 743.80
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Installment Due	20/11/2025

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

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 01 July 1992

27/02/2018 BUILDING CONSENT 170578 : Installation of wet room shower for disable use : Code Compliance Certificate issued 25/06/2018

13/02/2006 BUILDING CONSENT 060041 : Install Tropicair Rimu MK III Woodburner : Code Compliance Certificate issued 24/02/2006

Building Permits

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

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
Slope Assessment Area (Mt Lyford Village only)	No

Land Information Memorandum



Land use resource consents

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

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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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 **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 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 D
- ***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

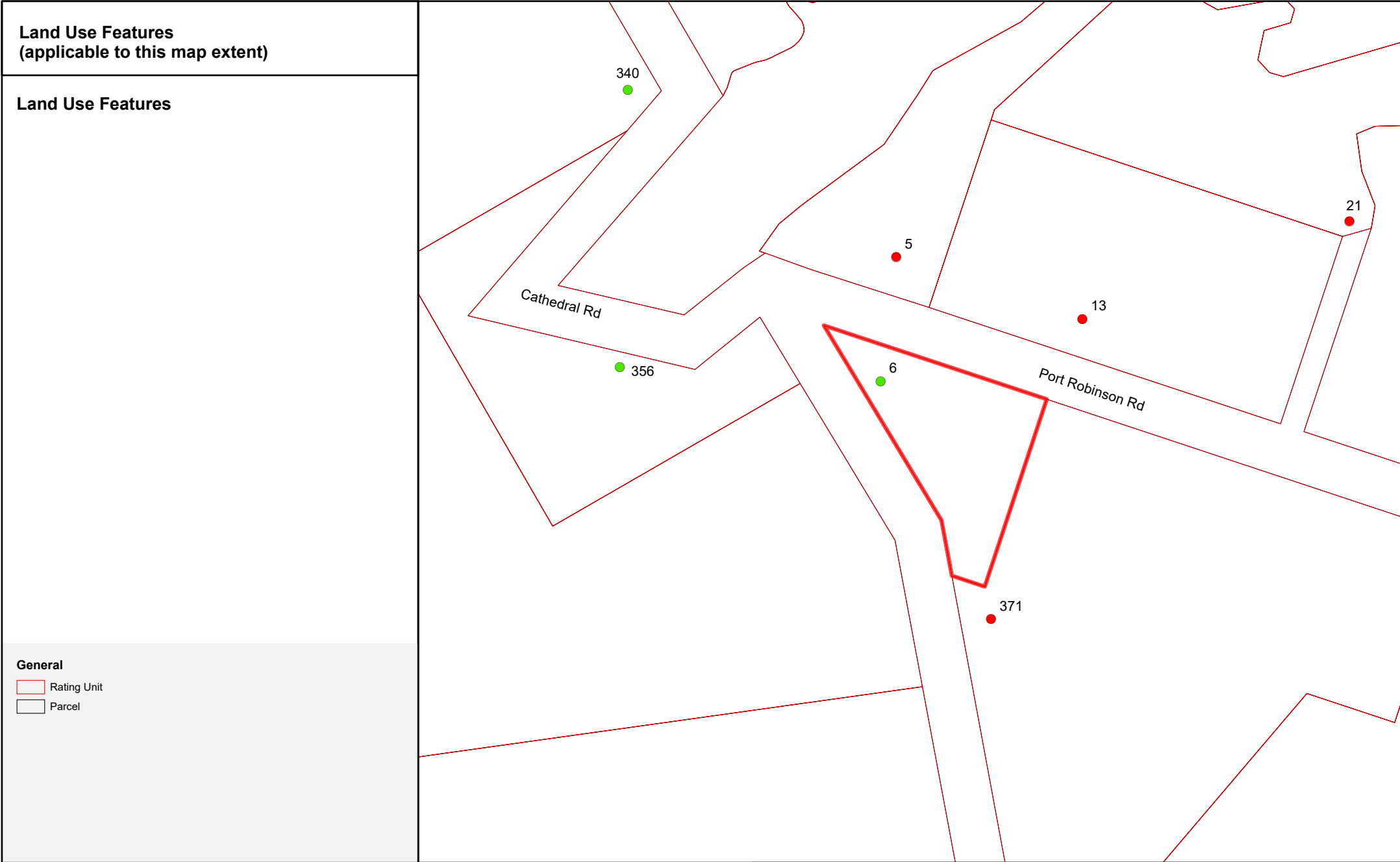
69ZH Duty to provide information to territorial authority

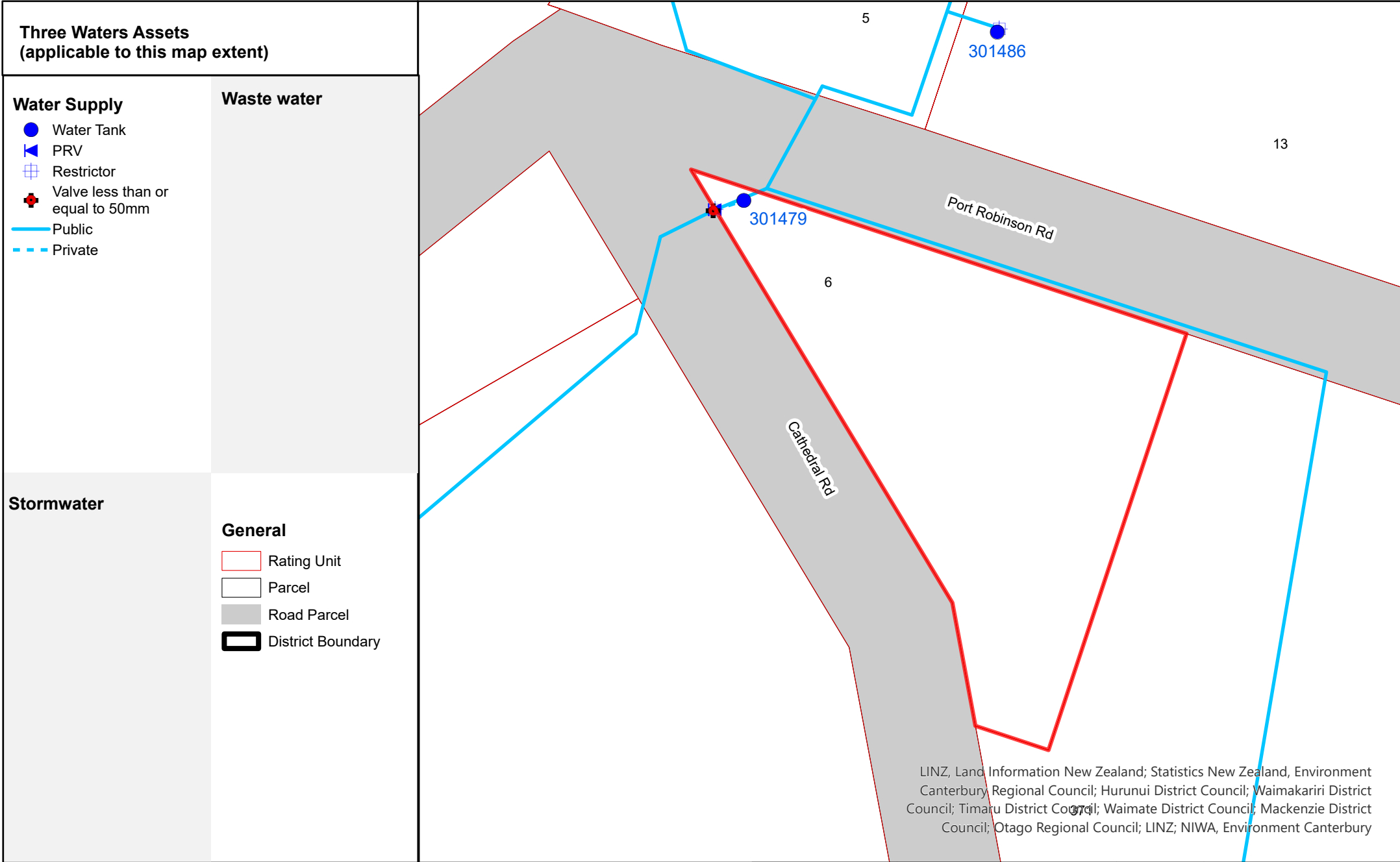
1. This section applies to a drinking-water supplier who considers that the connection of additional residential properties to that supplier's drinking-water supply may compromise the supplier's ability to provide an adequate supply of drinking water to any property.
2. If this section applies, the drinking-water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







Form 7

Code Compliance Certificate

Section 95, Building Act 2004

The building:

Street address of building: 6 Port Robinson Road, Port Robinson
Legal description of land where building is located: SEC 27 BLK XI CHEVIOT SD
Building name:
Location of building within site/block number:
Level/unit number:
Current, lawful established, use: SH
Year first constructed:

The owner:

Name of owner: Le Pine Emma Ann & Le Pine Mark Peter
Contact person:
Mailing address: 6 Port Robinson Road, RD 3, Cheviot 7383
Street address/registered office:
Phone number: Daytime: Mobile: 021574388
Landline: 033198355 Fax number:
Email: Website:
First point of contact for communications with the council/building consent authority:
Full Name: Service Resources Ltd
Mailing Address: PO Box 6664, Upper Riccarton, Christchurch 8442
Phones: 033396574: 0278078595: 033396574
Email: greg.creagh@serviceresources.co.nz

Building work:

Building consent number: 170578
Project: Installation of wet room shower for disable use
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: 25/06/18



LOCATION PLAN

SCALE NTS (A3)

GENERAL NOTES
GENERAL - EXISTING SITE AND HOUSE PLANS ARE INDICATIVE ONLY ARE SOLELY INTENDED FOR THE USE OF THIS MODIFICATION ONLY ALL WORK SHALL COMPLY WITH THE BUILDING CODE AND ALL RELEVANT CITY COUNCIL BY LAWS, NZS3604:2011 AND ALL RELEVANT STANDARDS
CONTRACTOR TO FINISH ALL SURFACES DAMAGED OR DISTURBED BY NEW WORKS TO GOOD TRADE PRACTICE AND CONFIRM LINE OF DEMARCATION IF IN DOUBT WITH 'SERVICE RESOURCES'
CONTRACTOR TO READ DRAWINGS AND SPECIFICATIONS IN CONJUNCTION WITH ENABLE NZ HOUSING MODIFICATION SCHEDULES 2013

TEMPERING DEVICES - MUST BE INSTALLED ON ALL PROJECTS WITH NEW SHOWER FACILITIES IF THEY ARE NOT PRESENT, NEW TEMPERING DEVICE TO COMPLY WITH NZBC G12/AS1 PARAGRAPH 6.14.2a AND NZS4617 OR AS1357.2

ELECTRICAL SUPPLY - ALL PROJECTS NEED TO HAVE THE CURRENT STATUS OF THE ELECTRIC DISTRIBUTION BOARD IN THE HOUSE AND WIRING TO THE PROJECT AREA REVIEWED FOR NZBC AND NZS 3000 COMPLIANCE. IF NOT IT MUST BE UPGRADED TO COMPLY WITH ALL THE RELEVANT CODES AND NZBC. RCD DEVICES ARE TO BE INSTALLED ON ALL PROJECTS WHERE ELECTRIC SUPPLY OR SWITCHING IS PRESENT IN OR SURROUNDING A WET AREA/ZONE

SD SMOKE DETECTORS - SMOKE DETECTORS MUST BE INSTALLED ON ALL PROJECTS TO COMPLY WITH NZBC F7/AS1. TO ESCAPE ROUTES ON EACH LEVEL AND WITHIN 3M OF BEDROOM DOOR

VINYL SUBSTRATE - CONTRACTOR TO ENSURE THAT WHERE T&G FLOORING IS THE EXISTING SUBSTRATE THAT HARDBOARD IS ALLOWED FOR TO PROVIDE A SUITABLE SUBSTRATE FOR THE NEW VINYL AS PER THE MANUFACTURERS RECOMMENDATIONS

PLUMBING - ALL PROPOSED SERVICES TO BE CONNECTED TO EXISTING WASTE PIPES RECONFIGURE TRAPS TO SUIT

Asbestos in existing buildings

- If any asbestos is discovered during the proposed building work, the following steps are required to be taken:
Prior to removal, please contact the Department of Labour, telephone 0800 209020 for information on appropriate methods of handling asbestos.
- Before any disposal of asbestos, please contact the Council's Hazardous Waste Advisory Service, Civic Offices, telephone 941 8999. This will ensure correct disposal in the City Council area at the land fill site.



DRAWINGS + DOCUMENTATION REMAIN THE PROPERTY OF SERVICE RESOURCES LTD/DO NOT SCALE OFF
DRAWINGS/CONTRACTOR MUST CHECK + VERIFY DISCREPENCIES, DIMENSIONS + LEVELS ON SITE PRIOR TO COMMENCING WORK/DRAWINGS ARE INDICATIVE ONLY OF WORK TO BE DONE + ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION + PRODUCT LITERATURE/ALL WORK TO COMPLY WITH RELEVANT STANDARDS + NZBC 1992

SITE DESCRIPTION

LOT No: SECTION 27 BLK XI
D: CHEVIOT SD
SITE AREA: 4046M² APPROX.

GREEN ZONE N/A

FLOOR AREA

EXISTING - UNCHANGED

NOTES

THESE DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH THE ENABLE NEW ZEALAND HOUSING MODIFICATION SPECIFICATIONS AND AGREEMENT FOR CONTRACTOR SERVICES

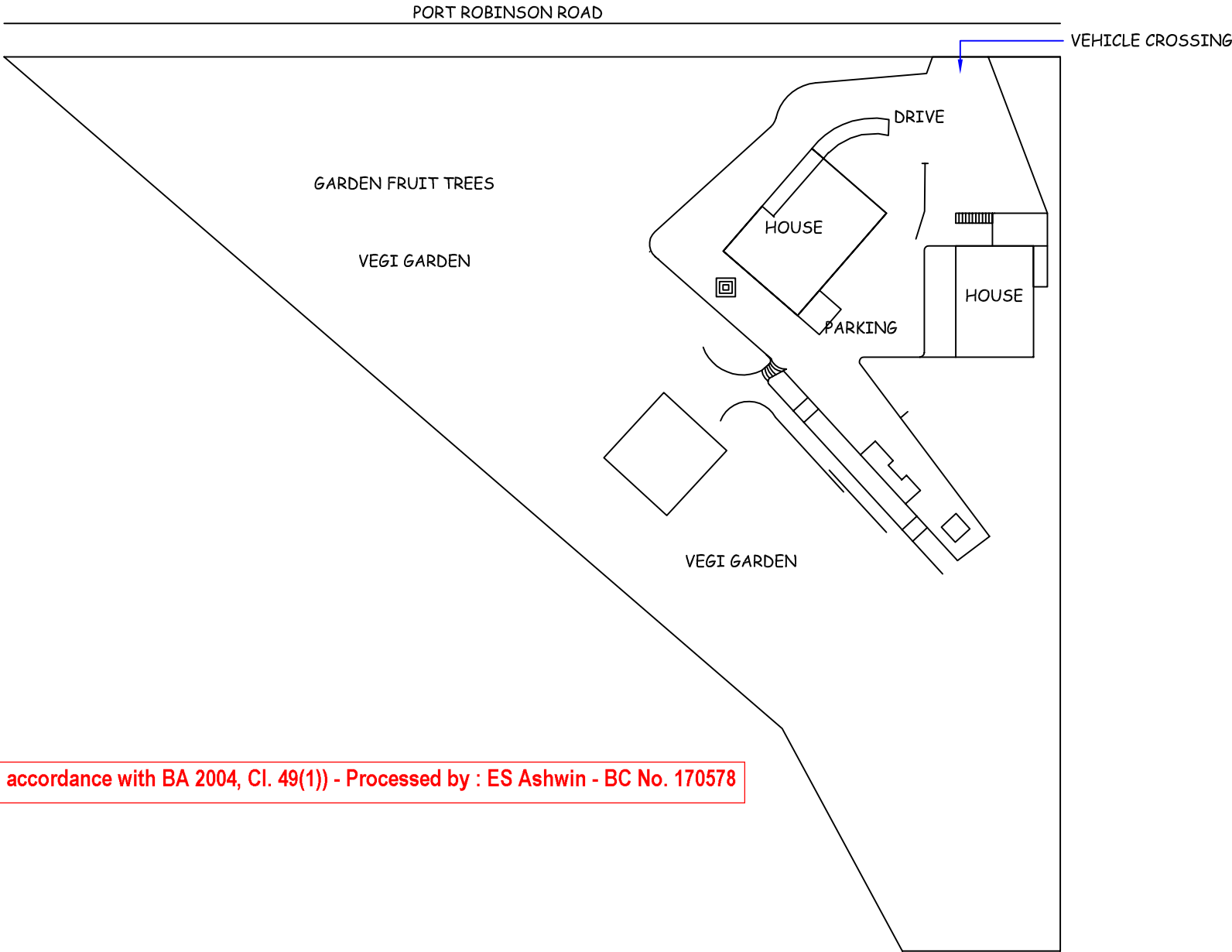
THESE HOUSING MODIFICATION COMPLIANCE DOCUMENTS PRODUCED BT SERVICE RESOURCES LTD ARE BASED ON THE DESIGN SUPPLIED AND APPROVED BY THE SPECIALIST HOUSING ASSESSOR AND ENABLE NEW ZEALAND

IMPORTANT!

- ALL REPAIR & REPLACEMENT WORK CARRIED OUT ON A 'LIKE FOR LIKE' BASIS TO THE EXISTING ELEMENT PRIOR TO NEW WORKS.
- UPON OPENING UP SHOULD ANY ADDITIONAL REMEDIAL WORK BE REQUIRED, ADVISE THE PMO BEFORE COMMENCING. WHERE CLADDINGS ARE BEING REPLACED MAKE GOOD / REPLACE BUILDING UNDERLAY
- ALL AREAS, DIMENSIONS & QUANTITIES OUTLINED IN THE DRAWINGS ARE APPROXIMATE ONLY AND NEED TO BE CONFIRMED ONSITE PRIOR TO ANY WORK COMMENCING.
- ENSURE EXISTING SMOKE ALARMS ARE WORKING AND IN CORRECT LOCATION TO THE INSIDE OF THE DWELLING. SMOKE ALARMS WITH HUSH TYPE FACILITY MUST BE WITHIN 3M OF ALL BEDROOMS AND IN ALL SPACES REQUIRED TO PASS THROUGH TO GET TO A SAFE PLACE. SMOKE ALARMS ARE TO COMPLY WITH NZBC F7/AS1. EXISTING LENGTHS OF DEAD-END PATHS ARE LESS THAN 24M LONG
- EXISTING GROUND AND FLOOR LEVEL RELATIONSHIPS ARE TO BE RETAINED
- LOCATE EXISTING SERVICE ENTRY POINTS TO THE DWELLING, TAKE CARE WHEN WORKING AROUND THEM. IF DISCONNECTION OF SERVICES IS REQUIRED DURING THE WORKS ALLOW TO RECONNECT THEM, MAKING SURE ALL ARE UNDAMAGED & FULLY FUNCTIONAL.

SCOPE OF WORKS

REPLACE EXISTING SHOWER WITH WET FLOOR SHOWER AREA, PATHS AND HAND RAILS



HDC Approved Consent Document (In accordance with BA 2004, Cl. 49(1)) - Processed by : ES Ashwin - BC No. 170578

SITE

SCALE NTS(A3)

BUILDING CONSENT

Contractor to confirm all dimensions on-site prior to any works commencing
Do not scale off drawings

SCALE @ A3: 1:200
START DATE: SEPT. 2017

SHEET No:

A1.01

SERVICE RESOURCES LIMITED

P.O. Box 6664
UPPER RICcartON

Telephone: (03) 339 6574

Email:



Always check the LBP Register to ensure your building practitioner is licensed

PROJECT:

MARK LEPINE

PROJECT ADDRESS:

6 PORT ROBINSON ROAD,
CHEVIOT, NZ

DRAWING TITLE:

SITE

ASSESSMENT No: 68618

CLIENT: ENABLE

DESIGNER: GC

DRAWN BY: GC

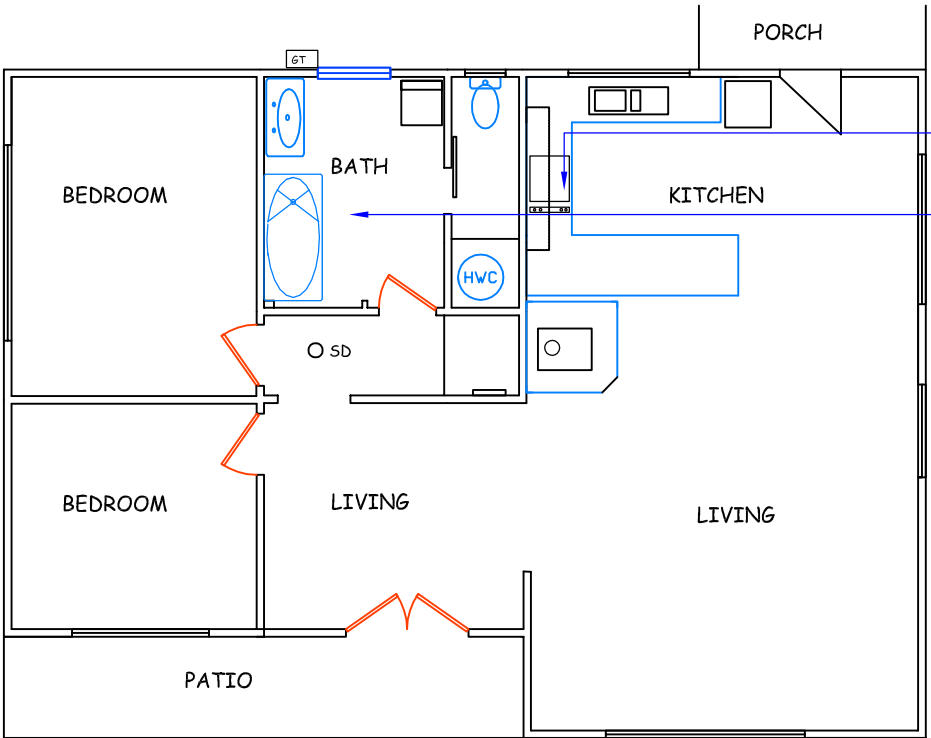
CHECKED: GC

ISSUE

A 21/09/17 BUILDING CONSENT

TAPEWARE & MIXERS
ALL TAPWARE AND MIXERS SUPPLIED BY THE CONTRACTOR MUST SUIT THE CLIENTS EXISTING WATER SYSTEM. IF FOR ANY REASON THIS CANNOT BE ACHIEVED, SRL IS TO BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR.

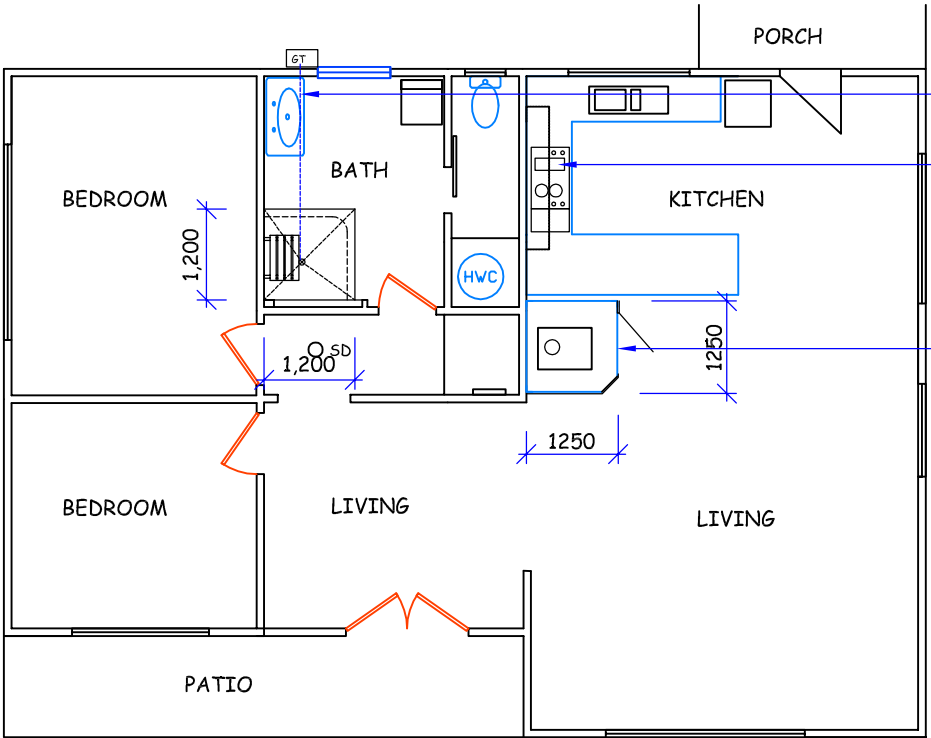
SAFETY GLAZE EXISTING WINDOW TO COMPLY NZS 4223.3:2016



- REMOVE HOB
- REMOVE BATH AND SHOWER REMOVE VINYL TO BATHROOM AND LAUNDRY
- PREP FOR NEW WET FLOOR SHOWER

EXISTING FLOOR PLAN

SCALE 1:100 (A3)



- CHASE IN 40MM 1:40 DRAIN TO SHOWER TO EXISTING GULLY
- NEW INDUCTION HOB TO KITCHEN BENCH MIELE KM6363 -1 81cm 4 ZONE INDUCTION COOK TOP
- NEW HEAT PUMP 8KW
- NEW GATED FIRE SURROUND

PROSED FLOOR PLAN

SCALE 1:100 (A3)

- SD SMOKE DETECTORS - SMOKE DETECTORS MUST BE INSTALLED ON ALL PROJECTS TO COMPLY WITH NZBC F7/AS1. TO ESCAPE ROUTES ON EACH LEVEL AND WITHIN 3M OF BEDROOM DOOR
- GT GULLY TRAP
- V MAIN VENT



DRAWINGS + DOCUMENTATION REMAIN THE PROPERTY OF SERVICE RESOURCES LTD. DO NOT SCALE OFF DRAWINGS/CONTRACTOR MUST CHECK + VERIFY DISCREPANCIES, DIMENSIONS + LEVELS ON SITE PRIOR TO COMMENCING WORK. DRAWINGS ARE INDICATIVE ONLY OF WORK TO BE DONE + ARE TO BE READ IN CONJUNCTION WITH SPECIFICATION + PRODUCT LITERATURE/ALL WORK TO COMPLY WITH RELEVANT STANDARDS + NZBC 1992

SERVICE RESOURCES LIMITED
P.O. Box 6664
UPPER RICcarton
Telephone: (03) 339 6574
Email:



Always check the LBP Register to ensure your building practitioner is licensed

PROJECT:
MARK LEPINE
PROJECT ADDRESS:
6 PORT ROBINSON ROAD,
CHEVIOT, NZ

DRAWING TITLE:
FLOOR PLAN
ASSESSMENT No: 68618
CLIENT: ENABLE
DESIGNER: GC
DRAWN BY: GC
CHECKED: GC

ISSUE		
A	21/09/17	BUILDING CONSENT



Contractor to confirm all dimensions on-site prior to any works commencing
Do not scale off drawings

SCALE @ A3: 1:100
START DATE: SEPT. 2017

SHEET No:
A2.01

Code compliance certificate 060041

Section 95, Building Act 2004

THE BUILDING

Street address of building: 6 PORT ROBINSON RD, PORT ROBINSON

Legal description of land where building is located: SEC 27 BLK XI CHEVIOT SD

Valuation number: 2121110107

Year first constructed: 2006

THE OWNER

Name of owner: JOLIDON GABRIELLE CLAIRE L

Mailing address: 6 PORT ROBINSON ROAD, PORT ROBINSON, R D 3, CHEVIOT 8271

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

BUILDING WORK

Building consent number: 060041

Project: Tropicair Rimu MK III

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

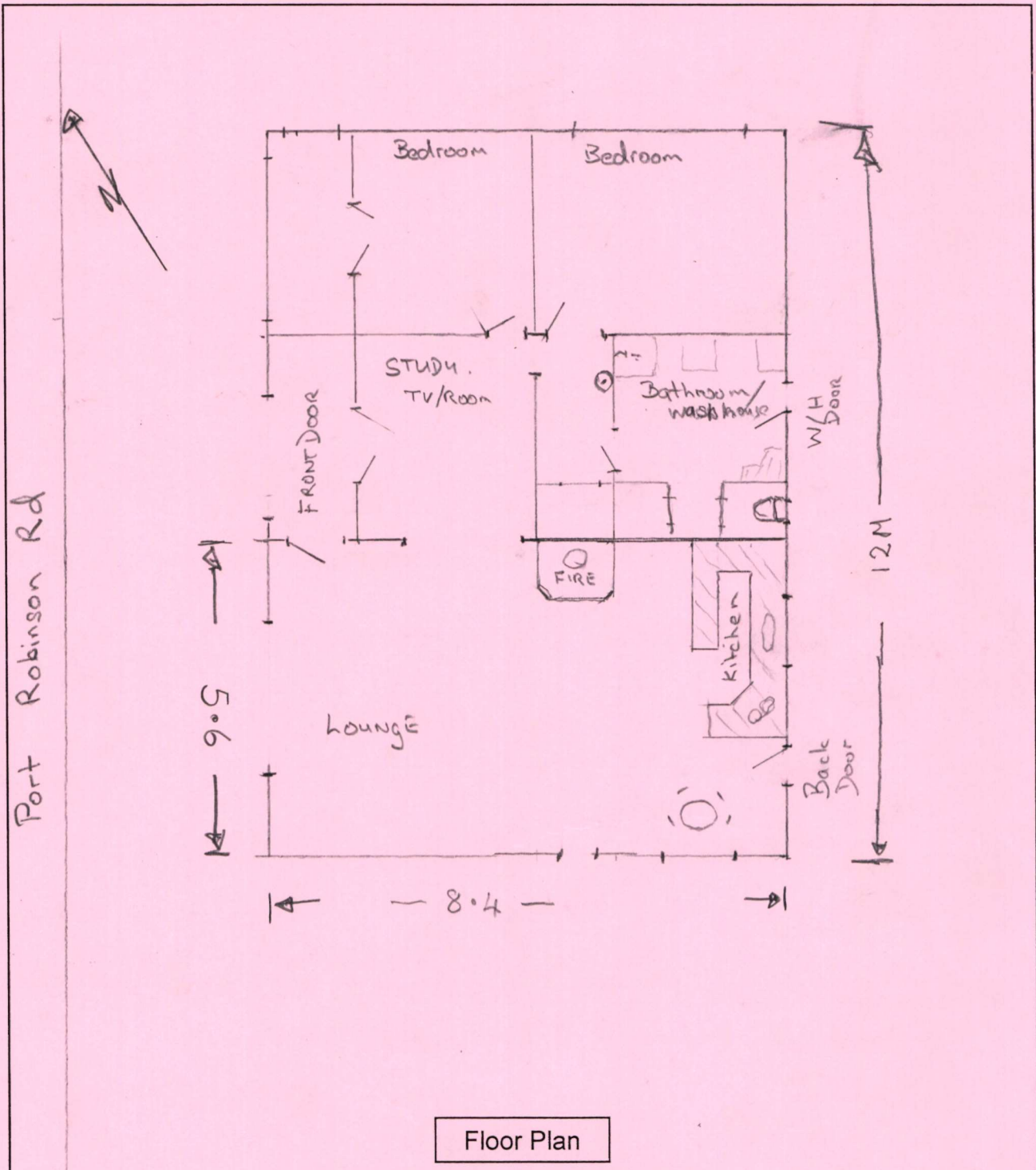
On behalf of: Hurunui District Council

Date: 24/02/06

Use This Space Below to Show the Location of the Appliance

NOTES

- Draw a floor plan sufficient to show accurately the location of the heater within the building.
- Detail the location of adjacent walls, windows and doors.
- Show the location of the existing Hot Water Cylinder if a wetback / hot water booster is to be fitted. (A tempering valve will be required).
- If the intended flue kit differs from the heater manufacturers recommendation the test approved installation instructions from the flue manufacturer shall be provided with this application, otherwise the flue system shall be installed (and inspected) in accordance with Pt 3 of NZS 7421:1990.



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.