

MCRAE & KNOWLER

PROPERTY BROCHURE

288 BARNES ROAD, LINCOLN



288 BARNES ROAD, LINCOLN

Deadline (unless sold prior), Thursday, 20 November, 2pm

SUSTAINABLE LIVING. SOULFUL SETTING.

 2  1  1  70 m²  4.6055 m²

Tucked away in a private position at the rear of the block, this unique lifestyle property delivers modern comfort and complete self-sufficiency — all with an incredible alpine outlook.

The contemporary two-bedroom home has been thoughtfully designed to blend comfort with connection. Light-filled open-plan living spills out to a sun-drenched deck — the perfect spot to savour a glass of wine as the sun sets, or soak in the outdoor bath under a canopy of stars. Both bedrooms are spacious with built-in robes, and the log burner creates a warm, inviting heart to the home. A stylish kitchen with gas cooking and a well-appointed bathroom complete this modern haven.

Fully off-grid and future-ready, the property runs on solar power with a generator backup, a biolytix septic system, its own well, and a water softener system — delivering true independence without compromise.

Outdoors, every detail invites relaxation and connection. Entertain under the enclosed alfresco area with its kitchen nook and pizza oven, or make the most of the well-planned extras — an outdoor laundry, a large concrete-floored shed, an additional sleepout or storage room, and excellent firewood storage below the home.

The land is just as enchanting — with fenced paddocks, a flourishing fruit orchard with a variety of apples, pears, plums, peaches, figs, feijoas and cherries, and a greenhouse ready



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TANYA MARILLIER

tanya@mkrealestate.co.nz

027 383 3844



LEGALS

Land area	4.6055 sqm
Floor area	70 sqm
Tenure	Freehold
Rateable value	\$1,140,000
Land value	\$820,000
Improvements value	\$320,000
Rates	\$4,044.75
Council zone	Rural – Inner Planes
Technical category	TC2

ENERGY

Heating	Logburner
Insulation	Yes
Windows	Aluminum, Double Glazed
Water heating	Gas

CONSTRUCTION

Year built	2015
Exterior	Corrugated Iron, Linear Board
Roof	Colorsteel
EQ repairs	Post Quake Build

EDUCATION

Primary	Tai Tapu School
Secondary	Lincoln High School

CHATTELS

Blinds, Drapes, Dishwasher, Fixed Floor Coverings, Light Fittings, Log Burner, Range Hood, Smoke Detectors (1x Carbon, 1 x Smoke), Stovetop/Oven, TV Bracket, Garden Sheds, Greenhouse, Outdoor Bath, Petrol Generator, Pizza Oven, Shelter Sheds, Solar Panels x 12, Solar Battery System, Troughs, Water Tank, Water Pumps x 2, Water Softener System



**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 **278397**
Land Registration District **Canterbury**
Date Issued 09 March 2007

Prior References
209010 CB28A/1203

Estate Fee Simple
Area 4.6055 hectares more or less
Legal Description Lot 4 Deposited Plan 350954 and Lot 4
Deposited Plan 368523

Registered Owners
Kathy Yvonne Marsiglia and Raimondo Marsiglia

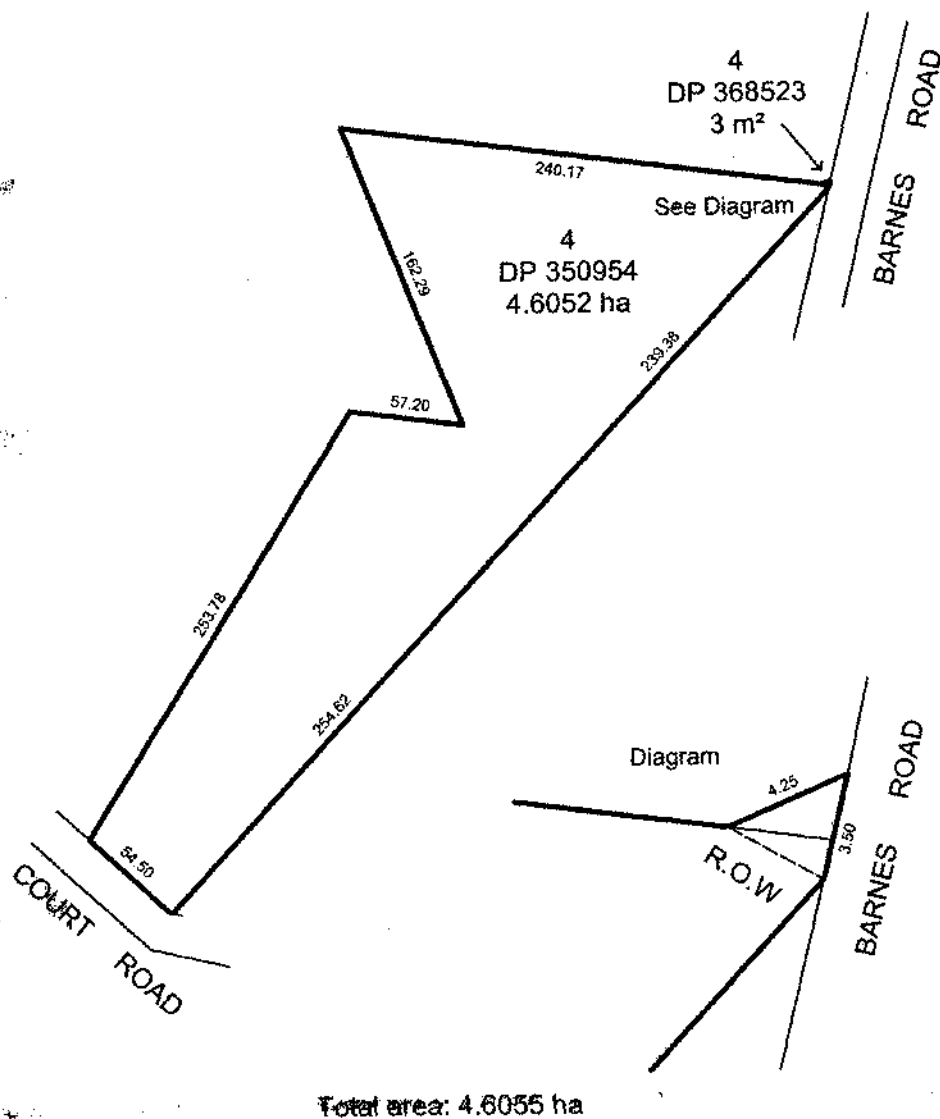
Interests
7042908.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 (affects Lot 4 DP 350954) - 25.9.2006
at 9:00 am
Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 368523)
12846983.3 Mortgage to Bank of New Zealand - 7.2.2024 at 2:24 pm

Title Diagram CT 2783

Copy - 01/01, Pgs - 001, 12/03/07, 10:07



DocID: 211986728



Selwyn District Council
Approved Building Consent Document

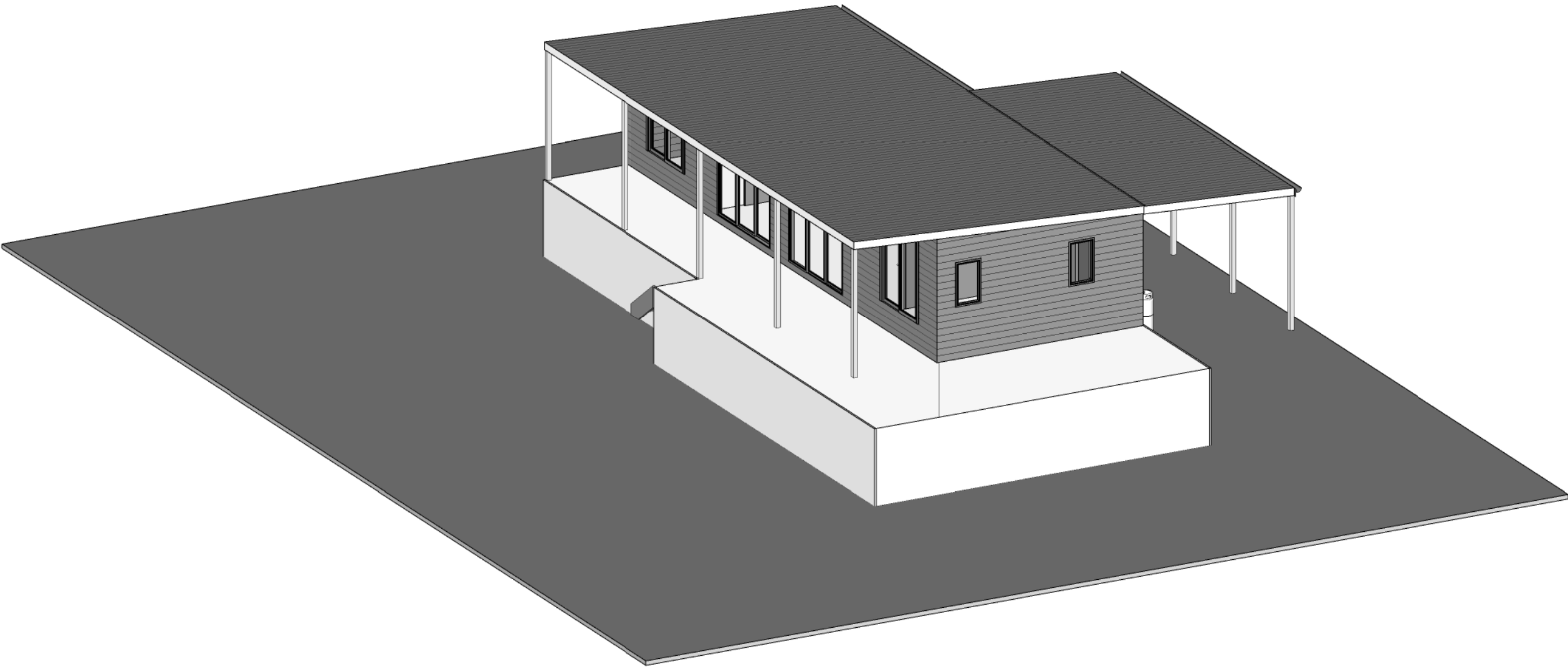
BC140337 - Pg 1 of 29

21/11/2014 faheys

Approved Building Consent Documents

Please Note: A copy of the stamped approved documents must be available on site for all inspections.

INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday



CRONIN
DESIGN

9 Print Place Christchurch
Ph 03 3388394
merv@cronindesign.co.nz

Ruth Guy
288 Barnes Rd
Lincoln

3D View

Designed by
W.S

Date
21/08/2014

Scale

New Dwelling

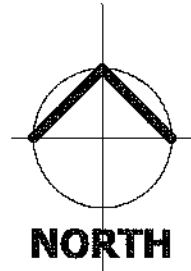
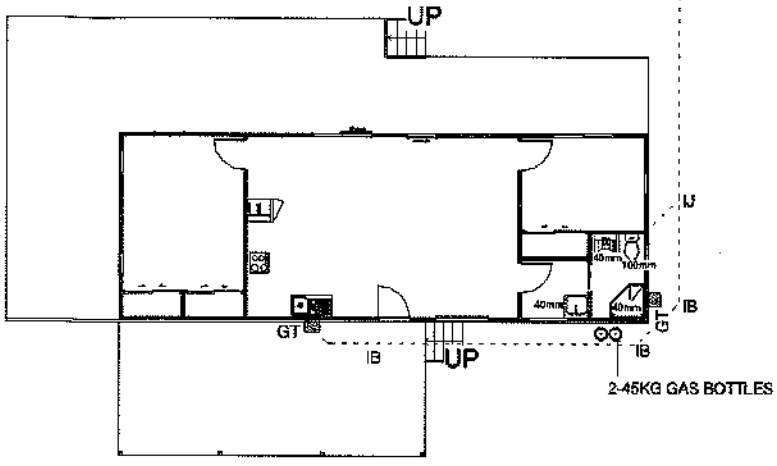
13249

0 of 16

18/02/2014 11:28:55 a.m.

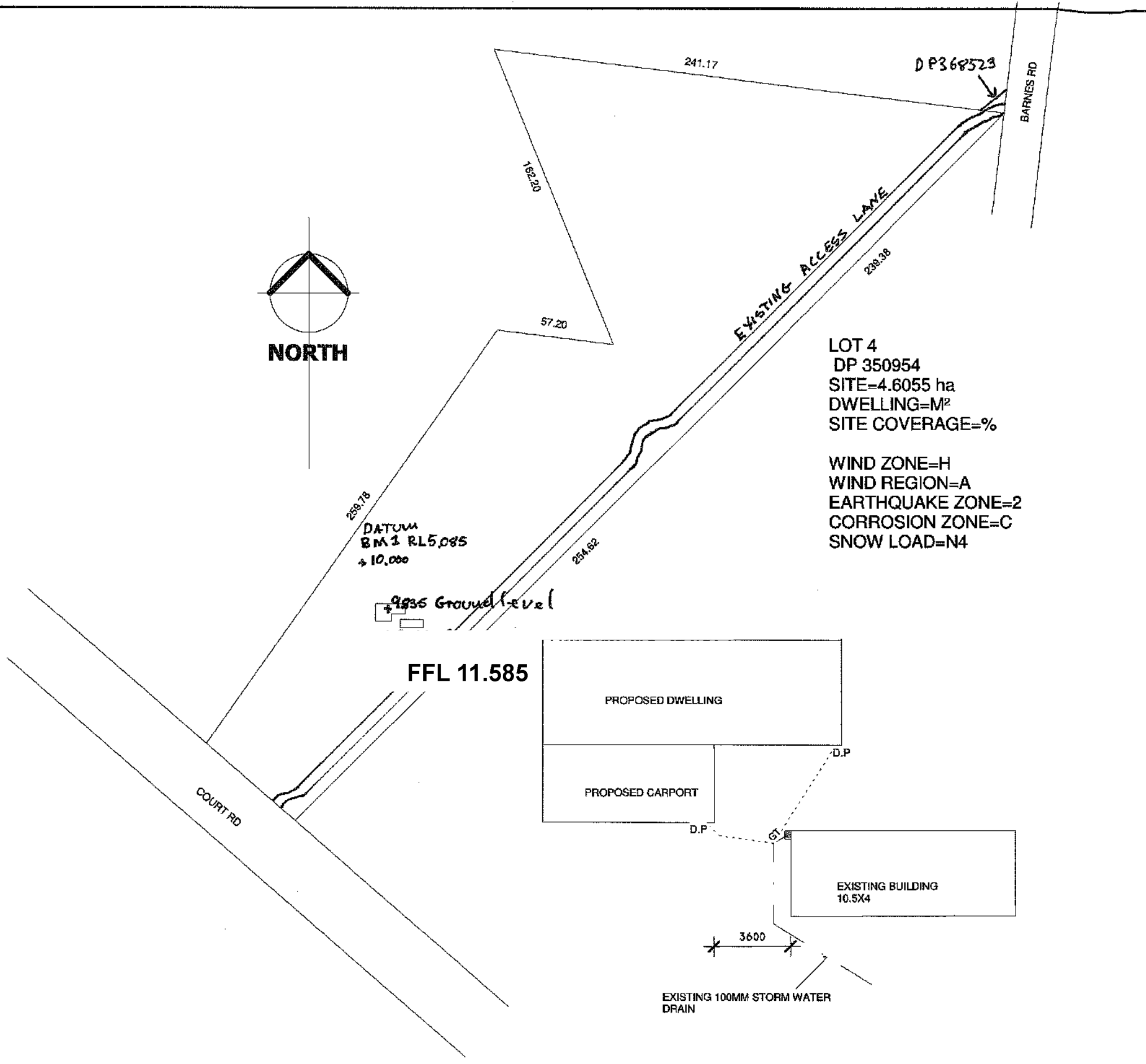
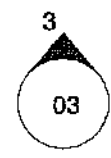
C:\CRONIN DESIGN\2013 PLANS\13249 PALFREY 288 BARNES RD\PALFREY BARNES RD.rvt

SEWER TO CONNECT INTO BIORETIC TANK



NORTH

Selwyn District Council
Approved Building Consent Document
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21/11/2014 faheys



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DESIGN

9 Print Place Christchurch
Ph 03 33883394
merv@cronindesign.co.nz

Ruth Guy
288 Barnes Rd
Lincoln

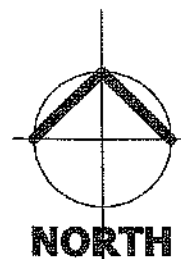
Site and Sewer Plan

Designed by W.S	Date 05/12/2013	Scale 1:200
New Dwelling		
13249	01	of 16

Selwyn District Council
Approved Building Consent Document

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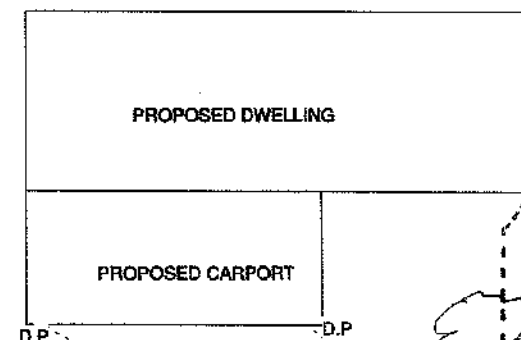
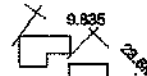
21/11/2014 faheys



LOT 4
DP 350954
SITE=4.6055 ha
DWELLING=M²
SITE COVERAGE=%

WIND ZONE=H
WIND REGION=A
EARTHQUAKE ZONE=2
CORROSION ZONE=C
SNOW LOAD=N4

DATUM
BM1 RL5.085
10.00



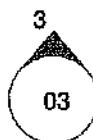
PVC 100MM STORMWATER
1:120 MIN FALL PVC
PVC 75MM DPS PER 70M² ROOF
MIN GUTTER C/SECTION 60MMX115MM
G13 ASI

EXISTING BUILDING
10.5X4

Inspection
Point

EXISTING 100MM STORM WATER
DRAIN

5900



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9 Print Place Christchurch
Ph 03 3388394
merv@cronindesign.co.nz

Ruth Guy
288 Barnes Rd
Lincoln

4 of 30

Site and Sewer Plan

Designed by
W.S

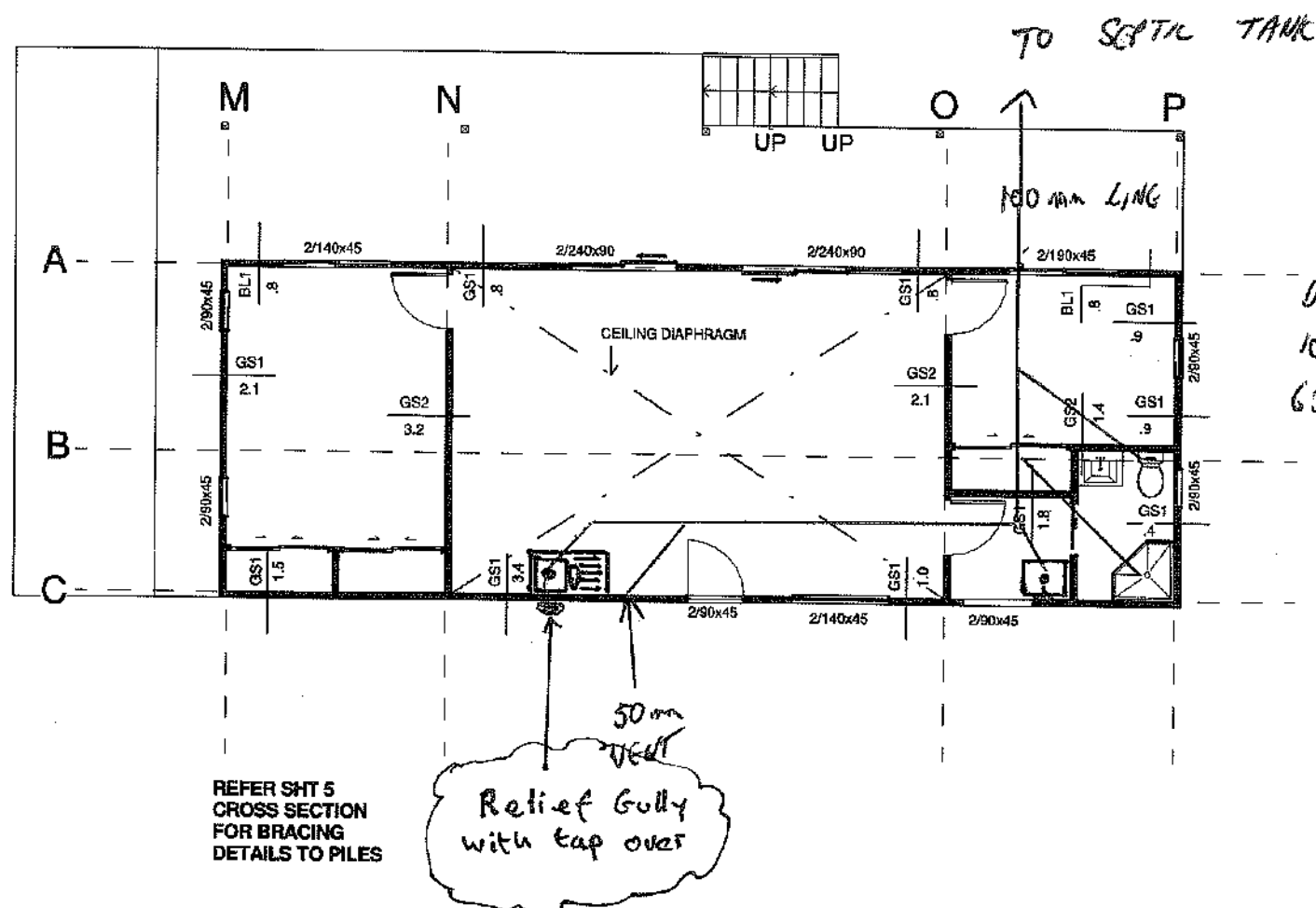
Date
05/12/2013

Scale
1:200

New Dwelling

13249

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DRAWN GEAIGAT MIN 1-60
100mm TO WC
65mm TO SH VAN LAVATORY 2 SINK

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21/11/2014 faheys

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Ruth Guy
288 Barnes Rd
Lincoln

Plumbing

Designed by
W.S

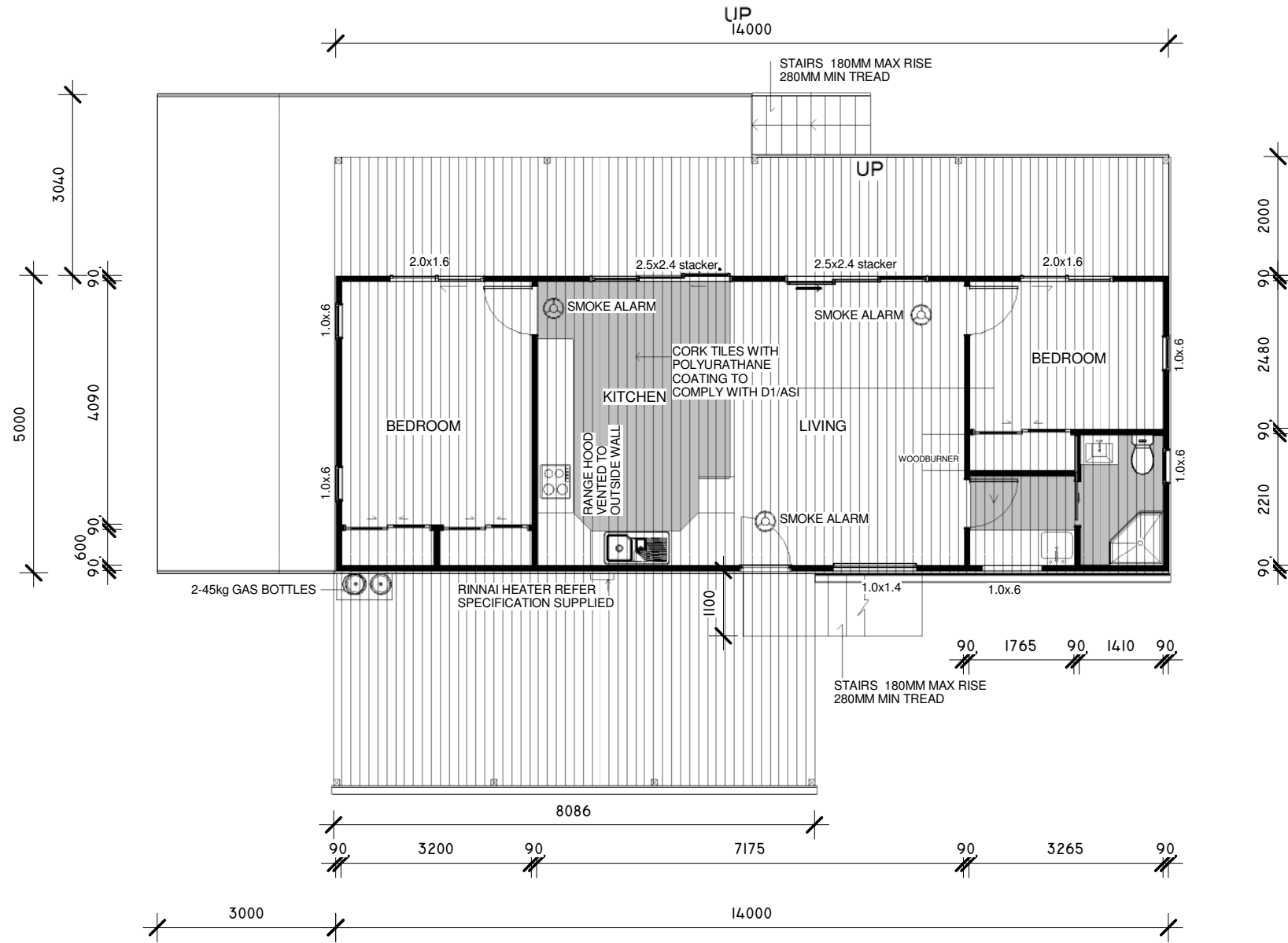
Date
05/12/2013

Scale
1:100

New Dwelling

13249

39



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21/11/2014 faheys

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Ruth Guy
288 Barnes Rd
Lincoln

Floor Plan 70M²
LOF 38 M

Designed by
W.S

Date
21/08/2014

Scale
1 : 100

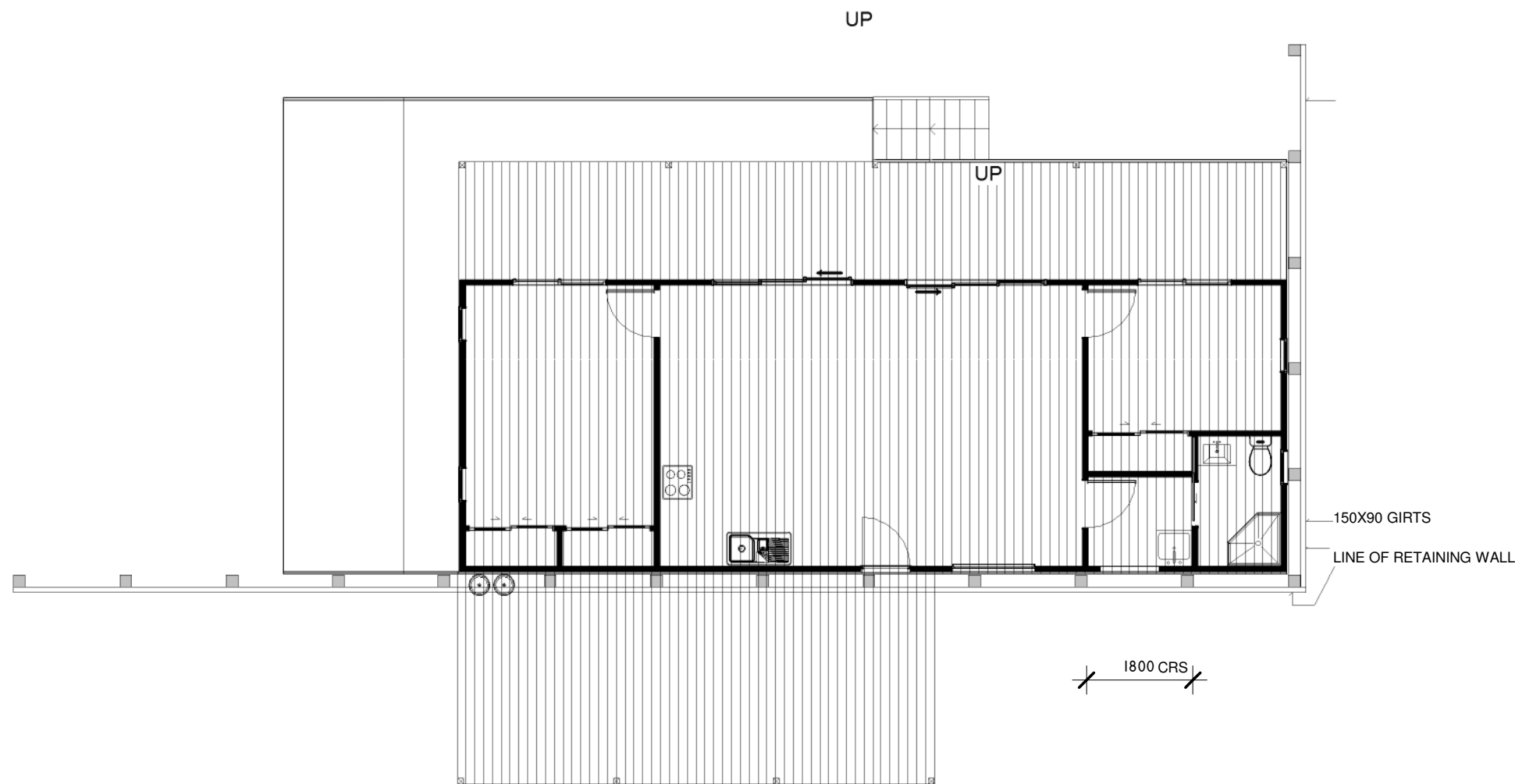
New Dwelling

13249

02 of 16

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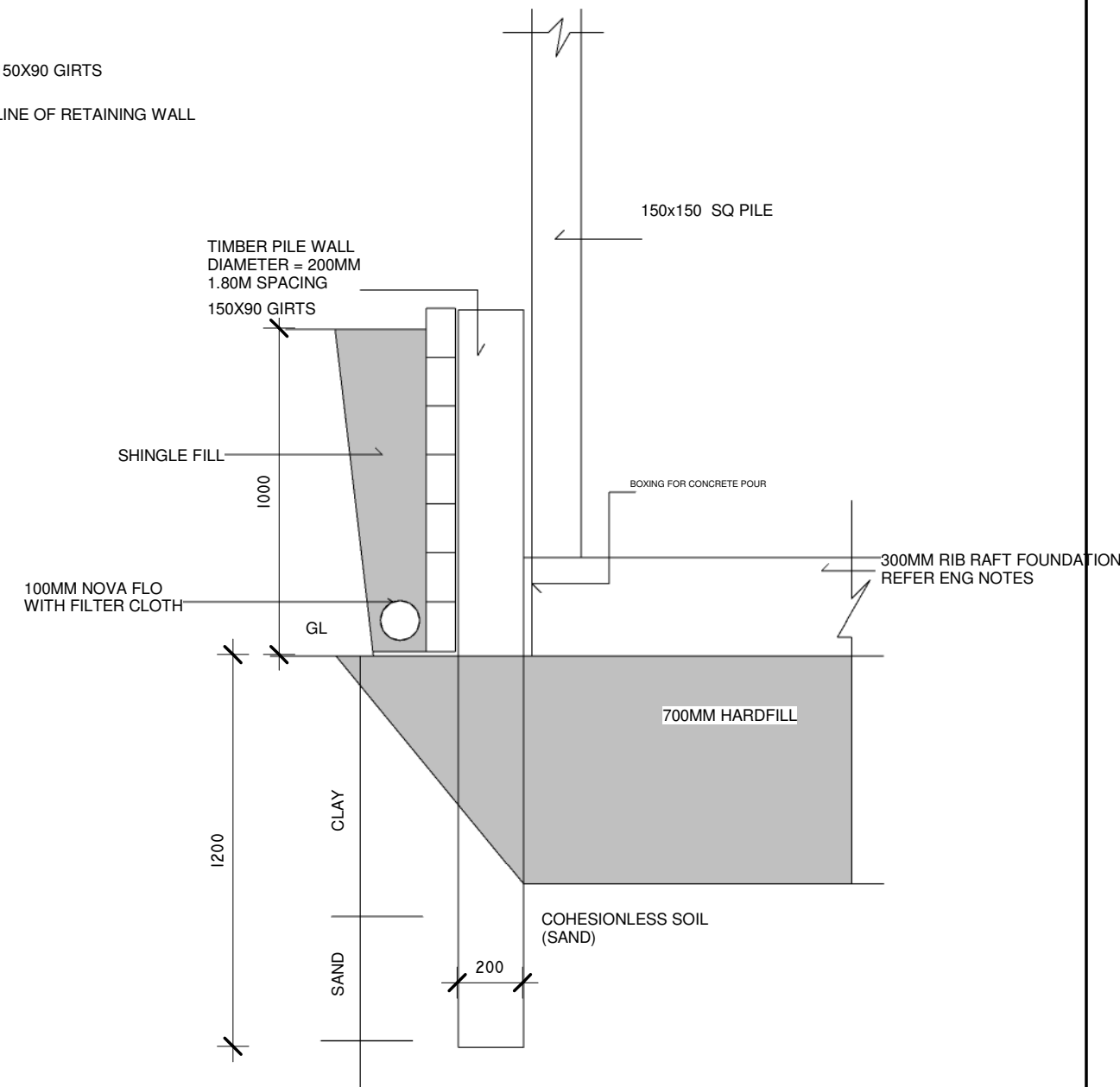
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BC140337 - Pg 7 of 29

21/11/2014 faheys



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Ph 03 3388394
merv@cronindesign.co.nz

Ruth Guy
288 Barnes Rd
Lincoln

Retaining Wall
Details

Designed by
W.S

Date
21/08/2014

Scale
As
indicated

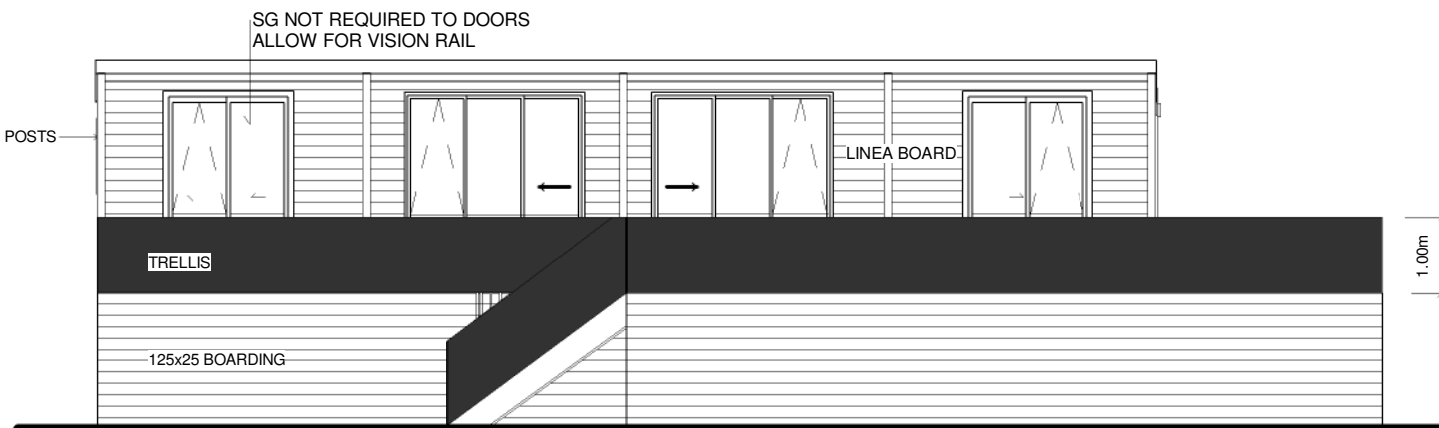
New Dwelling

13249

2A of 16

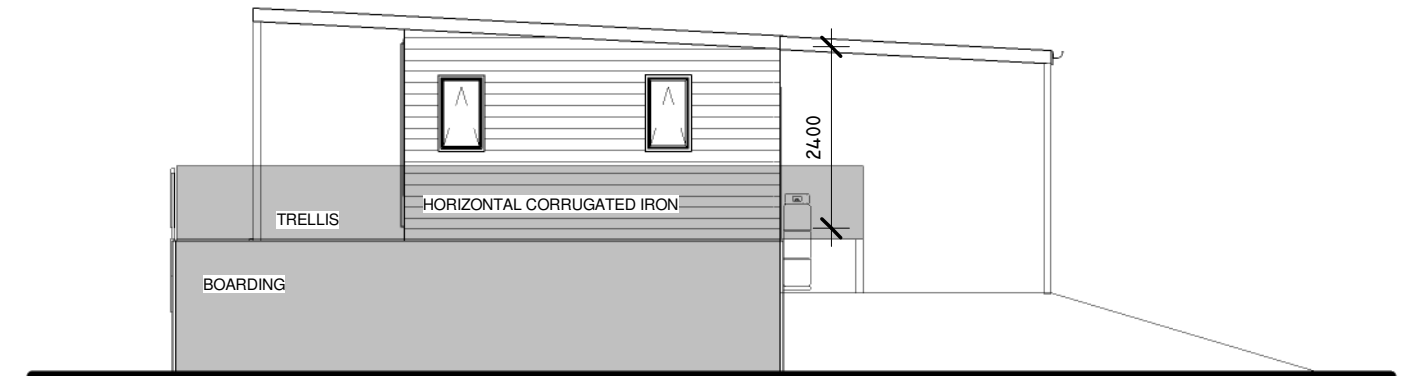
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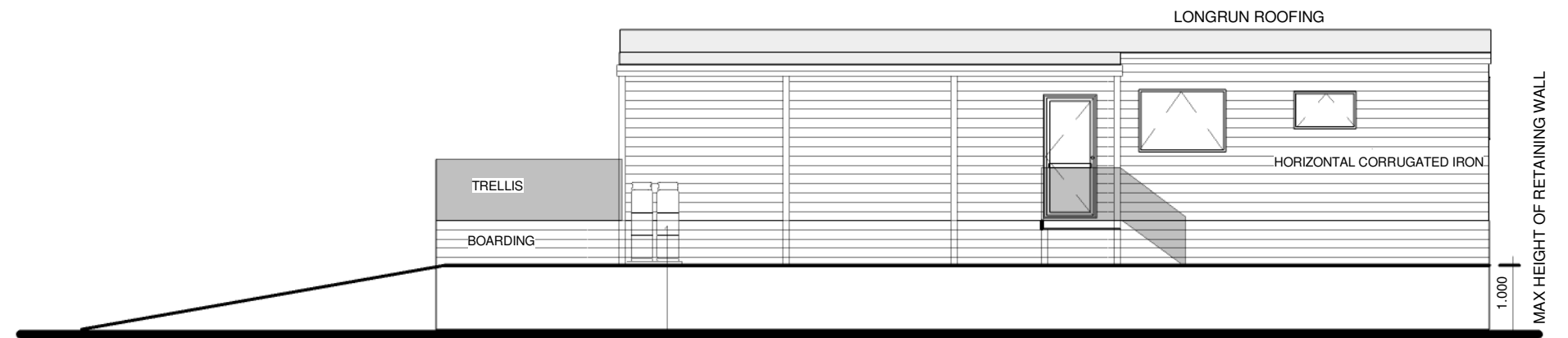


NORTH

SG=SAFETY GLASS TO NZS 4223 1999
HUMAN IMPACT PART 3
ALL GLASS IS DOUBLE GLAZED
TO NZS 4218 2004



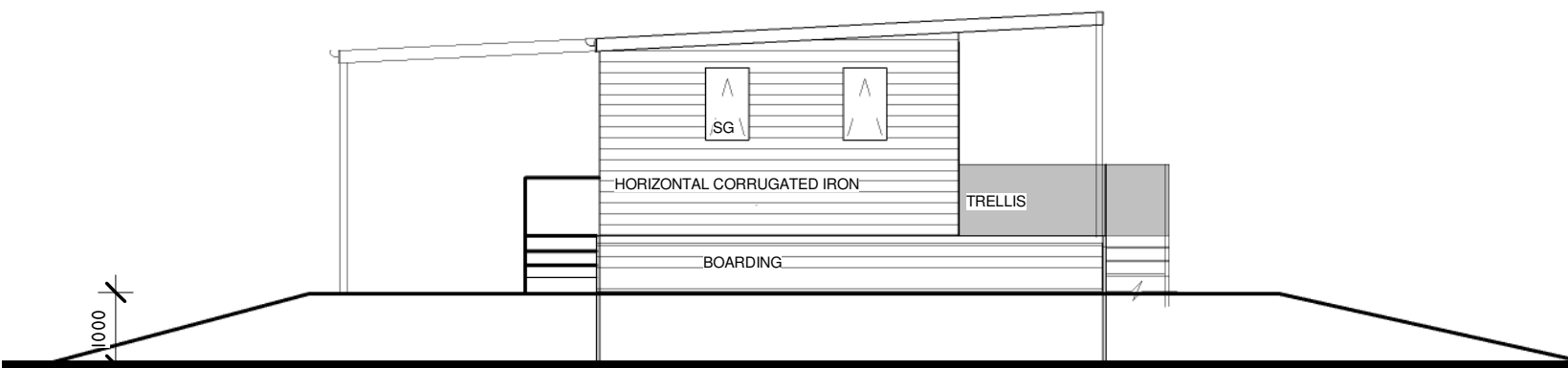
WEST



SOUTH

2-45KG GAS BOTTLES
ON CONCRETE PAD AND
CHAINED TO WALL

MAX HEIGHT OF RETAINING WALL



EAST

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BC140337 - Pg 8 of 29

21/11/2014 faheys

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9 Print Place Christchurch
Ph 03 3388394
merv@cronindesign.co.nz

Ruth Guy
288 Barnes Rd
Lincoln

Elevation

Designed by
W.S

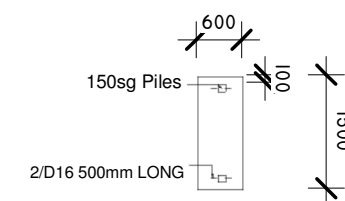
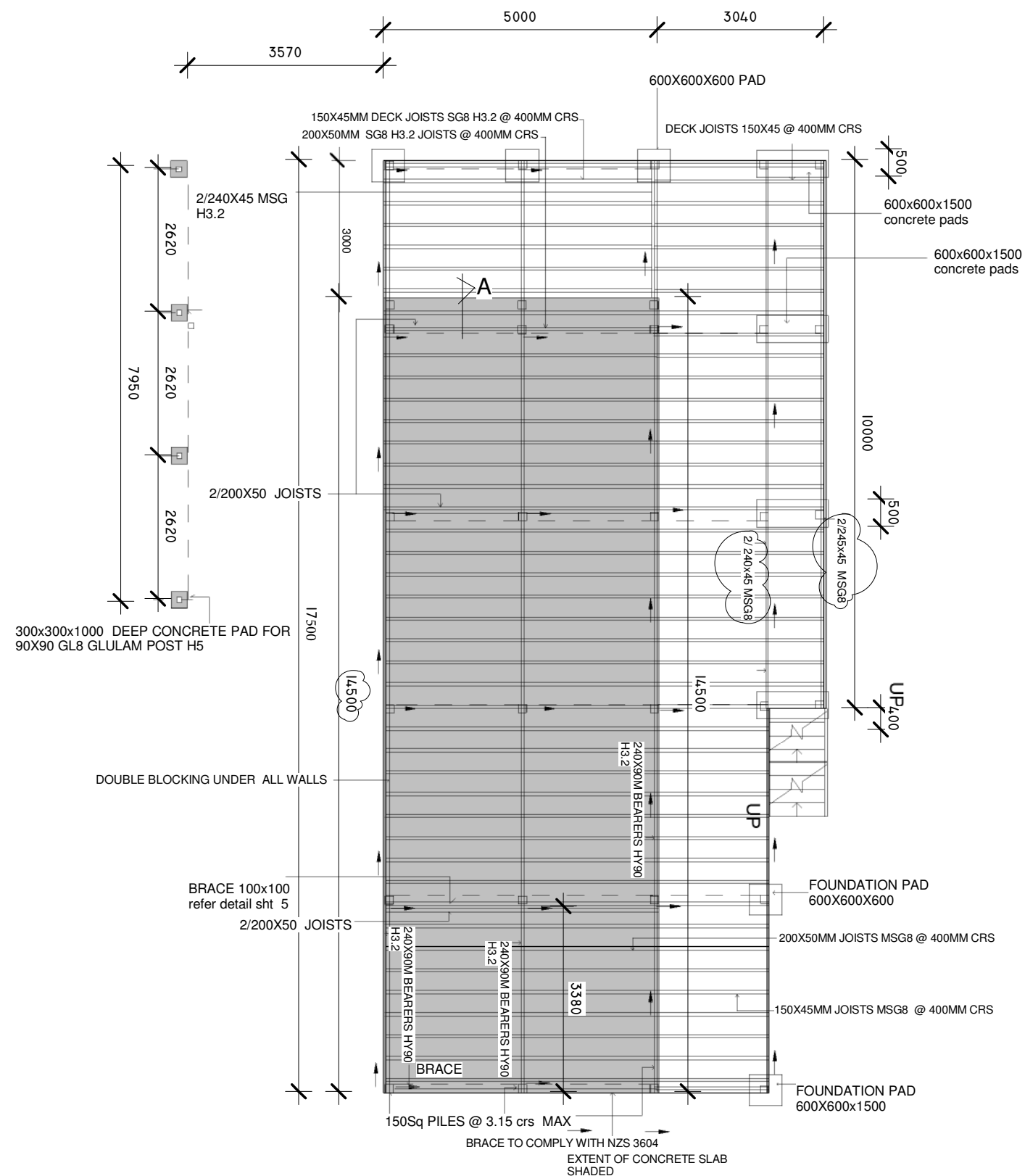
Date
21/08/2014

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1:100

New Dwelling

13249

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PLAN
REFER SHT 5 FOR FULL DETAIL OF PADS

Selwyn District Council
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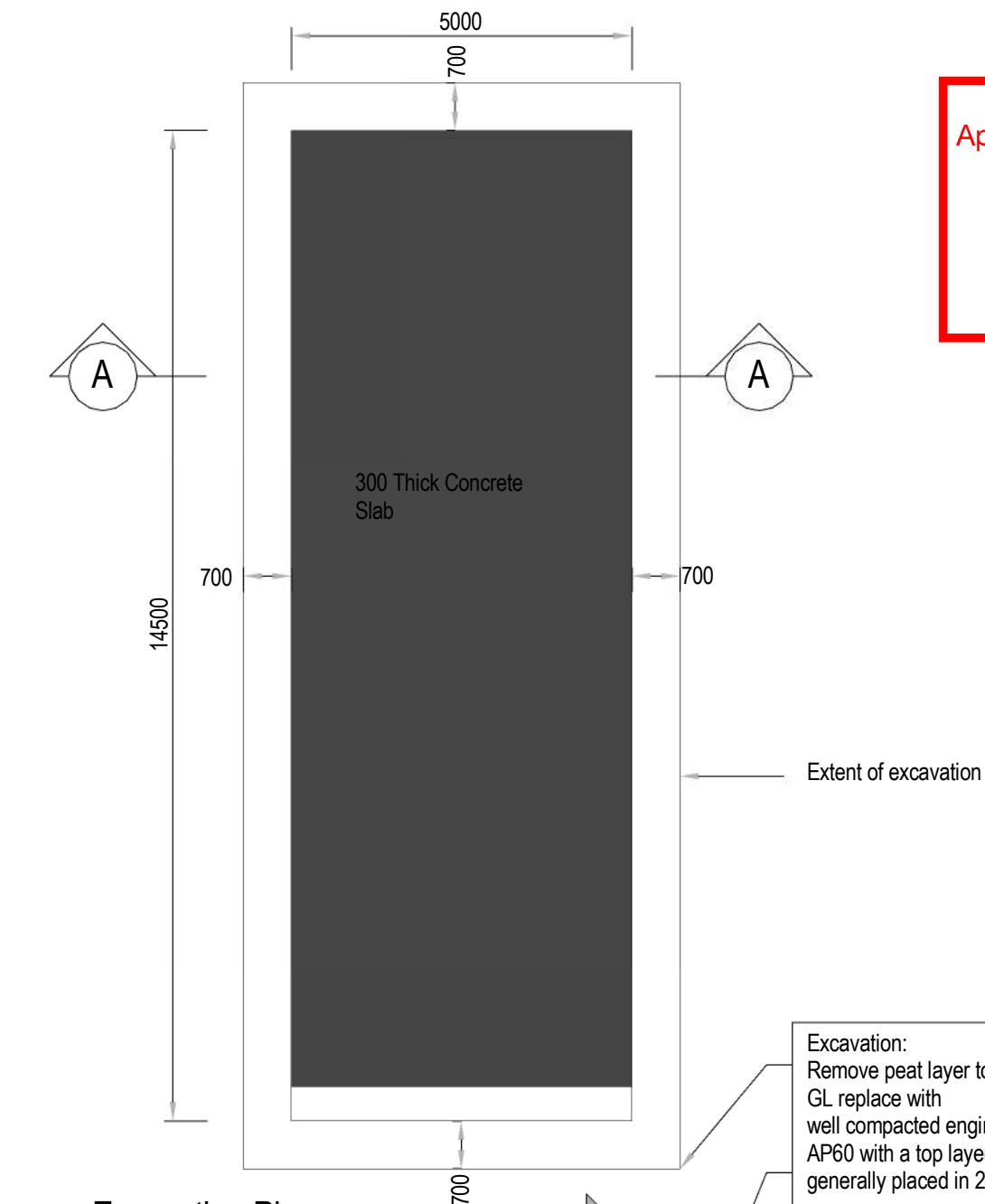
21/11/2014 faheys

REFER ENGINEERS PS1 FOR BEARERS

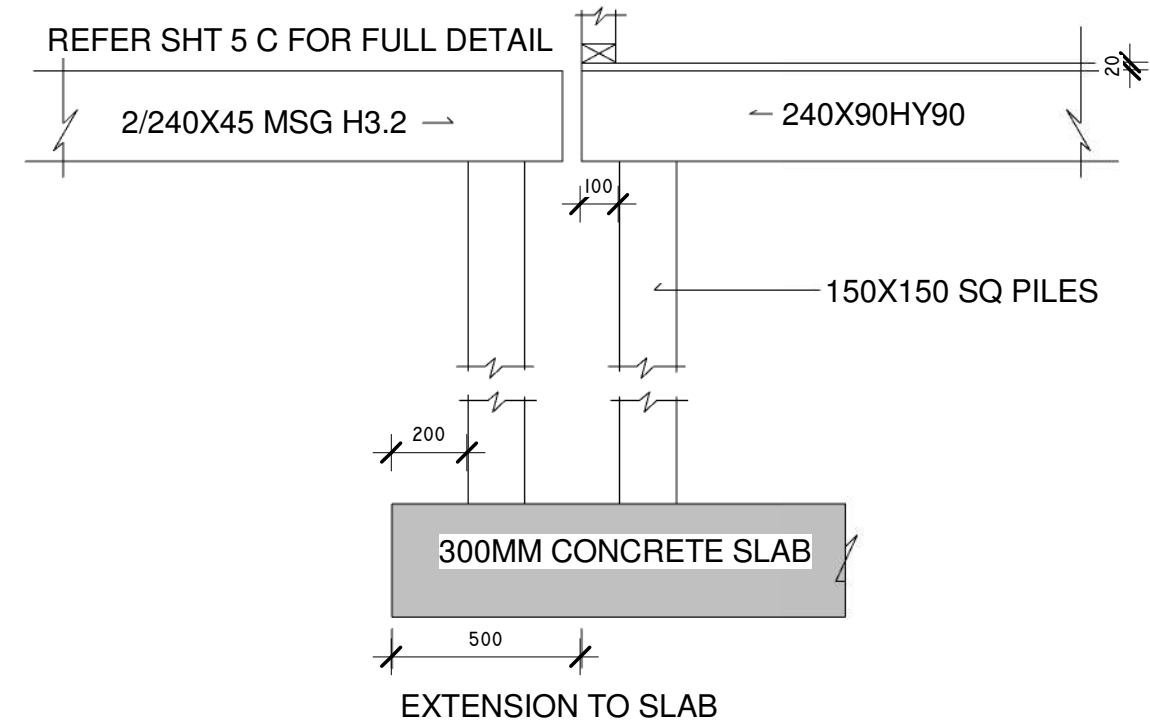
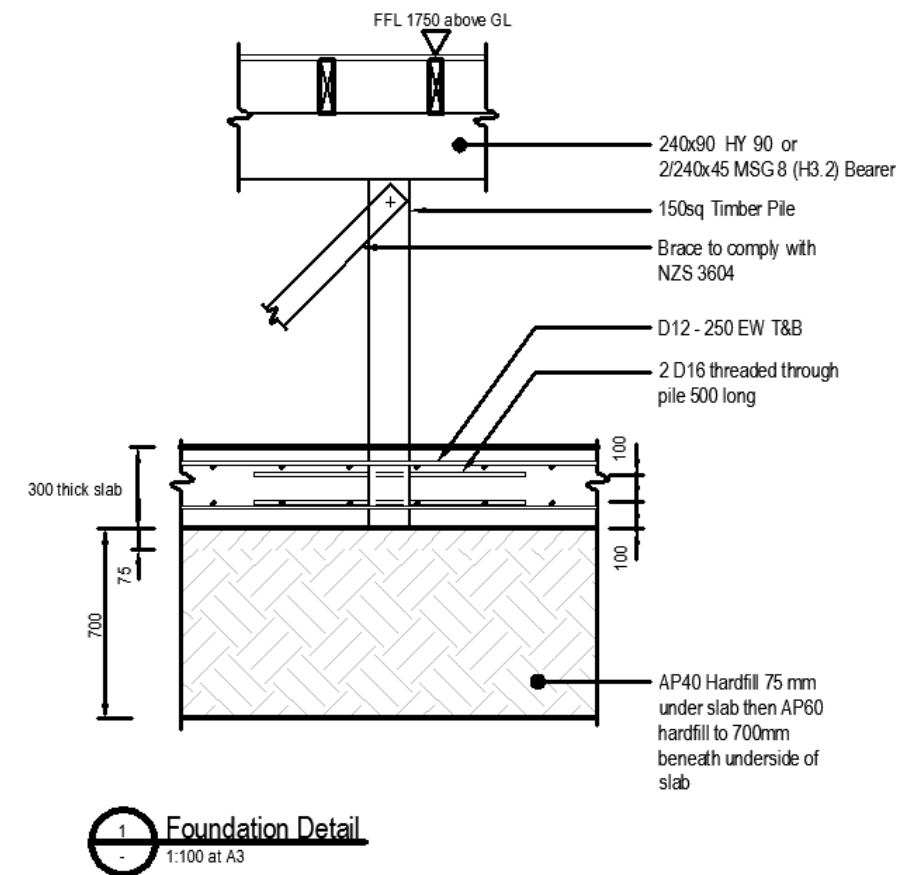
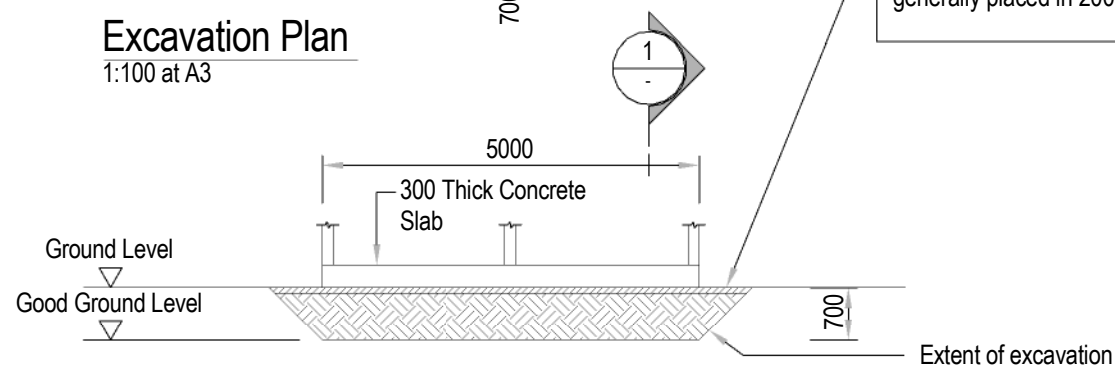
Selwyn District Council
Approved Building Consent Document

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21/11/2014 faheys



Excavation:
Remove peat layer to 700mm below
GL replace with
well compacted engineered fill to be
AP60 with a top layer of 75mm AP40
generally placed in 200mm UFB



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Ph 03 3388394
merv@cronindesign.co.nz

Ruth Guy
288 Barnes Rd
Lincoln

Engineered
Foundation

Designed by
W.S

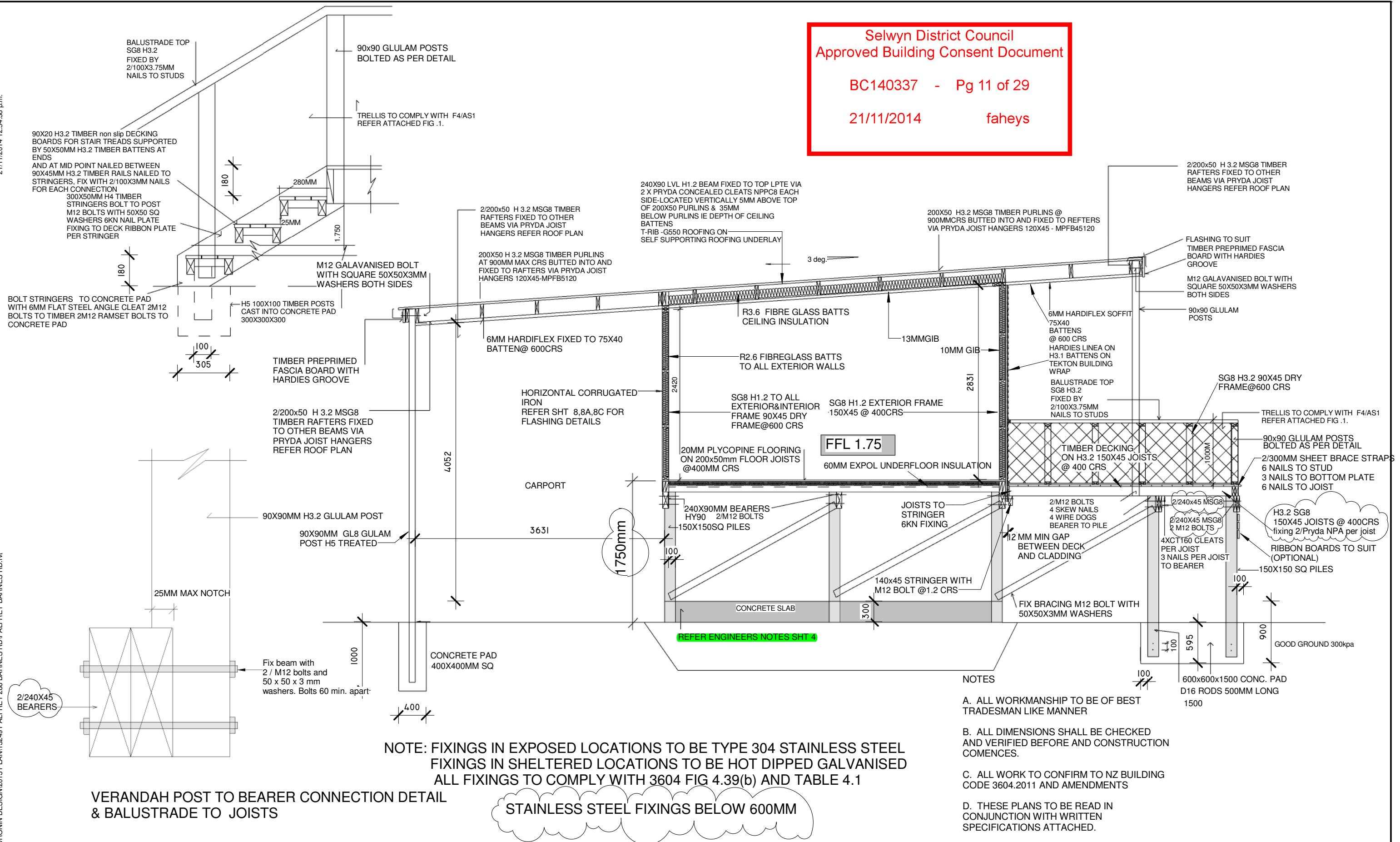
Date
21/08/2014

Scale
As
indicated

New Dwelling

13249

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Code Compliance Certificate



Section 95, Building Act 2004

The Building

Street address of building: 288 Barnes Rd, Lincoln

Legal description of land where building is located: LOT 4 DP 350954

Building name: N/A

Location of building within site/block number: 288 Barnes Road, Lincoln

Level/unit number: N/A

Current, lawfully established, use: 2.0.2 Detached Dwelling

Number of Occupants: N/A

Year first constructed: 2015

The Owner

Name of owner: R A Guy

Contact person: R A Guy

Mailing address: 288 Barnes Rd, Rd 2, Christchurch

Street address/registered office: 288 Barnes Rd, Rd 2, Christchurch

Phone number: 0276921613

Mobile: 0276921613

Facsimile number: N/A

Email address: ruthguy2121@gmail.com

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

Building Work

Building consent number: BC140337

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.

Carl Greening

Building Control Officer

On behalf of: Selwyn District Council

Issue Date: 12 August 2015

Code Compliance Certificate



Section 95, Building Act 2004

The Building

Street address of building: 288 Barnes Road, Lincoln

Legal description of land where building is located: LOT 4 DP 350954

Building name: N/A

Location of building within site/block number: 228 Barnes Road, Lincoln

Level/unit number: N/A

Current, lawfully established, use: 7.01 Outbuildings

Number of Occupants: 1

Year first constructed: 2013

The Owner

Name of owner: R A Guy

Contact person:

Mailing address: 288 Barnes Road, RD 2, Christchurch

Street address/registered office: N/A

Phone number:

Mobile: 0276921613

Facsimile number:

Email address: ruthguy2121@gmail.com

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

Building Work

Building consent number: BC130779

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.

Chris Westwood

Building Inspector

On behalf of: Selwyn District Council

Issue Date: 09 Oct 2013

McKay Drainage Ltd
 REGISTERED DRAINLAYERS
 MOBILE: 027 327 0074
 0274338086

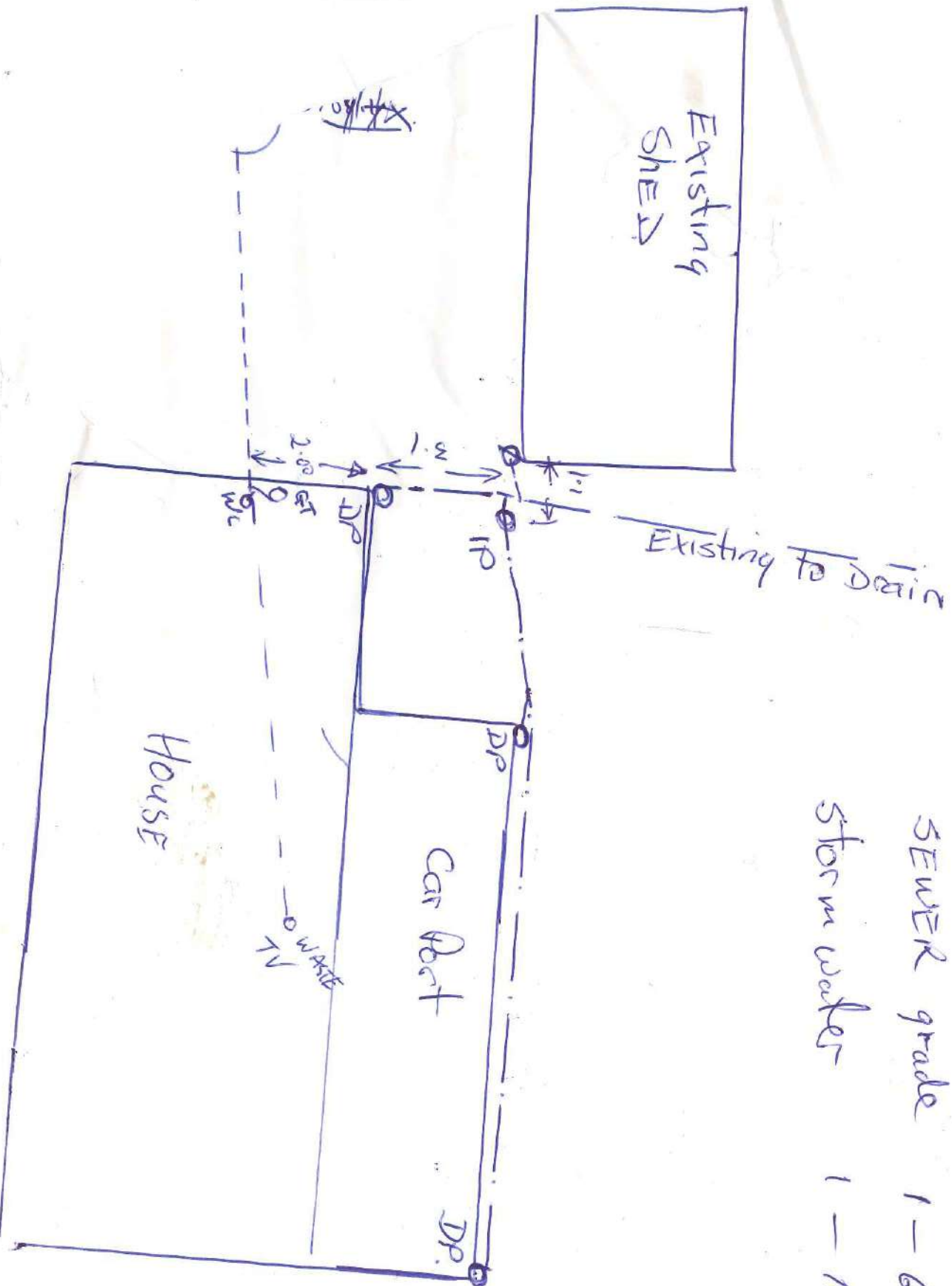
DRAINAGE PICKUP
 Address: 288 Burns Rd
 Date: 30.4.15

Drainlayer: Tom McKay
 Inspector: 08184

CONSENT NUMBER
 140337

0163

SEWER grade 1-60
 storm water 1-100



Land Information Memorandum

L252285

Application

Raimondo Marsiglia
Raimondo Marsiglia
288 Barnes Road
RD 2
Christchurch 7672

No.	L252285
Application date	29/09/2025
Issue date	9/10/2025
Phone	0210594482

Property

Valuation No.	2356125401
Location	288 Barnes Road
Legal Description	LOT 4 DP 350954 LOT 4 DP 368523
Owner	Marsiglia Kathy Yvonne and Marsiglia Raimondo
Area (hectares)	4.6055

No certificate of title was submitted with this application, a copy can be obtained from Land Information New Zealand 112 Tuam Street, such as to check for covenants, easements, etc.

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	\$ 820,000
Capital Value	\$ 1,140,000
Improvements	\$ 320,000

Current Rates Year 2025 to 2026

Annual Rates	\$ 4,044.75
Current Instalment	\$ 1,011.20
Current Year - Outstanding Rates	\$ 1,011.20
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: GRUZ

Operative District Plan Zoning: Rural Inner Plains

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>

6/10/06	Resource Consent 065360 Certificate Of Compliance To Erect Dwelling In Lower Plains Flood Area Decision Notified 17/10/06 Granted By Local Authority Officer 17/10/06
15/02/05	Resource Consent R307297 To Create 2 Lots Of Approx 4 Ha Completion Certificate 23/11/06 Granted By Local Authority Officer 13/04/05

8/10/04	Resource Consent R307095 To Create 4 Lots > 4 Ha In Flood Area (Refer Also R306491 Historical) Completion Certificate 22/03/06 Granted By Local Authority Officer 14/04/05
11/11/03	Resource Consent R306491 To Erect Dwelling In Flood Zone Withdrawn 19/04/04

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

SCA-RD1

Building

25/11/14	Building Consent 140337 2 Bedroom Domestic Dwelling With Attached Carport Code Compliance Certificate Issued 12/08/15
13/05/13	Building Consent 130779 Farm Building Code Compliance Certificate Issued 09/10/13

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 not available.

Own potable water supply required.

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 or and land drainage available

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

Drains

An Environment Canterbury classified drain runs through or adjacent to this property. This may have implications on the landowner's use of this land. For further information regarding structures, fencing and planting (all within 7.5 metres of the drain); stock access, and maintenance requirements please contact the Central Area Senior Engineering Officer at Environment Canterbury – phone 03 365 3828.

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)

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

None known

Area-specific matters

None known

Land Notes

Land Notes: This property is within the area encompassed by the 2007 Christchurch, Rolleston, and Environs Transportation Study (CRETS). The published Strategy outlines a range of strategic transportation initiatives to cater for long term growth in this area of the district. This includes the upgrading of existing roads and the provision of new roads which may affect private property. Further information on this Study can be viewed on the Councils website www.selwyn.govt.nz under "Transportation and Roding".

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and Waka Kotahi NZ Transport Agency.

The Selwyn District Council is developing several strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website www.selwyn.govt.nz or by contacting the planning department on 0800 SELWYN (0800735996).

Land Notes: An Environment Canterbury administered river protection scheme runs through or adjacent to this property. This may have implications on the landowner's use of land adjacent to the river. For further information regarding vegetation clearance, planting, erection of fencing or other structures, stock access and environment Canterbury maintenance requirements please contact the Area Engineer (Central) Officer at Environment Canterbury – phone 03 365 3828.

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

Barnes Road is a formed and unsealed local road maintained by Selwyn District 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)	9m	-
Exposure Zone	C	-

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

Flooding: 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.

Flooding: This property is located within an area which may be subject to flooding or surface water ponding during high rainfall events. For further information you are advised to contact Environment Canterbury - phone 3653828, 200 Tuam Street, Christchurch

Note: This request can take up to 10 working days to process.

Flooding: This property is located within an area which is known to have a high ground water table, which may contribute to surface water ponding during periods of high rainfall.

Flooding: This property is located in the Lower Plains Flood Area. This may have planning implications under the Operative District Plan, for example when applying to: subdivide; or erect a dwelling or principal building.

Flooding: This property was known to have localised flooding during heavy rainfall in 2006. This may have implications with building platforms.

Flooding: This property is within a high hazard area for surface flooding. Water depths greater than 2m are predicted in a 10-year storm event. For more information, contact Council customer services and ask for referral to the Surface Water Asset Manager.

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

Waimairi shallow peaty loam

Waimairi deep and moderately deep peaty loam and loamy peat

Special Soil Conditions: This site may contain areas of peat soils. Therefore, if the applicant intends to erect a building on this property, they will need to carry out on site subsoil investigations to verify that 'Good Ground' can be achieved on the site and to determine the subsoil classification in accordance with NZS1170. Verification of site investigation data will need to be submitted as part of the documentation for a Building Consent.

Liquefaction and Subsidence

The site is located in a zone of variable susceptibility to liquefaction. For further information visit www.ecan.govt.nz and put '1702192' in the search box and select documents.

An assessment will need to be carried out on this site to establish the level of susceptibility to liquefaction. The scope of this investigation must be determined by a CPEng Geotechnical engineer and all testing shall be carried out under the guidance of the CPEng Geotechnical engineer. Furthermore, the ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, specific design may be required.

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: 09 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 SERVICE
- 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

CDrain_pt

- GATE
- Site
- WEIR

CDrain_In

- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

WRace_pt

- DISCHARGE
- DIVIDE
- EQUIPMENT
- GATE
- GRILL
- HEADWALL
- MANHOLE
- NODE
- POND
- SHAFT
- SOAKHOLE
- SITE

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

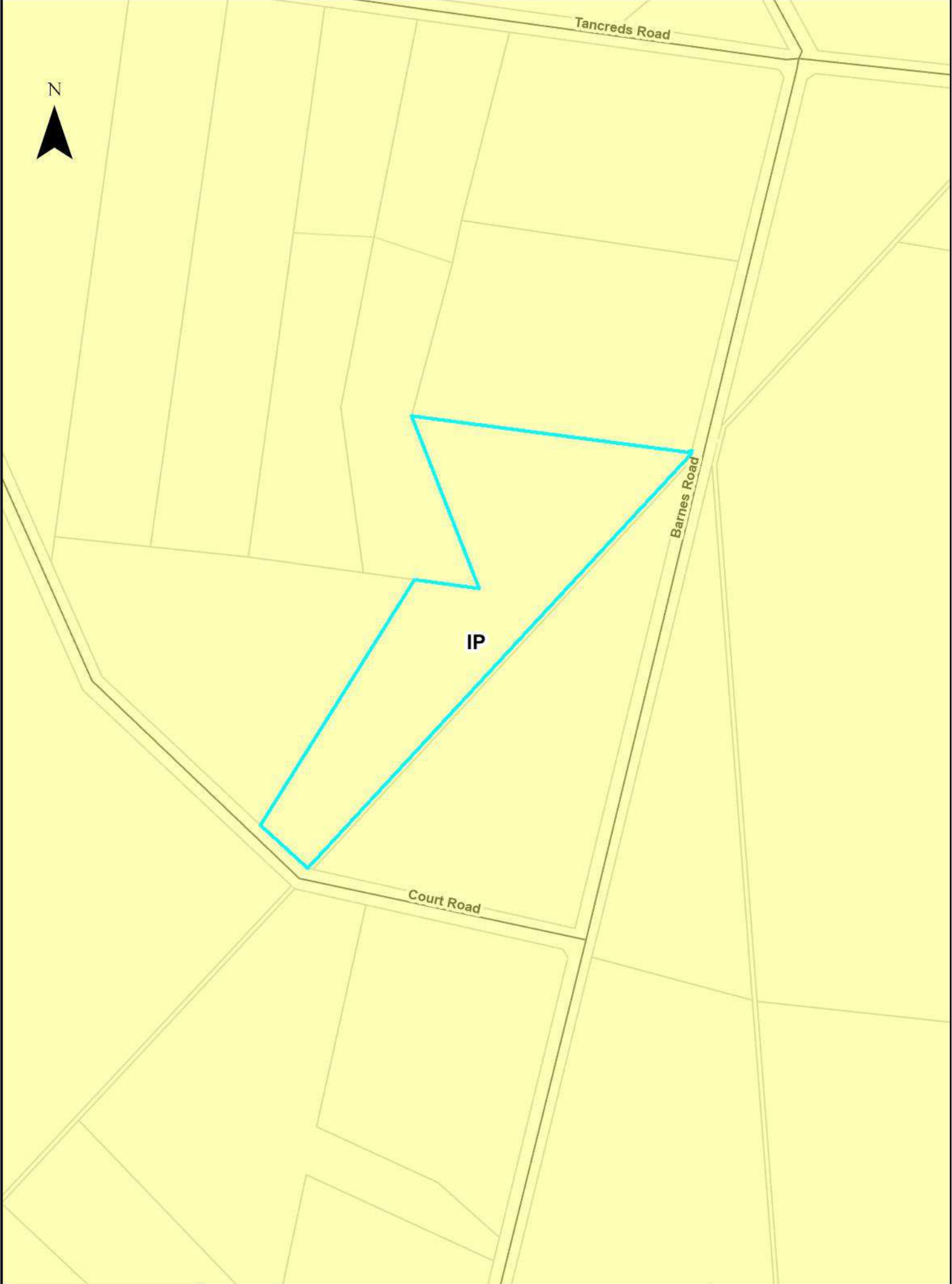
Greendale Fault

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

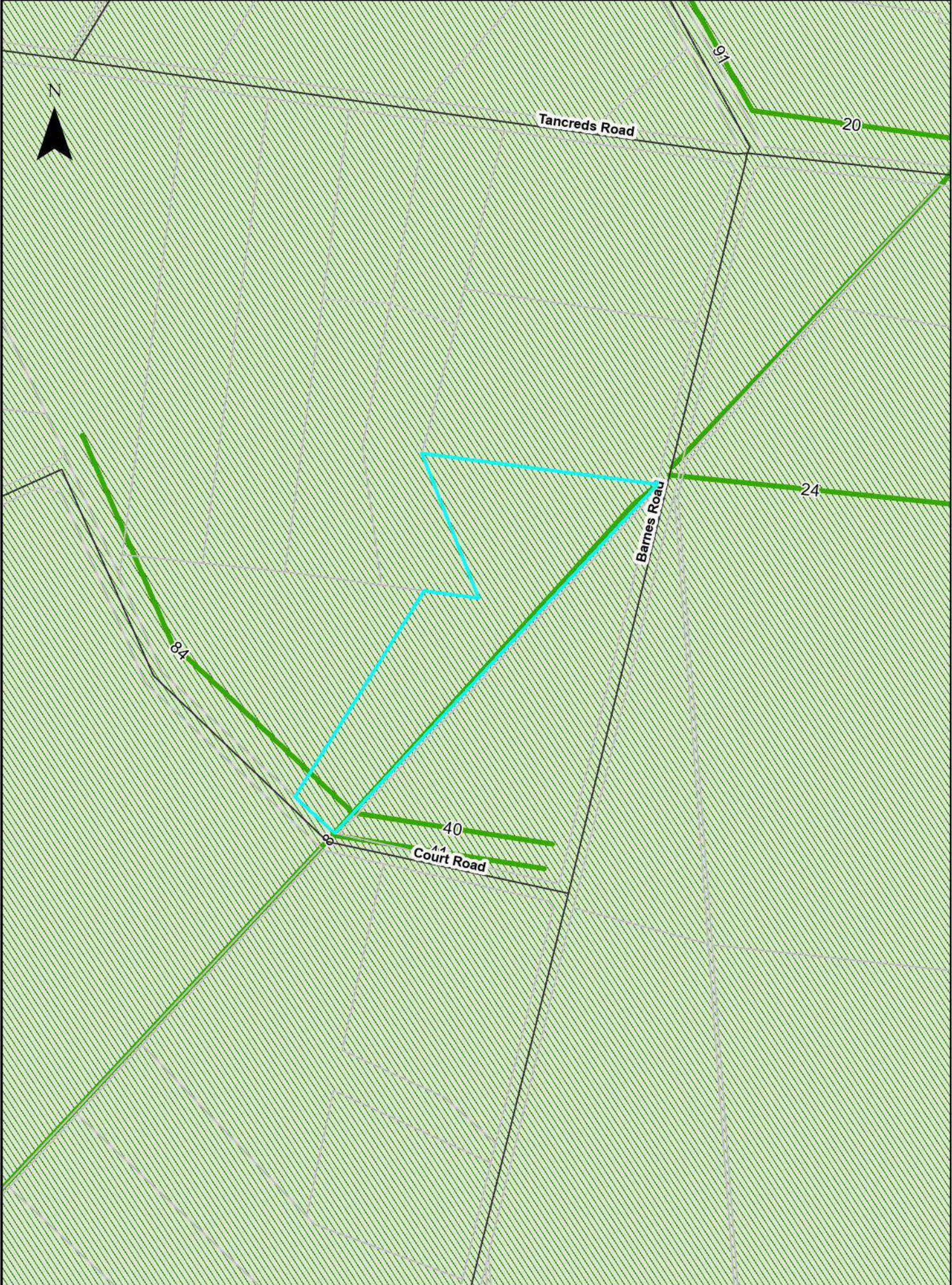
Biodiversity

- 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



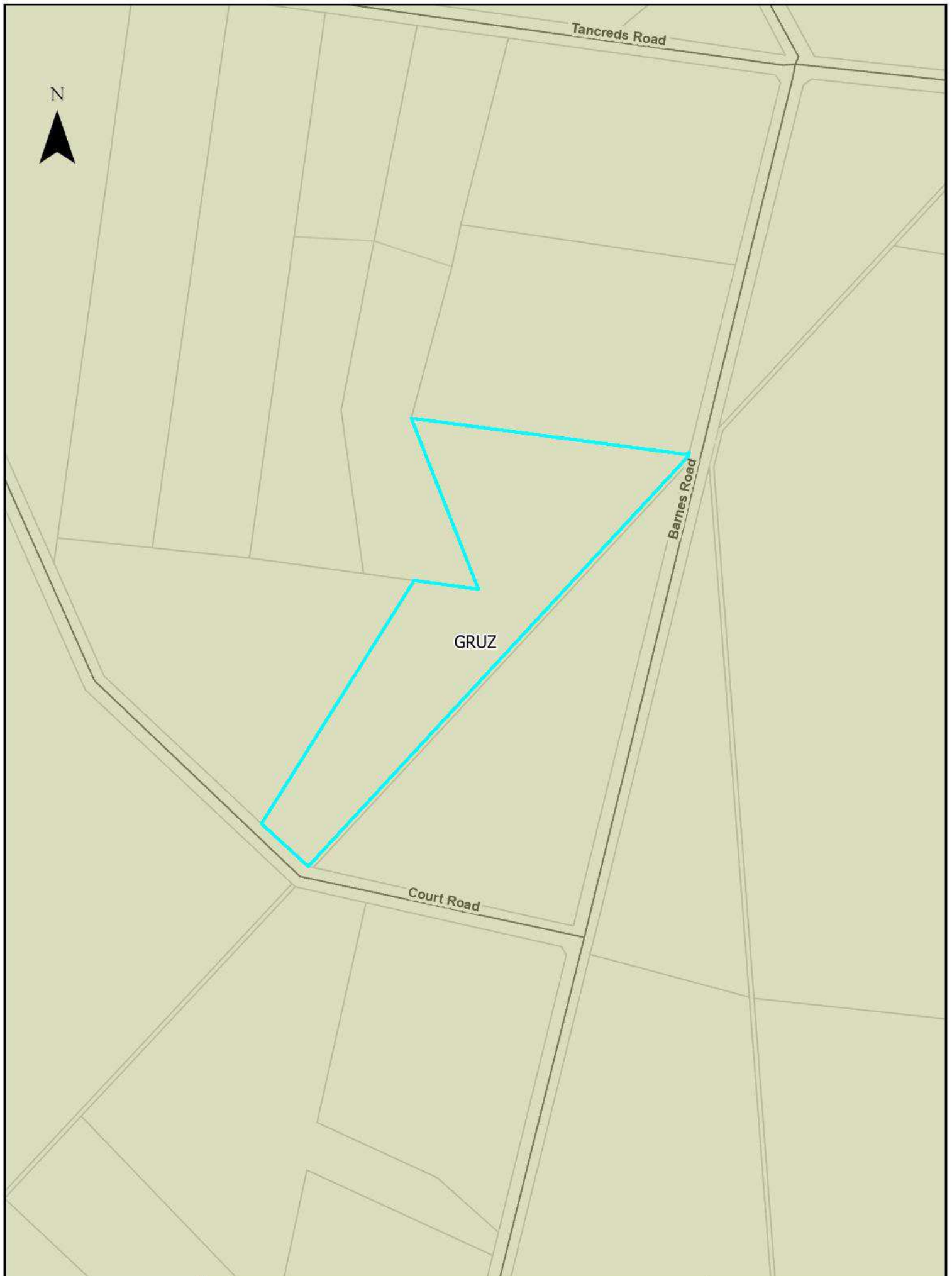
LIM REPORT - Liquefaction, Drains and Water Races



Ecan River Map



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.

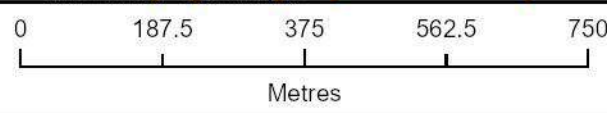
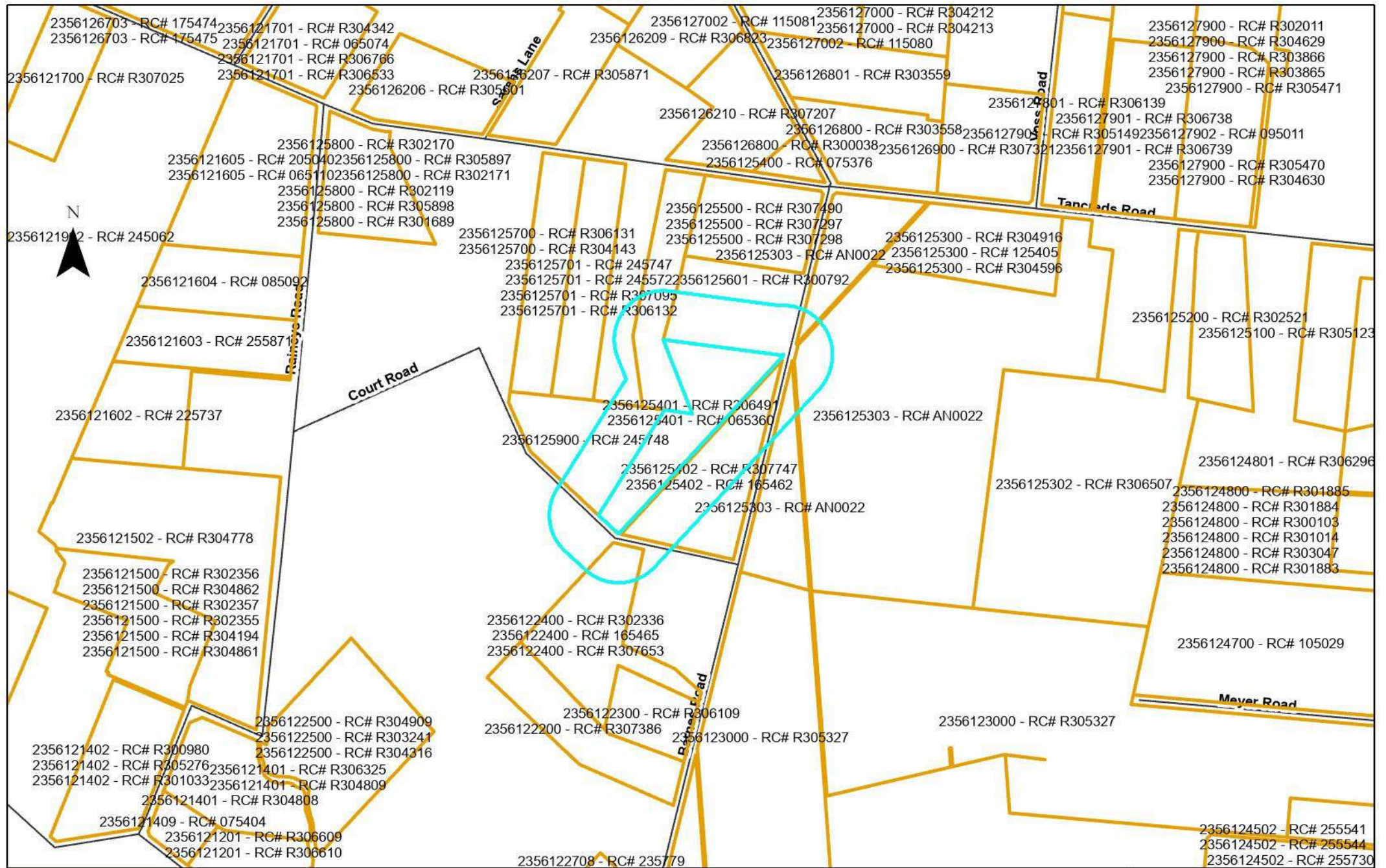
Resource Consent Status Codes:

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

2356125401



Date: 3/10/2025
 Cadastral Information derived from Land Information
 New Zealand's Digital Cadastral Database (DCDB)
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 Data Projection: NZGD2000 New Zealand Transverse

Assessment_ID	RC Number	Proposal	Decision Date
2356122400	R307653	CONSTRUCTION OF STORAGE SHED WITH A NON COMPLYING FLOOR LEVEL	2005-09-30
2356122400	R302336	TO ERECT A DWELLING WITH NON-COMPLYING SITING IN THE FLOOD ZONE IN CONJUNCTION WITH HORSE STUD, TRAINING & MARKET GARDEN	1996-08-19
2356122400	165465	To undertake a subdivision to create 2 rural lots.	2016-11-04
2356125303	AN0022	The SDC Enforcement Officer observed in the recent past breaches of earthworks rules, where major earthworks were undertaken on the property in breach of the District Plan. Such earthworks consisted in forming large pond areas,	
2356125401	065360	CERTIFICATE OF COMPLIANCE TO ERECT DWELLING IN LOWER PLAINS FLOOD AREA	2006-10-17
2356125401	R306491	TO ERECT DWELLING IN FLOOD ZONE	
2356125402	165462	To relocate a dwelling.	2016-09-06
2356125402	R307747	TO ERECT DWELLING IN LOWER PLAINS FLOOD AREA	2006-07-13
2356125601	R300792	TO ERECT DWELLING IN CONJUNCTION WITH REARING CALVES & HAY CROPPING	1993-12-17
2356125900	245748	To designate an area within the site for a new dwelling in the future	

Code Compliance Certificate



Section 95, Building Act 2004

The Building

Street address of building: 288 Barnes Road, Lincoln

Legal description of land where building is located: LOT 4 DP 350954

Building name: N/A

Location of building within site/block number: 228 Barnes Road, Lincoln

Level/unit number: N/A

Current, lawfully established, use: 7.01 Outbuildings

Number of Occupants: 1

Year first constructed: 2013

The Owner

Name of owner: R A Guy

Contact person:

Mailing address: 288 Barnes Road, RD 2, Christchurch

Street address/registered office: N/A

Phone number:

Mobile: 0276921613

Facsimile number:

Email address: ruthguy2121@gmail.com

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

Building Work

Building consent number: BC130779

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.

Chris Westwood

Building Inspector

On behalf of: Selwyn District Council

Issue Date: 09 Oct 2013

Code Compliance Certificate



Section 95, Building Act 2004

The Building

Street address of building: 288 Barnes Rd, Lincoln

Legal description of land where building is located: LOT 4 DP 350954

Building name: N/A

Location of building within site/block number: 288 Barnes Road, Lincoln

Level/unit number: N/A

Current, lawfully established, use: 2.0.2 Detached Dwelling

Number of Occupants: N/A

Year first constructed: 2015

The Owner

Name of owner: R A Guy

Contact person: R A Guy

Mailing address: 288 Barnes Rd, Rd 2, Christchurch

Street address/registered office: 288 Barnes Rd, Rd 2, Christchurch

Phone number: 0276921613

Mobile: 0276921613

Facsimile number: N/A

Email address: ruthguy2121@gmail.com

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

Building Work

Building consent number: BC140337

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.

Carl Greening

Building Control Officer

On behalf of: Selwyn District Council

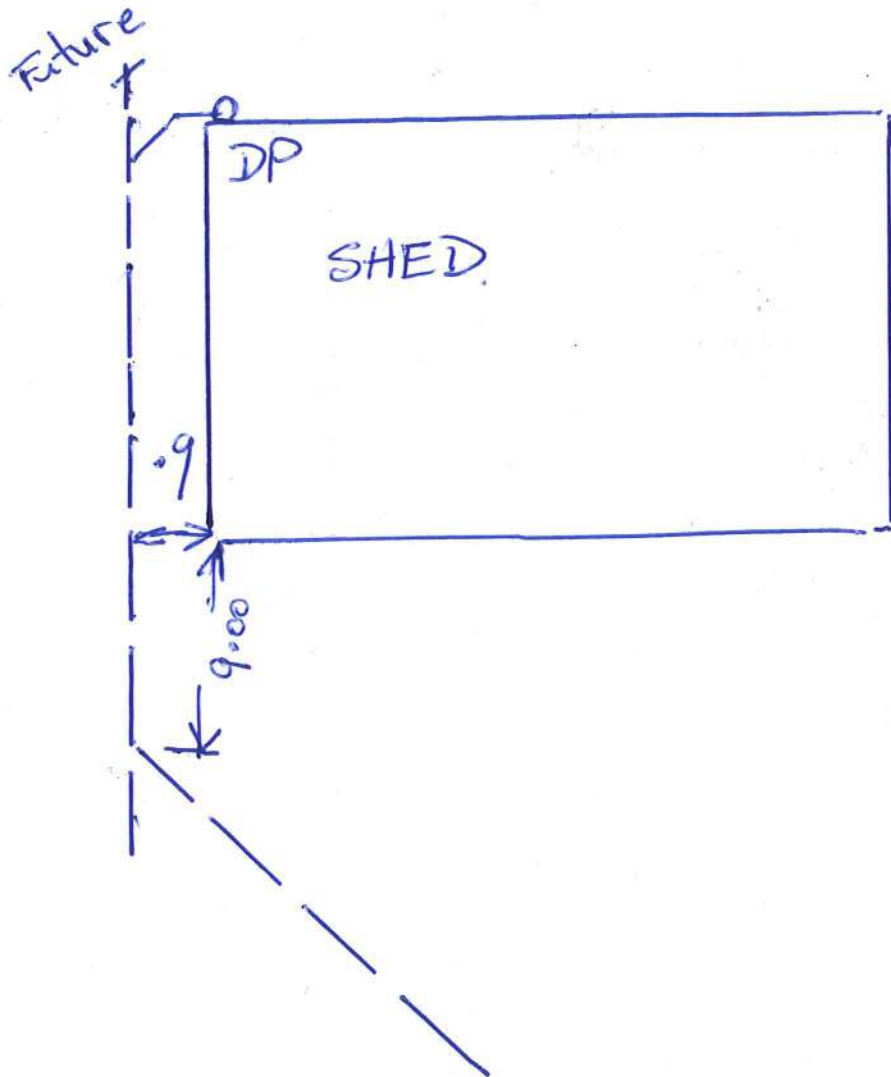
Issue Date: 12 August 2015

Ruth Gray

BE. NO. 130779

D/LAYER T. McKay
Reg No. 08184

Stormwater Grade 1-100



McKay Drainage Ltd
 REGISTERED DRAINLAYERS
 MOBILE: 027 327 0074
 0274338086

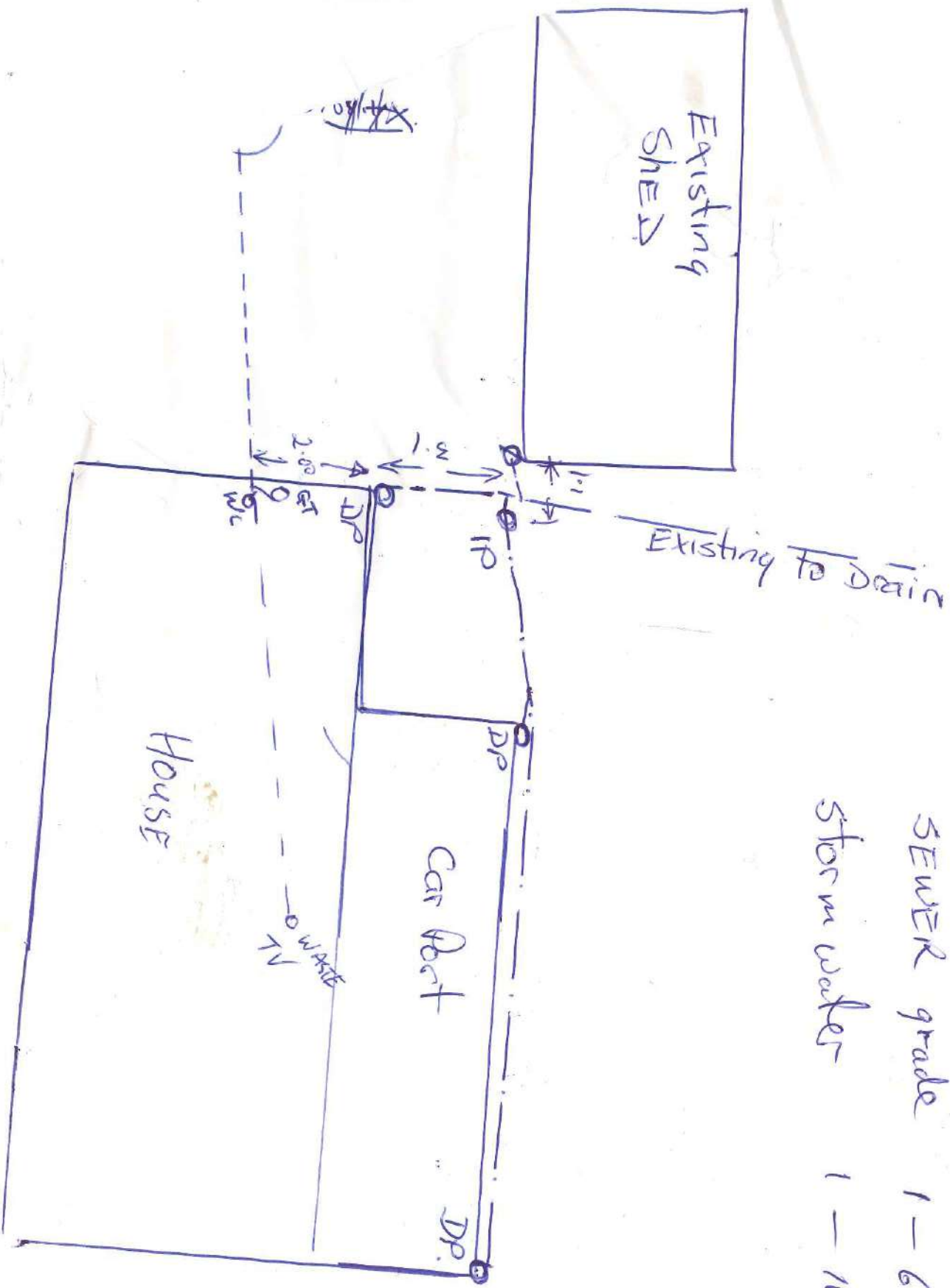
DRAINAGE PICKUP
 Address: 288 Burns Rd
 Date: 30.4.15

Drainlayer: Tom McKay
 Inspector: 08184

CONSENT NUMBER
 140337

0163

SEWER grade 1-60
 storm water 1-100





INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

When considering buying a rural property, especially if it is a small block, there are some important things that need to be considered.

Zoned rural these areas are foremost for Horticultural and Agricultural farming, plus their associated activities. As these activities operate 24 hours a day seven days a week, it is important to appreciate that as towns and cities have their own unique characteristics, so too do rural areas.

In particular your attention is drawn to the following matters that are part of the rural character of the District.

- (a) Use of agricultural chemicals including ground or aerial application of sprays and fertilisers, subject to manufacturers instructions, adopted codes of practice and other formal controls.
- (b) Some farming activities may commence early in the morning or operate through the night such as harvesting of crops, operation of irrigators or bringing dairy cows in for milking.
- (c) Although excessive noise is not permitted the noise levels associated with permitted land uses such as orchard sprayers, birdscarers, cowsheds (especially at dawn), woolsheds, use of working dogs, aircraft for rural management, tractors, headers and assorted agricultural machinery will in the majority of situations not be considered excessive. Farm animals may make a substantial amount of noise especially deer during the roar, bulls, animals at weaning time, roosters, donkeys and peacocks.
- (d) There are a variety of rural odours including those from established piggeries, spraying of animal effluent on pasture, silage, growing of certain crop species, burning of orchard prunings, hedge prunings and stubble, application of fertilisers, spray from farm chemicals and composting.
- (e) District roads are used to move stock from one part of a farm to another, or one property to another. It is therefore in the landowners best interests to maintain stock proof road boundary fences and gates.
- (f) The existing state of district roads serving the property must be recognised, particularly if any road is unsealed. Unsealed roads can create dust. Dust can also be generated from paddocks when they are being worked or during strong winds.
- (g) Fencelines along road frontages do not always follow the legal road boundary. The road boundary can frequently be located inside what looks like private property.
- (h) Rural dwellings depend upon septic tanks and on-site systems for the disposal of sewage. The septic tanks are the responsibility of the property owner and require regular maintenance to ensure proper functioning.
- (i) Council water supply is not available to every property. Where it is not available, and the landowner seeks to construct a new dwelling, the District Council will not issue a Code Compliance Certificate until the owner provides proof that a potable water supply is available.

Bore or well number	M36/20345
Well name	152 BARNES ROAD
Owner	MR D J MAHON & MISS S M OGG

Well number	M36/20345	File number	CO6C/30222
Owner	MR D J MAHON & MISS S M OGG	Well status	Active (exist, present)
Street/road	152 BARNES ROAD	NZTM grid reference	BX23:62343-67632
Locality	Christchurch	NZTM X and Y	1562343 - 5167632
Location description		Location accuracy	10 - 50m
CWMS zone	Selwyn - Waihora	Use	Domestic and Stockwater,
Groundwater allocation zone	Selwyn-Waimakariri	Water level monitoring	--
Depth	42.00m	Water level count	0
Diameter	150mm	Initial water level	
Measuring point description		Highest water level	
Measuring point elevation	5.11m above MSL (Lyttelton 1937)	Lowest water level	
Elevation accuracy	< 2.5 m	First reading	
Ground level	0.00m above MP	Last reading	
Strata layers	6	Calc min 80%	1.40m above MP (Estimated)
Aquifer name		Aquifer tests	0
Aquifer type	Flowing Artesian	Yield drawdown tests	0
Drill date	06 May 2009	Max tested yield	
Driller	Daly Water Wells Ltd	Drawdown at max tested yield	
Drilling method	Rotary Rig	Specific capacity	
Casing material	Steel	Last updated	29 Jun 2023
Pump type		Last field check	
Water use data	No		

Screens

SCREEN NO.	SCREEN TYPE	TOP (M)	BOTTOM (M)	SLOT SIZE (MM)	SLOT LENGTH (MM)	DIAMETER (MM)	LEADER LENGTH (MM)
1	Stainless steel	40	42				

No step tests for this well

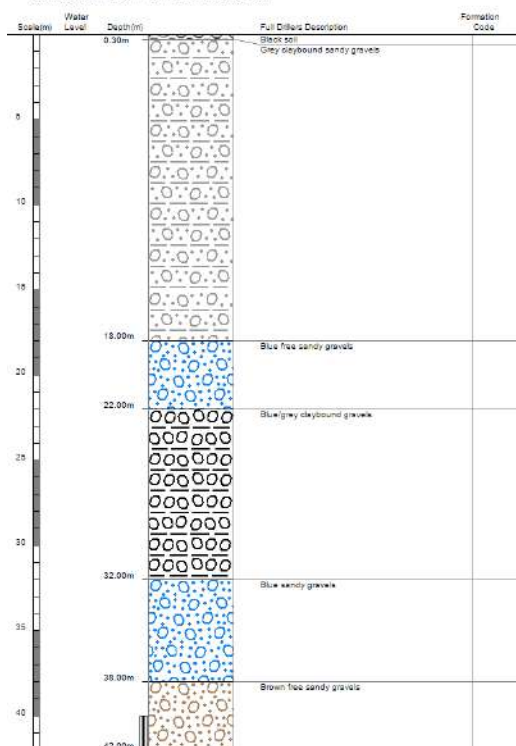
Comments

COMMENT DATE	COMMENT
27 Aug 2009	This bore will only be lawfully established when CRC100669 has been granted. This bore was drilled without a consent.
10 Jan 2023	Reference Level updated using LiDAR imagery in Dec 2022. The existing RL was 6.91 and the QAR RL was 4. The method of calculating the original RL was: Interpolated DTM. If GL from MP is updated in future please assess if RL also needs to be updated.
10 May 2023	Dec 2022 Reference Level update using LiDAR was in NZVD 2016, rather than Lyttelton 1937. Rectified in May 2023 by using the previously determined LiDAR elevation value and LINZ conversion tool to calculate Lyttelton 1937 elevation and update Reference Level field. Reference Level updated from 4.776m to 5.11m.

Bore log

Borelog for well M36/20345

Grid Reference (NZTM): 1562343 mE, 5167633 mN
Location Accuracy: 10 - 50m
Ground Level Altitude: 51 m +MSD Accuracy: < 2.5 m
Driller: Dady Water Wells Ltd
Drill Method: Rotary Rig
Borelog Depth: 42.0 m Drill Date: 06-May-2009



Details for CRC203340

Record number	CRC203340	Client name	Mr V & Mr R & Mrs K Y Marsiglia
Consent location	288 Barnes Road, LADBROOKS	Status	Issued - Active
To	To discharge wastewater to land		
Commencement date	14 Sep 2006		
Date this record number was issued	11 Feb 2020		
Permit type	Discharge Permit (s15)		
Record type	Full Transfer		
Expiry date	14 Sep 2041		

Please note there has been a change to how we represent the date fields. The 'Date this record number was issued' is the date this version of the consent was issued. The 'Commencement date' is when the original version of this consent was issued as per [s116 of the Resource Management Act 1991](#).

- **1** Contaminants discharged shall be only domestic sewage effluent from a single dwelling.
- **2** The sewage treatment and land application system shall not include chlorine disinfection.
- **3** The volume of sewage effluent discharged shall not exceed 0.8 cubic metres per day for a two bedroom house, 1.0 cubic metre per day for a three bedroom house, 1.4 cubic metres per day for a four bedroom house or 1.6 cubic metres per day for a five bedroom house
- **4** Sewage effluent shall be discharged only into land on Barnes and Court Roads, Ladbrooks, at or about map reference Topo 50:BX23: 6223-6759 as shown on Plan CRC143351A, attached to and forming part of this consent.
- **5** The domestic sewage effluent shall be treated in an aerated treatment system or an alternative system, which provides the same or better quality sewage effluent, discharged to a drip irrigation land application system. The treatment system shall have a proprietary effluent filter installed.
- **6**
 - a. The land application system shall include at least 400 metres of drip

irrigation tubing for a two bedroom house, 500 metres of drip irrigation tubing for a three bedroom house, 700 metres of drip irrigation tubing for a four bedroom house, or 800 metres of drip irrigation tubing for a five bedroom house.

- b. The drip irrigation tubing lines shall be at least one metre apart.
 - c. The drippers on the tubing shall be spaced not more than one metre apart.
 - d. The sewage effluent loading rate shall not exceed two millimetres per day evenly dosed in fixed quantities over the land application system.
 - e. The drip irrigation tubing shall be placed on a mound 650 millimetres above ground level and covered with between 100 and 150 millimetres of soil.
- **7** The sewage effluent shall be discharged via the system shown as "proposed site" on Plan CRC143351B, attached to and forming part of this consent.
 - **8** The sewage treatment and land application system shall ensure that the concentration of faecal coliform bacteria in the sewage effluent in the subsoil 300 millimetres below the drippers shall be less than 1000 colony forming units per hundred-millilitre sample.
 - **9**
 - a. The sewage treatment and land application system installed shall be certified by a person suitably qualified and competent in the design and operation of such treatment and disposal systems, as complying with condition (7) and capable of meeting the standard specified in condition (8).
 - b. A copy of the certificate shall be forwarded to the Canterbury Regional Council, attention: RMA Compliance and Enforcement Manager, following the installation of the treatment system.
 - **10** The discharge shall not result in any sewage effluent being visible at the land
 - **11**
 - a. There shall be no discharge of effluent within: 20 metres of any surface water body.
 - b. Five metres of any property boundary.
 - **12** Sewage effluent disposal via a drip irrigation land application system shall cease within six months of a connection to a reticulated sewerage system being available. For the purpose of this condition, "available" means:
 - a. A sewerage pipeline network system passes within 30 metres of the property boundary; and
 - b. the network operator will accept the discharge
 - **13**
 - a. The sewage treatment and land application system shall be serviced at

least two times per year by a person trained and competent in the maintenance of such systems.

- b. The servicing shall include, but shall not be limited to:
 - i. Measuring the depth of solids and scum in the sewage treatment system.
 - ii. Pumping out the sewage tank if the solids and scum layers combined are greater than two thirds of the depth of the sewage treatment system.
 - iii. Checking the effluent filter and cleaning it if necessary.
 - iv. Checking that the pump is working reliably.
 - v. Checking the irrigation lines are working reliably.
 - c. Following every service a written report shall be prepared and kept by the consent holder. In addition, the consent holder shall also keep written records of all repairs made to any part of the sewage treatment and land application system.
 - d. The consent holder shall forward a copy of the written report to the Canterbury Regional Council, attention: RMA Compliance and Enforcement Manager on request.
- **14** The discharge shall not cause an odour, which is offensive or objectionable beyond the property boundary.
 - **15** The land application system shall be fenced with a stock-proof fence.
 - **16** The Canterbury Regional Council may, once per year, on any of the last five working days of February or July 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 the 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.
 - **17** The lapsing date for the purposes of section 125 shall be 31 December 2014.

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.

[illegible]

288 Barnes Road, Lincoln



INTRODUCING

TANYA MARILLIER

Having firmly established herself as a trusted local expert in Selwyn's real estate market, Tanya understands that buying or selling a home isn't just a transaction—it's a journey. With eight years of experience and over \$100 million in real estate sales, she brings passion, expertise, and meticulous attention to detail to every client and customer she works with.

Tanya's top priority is always her clients. She takes the time to listen, understand their needs, and tailor her approach to ensure the best possible outcome. "One-size-fits-all" Real Estate is not an ethos she believes in.

Her goal is to make the process smooth, stress-free, and even enjoyable. What truly sets Tanya apart is her commitment to delivering exceptional service beyond just the sale.

In a fast-paced and ever-changing property market, Tanya stays ahead by continuously refining her strategies and adapting to new challenges. She leverages cutting-edge tools, market insights, and innovative techniques to give her clients a competitive edge.

Before real estate, Tanya spent over 16 years excelling in corporate finance, administration, and office management. Her strong organizational skills, attention to detail, and client-focused mindset have been key to her continued success—just ask her happy clients.



SCAN TO REQUEST
A MARKET PRICE
UPDATE



INTRODUCING

TIAAN KILIAN

Tiaan's journey into real estate began from the ground up. Whilst working as an industrial electrician for 12 years, he developed a passion for property through his own hands-on projects such as, an award winning renovation, the completion of a townhouse development and multiple spec builds, further fuelling his drive for all things property.

Now, Tiaan brings the same energy, discipline, and passion he has put into his own projects to his clients. Offering a practical, knowledgeable, and straight-talking approach to buying and selling real estate.

Young, driven, and focused, he understands real estate from both sides of the deal. Whether you're buying or selling your home he will guide you with confidence, insight, and integrity. A true-people person, Tiaan prides himself on his ability to connect with people of all ages and from all walks of life.

Tiaan was born in South Africa and moved to the Selwyn region which he believes is an excellent place to live with so much opportunity and growth ahead.

Outside of real estate, Tiaan values family time with his wife Kelsey and daughter Novalie. When not working, he enjoys playing golf with his mates, getting out on the lake with the boat, and making the most of his downtime with friends and family.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

This information has been supplied by the vendor or the vendor's agents. Accordingly McRae & Knowler is merely passing over the information as supplied to us by the vendor or the vendor's agents. 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 McRae & Knowler do not accept any responsibility to any person for the accuracy of the information herein.

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 mkrealestate.co.nz

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