

PROPERTY INFORMATION

A

+ S

AMY + SHAR

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STATEMENT OF PASSING OVER

This information has been supplied by the vendor or third party. A+S (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation seeking the relevant independent legal or technical advice.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **CB33F/740**
Land Registration District **Canterbury**
Date Issued 11 September 1990

Prior References

CB10/127 CB10K/1403

Estate Fee Simple
Area 1765 square metres more or less
Legal Description Lot 2 Deposited Plan 56424

Registered Owners

Kristoffer Gary Batchelor as to a 1/2 share
Jade Nicole Kara as to a 1/2 share

Interests

Fencing Covenant in Transfer 910754.1 - 5.12.1990 at 9.01 am
12545677.3 Mortgage to TSB Bank Limited - 2.9.2022 at 3:12 pm

<p>Approvals</p> <p><i>[Signature]</i></p>	<p>Applicant</p> <p><i>[Signature]</i></p>		
<p>Total Area ... 24.50m²</p> <p>Comprised in C.T. 6/23, 10/27 & 10K/403 & Pt. C.T. 6/24-5</p>		<p><i>I. Colin Edgar, Head</i></p> <p>Registered Surveyor and holder of an annual practicing certificate in the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and regulations are correct and have been made in accordance with the Survey Act 1980 and that the survey has been made in accordance with the Survey Act 1980 and that the survey has been made in accordance with the Survey Act 1980.</p> <p>Dated at Christchurch, this 10th day of May 1990 Signature <i>[Signature]</i></p>	
<p>Field Book</p> <p>Reference Plan D.P. 22549, 24146, 4057, 42607</p> <p>Examine T. Edwards Correct</p>		<p>Approved as to Survey</p> <p><i>R. Neulof</i> Chief Surveyor</p> <p>29.1.1990 day of September 1990</p> <p>Deposited this 11th day of September 1990</p> <p>Asst Deputy Land Registrar</p>	
<p>LAND DISTRICT Canterbury</p> <p>SURVEY BLK. & DIST. VII Hororata</p> <p>NZMS 261 SH 1-35 RECORD MAP No</p>		<p>TERRITORIAL AUTHORITY Selwyn District</p> <p>Surveyed by C. E. Heald</p> <p>Scale 1:500 Date March 1990</p>	
<p>Lot 1 being Definition of Lot 6 & Pt Lots 5 & 10 Blk I D.P. 10</p> <p>& Lot 2 being Definition of Lots 5, 7, 9, 11, 14 & 15 Blk III D.P. 10</p>		<p>DP 56424</p> <p>Received 24.5.90</p> <p>Instructions</p>	

910754.1 T

Approved by the Registrar-General of Land, Wellington, No. 425114.2/81

MEMORANDUM OF TRANSFER

PETER KERR of Whitecliffs, Farmer and **DEBRA ANNE KERR** his wife

(herein called "the Transferor") being registered as proprietor of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda under-written or endorsed hereon in the piece or pieces of land herein described containing 1765m² or thereabouts

being Lot 2 Deposited Plan 56424 and being all the land in Certificate of Title Volume 33F Folio 740 (Canterbury Registry)

PURSUANT TO an Agreement dated 28.10.90 and

In Consideration of the sum of \$15,000.00

paid to the Transferor by **MICHAEL LESLIE HALL** of Glentunnel, Ski Field Maintenance Officer

(herein called "the Transferee") the receipt of which sum is hereby acknowledged **Hereby Transfers** to the Transferee all the Transferor's estate and interest in the said piece or pieces of land.

The transferee shall be bound by a fencing covenant as defined in Section 2 of the Fencing Act, 1978 in favour of the Transferor.

In Witness Whereof these presents have been executed this 14th day of November 1990

EXECUTED by the Transferor
PETER KERR and
DEBRA ANNE KERR

D. Kerr *Peter Kerr*

~~by the officiating officer~~

in the presence of

*Paul
Solicitor
Christchurch*

MEMORANDUM OF TRANSFER

2.12.1

Correct for the purposes of the Land Transfer Act

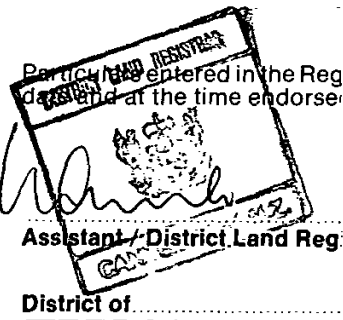
SOLICITOR FOR THE TRANSFEREE

I hereby certify that this transaction does not contravene the provisions of Part 11A of the Land Settlement Promotion and Land Acquisition Act 1952.

SOLICITOR FOR THE TRANSFEREE

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

SOLICITOR FOR THE TRANSFEREE



FEES PAID HEREON

AVAILABLE

TO 1 / 2 / 91

A.L.R.

GODFREY, DUNCRAFT & FRENCH
SOLICITORS
CHRISTCHURCH

9.01 05.DEC90 C 910754/1
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTEBURY
ASST LAND REGISTRAR



Land Information Memorandum **L251463**

Application

A + S Real Estate Limited
41E South terrace
Darfield 7510

No.	L251463
Application date	30/06/2025
Issue date	10/07/2025
Phone	02040801668

Property

Valuation No.	2422023700
Location	218 Whitecliffs Road
Legal Description	LOT 2 DP 56424 BLK VIII HORORATA SD
Owner	Batchelor Kristoffer Gary and Kara Jade Nicole
Area (hectares)	0.1765

The certificate of title submitted with this application, shows easements, covenants, encumbrances or caveats registered on the title, for further information a copy of these can be obtained from Land Information New Zealand 112 Tuam Street.

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/09/24. For further information please contact Council's Rates Department.

Revaluation Year	2024
Land	\$ 270,000
Capital Value	\$ 530,000
Improvements	\$ 260,000

Current Rates Year 2025 to 2026

Annual Rates	\$ 3,558.95
Current Instalment	\$ 889.75
Current Year - Outstanding Rates	\$ 770.78
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/09/25

Next Revaluation Due 2027.

The rates listed for this property are correct as at the date of this report being issued.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates team if you require clarification on 0800 SELWYN (735 996).

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

Planning/Resource Management

Partially Operative District Plan: SETZ

Operative District Plan Zoning: Whitecliffs Living 1

The Council has undertaken a review of the Operative District Plan and through this process it has developed a New District Plan ('The Partially Operative District Plan') which provides clear objectives, policies and rules to manage the effects of land use activities on the environment, but also sets a clear direction for our district's development and reflects our communities' needs and expectations. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

The period for lodging appeals against decisions on the Partially Operative District Plan closed on the 6th of October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27th November 2023. Many provisions in Partially Operative District Plan are now beyond challenge and are operative/treated as operative (pursuant cl 103 of Schedule 1 and s86F of the Resource Management Act (1991)). The Operative District Plan now only applies where a relevant provision in the Partially Operative District Plan remains subject to appeal. For more information visit <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

Planning Notes

The information provided on this LIM has come from the information lodged against the property file/information and GIS at the time of processing. Please note that the resource consents, fill certificates and other relevant property files listed are based on what is available on our general property information, and that there may be other documents for the property which have not yet been added to the property record.

Resource Consents often contain a multitude of information and reports that are not ordinarily separately referenced or included in the LIM itself. Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

Preliminary Site Investigation Reports, Detailed Investigation Site Reports and Geotechnical Reports are submitted as part of the subdivision Resource Consent Process it is not likely to be currently of relevance in relation to the "land concerned", otherwise it would be elsewhere noted on the LIM to the extent any issues still apply following subdivision).

Any resource applications or consents that may contain information relating to the land which is not otherwise included in the LIM, including Geotechnical, Environmental and other expert reports, can be obtained via Selwyn District Council Information Management team on information.management@selwyn.govt.nz

Building

6/08/20	Building Consent 201509 Upgrade Failed Wastewater System. Existing Septic Tank To Boulder Pit To Be Replaced With Secondary (Aerated) Tank To Drip Line - Surface Laid. Code Compliance Certificate Issued 19/08/20
17/04/15	Building Consent 150316 Additions To Existing Dwelling And New Garage Code Compliance Certificate Issued 26/01/18
28/11/03	Building Consent 031629 Installation Of Solid Fuel Heating Code Compliance Certificate Issued 16/07/04
24/01/92	Building Permit 0360p/D Plumbing & Drainage Permit Only
24/01/92	Building Permit J61705 Erect Dwelling Permit Only

No Code Compliance Certificate is required for a Building Permit. For those Building Consents with numbers that follow on from R410707 a Code Compliance Certificate is required. Consent R410707 is the first Building Consent issued by this Council which was not necessarily for this property.

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

Schedule 1 Exempt Building Work

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation. Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

Services

Water

Council water scheme is available and connected.

This property has a restricted water supply connected to the MH Hartleys Water Supply Scheme. For any further information, please contact water.services@selwyn.govt.nz.

The Selwyn District Council Water Bylaw 2008 is applicable. A copy can be found at <http://www.selwyn.govt.nz/your-council/bylaws/current-bylaws>

The water supply for this property is restricted and rated at 2 Units. As a restricted supply you are required to have a minimum of 3 days on property tank storage. i.e. if you receive 2 units your minimum tank size will be 6000 litres.

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be owned by the property owner and will be maintained under the building compliance schedule in addition to any other on-site backflow devices deemed necessary by the building department.

If, during a Civil Defence emergency event the water supply is not operational, Council's immediate focus for its staff and resources will be to bring the supply back into operation. Depending on the size and scale of the event, it may be difficult to meet everyone's needs so property owners are asked to take personal responsibility for drinking water.

As a precaution, the Council would also recommend from a drinking water perspective that a property owner also has bottled water available to meet their immediate drinking water needs of all individuals living on the property for a 72hr period (the recommended amount is 4 litres of water per person per 24hrs).

For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

Sewer

Council sewer scheme is not available.

On-site sewage treatment and disposal.

The property is not serviced through Council sewer network. Any onsite wastewater treatment or changes to it will require Environment Canterbury consent.

If there is an existing domestic onsite wastewater treatment system on this property, the owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

Any new or replacement of domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury and may require consent from the surrounding properties for a variety of discharges. This could have an adverse effect on the neighbouring property in relation to odour, potable water supply quality, or be of a general nuisance factor.

Information regarding what consents have been granted for this or surrounding properties can be obtained by contacting the issuing authority Environment Canterbury.

Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited onto the land over time. If any soil tests have been carried out, please forward a copy to the Council in order for the records to be updated.

For those properties not connected to a Council reticulated sewer system, it is important that the effluent system is regularly checked and maintained. You should also be aware of the limits on what can and should not be disposed of through these systems. Any concerns should be referred to an organization that carries out checks and maintenance or to the product manufacturers.

Stormwater

Stormwater to soak hole

This property may be located within an area covered by Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Note – the above describes the current roof water disposal type and does not reflect the future situation, which should be determined as part of the subdivision (if applicable). For more information please contact Council.

Copy of drainage plan attached.

If you have any questions about the Water, Sewage or Stormwater information above please contact the Selwyn District Council Water Department at 0800 SELWYN or contactus@selwyn.govt.nz

Kerbside Waste Collections

Council refuse and recycling collection available Wednesday

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these access ways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

[Selwyn District Council - Collection Days & Routes](#)

If your address shows “no results found”, this means

- your property is not serviced directly by kerbside collections, OR
- you have a new property and either:
 - o you have requested for your property to be added to the route and it is in the process of being added, OR
 - o you have not yet requested for your property to be added to the route, OR

Please contact Council for further detail.

Land and Building Classifications

Energy Infrastructure and Transport

None known

Hazard and Risk

Reference: Plains Flood Management Overlay

This property is identified in the Partially Operative District Plan as being located within a Natural Hazard Overlay. For further information visit

<https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/> or contact the duty planner on 0800SELWYN (0800735996)

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

None known

Area-specific matters

None known

Land Notes

Land Notes: Whitecliffs township may be potentially adversely affected by erosion of the Selwyn River Terrace and landslips from the Malvern Hills.

Land Notes: Provision of adequate disposal facilities for effluent from on-site sewage treatment systems can be difficult in this area because of non-permeable subsoils. Replacement disposal systems may require specific design.

Listed Land Use Register (LLUR):

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publicly available database administered by Environment Canterbury called the Listed Land Use Register (LLUR). The Selwyn District Council may not hold information that is held on the LLUR, therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz.

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirement

Whitecliffs Road is a formed and sealed collector road maintained by Selwyn District Council.

Special Land Features

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A – Lee Zone	A7 – Outer Zone
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)		-
Exposure Zone		-

This property is located within the lee zone of the Southern Alps.

Any proposed building work may need specific engineering design, depending on the exposure of the proposed final construction site.

Exposure Zone Descriptions

Zone B: Low

Inland areas with little risk from wind blown sea-spray salt deposits

Zone C: Medium

Inland coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

Zone D: High

Coastal areas with high risk wind blown sea-spray salt deposits. This is defined as within 500 m of the sea including harbours, or 100 m from tidal estuaries and sheltered inlets.

Flooding

None known

Alluvion

None known

Avulsion

None known

Erosion

None known

Land Fill

None known

Slippage

None known

Ground Water Level

Less than 30m below ground

Soil Type

Ruapuna stony silt loam, bouldery phase

Liquefaction and Subsidence

None known

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

- a) Discharge consents.
- b) Well permits.
- c) Consents to take water.
- d) The existence of contamination and/or hazardous sites.
- e) Flooding.
- f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
 - a) The information may be relevant to the purposes for which this report is obtained;
 - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Schedule 1 Exempt Building Work

Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

It is the owners' responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Council's discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Information Management Team

Date: 10 July 2025

LIM Report Legend

Base Layers

Road

— Road

Railway

—+— Railway

District Boundary

--- District Boundary

Township Boundary

--- Township Boundary

Ratepayer Information

□ Ratepayer Information

Parcels

□ Parcels

PODP - Zones and Precincts

Precincts

■ Commercial Precincts

■ Industrial Precincts

■ Airfield Precincts

■ Rural Precincts

Zones

- Large lot residential zone
- Low density residential zone
- General residential zone
- Medium density residential zone
- Settlement zone
- General rural zone
- Neighbourhood centre zone
- Local centre zone
- Large format retail zone
- Town centre zone
- General industrial zone
- Special purpose zone

Zone and Water Services

Water_pt

- ▲ EQUIPMENT - BORE
- ▲ EQUIPMENT _ GENERATOR
- ▲ EQUIPMENT - SAMPLE TAP
- ▲ EQUIPMENT - OTHER
- FACILITY
- ★ FIRE PLANT
- ⊕ HYDRANT
- ▲ IRRIGATION
- NODE
- OBSOLETE
- ⊕ SUPPLY POINT
- TANK
- ⊗ VALVE

Water_In

- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE_BOUNDARY

Sewer_pt

- ◊ CHAMBER
- ▲ EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- ⊗ VALVE

Sewer_In

- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBSOLETE
- OUTLINE
- PIPE_GRAVITY
- PIPE_RISINGMAIN
- SITE_BOUNDARY

Storm_pt

- CHAMBER
- ▲ EQUIPMENT
- FACILITY
- ✱ INLET/OUTLET
- ▣ MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- ⊗ VALVE

Storm_In

- CHANNEL
- DIM LINE
- MANAGEMENT
- NON SDC SERICE
- OBSOLETE
- OUTLINE
- PIPE
- SITE_BOUNDARY
- ▲ Soakhole w/Hoz Soakage
- StopBank

Storm_py

- CATCHMENTS
- CONSENT AREA
- GROUNDWATER LESS 6M
- OUTLINE OF BASIN
- RATED AREA

Stormwater Management Area

- Stormwater Management Area

West Melton Observatory Zone

- West Melton Observatory Zone

Planning Zones

- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living West Melton (North)
- Living Z
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills
- Key Activity Centre
- Living West Melton (South)

Liquefaction Drains and Water Race

- ▲ GATE
- Site
- ▲ WEIR

CDrain_pt

- ▲ GATE
- Site
- ▲ WEIR

CDrain_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

WRace_pt

- DISCHARGE
- + DIVIDE
- △ EQUIPMENT
- GATE
- ▣ GRILL
- ✱ HEADWALL
- MANHOLE
- NODE
- ⊕ POND
- SITE
- SHAFT
- SOAKHOLE

WRace_In

- AQUEDUCT
- CULVERT
- ↔ DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- LATERAL
- LOCAL
- MAIN
- OBSOLETE
- OUTLINE
- SIPHON
- +— TUNNEL

SDC Cleaned

- SDC Cleaned

Project Extent

- Project Extent

Boundary Between Liquefaction Assessment Zones

- Boundary Between Liquefaction Assessment Zones

Liquefaction Susceptibility

- DBH TC Zoned Area
- Damaging liquefaction unlikely
- Liquefaction assessment needed

Ecan River Protection Scheme

- Properties Beside Rivers
- ▲ Halswell Staff Gauges
- ◆ Halswell Floodgates
- Halswell Drainage

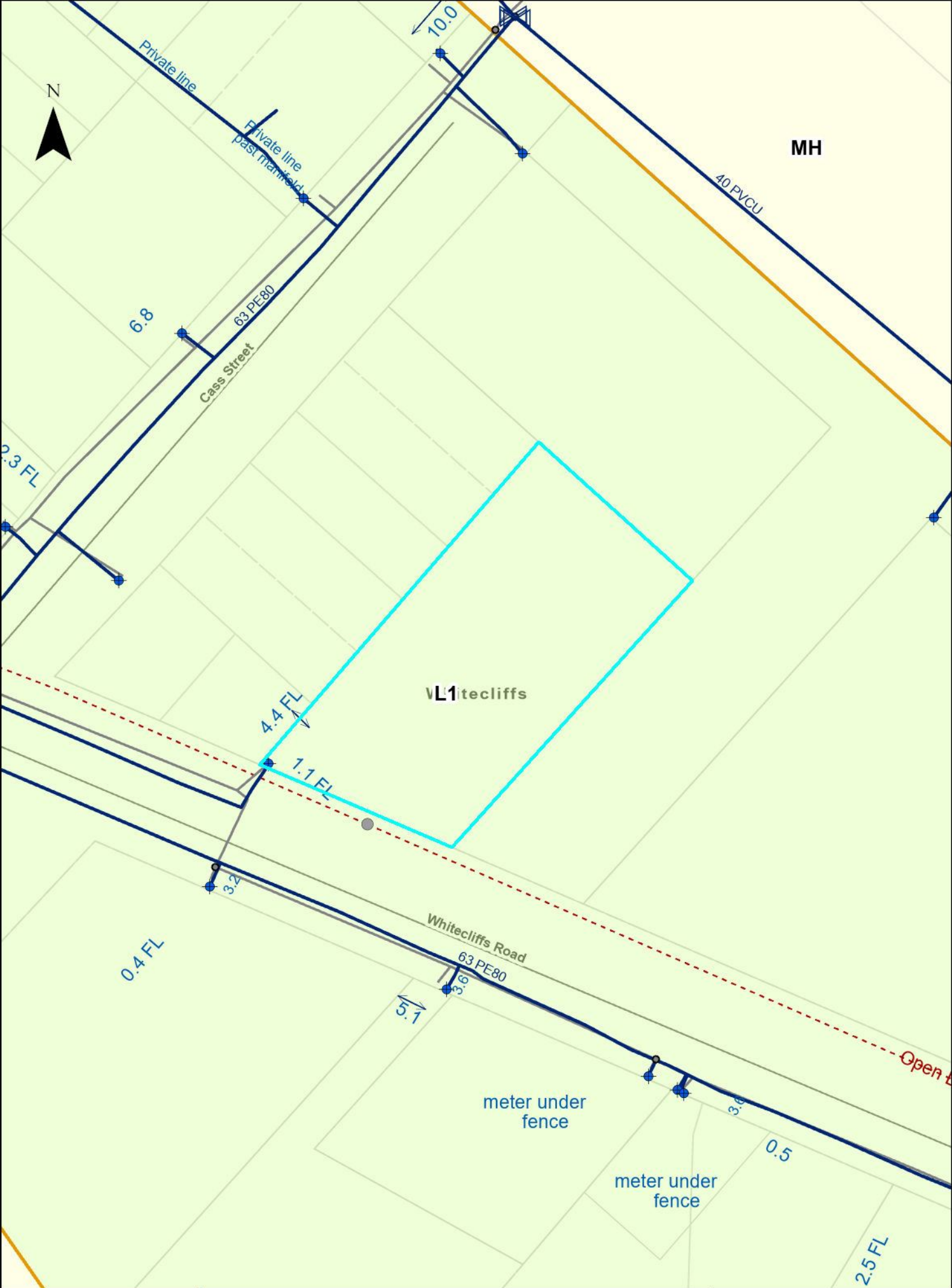
Greendale Fault

- Greendale Fault 50m Buffer
- Fault Lines (GNS 2013)
- Folds (GNS 2013)

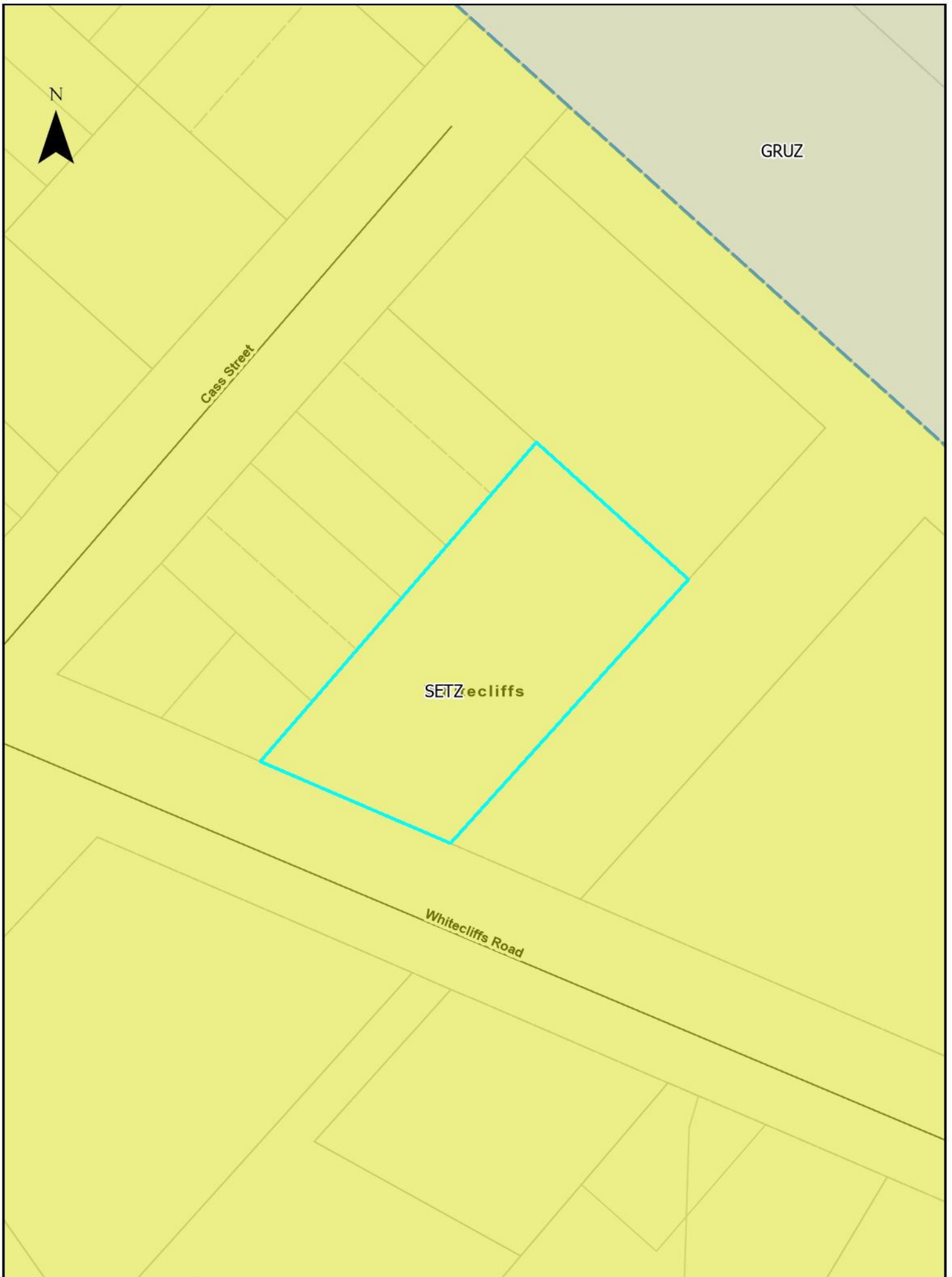
Biodiversity

- ◆ Canterbury Plains SDC AB and C Classes
- Endangered Flora and Fauna
- Potentially Significant Sites
- Confirmed SNA Sites
- Significant Natural Areas (Final 115)

LIM REPORT - Zone and Water Services



LIM REPORT - PODP Zone and Precinct



RESOURCE CONSENT INFORMATION

This document is one of three pages titled “Resource Consent Information” which should be read together.

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council’s District Plan.

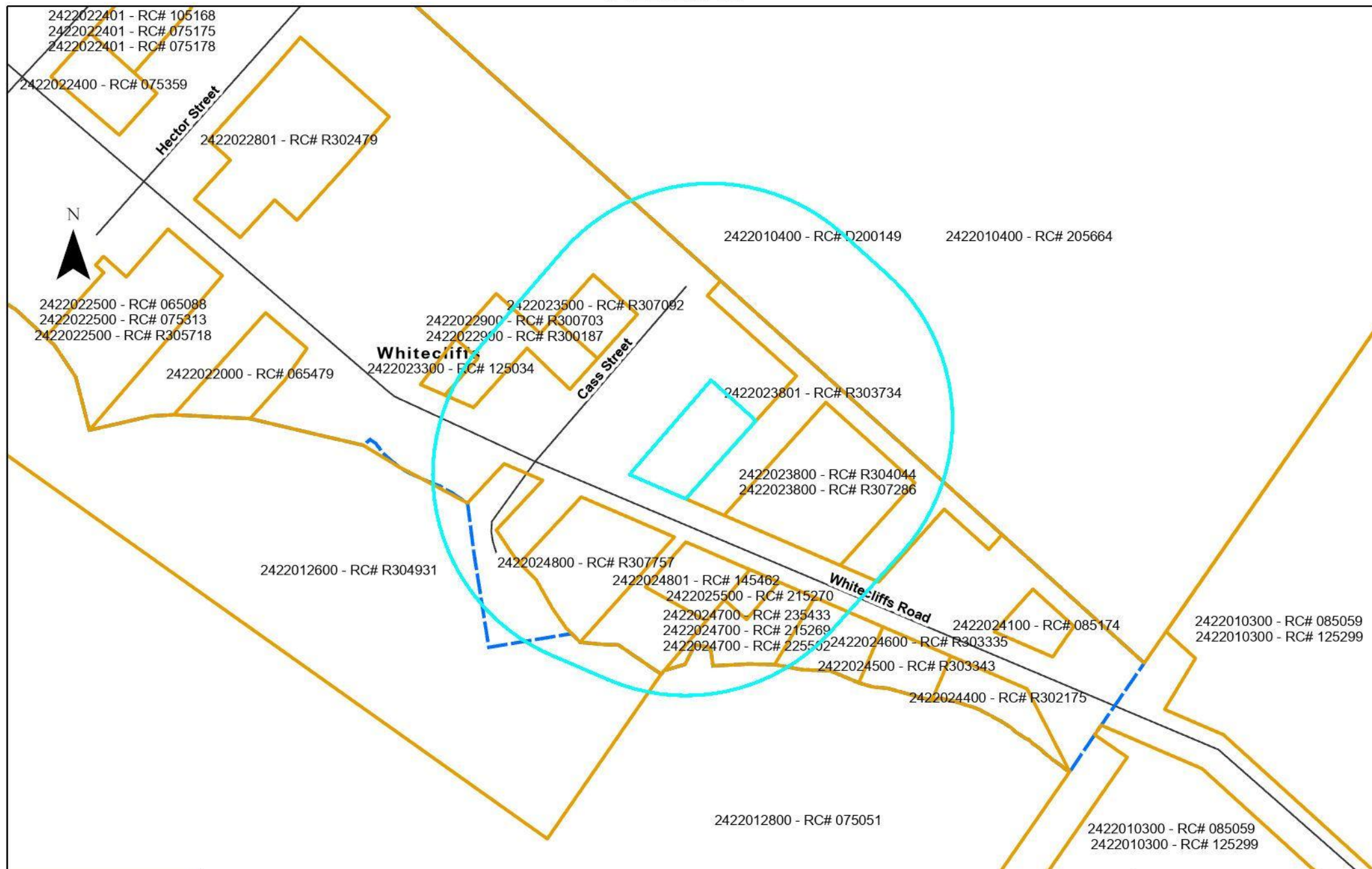
Resource Consent Status Codes:

GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued
DN	Decision Notified

ADN	Appeal Decision Notified
AE	Appeal expiry
AEC	Appeal Heard by Environment
AN	Abatement Notice
AR	Appeal received
ARI	Application returned incomplete
AWD	Appeal withdrawn
CC	Cancelled
CCI	Certificate Compliance Issued
D37	Deferred under s.37
D37E	s.37 deferral ends
D91	Deferred under s.91
D91E	s.91 deferral ends
ECDN	Environment Court Decision notified
FI	Further Information
FICR	Further Information request - no clock restart
FR	Formally received
HD	Hearing Date
HH	Hearing held
INV	Invoiced
IR	Information received
LAPS	Lapsed
LD	Lodged
LN	Limited Notified
LS	Lapsed
ODN	Objection decision notified
OH	On Hold
OR	Objection received

PA	Pre- application
PN	Publically notified
PS	Process suspended
RAD	Recommendation adopted by Council
RRA	Recommendation to required authority
S223	Section 223
S224	Section 224
SC	submissions closed
WAR	Written Approval Requested
WARE	Written Approvals Received

2422023700



Assessment_ID	RC Number	Proposal	Decision Date
2422012600	R304931	BOUNDARY ADJUSTMENT	2001-05-24
2422012800	075051	BOUNDARY ADJUSTMENT	2007-05-21
2422022900	R300703	TWO LOT SUBDIVISION 4084 SQ METRES & 1874 SQ METRES	1993-09-10
2422022900	R300187	SUBDIVISION CONSENT	1992-05-04
2422023300	125034	To relocate dwelling	2012-03-07
2422023500	R307092	TO ERECT GARAGE WITH NON COMPLYING SITING	2004-11-11
2422023800	R304044	TO OPERATE A HIRE BUSINESS / CANTEEN FROM HOME	
2422023800	R307286	TO RELOCATE FAMILY FLAT < 70 M2 TO RESIDENTIAL LOT.	2005-03-04
2422023801	R303734	TO RELOCATE SHIPPING CONTAINER	1999-07-28
2422024600	R303335	TO ERECT A DWELLING WITHIN 20 M OF A TERRACE	1998-06-02
2422024700	235433	To change Conditions 13 and 14 of subdivision consent RC215269.	2023-08-30
2422024700	215269	To undertake a boundary adjustment	2021-10-29
2422024700	225502	DPBA - To erect a dwelling with non-complying internal boundary setback and recession planes.	2022-08-10
2422024800	R307757	RESIDENTIAL BOUNDARY ADJUSTMENT	2005-11-15
2422010400	D200149	To designate land as SDC-140 Malvern (W) Whitecliffs Water Reservoir for Water Reservoir purposes.	

2422010400	205664	To erect a dwelling exceeding permitted reflectivity	2020-11-18
2422024801	145462	To undertake two lot residential subdivision	2014-11-07
2422025500	215270	To erect a dwelling with a non-complying internal boundary setback. S/D 215269	2021-10-29

COPY

Code Compliance Certificate
Section 43(3), Building Act 1991
Application

 M L HALL
 4 WAYNE PLACE
 METHVEN

 No. 031629
 Issue date 16/07/04

Project

Description	SOLID FUEL HEATERS Being Stage 1 of an intended 1 Stages INSTALLATION OF SOLID FUEL HEATING
Intended Life	Specified as 25 years
Intended Use	Heating - F/S - Wet - Fisher Denniston
Estimated Value	\$2,500
Location	WHITECLIFFS ROAD, WHITECLIFFS, RAPID: 5800218
Legal Description	LOT 2 DP 56424 BLK VIII HORORATA SD
Valuation No.	2422023700

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:

Code Compliance Certificate



Section 95, Building Act 2004

The Building

Street address of building: 218 Whitecliffs Road, Whitecliffs

Legal description of land where building is located: LOT 2 DP 56424

Building name: N/A

Location of building within site/block number: 218 Whitecliffs Road Whitecliffs

Level/unit number: N/A

Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling

Number of Occupants: N/A

Year first constructed: 2017

The Owner

Name of owner: K G Batchelor

Contact person: Kris Batchelor

Mailing address: 218 Whitecliffs Road , Rd 1 , Coalgate

Street address/registered office: N/A

Phone number: 0278256488

Mobile: N/A

Facsimile number: N/A

Email address: krisbatchelor@gmail.com

First point of contact for communications with the council/building consent authority: Trevor Wall (Trevor Wall Design); Mailing Address: 3 Pearson Street

Darfield 7510; Phone: 033188545; Mobile: 0211244563; Email: trevorwalldesign@clear.net.nz

Building Work

Building consent number: BC150316

Description: Additions to Existing Dwelling and New Garage

Issued by: Selwyn District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

Matthew Talbot

Building Control Officer

On behalf of: Selwyn District Council

Issue Date: 26 Jan 2018

Form 7**Code compliance certificate***Section 95, Building Act 2004***The building**

Street address of building: 218 Whitecliffs Road, Glentunnel
Legal description of land where building is located: LOT 2 DP 56424
Building name: N/A
Location of building within site/block number: 218 Whitecliffs Road
Glentunnel
Level/unit number: N/A
Current, lawfully established, use: 8.0.1 Ancillary
Year first constructed: 2020

The owner

Name of owner: KG Batchelor & JN Kara
Contact person: KG Batchelor & JN Kara
Mailing address: 218 Whitecliffs Road, RD 1, Coalgate
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 0278256488
Daytime: Landline: N/A Mobile: 0278256488
After hours: Landline: N/A Mobile: 0278256488
Facsimile number: No information provided
Email address: krisbatchelor@gmail.com
Website: No information provided
First point of contact for communications with the council/building consent authority:

Building work

Building consent number: BC201509
Description: Septic Tank
Issued by: Selwyn District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that - the building work complies with the building consent.

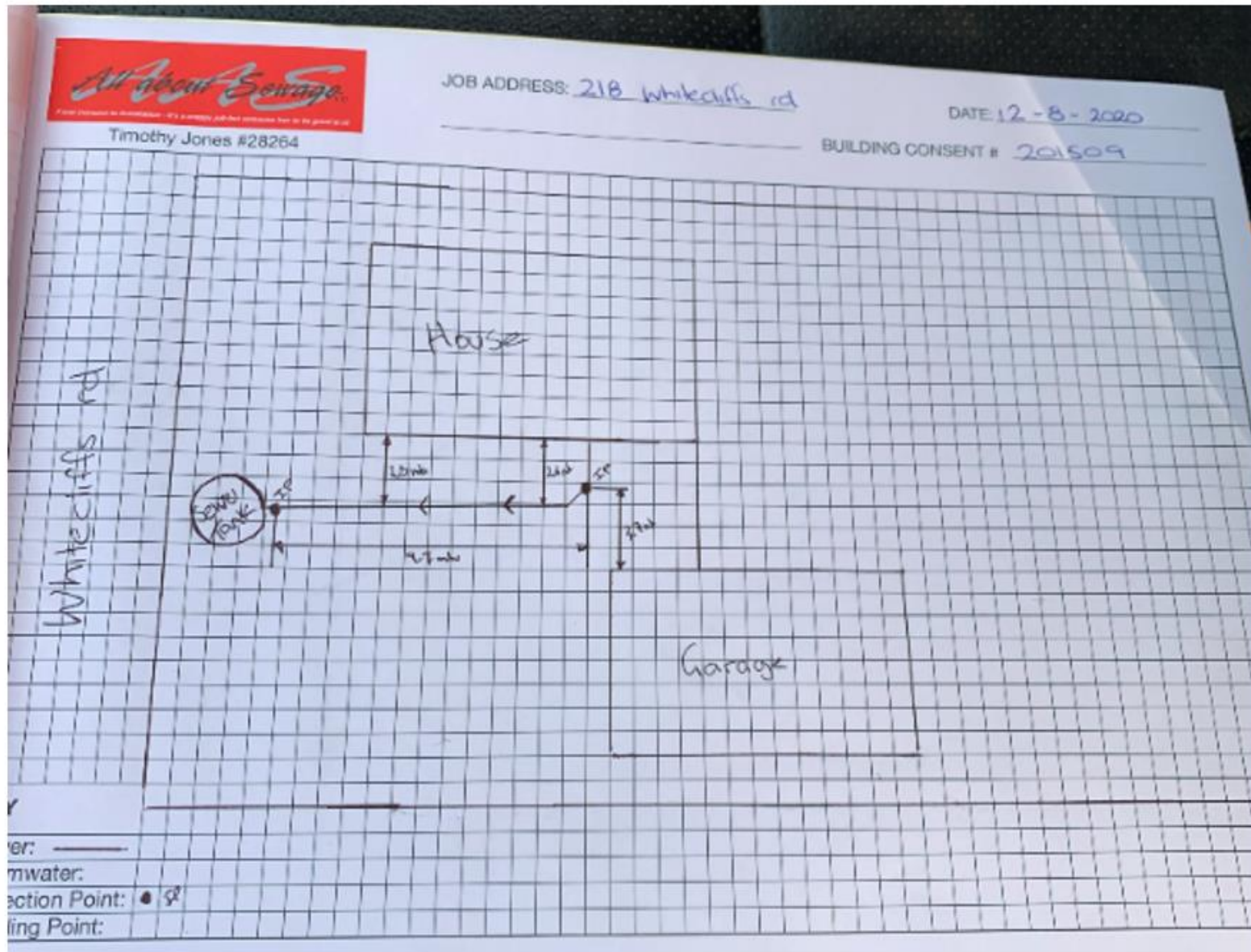
Signature: Carl Petersen

Position: Building Control Officer

On behalf of: Selwyn District Council

Date: 19 August 2020

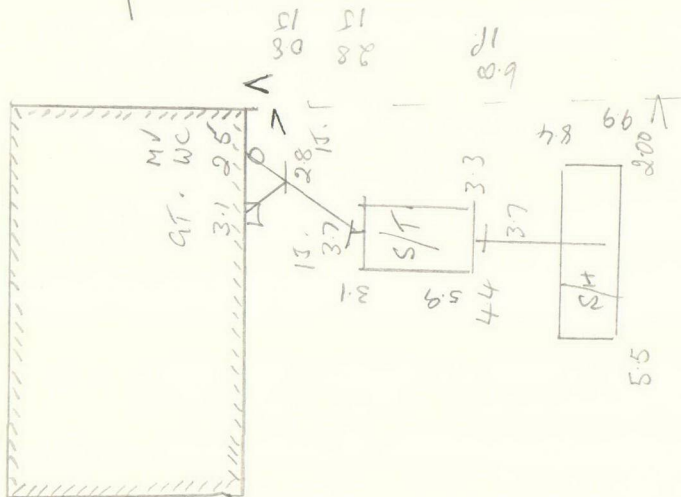
AS BUILT



2422 / 237



M. HALL
WHITECHIFFS RD
WHITECHIFFS



LOT 2


DP 56424

J. D. HALL (P+O)

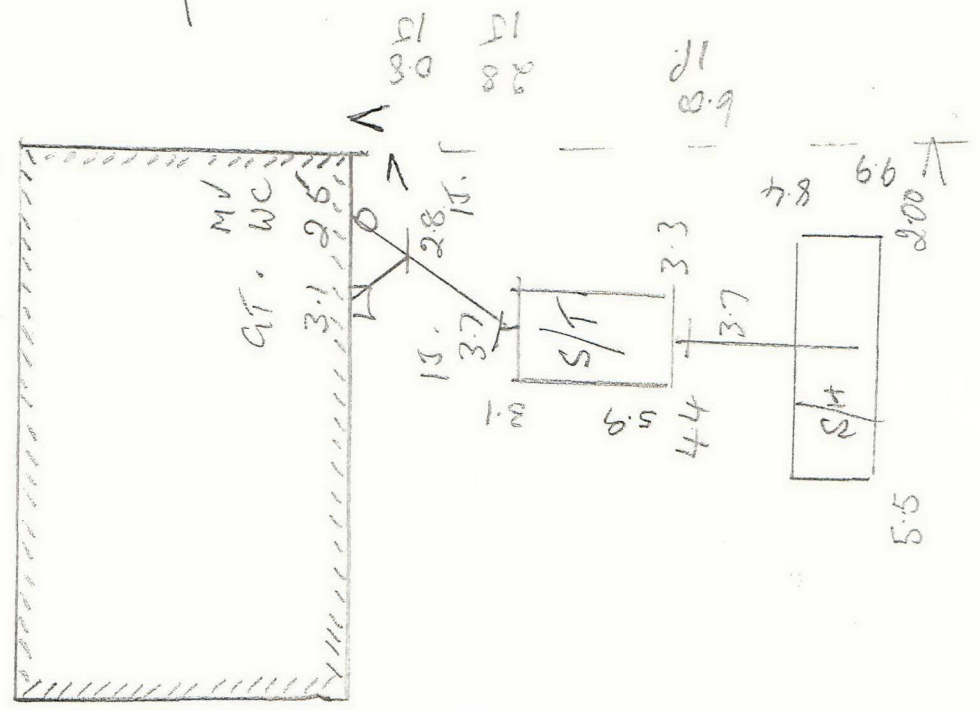
25.2.92

WHITECHIFFS RD

2422 / 237



M. HALL
 WHITECHIFFS RD
 WHITECHIFFS



LOT 2

DP 56424

1/2 D. HALL (P+O)

25. 2. 92



IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

The Selwyn District Council would like to make all new home/land owners and their contractors aware of the process of gaining approval to relocate/remove street trees, or alter Council irrigations systems.

In some areas of the Selwyn District, various types of linked dripper irrigation systems are installed to water establishing street trees. In some cases, the system has not been installed very deep in the ground. It is particularly important that any contractors who are going to be excavating within road berms are aware of this and excavate carefully to locate irrigation lines or drippers, or seek assistance from Council as to their presence/location before excavating. Similarly, care should be taken when excavating near street trees to avoid damage to tree roots.

The developer has put a lot of effort into enhancing the streetscape and providing an attractive environment within your subdivision. It is accepted that in some cases when a new home is built, a planted street tree and associated irrigation system may need to be shifted or removed to facilitate vehicle access to the site. Upon formal request, Council will consider giving approval for such changes to the initial planting plan or irrigation system on a case by case basis, after exploring all alternative options available.

Where it has been qualified that trees can be removed or relocated and/or an irrigation system needs to be shifted, then these works are to be organised by Council and/or the Developer and carried out by one of their approved contractors. All costs associated with these works are to be borne by the requesting land owner.

Please be aware, that in some situations, street trees can be removed and landscaping in a subdivision might still be under the management of the developer. In such cases, Council should still be contacted in the first instance, who will forward the request onto the developer for a response.

The following procedure is to be followed by a land owner who is wanting to request removal or relocation of a street tree and/or associated irrigation systems, in order to facilitate vehicle access to their property.

Requests for the removal or shifting of a tree must be made in writing to the Council Reserves Department stating:

- Street address of the property and the lot number;
- Name of the contact person;
- Contact details;
- Reason for the tree to be removed

On receipt of this formal request, Council staff will assess the following:

- Quality of the tree and whether or not the tree can successfully be moved;
- Whether an irrigation system is present and also needs shifting or decommissioning;
- Any conditions of sale by the developer;
- Any Resource Consent conditions;
- Streetscape theme and amenity value contribution of the tree.

If a tree is not able to be shifted and has to be removed, the landowner may also be required to pay for the cost to plant another tree of the same species and of similar size within the road berm as a replacement.

If an agent of the land owner makes the request to Council, then the agent is deemed to be the person responsible for the payment of all expenses relating to this procedure.

CARE FOR ESTABLISHING STREET TREES

Although the Developer and/or Council endeavours to water in newly planted street trees during their initial establishment years, the public is encouraged to assist with watering trees on your road berm. Establishing a tree in an urban environment faces many challenges so give your tree the best chance of reaching its full potential and value.

Council implements an annual programme of street tree inspections and maintenance throughout the district. Street tree maintenance is the responsibility of the Council, who employs a contractor to provide arboricultural services. It is critical that any other tree maintenance required is undertaken by our appointed contractor to ensure consistency in both quality and tree form.

Please contact us by lodging a Service request if your tree requires any tree maintenance.

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

Be water wise



Reducing water use is important as Selwyn households tend to be high users of water. Residential properties connected to a Council supply used an average of 1,470 litres of water per day in 2012/13 and 1,386 litres per day in 2011/12. As a comparison, typical household use in New Zealand is around 675 litres per day.

Part of the reason why Selwyn households have higher water consumption is because properties tend to have large sections and over dry summers water use can increase

significantly. Additional bores can be added to increase the capacity of Council water supplies, but this is costly and unsustainable.

Over summer, demand for water is much higher than in winter, as people use more water to maintain their lawns. When demand for water is very high during dry summers, water restrictions can be introduced if necessary.

Demand is especially high at the peak times of 6–9am in the morning and 4–9pm in the evening, when people

use water for cooking, washing and dishwashers, and often water their lawns at the same time.

We are asking everyone to be careful about how they use water, especially in summer when there is more demand for water. Some areas like Rolleston and Darfield also pay for their water based on metered use so reducing your water consumption will mean you spend less on water bills.

How much water do you use?

This chart shows the amount of water typically used for different household activities. Once you know where your water is going, you can think about how you could reduce your water use. If your water is metered and billed this will help reduce how much you spend on water.

Kitchen—Activity	Water used	Buckets
Dishwashing by Hand	12 to 15 litres per wash	1–1½
Dishwasher	20 to 60 litres per wash	2–6
Drinking, Cooking, Cleaning	8 litres per person	¾–1
Bathroom—Activity	Water used	Buckets
Toilet	4.5 to 11 litres per flush	½–1
Bath	50 to 120 litres (half full)	5–12
Shower (8 minutes)	70 to 160 litres per 8 minutes	7–16
Handbasin	5 litres	½
Tap Running (Cleaning teeth, washing hands)	5 litres	½
Leaking Tap	200 litres	20
Laundry—Activity	Water used	Buckets
Washing Machine (Front loading)	23 litres per kg of dry clothing	4–5
Washing Machine (Top Loading)	31 litres per kg of dry clothing	5–6
Outside—Activity	Water used	Buckets
Hand Watering by Hose	600 to 900 litres per hour	60–90
Garden Sprinkler	Up to 1500 litres per hour	150
Car Wash with Hose	100 to 300 litres	10–30
Filling Swimming Pool	20,000 to 50,000 litres	2,000–5,000
Leaking Pipe (1.5mm hole)	300 litres per day	30



Tips for managing your water use

You can help manage your water consumption wisely by following these tips:

Your garden and lawn

- Water your garden and lawn every few days rather than every day. Wetting the soil surface every day encourages roots to develop at the surface, making them more vulnerable to hot dry spells.
- Water your garden and lawn outside of peak water usage hours (avoid 6am–9am, and 4pm–9pm). Watering in the early morning (before 6am) or late evening (after 9pm) will minimise evaporation loss. Also avoid watering in a Nor' West wind as the water will quickly evaporate.
- Using a watering can or hand watering plants by hose often uses far less water than a sprinkler.
- Use a timer to avoid overwatering as it makes plants more susceptible to fungus diseases and will leach out soil nutrients.
- Use mulch or cover the soil with a layer of organic matter to keep the soil moist. Mulches help protect plant roots from drying effects of sun and wind and also reduce weed growth.

- Check if the soil needs watering by digging down with a trowel and having a look. This is a more accurate way to see if watering is needed than looking at the surface.
- Check you have the right head for your sprinkler. Sprinklers should apply water gently so that it seeps into the soil. Some sprinklers apply water faster than the soil can absorb.
- When planting choose drought resistant plants that don't require a lot of water.



Outdoors

- Wash your car with a bucket of water rather than a hose.
- Use a broom rather than hosing down paths and driveways.
- Inspect hoses and taps both indoors and outdoors to check for leaks which waste water.
- Collect rainwater for use watering gardens and lawns.
- If you have a swimming pool, keep it covered to stop the water evaporating.

Indoors

- Reduce your water consumption at the peak times of 6-9am and 4-9pm. Easy ways to do this include using your washing machine after 9pm at night, and putting your dishwasher on just before you go to bed.
- Take a short shower instead of a bath.
- Don't switch on the dishwasher or washing machine until you have a full load.
- Use a half flush when using the toilet.

Buying or selling your property?



New Zealand Residential Property
Sale and Purchase Agreement Guide





This guide tells you...

what a sale and purchase agreement is

what's in a sale and purchase agreement

what happens after you sign the sale and purchase agreement

what happens if you have a problem

where to go for more information

Where to go for more information

This guide is available in other languages. You can find translated copies of this guide on rea.govt.nz and settled.govt.nz.

The New Zealand Residential Property Agency Agreement Guide is also available on settled.govt.nz. The guide tells you more about the agreement you sign with the agency helping to sell your property.

We welcome any feedback you have on this publication.

The information in this guide was accurate when published. However, the requirements this information is based on can change at any time. Up-to-date information is available at rea.govt.nz.

Key things to know about sale and purchase agreements

- A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property.
- You must sign a written sale and purchase agreement to buy or sell a property.
- You need to read and understand the sale and purchase agreement before you sign it.
- Even if a standard sale and purchase agreement is being used, you should always get legal advice before you sign the agreement and throughout the buying and selling process.
- You can negotiate some of the terms and conditions in a sale and purchase agreement.
- You can include additional clauses, such as what to do if there are special circumstances. Your lawyer plays an important role in providing advice on what the sale and purchase agreement should say.
- A sale and purchase agreement becomes unconditional once all the conditions are met.
- In most cases, the real estate professional is working for the seller of the property, but they must treat the buyer fairly.
- If your real estate professional or anyone related to them wants to buy your property, they must get your written consent to do this. They must also give you a valuation of your property by an independent registered valuer.
- The sale and purchase agreement is only available in English. You may need assistance interpreting it if English is not your primary language.

What a sale and purchase agreement is

A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property. It sets out all the details, terms and conditions of the sale. This includes things such as the price, any chattels being sold with the property, whether the buyer

needs to sell another property first or needs a property inspection and the settlement date.

A sale and purchase agreement provides certainty to both the buyer and the seller about what will happen when.



What's in a sale and purchase agreement

Your sale and purchase agreement should include the following things.

Basic details of the sale

Different sale methods like tender or auction might mean the sale and purchase agreement can look different, but all sale and purchase agreements should contain:

- the names of the people buying and selling the property
- the address of the property
- the type of title, for example, freehold or leasehold
- the price
- any deposit the buyer must pay
- any chattels being sold with the property, for example, whiteware or curtains
- any specific conditions you or the other party want fulfilled
- how many working days you have to fulfil your conditions (if there are any conditions)
- the settlement date (the date the buyer pays the rest of the amount for the property, which is usually also the day they can move in)
- the rate of interest the buyer must pay on any overdue payments (such as being late on paying the deposit or the remaining amount at the settlement date).

General obligations and conditions you have to comply with

The sale and purchase agreement includes general obligations and conditions that you will need to comply with. For example, these may include:

- access rights – what access the buyer can have to inspect the property before settlement day
- insurance – to make sure the property remains insured until the settlement date and outline what will happen if any damage occurs before settlement day
- default by the buyer – the buyer may have to compensate the seller if they don't settle on time, for example, with interest payments
- default by the seller – the seller may have to compensate the buyer if they don't settle on time, for example, by paying accommodation costs
- eligibility to buy property in New Zealand – people who have migrated to New Zealand may not be permitted to immediately buy property or may need to get consent from the Overseas Investment Office.

Your lawyer will explain these clauses to you.

Check...

Always check your sale and purchase agreement with a lawyer before signing.

Buying or selling a property where the owner isn't able to participate, like a mortgagee sale or deceased estate, can mean the real estate professional has limited information about the property. It pays to allow for this when deciding what conditions the buyer and seller might need.

Remember...

Before you sign a sale and purchase agreement, whether you're the buyer or the seller, the real estate professional must give you a copy of this guide. They must also ask you to confirm in writing that you've received it.

Specific conditions a buyer may include

Some buyers will present an unconditional offer, which means there are no specific conditions to be fulfilled. Some buyers will include one or more conditions (that must be fulfilled by a specified date) in their offer such as:

- title search – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if there are any other interests over the property such as caveats or easements
- finance – this refers to the buyer arranging payment, often requiring bank approval for a mortgage or loan
- valuation report – a bank may require the buyer to obtain a valuation of the property (an estimate of the property's worth on the current market) before they agree to a loan
- Land Information Memorandum (LIM) – provided by the local council, this report provides information about the property such as rates, building permits and consents, drainage, planning and other important information
- property inspection – a buyer paying for an inspection provides an independent overview of the condition of the property rather than relying on an inspection that has been arranged by the seller

- engineer's or surveyor's report – similar to the above but more focused on the entire section and the structure of the property
- sale of another home – the buyer may need to sell their own home in order to buy another.

The real estate professional helps the buyer and the seller to include the conditions they each want. Even though the real estate professional works for the seller, they also have to deal fairly and honestly with the buyer. While they're not expected to discover hidden defects, they can't withhold information and must tell the buyer about any known defects with the property. If a buyer needs time to check a property for defects, including a property inspection condition may be important.



What happens after you sign the sale and purchase agreement

Signing the sale and purchase agreement is not the end of the sale or purchase process.

Both parties work through the conditions until the agreement is unconditional

A conditional agreement means the sale and purchase agreement has one or more conditions that must be met by a specified date and before the sale goes through.

The buyer pays the deposit. Depending on what the sale and purchase agreement says, the buyer may pay the deposit when they sign the agreement or when the agreement becomes unconditional. If the deposit is made to the real estate agency, it must be held in their agency's trust account for 10 working days before it can be released to the seller.

An agreement for sale and purchase commits you to buy or sell

Once you've signed the sale and purchase agreement and any conditions set out in it have been met, you must complete the sale or purchase of the property.

The length of time between the conditions being met and the settlement date varies. Settlement periods can be lengthy if the property hasn't been built yet or the sale and purchase agreement includes conditions for one party to buy or sell another property. The real estate professional has obligations to keep you informed of important updates that come up during this time.

Pre-settlement inspection

This is the chance for the buyer to check the property and chattels are in the same condition they were when the sale and purchase agreement was signed and to check that the seller has met any conditions, for example, there is no damage to walls or chattels haven't been removed from the property.

It's important to raise any concerns you find at the pre-settlement inspection with your lawyer and the real estate professional as soon as possible to allow enough time for an issue to be resolved. If it's less than 24 hours before settlement, the vendor may not be obligated to set things right.

Payment of a commission

Once the sale is complete, the seller pays the real estate professional for their services. The real estate agency usually takes the commission from the deposit they're holding in their trust account. The seller should make sure the deposit is enough to cover the commission. The real estate professional cannot ask the buyer to pay for their services if they have been engaged by the seller.

The buyer pays the rest

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer.

Buying a tenanted property

If the property is tenanted, the agreement for sale and purchase should specify this. It may also contain a specific date for possession that may differ from the settlement date.

If the buyer requires the property to be sold with 'vacant possession', it is the seller's responsibility to give the tenant notice to vacate in accordance with the tenant's legal rights.

It is recommended that you seek legal advice if you are buying a property that is currently tenanted.

What happens if you have a problem

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the real estate agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve

the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at info@rea.govt.nz or visit us online at rea.govt.nz

About settled.govt.nz



Settled.govt.nz guides you through home buying and selling.

Buying or selling your home is one of the biggest financial decisions you will make. It's a complex and sometimes stressful process with potentially significant emotional and financial impacts if things go wrong.

Settled.govt.nz provides comprehensive independent information and guidance for home buyers and sellers. You can find information about the risks and how they can impact you and get useful tips on how to avoid some of the major potential problems.

Settled.govt.nz will help to inform and guide you through the process from when you're thinking of buying or selling right through to when you're moving in or out. You'll find valuable information, checklists, quizzes, videos and tools. From understanding LIMs, to sale and purchase agreements, to when to contact a lawyer, **settled.govt.nz** explains what you need to know.

Settled.govt.nz is brought to you by the Real Estate Authority – Te Mana Papawhenua (REA).

For more information

For more information on home buying and selling, visit settled.govt.nz or email info@settled.govt.nz



About the Real Estate Authority – Te Mana Papawhenua (REA)

REA is the independent government agency that regulates the New Zealand real estate profession.

Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

What we do

Our job is to promote a high standard of conduct in the real estate profession and protect buyers and sellers of property from harm.

- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- We maintain a Code of Conduct setting out the professional standards real estate professionals must follow.
- We maintain a public register of real estate professionals that includes information about disciplinary action taken in the last 3 years.

The Real Estate Agents Authority is a Crown agent, established under the Real Estate Agents Act 2008. The Real Estate Authority is the operating name of the Real Estate Agents Authority.

For more information

To find out more about
REA, visit rea.govt.nz,
call us on **0800 367 7322**
or email us at
info@rea.govt.nz



Approved under section 133 of the Real Estate Agents Act 2008. Effective from 14 October 2022.

