

PROPERTY INFORMATION

A
+ S

AMY + SHAR

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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.

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

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

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

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




R. W. Muir
Registrar-General
of Land

Identifier 1004622
Land Registration District Canterbury
Date Issued 09 December 2021

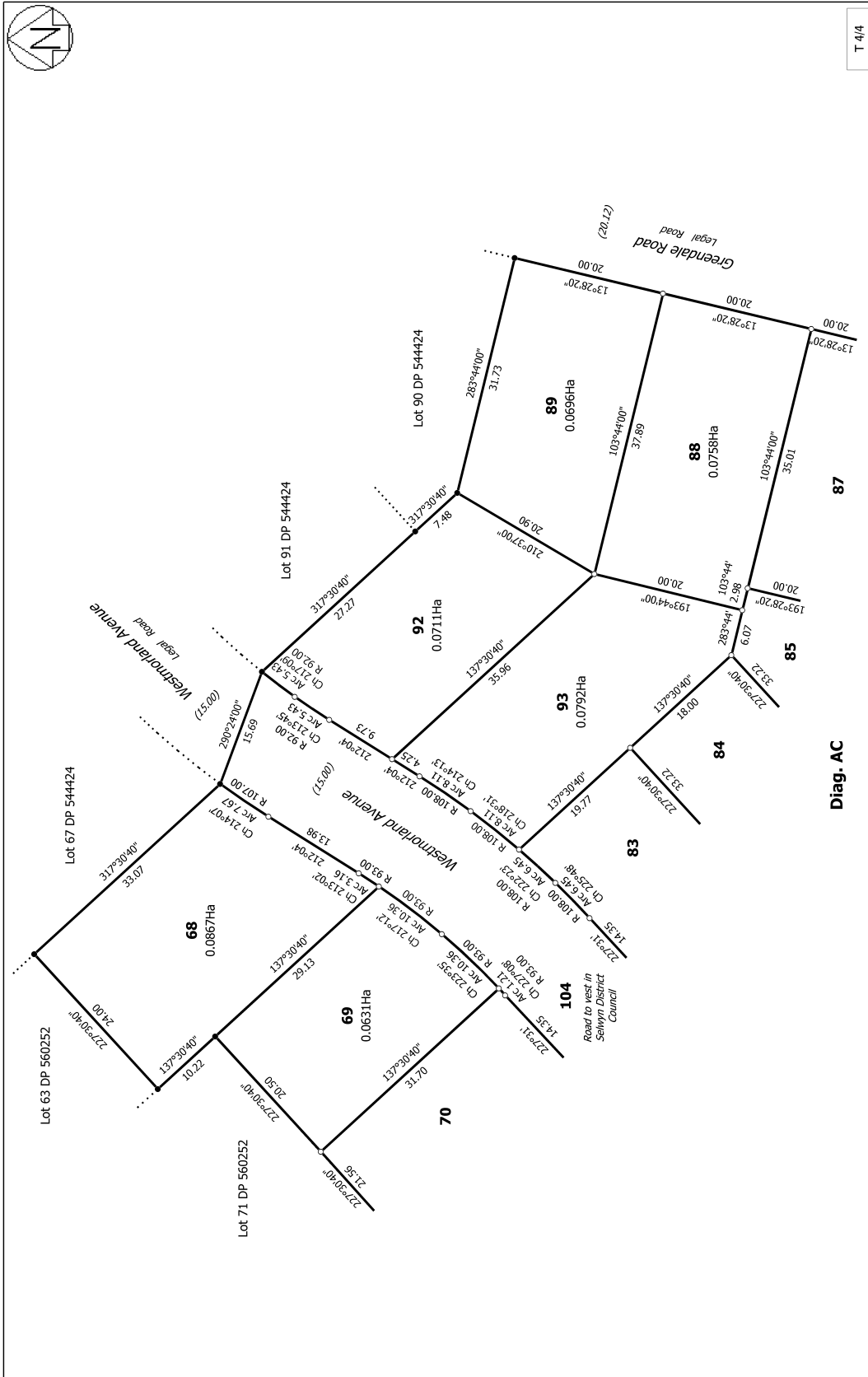
Prior References
988509

Estate Fee Simple
Area 867 square metres more or less
Legal Description Lot 68 Deposited Plan 564031

Registered Owners
Hannah Catherine Marsh and Luke Elliot Wilson

Interests

12276373.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.12.2021 at 9:59 am
Land Covenant in Covenant Instrument 12276373.5 - 9.12.2021 at 9:59 am
Land Covenant (in gross) in favour of Cressy Properties Limited created by Covenant Instrument 12276373.5 - 9.12.2021 at 9:59 am
12381570.2 Mortgage to ANZ Bank New Zealand Limited - 2.3.2022 at 12:38 pm



T 4/4

Land District: Canterbury	Surveyor: Christopher David Hawes Firm: Davie Lovell-Smith Ltd	Title Plan LT 564031 Approved on: 11/12/2021
Lots 68-70, 74-89, 92, 93, 104 & 105 being Subdivision of Lot 200 DP 560252		
Digitally Generated Plan Generated on: 07/12/2021 10:11 am Page 6 of 6		

View Instrument Details



Instrument No 12276373.4
Status Registered
Date & Time Lodged 09 December 2021 09:59
Lodged By MacFarlane, Olivia Kate
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1004622	Canterbury
1004623	Canterbury
1004624	Canterbury
1004625	Canterbury
1004626	Canterbury
1004627	Canterbury
1004628	Canterbury
1004629	Canterbury
1004630	Canterbury
1004631	Canterbury
1004632	Canterbury
1004633	Canterbury
1014516	Canterbury
1014517	Canterbury
1014518	Canterbury
1014519	Canterbury
1014520	Canterbury
1014521	Canterbury
1014522	Canterbury
1014523	Canterbury
1014524	Canterbury

Annexure Schedule Contains 1 Pages.

Signature

Signed by Olivia Kate MacFarlane as Territorial Authority Representative on 08/12/2021 05:55 PM

***** End of Report *****



IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Resource Consent 185132, 205749 & 215140 and Deposited Plan 564031

CONSENT NOTICE PURSUANT TO S. 221 RESOURCE MANAGEMENT ACT 1991

To: The District Land Registrar
Canterbury Land Registration District

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to a subdivision

"The discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. The use of these materials is prohibited."

AND THAT you are hereby requested to register the same pursuant to Section 221 of the Resource Management Act 1991.

DESCRIPTION OF LAND

All those pieces of land being Lots 68 – 70, 74 – 89 and 92 - 93 DP 564031 as held in Records of Title 1004622 – 1004633 and 1014516 - 1014524.

DATED this 20th day of October 2021.

SIGNED for and on behalf of Selwyn District Council

A handwritten signature in black ink, appearing to read 'R. Ferguson'.

Authorised Officer

View Instrument Details



Instrument No 12276373.5
Status Registered
Date & Time Lodged 09 December 2021 09:59
Lodged By MacFarlane, Olivia Kate
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
1004622	Canterbury
1004623	Canterbury
1004624	Canterbury
1004625	Canterbury
1004626	Canterbury
1004627	Canterbury
1004628	Canterbury
1004629	Canterbury
1004630	Canterbury
1004631	Canterbury
1004632	Canterbury
1004633	Canterbury
1014516	Canterbury
1014517	Canterbury
1014518	Canterbury
1014519	Canterbury
1014520	Canterbury
1014521	Canterbury
1014522	Canterbury
1014523	Canterbury
1014524	Canterbury

Annexure Schedule Contains 7 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Olivia Kate MacFarlane as Covenantor Representative on 21/01/2022 05:13 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Olivia Kate MacFarlane as Covenantee Representative on 21/01/2022 05:13 PM

***** End of Report *****

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Form 26**Covenant Instrument to note land covenant**

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

CRESSY PROPERTIES LIMITED

Covantee

CRESSY PROPERTIES LIMITED

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A
required

Continue in additional Annexure Schedule, if

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants	DP 564031	Lots 68-70, 74-89 and 92-93 on DP 564031 (1004622-1004633) and (1014516-1014524)	Lots 68-70, 74-89 and 92-93 on DP 564031 (1004622-1004633) and (1014516-1014524)
Land Covenants	DP 564031	Lots 68-70, 74-89 and 92-93 on DP 564031 (1004622-1004633) and (1014516-1014524)	Cressy Properties Limited (in gross)

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Covenant rights and powers (including terms, covenants and conditions)

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 209 of the Land Transfer Act 2017].~~

Annexure Schedule A.

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Annexure Schedule A

Page 1 of 5 Pages

Insert instrument type

Land Covenant

Continue in additional Annexure Schedule, if required

1 Land Covenants ("Covenants")

- 1.1 The Developer wishes to protect the visual concept and integrated appearance of the Development as a whole. To achieve this land covenants shall be registered against all the titles having the benefit and those having the burden of these Covenants.
- 1.2 The Covenants shall:
- (a) Burden and run with each of the lots in Stages 4 and 5 of the Development;
 - (b) Be for the benefit of and appurtenant to each of the lots in Stages 4 and 5 of the Development;
 - (c) Be for the benefit of the Covenantee in gross; and
 - (d) All expire on **31 December 2036** and be void for all purposes including antecedent breach.

2 Interpretation

- 2.1 For the purposes of these Covenants:
- (a) "allow" includes doing, facilitating, permitting and suffering;
 - (b) "approved fence" means any fence the design, materials and dimensions of which have been approved by the Developer;
 - (c) "Building" includes all structures and construction, including (but not limited to) dwelling houses, flats, units, garages, glass-houses and sheds but does not include Landscape Features;
 - (d) "construct" and "construction" includes to install, erect, relocate, renovate or place on the Land or in any Building and also includes "allow to construct";
 - (e) "Covenants" means the covenants set out in this Annexure Schedule A;
 - (f) "Covenantee in gross" means Cressy Properties Limited or its appointed nominee;
 - (g) "Developer" means Cressy Properties Limited or its appointed agent or nominee;
 - (h) "Development" means the subdivision known as Cressy Oaks being Stage 1 – Stage 7 inclusive as shown on the attached Proposed Subdivision Plan and being all of the lots shown on the attached Proposed Subdivision Plan;
 - (i) "fence" includes a wall;
 - (j) "Future Development Land" means the area shown as Stage 6 – Stage 7 inclusive on the attached Proposed Subdivision Plan;
 - (k) "Land" means any lot having the burden and/or the benefit of these Covenants being a lot in Stage 4 or Stage 5 of the Development;
 - (l) "Landscape Features" includes fences, walls, wind-breaks and washing lines;
 - (m) "lodge any submission" means personally or through any agent or servant directly or indirectly lodge or support in any way any objection or submission to a planning proposal and includes taking part in a planning hearing, appeal or reference arising in respect of a planning proposal whether as a party or otherwise;
 - (n) "planning proposal" means any application for resource consent to the Selwyn District Council in respect of the Future Development Land;

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Annexure Schedule A

Page 2 of 5 Pages

*Insert instrument type***Land Covenant***Continue in additional Annexure Schedule, if required*

- (o) "Proposed Subdivision Plan" means the attached plan showing the proposed subdivision of the land being Lot 200 DP 481233, Lot 2 DP 482821 and Lot 2 DP 79972 being the land in ROT 674068, 683339 and CB45D/533 as approved by Selwyn District Council for resource consent purposes;
- (p) "Satellite Dish" means any large dish or similar structure used for receiving wireless signals exceeding 700mm in diameter and situated outside any Building; and
- (q) "Show Home" means a home open to the public for display purposes as a means of marketing a style or brand of house;
- (r) Stage 4 means Lots 68, 69, 70, 74, 75, 76, 83, 92 and 93 as shown on the Proposed Subdivision Plan;
- (s) Stage 5 means Lots 77, 78, 79, 80, 81, 82, 84, 85, 86, 87, 88 and 89 as shown on the Proposed Subdivision Plan;
- (t) "subdivide" means subdivide within the meaning of the Resource Management Act 1991 and any modification, amendment or re-enactment of that Act.

2.2 The following provisions shall apply in the construction and interpretation of the Covenants (unless the context otherwise requires):

- (a) headings are for convenience only and shall not affect the interpretation of the Covenants; and
- (b) words importing the singular include the plural and vice versa and the masculine gender includes the feminine and neuter genders and vice versa.

3 Approvals

3.1 All approvals or consents required by these Covenants shall be in writing from the Developer and shall be:

- (a) obtained by the purchaser prior to any work being carried out on the Land;
- (b) given or refused in the sole, absolute and unfettered discretion of the Developer;
- (c) subject to the Developer reserving its right to approve requests for one party without creating any form of precedent for another party. Further, the Developer may refuse an identical request from another party without having to give reasons; and
- (d) obtained by the purchaser making an application to the Developer in such form as may be specified by the Developer from time to time.

3.2 When the Developer exercises its discretion (as referred to in clause 3.1 above) it may also take into account its own assessment of the effects on any Land, Building, the visual concept or integrated appearance of all or any part of the Development.

3.3 The address of the Developer for approvals is the registered office for the time being of the Developer which at the date hereof is 13 Avoca Place, Darfield 7510, or at such other address as the Developer may specify.

4 Covenants*Use of Land*

4.1 Without first receiving the approval of the Developer the purchaser shall, in respect of any Land of which the purchaser is a registered proprietor:

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Annexure Schedule A

Page 3 of 5 Pages

Insert instrument type

Land Covenant

Continue in additional Annexure Schedule, if required

- (a) not construct on the Land any dwelling house having a floor area less than 150m² (inclusive of any garage incorporated as part of that dwelling house);
- (b) not construct on the Land any relocated Building or any Building or Landscape Feature other than one constructed on site from new materials;
- (c) not construct on the land any fence other than an approved fence;
- (d) except where cedar cladding or decorative brick or stone are used, not leave the outside of any Building unfinished, or any exterior walls or doors unpainted or unstained more than twelve months after the issue of a building consent for any such Building;
- (e) not use exterior cladding on any Building of any material other than brick, colour steel, natural stone, timber weatherboard, surface coated concrete block, linear weatherboards, solid plaster or glazing or a combination of these materials;
- (f) not construct any Building on the Land with an external cladding (except for the cladding of soffits or gable ends) of unrelieved flat sheet fibrolite, hardiflex, galvanized steel or similar materials;
- (g) not use as a roofing material on any Building any material other than:
 - (i) tiles (including clay, ceramic, concrete, decramastic, pre-coated or pressed steel);
 - (ii) colour steel (including pre-painted, long-run pressed or rolled steel);
 - (iii) wooden shingles;
 - (iv) slate;
 - (v) copper; or
 - (vi) a roofing material approved by the Developer;
- (h) not allow the Land to be used for any form of temporary residential purposes either by the construction of temporary Buildings or by the placement of caravans, huts and/or vehicles able to be used for human habitation;
- (i) not allow any Building on the Land to be occupied as a residence in any way until (with respect to all Buildings on that same Land):
 - (i) a code compliance certificate has been issued; and
 - (ii) the Buildings have been completed in accordance with all the terms of these Covenants;
- (j) not construct on any Land more than one Building to be used as a residence;
- (k) not allow any damaged, unwarranted or unregistered vehicle to sit continuously for a period of more than fourteen days where it can be seen from any legal road;
- (l) not construct any Satellite Dish, radio mast or radio aerial on the Land; and
- (m) not construct any fence or permit any fence to be on any Land owned by the purchaser unless it is no more than 1.8 metres in height above the surrounding natural ground level.

Fencing and Fencing Contributions

- 4.2 Subject to covenant 4.3 below, the registered proprietor of any Land (the "New Owner") who takes title with an approved boundary fence already constructed on the Land, which has been paid for in full by an adjoining Land owner that has not already received a contribution from the New Owner or the New Owner's predecessors in title, shall be liable to reimburse the adjoining Land owner for 50% of the actual cost of that boundary fence, such amount to be payable within thirty days of receipt of an invoice.

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Annexure Schedule A

Page 4 of 5 Pages

Insert instrument type

Land Covenant

Continue in additional Annexure Schedule, if required

4.3 The purchaser shall be bound by a Fencing Covenant within the meaning of section 2 of the Fencing Act 1978.

Controls prior to construction

4.4 The purchaser shall, in respect of any Land of which the purchaser is a registered proprietor, ensure that prior to the period of any construction on the Land a vehicle crossing no more than four metres in width has been installed in a position approved by the Developer, the kerb has been cut down at the crossing from the road to the footpath and the driveway from the road to the Land formed and suitably based.

Controls during construction

4.5 The purchaser shall, in respect of any Land of which the purchaser is a registered proprietor, ensure that during the period of any construction on that Land:

- (a) the kerb and berm are protected and any damage repaired immediately on completion of construction;
- (b) the builders' site shed or sheds are placed on the Land (and not on the footpath, adjoining sections or berm areas);
- (c) all loading, unloading, delivery and storage of materials by the purchaser's builders takes place on the Land and that no unloading of materials takes place on the footpath, adjoining sections or berm areas; and
- (d) any rubbish, soil or other material accidentally or negligently deposited within the Development by the purchaser's builders or suppliers is promptly cleaned or removed.

Development of Future Development Land

4.6 The purchaser covenants with the Developer that the purchaser shall:

- (a) not at any time lodge any submission, oppose, obstruct or object in any way, or provide support in any form to any person in opposition to, any planning proposal by the Developer for the Future Development Land;
- (b) not make, lodge any submission, be party to or finance any request, complaint, submission, application, appeal or other proceeding which is designed, intended or likely to limit, prohibit or restrict the completion (in accordance with these covenants) of the subdivision and sale of the Future Development Land;
- (c) not bring any proceedings in any court or tribunal for damages, negligence, nuisance, trespass or interference or otherwise arising as a result of the completion and sale of any part of the Future Development Land;
- (d) provide affected party approval to any planning proposal referred to in clause 4.6(a) in accordance with the provisions of Section 95 D(e) of the Resource Management Act 1991 (and the purchaser acknowledges this clause shall constitute such affected party approval without the need for a separate approval); and
- (e) irrevocably appoint the Developer to be the purchaser's true and lawful attorney for the purposes of executing an affected party approval pursuant to clause 4.6(d) if required.

General

4.7 Without first receiving the approval of the Developer, the purchaser shall in respect of any Land of which the purchaser is a registered proprietor:

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Annexure Schedule A

Page 5 of 5 Pages

Insert instrument type

Land Covenant

Continue in additional Annexure Schedule, if required

- (a) not allow any animal (including dogs and other domestic pets) to be kept in or about the Land that is, or is likely to cause a nuisance or annoyance to other occupiers in the Development or to detract from the Development as a whole and, in particular, not allow on or about the Land any dog which in whole or in part resembles any of the Pit Bull Terrier, Rottweiler or Doberman Pinscher breeds;
- (b) not allow a "subdivision of land" of the Land (within the meaning given to those words by the Resource Management Act 1991);
- (c) not create any legal road or right of way over any part of the Land;
- (d) not allow any advertisement, sign or hoarding of any kind to be erected on any part of the Land or any Building (except for compulsory statutory signage and real estate for sale signs not exceeding one metre by one metre in size);
- (e) not allow any Buildings, grass, weeds, rubbish, noxious substances or other deleterious matter on the Land, which is or is likely to become unsightly, or a nuisance or an annoyance to other occupiers in the Development;
- (f) not allow any Building to remain incomplete so that a code compliance certificate for the Building has not issued for the Building within fifteen months of the date of issue of the building consent for that Building;
- (g) not allow any Landscape Feature to remain incomplete more than twelve months after the date on which construction of the Landscape Feature commenced; and
- (h) not allow any Building to be used as a Show Home.

5 Enforcement

- 5.1 If there is any breach of any of the foregoing Covenants the purchaser in breach agrees to and shall, at their cost, (with respect to each individual breach):
- (a) remove or cause to be removed from the Land any animal that is or is likely to cause a nuisance or annoyance to other occupiers in the Development;
 - (b) remove or cause to be removed from the Land any Building, advertisement, sign or hoarding of any kind, other structure or Landscape Feature constructed on the Land in breach of any of the foregoing Covenants;
 - (c) replace any building material not permitted to be used in breach of any of the foregoing Covenants; and
 - (d) carry out such other remedial work or action specified in any notice issued by the Developer to remedy such breach or non-observance of any of the foregoing Covenants.
- 5.2 Upon written notice being given by Cressy Properties Limited, the purchaser in breach of the covenant shall pay to Cressy Properties Limited agreed liquidated damages of \$200.00 per day for every day that such breach continues after the date on which written notice is given by Cressy Properties Limited to the purchaser and the legal costs of any enforcement action undertaken by Cressy Properties Limited.

Land Information Memorandum L260969

Application

A + S Real Estate Limited	No.	L260969
41E South terrace	Application date	21/04/2026
Darfield 7510	Issue date	24/04/2026
	Phone	0277484093

Property

Valuation No.	2418026033
Location	6 Westmorland Avenue, Darfield
Legal Description	LOT 68 DP 564031
Owner	Marsh Hannah Catherine and Wilson Luke Elliot
Area (hectares)	0.0867

Rates

Rateable Value

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

Revaluation Year	2024
Land	\$270,000.00
Improvements	\$510,000.00
Capital Value	\$780,000.00

Current Rates Year 2025 to 2026

Annual Rates	\$4,152.20
Current Instalment	\$974.00
Current Year - Outstanding Rates	\$2,086.30
Arrears for Previous Years	\$0.00
Next Instalment Due	15/06/2026

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 may be 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: General residential zone

Operative District Plan Zoning: 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://selwyn.govt.nz/property-And-building/planningstrategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

Resource Consent 135643
Subdivision To Create 27 Residential Lots (cressy Oaks)
Section 224 Issued 02/03/2015
Granted By Local Authority Officer 22/11/2013

Resource Consent 185133
To Undertake Earthworks. Nes. S/d 185132
Decision Notified 06/07/2018
Granted By Local Authority Officer 06/07/2018

Resource Consent 215140
Variation - To Change Conditions 2 And 6 Of Rc185132 (as Varied By Rc205749)
Decision Notified 14/04/2021
Granted By Local Authority Officer 14/04/2021

Resource Consent 135109
To Undertake Earthworks That May Exceed 2000m³ Associated With 135108
Decision Notified 27/08/2013
Granted By Local Authority Officer 27/08/2013

Resource Consent 185132
To Undertake A Subdivision To Create 66 Residential Lots. L/u 185133
Section 224 Issued 08/12/2021
Granted By Local Authority Officer 06/07/2018

Resource Consent 135108
Staged Subdivision To Create 37 Residential Lots
Decision Notified 27/08/2013
Granted By Local Authority Officer 27/08/2013

Resource Consent 205757
Variation - To Change Condition 1 Of Resource Consent Rc185133, Relating To The
Staging Subdivision
Decision Notified 01/12/2020
Granted By Local Authority Officer 01/12/2020

Resource Consent 215143
Variation - To Change Conditions 1, 13 And 14 Of Rc185133 (as Varied By
Rc205757)
Decision Notified 14/04/2021
Granted By Local Authority Officer 14/04/2021

Resource Consent 205749

Variation - To Change Conditions 2 Of Rc185132, Relating To The Staging Of
Subdivision

Decision Notified 01/12/2020

Granted By Local Authority Officer 01/12/2020

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

There is a consent notice on the Record of Title to this property. This records a condition/s of a subdivision consent which must be complied on an ongoing basis.

Building

Building Consent 212530

3 Bedroom Domestic Dwelling With Attached Garage

Code Compliance Certificate Issued 19/12/2022

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.

Stormwater

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.

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

Water Races

None known

Drains

None known

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
- you have a new property and either
- you have requested for your property to be added to the route and it is in the process of being added
- you have not yet requested for your property to be added to the route.

Please contact the Council for further detail.

Land and Building Classifications

Energy Infrastructure and Transport

None known

Culture and Heritage

None known

Natural Environment

None known

District-wide matters

None known

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.

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

Westmorland Avenue is a formed and sealed local road maintained by Selwyn District Council.

Natural Hazards

This section sets out information that the Council holds relating to natural hazards, such as earthquake, tsunami, erosion, landslip, liquefaction/sedimentation and subsidence, wind and snow, or flooding/inundation.

Climate change is causing natural hazards to become more severe, occur more often, and affect a wider range of areas.

If the Property is identified below as being subject to a natural hazard, it may have been issued a building consent with a waiver or modification of the Building Code to confirm that building work will accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property. If a waiver or modification has been issued, this will be noted in the Building section of the LIM above.

You can obtain further information about natural hazard matters from:

- The District Plan Natural Hazard chapter: [District Plan - Partially Operative Selwyn District Plan \(Appeals Version\)](#)
- https://experience.arcgis.com/experience/f7b9c60d5a624147bb731b1afa7788dd#data_s=where%3AdataSource_2-19b106a45d6-layer-17%3A%22Assessment_ID%22%3D%272418026033%27&zoom_to_selection=true
– use this map to view any of the natural hazards identified below that impact this Property or in the vicinity of the Property
- Our Duty Planner service at planning.technical@selwyn.govt.nz, or call 0800 SELWYN (735 996).

Earthquake

All properties in New Zealand may be affected by earthquakes, however, the Council holds no additional information about potential earthquake hazards at this Property.

Earthquake Prone Buildings

If this Property has an Earthquake Prone Building, this will be noted in the Building section of this LIM under “Earthquake Prone Buildings”.

Erosion

District Plan information relating to erosion

None known

Landslip and Rockfall

Regional mapping of landslides / rock avalanches

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2006 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. Further information can be found in the technical report: [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. The scope of this report is the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District.

Climate change may cause increased rain and storm intensity and frequency, and vegetation changes. These impacts of climate change may reduce the Property's resilience and exacerbate the landslip and rockfall hazard.

Liquefaction and Subsidence

Liquefaction / Geotechnical risk

The Property is within an area where liquefaction damage is possible in future earthquakes. The Selwyn District Council has mapped areas where a liquefaction assessment is required, and other areas where a liquefaction assessment is only needed for certain activities. [View Selwyn District Council's maps](#). [View Selwyn District Plan rules relating to liquefaction / geotechnical planning requirements](#). Environment Canterbury has separately identified additional areas where liquefaction is possible. [View Environment Canterbury's map showing areas where liquefaction is possible](#). Further information about liquefaction generally can be found in the following technical reports:

- [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers the Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.

- Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment, Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. This report covers the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District and for use in infrastructure and emergency management planning.

Climate change may cause changes in groundwater and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate the impacts of the liquefaction and subsidence hazard.

As part of any building consent application, you may need a site-specific assessment or site subsoil investigation to establish the level of susceptibility to liquefaction or to confirm that 'good ground' can be achieved for any building work. The scope and testing of any site-specific assessment must be carried out by a CPEng Geotechnical engineer. The ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, and specific design may be required. The definition of 'good ground' can be found in the Definitions section of the NZ Building Code Handbook, and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Previous Reports: The Council holds the following geotechnical report(s) from previous consent processes. The reports may be specific to this Property, or if this Property was created through subdivision, the reports may relate to the subdivision as a whole. You can access these reports by making a Property File request from the Council:

- Shallow Soil Investigation Report, Blueprint Consulting Engineers commissioned by Trident Homes 4 October 2021. This report affects only 1 property. Purpose of the report: building consent.

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available on Environment Canterbury's liquefaction map. Further information can be found in the technical report: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts, Environment Canterbury, December 2012. This report covers Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.

Tsunami

None known

Flooding and Inundation

District Plan information relating to flooding and inundation

This Property is within the following flooding or inundation overlay(s) or areas in the District Plan. Information and reports about the relevant overlay are included below. Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

Plains Flood Management Overlay

The Plains Flood Management Overlay in the Council's District Plan identifies areas where flooding from a 200-year Average Recurrence Interval (ARI) flood event needs to be managed. View a map of the overlay. View the rules relating to the overlay. Further information can be found in the following technical reports:

- Selwyn River/Waikirikiri floodplain investigation, ECAN report, September 2019
- Regional Policy Statement Modelling for Selwyn District Council – District Plan, DHI Water and Environment Limited report, November 2019

Environment Canterbury information regarding flooding and inundation

Historic Flooding Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's [flood imagery register](#).

Other flooding and inundation information

Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

Flood modelling

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, Tonkin + Taylor commissioned by Selwyn District Council, August 2025.

Ground Water Level

The ground water level at this Property is not known for this Property. A high ground water level may exacerbate any flooding at this Property, or the impact of any flooding at this Property

Exposure Zones

Exposure zones are standardised categories for a property's potential exposure to certain risks. Any proposed building work may need specific engineering design, depending on the exposure of the construction site. The categories are based on two standards: NZS3604:2011 and AS/NZS1170:2002.

	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)	196m	-
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.

Special Land Features

Soil Type

Lismore shallow silt loam

Land Fill

Council has received a Statement of Suitability of Earth Fill for this site. A copy of the certificate is attached for your information and to assist you in determining whether on site subsoil investigations to verify that 'Good Ground' and subsoil classification in accordance with NZS1170 need to be carried out if erecting a building on this property.

Licences/Environmental Health

None known

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: 24/04/2026

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

SWL Water Points

- Supply Point
- Valve
- Node
- Hydrant
- Tank
- Irrigation
- Equipment
- Facility
- Meter
- Fire Plant

SWL Water Lines

- Pipe - Treated
- Irrigation
- Pipe - Untreated
- Pipe - Sewer
- Pipe - Unknown
- Other

SWL Private Water Points

-

SWL Private Water Lines

-

SDC Water Points

- EQUIPMENT - BORE
- EQUIPMENT - GENERATOR
- EQUIPMENT - SAMPLE TAP
- EQUIPMENT - OTHER
- FACILITY
- FIRE PLANT
- HYDRANT
- IRRIGATION
- NODE
- OBSOLETE
- SUPPLY POINT
- TANK
- VALVE

SDC Water Lines

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

SWL Sewer Points

- Manhole
- Valve
- Chamber
- Node
- Equipment
- Facility

SWL Sewer Lines

- Gravity
- Pressure
- Rising
- Other

SWL Private Sewer Points

-

SWL Private Sewer Lines

-

SDC Sewer Points

- TYPE
- CHAMBER
- EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- VALVE

SDC Sewer Lines

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

Storm Points

- TYPE
- CHAMBER
- EQUIPMENT
- FACILITY
- INLET/OUTLET
- MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- VALVE

Storm Lines

- TYPE
- CHANNEL
- DIM LINE
- OBSOLETE
- OUTLINE
- PIPE

SITE_BOUNDARY

- Soakhole w/Hoz Soakage
- StopBank

Storm Polygons

- TYPE
- 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

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

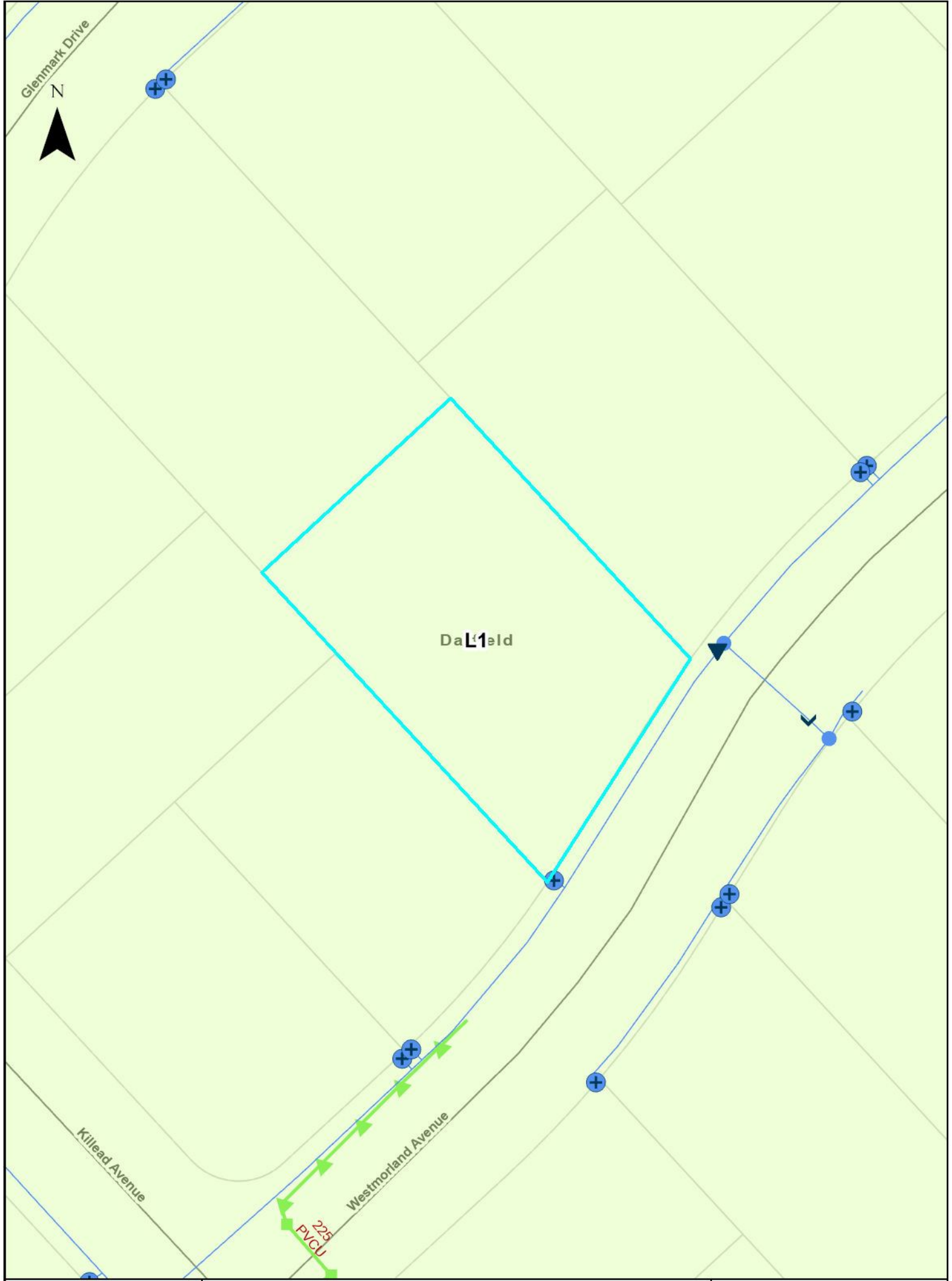
Greendale Fault

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

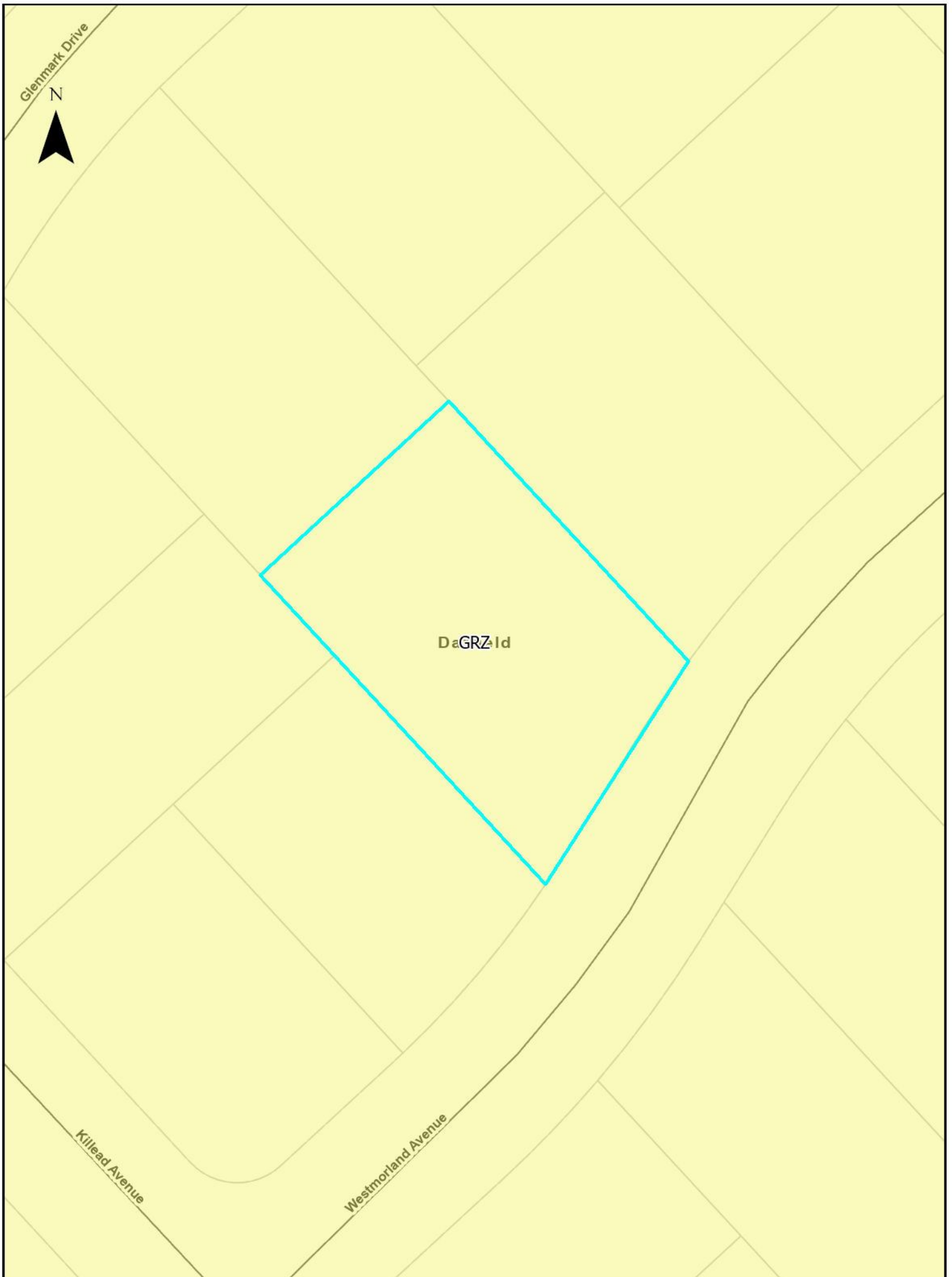
Biodiversity

- 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.

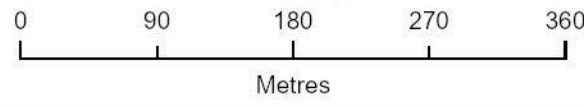
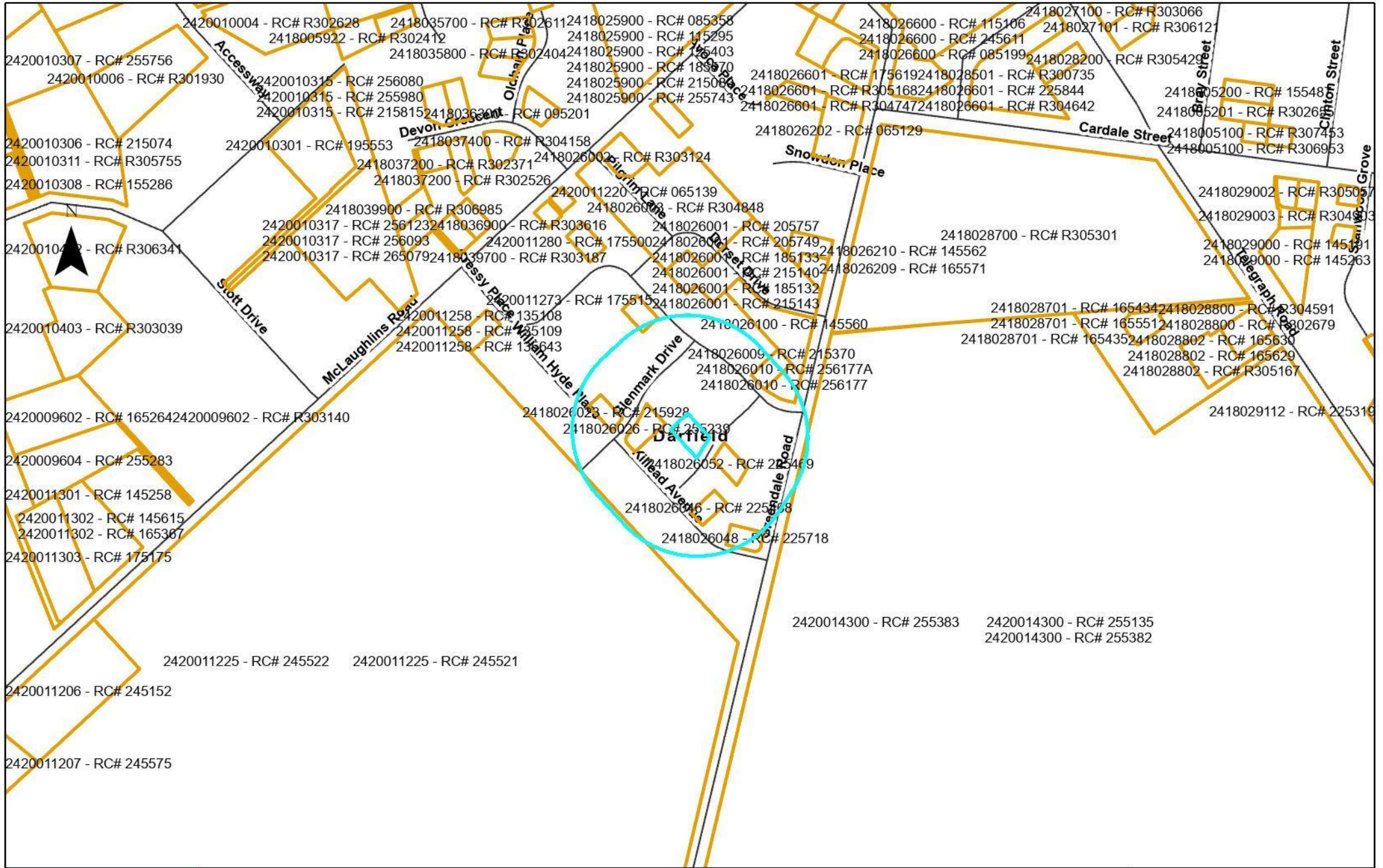
Resource Consent Status Codes:

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

2418026033



Date: 23/04/2026
Cadastral Information derived from Land Information
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Data Projection: NZGD2000 New Zealand Transverse

Assessment_ID	RC Number	Proposal	Decision Date
2418026009	215370	To construct a vehicle crossing in a non-complying position in relation to an intersection and an adjoining crossing.	2021-06-16
2418026010	256177	To erect a residential unit not complying with building coverage and glazing requirements	2026-02-25
2418026010	256177A	To enable the use of an onsite septic system	
2418026023	215928	To construct a vehicle crossing in a non-complying position.	2021-12-09
2418026026	255239	Land Use (s9) - To establish a residential dwelling and attached garage, with a vehicle crossing within the required setback from an intersection	2025-04-22
2418026046	225468	To construct a non-compliant vehicle crossing.	2022-09-19
2418026048	225718	To construct a non-compliant vehicle crossing.	2022-10-28
2418026052	225469	To construct a non-complying vehicle crossing	2022-09-19
2420014300	255135	This is an application for a 3-lot subdivision to rationalise allotment boundaries.	2025-04-07
2420014300	255382	To undertake a staged subdivision to create 101 residential lots, 1 education lot and 1 balance lot	2025-11-25
2420014300	255383	to undertake earthworks related to RC255382 and to create non-compliant new land transport corridors, to establish intersections within the minimum distances between intersections and to form vehicle crossings on an arterial	2025-11-25
2420011225	245521	To undertake a subdivision to create 452 residential lots	
2420011225	245522	Land Use consent for earthworks associated with the construction of the subdivision, fence heights and various traffic non-compliances - RC245521	

2420011273	175515	To form and construct a vehicle crossing in a non-complying siting.	2017-09-20
------------	--------	---	------------

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 6 Westmorland Avenue, Darfield
Legal description of land where building is located: LOT 68 DP 564031
Building name: N/A
Location of building within site/block number: 6 Westmorland Avenue
Darfield
Level/unit number: 0
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 2021

The owner

Name of owner: HC Marsh & LE Wilson
Contact person: Hannah Marsh
Mailing address: 2 Grenville Road, Burnham
Street address/registered office: N/A
Phone number: Landline: N/A Mobile: 0221542914
Daytime: Landline: N/A Mobile: 0221542914
After hours: Landline: N/A Mobile: 0221542914
Facsimile number: No information provided
Email address: hannahcatherine00@gmail.com
Website: No information provided
First point of contact for communications with the council/building consent authority:

Building work

Building consent number: BC212530
Description: 3 bedroom domestic dwelling with attached garage,
solid fuel burner and On site Effluent system
Issued by: Selwyn District Council

Code compliance

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

Signature: Daryl Fortuin

Position: Building Surveyor Residential Inspection

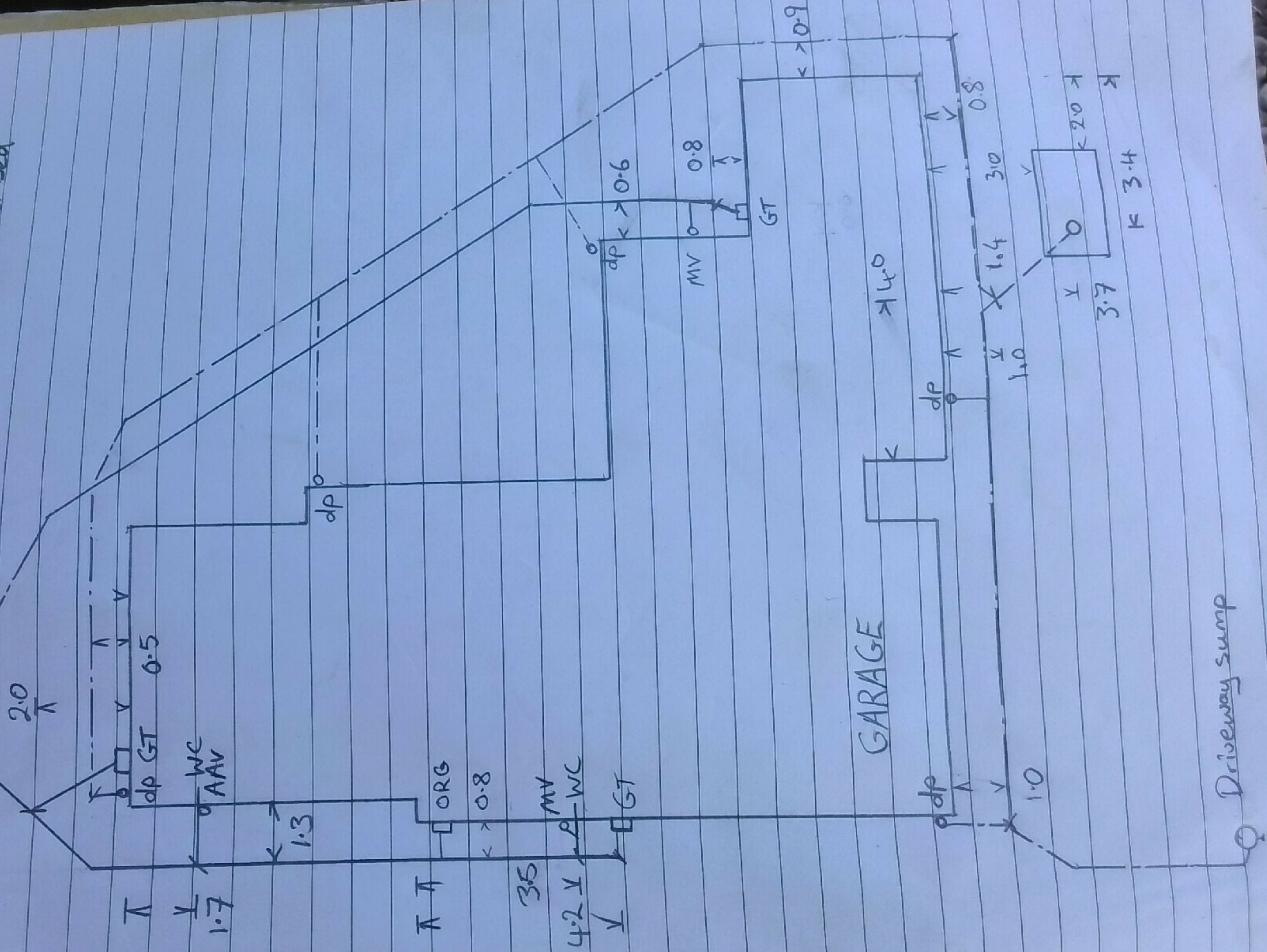
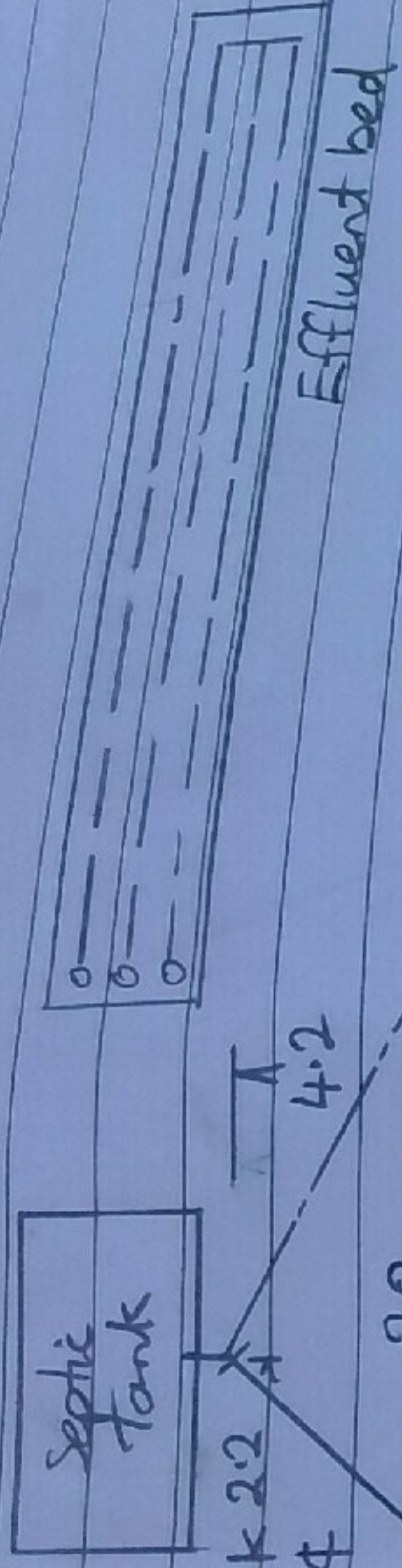
On behalf of: Selwyn District Council

Date: 19 December 2022

PIPE RITE
DRAINAGE LTD
D. WILLIAMS
REGO NO. 18538

082247

DATE -
ADDRESS
BCN#
GRADES -



Earthworks - NZS4431:1989 Certification

APPENDIX A

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

To **Selwyn District Council**

Attention Mr Lindsay Wilson

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision **Cressy Oaks Stage 4 - 5 Subdivision**

Owner/Developer **Cressy Properties Ltd**

Location **Glenmark Drive, Darfield**

The earth fill shown on the attached plan Davie Lovell-Smith Ltd E20365 Stage 4-5 Earthworks - Asbuilt dated September 2021 has been placed in compliance with the terms of NZS 4431:1989.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is registered in terms of the Engineers Registration Act 1924.

Andrew Hall (Registration Number 246334)

Address **C/- Davie, Lovell-Smith Limited, PO Box 679, Christchurch**

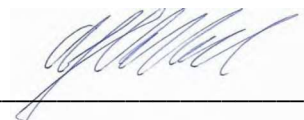
During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in this report, Contract No 20365-001, which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included.

The attached plan Davie Lovell-Smith Ltd E20365 Stage 4-5 Earthfill Asbuilt shows that all building lots within the Subdivision site are affected by filling to some extent.

In the opinion of the inspecting engineer the following special limitations should be observed:

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- This report deals with the fill material only, not the underlying existing material

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.



Chartered Professional Engineer
22 September 2021

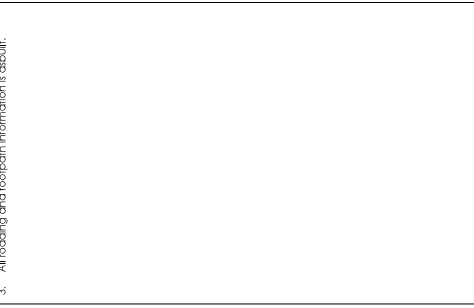
on behalf of: Cressy Properties Limited

Earthworks - Earthfill As-built plans

NO.	REVISION	DATE	DESCRIPTION

NOTES:

- This plan has been prepared for Earthfill Asbuilt purposes only. No liability is accepted if the plan is used for any other purpose.
- Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- All roading and footpath information is asbuilt.



LEGEND:

CONTOURS SHOWN ARE APPROXIMATELY
CUT FILL AND FILL FILL AT
0.1M INTERVALS.

CUT

FILL @ 0.2m

ASBUILT FFB

ASBUILT FOOTPATH



Cressy Properties Limited
Cressy Oaks Stages 4 & 5
Darfield

Earthfill Asbuilt

Asbuilt

SCALE: 1:500 @ A1
DATE: September 2021

SCALE: 1:1000 @ A3

PROJECT NO: E.20365.AB.EF01

PROJECT NAME: E.20365.AB.EF01

PROJECT LOCATION: E.20365.AB.EF01

PROJECT STATUS: E.20365.AB.EF01

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E.20365.AB.EF01

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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?

REA
REAL ESTATE AUTHORITY
TE MANA PAPAWHENUA

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](https://www.rea.govt.nz) and [settled.govt.nz](https://www.settled.govt.nz).

The New Zealand Residential Property Agency Agreement Guide is also available on [settled.govt.nz](https://www.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](https://www.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.

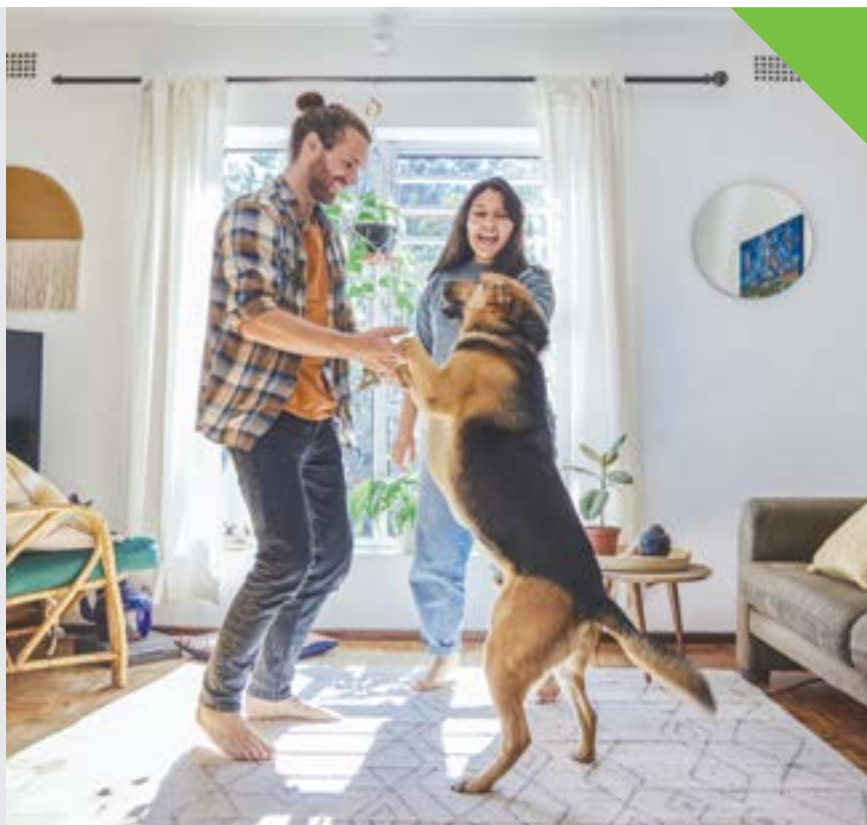
- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- 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.

