

PROPERTY INFORMATION

A

+ S

AMY + SHAR

021 077 9945 / 027 555 0654

amy@asrealestate.co.nz

shar@asrealestate.co.nz

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.

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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 **233897**
Land Registration District **Canterbury**
Date Issued 17 November 2005

Prior References
CB48B/516

Estate Fee Simple
Area 1119 square metres more or less
Legal Description Lot 6 Deposited Plan 357543
Registered Owners
Christine Marie Russell

Interests

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right of way, right to drain water and sewage, right to convey water, electricity, telecommunications and computer media over part marked B on DP 357543 created by Easement Instrument 6651401.5 - 17.11.2005 at 9:00 am

Appurtenant hereto is a right of way, right to drain water and sewage, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 6651401.5 - 17.11.2005 at 9:00 am

Some of the easements created by Easement Instrument 6651401.5 are subject to Section 243 (a) Resource Management Act 1991 (See DP 357543)

Subject to a right (in gross) to convey electric power over part herein marked B on DP 357543 in favour of Orion New Zealand Limited created by Transfer 6651401.6 - 17.11.2005 at 9:00 am

The easement created by Transfer 6651401.6 is subject to Section 243 (a) Resource Management Act 1991

6651401.10 Encumbrance to Selwyn District Council - 17.11.2005 at 9:00 am

Fencing Covenant in Deed 6651401.11 - 17.11.2005 at 9:00 am

LT 357543 (Title Plan)

One-Third Part of Section 223

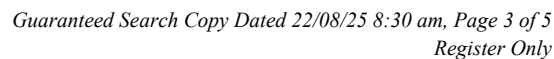
Scale 1:1000

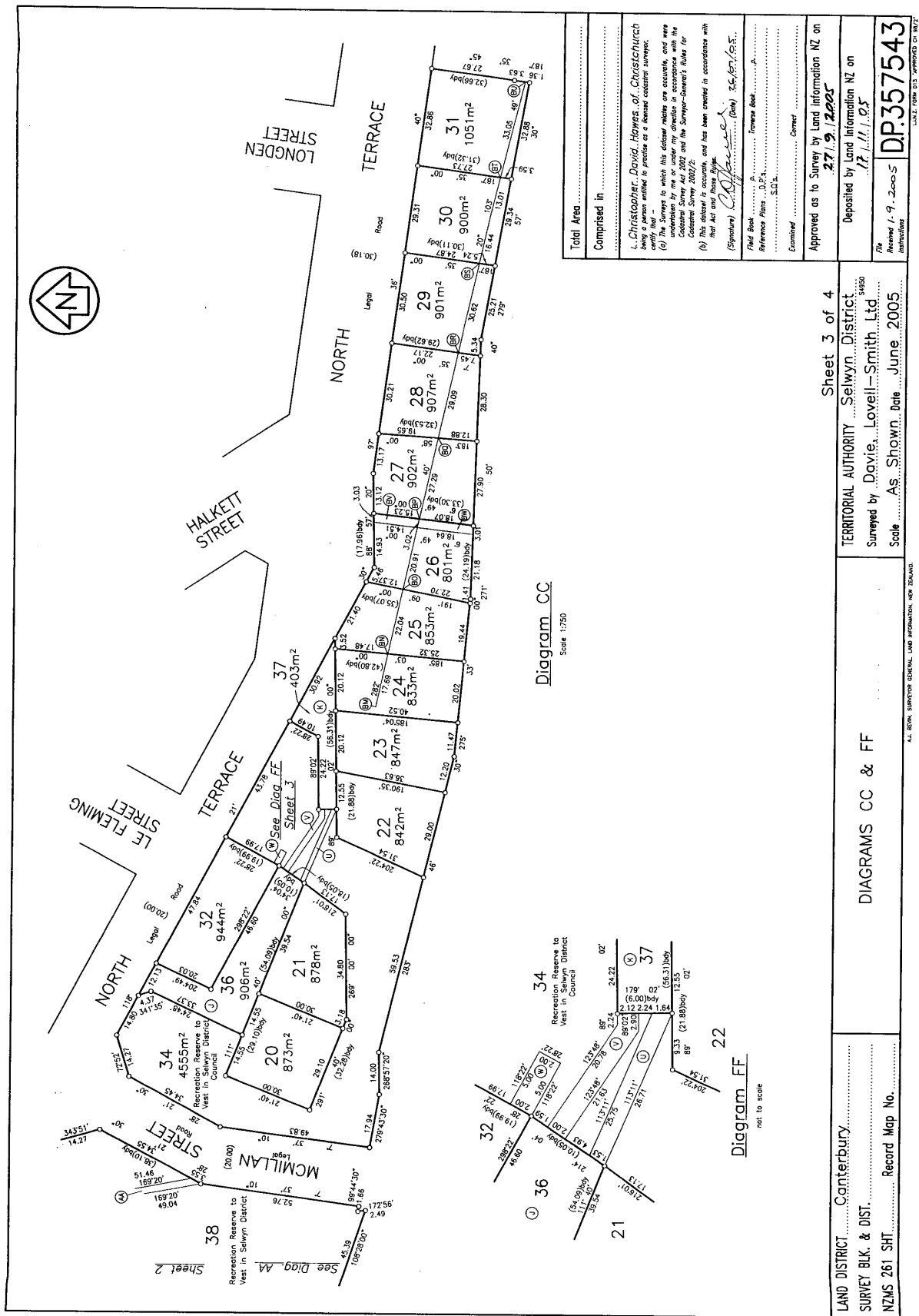
MEMORANDUM OF EASEMENTS

Lot No.	Servient Tenement	Dominant Tenement	Nature
33	AG	Lot 5	Right of way, right to convey water
34	AG	Lot 5	Right to convey water
35	AG	Lot 5	Right to convey water
36	AG	Lot 5	Right to convey water
37	AG	Lot 5	Right to convey water
38	AG	Lot 5	Right to convey water
39	AG	Lot 5	Right to convey water
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42	AG	Lot 5	Right to convey water
43	AG	Lot 5	Right to convey water
44	AG	Lot 5	Right to convey water
45	AG	Lot 5	Right to convey water
46	AG	Lot 5	Right to convey water
47	AG	Lot 5	Right to convey water
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64	AG	Lot 5	Right to convey water
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89	AG	Lot 5	Right to convey water
90	AG	Lot 5	Right to convey water
91	AG	Lot 5	Right to convey water
92	AG	Lot 5	Right to convey water
93	AG	Lot 5	Right to convey water
94	AG	Lot 5	Right to convey water
95	AG	Lot 5	Right to convey water
96	AG	Lot 5	Right to convey water
97	AG	Lot 5	Right to convey water
98	AG	Lot 5	Right to convey water
99	AG	Lot 5	Right to convey water
100	AG	Lot 5	Right to convey water

SCHEDULE OF EXISTING EASEMENTS TO BE SURRENDERED

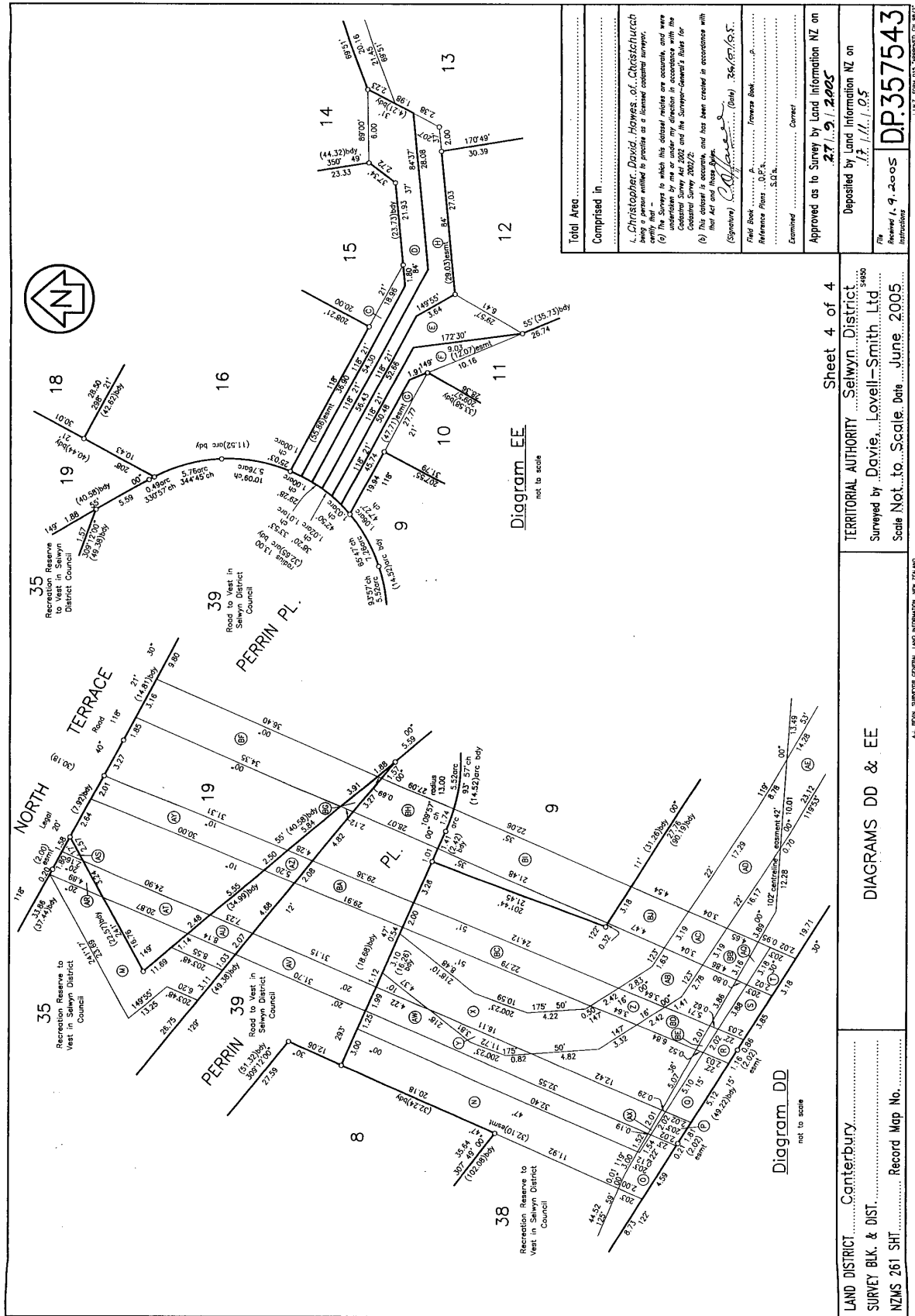
Lot No.	Servient Tenement	Dominant Tenement	Nature
33	AG	Lot 5	Right to convey water
34	AG	Lot 5	Right to convey water
35	AG	Lot 5	Right to convey water
36	AG	Lot 5	Right to convey water
37	AG	Lot 5	Right to convey water
38	AG	Lot 5	Right to convey water
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42	AG	Lot 5	Right to convey water
43	AG	Lot 5	Right to convey water
44	AG	Lot 5	Right to convey water
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51	AG	Lot 5	Right to convey water
52	AG	Lot 5	Right to convey water
53	AG	Lot 5	Right to convey water
54	AG	Lot 5	Right to convey water
55	AG	Lot 5	Right to convey water
56	AG	Lot 5	Right to convey water





Total Area	
Comprised in	
1. Christopher David Hayes of Christchurch being a person entitled to practice as a licensed coastal surveyor. (a) The survey to which this diagram relates was made by me or under my direction in accordance with the Coastal Survey Act 2002 and the Survey-General's Rules for Coastal Survey 2002/2. (b) This diagram is accurate, and has been created in accordance with the Act and Rules. (Signature) <i>Christopher David Hayes</i> (Date) <i>25/07/2005</i> Field Book Reference Plans Examined Corrected	
Approved as to Survey by Land Information NZ on 27/9/2005	
Deposited by Land Information NZ on 27/9/2005	
File	DP357543
Instructions	

LAND DISTRICT	Canterbury
SURVEY BLK. & DIST.	
NZMS 261 SH	Record Map No.
DIAGRAMS CC & FF	
TERRITORIAL AUTHORITY	Selwyn District
Surveyed by	Davie Lovell-Smith Ltd
Scale	As Shown Date June 2005
Sheet 3 of 4	



Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

Land registration district

CANTERBURY



EI 6651401.5 Easement I

Cpy - 01/01, Pgs - 004.05/12/05.12:09



DocID 211579169

Grantor

Surname(s) must be L

THE SELWYN DISTRICT COUNCIL

Grantee

Surname(s) must be underlined or in CAPITALS.

THE SELWYN DISTRICT COUNCIL

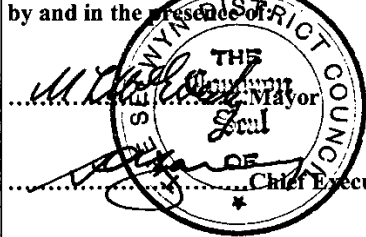
Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 10th day of November 2005

Attestation

THE COMMON SEAL of THE SELWYN DISTRICT COUNCIL was hereto affixed by and in the presence of



Signature [common seal] of Grantor

Signed in my presence by the Grantor

Signature of witness

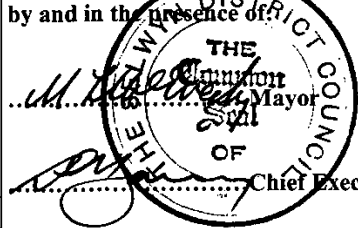
Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

THE COMMON SEAL of THE SELWYN DISTRICT COUNCIL was hereto affixed by and in the presence of



Signature [common seal] of Grantee

Signed in my presence by the Grantee

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1

Easement instrument

Dated

10 / 11 / 05

Page

1

of

3

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of way, right to drain water and sewage, right to convey water, electricity, telecommunications and computer media	A on DP 357543 B on DP 357543 C on DP 357543 D on DP 357543	Lot 5 DP 357543 (CFR 233896) Lot 6 DP 357543 (CFR 233897) Lot 15 DP 357543 (CFR 233906) Lot 14 DP 357543 (CFR 233905)	Lot 6 DP 357543 (CFR 233897) Lot 5 DP 357543 (CFR 233896) Lots 10-14 DP 357543 (CFR's 233901-233905) Lots 10-13 and 15 DP 357543 (CFR's 233901-233904 and 233905)

Continued on Pages 2 and 3 of Annexure Schedule 1

**Easements or profits à prendre
rights and powers (including
terms, covenants, and conditions)**

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [varied] ~~[negated]~~ [added to] or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc



Easement

Dated

10/11/05

Page

2

of

3

Pages

(Continue in additional Annexure Schedule, if required.)

CONTINUATION OF ANNEXURE SCHEDULE 1

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of way, right to drain water and sewage, right to convey water, electricity, telecommunications and computer media	E on DP 357543	Lot 12 DP 357543 (CFR 233903)	Lots 10, 11, 13-15 DP 357543 (CFR's 233901, 233902, 233904-233906)
	F on DP 357543	Lot 11 DP 357543 (CFR 233902)	Lots 10, 12-15 DP 357543 (CFR's 233901 and 233903-233906 (incl))
	G on DP 357543	Lot 10 DP 357543 (CFR 233901)	Lots 11-15 DP 357543 (CFR's 233902-233906)
	H on DP 357543	Lot 13 DP 357543 (CFR 233904)	Lots 10-12, 14 and 15 on DP 357543 (CFR's 233901-233903, 233905 and 233906)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

10/11/05

Page

3

of

3

Pages

(Continue in additional Annexure Schedule, if required.)

ANNEXURE SCHEDULE 2

1. The definition of "easement facility" – clause 1(b) of the Fourth Schedule of the Land Transfer Regulations 2002 is deleted and the following substituted:

"In relation to a right to convey electricity and a right to convey telecommunications and computer media means wires, cables (containing wire or other media conducting materials) transformers, switching gear and other equipment suitable for that purpose located under the ground and includes anything in substitution or replacement."

2. Clause 11(2) of the Fourth Schedule of the Land Transfer Regulations 2002 is deleted and substituted by the following:

"11(2) If the Grantee (or Grantees, if more than one) and the Grantor share the use of the easement facility, each of them is responsible in proportion to the use of that easement facility for the repair and maintenance of the easement facility and associated costs, so as to keep the facility in good order and prevent it from becoming a danger or nuisance."

3. Clause 11 of the Fourth Schedule of the Land Transfer Regulations 2002 is varied by the addition of the following clause:

"11(5) Any maintenance, repair or replacement of the easement facility that is necessary because of the act or omission of any Grantor or Grantee must be carried out promptly by that Grantor or Grantee at the sole cost of that Grantor or Grantee."

3. Clause 14 of the Fourth Schedule of the Land Transfer Regulations 2002 is modified by the addition of the following clause:

"14d(i) Where there is a conflict between the provisions of the Fourth Schedule Land Transfer Regulations and the Ninth Schedule Property Law Act 1952 the provisions of the Ninth Schedule Property Law Act 1952 must prevail.

- (ii) Where there is a conflict between the provisions of the Fourth Schedule of the Land Transfer Regulations and/or the Ninth Schedule of the Property Law Act 1952 and the variations and additions of this Easement Instrument the variations and additions must prevail.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/1026

Transfer instrument
Section 90, Land Transfer Act 1952



E E 6651401.6 Grant of Ea

Cpy - 01/01.Pgs - 003,05/12/05,12:09



DocID 211578170

Land registration district

CANTERBURY

Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

See attached
Annexure Schedule

All

Transferor

Surname(s) must be underlined or in CAPITALS.

THE SELWYN DISTRICT COUNCIL

Transferee

Surname(s) must be underlined or in CAPITALS.

ORION NEW ZEALAND LIMITED

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created
State if fencing covenant imposed.

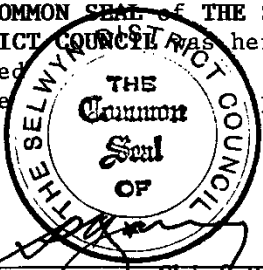
Right to convey electric power in gross forever (continued page 1 Annexure Schedule)

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or profit à prendre is described above, that easement or profit à prendre is granted or created.

Dated this 10th day of November 2005

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

THE COMMON SEAL OF THE SELWYN DISTRICT COUNCIL was hereto affixed by and in the presence of:  Signature [common seal] of Chief Executive of Transferor	Signed in my presence by the Transferor <u>Michael McEvedy</u>
	Signature of witness - <u>Mayor</u>
	Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>Michael McEvedy</u>
	Occupation <u>Mayor - Selwyn District</u> Address <u>Comanara, RD 3, Leeston</u>

Certified correct for the purposes of the Land Transfer Act 1952.

[Signature]

[Soleitor for] the Transferee

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

10/11/05

Page

1

of

2

Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Unique identifier(s) or C/T(s)"

233896	All
233897	All
233906	All
233905	All
233903	All
233902	All
233901	All
233904	All
233911	All
233912	All
233923	All
233913	All
233914	All
233915	All

Continuation of "Estate or Interest to be transferred, or easement(s) or profit(s) à prendre to be created"

- 1 The Transferee shall have the full free and unrestricted right liberty and privilege for the Transferee from time to time and at all times hereafter to convey and transmit electric power and energy through under and along that part of the said land marked A, B, C, D, E, F, G, H, J, and K on Deposited Plan 357543 (hereinafter called "the easement strip") by means of an underground cable or cables now or hereafter to be laid and any cable or cables laid in substitution therefor.
- 2 The Transferee by means of its servants agents contractors and workmen may enter upon the easement strip and the adjoining land of the Transferor at any time by night as well as by day with or without vehicles plant equipment and implements for the purposes of inspection maintenance installation repair and/or replacement of the said underground cable or cables or any associated equipment or fittings of the Transferee so that the same may at all times be kept in good and efficient working order.
- 3 The Transferee may dig up and excavate the easement strip for all or any of the said purposes and if necessary may deposit soil upon the Transferor's land adjoining the same provided always that all work shall be carried out expeditiously and on completion the surface of any land affected will forthwith be restored as nearly as possible to its former state and condition at the sole cost and expense of the Transferee.
- 4 In exercise of the rights hereby granted the Transferee will not unduly interfere with any other lawful user of the Transferor's land and will except in case of emergency give reasonable notice to the Transferor of the Transferee's intention to carry out any works authorised hereby.
- 5 The Transferee shall at all times indemnify and keep indemnified the Transferor against all liability and possible risk arising out of the Transferee's exercise of rights hereby granted.
- 6 The Transferor will not do nor suffer nor permit to be done any act matter or thing whereby the Transferee's rights hereunder or any of the said cables equipment or fittings may be interfered with or affected and in particular (but not so as to restrict the generality of this clause) the Transferor will not place or plant nor suffer nor permit to be placed or planted on the easement strip any building structure tree or shrub.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

12/11/05

Page

2

of

2

Pages

(Continue in additional Annexure Schedule, if required.)

7 In the case of any difference or dispute as to any clause matter or thing therein contained or implied or as to the construction thereof or in respect of the rights or liabilities of the parties hereunder the same shall be decided by a single arbitrator should the parties agree upon one otherwise by the arbitration of two disinterested persons one to be appointed by each party or by their umpire chosen by the arbitrators before reference to them of the difference or dispute and if either party shall neglect to appoint an arbitrator or shall appoint an arbitrator who shall refuse to act then the arbitrator appointed by the other party shall proceed to final decision alone and every such arbitration shall be deemed to be a reference to arbitration under the Arbitration Act 1996 and any then subsisting amendment thereto or re-enactment thereof.

Continuation of "Attestation"

SIGNED on behalf of **ORION NEW ZEALAND LIMITED** by:**Peter Rae**(name in full) **Company Director**

(Director/Authorised Person)

(signature)

Brendan Peter Kearney, Authorised Person

(name in full)

(Director/Authorised Person)

(signature)

in the presence of:

David Kent Wade

(witness signature)

DAVID KENT WADE
 REGISTERED PROFESSIONAL SURVEYOR
 CHRISTCHURCH

(occupation of witness)

(address of witness)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and other their witnesses or solicitors must sign or initial in this box.

Encumbrance instrument
Section 101, Land Transfer Act 1952

ENC 6651401.10 Encumbrance

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DocID: 211578181

Land registration district

CANTERBURY

Unique identifier(s)
or C/T(s)

All/part

Area/description of part or stratum

233892-233923 (incl)

All

Encumbrancer

Surname(s) must be underlined or in CAPITALS

THE SELWYN DISTRICT COUNCIL

Encumbrancee

Surname(s) must be underlined or in CAPITALS

THE SELWYN DISTRICT COUNCIL

Estate or interest to be encumbered

Insert, eg, fee simple; leasehold in lease number, etc.

Fee simple

Encumbrance memorandum number

Not Applicable

Nature of security

State whether sum of money, annuity, or rentcharge, and amount.

Rent Charge of \$1.00 per annum

Operative clause

Delete words in [], as appropriate

The Encumbrancer encumbers for the benefit of the Encumbrancee the land in the above certificate(s) of title or computer register(s) with the above sum of money, annuity, or rentcharge to be raised and paid in accordance with the terms set out in the ~~above encumbrance memorandum~~ [Annexure Schedule(s)] and so as to incorporate in this encumbrance the terms and other provisions set out in the ~~above encumbrance memorandum~~ [and] [Annexure Schedule(s)] for the better securing to the Encumbrancee the payment(s) secured by this encumbrance, and compliance by the Encumbrancer with the terms of this encumbrance.

Dated this 10th day of November 2008

Attestation

THE COMMON SEAL of THE SELWYN DISTRICT COUNCIL was hereto affixed in the presence of:

Mayor

Chief Executive

Signature [common seal] of Encumbrancer

Signed in my presence by the Encumbrancer

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

Certified correct for the purposes of the Land Transfer Act 1952.

[Signature]

[Solicitor for] the Encumbrancee

Annexure Schedule 1



Encumbrance
instrument

Dated 10/11/05

Page 1 of 1 pages

Terms

(Continue in additional Annexure Schedule(s) if required.)

- 1 Length of term **Two Hundred (200) years commencing on the date of this Encumbrance***
- 2 Payment date(s) **First day of January in each year** ***Instrument**
- 3 Rate(s) of interest **0%**
- 4 Event(s) in which the sum, annuity, or rentcharge becomes payable
If demanded by the Encumbrancer by the payment dates
- 5 Events(s) in which the sum, annuity, or rentcharge ceases to be payable
When a discharge of this Encumbrance Instrument is registered

Covenants and conditions

(Continue in additional Annexure Schedule(s) if required.)

1. For the purposes of this Encumbrance Instrument "the Property" means all the land held in Unique Identifiers 233892-233923 (inclusive).
2. The Encumbrancer agrees not to erect or place a relocated building on the Property. For the purposes of this Encumbrance Instrument, a "relocated building" includes any building that is removed from one site and relocated to another site, in whole or in parts. It does not include any new building which is designed for, or intended to be used on, a site but which is erected off site, in whole or in parts and transported to the site.
3. The Encumbrancer agrees that where the Encumbrancer breaches any covenants or conditions, the Encumbrancee may enter the Property to do or complete any work (including, but not limited to, the removal or demolition of any relocated building) necessary to comply with all the covenants and conditions and the Encumbrancer further agrees that the Encumbrancee may recover the cost of that work from the Encumbrancer.
4. The above covenants and conditions shall be enforceable only against the registered proprietor for the time being of the Property and not otherwise against the Encumbrancer or its successors in title but without prejudice to any person's liability for any breach of the covenants arising before that person ceased to be the registered proprietor of the Property.

Modification of statutory provisions

(Continue in additional Annexure Schedule(s) if required.)

- (1) Section 104 of the Property Law Act 1952 applies to this Encumbrance Instrument, but otherwise the Encumbrancee shall be entitled to none of the powers and remedies given to mortgagees by the Land Transfer Act 1952 and the Property Law Act 1952.
- (2) The Encumbrancee's consent to the registration of instruments pursuant to Sections 90E(3), 102(4), 103(3), 115(4), 116(7) and 120 of the Land Transfer Act 1952 shall not be required.

All signing parties and either their witnesses or solicitors must sign or initial in this box.



FENCING COVENANT

DATED this 5TH day of SEPTEMBER 2005

PARTIES:

- (1) **SELWYN DISTRICT COUNCIL** ("the Owner")
- (2) **SELWYN DISTRICT COUNCIL** ("the Council")

BACKGROUND

- A. The Owner is registered proprietor of the land described in the First Schedule.
- B. The Council is the registered proprietor of the land described in the Second Schedule subject to the Reserves Act 1977 ("the Reserves").
- C. The Owner and the Council have agreed that the Reserve shall have the benefit of a fencing covenant under the Fencing Act 1978.

TERMS OF THIS DEED:

1. The Owner, as proprietor of the land described in the First Schedule, shall be bound by a fencing covenant within the meaning of section 2 of the Fencing Act 1978 in favour of the Council, as proprietor of the Reserves.
2. For the avoidance of doubt, the Owner acknowledges that:
 - (a) The Council shall not be required to contribute to the cost of erection or maintenance of boundary fences between the Reserve and the land described in the First Schedule.
 - (b) The provisions in Section 6(1) of the Act do not apply to this agreement and upon registration, the provisions of this agreement shall run with the land and bind the Owner's heirs, successors or assigns pursuant to Section 5 of the Act.

FIRST SCHEDULE

Lots 1 to 33 (inclusive), 36 and 37 DP357543 being all the land held in CFR's 233892 to 233924 (inclusive)

SECOND SCHEDULE

Lots 34, 35 and 38 DP 357543 being all the land held in CFR's 233925 to 233927 (inclusive)

THE COMMON SEAL of)
SELWYN DISTRICT COUNCIL)
is hereunto affixed in the presence of:)

Deputy K. Floe
Mayor

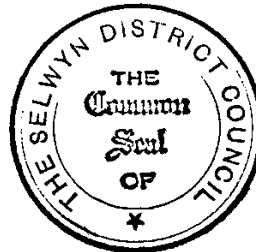
[Signature]
Chief Executive



THE COMMON SEAL of)
SELWYN DISTRICT COUNCIL)
is hereunto affixed in the presence of:)

Deputy K. Floe
Mayor

[Signature]
Chief Executive



Land Information Memorandum **L252334**

Application

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

No.	L252334
Application date	2/10/2025
Issue date	14/10/2025
Phone	02040801668

Property

Valuation No.	2418023906
Location	4 Perrin Place, Darfield
Legal Description	LOT 6 DP 357543
Owner	Russell Christine Marie
Area (hectares)	0.1119

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	\$ 260,000
Capital Value	\$ 740,000
Improvements	\$ 480,000

Current Rates Year 2025 to 2026

Annual Rates	\$ 3,858.25
Current Instalment	\$ 964.55
Current Year - Outstanding Rates	\$ 975.78
Arrears for Previous Years	\$ 0.00
Next Instalment Due	15/12/25

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: GRZ

Operative District Plan Zoning: Darfield 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

30/01/08	Building Consent 072011 Domestic Dwelling Code Compliance Certificate Issued 24/08/08
7/09/07	Pim Application 071398p Domestic Dwelling PIM Only

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 metered water supply connected to the Darfield 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>

Please note this property has a water meter and charges are a rate which are payable by the property owner. Therefore, please ensure a meter reading is requested on settlement so you are not liable for previous owner's water charges. Solicitors must ensure that when settling rates with Council on the sale of a property that water meter charges are also included in the settlement calculation.

The water supply is metered and billed 6 monthly for every cubic meter of water used.

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.

Council have agreed to build a sewer network for Darfield and Kirwee. Property owners are encouraged to review the evolving progress. Please refer to Selwyn District Council website <https://www.selwyn.govt.nz/services/water/wastewater/darfield-wastewater> for detailed information.

Should you have any further questions please phone 0800 SELWYN (0800 735996) and ask for Water Services.

Note: Please find attached a copy of Resource Consent from Canterbury Regional Council regarding the discharge of treated sewage effluent.

Stormwater

Stormwater to soakhole

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

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)

Reference: Liquefaction Unlikely Overlay

This property is identified in the Partially Operative District Plan as being located within a Natural Hazard Overlay. For further information visit <http://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800SELWYN (0800735996)

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

State Highway Noise Control Overlay

Railway Network Noise Control Overlay

This property is located within a Noise Control Overlay in the Partially Operative District Plan. For further information visit <https://eplan.selwyn.govt.nz/review> or contact the duty planner on 0800 SELWYN (0800735996).

Area-specific matters

None known

Land Notes

Land Notes: Central Plains Water Trust holds various resource consents to convey and apply irrigation water to land and to construct and operate a distribution network for the Central Plains Water Enhancement Scheme. Although this property is within the command area of the Scheme, it will not be directly affected by the distribution network.

Land Notes: For further information on the Central Plains Water Enhancement Scheme including relevant maps, please contact Selwyn District Council and/or Central Plains Water Limited.

Property owners can contact Central Plains Water Limited (CPW) to update their details on (03) 928 2960.

Land Notes: This site was previously used as a sawmill. For further information please refer to attached Conclusions and Recommendations from a report from Woodward-Clyde.

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

Perrin Place is a formed and sealed local road maintained by Selwyn District Council. Direct access is via a private right of way (ROW) which is not maintained by Council.

Special Land Features

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	203m	-
Exposure Zone	B	-

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

Flood Model

Ecan has commissioned a flood model and through this process the Council has obtained and holds information showing that this property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. [View the flood model results.](#)

More detail can be found in the technical report [Selwyn District Flood Model - Hydraulic Model Build Report](#)

For more information, please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email contactus@selwyn.govt.nz or visit 2 Norman Kirk Drive, Rolleston.

Alluvion

None known

Avulsion

None known

Erosion

None known

Land Fill

None known

Slippage

None known

Ground Water Level

None known

Soil Type

Lismore shallow silt loam

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 Councils 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: 14 October 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

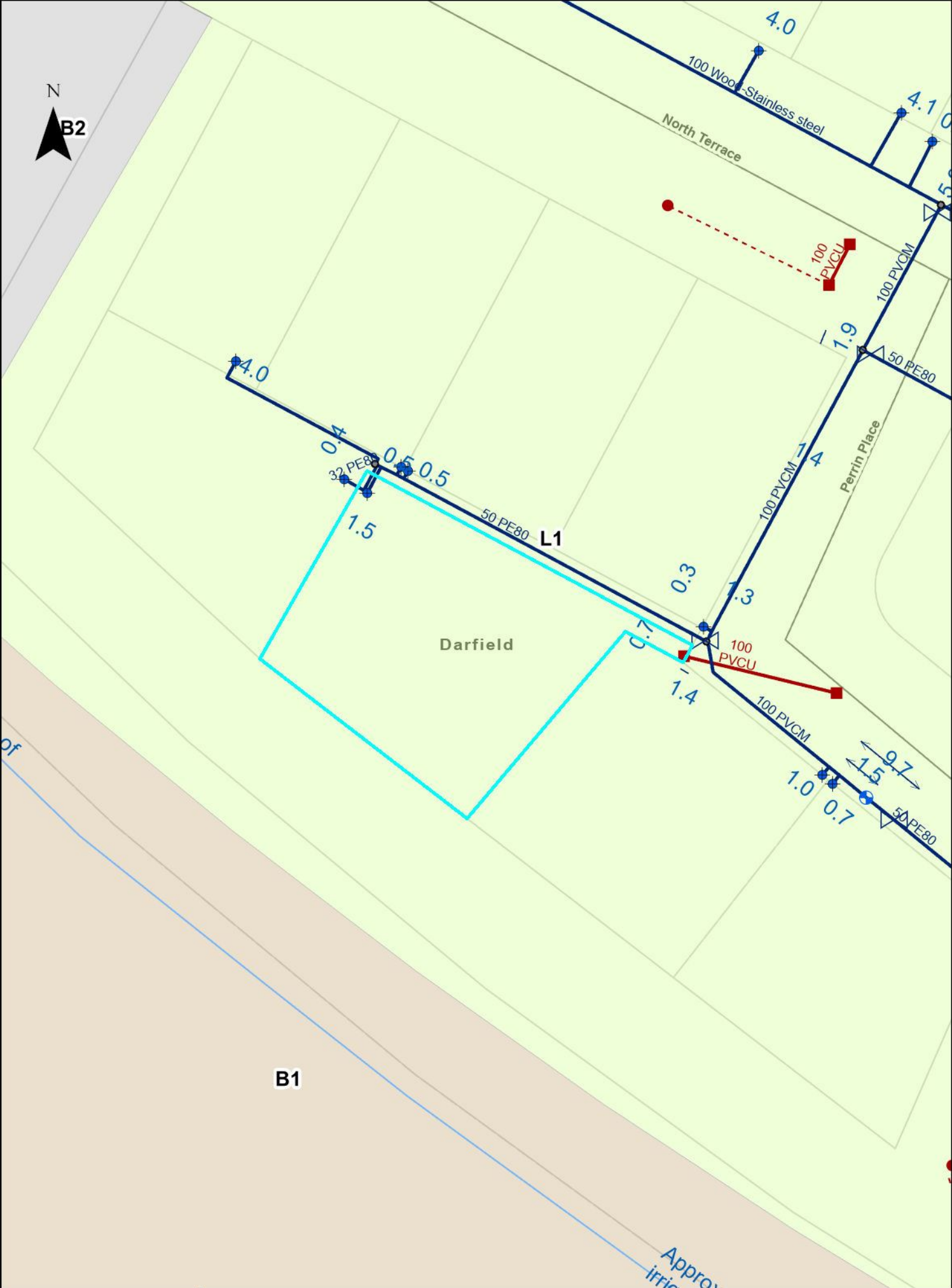
Greendale Fault

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

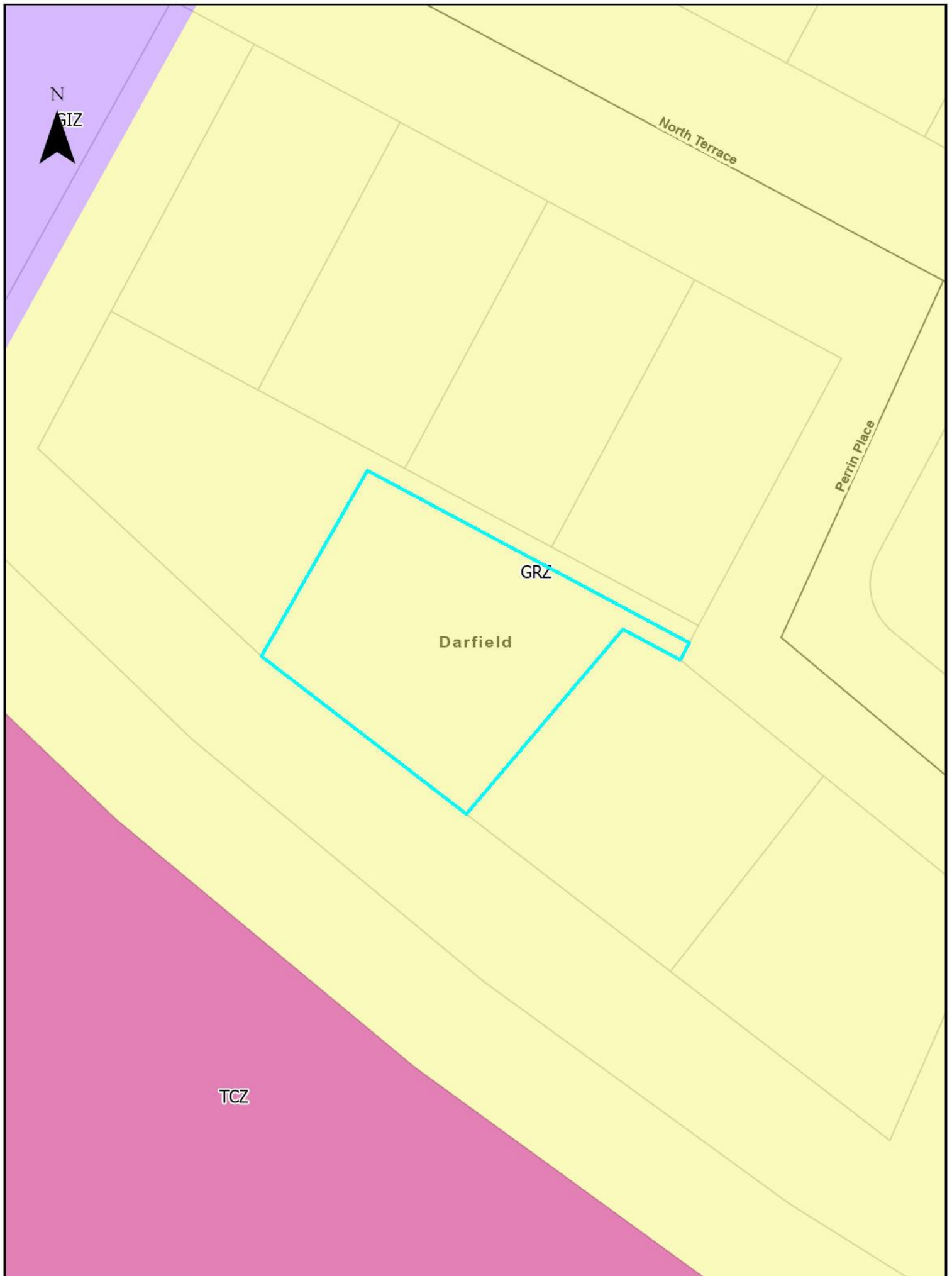
Biodiversity

- ◆ 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.

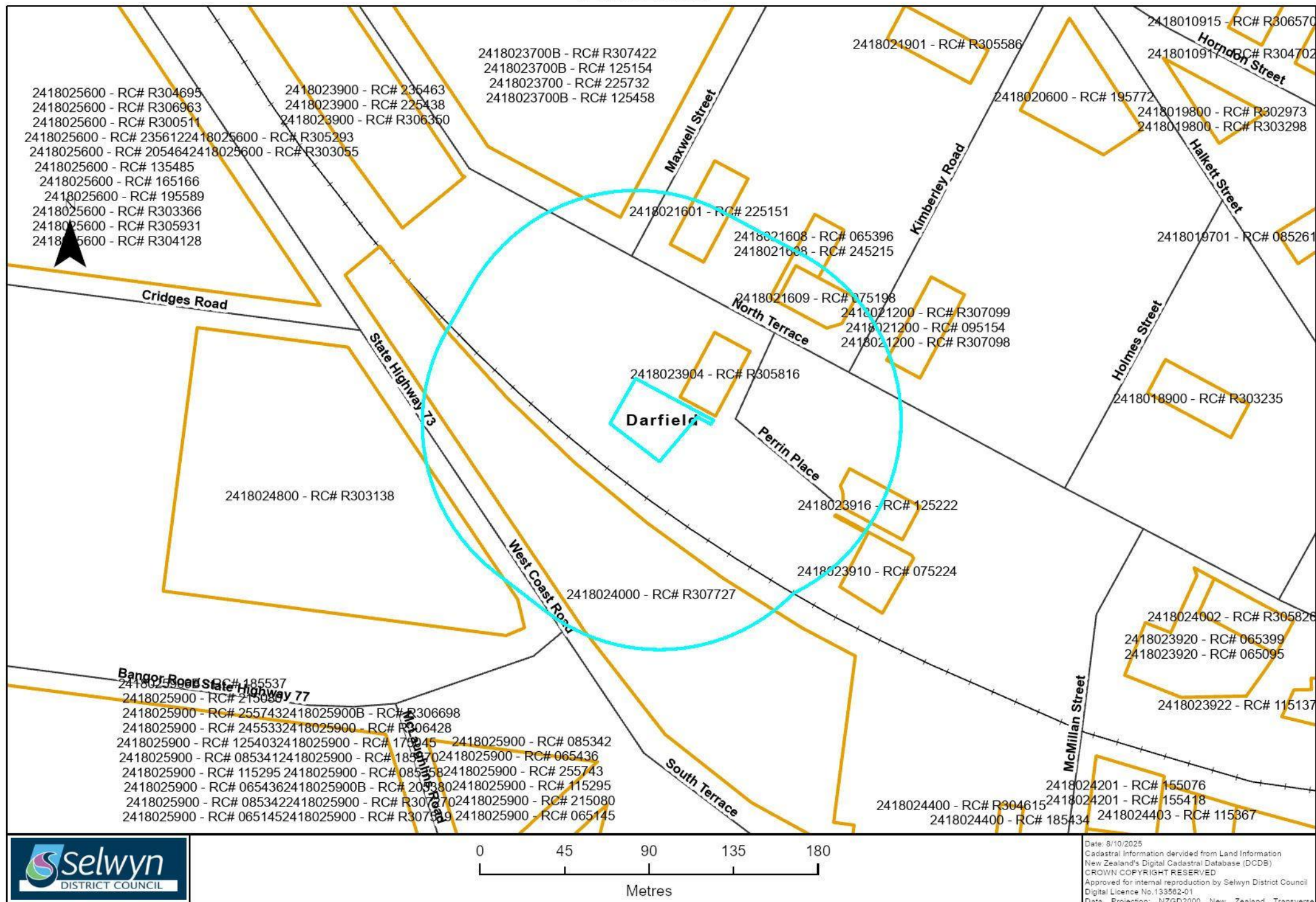
Resource Consent Status Codes:

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

2418023906



Assessment_ID	RC Number	Proposal	Decision Date
2418021200	R307098	TO CREATE 2 RESIDENTIAL LOTS OF 571 M2 & 432M2 IN SIZE	2004-12-14
2418021200	R307099	TO ERECT A DWELLING ON LOT 2 AND RETAIN DWELLING ON LOT 1 OF R307098	2004-12-14
2418021200	095154	EXTENSION OF TIME FOR SUBDIVISION OF TWO RESIDENTIAL LOTS	2009-06-25
2418021601	225151	To erect a dwelling with a non-complying road boundary setback	2022-03-25
2418021608	065396	TO RETAIN DWELLINGS WITH NON-COMPLYING SITINGS CREATED BY 065343	2006-12-01
2418021608	245215	To establish one single storey residential dwelling.	2024-05-30
2418021609	075198	LOT 1: TO RELOCATE DWELLING	2009-03-05
2418023700	225732	Outline Plan: To replace existing lights on 'Field 3' and the netball courts on Darfield Recreation Reserve	2022-12-08
2418023700B	125154	Outline plan for lighting upgrade	
2418023700B	125458	Outline Plan for viewing deck balustrade, stairs and shade sail	2013-01-08
2418023700B	R307422	OUTLINE PLAN TO EXTEND THE EXISTING HALL	2005-06-01
2418023904	R305816	SUBDIVISION INTO 32 RES LOTS & 1 INDUSTRIAL LOT	2004-05-19
2418023910	075224	TO ERECT TWO DWELLINGS ON RESIDENTIAL SITE	
2418023916	125222	Fast Track. To erect dwelling and seperate garage exceeding site coverage by 1.2%	2012-07-26

2418024000	R307727	SUBDIVISION INTO 2 LOTS IN BUSINESS ZONE DARFIELD	2006-12-22
2418024800	R303138	SUBDIVISION OF 2.0234 HA ZONED RU RES INTO 4 LOTS > 5000 SQ M	1998-05-04

Code Compliance Certificate

072011

Section 95, Building Act 2004

The Owner

Name of Owner:	Allan Timothy Andrew David & Petrie Natasha Nancy
Mailing address:	c/- Stonewood Homes, 47 Waterloo Road, Christchurch
Street address/registered office:	
Phone number:	
Landline:	Daytime:
Mobile: 027 232 2829	After hours: 03 318 6922
Facsimile number:	
Email address:	timallanbuilders@gmail.com
Website:	

The Building Work

Street Address of Building:	4 PERRIN PLACE, DARFIELD
Legal Description of land where building is located:	LOT 6 DP 357543
Valuation Number:	2418023906
Type of Work:	DOMESTIC DWELLING
Intended Use:	3 Bedroom Domestic Dwelling with Solid Fuel Heater in Family Room and attached Double Garage (203.4sqm)
Estimated Value:	\$240,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced: 2008

Code Compliance Certificate:

The Building Consent Authority named above is satisfied on reasonable grounds, that- the Building work complies with the Building Consent


Selwyn District Council Building Consent Authority Signatory

Issue Date: 24/08/08

Hand-drawn schematic diagram of a building's electrical system. The diagram shows a main horizontal busbar at the top with a switch and a 2000-1 label. A vertical busbar on the left has a 102 label. A central vertical busbar has a 202 label. A horizontal busbar at the bottom has labels IB, 1.5, 1.5, IB, and K 2.1. A square load labeled 'A' with '3.000' and 'v' is connected to the top and bottom busbars. A dashed circle is connected to the top busbar. Various other components like switches and outlets are indicated with symbols and labels like 'I S', 'A A v', and 'm. v'.

BC / PERMIT NO: 100727

DATE: 3/8/10

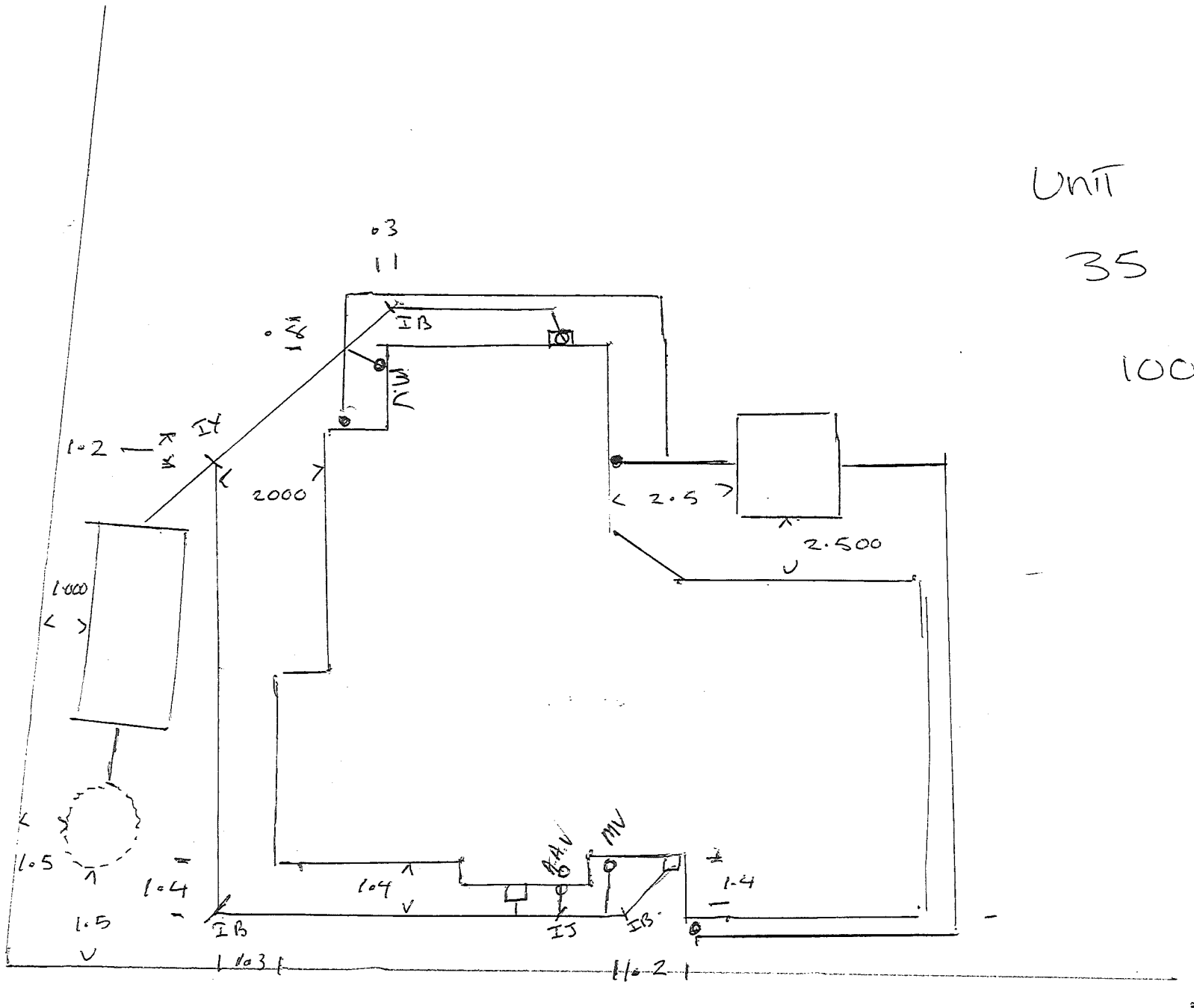
100727

Drainlayer
Andrew Coombs

Unit Two

35 North Terrace

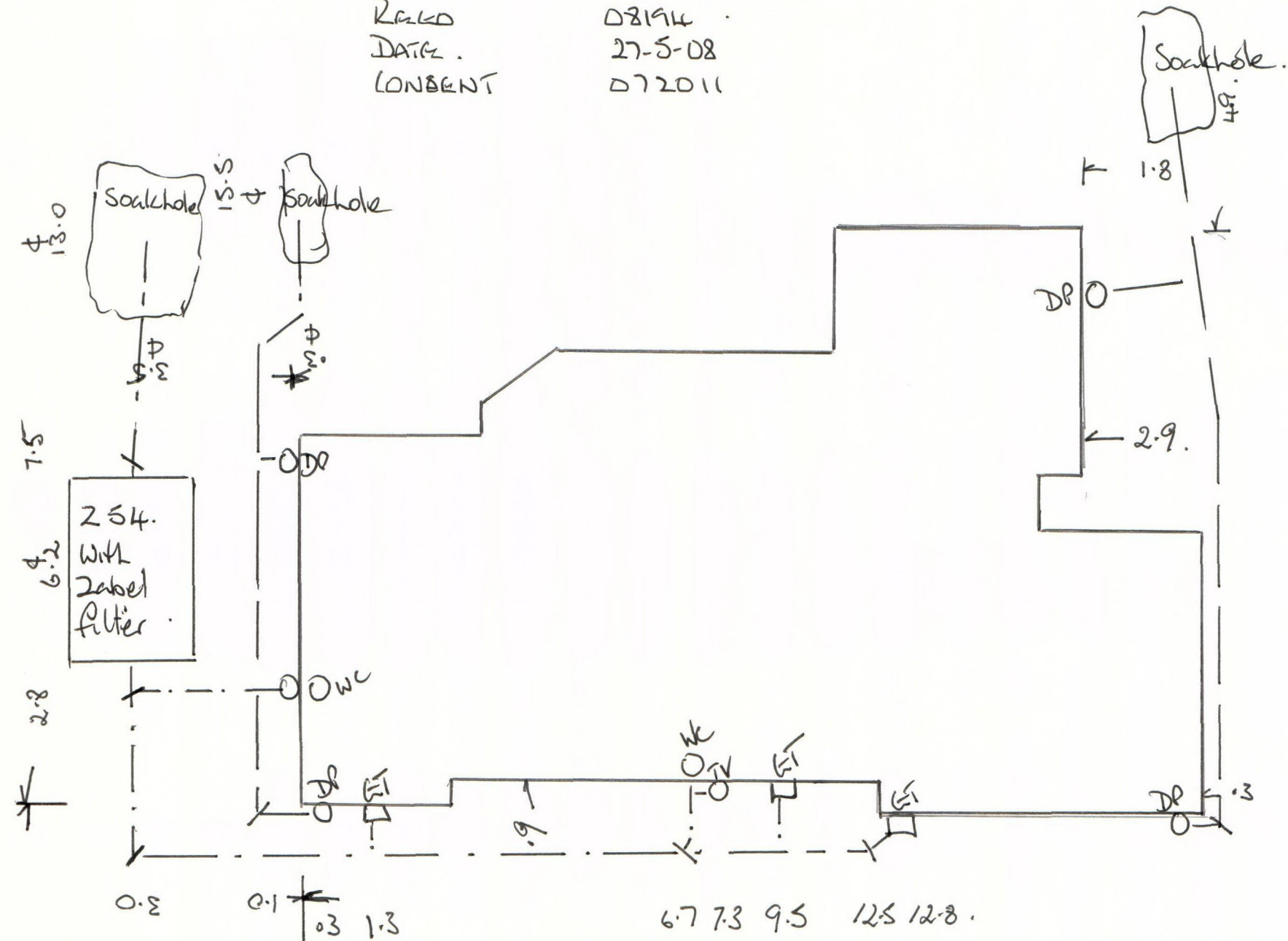
100727



DRAINAGE PLAN
BC / PERMIT NO: 100727
DATE: 31/8/10

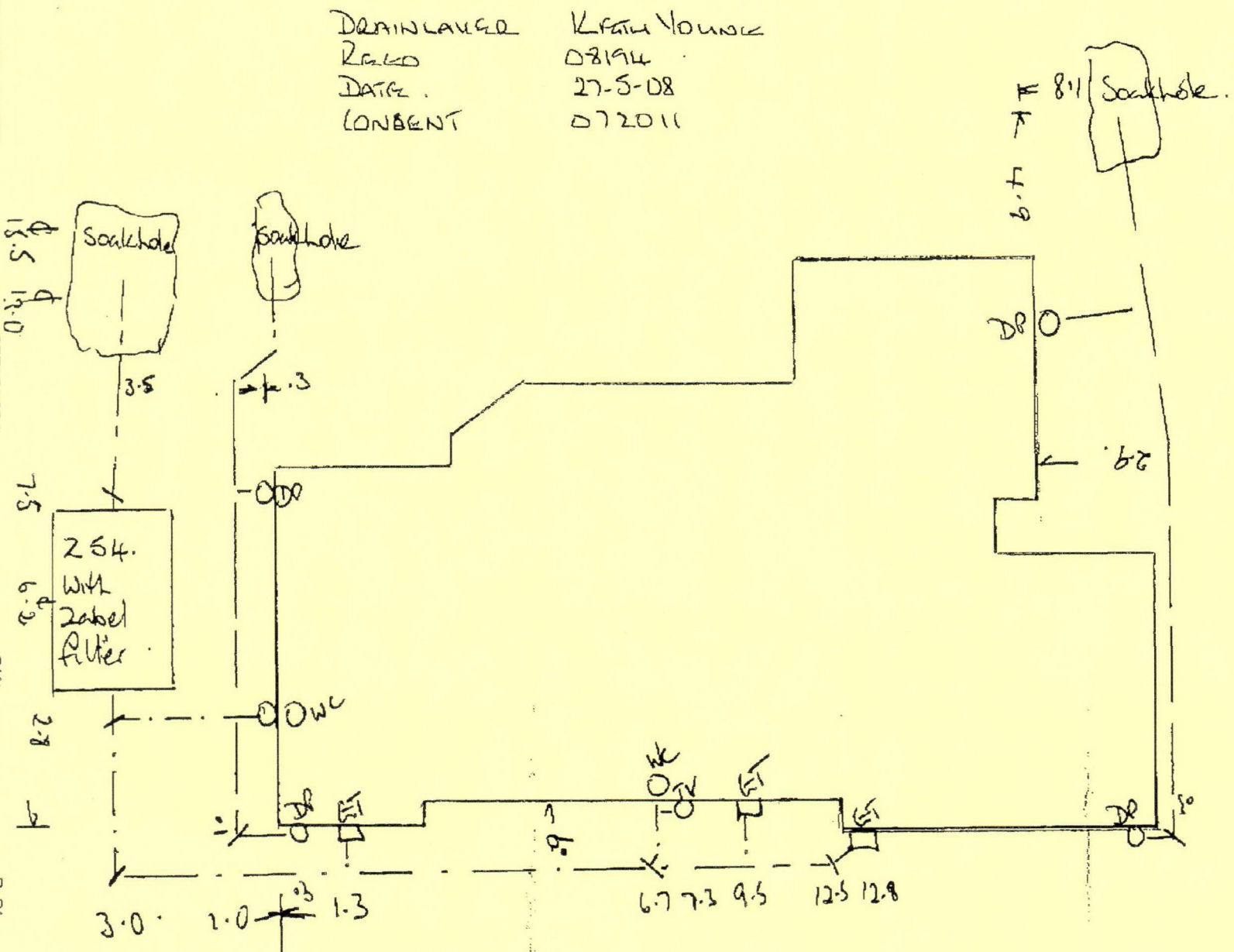
DRAINAGE
 ROAD
 DATE.
 CONSENT

KATH VOUNK
 08194
 27-5-08
 072011



From Tim Allan

2349



Resource Consent Details

RecordNo CRC031409

Consent Summary

Type Consent

Source Applic /New

Section

FileNo CO6C/19979

ClientName Selwyn District Council

To to discharge treated sewage effluent to ground.

Location North Terrace, Darfield

LegalDesc LOT 6 OF SUBDIVISION OF LOTS 1-3 DP 83421 PT SEC 1, SEC 2, 3 SO17190 PTS RES 1748

Status Current

Events	19 Mar 2003	Consent Commenced
	19 Mar 2008	Lapse Date if Consent Not Given Effect To
	19 Mar 2014	Lapse Date Extended To
	14 Mar 2038	Consent Expires

Subject to the following conditions:

- 1 The discharge shall be only domestic sewage effluent from a single dwellinghouse located on lot 6 at or about map reference NZMS 260 L35:3769-4633.
- 2 The volume of effluent discharged shall not exceed one cubic metres per day.
- 3 Design plans and operating instructions for the on-site multi-chamber septic tank and soak hole treatment and disposal system shall be submitted to the Canterbury Regional Council prior to works commencing. This treatment and disposal system shall enable compliance with conditions of this consent. A certificate signed by the person responsible for designing the system or a person competent in the design and operation of such systems, shall be submitted to the Canterbury Regional Council, within one month of construction, to certify that the system is constructed and installed in accordance with the design plans.
- 4 (a) There shall be a maintenance service contract for the servicing ("the Servicing") of the treatment and disposal system(s) described in the application. The contract shall include a requirement that action be taken to ensure that the effluent and disposal system comprising multi-chambered septic tank, pumps, filters (and associated components) and soak hole, is operated and maintained to enable compliance with the conditions of this discharge permit.(b) The servicing shall be done at least once every two years by a person competent in the maintenance of such systems and following every service a written report shall be prepared and a copy forwarded to the Canterbury Regional Council on request.
- 5 There shall be no ponding of effluent on the ground:
- 6 There shall be no discharge of effluent within:a) 1,000 metres up-gradient (in relation to the direction of groundwater flow) and 200 metres in any other direction of any bore from which more than 20 cubic metres per day of water is taken for community supply purposes; andb) 200 metres up-gradient (in relation to the direction of groundwater flow) and 50 metres in any other direction of any bore from which less than 20 cubic metres per day of water is taken for community supply purposes; andc) 50 metres up-gradient (in relation to the direction of groundwater flow) and 30 metres in any other direction of any bore not used for community supply purposes; andd) within 20 metres of any surface water body.
- 7 The Canterbury Regional Council may, on any of the last five working days of February each year, serve notice of its intention to review the conditions of this consent for the purposes of:(a) dealing with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage; or(b) requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.



Notice of Transfer of a Resource Consent

Sections 134-137 Resource Management Act 1991

To: Consents Administration Section
Environment Canterbury
P O Box 345 Ph: (03) 365 3828
CHRISTCHURCH Fax: (03) 365 3194

Office Use Only

066179813

This Transfer Form is broken into two parts.

Part 1 shows the information of the Transferee (the new owners of the consent) and should give full names and details of contact for all parties involved.

Part 2 shows the information of the Transferor (current consent holders) and details of the consent involved.

- The Transferor should ensure that current contact details have been entered to ensure records are kept up to date and in case of contact.
- Please note any compliance monitoring charges for work completed up until the date of transfer will be invoiced to the transferor.
- As the resource consent is a legal document we need the signatures of all the people involved (or Agent acting on behalf of them) before we can proceed with the transfer of this resource consent.

To enable the prompt processing of this transfer, please ensure the following has been completed:

- ☐ FORM IS FILLED OUT WITH SIGNATURES OF ALL PARTIES INVOLVED
- ☐ Title Search

Part 1: New consent owner details (Transferee)

As the Transferee you should ensure that this consent has not lapsed. If you have any queries on this, please contact Customer Services on 0800 324 636.

Transferee (person to whom consent is transferring to)

Surname: _____ First Names (in full): _____

Company Name: _____

Postal Address: _____

Telephone Number (work): _____ Fax Number: _____

Telephone Number (home): _____ Fax Number: _____

Cellphone Number: _____ Email: _____

Date: / /

Signature of **transferee**
(or duly authorised agent on
behalf of the transferee)

Signature of **transferee**

Please ensure all signatures are included.

See Over ➡

5.1 CONCLUSIONS

5.1.1 Site History and Field Investigations

The results of the site history and field investigations can be summarised as follows:

- Available site history information indicates that parts of the Site were used for a variety of rail purposes. However, over the relatively large area of the Site, the overall level of use was relatively low. Facilities formerly located at the Site included:
 - A former sawmill within Lot 1;
 - An open timber storage area, one small building and gravel stockpiles within Lot 2;
 - Part of a former goods store, open storage areas for timber and goods, stock pens, and part of one loading ramp within Lot 3; and
 - A house within Lot 6.
- Rail activities such as fuelling and locomotive maintenance, which have a relatively high potential to result in site contamination, are not reported to have occurred at the Site.
- Since rail activities ceased, most of the Site has been developed as beautification reserve by the SDC, and no industrial activities are currently carried out on the Site.
- The current zoning of the Site is mainly residential and rural residential, with two smaller parcels zoned for commercial use.
- Test pitting (95 pits to 1 m depth) has indicated that undisturbed native material comprising silts, sands and gravel are present in the shallow subsurface over most of the Site. Fill material was observed in three Site areas as follows:
 - Lot 2: ash/clinker with thicknesses ranging from 0.01 to 0.1 m in two test pits near the eastern boundary of the lot; and gravel fill material, showing no visible indications of contamination, to a depth of up to 1 m in six test pits within the central portion of the lot.
 - Lot 3: ash/clinker with thicknesses ranging from 0.1 to 0.15 m in 5 test pits along the southern boundary of the lot.

5.1.2 Laboratory Analysis and Risk Assessment

The results of the laboratory analysis and risk assessment can be summarised as follows:

- On the basis of the Site history information, total petroleum hydrocarbons, pentachlorophenol (in the former sawmill area only), and selected metals were identified as possible site contaminants. These constituents were analysed for in selected soil samples collected from the test pits.
- Total petroleum hydrocarbons were detected at only minor concentrations in only a few samples, and therefore, are not likely to present any significant risk for future Site use.
- Pentachlorophenol (PCP) was not detected in the vicinity of the former sawmill, and therefore, is not likely to present any significant risk for future Site use.

- Metals results were generally consistent with background levels, and were significantly lower than residential soil acceptance criteria. Minor exceedences of the residential soil acceptance criteria for copper and/or zinc were noted in 2 of the 57 samples analysed. However, several additional samples collected within a 10 m radius of each of these samples again were indicative of background concentrations. On the basis of the very limited number of exceedences of residential criteria, it is considered that the average metals concentrations in any particular area of the Site (i.e., a residential lot) would likely be much lower than the acceptance criteria. Therefore, it is considered that the concentrations of metals present at the Site are not likely to present any significant risk for future Site use.

5.2 RECOMMENDATIONS

5.2.1 Site Remediation

As described above, the laboratory results and risk assessment indicate that significant risks due to site contamination are unlikely. Therefore, the Site is considered suitable for future use that is consistent with the current zoning, and no site remediation is needed. It should be noted that the Site would also be considered suitable for continued use as a reserve, because recreational site acceptance criteria would generally be higher than residential criteria.

As noted above, some relatively minor areas and thicknesses of ash/clinker have been identified in the subsurface within Lots 2 and 3. It is possible that this material could be aesthetically unsatisfactory for some uses. However, it has been shown that this material does not present a human health or environmental risk. Therefore any covering or removal of this material would be considered part of normal site clearance work (as would grading or removal of the existing gravel loading ramp) and has not been considered or costed as part of this assessment.

5.2.2 Regulatory Confirmation and Record Keeping

It is recommended that acceptance of the conclusions summarised above be confirmed with the SDC as part of the subdivision consent process. Additionally, it is recommended that a copy of this report be retained by the SDC for future reference. Also, appropriate notation should be placed on any relevant records or databases indicating that the Site has been investigated, and the investigation results indicate that the Site is suitable for future use consistent with the current zoning.



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.

