HURUNUI DISTRICT COUNCIL
P.O. Box 13 | Amberley | 7441 | 66 Carters Road | Amberley | 7410
Phone 03 314-8816 | Fax 03 314-9181 | Email info@hurunui.govt.nz
Web hurunui.govt.nz | facebook.com/HurunuiDistrictCouncil
Skype hdc_customer_services | twitter.com/hurunuidc

Land Information Memorandum

Attention: Kim Cottom

Katherine Wilmott Legal Limited

PO Box 156

Rangiora 7440

LIM Number: L210651

Application date: 11/11/21

Issue date: 18/11/21

Phone: 032604777

Client Ref: 2801

Property details

Valuation No:	2142007817
Valuation information:	Land Value $275,000
	Capital Value $780,000
	Improvements $505,000
	Date of valuation 1 September 2019
Rapid Number:	1009/256
Location:	256 Amberley Beach Road, Amberley
Legal Description:	LOT 22 DP 28365
Area (hectares):	4.6007

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:

☒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

☒Drainage Plan attached

Stormwater

☒No information known to Council

Drinking Water Supply

The following mandatory information is hereby provided in accordance with Section 44A(2)(ba) of the Local Government Official Information and Meetings Act 1987. Any information that has been notified to the Territorial Authority by a drinking-water supplier under section 69ZH of the Health Act 1956.
(For more information, please refer to General Additional Information Not Specific To Site, at the bottom of this document.)

☒No information known to Council

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

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

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

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

Rural Water Scheme

☒Receiving 1.00 units, 1 unit = 1,800 Litres per day. Amberley Rural Water Scheme

☒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.

Click on the following link for all information relating to the water scheme 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.

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 2021 to 2022

Annual Rates	$3,193.70
Current Installment	$ 798.40
Current Year - Outstanding Rates	$ 798.40
Arrears for Previous Years	$ 0.00
Next Installment Due	20/11/21

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

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

16/08/12	BUILDING CONSENT 120372 : Related to earthquake claim - instal Masport LE 7000 woodburner : Code Compliance Certificate issued 08/11/12
08/11/11	BUILDING CONSENT 110283 : new kennel block : Lapsed 28/11/13
30/06/06	BUILDING CONSENT 060264 : Dog kennel : Code Compliance Certificate issued 02/02/07
24/11/04	BUILDING CONSENT 040539 : 4 Bay shed : Code Compliance Certificate issued 13/06/06
24/11/04	BUILDING CONSENT 040582 : Dog Kennels & Cattery : Cancelled 30/06/06
14/10/04	BUILDING CONSENT 040489 : Install Kent Tile fire : Withdrawn 13/06/06

Building Permits

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

18/07/1991	BUILDING PERMIT J034623 Office & Storage Shed : Granted
22/10/1985	BUILDING PERMIT C075031 Garage : Granted
14/03/1978	BUILDING PERMIT I000762 New House : Granted

Certificates of Acceptance

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

Certificates and Schedules

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

Swimming Pools

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

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

Dangerous/Insanitary/Earthquake Prone Building Information

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

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

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 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
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

Land use resource consents

08/11/07 RESOURCE CONSENT 040281 : Cancelled 11/11/04

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

Other land and building classifications

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

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

Network utility information

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

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

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 it 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 Offical Information and Meetings Act 1987

Resource Management Discretionary Information

☒No information known to council

Building Discretionary Information

31/01/12 Chimney Check: Climbed inside ceiling cavity to view pre cast chimney. Chimney appears to be structurally sound with no visable hair cracking through mortar joints seen. J Arthur

27/06/04 North Canterbury Building Advisory Service : Report on Pot Belly stove

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 C
- ***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

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 safely 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 of 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 prevents connected to a potable water supply
- Lifts, escalators, travellators 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

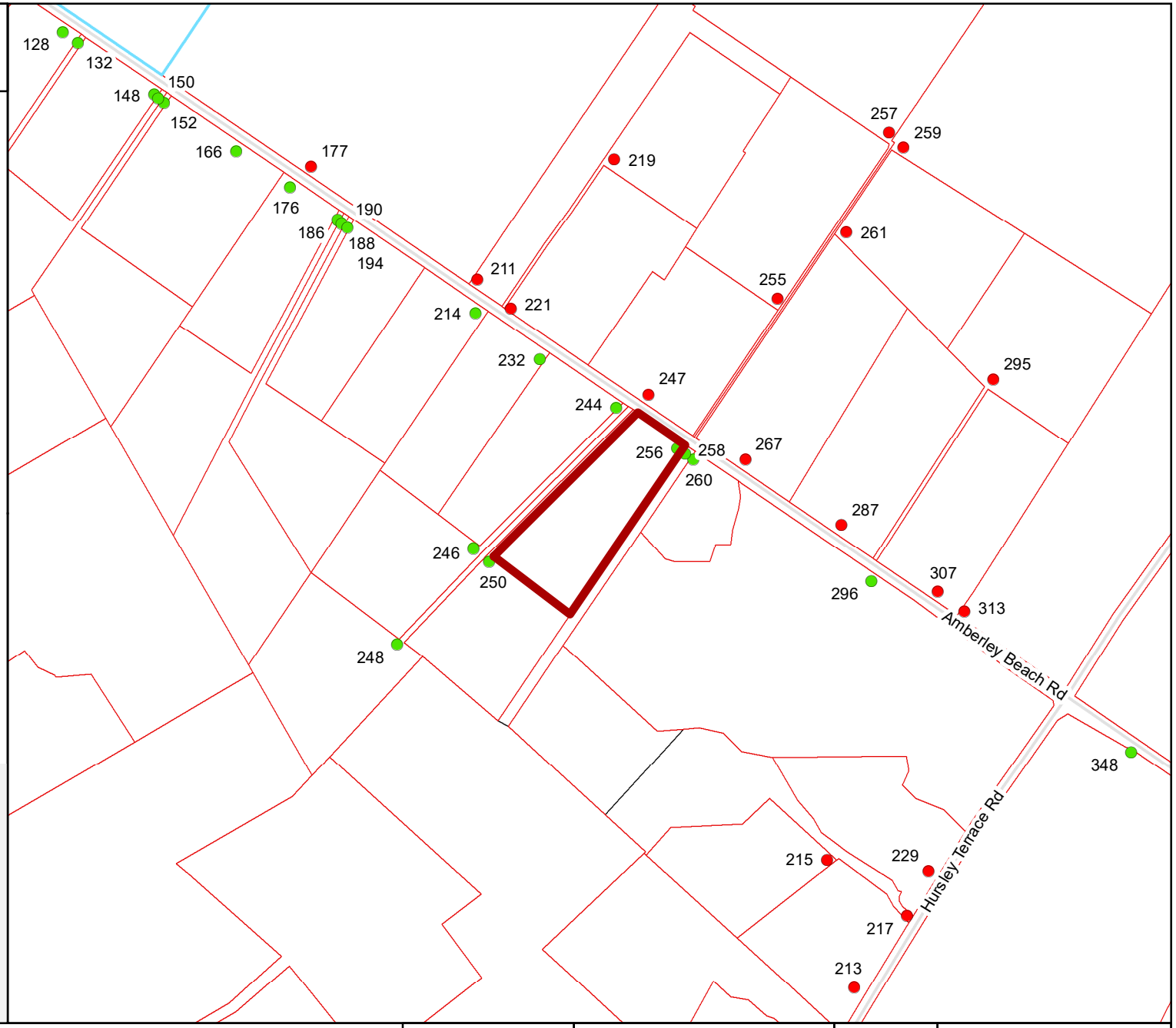
69ZH Duty to provide information to territorial authority

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

b) that any further residential properties that are connected to the supplier's drinking-water supply will be subject to conditions limiting the amount of water to be supplied.

3. A drinking-water supplier who has notified a territorial authority under subsection (2) may withdraw that notice at any time if the circumstances described in subsection (1) no longer exist.
4. A drinking-water supplier who has notified a territorial authority under subsection (2)(a) may refuse to connect further residential properties to that supplier's drinking-water supply after the date of that notice.
5. A drinking-water supplier who has notified a territorial authority under subsection (2)(b) may impose conditions limiting the amount of drinking water supplied to any further residential properties that are connected to that supplier's drinking-water supply after the date of that notice.
6. No condition may be imposed under subsection (5) limiting the amount of drinking water to be supplied to a residential property to such an extent that there is no adequate supply (as defined in section 69G) to that property.

Land Use Features
(applicable to this map extent)



General

- Assessment
- Subdivision
- Parcel
- District Boundary

Addresses

- Rural, left
- Rural, right

Land Information Memorandum - Land Use

256 Amberley Beach Road, Amberley

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:	18/11/2021
Scale:	1:10,000
Print Size:	A4 Landscape
Projection:	NZTM
Produced by:	gwb

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HURUNUI District Council

Three Waters Assets
(applicable to this map extent)

Water Supply

- Water Tank
- Restrictor
- Public
- Private

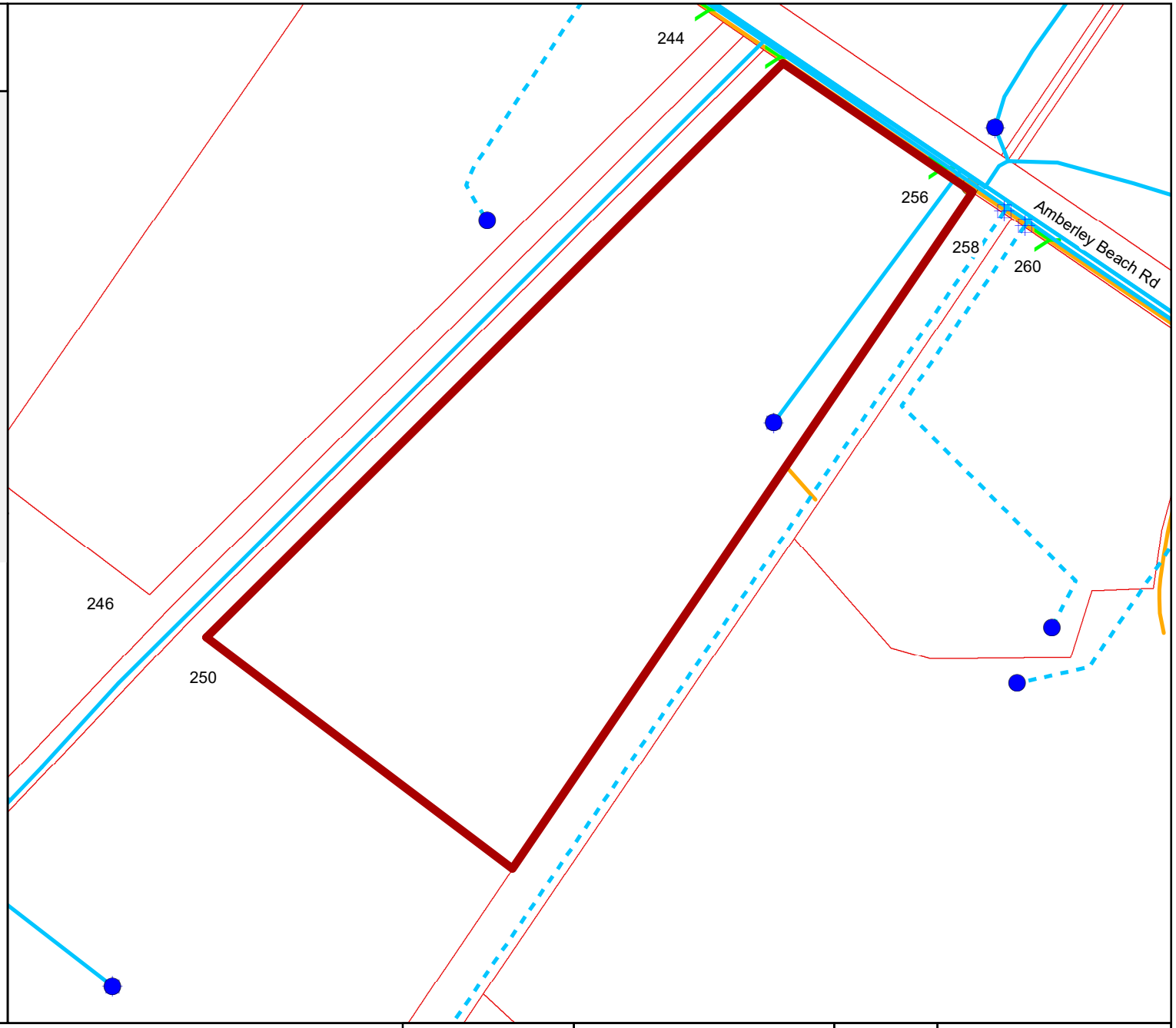
Waste Water

Stormwater

- Headwall
- Manhole
- Public

General

- Assessment
- Parcel
- District Boundary



Land Information Memorandum - Three Waters

256 Amberley Beach Road, A,mberley

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Date:	18/11/2021
Scale:	1:2,500
Print Size:	A4 Landscape
Projection:	NZTM
Produced by:	gwb

HURUNUI District Council

Code compliance certificate 120372

Section 95, Building Act 2004 (BAM 007)

THE BUILDING

Street address of building: 256 Amberley Beach Road, Amberley

Legal description of land where building is located: LOT 22 DP 28365

Valuation number: 2142007817

Current, lawfully established, use: SH

THE OWNER

Name of owner: R A White & J A Collett

Mailing address: 256 Amberley Beach Road, Amberley 7410

First point of contact for communications with the council/building consent authority:
Full Name: North Canterbury Energy Centre

Mailing Address: P O Box 770, Rangiora 7440

BUILDING WORK

Building consent number: 120372

Project: Related to earthquake claim - install Masport LE 7000 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 Customer Services Officer

On behalf of: Hurunui District Council Date: 8/11/12

Code compliance certificate 060264

Section 95, Building Act 2004

THE BUILDING

Street address of building: 256 AMBERLEY BEACH RD, AMBERLEY

Legal description of land where building is located: LOT 22 DP 28365

Valuation number: 2142007817:

Current, lawfully established, use: IA

Year first constructed: 2006

THE OWNER

Name of owner: RIGG MELISSA

Mailing address: 256 AMBERLEY BEACH RD, R D 1, AMBERLEY 8251

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

BUILDING WORK

Building consent number: 060264

Project: Dog kennel

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: 2/02/07

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

Mellisa Rigg 256 Amberley Beach Rd Amberley	No. Issue date	040539 13/06/06

Project

Description	New Farm Buildings - Other Being Stage 1 of an intended 1 Stages 4 Bay shed
Intended Life	Indefinite, but not less than 50 years
Intended Use	Farm
Estimated Value	$10,000
Location	256 Amberley Beach Road, Amberley 1009/256
Legal Description	LOT 22 DP 28365
Valuation No.	2142007817

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:** 13-6-06

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. J 34623

HURUNUI DISTRICT COUNCIL No. _____

Inspector: M _____ File No. _____

Receipt No. 36344 Date Permit Issued 18/7/91

OWNER

Name J.L. & A.M. Wescombe,

Mailing Address Beach Rd,
1 R.D.
Amberley.

BUILDER

Name Skyline Buildings Ltd

Mailing Address P.O.Box 24170,
Linwood,
Christchurch.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/~~DEMOLISHED~~

SITE

Street No. -

Street Name Beach Rd.

~~Town~~/District Amberley.

Ward ~~Riding~~ Amberley.

LEGAL DESCRIPTION

Valuation Roll No. 21430/78/17.

Lot 22 D.P. 28365.

Section - Block VIII

Survey District Teviotdale.

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Office - storage shed.

FLOOR AREA

Whole Sq. Metres: 36.

DWELLING UNITS

Number Erected: -

ESTIMATED VALUES $

Building	10,500 00
Plumbing	- -
Drainage	- -
G.S.T.	
TOTAL	10,500 00

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED – include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [x] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 140 00	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$ - -		$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$ 17 50
M.S. Plumbing	$	TOTAL:	$ 157 50

Receipt No. 36344

Date of Payment 17/7/91

Authorised Officer [signature]

Special Conditions: _____

Date Inspected	REMARKS (e.g. stage reached with work)
6.8.91	Sighted job a being constructed in accordance with plans.

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Stats. No. C 075031

HURUNUI COUNTY COUNCIL No.

Inspector: M_____ File No._____

Receipt No. 3641

Date Permit Issued 22/10/85

OWNER

Name G.I. + M.E. Capstick.

Mailing Address "The Gums"
1 R.D.
Amberley.

BUILDER

Name K. McGee,

Mailing Address 43 North Avon Rd,
Christchurch.

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/~~DEMOLISHED~~

SITE

Street No. -

Street Name Beach Rd.

~~Town~~/District Amberley,

Riding Broomfield.

LEGAL DESCRIPTION

Valuation Roll No. 2142/78/17

Lot 22 D.P. 28365

Section _____ Block VIII

Survey District Tawai dale.

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Garage.

FLOOR AREA

Whole Sq. Metres: 64

DWELLING UNITS

Number Erected: -

ESTIMATED VALUES $

Building	5000 00
Plumbing	
Drainage	
TOTAL	5000 00

NATURE OF PERMIT (TICK BOX)

- [ ] NEW BUILDING – exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED – include conversions and resited buildings
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS – include demolitions
- [x] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 28 00	Water Connection	$
Street Damage Deposit	$	Vehicle Crossing Levy	$
Building Research Levy	$ - -	M.S. Plumbing	$
Plumbing	$		$
Drainage	$		$
Sewer Connection	$	TOTAL:	$ 28 00

Receipt No. 3641

Date of Payment 14/10/85

Authorised Officer K.F. Rebels

Special Conditions:_____

Date Inspected	REMARKS (e.g. stage reached with work)
12/11/85	Footing well excavated to firm clay bearing, 2/012

FILE No. _____ Permit No. 1000762

APPLICATION FOR BUILDING PERMIT

To THE COUNTY ENGINEER

Sir, Please indicate Work X

I/~~We~~ hereby apply for permission to erect, ~~add,~~ demolish, resite a _____ NEW Home

at No BEACH RD Street, Amberley.

For M.M. HENDERSON.

according to locality plan and detailed plans, elevations, cross-sections, and specification of building deposited herewith in DUPLICATE.

PARTICULARS OF LAND

Val.Roll No 2142/78/9 LOT 22 DP 28365 Being Pt. Section _____

Block VIII SITE AREA Terrestrial SD

PARTICULARS OF BUILDING

Foundations Piles Walls Block Roof Decromastic

No. of Floors 2

Total floor area: 207.5 + 49.7 m^2 Area of Outbuildings: _____ m^2

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose).

Nature of ground on which building is to be placed and of the subjacent strata _____

Clay Silt Gravel Rock Please indicate type X

M.M. HENDERSON Owner BANK ST Amberley Address

Phone 332

C. Wills Builder 28 Springmead Pl Ch.Ch 4 Address

Phone 495 430.

D. Lawrance Plumber _____ Blenheim Address

Phone _____

T.J Simcox Drainlayer Burden St Blenheim Address

Phone 5930.

ESTIMATED VALUE

Building	$ 37000
Plumbing	$ 2200
Drainage	$ 1000
Total	$ 40,200

Yours faithfully,

_____

Signature of Applicant _____

M. H Henderson

Date of Application 2-9-77

FEES: see reverse side

Office Use Only

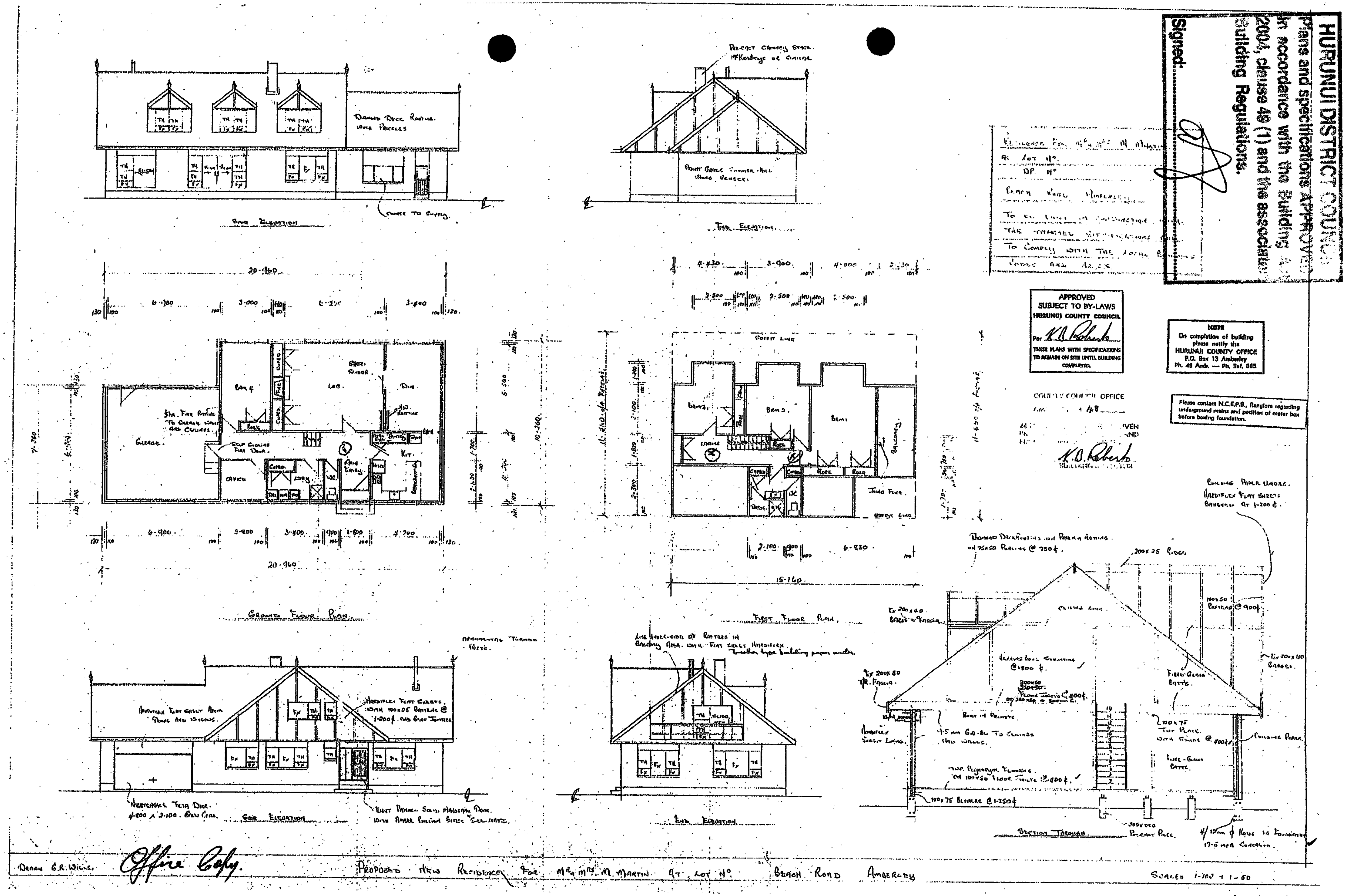
Fees Payable- Receipt

Buildings	$ 88:00	25111
Plumbing	$ _____	_____
Drainage	$ 18:00	_____
Building Research Levy	$ 20:50	_____
Sewer Connection	$ _____	_____
Stormwater Connection	$ _____	_____
Water Connection	$ _____	_____
Footpath Services Damage Deposit	$ _____	_____
Vehicle Crossing	$ _____	_____
	$ 126:50	

Approved K.B. Roberts

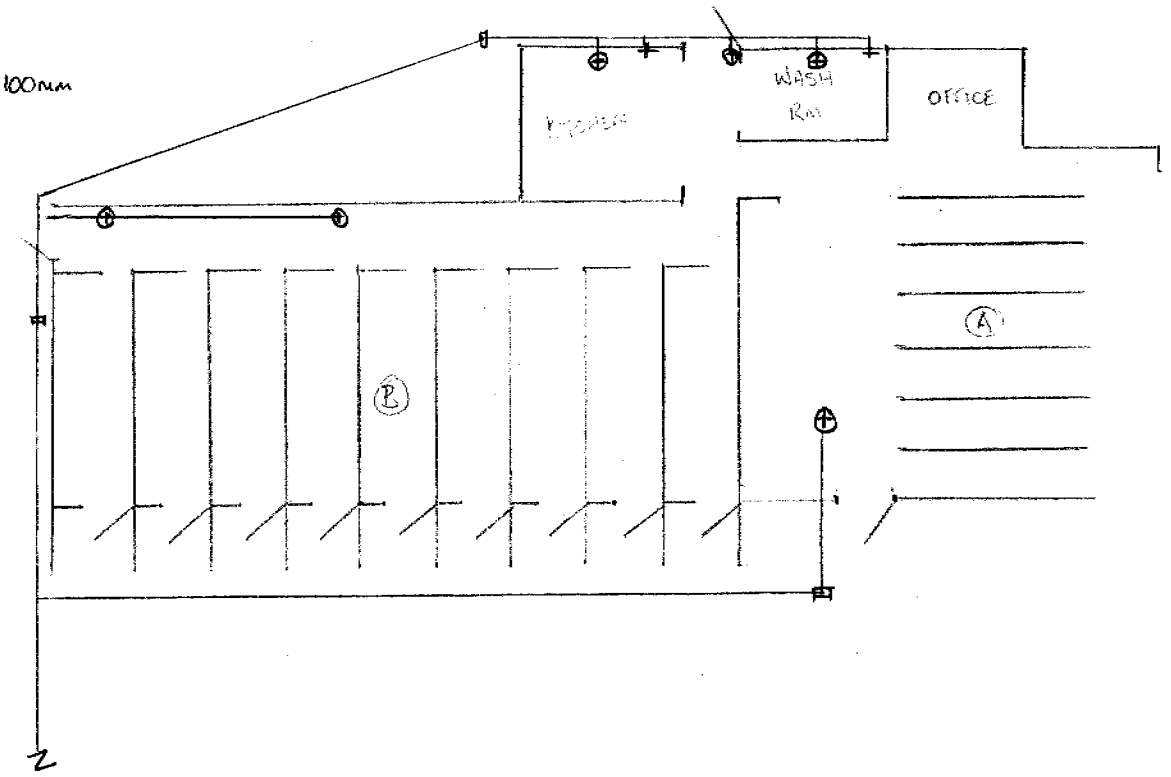
Building Inspector

Date: 14/3/78


HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED in accordance with the Building Act 2004, clause 49 (1) and the associated Building Regulations.
Signed:
APPROVED SUBJECT TO BY-LAWS HURUNUI COUNTY COUNCIL
THESE PLANS WITH SPECIFICATIONS TO REMAIN ON SITE UNTIL BUILDING COMPLETED.
NOTE
On completion of building please notify the HURUNUI COUNTY OFFICE P.O. Box 13 Amberley Ph. 40 Amb. — Ph. Sef. 883
Please contact N.C.E.P.B., Rangiora regarding underground mains and position of meter box before boxing foundation.
COUNTY COUNCIL OFFICE
Ground Floor Plan
First Floor Plan
Section Through
Office Copy
Drawn G.R. Wills
Proposed New Residence for Mr & Mrs M. Martin At Lot No Beach Road Amberley
Scales 1:100 + 1:50

NOTES

1. + 45mm DRAIN PIPE
2. ⊕ 90mm GRILL DRAINS
3. ALL EXTERNAL DRAIN PIPE IS 100mm
4. □ 500mm SQUARE GREASE TRAP WITH WIRE MESH BARSKETT INSIDE TO CATCH DOG HAIR
5. ALL CLEANING PRODUCTS WILL BE BIODEGRADABLE
6. ALL WATER TO DRAIN INTO A OPEN DRAIN ON THIS PROPERTY WHICH DRAINS OUT TO SEA.



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

FOR MELISSA RIGG

DOG & CAT HOTEL
256 AMBERLEY BEACH RD
AMBERLEY

DRAINAGE LAYOUT

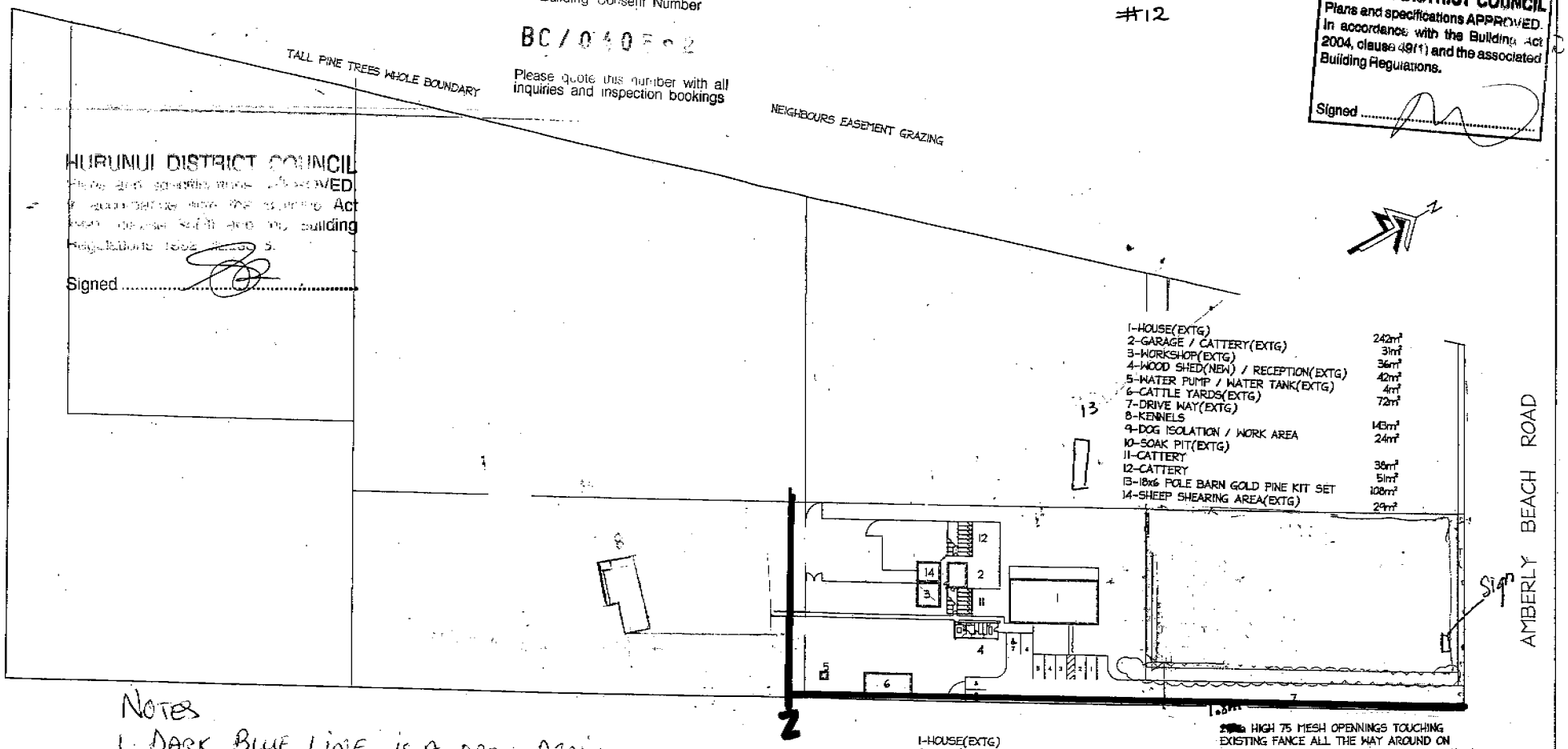
SCALE 1:10
DATED 15 JUN 06

Stage 1 > #8
#11
#12

Hurunui District Council
Building Consent Number
BC/040582
Please quote this number with all inquiries and inspection bookings

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

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED.
In accordance with the Building Act
Signed .....



SITE
SCALE: 1:1000

NOTES
1. DARK BLUE LINE IS A OPEN DRAIN
2. STORM WATE PIPED FROM KENNEL TO OPEN DRAIN
3. DRAIN PIPE WILL BE 100mm DIAM

1-HOUSE(EXTG)
2-GARAGE / CATTERY(EXTG)
3-WORKSHOP(EXTG)
4-WOOD SHED(NEW) / RECEPTION(EXTG)
5-WATER PUMP / WATER TANK(EXTG)
6-CATTLE YARDS(EXTG)
7-DRIVE WAY(EXTG)
8-KENNELS
9-DOG ISOLATION / WORK AREA
10-SOAK PIT(EXTG)
11-CATTERY
12-CATTERY
13-18x6 POLE BARN GOLD PINE KIT SET
14-SHEEP SHEARING AREA(EXTG)

HIGH 75 MESH OPENNINGS TOUCHING EXISTING FANCE ALL THE WAY AROUND ON ROAD SIDE IT WILL BE SOLID UP TO 1.5m HIGH

LINGS DESIGN CONSULTANTS LTD.
PO BOX 13625 CHRISTCHURCH
Ph: (03)341-6331 Mobile: (021)339-148
Fax: (03)341-6332 or (03)358-8713

ALL DIMENSIONS ARE INDICATIVE ONLY CONTRACTOR SHALL VERIFY THEM ON SITE PRIOR TO CONSTRUCTION
DO NOT SCALE DRAWINGS

JOB TITLE:
PROPOSED DOGS & CATS HOTEL
256 AMBERLY BEACH ROAD
AMBERLY

DRAWING TITLE:
STORM WATER

SCALES: 1:100
DATE: 23/09/2004
DRAWN BY: IAN

JOB No.	SHEET No.	REVISION No.
	1 of 1	A

Stage 1 & #8
#11
#12

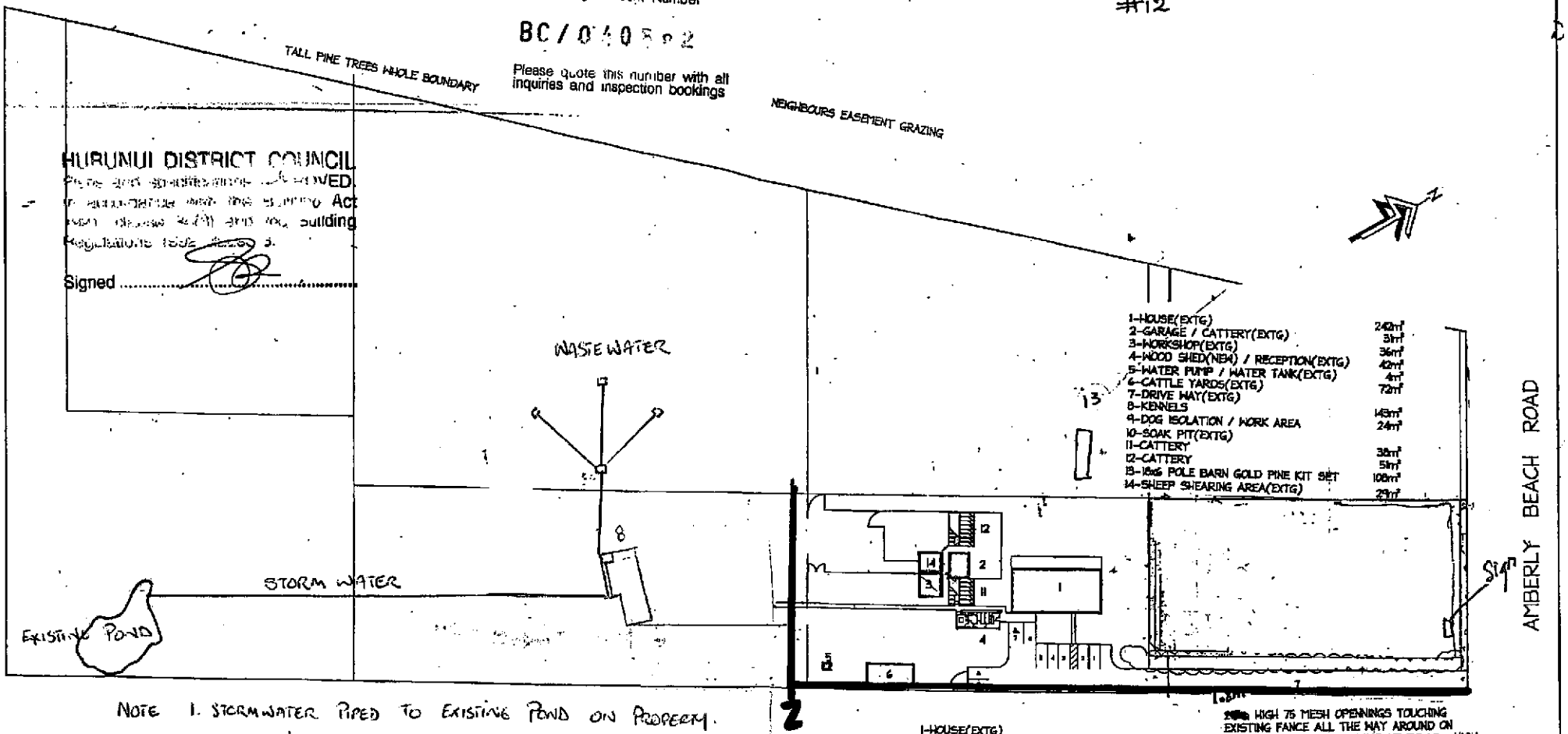
Hurunui District Council
Building Consent Number

BC / 040502

Please quote this number with all inquiries and inspection bookings

HURUNUI DISTRICT COUNCIL
Plans and specifications APPROVED
in accordance with the Building Act
and Clause 4(2) and 7(2) Building
Regulations 1992 Section 3.

Signed .....



SITE
SCALE: 1:1000

NOTE
1. STORMWATER PIPED TO EXISTING POND ON PROPERTY.
2. ALL DRAIN PIPING WILL BE 100 MM DIAM
3. WASTEWATER WILL HAVE 4 SOAKAGE HOLES SHOWN AS □
4. EACH SOAKAGE HOLE WILL HAVE A CATCHMENT CHAMBER WITH FILTER
5. THERE WILL BE NO DISCHARGE OF WASTEWATE FLOWING, SEEPING OR PONDING ON SURFACE OF THE GROUND.
6. ALL WASTEWATER & STORMWATER WILL BE CONTAINED ON THIS PROPERTY.

LINGS DESIGN CONSULTANTS LTD.
PO BOX 13625 CHRISTCHURCH
~~Ph: (03)341-6331~~ ~~Mobile: (021)338-148~~
~~Fax: (03)341-6332~~ or ~~(03)358-8718~~
027 202 3517

ALL DIMENSIONS ARE INDICATIVE ONLY CONTRACTOR SHALL VERIFY THEM ON SITE PRIOR TO CONSTRUCTION
DO NOT SCALE DRAWINGS

JOB TITLE: PROPOSED DOGS & CATS HOTEL
256 AMBERLY BEACH ROAD

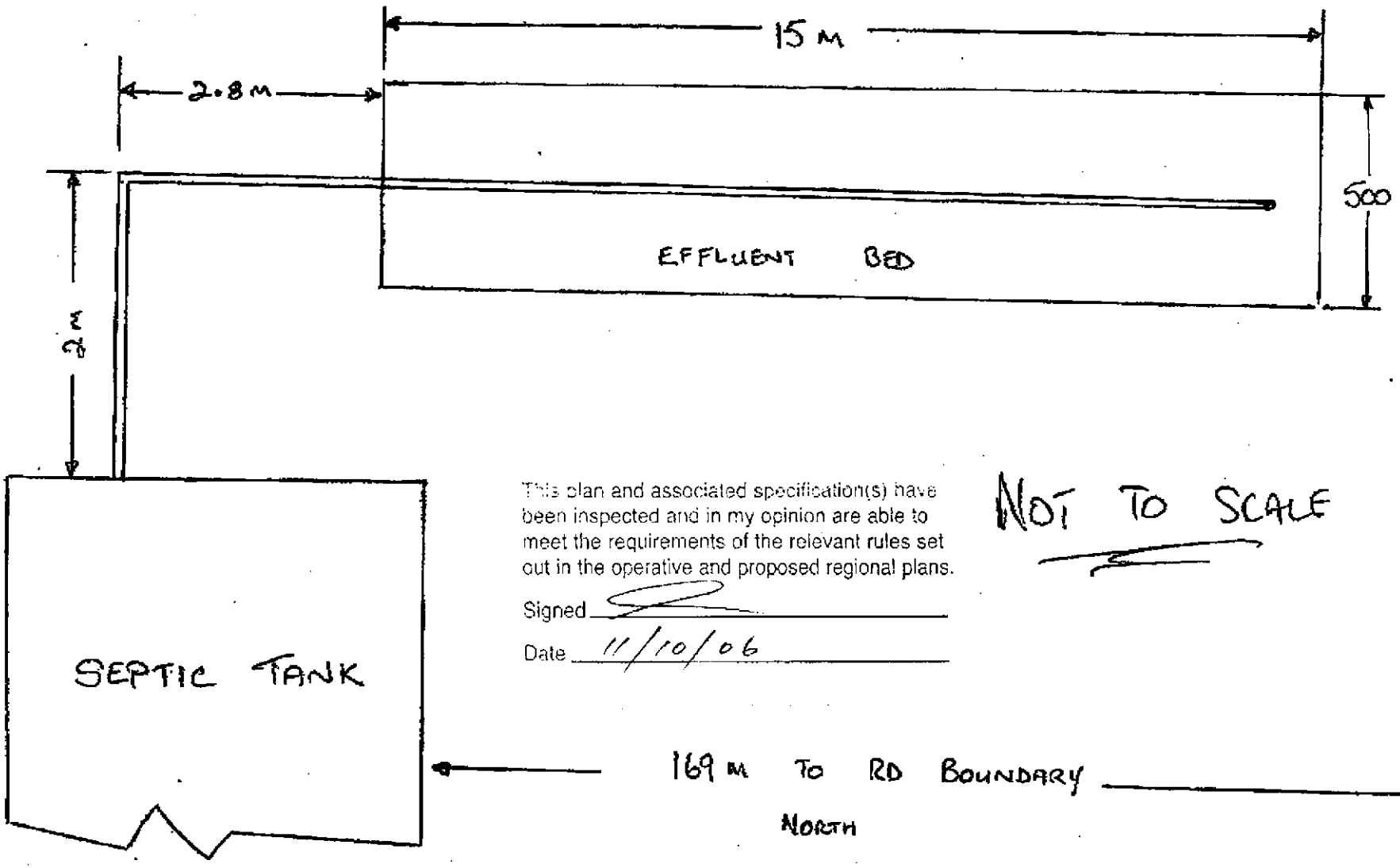
DRAWING TITLE: STORM WATER WASTE WATER

SCALES: 1:200
DATE: 23/09/2004
DRAWN BY: IAN
JOB No. | SHEET No. | REVISION No.

10/10/2006 09:04 64-3-3135975 MELISSARIGG TO WEST BOUNDARY FENCE PAGE 02

LAY OUT OF THE 32 MM PRESSURE PIPE

FOR MELISSA RIGGAMBERLEY.



This plan and associated specification(s) have been inspected and in my opinion are able to meet the requirements of the relevant rules set out in the operative and proposed regional plans.

Signed _____

Date 11/10/06

NOT TO SCALE

Received 800121F5 - 10/10/06 09:51 - 64 3 3135975 - Page 2 of 4

256/1009 RE 2142/78/17

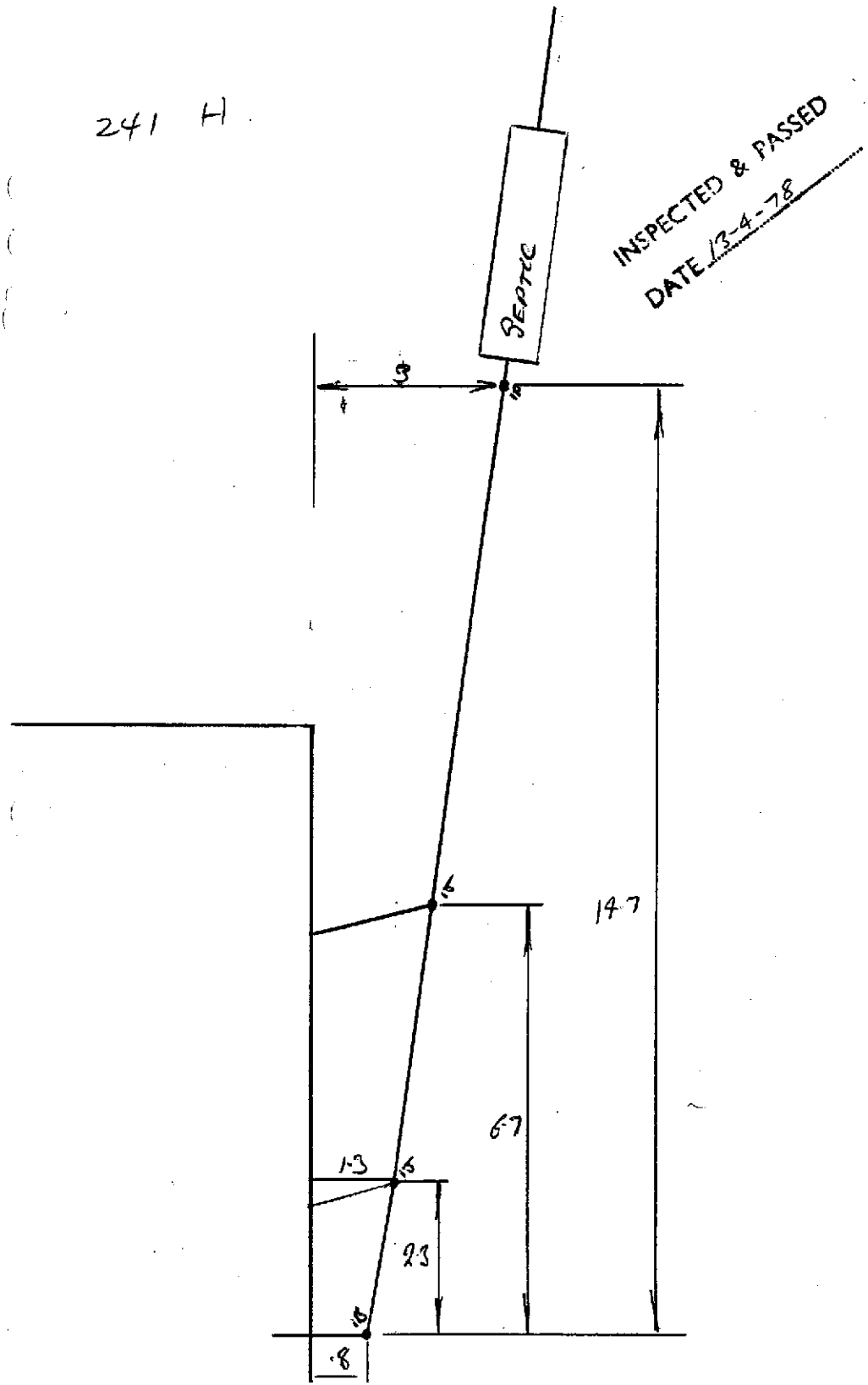
MARTIN

BEACH RD AMB

DRAINER

SCALE 1:100

241 H



Stage 1 ⇒ #8
#11
#12

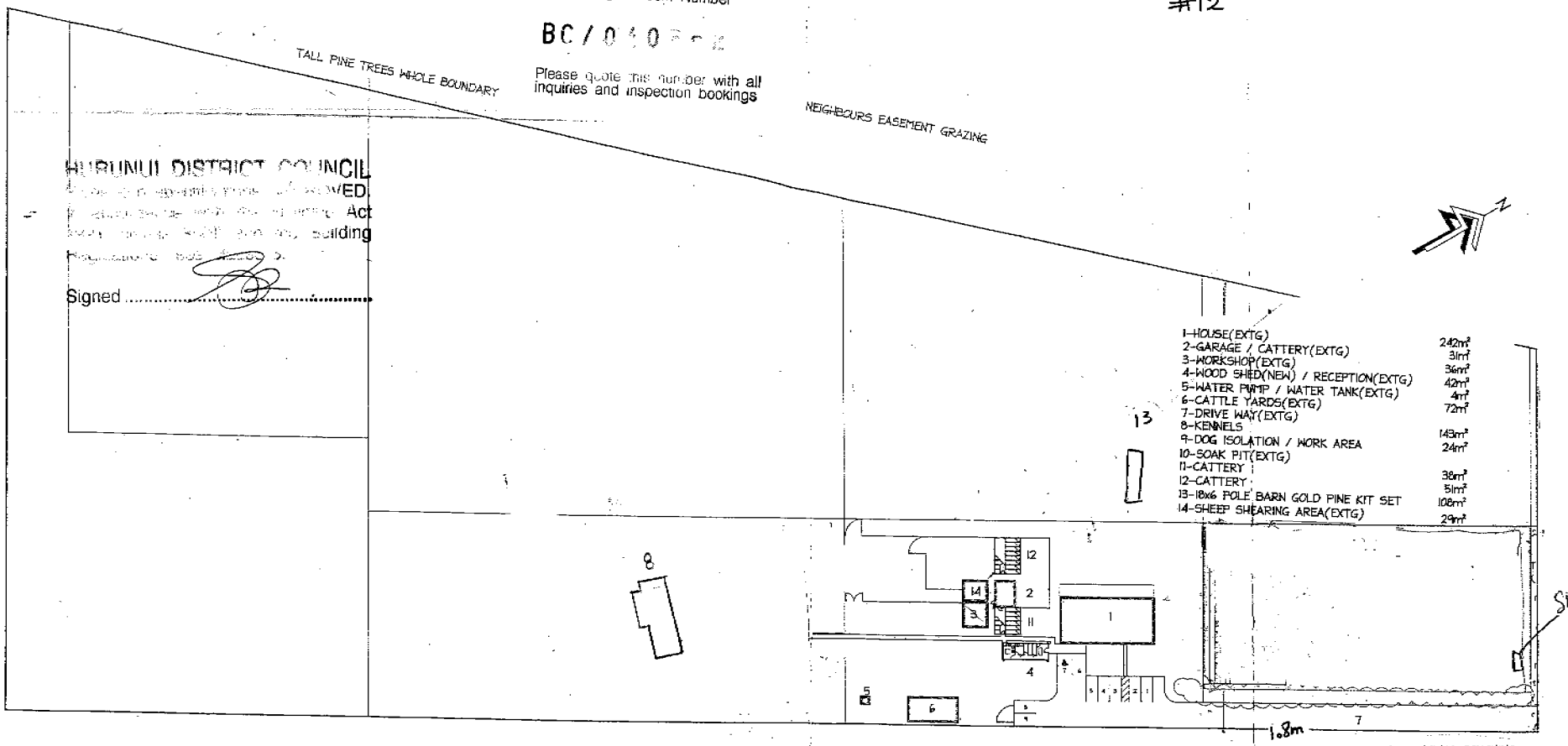
Hurunui District Council
Building Consent Number

BC/0[illegible]

Please quote this number with all inquiries and inspection bookings

HURUNUI DISTRICT COUNCIL
[illegible] WED.
[illegible] Act
[illegible] building

Signed .....



SITE
SCALE: 1:1000

1-HOUSE(EXTG)
2-GARAGE / CATTERY(EXTG)
3-WORKSHOP(EXTG)
4-WOOD SHED(NEW) / RECEPTION(EXTG)
5-WATER PUMP / WATER TANK(EXTG)
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[illegible] HIGH 75 MESH OPENNINGS TOUCHING EXISTING FANCE ALL THE WAY AROUND ON ROAD SIDE IT WILL BE SOLID UP TO 1.5m HIGH

LINGS DESIGN CONSULTANTS LTD.
PO BOX 13625 CHRISTCHURCH
Ph: (03)341-6331 Mobile: (021)339-[illegible]48
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DO NOT SCALE DRAWINGS

JOB TITLE:
PROPOSED DOGS & CATS HOTEL
256 AMBERLY BEACH ROAD
AMBERLY

DRAWING TITLE:
FLOOR PLAN

SCALES:	1:100
DATE:	23/09/2004
DRAWN BY:	IAN
JOB No.	040910-678
SHEET No.	1 OF 14
REVISION No.	A

NOTES

1. KITCHEN & WASHROOM HAVE RANCH SLIDING DOORS
2. AREA A IS FOR SMALL DOGS & BOTH ENDS HAVE GATES
3. AREA B IS FOR BIG DOGS & BOTH ENDS HAVE GATES

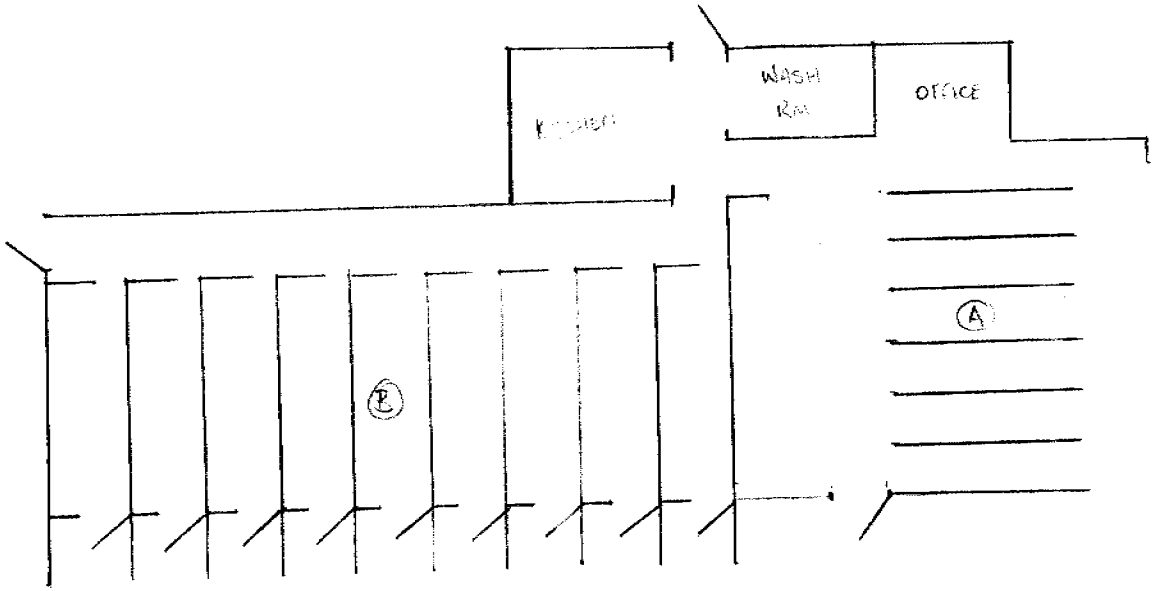
Hurunui District Council
Building Consent Number

BC / 060264

Please quote this number with all inquiries and inspection bookings

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

Signed .....

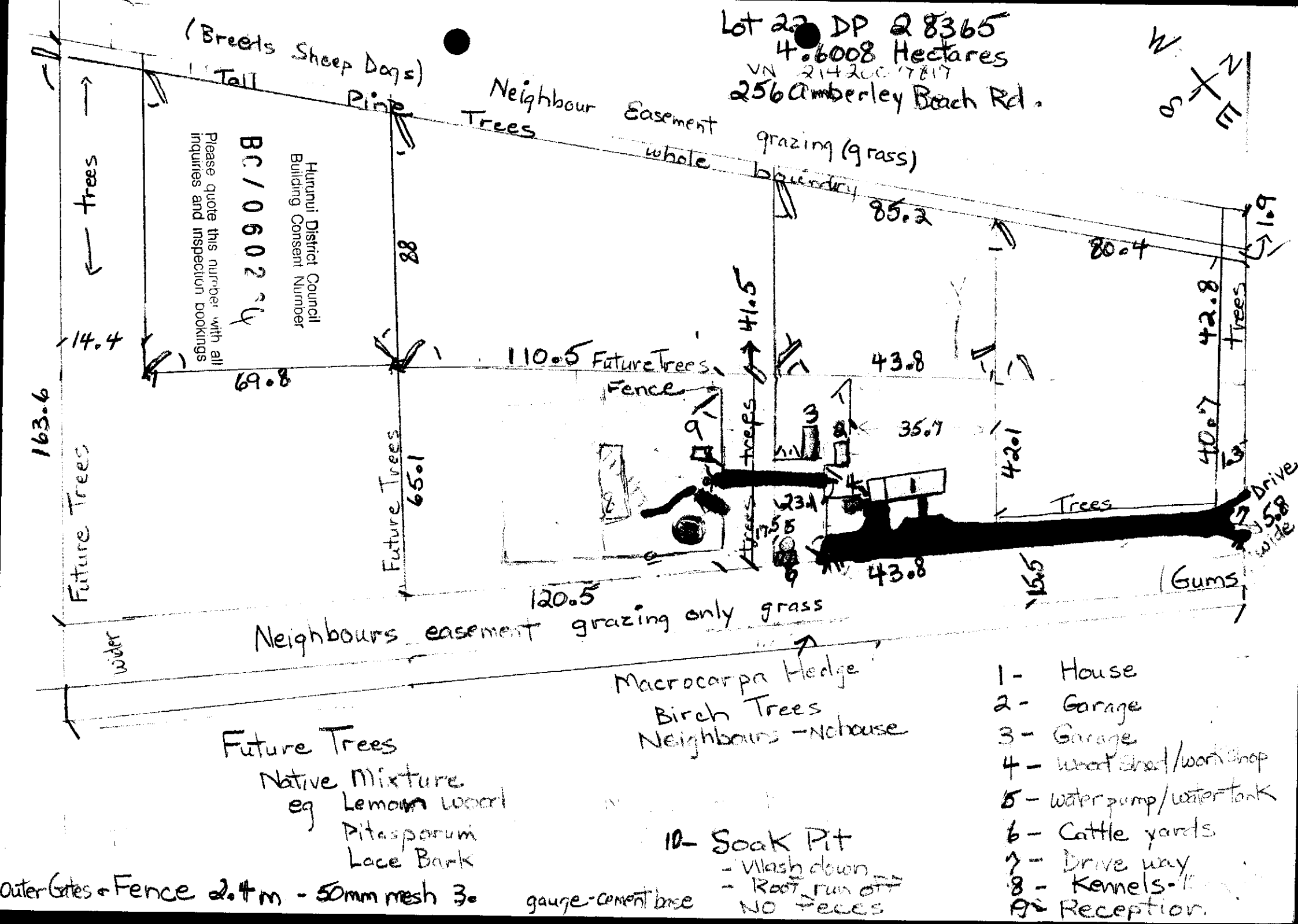


FOR MELISSA RIGG

DOG & CAT HOTEL
256 AMBERLEY BEACH RD
AMBERLEY

INTERNAL LAYOUT

SCALE 1:10
DATED 15 JUN 06



Future Trees
Native Mixture
eg Lemon wood
Pittosporum
Lace Bark

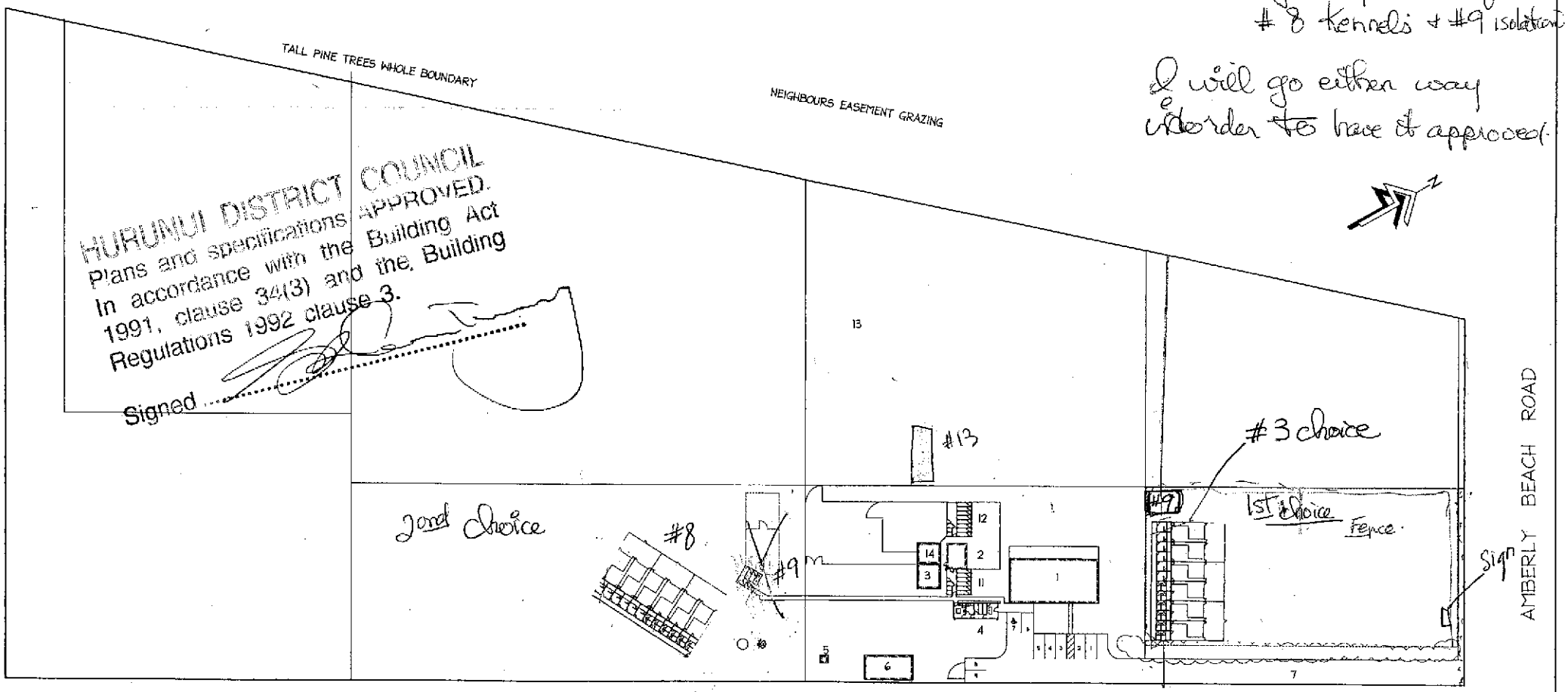
10- Soak Pit
- Wash down
- Roof run off
NO Faeces

1- House
2- Garage
3- Garage
4- Wool shed/workshop
5- water pump/water tank
6- Cattle yards
7- Drive way
8- Kennels
9- Reception

Outer Gates - Fence 2.4m - 50mm mesh 3. gauge - cement base

Note #1 Choice Beside House in front paddock for #8 kennels & #9 isolation

I will go either way in order to have it approved.



SITE
SCALE: 1:1000

Hurunui District Council
Building Consent Number

BC / 040530

Please quote this number with all inquiries and inspection bookings

1-HOUSE(EXTG)
2-GARAGE / CATTERY(EXTG)
3-WORKSHOP(EXTG)
4-WOOD SHED(NEW) / RECEPTION(EXTG)
5-WATER PUMP / WATER TANK(EXTG)
6-CATTLE YARDS(EXTG)
7-DRIVE WAY(EXTG)
8-KENNELS
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11-CATTERY
12-CATTERY
13-18x6 POLE BARN GOLD PINE KIT SET
14-SHEEP SHEARING AREA(EXTG)

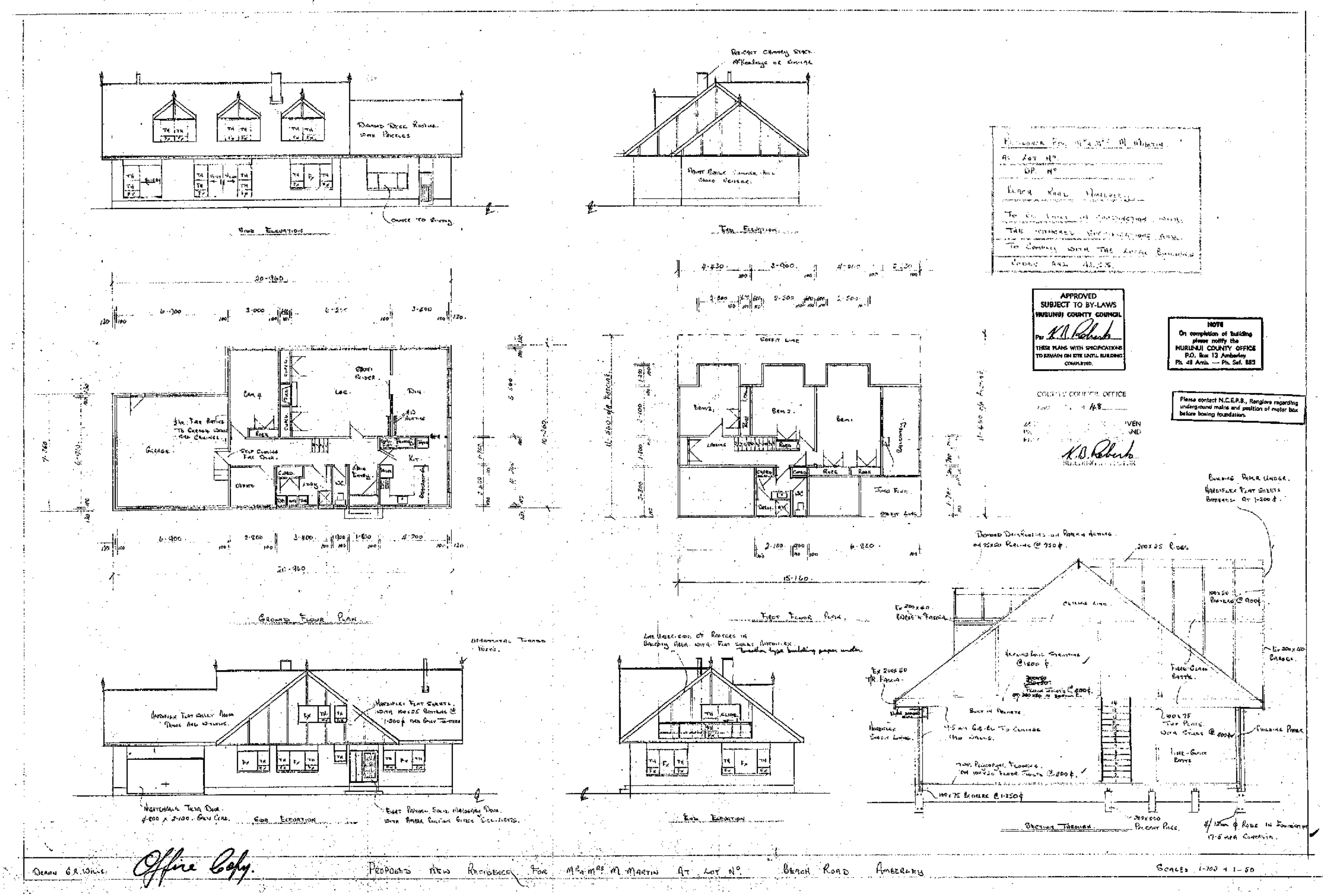
LINGS DESIGN CONSULTANTS LTD.
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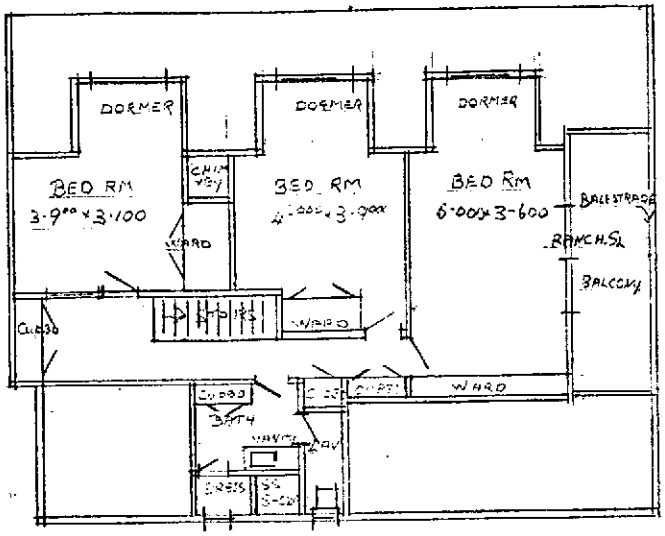
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JOB TITLE:
PROPOSED DOGS & CATS HOTEL
256 AMBERLY BEACH ROAD
AMBERLY

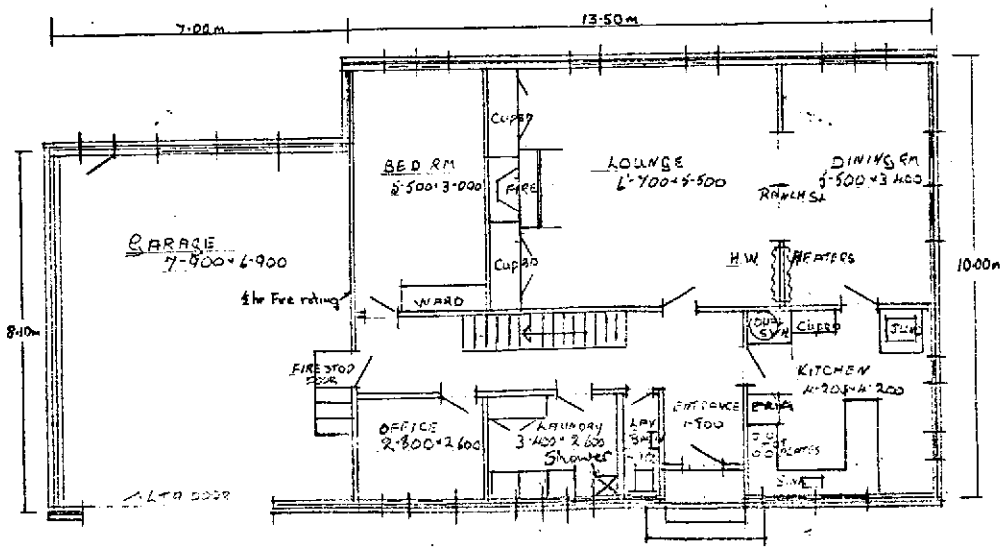
DRAWING TITLE:
FLOOR PLAN

SCALES:	1 : 100
DATE:	23/09/2004
DRAWN BY:	LAN
JOB No.	040910-078
SHEET No.	1 OF 14
REVISION No.	A


Side Elevation
End Elevation
Ground Floor Plan
First Floor Plan
Section Through
Garage
Office
Kit.
Din.
Lge.
Bdrm 4
Bdrm 1
Bdrm 2
Landing
Balcony
Soffit Line
20-960
15-160
APPROVED
SUBJECT TO BY-LAWS
HURUNUI COUNTY COUNCIL
Per K.B. Roberts
THESE PLANS WITH SPECIFICATIONS TO REMAIN ON SITE UNTIL BUILDING COMPLETED.
NOTE
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P.O. Box 13 Amberley
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Please contact N.C.E.P.B., Renglors regarding underground mains and position of meter box before boxing foundation.
COUNTY COUNCIL OFFICE
48
K.B. Roberts
Drawn G.R. Wills
Office Copy
Proposed New Residence For Mr & Mrs M. Martin At Lot No. Beach Road Amberley
Scales 1-100 + 1-50



FIRST FLOOR



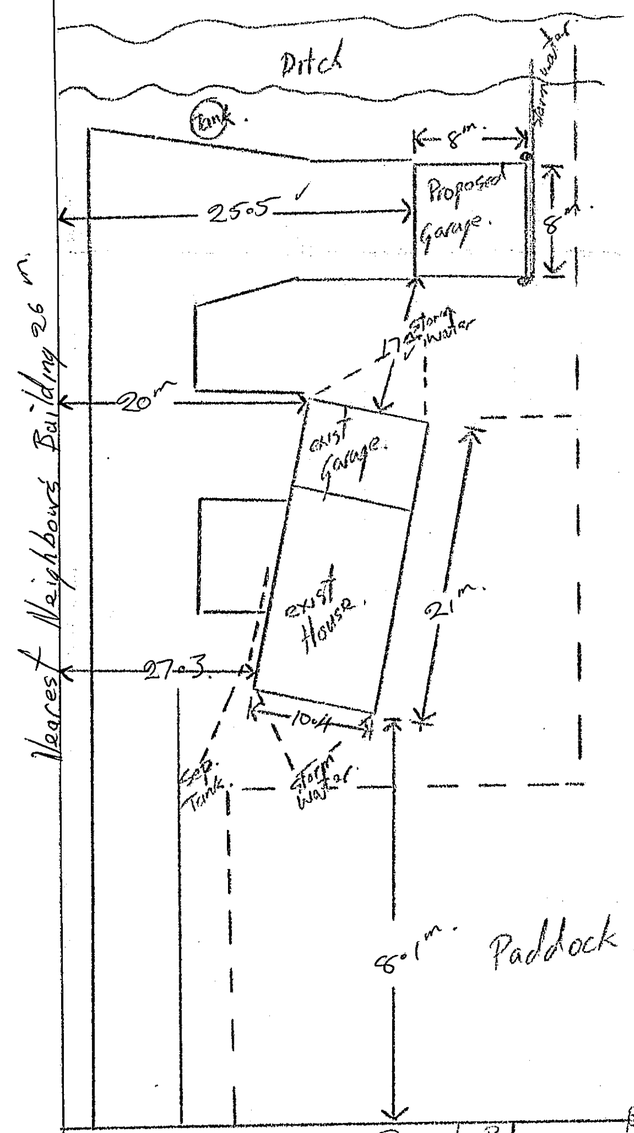
GROUND PLAN

Boundary

Back Drive 25-m wide.

Boundary

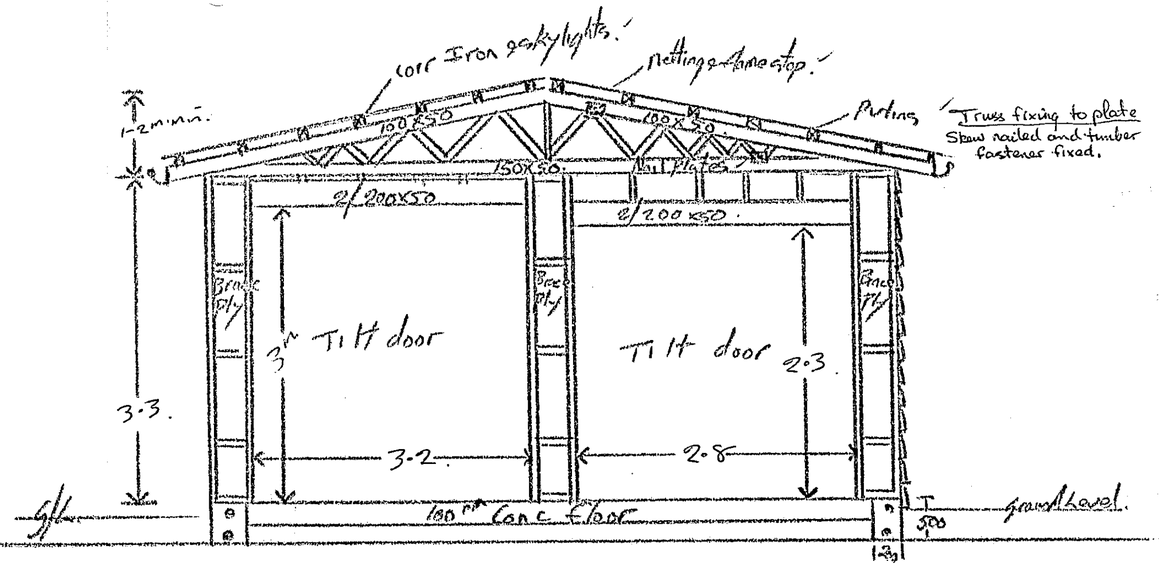
Paddock.

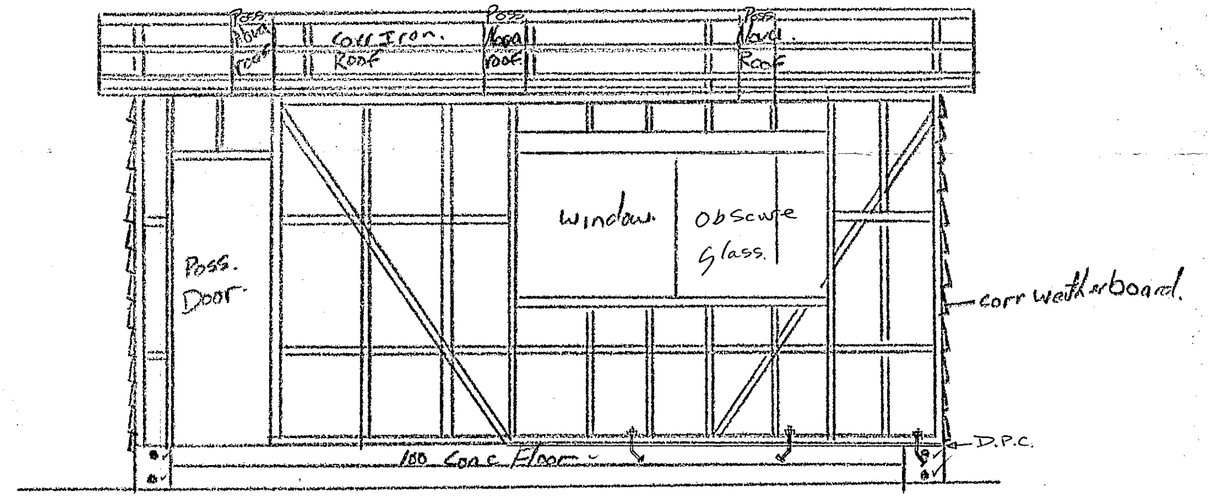


APPROVED
SUBJECT TO BY-LAWS
HURUNUI COUNTY COUNCIL
Per K.A. Roberts
THESE PLANS WITH SPECIFICATIONS TO REMAIN ON SITE UNTIL BUILDING COMPLETED.

NOTE
On completion of building please notify the
HURUNUI COUNTY OFFICE
P.O. Box 13 Amberley
Ph. 48 Amb. — Ph. Sat. 885
816

COUNTY COUNCIL OFFICE
PH. COUNCIL 48-816
24 HR NOTICE MUST BE GIVEN PRIOR TO INSPECTION HOUR
K.A. Roberts
BUILDING INSPECTOR





Proposed Garage for Mr Wilkie & Capstick at Beach Rd Amberley
Builder K. A. Gee
Construction 200m conc foundation 300m Deep or down to clay 100m conc floor. Minimum of 14 Mpa. strength Concrete.
100x50 studs @ 600 c/c Dwangs plates, braces & purlins etc. J Trusses Constructed as shown with 100x50 purlins on edge @ 2000 c/c Building paper on netting & corr Iron roof with 3 nova roof sky lights. Spouting & storm water as shown gable weatherboards over frame stop. Brace roof.

Not to Scale.

HURUNUI District Council
P.O. Box 13
Amberley 7410
NEW ZEALAND
Telephone: (03) 314-8816
Fax: (03) 314-9181
EMAIL: info@hurunui.govt.nz

Rapid No:	Consent No:
1009/256	

21195

SITE INSPECTION REPORT

(BAM 214)

Name of Owner/Owner's Agent: White - Collett

Site Address: 256 Amb Beach Rd

Description of Consent: Chimney Check.

COMMENTS

Climbed inside ceiling cavity to view pre-cast chimney.

Chimney appears to be structually sound with no visable hair cracking through mortor joints seen.

Delete that which is not applicable.

INSTRUCTION TO OWNER/OWNER'S AGENT		INSPECTION TYPE
All work inspected is in accordance with the granted Building Consent		
Some work is not completed as detailed above and rectification is required		FURTHER INSPECTION
A formal notice to fix will be issued.		REQUIRED YES / NO

SIGNED: ..... OFFICER J Walther DATE 31/1/2012

H.D.C. Copy.

North Canterbury Building Advisory Service

62 Courage Road Amberley New Zealand
Phone 03 314 8624 Fax 03 314 8629 Mobile 029 222 9966

27th June 2004

1009/256

To Mr & Mrs P Lotz
8 South Cresent
Amberley Beach
RD 1
Amberley

Re Report on Installation of Masport Pot Belly Stove
256 Amberley Beach Road
Amberley

Disclaimer
This report is my opinion and my opinion only.
It is based upon a site visit, and what can physically be seen on the site visit, and not what may lie unseen beyond the surface.
No local authority records have been searched to make this report.

This report has been prepared by John Arthur who has 32 years experience in the building industry and is a member of B.O.I.N.Z (Building Officials Institute of New Zealand).

My report is based upon a site visit to the dwelling at 256 Amberley Beach Road, Amberley on Saturday, June 27th, 2004.

Masport Pot Belly Stove Installation

A Masport Pittsburg pot belly stove has been installed in the kitchen, of the dwelling at 256 Amberley Beach Road, Amberley.

My inspection reveals that it has been installed to the manufacturers installation instructions of February 1979 and the New Zealand Standard 7421, 1990.

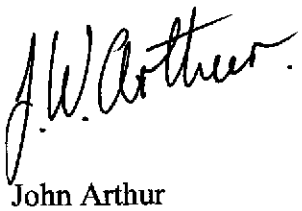
It has also been bolted down to the hearth to prevent movement during seismic activity.

As this Masport Pittsburg model pot belly stove was installed without a building consent being obtained from the local Authority (Hurunui District Council) it would be at their discretion should any action be taken with regards to non - consented items, as no building consent or code compliance certificate can be issued retrospectively. I, therefore recommend that a copy of this report be forwarded to the Hurunui District Council requesting that consideration be given to hold this report on the property file of 256 Amberley Beach Road, Amberley, for future reference.

I trust that this report meets your requirements. However, should you have any further queries, please do not hesitate to contact me.

Assuring you of my best attention at all times.

Yours sincerely



John Arthur
Building Consultant
A.M.B.O.I.N.Z.

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

Atlernatively 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 microchippping.

www.hurunui.govt.nz

PLANTING TREES

They may look pretty, but trees and heddges 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?

FOR MORE INFO!

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.



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.

HURUNUI District Council

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 aerially. 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 ecomomy 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.