

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

Nadine Carston

Property Brokers Rangiora

222 High Street

Rangiora 7400

LIM Number: L260223

Application date: 20/04/2026

Issue date: 28/04/2026

Phone: 033138022

Client Ref: RL227310

Property details

Valuation No: 2135005404

Valuation information: Land Value \$560,000

Capital Value \$1,300,000

Improvements \$740,000

Date of valuation 01 July 2025

Rapid Number: 1108-157

Location: 157 Church Road, Glenmark

Legal Description: LOT 1 DP 71033 BLK XVI WAIKARI SD BLK I TEVIOTDALE SD--SUBJ
TO R/W EASEMENT F OR LOT 1 DP 80692

Area (hectares): 6.8810

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:

Listed Land Use Register (HAIL Site)

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

Frost fan 1km buffer

Land Information Memorandum



Private and public stormwater and sewerage drains

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

Sewer

☒ Drainage Plan attached

Stormwater

☒ Drainage Plan attached

Drinking Water Supply

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

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

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

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

Rural Water Supply

☒ Receiving 1 units, 1 unit = 1,800 Litres per day. Upper Waitohi Rural Water Supply

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

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

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

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

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

Land Information Memorandum



Rates

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

Annual Rates

Current Rates Year 2025 to 2026

Annual Rates	\$5,527.83
Current Installment	\$1,381.83
Current Year - Outstanding Rates	\$4,956.66
Arrears for Previous Years	\$ 0.00
Next Installment Due	20/05/2026

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

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

☒ No information known to Council

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

☒ No information known to Council

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

- 23/06/2008 BUILDING CONSENT 080245 : Add veranda to dwelling and erect pergola : Withdrawn 05/06/2014
- 20/07/2004 BUILDING CONSENT 040312 : Orchard Rite wind machine : Code Compliance Certificate issued 13/07/2006
- 11/05/2004 BUILDING CONSENT 040207 : Extend and enclose Carport : Code Compliance Certificate issued 27/08/2004
- 22/03/2002 BUILDING CONSENT 020116 : Carport : Code Compliance Certificate issued 14/03/2003
- 29/05/2000 BUILDING CONSENT 000189 : Erect a Three Bay Haybarn : Code Compliance Certificate issued 17/03/2003
- 03/12/1999 BUILDING CONSENT 990438 : Relocate Dwelling includes Masport LE7000 : Code Compliance Certificate issued 14/03/2003
- 18/03/1999 BUILDING CONSENT 990092 : Change use of shed (BC980254) & add verandah : Code Compliance Certificate issued 03/08/2004
- 15/09/1998 BUILDING CONSENT 980254 : Erect a Storage Shed with WC : Code Compliance Certificate Refused 22/10/2021

Building Permits

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

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

Certificates of Acceptance

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

Certificates and Schedules

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

Swimming Pools

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

It is recommended that swimming pools are inspected to ensure compliance has been maintained since last inspection. For more information, go to [Fencing of Swimming Pools Act 1987](#)

Land Information Memorandum



Dangerous/Insanitary/Earthquake Prone Building Information

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

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

Other Relevant Licences/Certificates

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

Certificates issued by a building certifier

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

☒ No information known to Council

Weathertightness

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

☒ No information known to Council

Land Information Memorandum



Land use and conditions

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

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

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

Hurunui District Plan

Zoning: Rural Zone – Rural Chapter 3

Designation:	No
Statutory Acknowledgements:	No
Building Restriction:	No
Limited access Road:	No
Notable Trees:	No
Outstanding Natural Area:	No
Forestry Setback/Management	No
Historic Place:	No
Archaeological Site:	No
Coastal Hazard:	No
Coastal Environment Area:	No
Hanmer Basin Management area:	No
Hanmer Springs Design Standards:	No
Hanmer Basin Subdivision Management Area:	No
Woodbank Landscape Management Area:	No
Hanmer Springs Hazard Zone:	No
Liquefaction Assessment Zone	No
Flood Assessment Zone	No
Fault Avoidance Zone	No
Fault Awareness Zone	No
Slope Assessment Area (Mt Lyford Village only)	No

Land Information Memorandum



Land use resource consents

01/12/1999 RESOURCE CONSENT 990198 : Relocate dwelling from Nasby St to Church St, Glenmark :
Decision Notified 13/12/1999

30/06/2004 RESOURCE CONSENT 040153 : To erect a Orchard-Rite wind machine which exceeds 10m
height restriction : Decision Notified 03/09/2004

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

Land Information Memorandum



Natural Hazards

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

Liquefaction

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

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

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

Zone 3 & 4 : No liquefaction testing required.

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

☒ No information known to Council

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

Land Information Memorandum



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 B
- ***Wind Zone***
The property is wind zone A
- ***Earthquake Loadings:***
The designated earthquake zone is used in calculating bracing demand necessary for the design of buildings under some of the acceptable solutions to the New Zealand Building Code.
The property is earthquake zone 3
- ***Snow Loadings:***
The designated snow loading is used in selecting the appropriate tables for calculating structural member sizes from the acceptable solution NZS 3604 and relates to altitude of the property above sea level
The property has a snow loading of N4

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

https://www.hurunui.govt.nz/repository/libraries/id:23wyoavbi17q9ssstcj/hierarchy/Public_Services/Community%20Team/Welcoming%20Communities/Newcomers%20Guide%202026.pdf

Land Information Memorandum



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

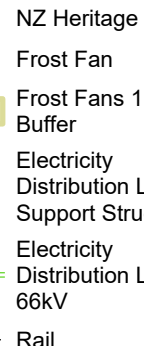
Land Information Memorandum



- 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)



- NZ Heritage List
- Frost Fan
- Frost Fans 1 km Buffer
- Electricity Distribution Line Support Structure
- Electricity Distribution Line 66kV
- Rail

General

- Rating Unit
- Subdivision
- Parcel
- Hydro Parcel
- Road Parcel
- District Boundary

Land Information Memorandum -

157 Church Road, Glenmark

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Land Use Features

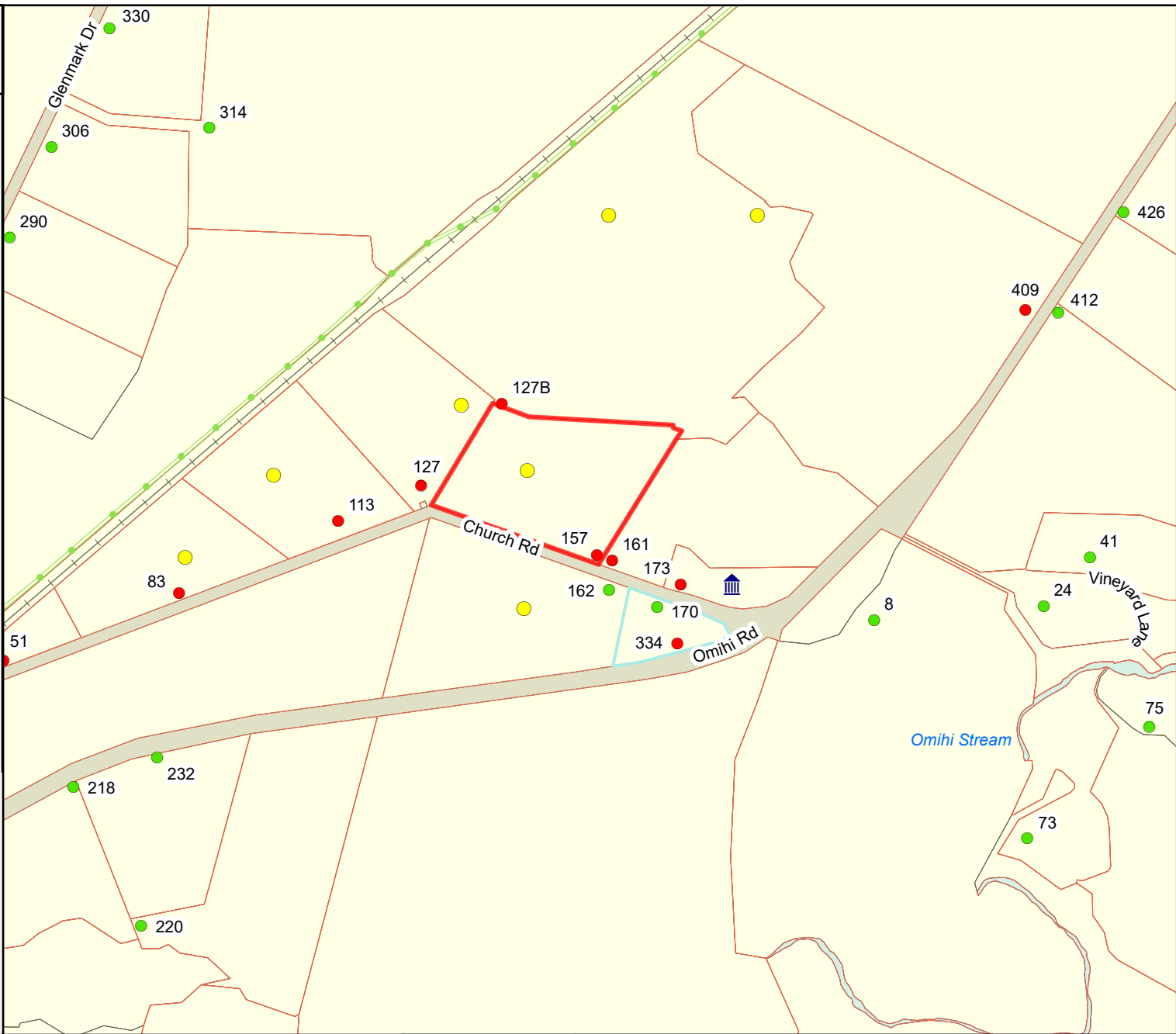
-  NZ Heritage List
-  Frost Fan
-  Frost Fans 1 km Buffer
-  Electricity Distribution Line Support Structure
-  Electricity Distribution Line 66kV
-  Rail

- ### General
- | | |
|--|-------------------|
|  | Rating Unit |
|  | Subdivision |
|  | Parcel |
|  | Hydro Parcel |
|  | Road Parcel |
|  | District Boundary |

General

	Rating Unit
	Subdivision
	Parcel
	Hydro Parcel
	Road Parcel
	District Boundary

- ### General
- | | |
|--|-------------------|
|  | Rating Unit |
|  | Subdivision |
|  | Parcel |
|  | Hydro Parcel |
|  | Road Parcel |
|  | District Boundary |



Land Information Memorandum - Land Use

157 Church Road, Glenmark

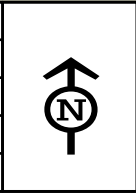
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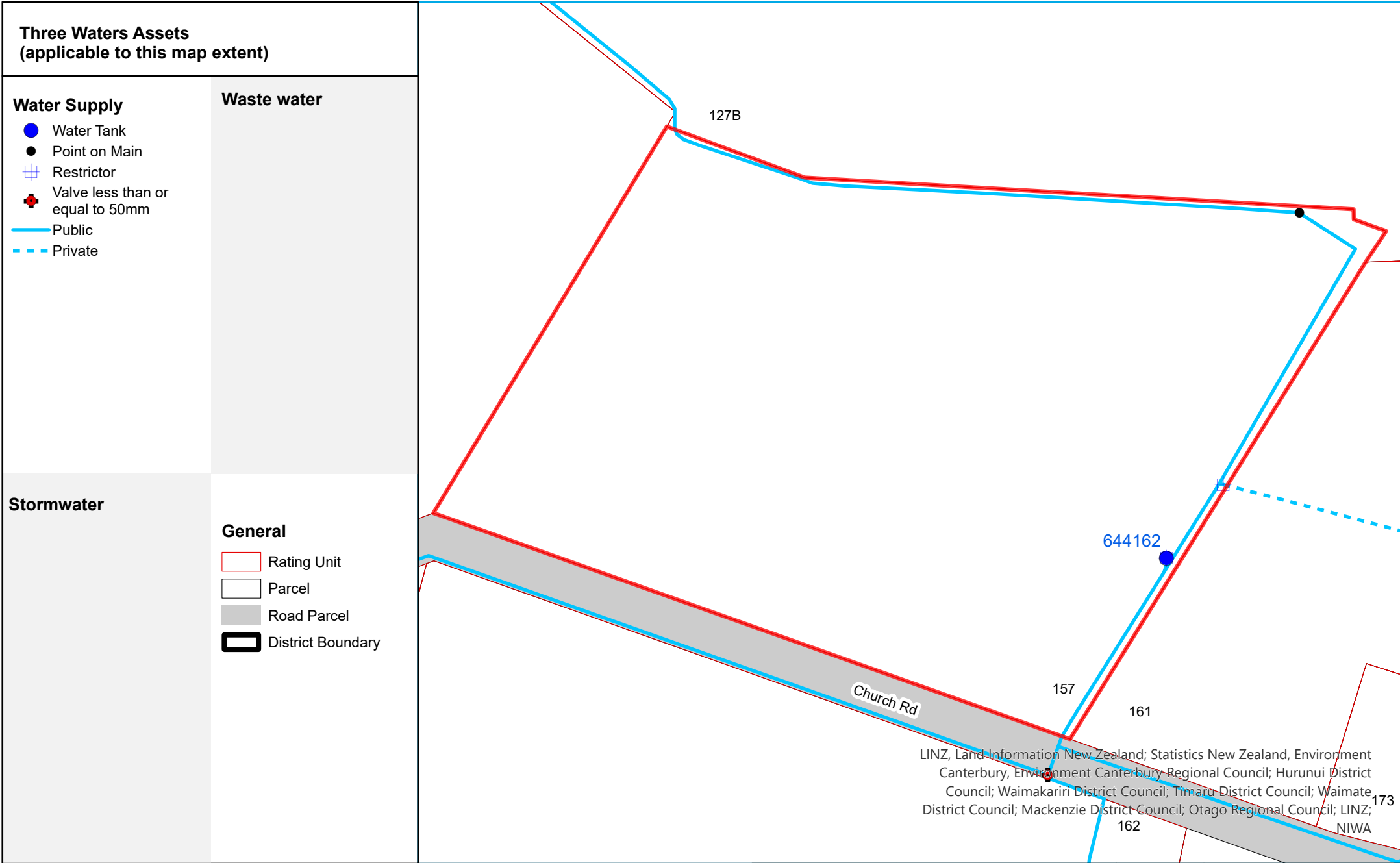
Land Information Memorandum - Land Use

157 Church Road, Glenmark

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Date:	28/04/2026
Scale:	1:10,000
Print Size:	A4 Landscape
Projection:	NZTM
Produced by:	bmf





SCANNED

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

P and F Parish 157 Church Road Amberley RD3	No. Issue date	040312 13/07/06
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Project

Description	New Other Buildings Being Stage 1 of an intended 1 Stages Orchard Rite wind machine
Intended Life	Indefinite, but not less than 50 years
Intended Use	Commercial
Estimated Value	\$47,000
Location	157 Church Road, Waipara 1108/157
Legal Description	LOT 1 DP 71033 BLK XVI WAIKARI SD BLK I TEVIOTDALE SD--SUBJ TO RW EASEMENT F
Valuation No.	2135005404

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

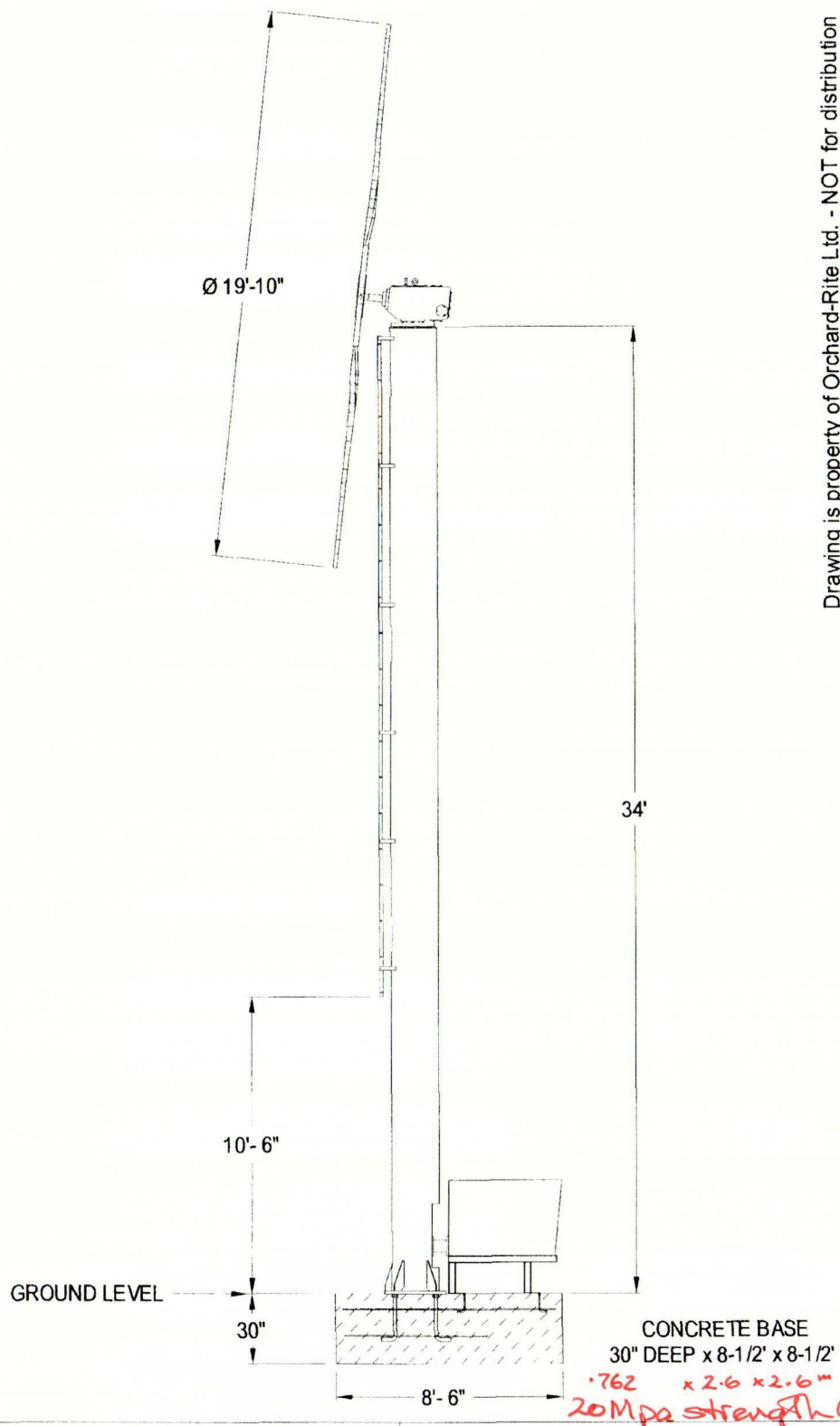
Signed for and on behalf of the Council:

Name:



Date: 13-7-06

Drawing is property of Orchard-Rite Ltd. - NOT for distribution



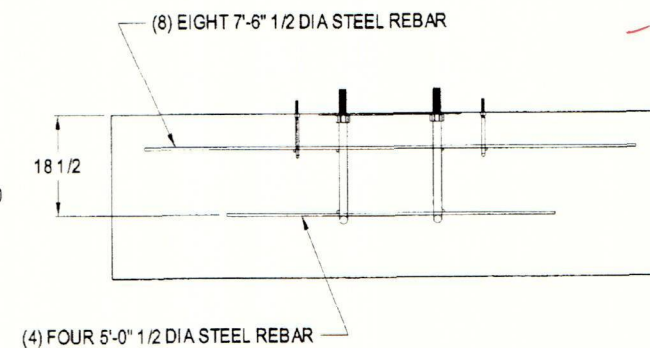
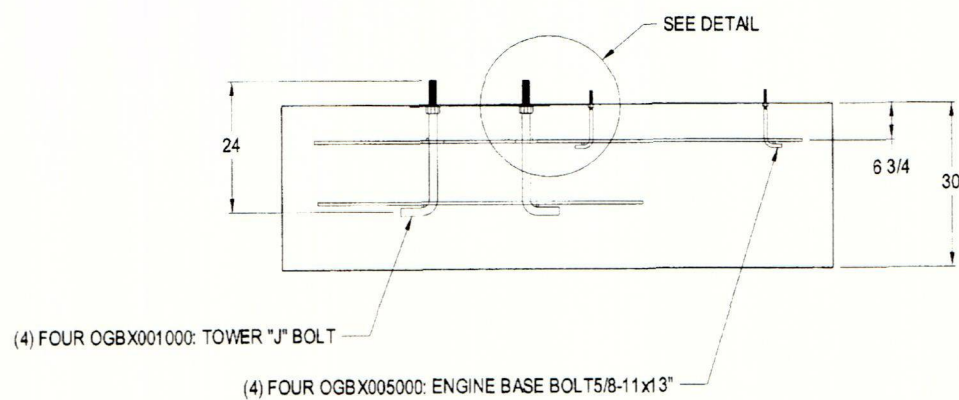
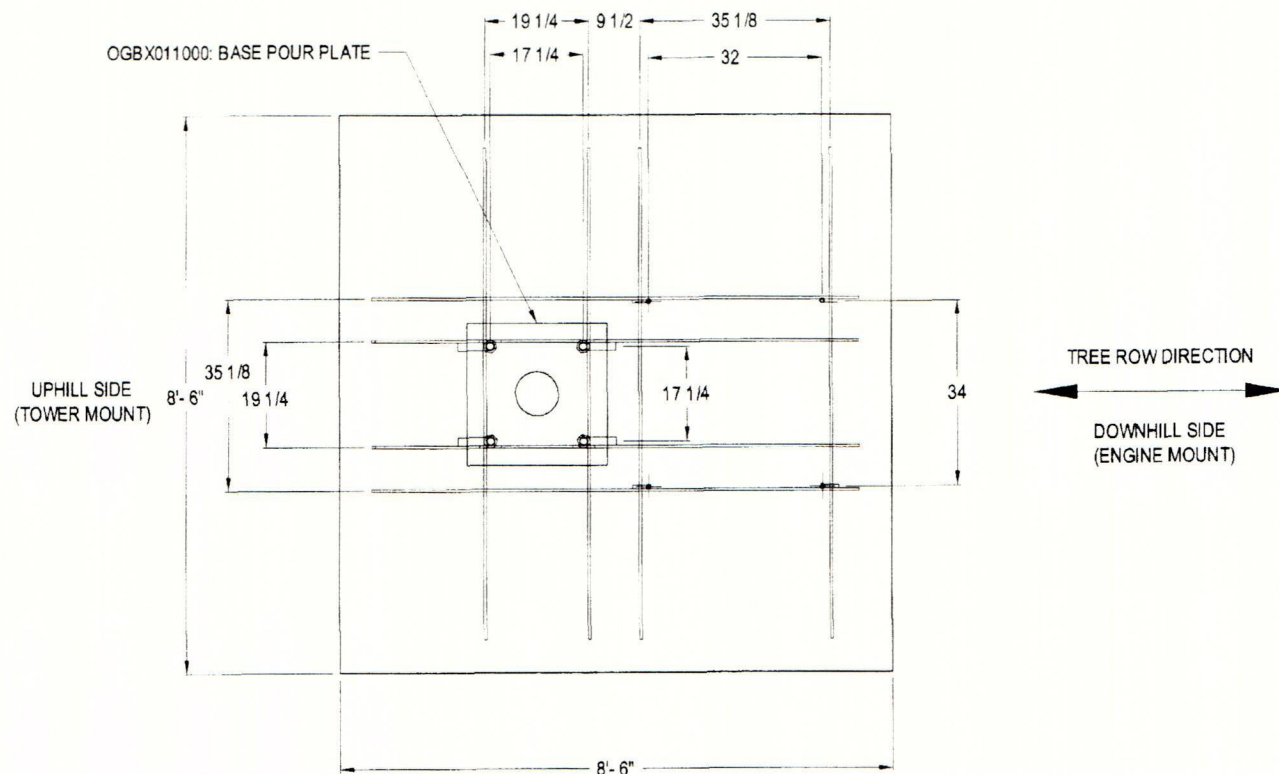
Orchard-Rite Ltd.

1702 ENGLEWOOD, YAKIMA, WA 98902 PHONE (509)248-8785 FAX (509)248-9088

CONCRETE BASE PATTERN

WIND MACHINE - 160 hp

MATERIAL	ASSEMBLY	DATE	3/18/03	PART No.	OGBX022000	SIZE	REV
No. REQD	(1) ONE	CAD NAME	OGBX022000	SCALE	FULL MACHINE WIND	B	0
		DRAWN BY	G. JOHNSON				SHEET 1 of



Drawing is property of Orchard-Rite Ltd. - NOT for distribution

Orchard-Rite Ltd.				CONCRETE BASE PATTERN	
1702 ENGLEWOOD, YAKIMA WA 98902 PHONE (509)248-8785 FAX (509)248-9088				WIND MACHINE	
MATERIAL	ASSEMBLY	DATE	3/18/03	PART No.	OGBX022000
CAD NAME	CONCRETE BASE-FLAT	DRAWN BY	G. JOHNSON	SCALE	FULL MACHINE WND
NO REQ'D	(1) ONE				SHEET 2 of 3

SCANNED

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

MR PETER PARISH
157 CHURCH ROAD
WAIPARA
R D 3, AMBERLEY

No. 040207
Issue date 27/08/04

Project

Description	Domestic only - carports Being Stage 1 of an intended 1 Stages Extend and enclose Carport
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$15,000
Location	157 Church Road, Glenmark 1108/157
Legal Description	LOT 1 DP 71033 BLK XVI WAIKARI SD BLK I TEVIOTDALE SD--SUBJ TO RW EASEMENT F
Valuation No.	2135005404

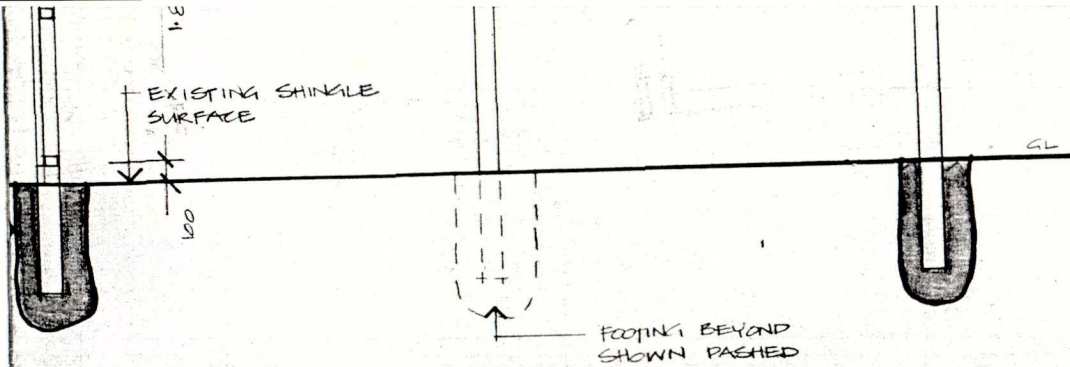
This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

Signed for and on behalf of the Council:

Name:

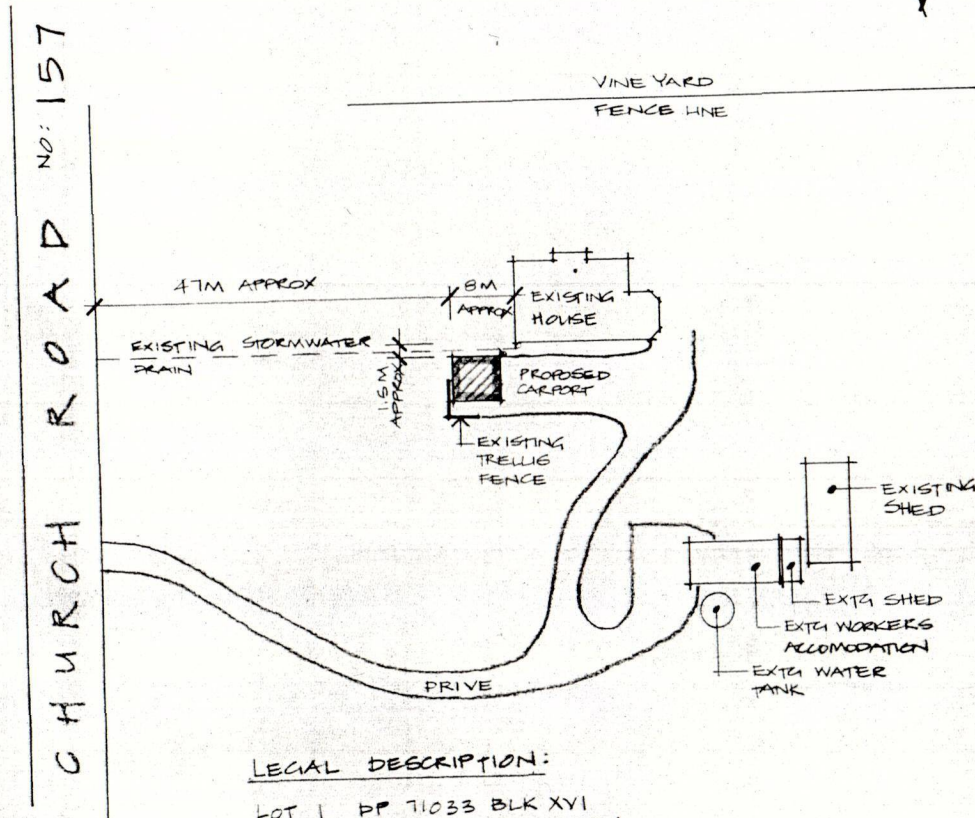
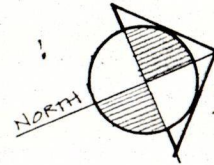


Date: 27-8-04



SECTION B

SCALE: 1:50



LEGAL DESCRIPTION:

LOT 1 DP 71033 BLK XVI
WAIKARI SD BLK 1 TEVIOTDA
VAL NO: 2135005404

LOCATION PLAN

SCALE: 1:1000

NOTE: OWNERS TO SITE CONFIRM LOCATION OF
CARPORT WITH CONTRACTOR ON SITE

UMBERPATCH
tects ANZIA

rch Architects Ltd.
urch P.O. Box 10-275
-9431 : Fax 379-9328

SCALE 1:50, 1:10, 1:1000
DATE 03-02-2002
FILE 2002/014
DRAWN AJN
CHECKED

All levels and dimensions shall be verified
on site by the contractor before any work
commences.

05 MAR 2002

The document is copyright ©

1

OF 1 SHEETS

BC/040207

Please quote this number with all
inquiries and inspection bookings

corr. iron roof on 75x50 purlins
on 100x50 rafters @ 900ers max = 2.20m Max span. (750'ce = 2.350m Max span)
2/100 x 3.75 Skewed nailed w/ wire dog fastened.

post detail
similar to
covered way

2/12" Galv Bolt.
25" Max rebate from Post.

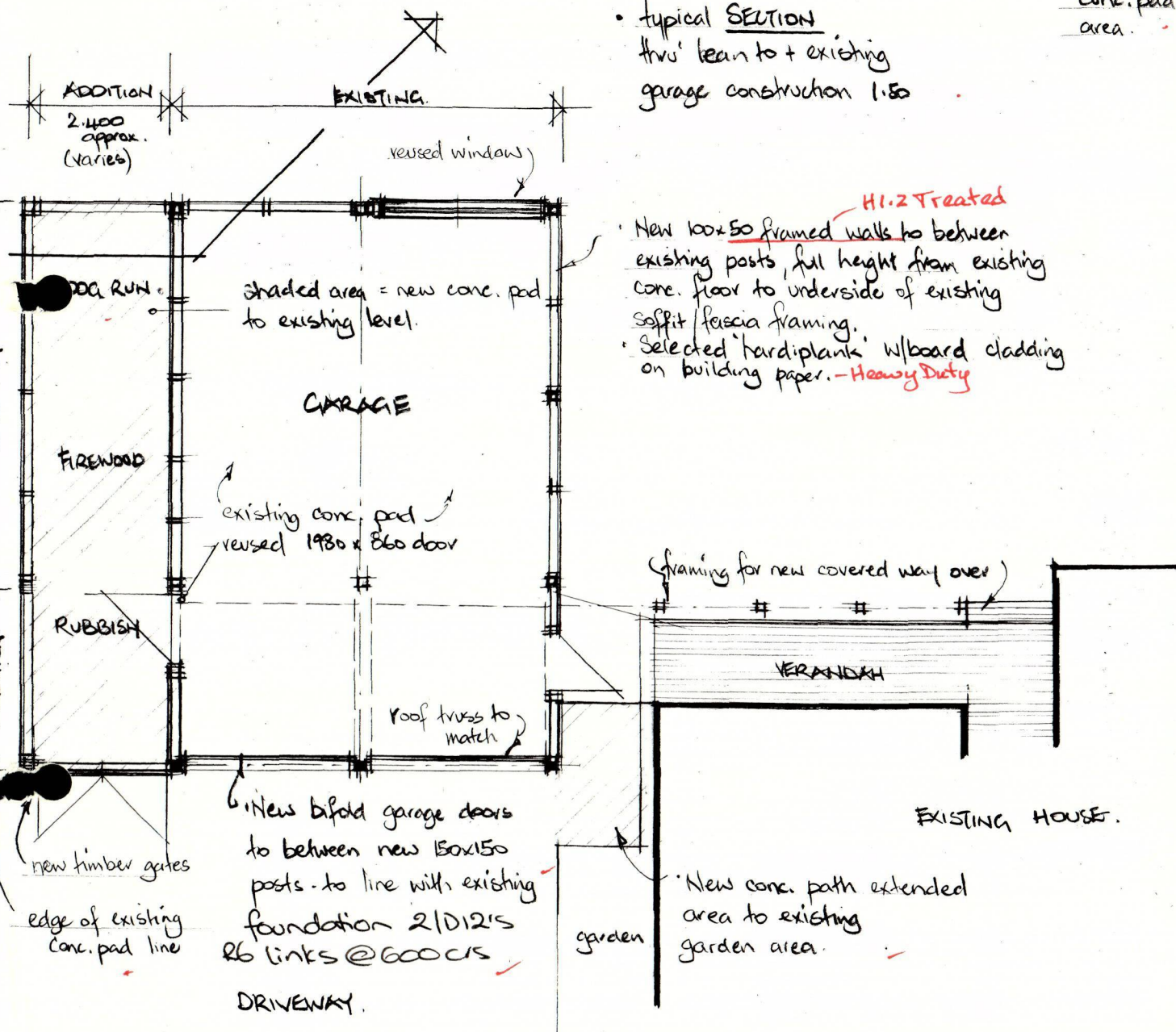
existing post

existing
45° truss
construction
to be
extended
1 bay to
existing
conc. pad
area.

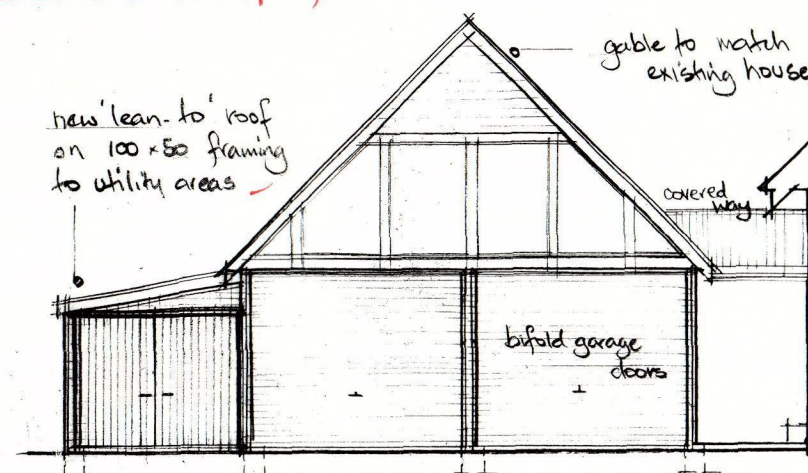
• typical SECTION
thru' lean to + existing
garage construction 1:50

• New 100x50 framed walls to between
existing posts, full height from existing
conc. floor to underside of existing
soffit/fascia framing.
• Selected 'hardiplank' w/ board cladding
on building paper. - Heavy Duty

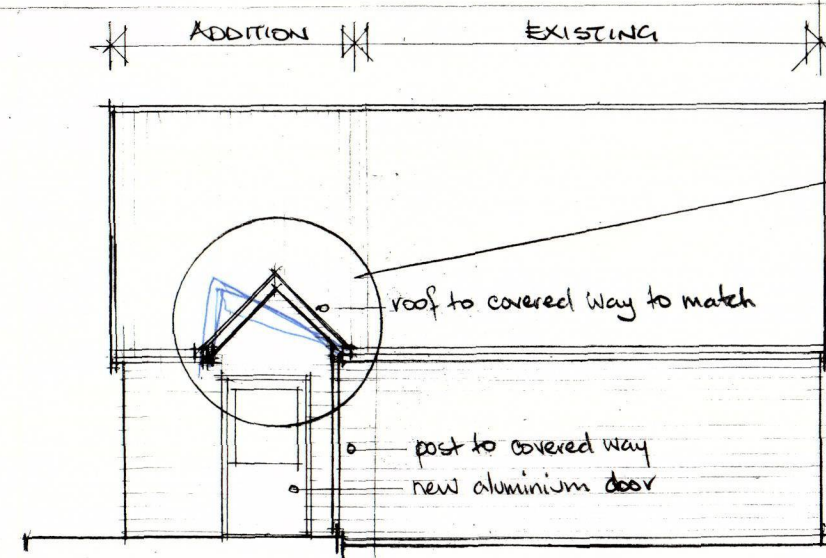
H1.2 Treated



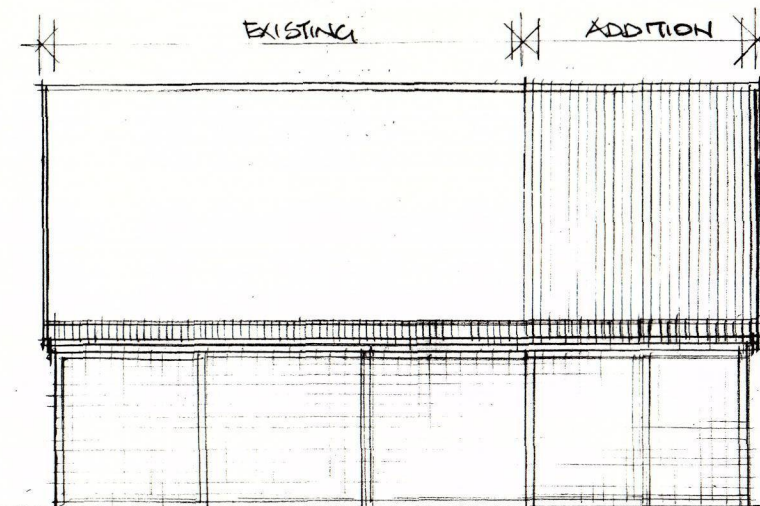
FLOOR PLAN 1:100



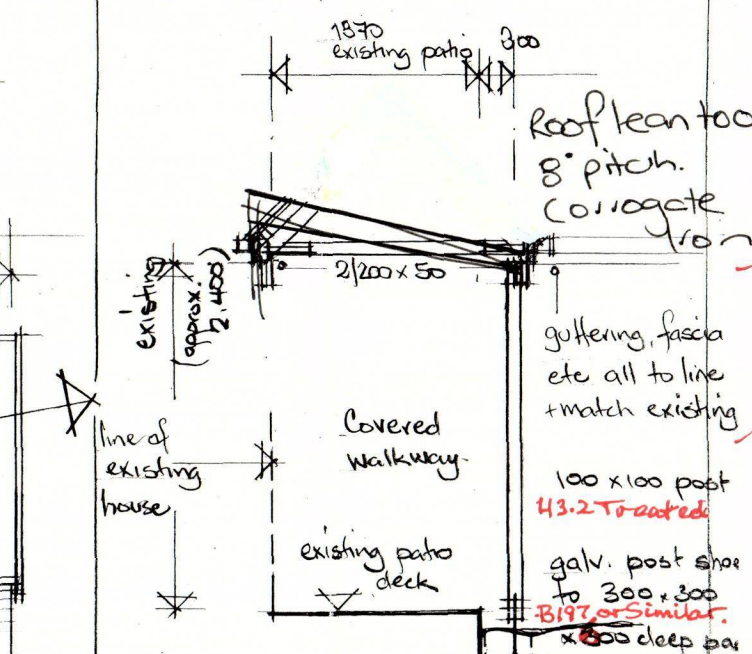
NORTH ELEVATION 1:100



WEST ELEVATION 1:100



EAST ELEVATION 1:100



• SECTION thru'
Covered way (typical) 1:50

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

Signed

new lean-to with trellis
cladding to utilities area.

APRIL 2004

Revision 1.

ADDITIONS to CAR PORT / GARAGE, for P. PARISH, 157 CHURCH ROAD, WAIPARA, Nth CANTERBURY

SCANNED

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

Mr and Mrs Parish
157 Church Road
Glenmark
Amberley RD3

No. 020116
Issue date 14/03/03

Project

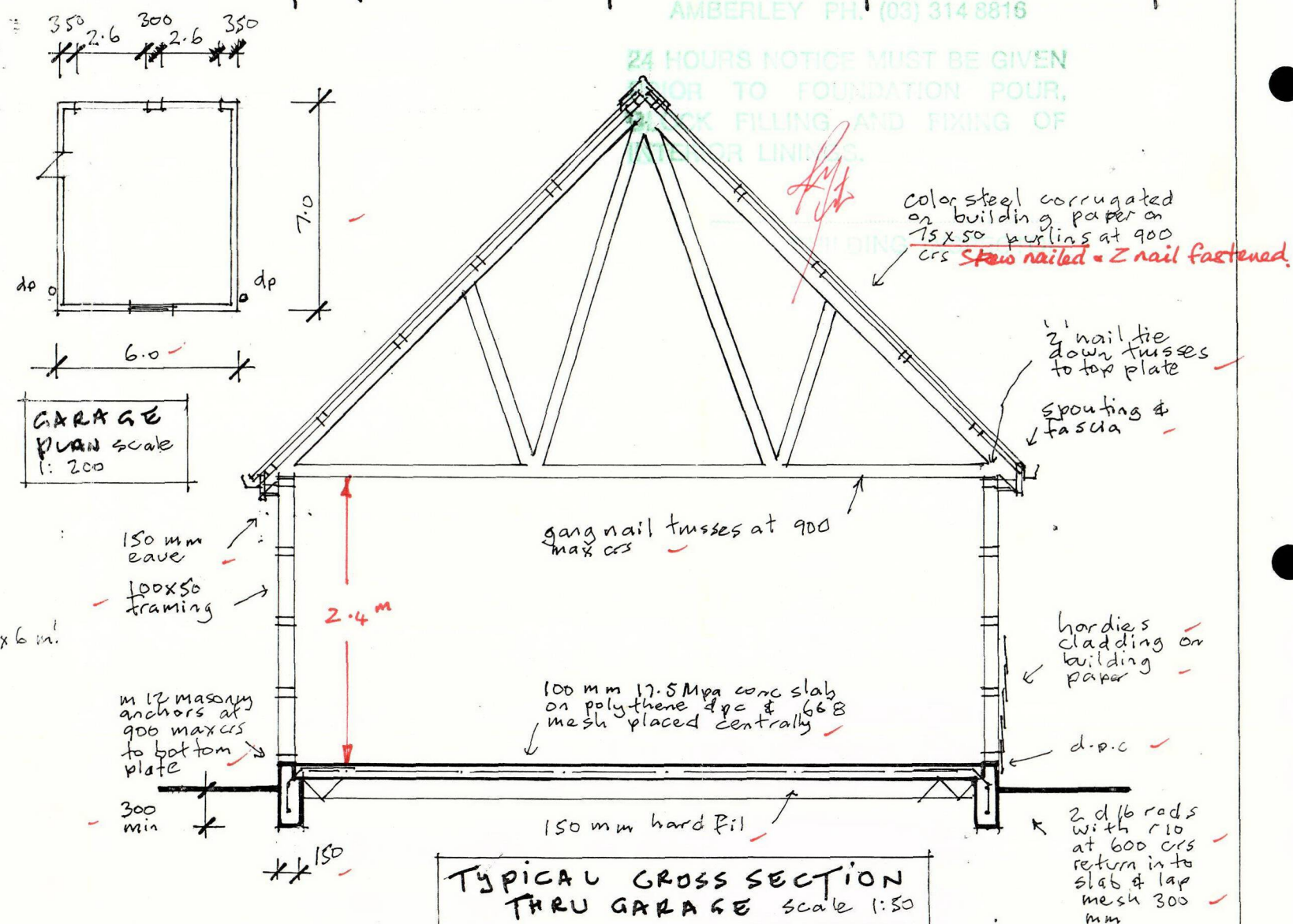
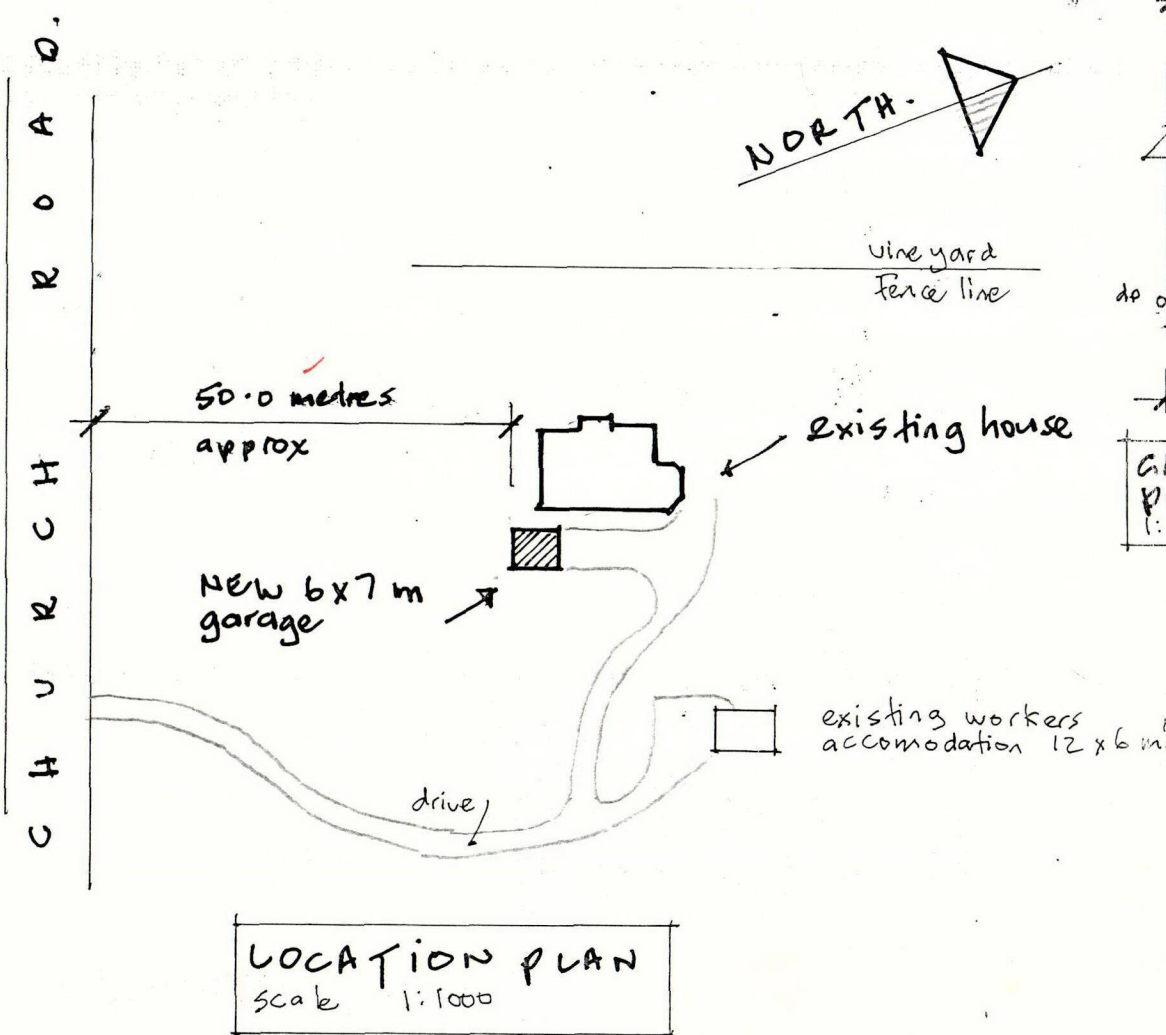
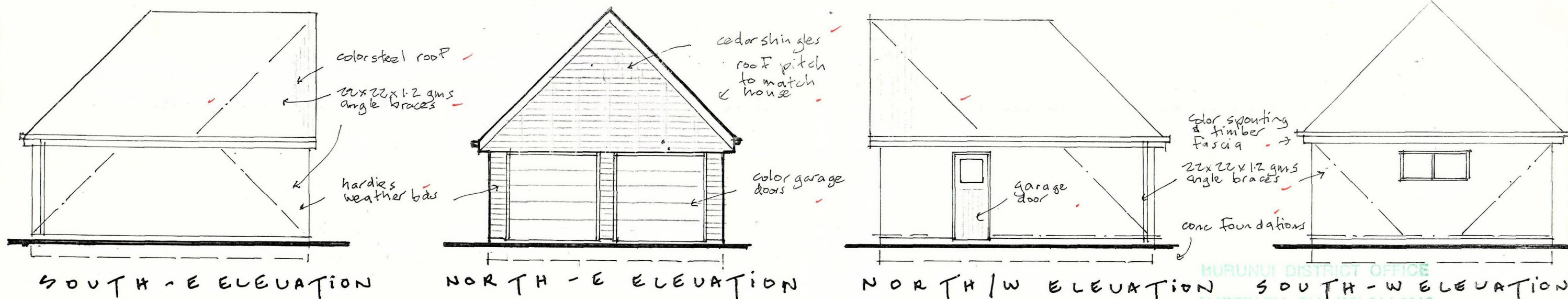
Description	Domestic only - garages Being Stage 1 of an intended 1 Stages Carport
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$15,000
Location	157 CHURCH RD, GLENMARK 1108/157
Legal Description	LOT 1 DP 71033 BLK XVI WAIKARI SD BLK I TEVIOTDA
Valuation No.	2135005404

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: 14-3-03

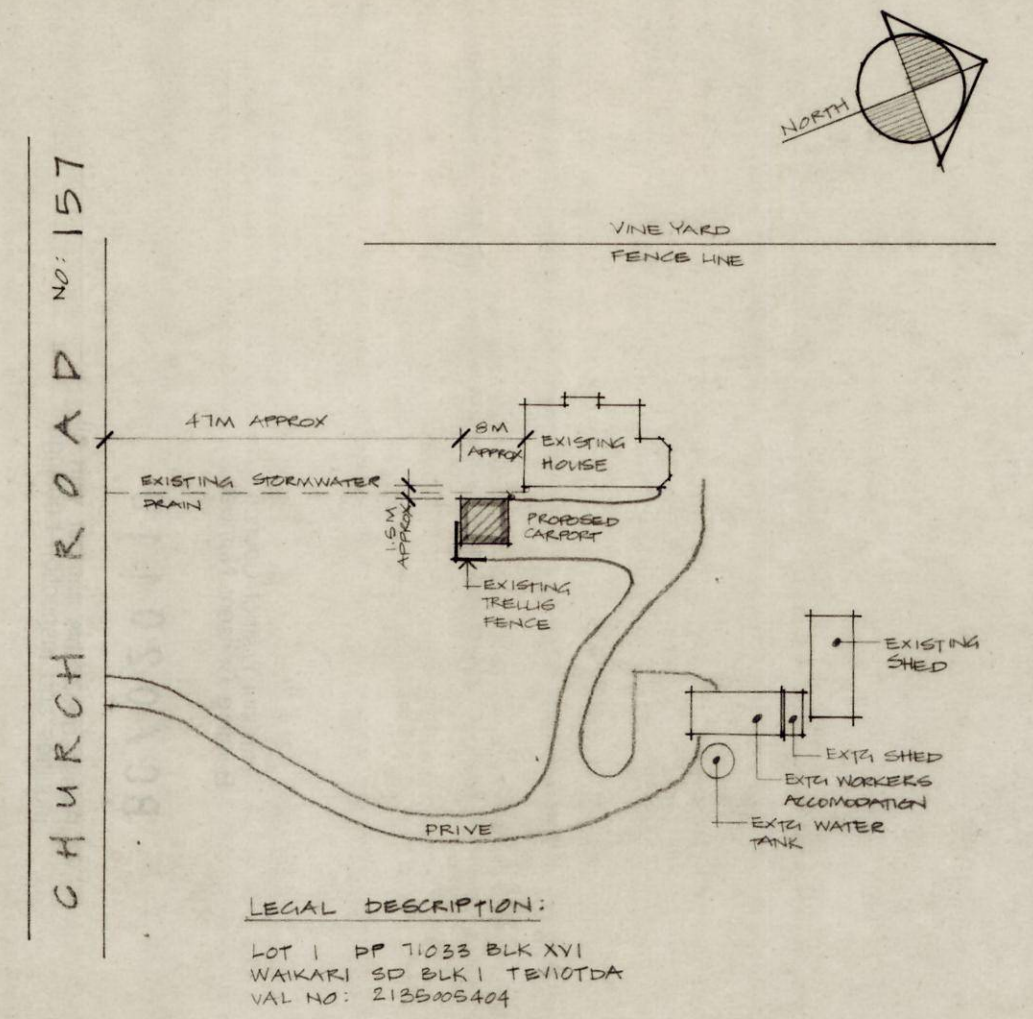
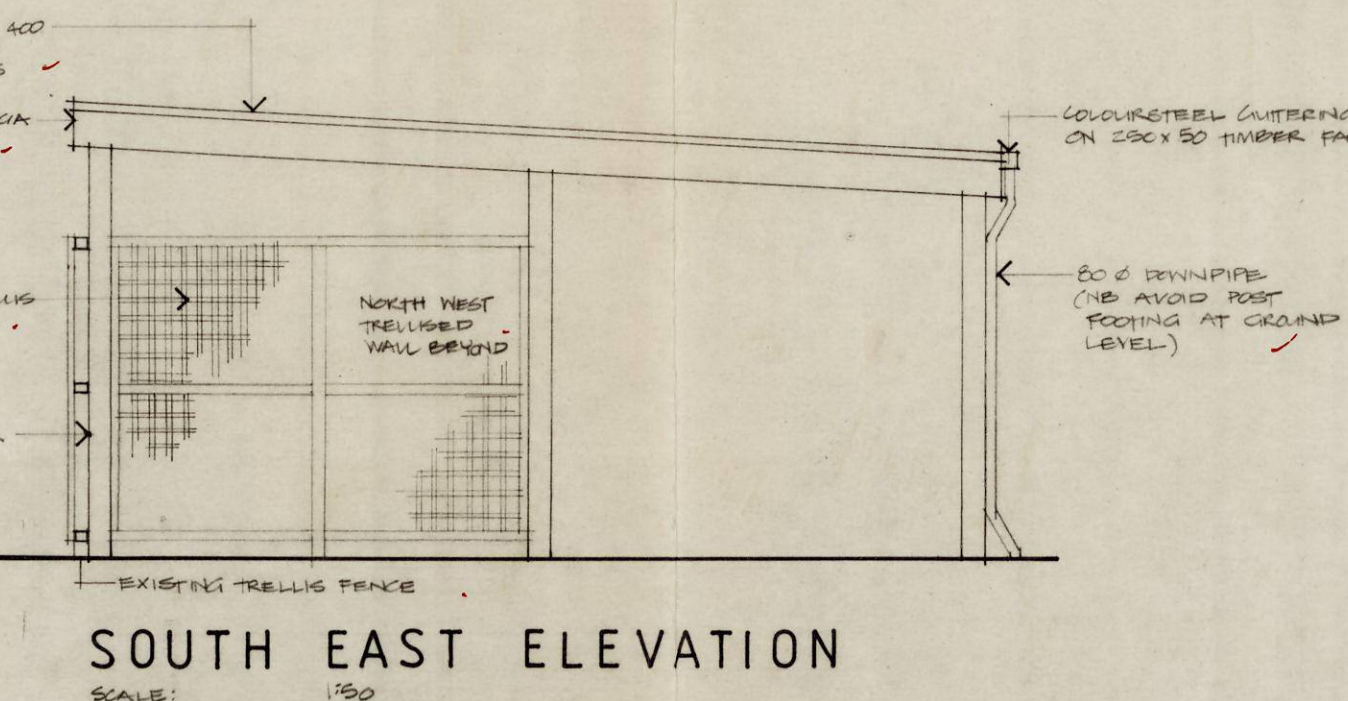
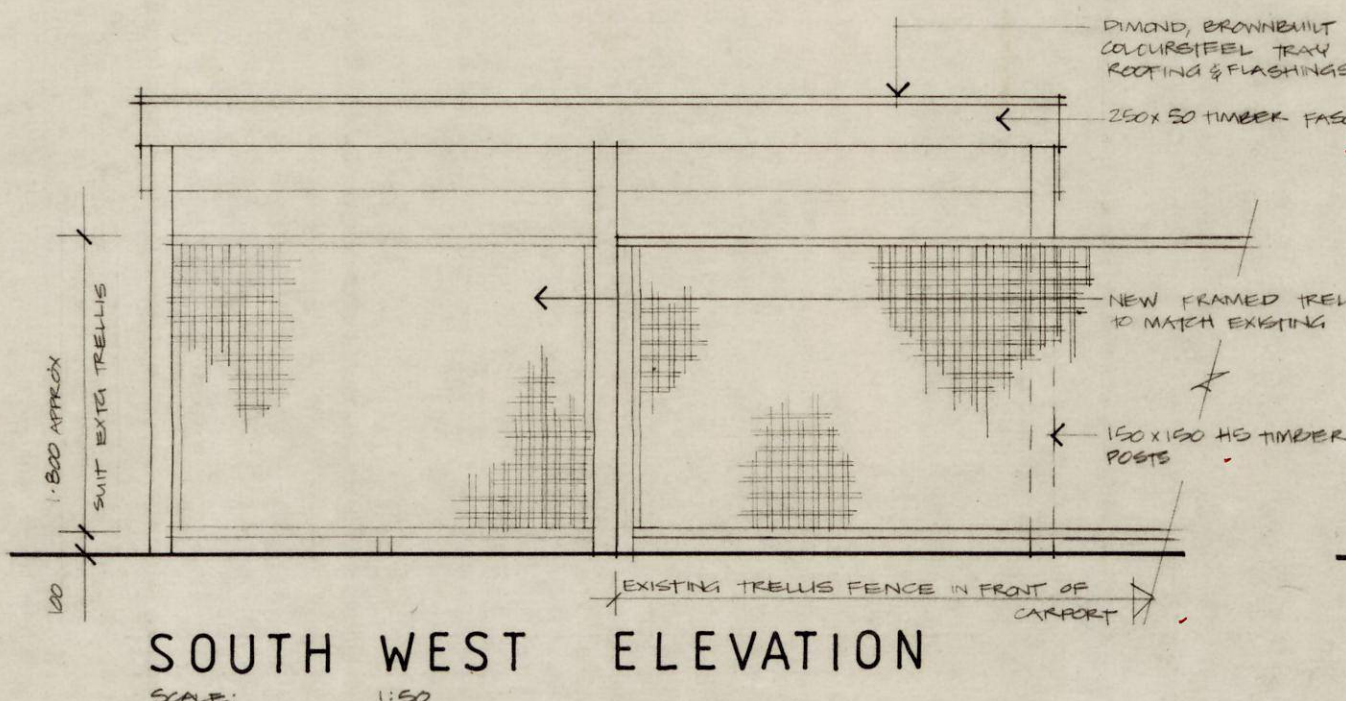
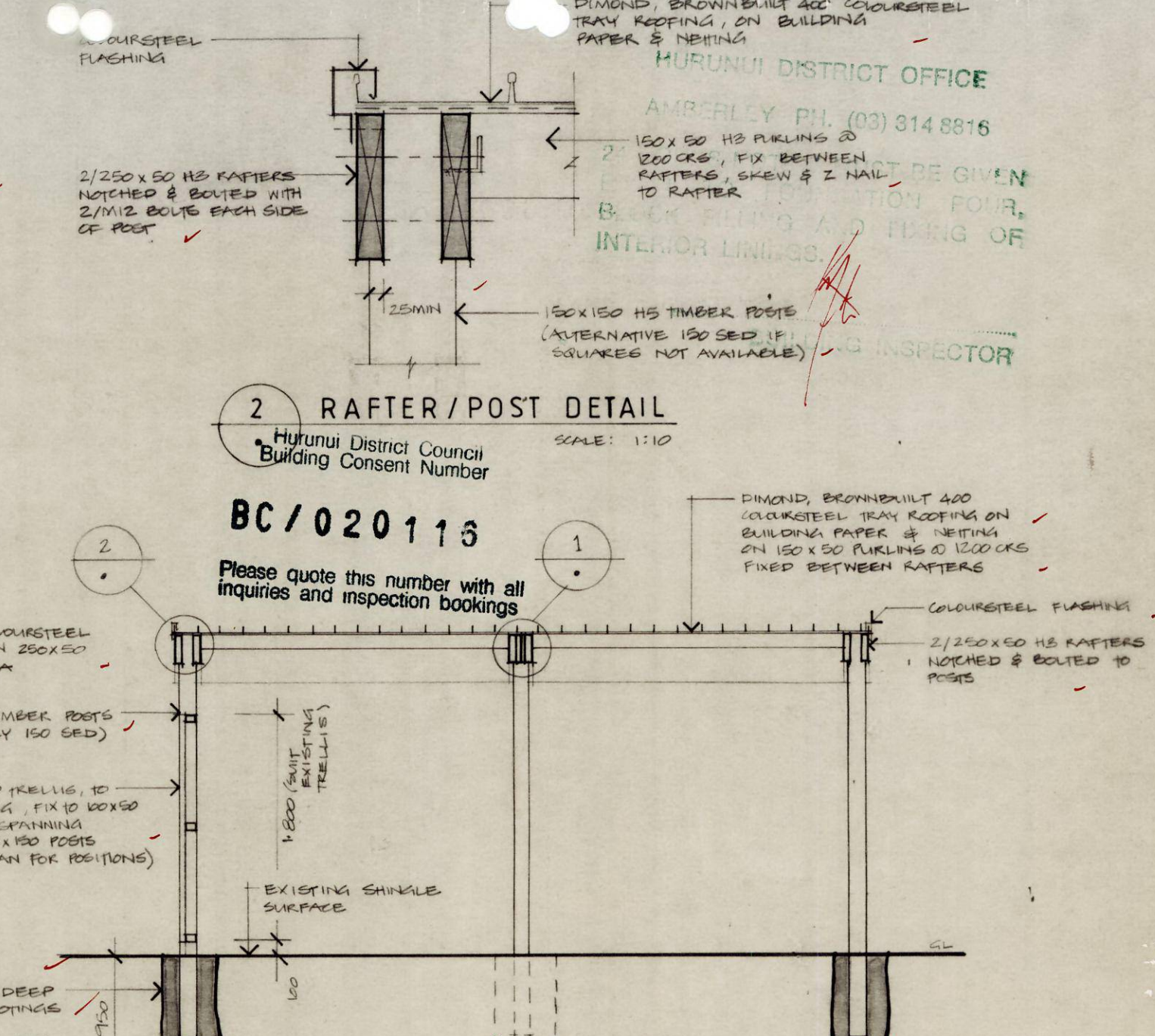
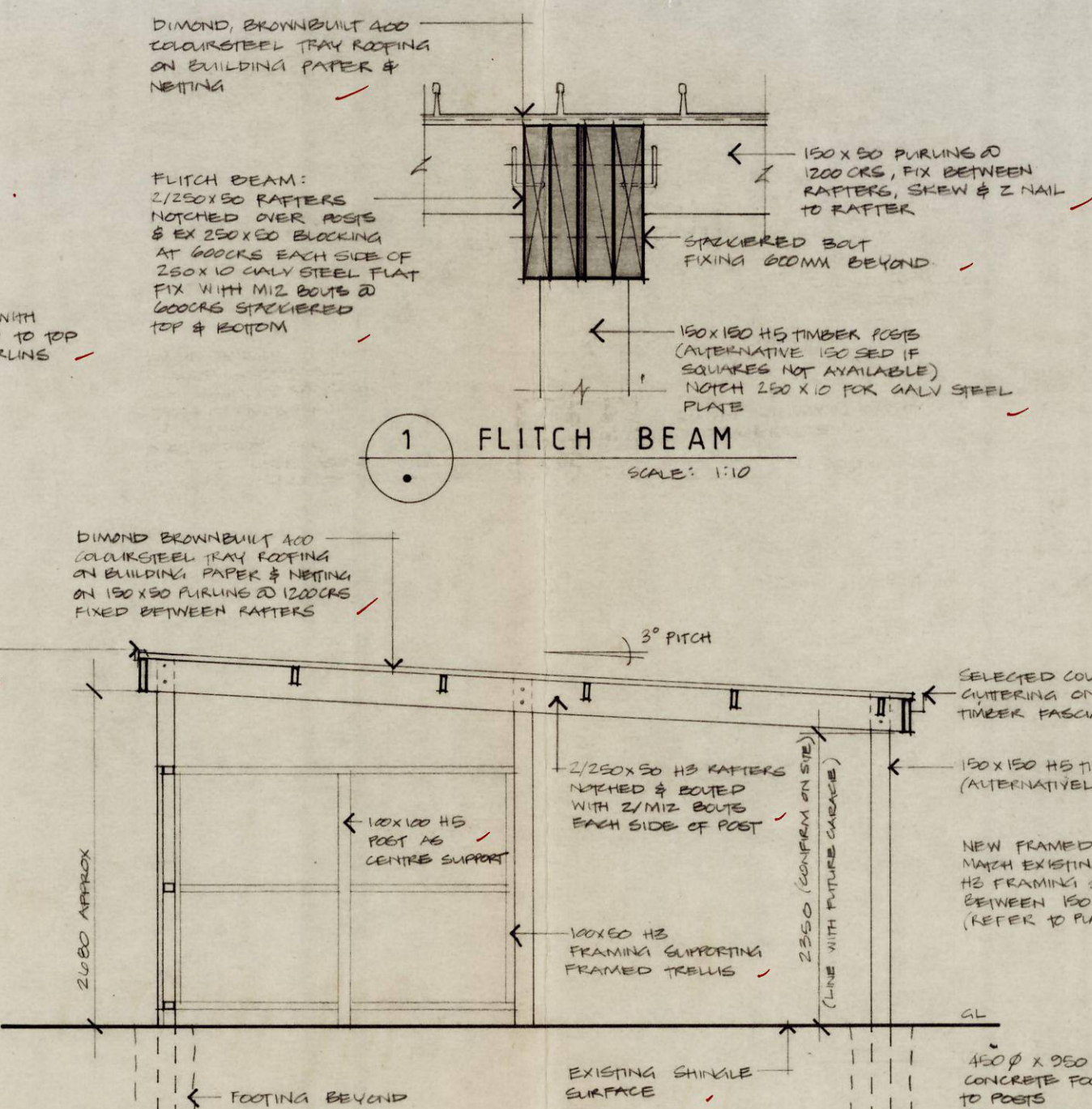
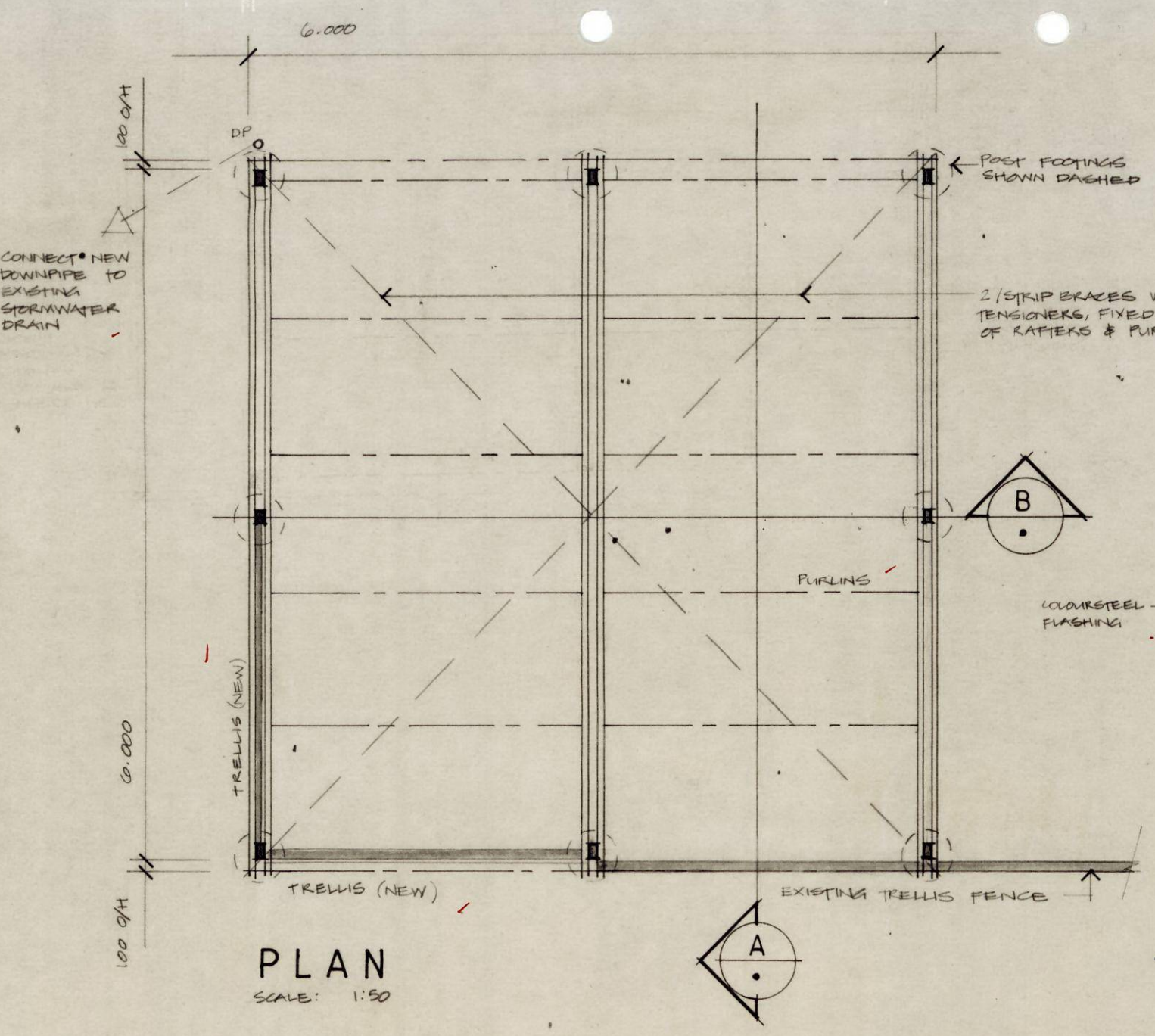


NEW GARAGE FOR P & F PARISH 157 CHURCH RD.
(RD3 AMBERLEY) GLENMARK.

David Greenslade Design
48 Carruthers St Chch 4

6/6/00.

SHT No 1
OF 1.



POWELL FENWICK CONSULTANTS LTD
Unit 3 Amuri Park, Christchurch.
Ph. 366-1777 Fax 379-1626
TIM GWATKIN
Job Ref. 022151/5/L

PARISH CARPORT - WAIPARA

BROCHERIE & CUMBERPATCH
Registered Architects ANZIA
Brocherie & Cumberpatch Architects Ltd.
400 Cashel Street Christchurch P.O. Box 10-275
Telephone 379-9424 379-9431 Fax 379-9328

SCALE 1:50, 1:10, 1:1000
DATE 28-02-2002
FILE 2002/014
DRAWN AJN
CHECKED

All levels and dimensions shall be verified on site by the contractor before any work commences.
06 MAR 2002
The document is copyright ©

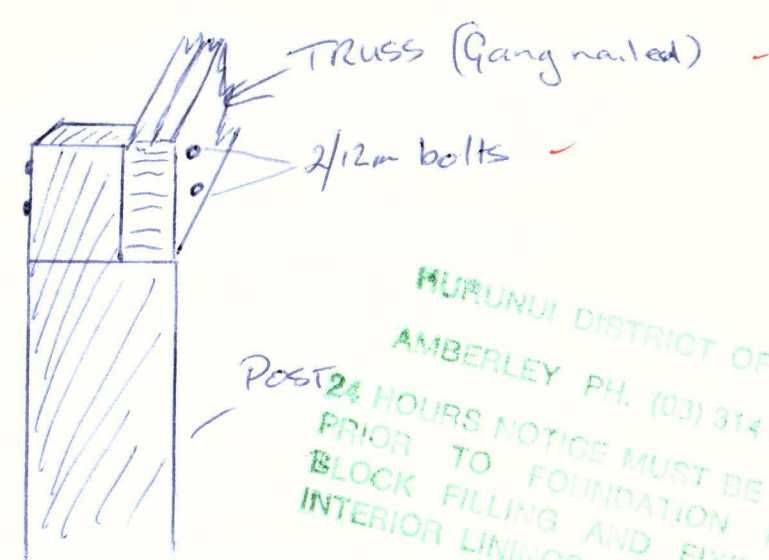
1
OF 1 SHEETS

BC/020116

ALTERATIONS TO CARPORT FOR P.O.F. PARISH.

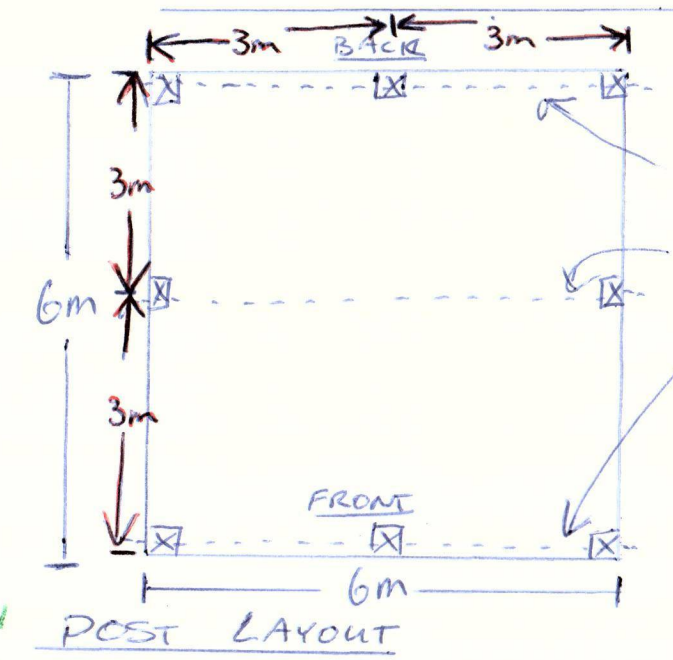
157 CHURCH ROAD - WAIPARA

(FROM FLAT ROOF TO PITCHED ROOF)



HURUNUI DISTRICT OFFICE
AMBERLEY PH. (03) 314 8816
24 HOURS NOTICE MUST BE GIVEN
PRIOR TO FOUNDATION POUR,
BLOCK FILLING AND FIXING OF
INTERIOR LININGS.

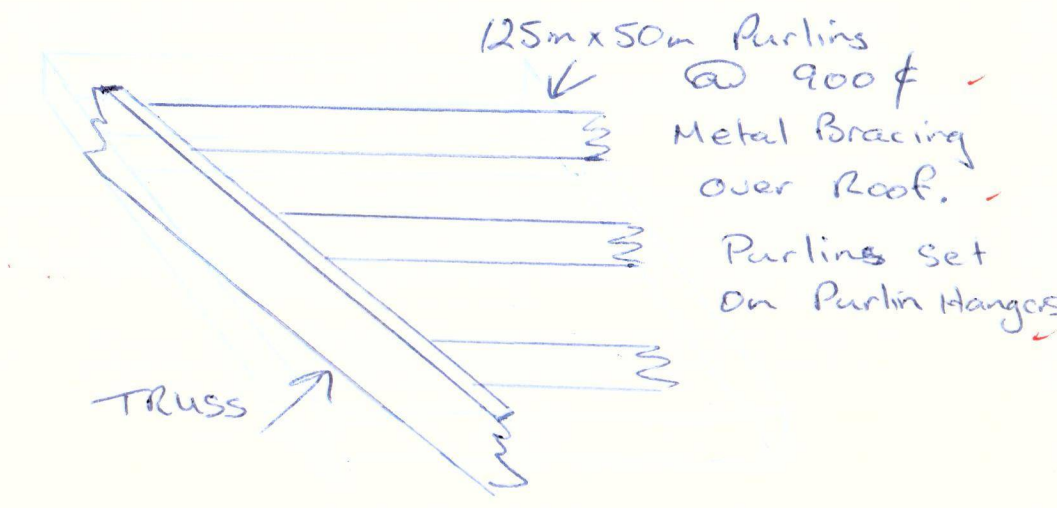
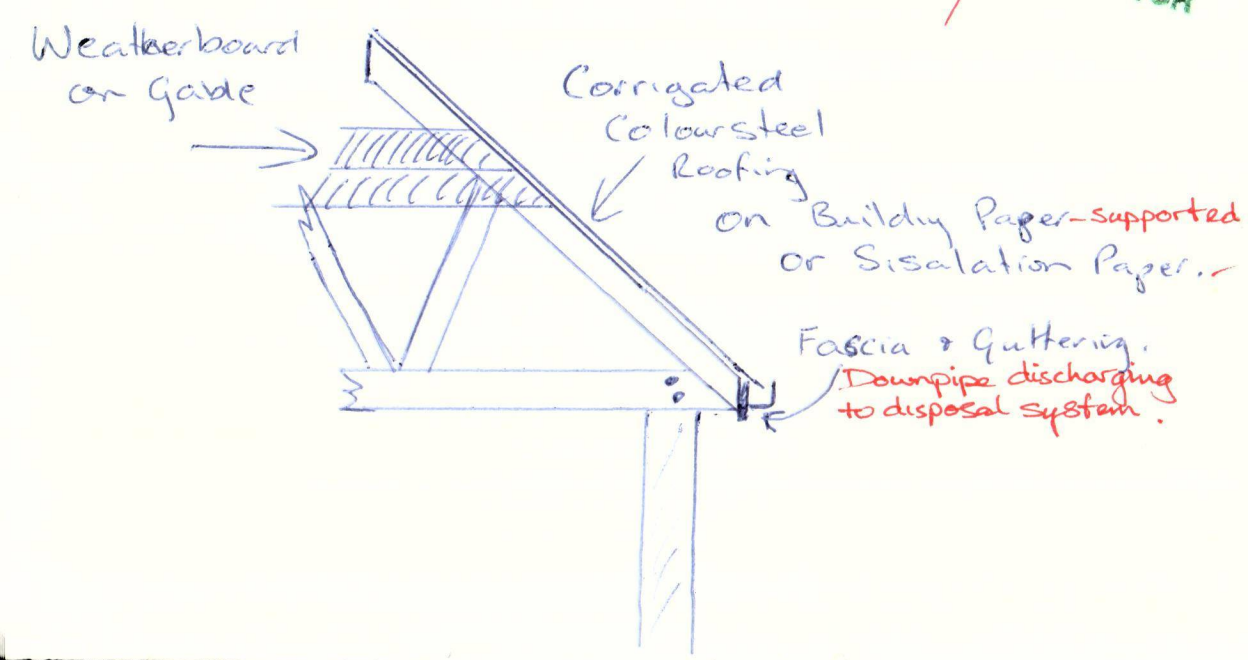
TRUSS BOLTED TO POST



3 Trusses To
Span 6.3m includes
150mm eave each
side.

Roof to be
45° pitch.

~~BUILDING INSPECTOR~~



SCANNED

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

P and F Parish
157 Church Road
Glenmark
Amberley RD3

No. 000189
Issue date 17/03/03

Project

Description	New Construction Being Stage 1 of an intended 1 Stages Erect a Three Bay Haybarn
Intended Life	Indefinite, but not less than 50 years
Intended Use	Farm Accessory
Estimated Value	\$6,000
Location	157 Church Road, Omihi 1108/157
Legal Description	LOT 1 DP 71033 BLK XVI WAIKARI SD BLK I TEVIOTDA
Valuation No.	2135005404

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:

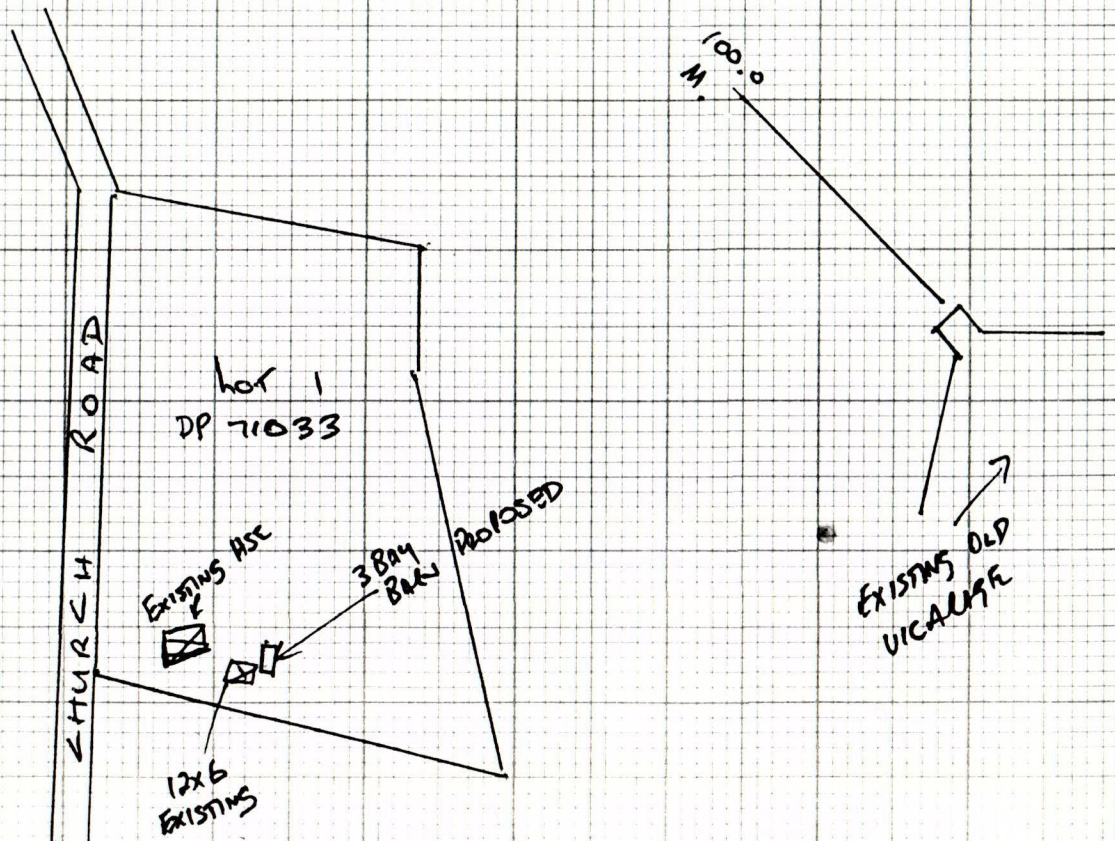
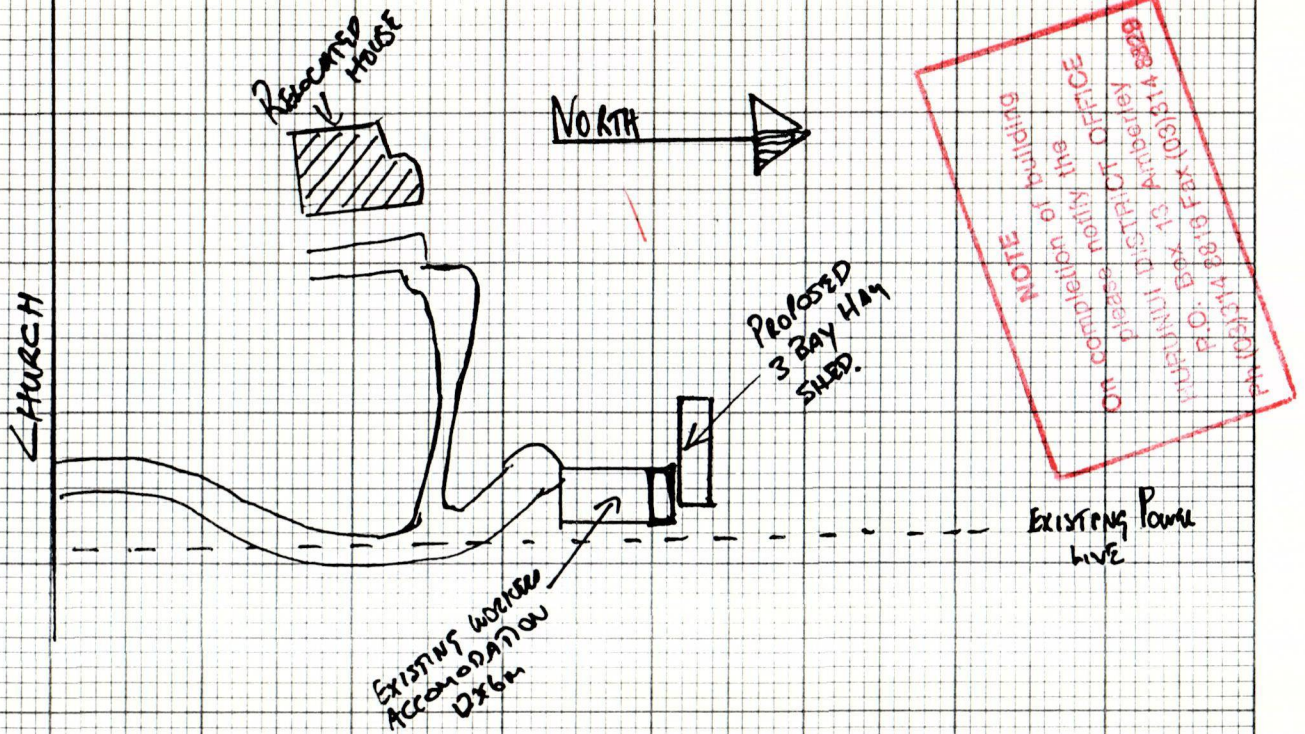
Name:



Date: 17-3-03

LOCATION PLAN.

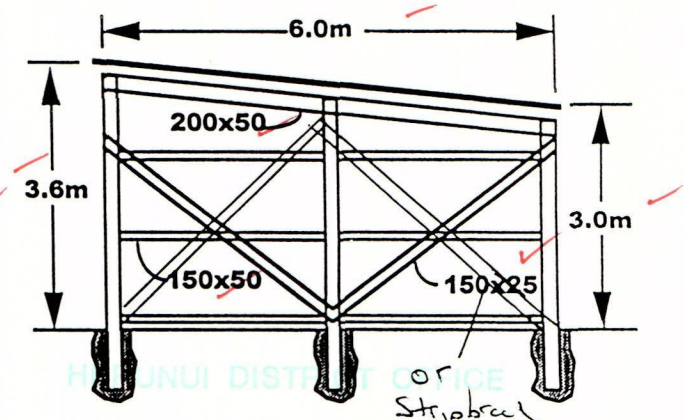
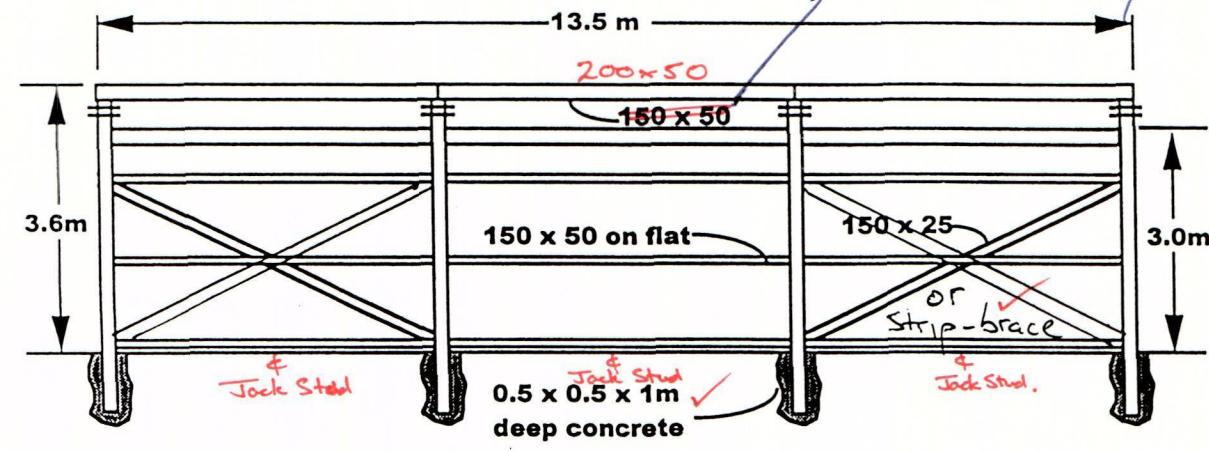
PA & FAM PARISH
157 CHURCH ROAD, GLENMARK
'PROPOSED 3 BAY HALL BARN'



SITE PLAN

Front Elevation

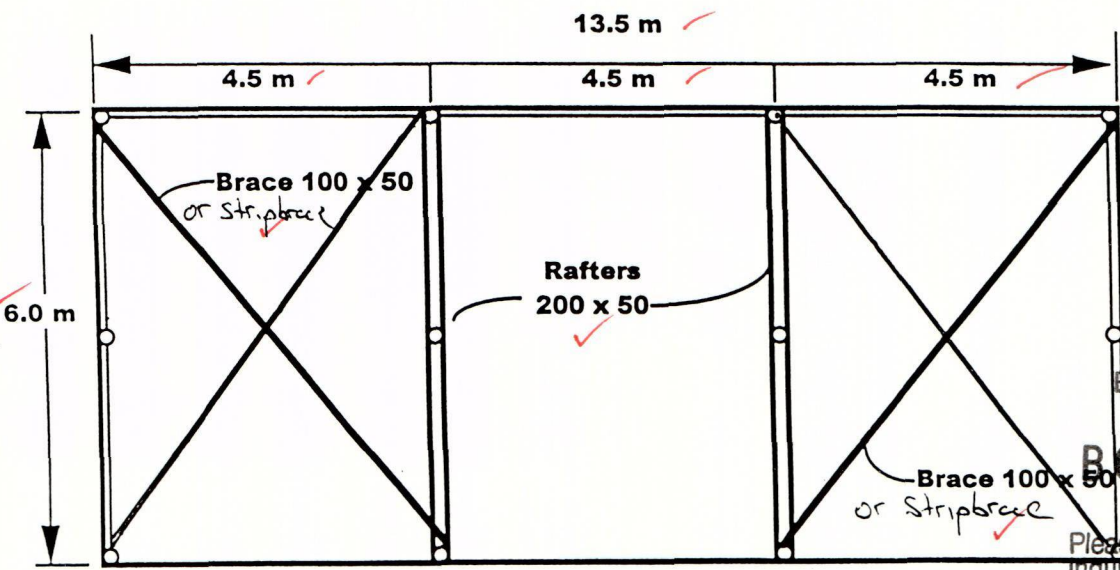
End Elevation



HURUNUI DISTRICT COUNCIL
AMBERLEY PH. (03) 314 1816

24 HOURS NOTICE MUST BE GIVEN
PRIOR TO FOUNDATION POUR,
BLOCK FILLING AND FIXING OF
INTERIOR LININGS.

[Handwritten signature]
BUILDING INSPECTOR



Plan showing pole spacing

Hurunui District Council
Building Consent Number

BC / 000189

Please quote this number with all
inquiries and inspection bookings

Proposed 3 bay shed for:

Length	13.5 metres
Depth	6.0 metres
Height Front	3.6 metres
Height Back	3.0 metres

SCANNED

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

P & F Parish
157 Church Road
AMBERLEY

No. 990438
Issue date 14/03/03

Project

Description	Resited Houses Being Stage 1 of an intended 1 Stages Relocate Dwelling includes Masport LE7000
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$55,412
Location	157 Church Road, Omihi 1108/157
Legal Description	LOT 1 DP 71033 PT LOT 1 DP 76532 BLKS XV I XVII WA
Valuation No.	2135005404

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:

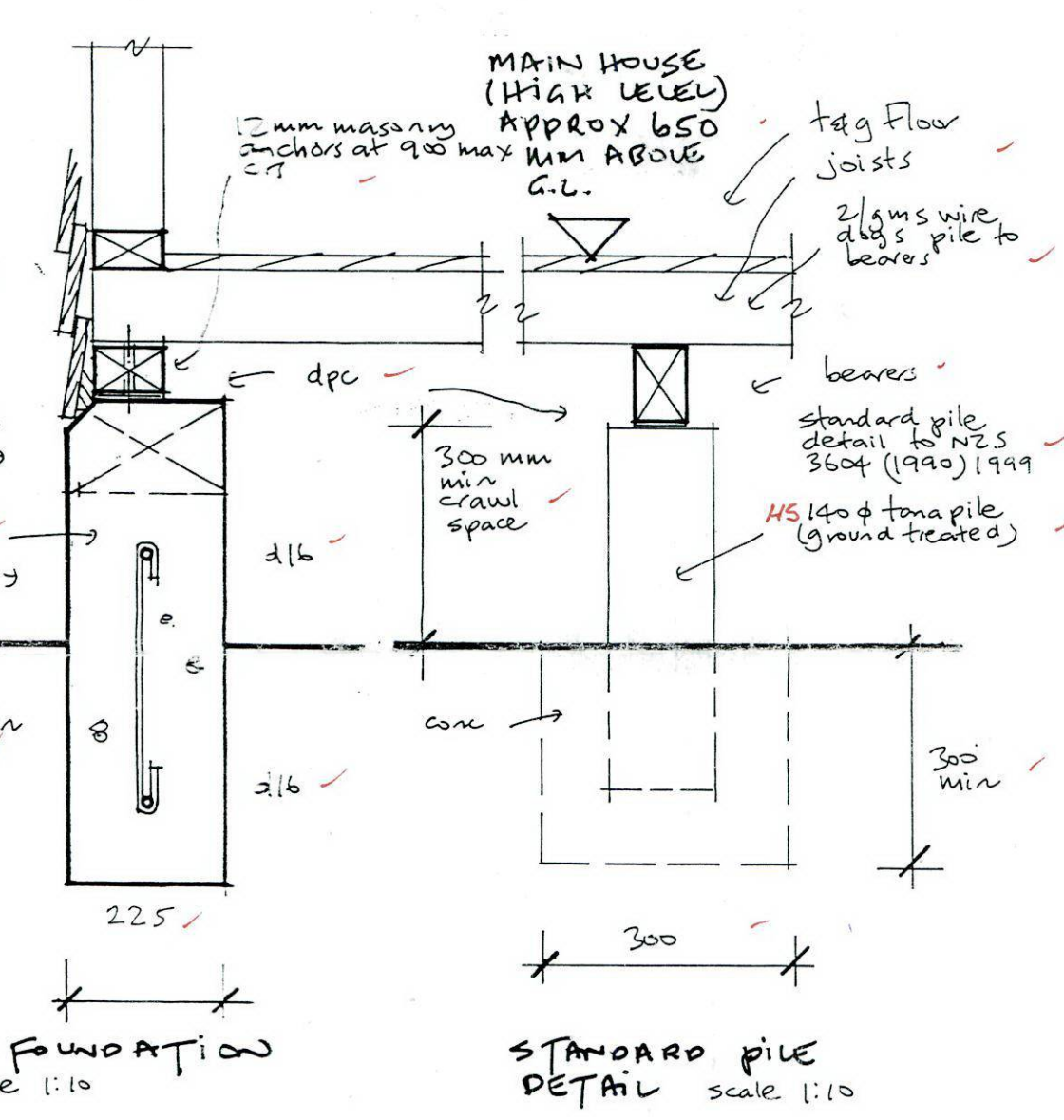


Date: 14-3-03

HURUNUI DISTRICT COUNCIL
These plans and specifications must be read with the conditions attached to the Building Consent.
All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

NOTE
On completion of building
please notify the
HURUNUI DISTRICT OFFICE
P.O. Box 13 Amberley
Ph (03) 314 8816 Fax (03) 314 8829

BUILDING INSPECTOR - NOTE 3

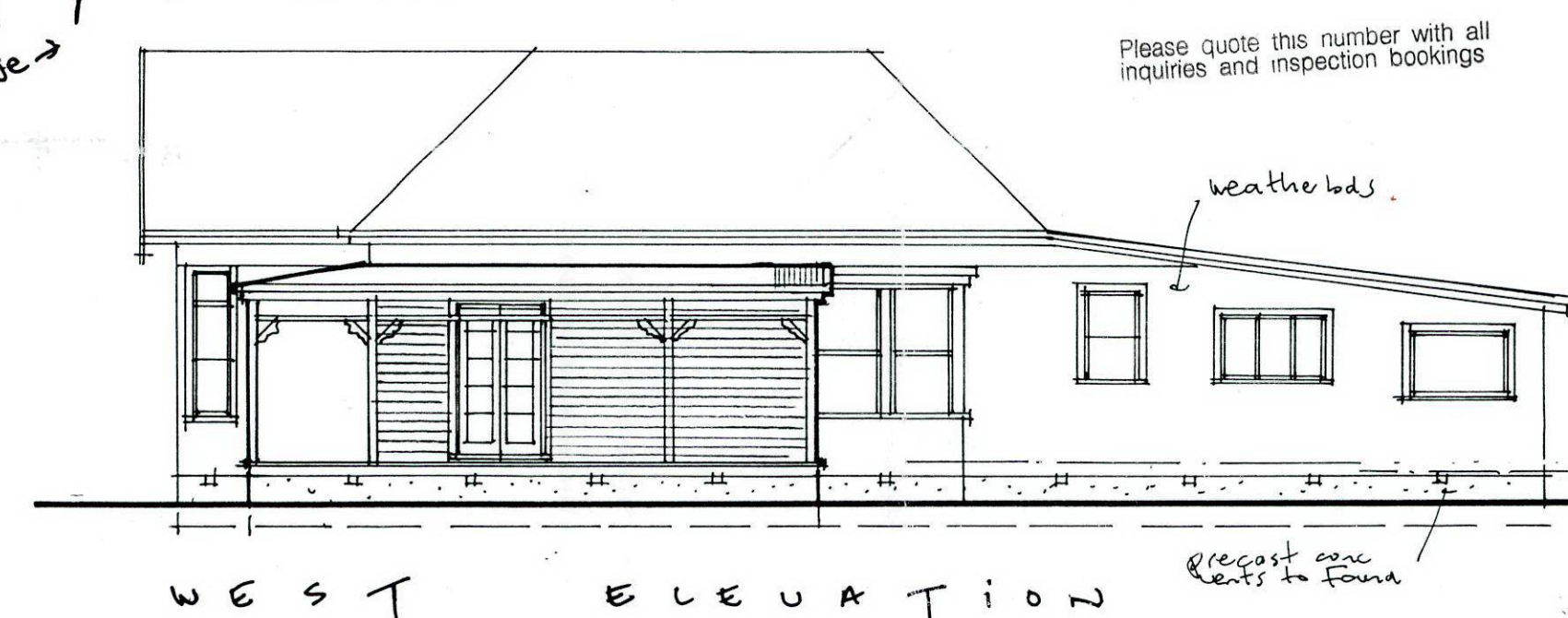


CAUTION
No work shall proceed until a
Resource Consent has been
obtained for this proposal.

Please quote this number with all inquiries and inspection bookings

weather bds →
chamfer conc ✓
Founds →
precast conc Found ✓
vents at 1.8 m ✓
max cs →
2 d 16 rds with
110 stirrups at ✓
400 crs
17.5 mpa Found ✓

STANDARD PILE
DETAIL scale 1:10

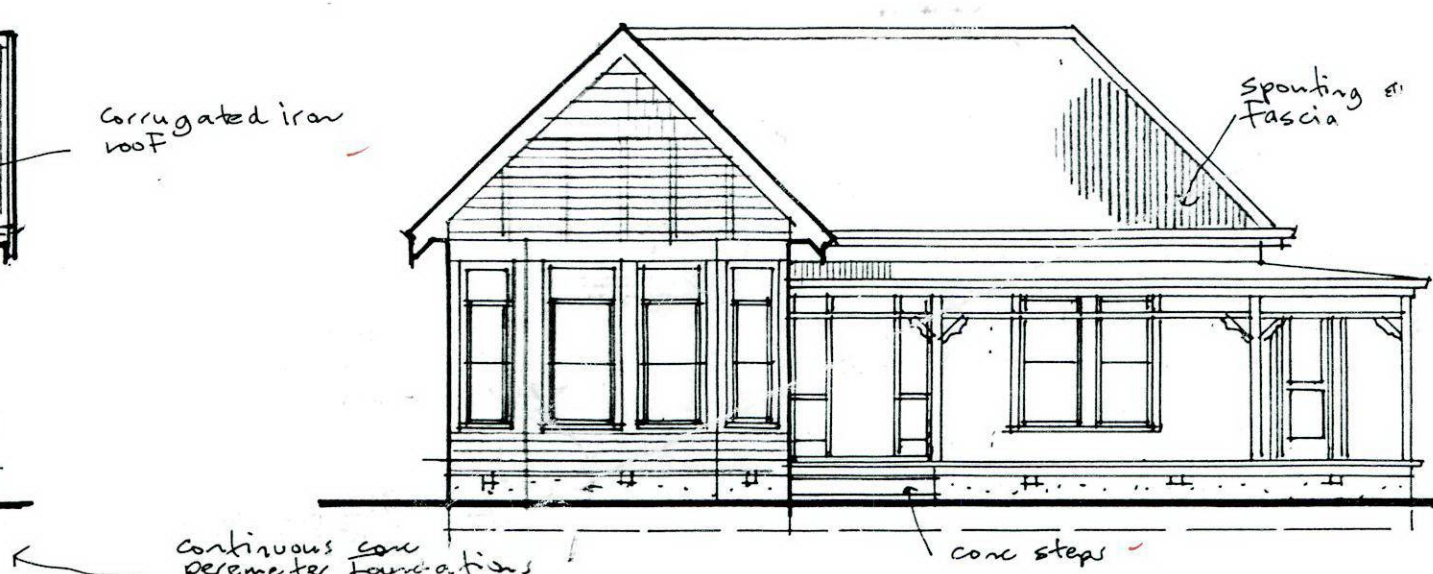


SITE PLAN nts

WEST ELEVATION

precast concrete

CONC RING FOUNDATION
DETAIL scale 1:10



SOUTH ELEVATION scale 1:100

EAST ELEVATION scale 1:100

NORTH ELEVATION

Lainy Building Relocators
15 Hanworth Ave Ch Ch
ph 349 4977

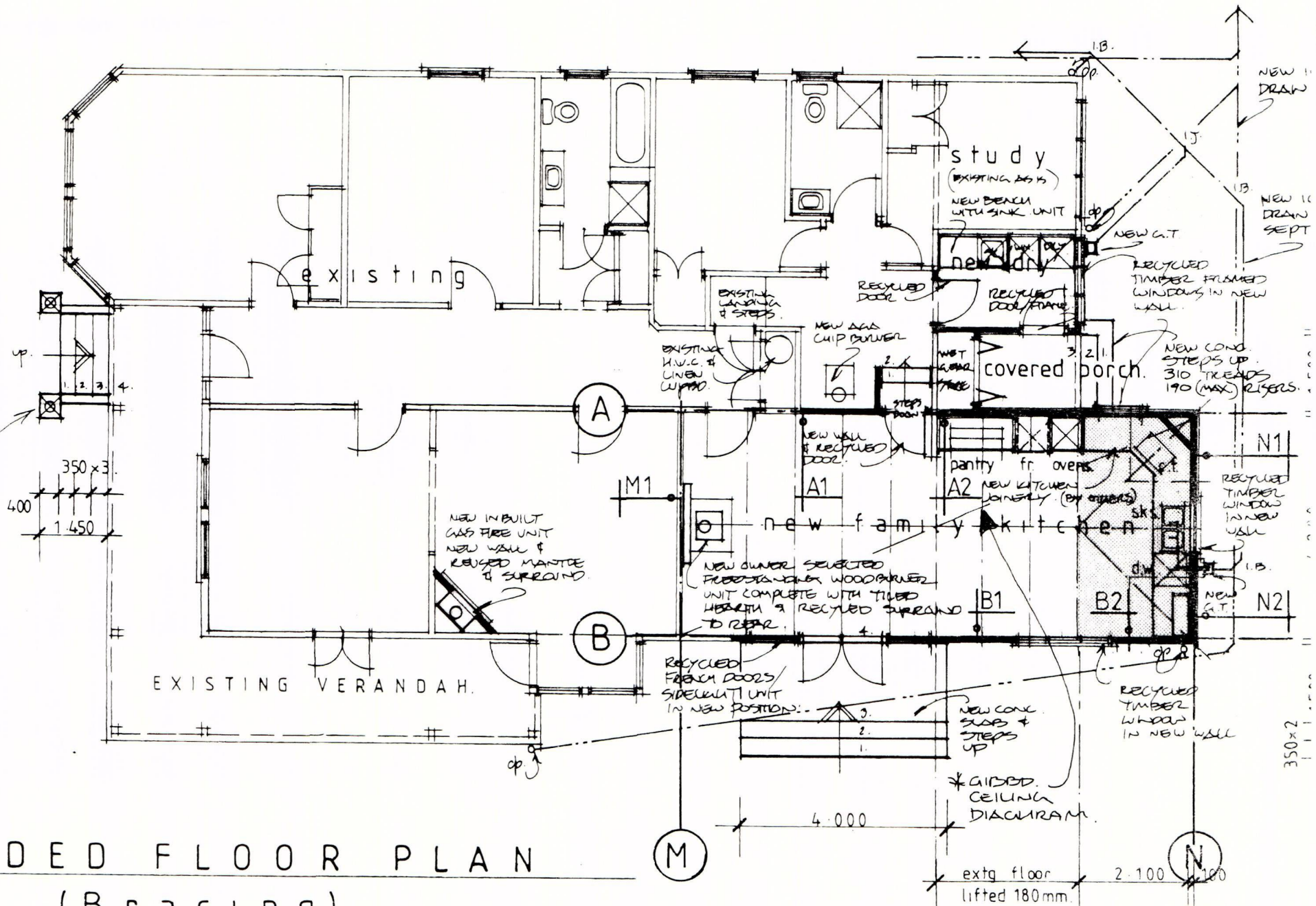
RELOCATION HOUSE for P & F PARISH DUNNOLLY VINEYARD 157 CHURCH RD. (R03
AMBERLEY) GLENMARK. House currently at N° 9 Nasbury St Ch Ch.

David Greenslade Design
45 Kirkwood Ave
Ch Ch 4
ph 3433 511 Fax 3433 513

SH T N° 1
OF 1.

24/11/90

EPS (EQ RISERS)
 (400) SIDES UP TO
 400 SQ CONC.
 ETE WITH
 MORTAR
 DP.

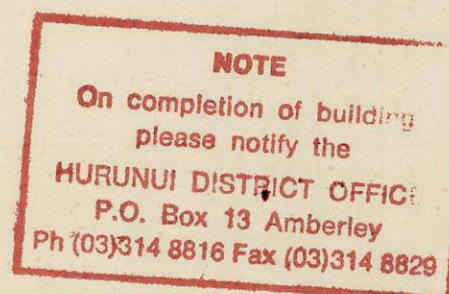


AMENDED FLOOR PLAN
 (Bracing)

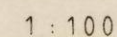
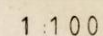
1:100

24 HOURS NOTICE MUST BE GIVEN
PRIOR TO FOUNDATION POUR,
BLOCK FILLING AND FIXING OF
INTERIOR LININGS.

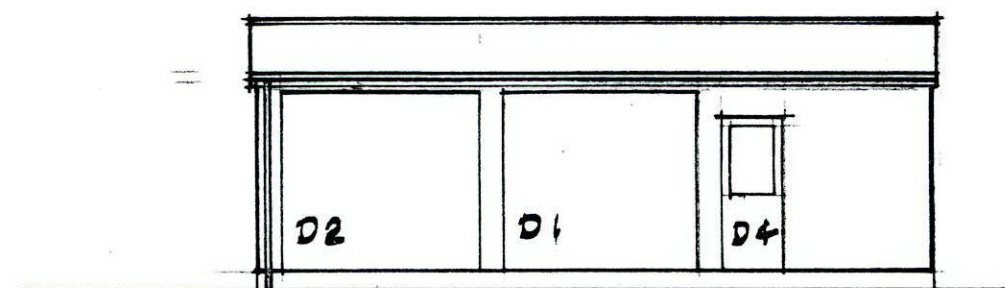
LINING AND FIXING OF
 LININGS
 Building Inspector



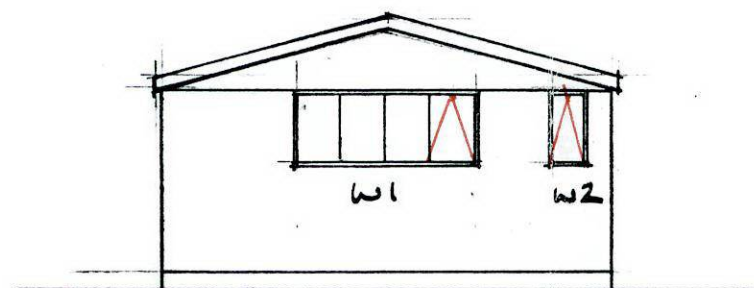
1 : 100



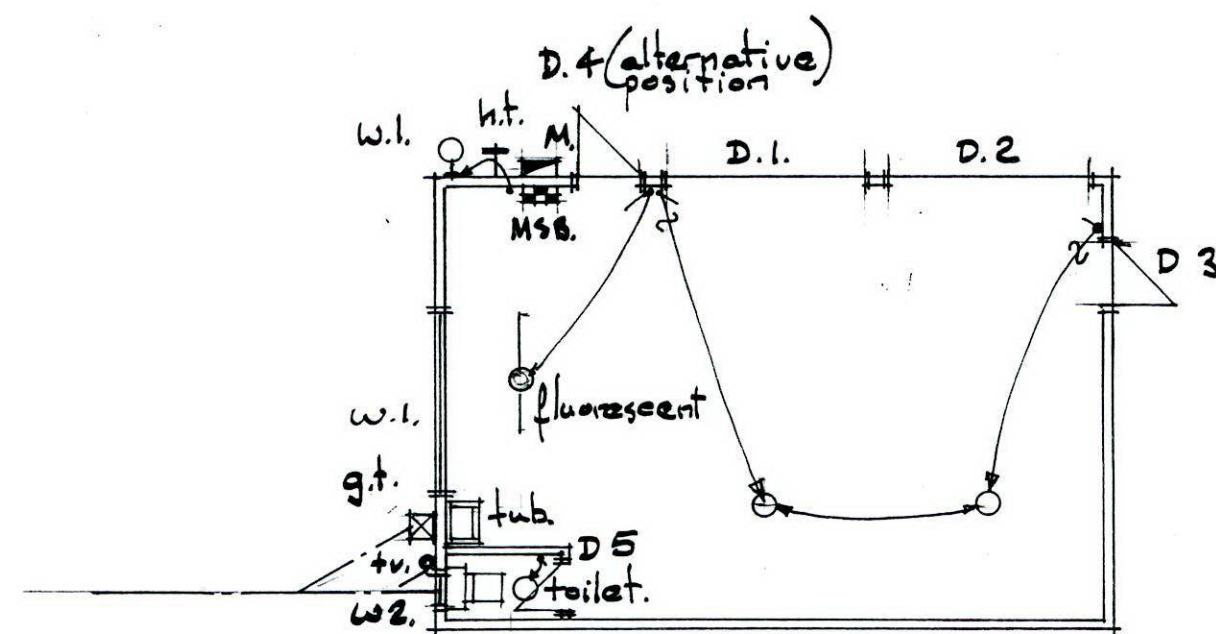
FEB 2000



SIDE ELEVATION



END ELEVATION



LEGEND.	
	Meter
	Main Switch Board.
	Hose tap
	Door
	Window.
	gully trap
	terminal vent
	wall light - sensor switch.

NOTE: Construction as standard by Veratile Buildings.

Drainage, Electrical and plumbing by client.

All work to comply with the N.Z. Building Code & NZS.3604.

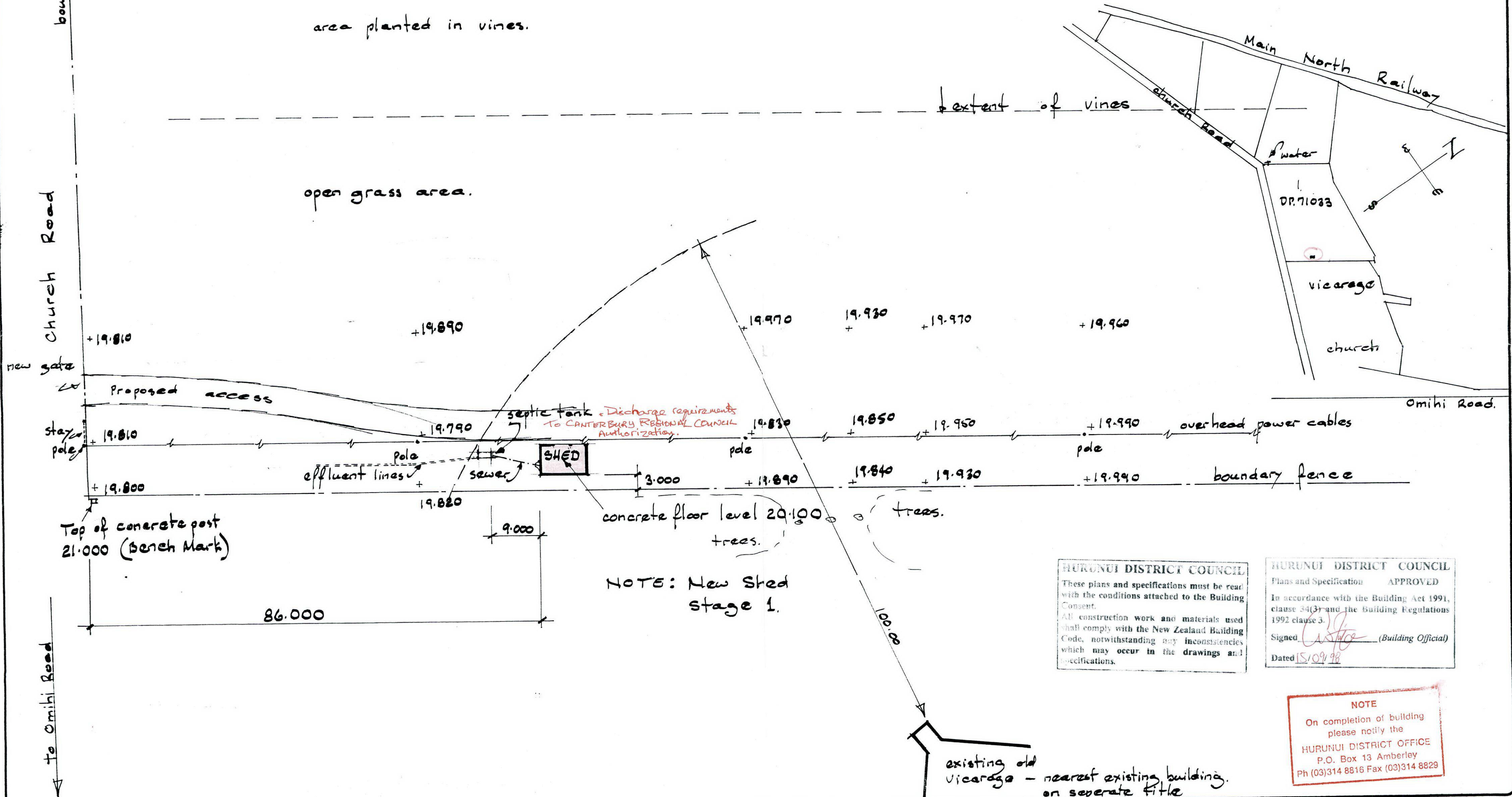
HURUNUI DISTRICT COUNCIL
These plans and specifications must be read with the conditions attached to the Building Consent.
All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

Ross Megget
ARCHITECTS
LIMITED
137 Victoria St CHRISTCHURCH
Phone (03) 3657-919 PO Box 25-057
Fax (03) 365 -7911

STORE SHED at CHURCH ROAD, WAIPARA - for Mr & Mrs. PARISH

PLAN of SHED (stage 1) ELEVATIONS			SHEET 2
DRAWN KM.	CHECKED	SCALES 1:100	SERIES OF
TRACED	DATE 7.8.78		REF

GLENMARK SETTLEMENT.



HURONUI DISTRICT COUNCIL

These plans and specifications must be read with the conditions attached to the Building Consent.

All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

MURUMU DISTRICT COUNCIL
Plans and Specification **APPROVED**
In accordance with the Building Act 1991,
clause 34(3) and the Building Regulations
1992 clause 3.
Signed [Signature] (Building Official)
Dated 15/09/92

NOTE
On completion of building
please notify the
HURUNUI DISTRICT OFFICE
P.O. Box 13 Amberley
Ph (03)314 8816 Fax (03)314 8829

Ross Megget
ARCHITECTS
L I M I T E D
137 Victoria St CHRISTCHURCH
Phone (03) 3657-919 PO Box 25-057
Fax (03) 365 -7911

STORE SHED at CHURCH ROAD, WAIPARA - for Mr & Mrs PARISH

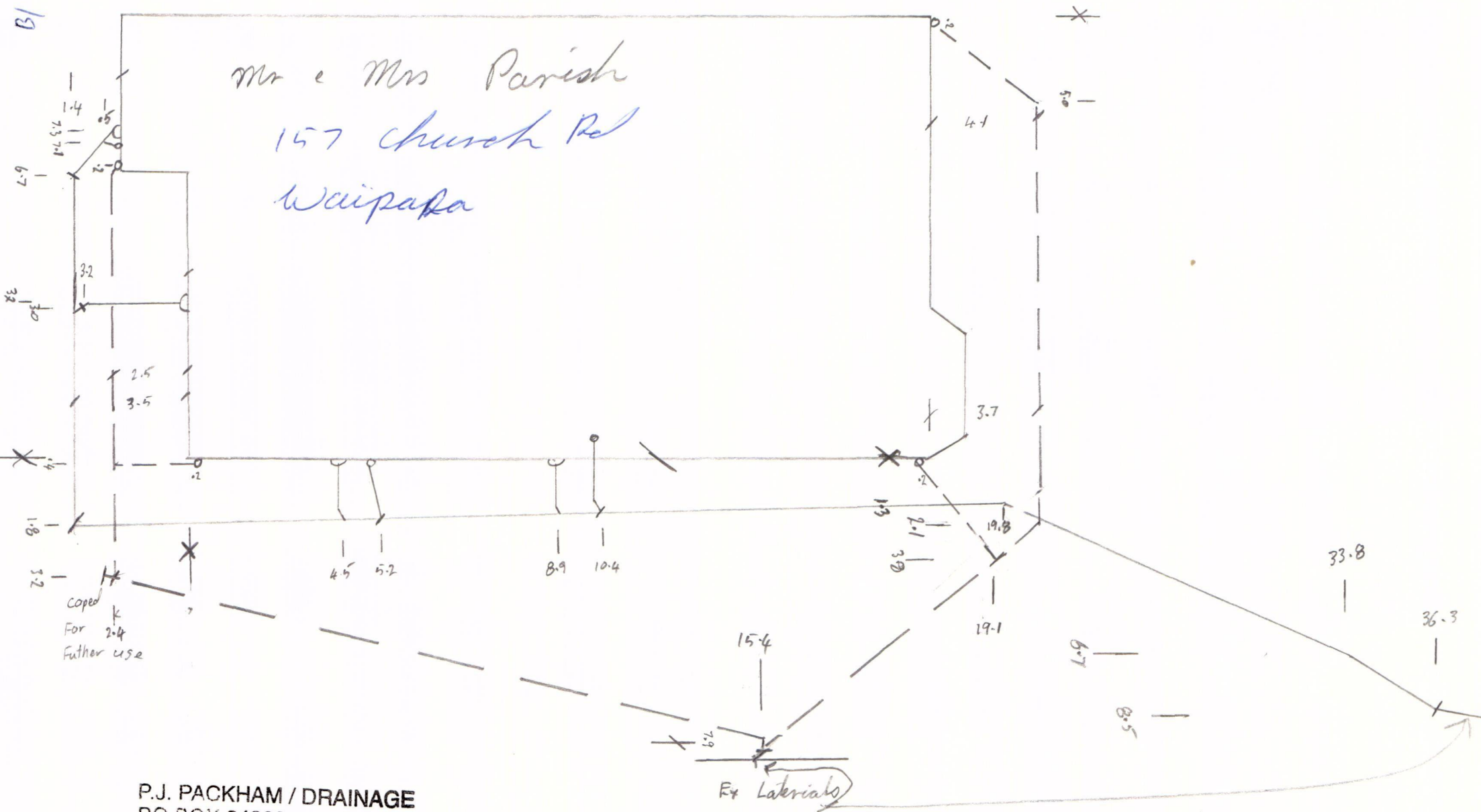
SITE and LOCATION PLANS

DRAWN <i>KM.</i>	CHECKED	SCALES <i>1:500</i>	SERIES OF
TRACED	DATE <i>7.8.98</i>	<i>(M.T.S.)</i>	REF

1108/157

B/off

Mr & Mrs Parish
157 Church Rd
Waipapa



P.J. PACKHAM / DRAINAGE
PO BOX 24262
4 MARLBOROUGH ST CHCH 1
PH/FAX (03) 389 6067 OR
PH (025) 345826

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

Peter Parish
157 Church Rd
AMBERLEY R D 3

No. 990092
Issue date 3/08/04

Project

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages Change use of Shed & add Veranda
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$6,000
Location	157 Church Road, Waipara 1108/157
Legal Description	LOT 1 DP 71033 BLK XVI WAIKARI SD BLK I TEVIOTDA
Valuation No.	2135005404

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: 3-8-04

157 CHURCH ROAD
WAIPARA 1108/157
LOT 1 DP 71033 PR
LOT 1 DP 76532 BLK A
XVI XVII WA
VAL. NR 2135005400
P.A. E.F.A.M. PARISH

HURUNJ DISTRICT COUNCIL
Plans and Specification APPROVED
In accordance with the Building Act 1991,
clause 34(3) and the Building Regulations
1992 clause 3.
Signed _____ (Building Official)
Dated 4/6/03

SHWR

Bateman London AL.
1.8 x. 3

W.C.

RECEIVED
15 MAY 2003

L'NG. RM

KITCHEN

KITCHEN WINDOW AL.
1.8 x .8

REMOVED HARDIES
LIVER BD →
over Bldg Paper. →
BEAM
(200x50) ✓

corrugated colour steel
ROOFING →

Boeing
Luminaire
Big gas pressure x4
350 x 350 x 750 D.

✓ 17.5 Mpa strength concrete

FASCIA #
MUSE
BOARD

200 x 100 Lintel.
Bay Windows 2.6 x 2.1

FRENCH DOORS
1.7x 2.1 ALU

NEW PERSONA

CLOSE
EXISTING
DOOR ✓

EXISTING
DOWN PIPE OUTLET

← BEAM (200 x 50)

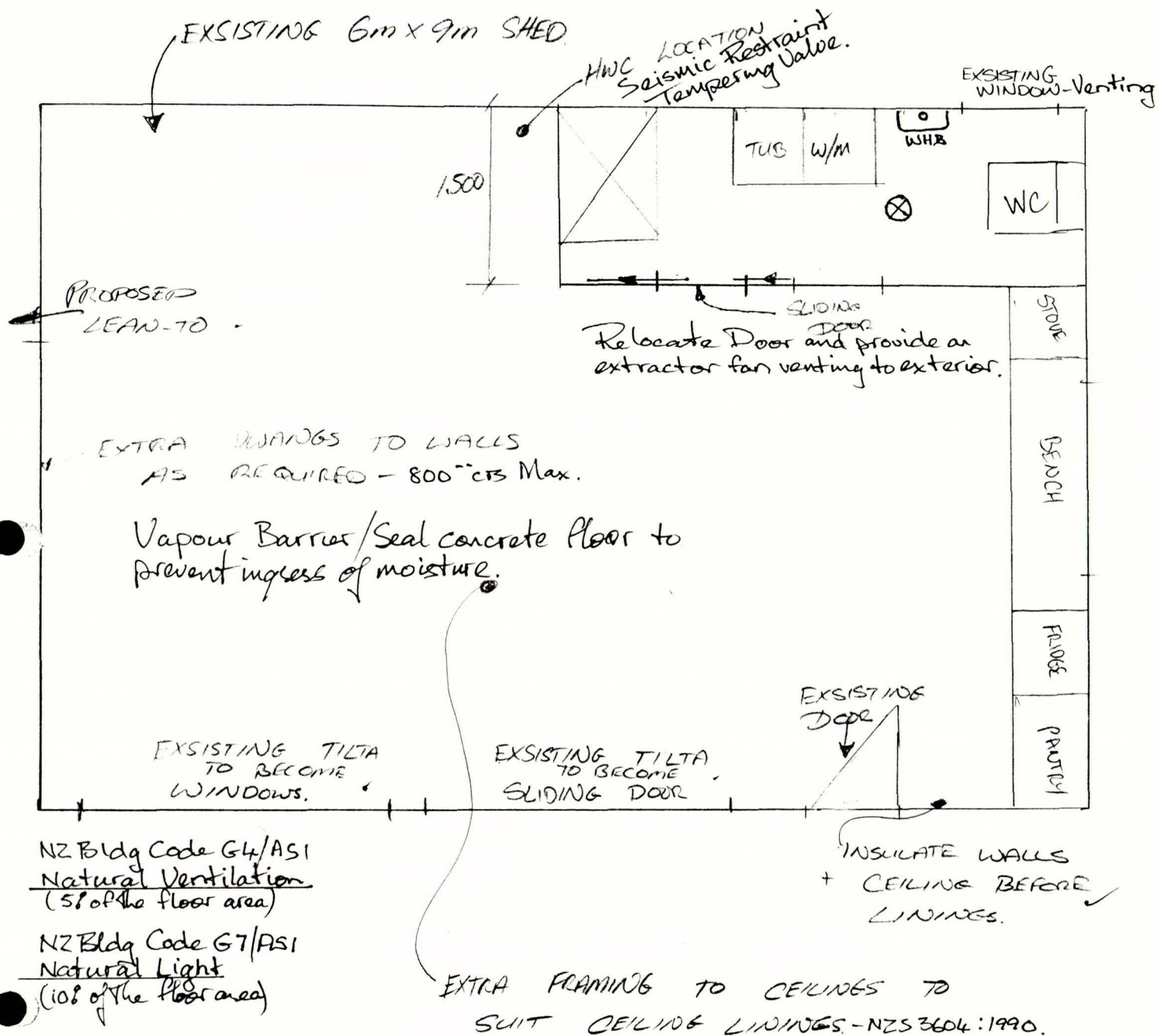
① —————> Run gutter
TRELLIS TO EXISTING
DOWN PIPES

TRELL
← 10x2

① → □ ^{BEAM}
SUTTER ↑ ^{VERANDA}
100 100x100 H3Treated
(above ground)

GRAPH PAPERS

19 cm x 29 cm (in)



DETAILS FOR CHANGE OF INTENT
FOR SHED → DWELLING FOR
PETER PARSHI, CHURCH ROAD,
WAIPARA

HURUNUI DISTRICT COUNCIL

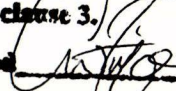
These plans and specifications must be read with the conditions attached to the Building Consent.

All construction work and materials used shall comply with the New Zealand Building Code, notwithstanding any inconsistencies which may occur in the drawings and specifications.

HURUNUI DISTRICT COUNCIL

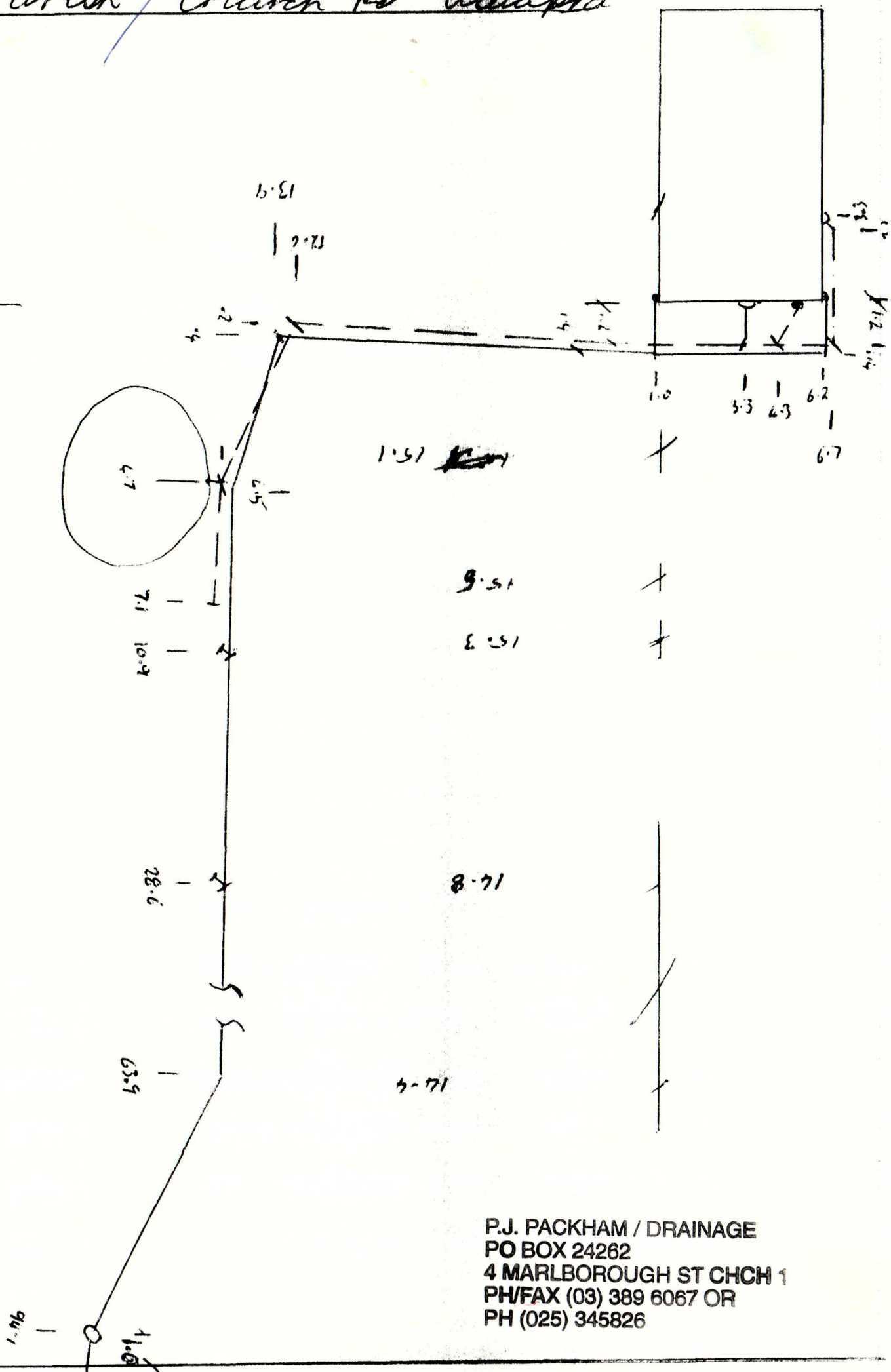
Plans and Specification **APPROVED**

In accordance with the Building Act 1991, clause 34(3) and the Building Regulations 1992 clause 3.

Signed  (Building Official)

Dated 18/12/99

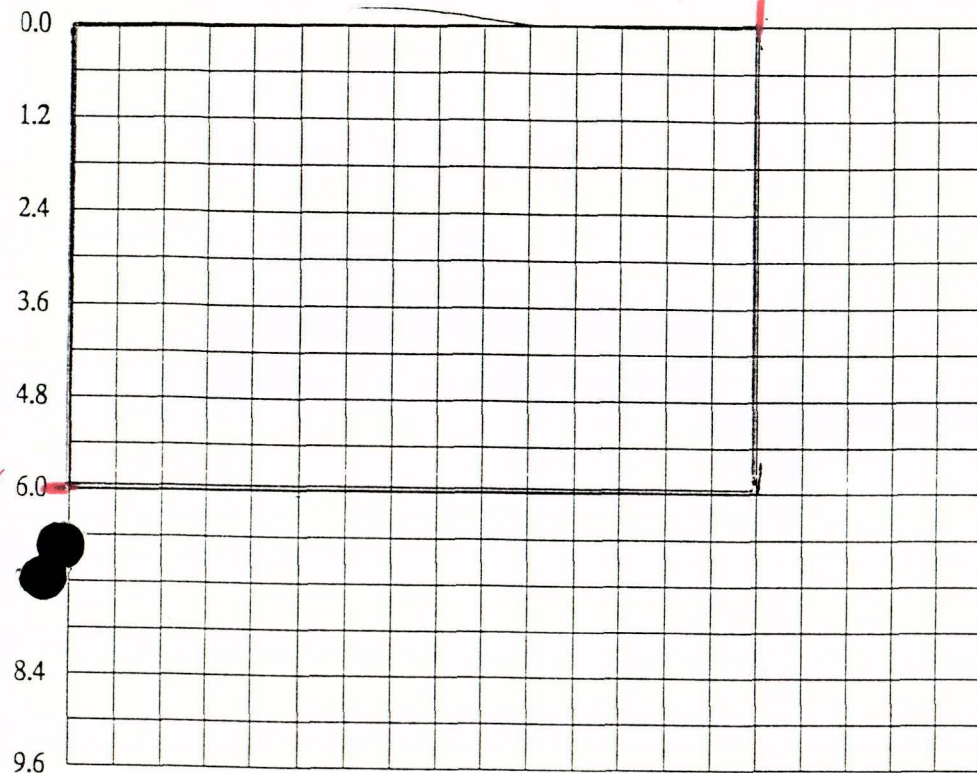
Parish Church Rd Uluapra



P.J. PACKHAM / DRAINAGE
PO BOX 24262
4 MARLBOROUGH ST CHCH 1
PH/FAX (03) 389 6067 OR
PH (025) 345826

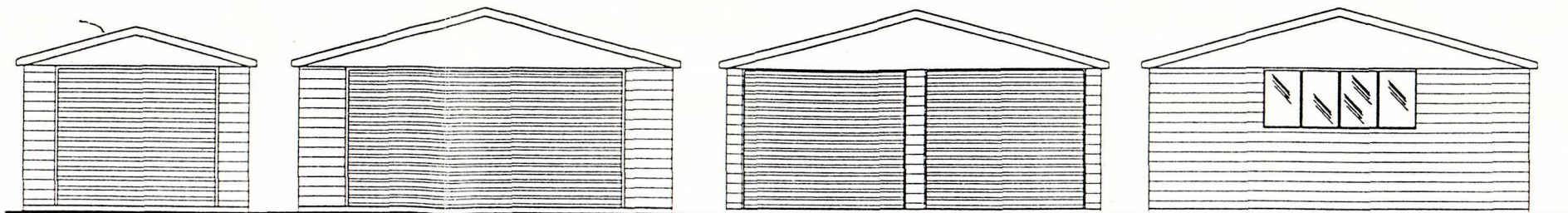
Building Length (Ridge Line)

1.2 2.4 3.6 4.8 6.0 7.2 8.4 9.6 10.8 12.0

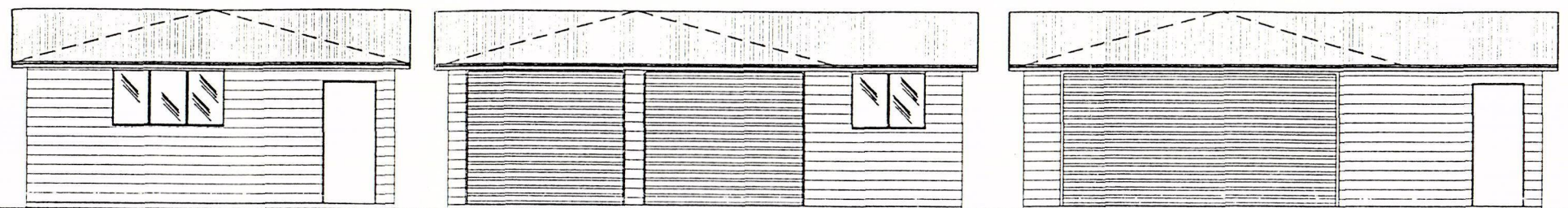


FLOOR PLAN 1:100

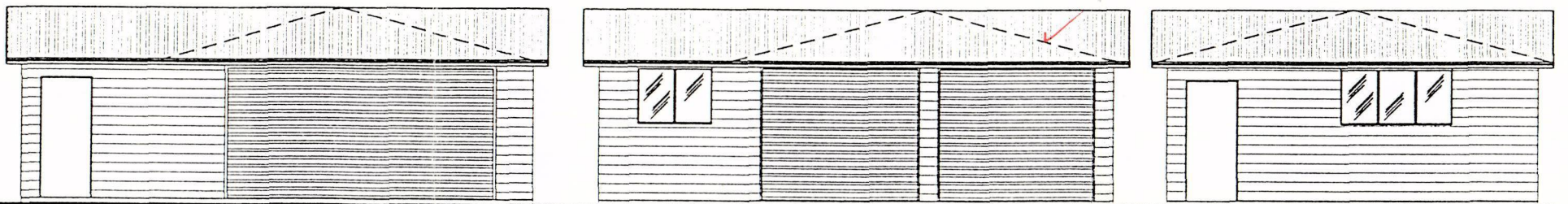
FLOOR AREA: m²



FRONT & REAR ELEVATIONS 1:100



SIDE ELEVATIONS 1:100



SIDE ELEVATIONS 1:100

HURUNUI DISTRICT COUNCIL
Plans and Specification APPROVED

In accordance with the Building Act 1991,
clause 34(3) and the Building Regulations
1992 clause 3.

Signed: (Building Official)

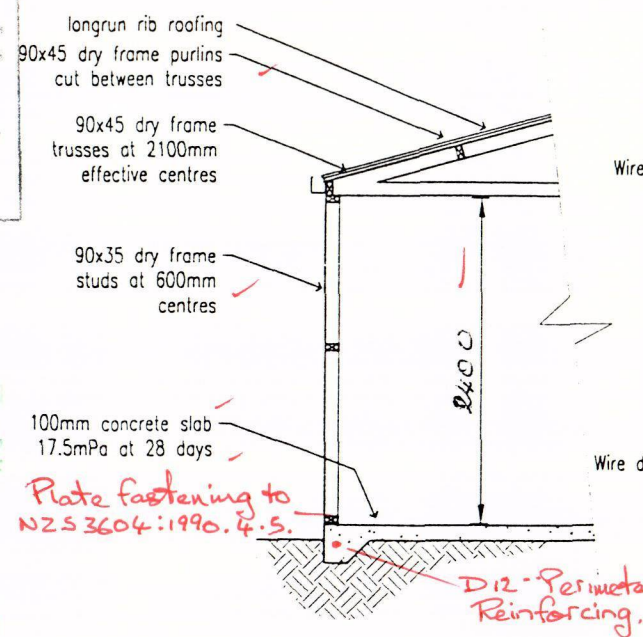
Dated 15/09/98

HURUNUI DISTRICT OFFICE

AMBERLEY PH. (03) 314 8816

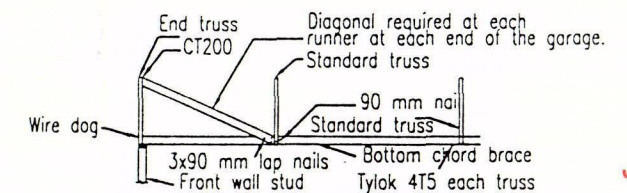
24 HOURS NOTICE MUST BE GIVEN
PRIOR TO FOUNDATION POUR,
BLOCK FILLING AND FIXING OF
INTERIOR LININGS.

FOUNDATION DETAIL

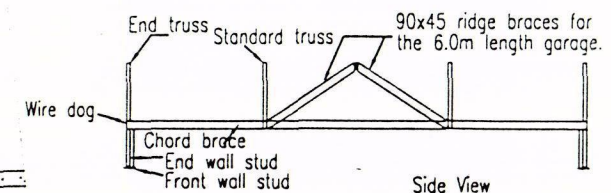


TYPICAL SECTION

DETAILS



BOTTOM CHORD BRACE DETAIL
For all widths 5.4m wide & over apart from
6.0m x 6.0m garage (as below)



RIDGE BRACING FOR
6.0m x 6.0m GARAGE

BOTTOM CHORD BRACE DETAIL

Note: Construction to comply with NZS 3604 (1990)
and the New Zealand Building Code 1992
REFER TO PRODUCER STATEMENT

SCALE: 1:100
DATE: Sep '97
DRAWN: B.O'Connor VG-1301A

SHEET: 1
OF:

GENERAL

All work to comply with the New Zealand Building Code. This specification and drawings shall be read in conjunction with Gangnail Producer Statement for Design, dated 26 July, 1996.

FOUNDATIONS

Concrete floor shall be 17.5 MPA, 100mm thick. Footing as detailed.

WALL FRAMING

All timber shall be machine gauged and treated to T.P.A. specification H1 or Chemical Free Dry frame. Studs shall be 90x35 dry frame at 600 c/s and housed into plates with dwangs housed into studs. Lay two ply malthoid d.p.c. under all plates. Refer Gangnail Producer Statement CH3900/107 for timber grade options and specification.

ROOF FRAMING

Purlins shall be 90mm x 45mm on edge at 1100 max c/s fixed to Gangnail 15 degree trusses at centres shown below. Fix purlins and trusses as detailed in Gangnail Producer Statement for Design.

SIDE ENTRY OPENING LINTELS

Refer Soon Loo Consultants Ltd Producer Statement for Design, dated February 1997, for side entry lintels table below relates to Low Wind, up to 0.3 Snow (Kpa). Refer Producer Statement for others.

Clear Span	Truss Span: 6000	Truss Span: 6600 & 7200	Truss Span: 7800-9000
Max. span 2.7	170 x 45 LVL Lintel	170 x 45 LVL Lintel	200 x 45 LVL Lintel
Max. span 3.0	240 x 45 LVL Lintel	240 x 45 LVL Lintel	240 x 45 LVL Lintel
Max. span 4.5	240 x 45 LVL Lintel	240 x 45 LVL Lintel	240 x 63 LVL Lintel
Max. span 4.8	240 x 45 LVL Lintel	240 x 63 LVL Lintel	300 x 45 LVL Lintel

Trusses butted to lintel with 90 x 45 lumberlock joist hanger.

ROOFING

Shall be 0.44 B.M.T. steel longrun rib roofing, fixed with 65/75mm weatherseal spiral shank nails, over building paper on Ultra-Violet fast lashing.

WALL CLADDING

Shall be Superceded
Fix in accordance with Gangnail Producer Statement for Design.

ROOF BRACING

For all buildings fix Lumberlok roof plane strap bracing in accordance with Gangnail Producer Statement for Design.

WALL BRACING

For Superceded 300 horizontal weatherboard fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3604. For steel sheet weatherboard cladding no metal angle bracing is required, refer Gangnail producer statement.

VERSATILE
BUILDINGS

PROJECT TITLE

Proposed Garage For:
Peter Parish

DRAWING TITLE

VERSATILE GARAGE

10 OFFICE:
WATERLOO ROAD

PH: (03) 348-8704
FAX: (03) 348-9093

area planted in vines.

extent of vine

open grass area.

Church Road

new gate

stay pole

Top of concrete post
21.000 (Bench Mark)

To Omih Road

+19.810

+19.890

Proposed access

+19.810

+19.800

+19.790

effluent lines

pole

+19.820

+9.000

sewer

SHED

concrete floor level 20.100
trees.

NOTE: New Shed
stage 1.

18.9.98.

Amended string.

+19.970

+19.930

+19.970

+19.830

+19.850

+19.950

pde

+19.890

+19.840

+19.930

trees.

~~1108/57~~

existing old
vicarage - nearest
on sep

100.00

Parish. Church Rd, Wauapre

1108/157 1664/409

