PROPERTY INFORMATION

A
+ S

AMY + SHAR
021 077 9945 / 027 555 0654
amy@asrealestate.co.nz
shar@asrealestate.co.nz

STATEMENT OF PASSING OVER

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

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.

A

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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 **1095706**

Land Registration District **Canterbury**

Date Issued 31 January 2023

Prior References
1078581

Estate Fee Simple

Area 2228 square metres more or less

Legal Description Lot 106 Deposited Plan 583625

Registered Owners
Cole Murray Anderson and Rachael Marie Nicholls

Interests

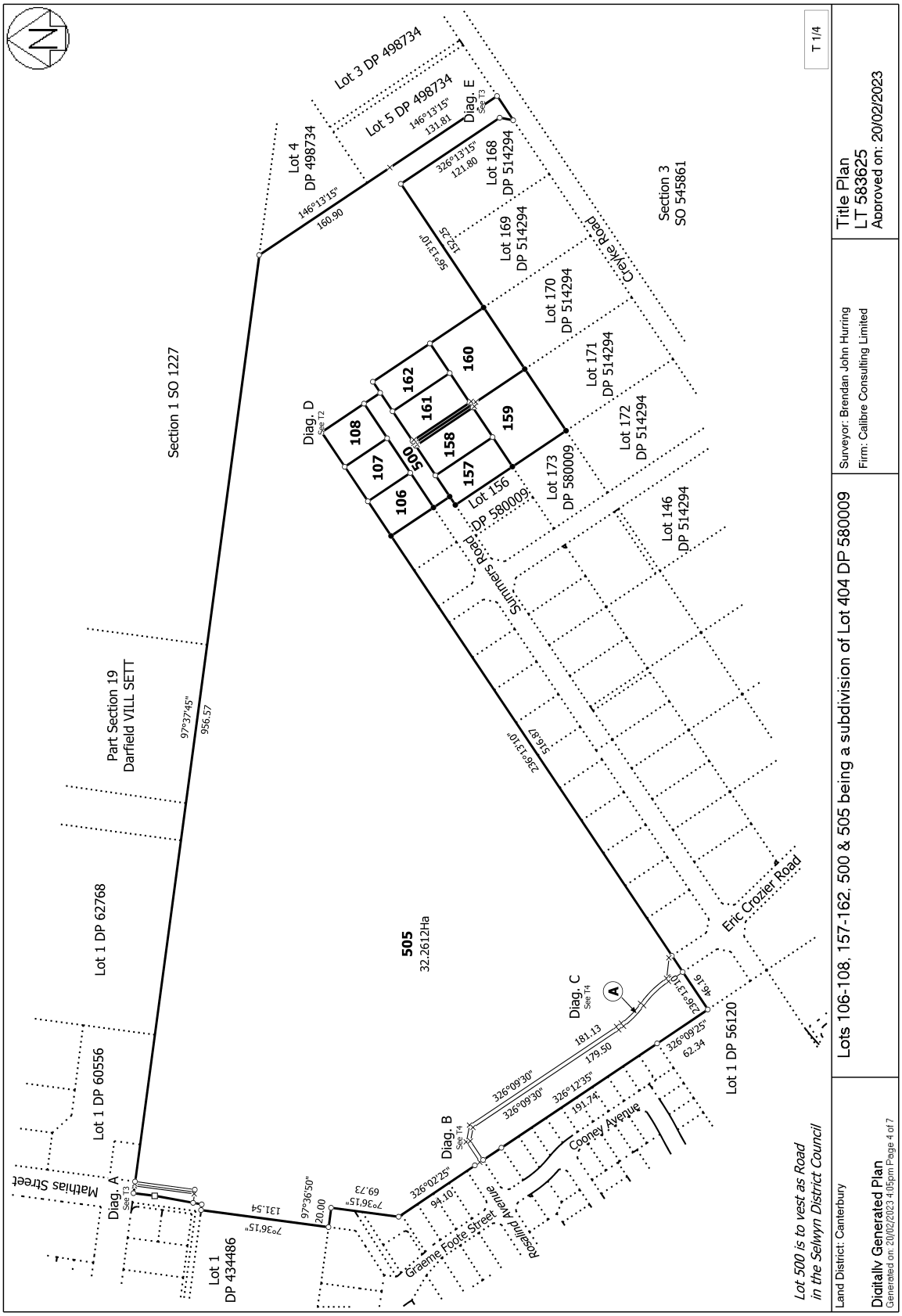
Appurtenant hereto is a right of way and a right to convey water, electric power and telephonic communications specified in Easement Certificate 795871.10 - 30.3.1989 at 10:06 am

The easements specified in Easement Certificate 795871.10 are subject to Section 309 (1) (a) Local Government Act 1974

12583965.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.1.2023 at 6:40 pm

Land Covenant in Covenant Instrument 12583965.6 - 31.1.2023 at 6:40 pm

12677778.3 Mortgage to ANZ Bank New Zealand Limited - 15.3.2023 at 1:38 pm


Lot 3 DP 498734
Lot 5 DP 498734
Lot 4 DP 498734
146°13'15" 160.90
146°13'15" 131.81
326°13'15" 121.80
Diag. E See T3
Lot 168 DP 514294
Lot 169 DP 514294
Lot 170 DP 514294
Lot 171 DP 514294
Lot 172 DP 514294
Lot 173 DP 580009
Lot 156 DP 580009
Section 3 SO 545861
Section 1 SO 1227
Diag. D See T2
106
107
108
500
157
158
159
160
161
162
Summers Road
Part Section 19 Darfield VILL SETT
97°37'45" 956.57
236°13'10" 516.87
Lot 1 DP 62768
Lot 1 DP 60556
505 32.2612Ha
Diag. C See T4
A
181.13
179.50
326°09'30"
326°09'30"
326°12'35" 191.74
326°09'25" 62.34
236°13'10" 46.16
Eric Crozier Road
Lot 1 DP 56120
Cooney Avenue
Diag. B See T4
326°02'25" 94.10
Rosalind Avenue
Graeme Foote Street
70°36'15" 69.73
97°36'50" 20.00
70°36'15" 131.54
Mathias Street
Diag. A See T1
Lot 1 DP 434486
Lot 500 is to vest as Road in the Selwyn District Council
T 1/4
Title Plan
LT 583625
Approved on: 20/02/2023
Surveyor: Brendan John Hurring
Firm: Calibre Consulting Limited
Lots 106-108, 157-162, 500 & 505 being a subdivision of Lot 404 DP 580009
Land District: Canterbury
Digitally Generated Plan
Generated on: 20/02/2023 4:05pm Page 4 of 7

Approved by the Registrar General of Land, Wellington. No. A032940 **NEW ZEALAND**

EASEMENT CERTIFICATE

795871.10 EC Canterbury Land Registry Office

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

~~I~~XX ROBERT REID & SONS LIMITED a duly incorporated company having its registered office at Christchurch

being the registered proprietor of the land described in Schedule 'A' hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Christchurch on the day of 19 under No. 53747 are the easements which it is intended shall be created by the operation of Section 90A of the Land Transfer Act 1952.

SCHEDULE 'A'

C.T. Ref.	Nature of Easement (e.g. Right of Way etc.)	Servient Tenement		Dominant Tenement Lot No. or other Legal Description
		Lot No. or other Legal Description	Identification of Part Subject to Easement	
27K/1217	Right of Way, Right to convey water electric power and telephonic communications	4	A	2

1. The rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 are herein implied except as they are added to or substituted in Schedule 'B' hereto.

2. The terms, covenants, conditions, or restrictions set out in Schedule 'C' hereto shall attach to the easements specified therein.

Dated this 21st day of March 1989

ROBERT REID & SONS THE COMMON SEAL OF LIMITED

Signed by the above-named ROBERT REID & SONS LIMITED in the presence of

~~Witness~~ R.B. Reid Director

~~Occupation~~ Robert Reid Director/~~Secretary~~

~~Address~~

Correct for the purposes of the Land Transfer Act

Solicitor for the Registered Proprietor

SCHEDULE 'B'

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and Powers:

In addition to the rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 the full, free, uninterrupted and unrestricted rights, liberty and privilege for the Grantee and his tenants (in common with the Grantor, his tenants and any other person lawfully entitled so to do) from time to time and at all times to convey electric power and telephonic communication across the land over which the easement is granted or created together with the full free uninterrupted and unrestricted right, liberty and privilege for the grantee and his tenants (in common with the Grantor his tenants and any other personal lawfully entitled so to do) for the purposes aforesaid:

(a) To us any electric power cables and supply wires of all descriptions already laid or any electric power cables and supply wires as aforesaid in replacement or in substitution for all or any of such electric power cables and supply wire aforesaid.

(b) Where no such electric power cables and supply wires as aforesaid exist to lay, place, maintain, construct and erect or to have laid, placed, maintained constructed or erected such electric power cables and supply wires as aforesaid as may be respectively required for such of the aforesaid purposes under the surface of the land over which the easement is granted or created and along such line as may be defined for such purpose or purposes.

(c) In order to construct or maintain the efficiency of any such electric power cables and supply wires as aforesaid the full, free, uninterrupted and unrestricted right, liberty and privilege for the Grantee, his tenants, servants, agents and workmen with any tools, implements, machinery, vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the land over which the easement is granted or created and to remain there for any reasonable time for the purpose of laying, inspecting, repairing, maintaining and renewing such electric power cables and supply wires as aforesaid or any part thereof and of opening up the soil of that land to such an extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the Grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

RJBR.
R.R.

SCHEDULE 'C'

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

(a) THE cost and expenses of maintaining, inspecting, renewing, replacing or repairing the rights of way ~~sewage pipe~~s, water pipes, power cables and supply wires shall be borne by the registered proprietor or registered proprietors of the tenements using the same in the proportion which such rights are used by each of the registered proprietor or registered proprietors and so that no registered proprietor shall bear the cost of any such part which is not used by him.

(b) IF the need for such maintenance, inspection, repairing, renewing or replacing becomes necessary through the omission, neglect or default of any one or more of the registered proprietor or registered proprietors then such registered proprietor shall bear the whole of the cost of such repair or maintenance.

(c) IF any dispute shall arise between any one or more of the registered proprietors as to the cost or type of formation of the said rights of way, sewage pipes, water pipes, power cables and supply wires or otherwise arising out of or touching or concerning these presents then such dispute shall be referred to arbitration under the provisions of the Arbitration Act 1908 and its amendments or statutory re-enactment.

TU/317

RGBR
R.R.

Registration of Transfer 807665/4
creates the easements relative to Lot 2 DP 53747
7.16.89 at 9.56

EASEMENT CERTIFICATE

Particulars entered in the Register at the date and at the time recorded below.

DISTRICT LAND REGISTRAR
CANTERBURY N.Z.

~~District~~ Assistant Land Registrar
of the District of Canterbury

THE WITHIN EASEMENTS WHEN CREATED WILL BE SUBJECT TO SECTION 309(1)(a) LOCAL GOVERNMENT ACT 1974.

10.06 30.MAR89 C 795871/10
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTERBURY
ASST. LAND REGISTRAR

FEES PAID HEREON
AVAILABLE
TO 28/5/1989
A.L.R.

LANE NEAVE RONALDSON
SOLICITORS
CHRISTCHURCH, N.Z.

THE CAXTON PRESS, CHRISTCHURCH

View Instrument Details

Instrument No	12583965.4
Status	Registered
Date & Time Lodged	31 January 2023 18:40
Lodged By	Hansen, Tessa Christine
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1095706	Canterbury
1095707	Canterbury
1095708	Canterbury
1095709	Canterbury
1095710	Canterbury
1095711	Canterbury
1095712	Canterbury
1095713	Canterbury
1095714	Canterbury

Annexure Schedule Contains 1 Pages.

Signature

Signed by Christine Darling as Territorial Authority Representative on 08/12/2022 04:59 PM

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

Selwyn DISTRICT COUNCIL

www.selwyn.govt.nz

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Resource Consent 175060 & 215827 and Deposited Plan 583625

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

"That this allotment is subject to a restricted water supply of 3.5m3/day. This will require the installation of an appropriately sized water storage tank at building consent stage."

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 106-108 and 157-162 DP 583625 held in Records of Title 1095706 - 1095714.

DATED this 23rd day of November 2022

SIGNED for and on behalf of Selwyn District Council

_____ Authorised Officer

www.selwyn.govt.nz
Selwyn District Council, 2 Norman Kirk Drive Rolleston / PO BOX 90, Rolleston 7643
Tel: 03 347 2800 Fax: 03 347 2799 Email: admin@selwyn.govt.nz

View Instrument Details

Instrument No	12583965.6
Status	Registered
Date & Time Lodged	31 January 2023 18:40
Lodged By	Hansen, Tessa Christine
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
1095706	Canterbury
1095707	Canterbury
1095708	Canterbury
1095709	Canterbury
1095710	Canterbury
1095711	Canterbury
1095712	Canterbury
1095713	Canterbury
1095714	Canterbury

Annexure Schedule Contains 5 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 Christine Darling as Covenantor Representative on 08/12/2022 05:00 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 Christine Darling as Covenantee Representative on 08/12/2022 05:00 PM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

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

Covenantor

Ascot Park Limited

Covenantee

Ascot Park Limited

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (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 *Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	DP 583625	1095706, 1095707, 1095708, 1095709, 1095710, 1095711, 1095712, 1095713, 1095714	1095706, 1095707, 1095708, 1095709, 1095710, 1095711, 1095712, 1095713, 1095714

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

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 1].

Form L

Annexure Schedule 1

Insert instrument type

Land Covenant

It is the Covenantor's intention to create for the benefit of the Benefited Land, the covenants over the Burdened Land as described in this Annexure Schedule 1. The Burdened Land shall be bound by the covenants and conditions set out in this Annexure Schedule 1 so that the covenants and conditions run with the Burdened Land for the benefit of the Benefited Land.

1 Land Covenants

1.1 The Covenantor for itself and its successors in title hereby covenants and agrees with the Covenantee and its successors in title for the benefit of the Benefited Land that:

1.1.1 The Covenantor shall not erect (or permit or suffer to be erected) on the Burdened Land:

(a) Any building or structure unless the building plans (including the site plan and specifications) have first been approved in writing by Ascot Park Limited or its nominee whose decision in the matter shall be final.

(b) Any re-locatable, pre-built or kit-set building or any building containing second-hand materials (other than second-hand recycled bricks).

(c) Any building with external cladding (except cladding of soffits or gable ends) of unrelieved flat sheet fibrolite, hardiflex, galvanized steel or similar materials.

(d) Any building with unfinished exterior walls or doors (except where cedar cladding or decorative brick/stone are used).

(e) Any fence or boundary wall containing cement board sheets or panels, corrugated iron or metal sheeting.

(f) Any building roof of any material other than tiles (clay, ceramic, concrete decramastic or pre-coated steel) or pre-painted long run pressed steel, or exterior cladding or material other than clay bricks, stained timber weatherboard, concrete block masonry, stone, stucco, solid plaster or glazing or a combination of the above.

(g) Any dwelling house including garage having a covered-in floor area of less than 185m^2 unless a dwelling house of a smaller area has been approved in writing by Ascot Park Limited or its nominee whose decision in the matter shall be final.

1.1.2 The Covenantor shall not:

(a) Subdivide or permit to be subdivided the Burdened Land unless such subdivision has been approved in writing by Ascot Park Limited or its nominee whose decision in the matter shall be final. For the purposes of this clause "subdivide" shall have the same meaning given to the expression "subdivision of land" in Section 218 of the Resource Management Act 1991 provided however that any boundary adjustment that does not create a separate building site shall not be in breach of this condition.

(b) Permit or suffer the Burdened Land to be occupied or used as a residence

by either the erection of temporary structures or the placing on the Burdened Land of caravans and/or vehicles used for residential purposes.

(c) Use the Burdened Land as a residence before the dwelling house has been substantially completed in accordance with the terms of this Land Covenant and the requirements of the Selwyn District Council.

(d) Permit or suffer any rubbish, noxious substances, noxious animals and or birds or animals likely to cause a nuisance or annoyance to the neighbouring occupiers to accumulate and/or be placed upon the Burdened Land, or permit grass and/or other vegetation to grow to excess such as to become unsightly.

(e) Place, permit to be placed or store any shipping container on the Burdened Land PROVIDED THAT the Covenantor shall be permitted to place a shipping container on the Burdened Land (for storage purposes only) for the duration of the build of the dwelling on the basis that any shipping container must be removed from the Burdened Land within 3 months of the date of practical completion of the dwelling or 12 months from the date of commencement of the building of the dwelling, whichever is earliest.

(f) Permit the keeping of any pigs or the keeping of more than ten (10) fowls on the Burdened Land.

(g) Permit any construction unless the building site complies with the Health and Safety at Work Act 2015, at all times.

2 Fencing

2.1 The Covenantee will not call on Ascot Park Limited to pay for or contribute towards the cost of erection or maintenance of any boundary fence between any two Burdened Land properties provided that this covenant will not continue for the benefit of any subsequent registered owner of any adjoining Burdened Land properties.

3 Default

3.1 If there shall be any breach or non-observance on the Covenantor's part of the covenants contained in this Covenant Instrument (and without prejudice to any other liability which the Covenantor may have to the Covenantee or any other person having the benefit of these covenants) the Covenantor will upon written demand being made by Ascot Park Limited or their nominee or any of the registered proprietors of the Benefited Land:

3.1.1 Pay to each Covenantee (or other person having the benefit of these covenants) making such demand as liquidated damages the sum of $150.00 per day for every day that such breach or non-observance of the covenants contained in this Covenant Instrument continues after the date upon which written demand has been made;

3.1.2 Immediately remove or cause to be removed any building fence or other structure or thing erected or placed on the Burdened Land in breach or non-

observance of the foregoing covenants; and

3.1.3 Replace any building materials so as to comply with these covenants.

3.2 The Covenantor and their successors in title and assigns will only be liable for breaches of the covenants which occur while they are registered as the proprietor of the Burdened Land.

3.3 The Covenantor will not have any claim in damages against Ascot Park Limited on account of any refusal to grant or the grant of any approval under this Covenant Instrument or for transferring or assigning of its interest and right to grant or withhold approvals as provided herein and such transferee or assignee fails to observe those obligations.

4 Disputes

4.1 If a dispute arises in relation to this Covenant Instrument:

4.1.1 The party initiating the dispute must provide full written particulars of the dispute to the other party;

4.1.2 The parties must promptly meet and in good faith try to resolve the dispute;

4.1.3 Subject to clause 4.2 if the dispute is not resolved within 10 days of the written particulars being given (or any longer period agreed by the parties) the dispute must be referred to arbitration in accordance with the Arbitration Act 1996 to be conducted by a single arbitrator to be agreed on by the parties or, failing agreement, to be appointed by the President of the Canterbury Westland Branch of the New Zealand Law Society.

4.2 Notwithstanding clause 4.1.3 if any dispute arises in relation to this Land Covenant including as to what may constitute a breach or as to matters of interpretation of this Land Covenant whilst Ascot Park Limited is the owner of any Benefited Land then the same shall be referred to Ascot Park Limited for resolution whose decision shall be final.

5 No Termination

5.1 The Covenantor may not determine this Land Covenant for breach of any provision in this instrument (whether express or implied) or for any other cause, it being the intention of the parties that the covenants created herein shall subsist for all time unless they become obsolete or are surrendered.

Land Information Memorandum L262331

Application

Rachel Williams		**No.**	L262331
A + S Real Estate Limited		**Application date**	18/09/2026
41E South terrace		**Re-Issue date**	2/10/2026
Darfield 7510		**Phone**	0277484093

Property

Valuation No.	2420011134
Location	32 Summers Road
Legal Description	Lot 106 DP 583625
Owner	Anderson Cole Murray and Nicholls Rachael Marie
Area (hectares)	0.2228

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	$350,000.00
Improvements	$520,000.00
Capital Value	$870,000.00

Current Rates Year 2026 to 2027

Annual Rates	$3,556.20
Current Instalment	$889.05
Current Year - Outstanding Rates	-$126.12
Arrears for Previous Years	$0.00
Next Instalment Due	15/12/2026

Next Revaluation Due 2027

Please note: The rates information in this report is current as at the date of issue only. Rates balances may change after that date. Property owners requiring confirmation of the current rates balance, including for settlement purposes, should contact Council's Rates Team directly.

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, 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: Large lot residential zone
Operative District Plan Zoning: Living 2A

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 215058
Variation - To Change Condition 2 Of Resource Consent Rc175060 Relating To Staging
Decision Notified 03/06/2021
Granted By Local Authority Officer 03/06/2021

Resource Consent 225353
To Undertake A 221 Lot Residential Subdivision In Stages (replacing Rc175060)
Section 224 Issued 29/04/2026
Granted By Local Authority Officer 22/09/2022

Resource Consent 155027
To Undertake Earthworks Associated With S/d 155026. Ascot Park.
Decision Notified 16/02/2015
Granted By Local Authority Officer 16/02/2015

Resource Consent 175060
Replacement Of Rc155026 . To Undertake A Subdivision To Create 171 Residential
And 1 Business Lot.
Section 223 Approval 27/06/2023
Granted By Local Authority Officer 15/03/2017

Resource Consent 155026
To Carry Out 171 Lot Subdivision In 7 Stages. Ascot Park. See L/u 155027.
Lapsed 03/03/2020
Granted By Local Authority Officer 16/02/2015

Resource Consent 175541
Variation To Change Conditions Amending Condition 35 Of 175060.
Section 224 Issued 11/12/2017
Granted By Local Authority Officer 05/10/2017

Resource Consent 215827
Variation - To Change Conditions 33 And 36 Of Rc175060 As Varied By Rc215058
Decision Notified 17/11/2021
Granted By Local Authority Officer 17/11/2021

Resource Consent 225340
Global Resource Consent For Sewer Connections Within The Ascot Park Subdivision
Decision Notified 16/05/2022
Granted By Local Authority Officer 16/05/2022

Resource Consent 245158
To Change Condition 2 Of Rc225353 To Change Staging Boundaries, Services And To Reflect Changes To The Zoning
Decision Notified 29/04/2024
Granted By Independent Commissioner(s) 29/04/2024

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

Reference: DEV-DA1
This property has been identified in the Partially Operative District Plan as being located within a Development Area which spatially identifies and manages an area where additional place-based provisions may apply to subdivision and development. For further information visit https://eplan.selwyn.govt.nz/review or contact the duty planner on 0800 SELWYN (0800735996)

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 222835
Construction Of Detached Dwelling - Single Storey With 4 Bedrooms And Attached Garage
Code Compliance Certificate Issued 31/08/2023

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 is connected to the Darfield restricted water supply scheme. The number of water units allocated to this property currently able to be supplied (piped capacity) is 3.29 units based on the available hydraulic capacity of the scheme.

1 water unit = 1,000 litres per 24 hours (1,000 litres = approximately 1m^3 = 100 buckets). An average New Zealand household uses 250–300 litres of water per person per day. This does not include outdoor water use such as garden irrigation. A minimum of 2 units is generally recommended for a family dwelling. As this is a restricted supply, the property must have onsite

storage equivalent to at least 3 days of supply. For example, if the property receives 2 units, the minimum storage required is 6,000 litres. If the property is located on in a closed water scheme, no additional units would be available beyond the current allocation. piped capacity, even if the maximum zoning allocation is higher.

Sewer

Council sewer scheme is available and connected

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

Should you have any further questions please phone 0800 735 426.

Stormwater

Soak hole

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

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

Copy of drainage plan attached.

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

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

All lots created shall have legal access to Summers Road which is a formed, sealed, and maintained local road.

Culvert is non compliant. Contractor was advised at the time, but didn't want to change it out. SDC to not pay for any defects on the culvert. Also no headwalls as per requirement from SDC.

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%272420011134%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 Soils Assessment for Lot 106 Torlesse Estate subdivision, Darfield,Rob Frew Design commissioned by Orange Homes Ltd, 12/10/2022. 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)	190m	-
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

None known

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: 2/10/2026

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 Devlopment 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_ln
- DRAIN
- ECan
- OUTLINE
- StopBank
- Site Boundary

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

WRace_ln
- 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

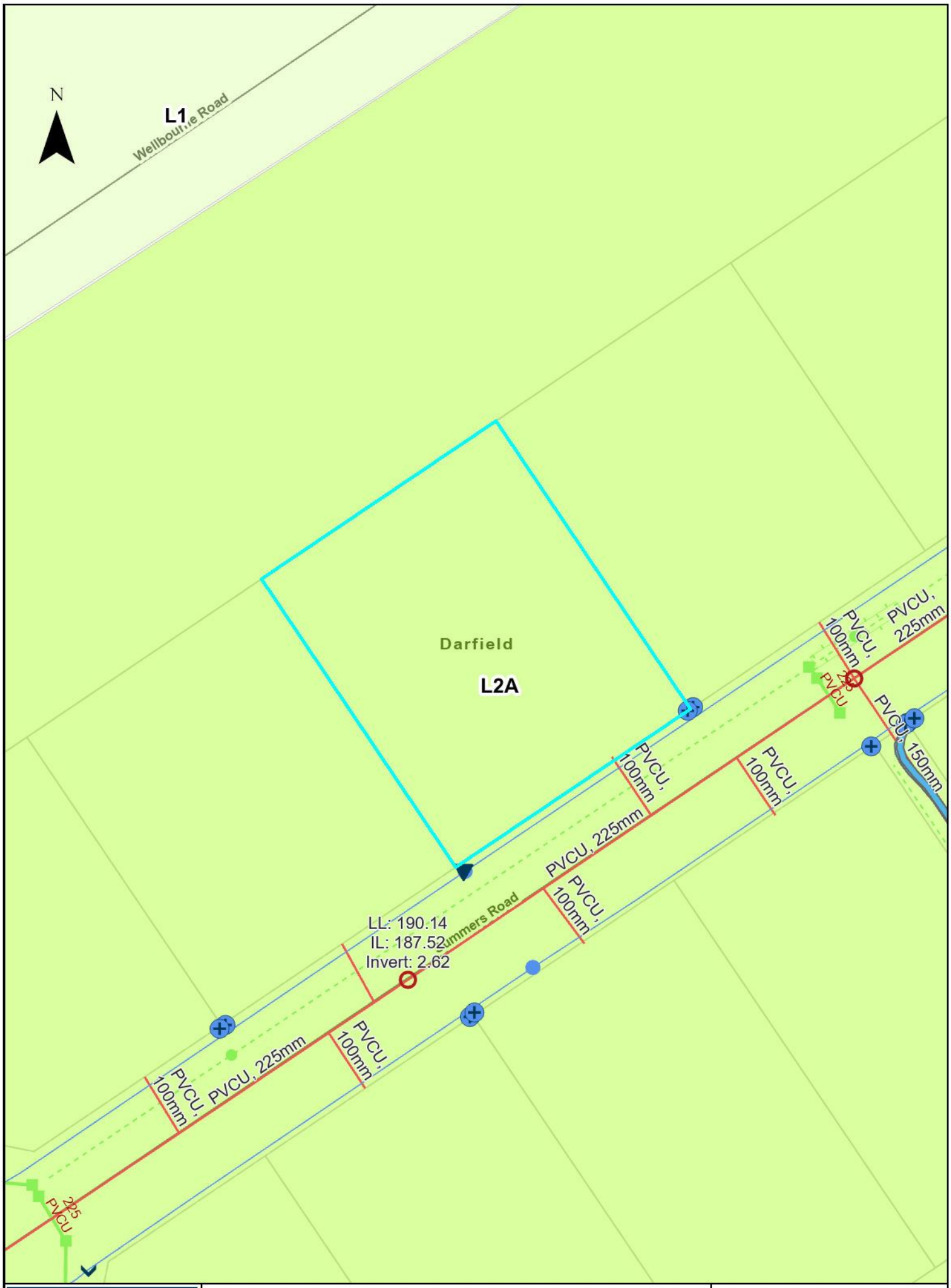
Liquefaction Susceptibility
- DBH TC Zoned Area
- Damaging liquefaction unlikely
- Liquefaction assessment needed

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



Selwyn DISTRICT COUNCIL

0 10 20 30 40
Metres

Date: 24/09/2026
Cadastral Information dervided from Land Information New Zealand's Digital Cadastral Database (DCDB)
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LIM REPORT - PODP Zone and Precinct

Selwyn DISTRICT COUNCIL

0 10 20 30 40
Metres

Date: 24/09/2026
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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.

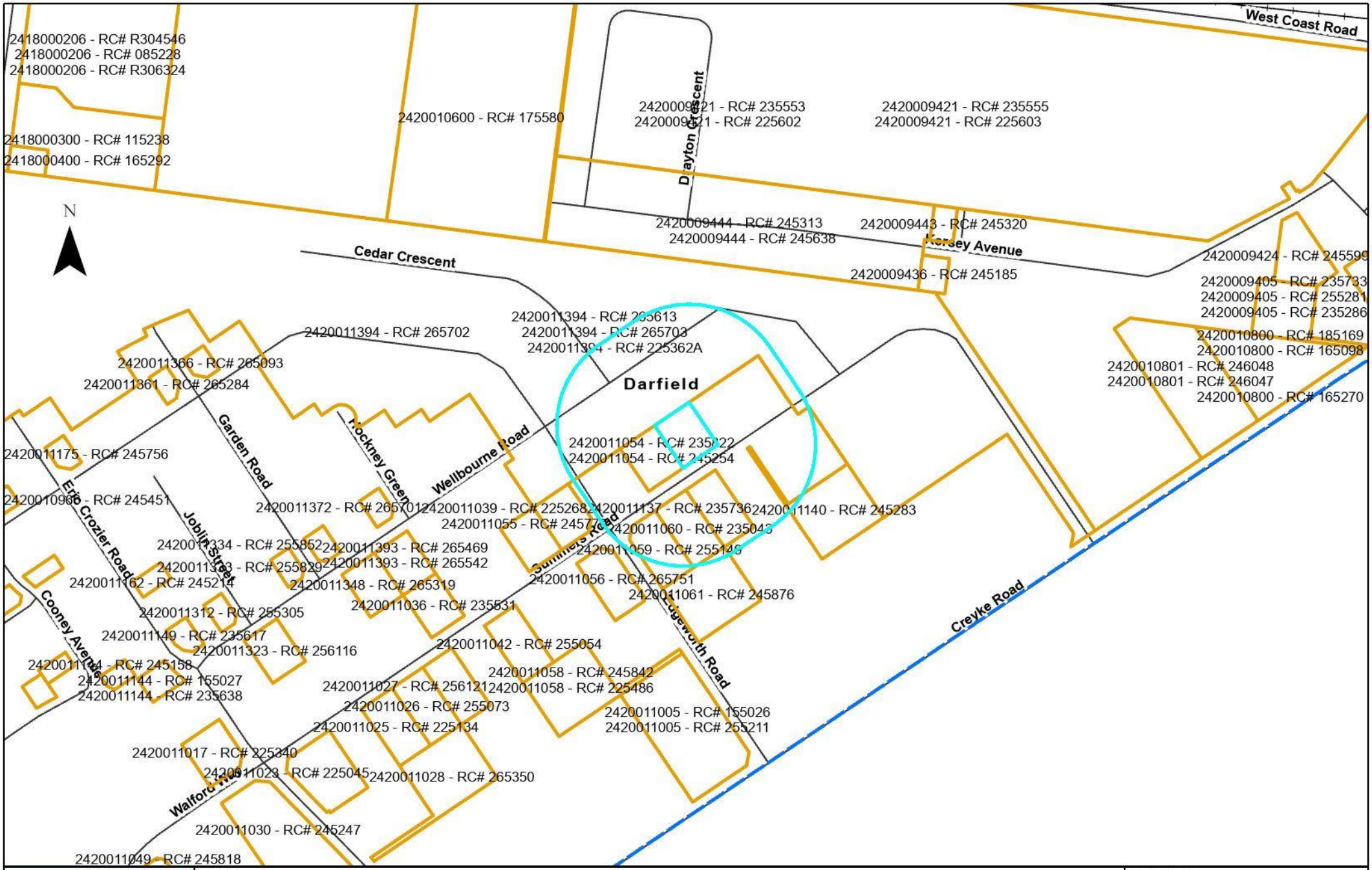
Resource Consent Status Codes:

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

2420011134



West Coast Road
2418000206 - RC# R304546
2418000206 - RC# 085228
2418000206 - RC# R306324
2420010600 - RC# 175580
2420009421 - RC# 235553
2420009421 - RC# 225602
2420009421 - RC# 235555
2420009421 - RC# 225603
Drayton Crescent
2418000300 - RC# 115238
2418000400 - RC# 165292
N
2420009444 - RC# 245313
2420009444 - RC# 245638
2420009443 - RC# 245320
Kersey Avenue
Cedar Crescent
2420009436 - RC# 245185
2420009424 - RC# 245599
2420009405 - RC# 235733
2420009405 - RC# 255281
2420009405 - RC# 235286
2420011394 - RC# 265613
2420011394 - RC# 265703
2420011394 - RC# 225362A
2420011394 - RC# 265702
2420010800 - RC# 185169
2420010800 - RC# 165098
2420011366 - RC# 265093
2420011361 - RC# 265284
Darfield
2420010801 - RC# 246048
2420010801 - RC# 246047
2420010800 - RC# 165270
Garden Road
Hockney Green
Wellbourne Road
2420011054 - RC# 235822
2420011054 - RC# 245254
2420011175 - RC# 245756
Erie Crozier Road
2420010966 - RC# 245451
Joblin Street
2420011372 - RC# 265701
2420011039 - RC# 225268
2420011137 - RC# 235736
2420011140 - RC# 245283
2420011055 - RC# 245777
2420011060 - RC# 235043
2420011334 - RC# 255852
2420011393 - RC# 265469
2420011059 - RC# 255149
2420011333 - RC# 255829
2420011393 - RC# 265542
Summers Road
2420011162 - RC# 245214
2420011348 - RC# 265319
2420011056 - RC# 265751
2420011061 - RC# 245876
Cooney Avenue
2420011312 - RC# 255305
2420011036 - RC# 235531
Edgeworth Road
Creyke Road
2420011149 - RC# 235617
2420011323 - RC# 256116
2420011042 - RC# 255054
2420011144 - RC# 245158
2420011058 - RC# 245842
2420011144 - RC# 155027
2420011027 - RC# 256121
2420011058 - RC# 225486
2420011144 - RC# 235638
2420011026 - RC# 255073
2420011005 - RC# 155026
2420011025 - RC# 225134
2420011005 - RC# 255211
2420011017 - RC# 225340
2420011023 - RC# 225045
2420011028 - RC# 265350
Walford Way
2420011030 - RC# 245247
2420011049 - RC# 245818
Selwyn DISTRICT COUNCIL
0
90
180
270
360
Metres
Date: 24/09/2026
Cadastral Information dervided from Land Information
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Assessment_ID	RC Number	Proposal	Decision Date
2420011054	235822	to establish a residential unit not complying with glazing and road boundary setback requirements. Consent is also sought to erect a pole shed not complying with the road boundary setback	2024-04-09
2420011054	245254	To erect a residential unit with a non-complying road boundary setback and the minimum glazing requirement.	
2420011059	255149	DPBA to erect a two-bay shed within the required internal boundary setback.	2025-03-19
2420011060	235043	To erect a dwelling and shed exceeding the maximum site coverage.	
2420011061	245876	To erect a residential unit within a shed which does not comply with the presentation to street requirements.	2024-12-19
2420011137	235736	To construct a residential unit which does not comply with presentation to the street requirements.	2024-02-28
2420011140	245283	To erect a residential dwelling with an attached minor residential unit not occupied as a family flat.	2024-07-08
2420011394	265703	To undertake earthworks associated with subdivision consent RC265702	
2420011394	225362A	Change of condition pursuant to section 127 to RC225362 as it relates to roading width for remaining stages	2026-09-14
2420011394	265613	To erect retaining walls exceeding permitted area. To erect fencing non- complying with height, permeability and style requirements. To erect residential units exceeding site building coverage. To erect residential units and garages	2026-09-13
2420011394	265702	To undertake a subdivision to create 64 residential lots over 4 stages	

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	32 Summers Road, Darfield
Legal description of land where building is located:	LOT 106 DP 583625
Building name:	N/A
Location of building within site/block number:	32 Summers Road Darfield
Level/unit number:	0
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	2022

The owner

Name of owner:	C Anderson & R Nicholls
Contact person:	Cole Anderson
Mailing address:	11 Mosquito Place, Wigram, Christchurch
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0211011822
Daytime:	Landline: N/A Mobile: 0211011822
After hours:	Landline: N/A Mobile: 0211011822
Facsimile number:	No information provided
Email address:	cole.anderson.nz@gmail.com
Website:	No information provided

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

Building work

Building consent number:	BC222835
Description:	Construction of detached dwelling - single storey with 4 bedrooms and attached garage
Issued by:	Selwyn District Council

Code compliance

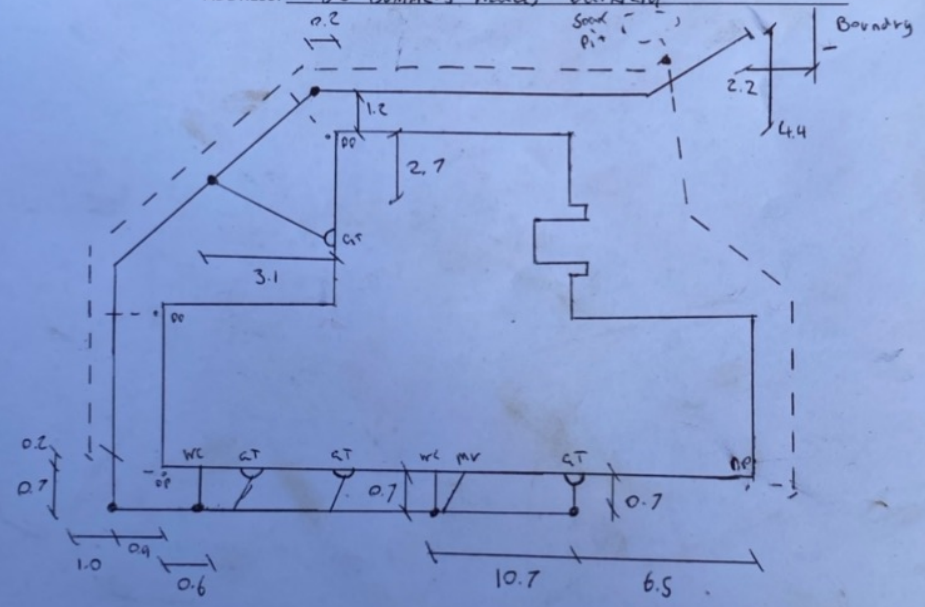
The building consent authority named below is satisfied, on reasonable grounds, that - the building work complies with the building consent.

Signature: Daryl Fortuin
Position: Building Surveyor Residential Inspection
On behalf of: Selwyn District Council
Date: 31 August 2023

AS BUILT – DYNAMIC DRAINAGE & EXCAVATION LTD

GRANT WOOSTER REGO # 19643 BCN # 222835 DATE: 17-4-23

ADDRESS: 32 Summers Road, Darfield



KEY

SEWER ————————

STORMWATER - - - - - - - - - - - - - - - - -

INSPECTION •

RODDING POINTS ⊢

**NOT TO SCALE **

SEWER GRADE 1: 1.0P SEWER DEPTH AT BOUNDARY _____

STORMWATER GRADE 1: 9P STORMWATER DEPTH AT BOUNDARY _____

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 is 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 accessto 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 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 you tree requires any tree maintenance.

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council

Be water wise

Selwyn DISTRICT COUNCIL

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?

REAL ESTATE AUTHORITY
TE MANA PAPAWHENUA

New Zealand Residential Property
Sale and Purchase Agreement Guide

REA
REAL ESTATE AUTHORITY
TE MANA PAPAWHENUA

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.

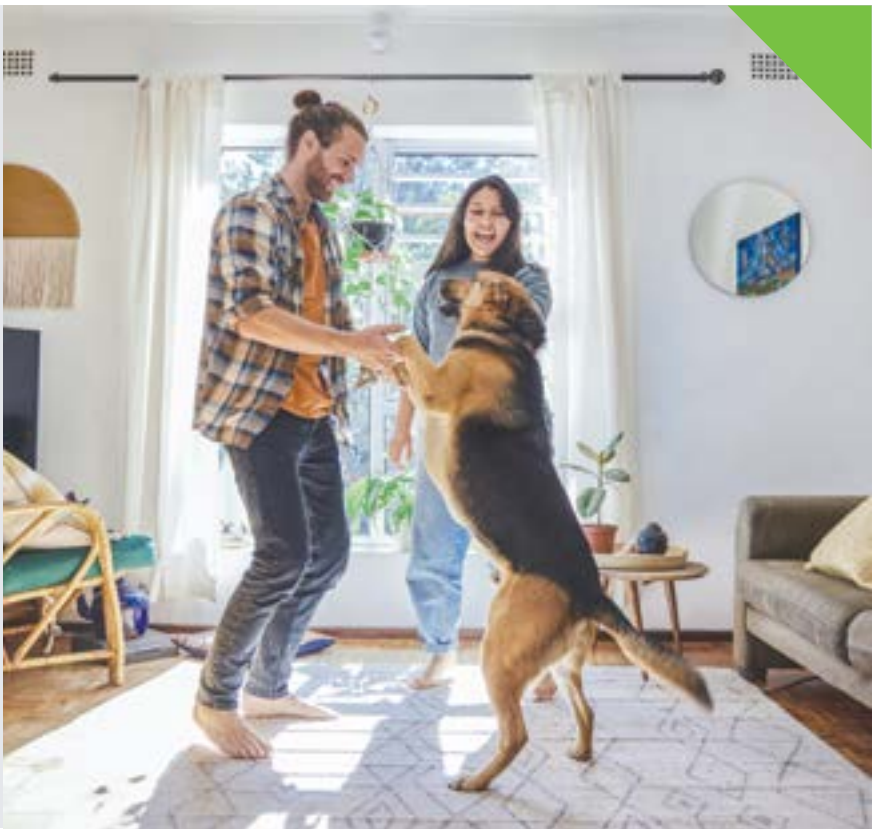
- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.
- We maintain a Code of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

settled.govt.nz



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

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