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.

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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 **425347**

Land Registration District **Canterbury**

Date Issued 20 June 2012

Prior References
425201

Estate Fee Simple

Area 9220 square metres more or less

Legal Description Lot 3 Deposited Plan 407218

Registered Owners

Hamish Paul Clarkson and Amanda Sherryn Clarkson

Interests

Land Covenant in Transfer 810267.6 - 15.6.1989 at 11.28 am

Land Covenant in Transfer 8400501.2 - 15.2.2010 at 2:37 pm

Subject to a right of way, a right to drain water and sewage and a right to convey water, electricity, telecommunications and computer media over parts marked C and D on DP 407218 created by Easement Instrument 9069844.3 - 20.6.2012 at 12:55 pm

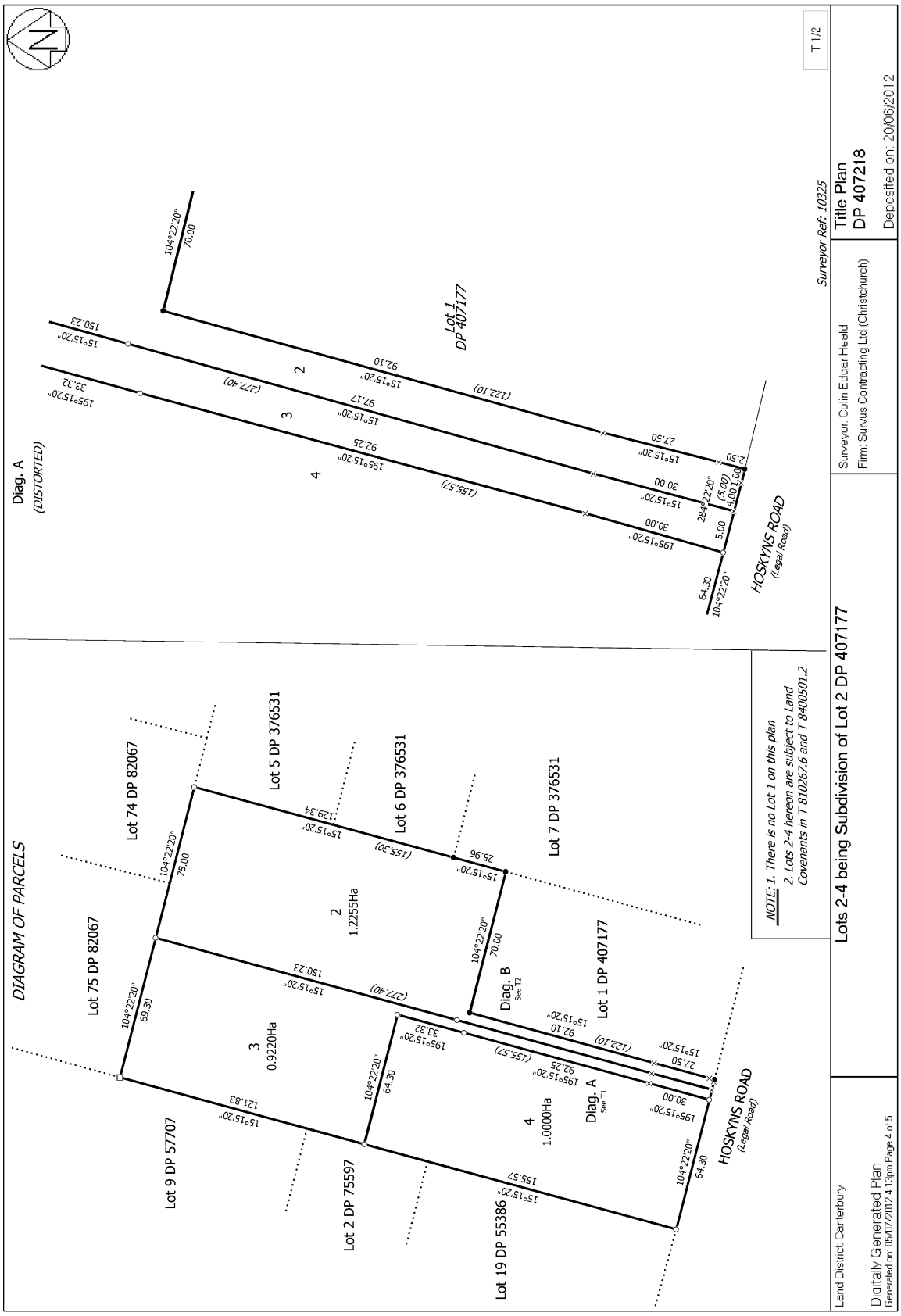
Appurtenant hereto is a right of way, a right to drain water and sewage and a right to convey water, electricity, telecommunications and computer media created by Easement Instrument 9069844.3 - 20.6.2012 at 12:55 pm

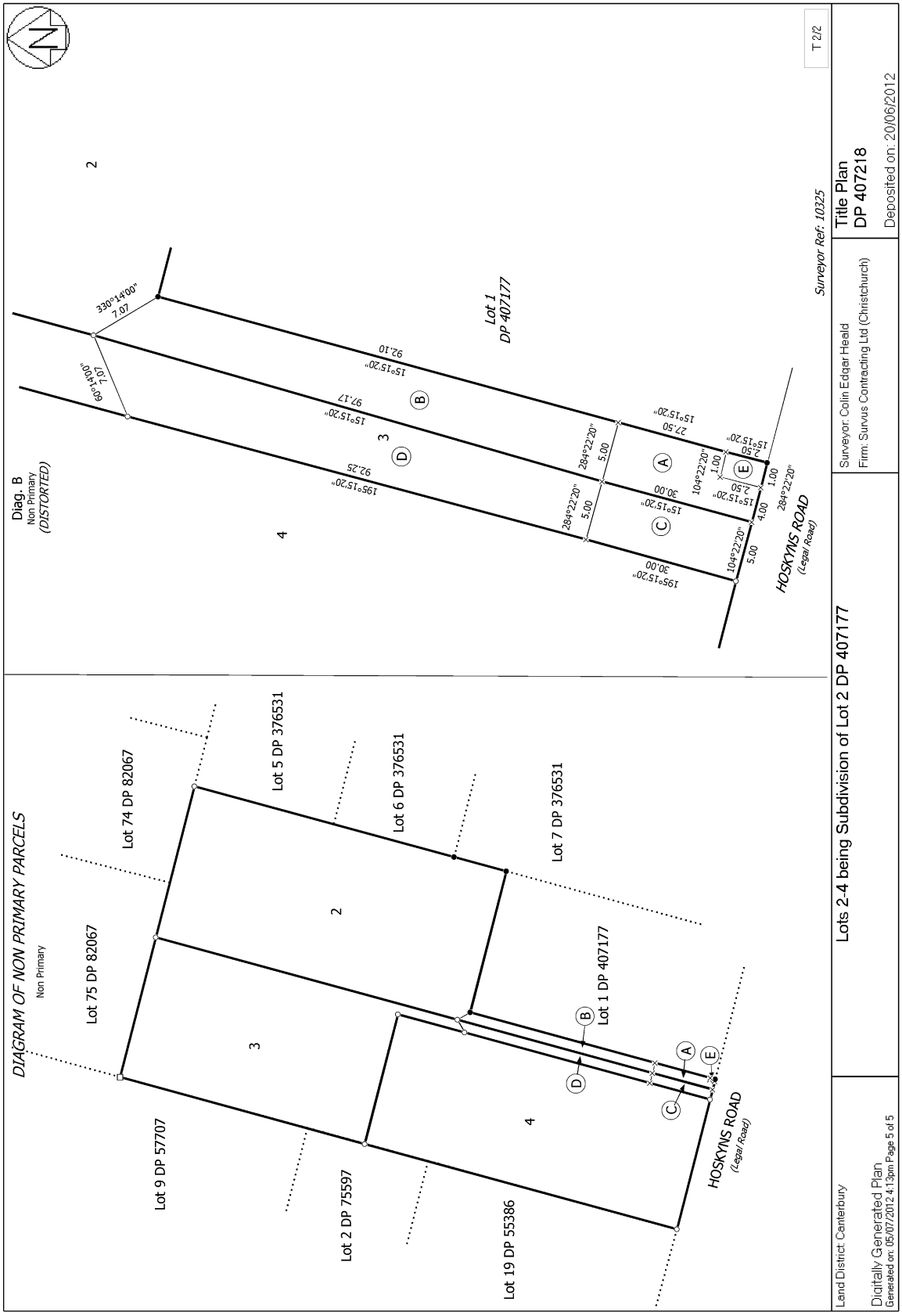
The easements created by Easement Instrument 9069844.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over parts marked C and D on DP 407218 in favour of Chorus New Zealand Limited created by Easement Instrument 9069844.4 - 20.6.2012 at 12:55 pm

The easements created by Easement Instrument 9069844.4 are subject to Section 243 (a) Resource Management Act 1991

11394219.2 Mortgage to ANZ Bank New Zealand Limited - 29.3.2019 at 2:48 pm


DIAGRAM OF PARCELS
Lot 74 DP 82067
Lot 5 DP 376531
Lot 6 DP 376531
Lot 7 DP 376531
Lot 75 DP 82067
Lot 1 DP 407177
Lot 9 DP 57707
Lot 2 DP 75597
Lot 19 DP 55386
HOSKYNS ROAD
(Legal Road)
Lot 1 DP 407177
Diag. A
(DISTORTED)
Diag. A
See T1
Diag. B
See T2
2
1.2255Ha
3
0.9220Ha
4
1.0000Ha
NOTE: 1. There is no Lot 1 on this plan
2. Lots 2-4 hereon are subject to Land Covenants in T 810267.6 and T 840050.1.2
Lots 2-4 being Subdivision of Lot 2 DP 407177
Land District: Canterbury
Digitally Generated Plan
Generated on: 05/07/2012 4:13pm Page 4 of 5
Surveyor: Colin Edgar Heald
Firm: Survus Contracting Ltd (Christchurch)
Surveyor Ref: 10325
Title Plan
DP 407218
Deposited on: 20/06/2012
T 1/2


T 2/2
Lots 2-4 being Subdivision of Lot 2 DP 407177
Surveyor Ref: 10325
Surveyor: Colin Edgar Heald
Firm: Survus Contracting Ltd (Christchurch)
Title Plan
DP 407218
Deposited on: 20/06/2012
Land District: Canterbury
Digitally Generated Plan
Generated on: 05/07/2012 4:13pm Page 5 of 5
Lot 1
DP 407177
HOSKYNS ROAD
(Legal Road)
Diag. B
Non Primary
(DISTORTED)
330°14'00"
7.07
92.10
15°15'20"
97.17
92.25
195°15'20"
27.50
30.00
284°22'20"
104°22'20"
5.00
4.00
1.00
2.50
DIAGRAM OF NON PRIMARY PARCELS
Non Primary
Lot 74 DP 82067
Lot 5 DP 376531
Lot 6 DP 376531
Lot 7 DP 376531
Lot 75 DP 82067
Lot 1 DP 407177
Lot 9 DP 57707
Lot 2 DP 75597
Lot 19 DP 55386

Approved by the Registrar-General of Land, Wellington. No. 065547 810267.6 NEW ZEALAND

MEMORANDUM OF TRANSFER T

CANTERBURY *Land Registry Office*

LYNN TASMAN CROZIER of Christchurch, Market Gardener and CHRISTINE JEAN CROZIER his wife (jointly as to a one-half share) and ERIC TASMAN CROZIER of Christchurch, Market Gardener and MARGARET DAWN CROZIER his wife (jointly as to a one-half share) as tenants in common in the said shares

(hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule below subject to such interests as are therein notified.

SCHEDULE A

ESTATE: FEE SIMPLE ~~LEASEHOLD~~ ~~LICENCE~~ ~~MORTGAGE~~ ~~ENCUMBRANCE~~
(Delete those which do not apply)

C.T.	AREA	LOT AND D.P. NO. OR OTHER LEGAL DESCRIPTION OR DOCUMENT NO.
1. 32A/1099	1 ha	Lot 1 on Deposited Plan 54380
2. 32A/1100	1 ha	Lot 3 on Deposited Plan 54380
3. Balance 31B/479	55.8060 ha	Part Lot 1 on Deposited Plan 51984

ENCUMBRANCES, LIENS AND INTERESTS

SUBJECT TO: the easements, covenants, restrictions and conditions as set out on the title.

WHEREAS it is the Transferor's intention to create with reference to the allotments as set out in Schedule A hereto the Restrictive Covenants as set out in Schedule B hereto and the allotments as set out in Schedule A shall be subject to the covenants and restrictions as set out in Schedule B and the owner or occupier for the time being of each of the Lots shall be bound by the stipulations and restrictions set out in Schedule B hereto.

AND WHEREAS Section 49 of the Property Law Act 1952 provides that a registered proprietor may convey to himself.

AND WHEREAS Section 66A of the Property Law Act 1952 provides that a covenant for the purposes of or incidental to any conveyance of property made by a registered proprietor with himself shall be as valid as if made with another.

AND WHEREAS the Transferor is desirous of conveying the allotments as set out in Schedule A to LYNN TASMAN CROZIER of Christchurch, Market Gardener and CHRISTINE JEAN CROZIER his wife (jointly as to a one-half share) and ERIC TASMAN CROZIER of Christchurch, Market Gardener and MARGARET DAWN CROZIER his wife (jointly as to a one-half share) as tenants in common in the said shares (hereinafter referred to as "the Transferree") for the consideration hereinafter appearing and the Transferee is desirous of accepting such conveyance and of entering into the covenants on the part of the Transferee hereinafter contained.

NOW THEREFORE in pursuance of the said Agreement AND IN CONSIDERATION of the sum of TEN CENTS ($0.10) paid by the Transferee to the Transferor (the receipt of which sum is hereby acknowledged) the Transferor DOTH HEREBY TRANSFER unto the Transferee all its estate and interest in the land described in Schedule A hereto AND as incidental to and for the purposes of the said Transfer so as to bind the land described in Schedule A hereto and for the benefit of all the land described in Schedule C hereto the Transferee DOTH HEREBY COVENANT AND AGREE with the Transferor in the manner set out in Schedule B hereto so that each of the Restrictive Covenants shall run with each of the Lots set out in Schedule A for the benefit of each of the Lots described in Schedule C hereto.

SCHEDULE B

AT all times hereafter the registered proprietors of the Lots described in Schedule A shall not be entitled to keep upon any of the said Lots any pig or pigs or any fowl PROVIDED THAT the keeping of not more than TEN (10) fowl shall not be a breach of this covenant which shall be a Restrictive Covenant running forever with the said Lots for the benefit of the Lots described in Schedule C.

SCHEDULE C

Each of Lots 1 and 3 Deposited Plan 54380 and part Lot 1 Deposited Plan 51984 being balance Certificate of Title 31B/479 (Canterbury Registry)

THE TRANSFEREE HEREBY REQUESTS that the Restrictive Covenant contained herein be registered against Certificates of Title (Canterbury Registry)

/
/
/

IN WITNESS WHEREOF this Transfer has been executed this 29th day of ~~April~~ May 1989

SIGNED by the Transferors)
LYNN TASMAN CROZIER,)
CHRISTINE JEAN CROZIER,)
ERIC TASMAN CROZIER and)
MARGARET DAWN CROZIER)
in the presence of:)

Witness:

Occupation:

Address:

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

Solicitor for the Transferee

Correct for the purposes of the Land Transfer Act.

Solicitor for Transferee

I hereby certify that Part IIA of The Land Settlement Promotion and Land Acquisition Act 1952 does not apply to the within transaction.

Solicitor for the Transferee

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

DISTRICT LAND REGISTRAR

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

CANTERBURY N.Z.

TRANSFER

FEES PAID HEREON
AVAILABLE
TO 6/18/89
A.L.R.

11.28 15.JUN89 C 810267/6

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTERBURY
ASST. LAND REGISTRAR

CAVELL LEITCH PRINGLE & BOYLE
SOLICITORS
CHRISTCHURCH, N.Z.

THE CAXTON PRESS, CHRISTCHURCH

View Instrument Details

Instrument No	8400501.2
Status	Registered
Date & Time Lodged	15 February 2010 14:37
Lodged By	Rusbatch, Lynley Anne
Instrument Type	Transfer

Affected Computer Registers	Land District
425200	Canterbury
425201	Canterbury

Transferors

Gerald Peter Dwyer, David John Jarman and Clarke Craw & Company Nominees Limited

Transferees

Gerald Peter Dwyer, David John Jarman and Clarke Craw & Company Nominees Limited

Annexure Schedule: Contains 4 Pages.

Transferor Certifications

I certify that I have the authority to act for the Transferor 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 Gerald Peter Dwyer as Transferor Representative on 15/02/2010 12:10 PM

Transferee Certifications

I certify that I have the authority to act for the Transferee 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 Gerald Peter Dwyer as Transferee Representative on 15/02/2010 12:10 PM

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

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

Transfer instrument

Section 90, Land Transfer Act 1952

Land registration district

Canterbury

BARCODE

Unique identifiers(s) or C/T(s)	All/part	Area/description of part or stratum
425200 425201	All All	

Transferor *Surname(s) must be underlined*

GERALD PETER DWYER, CLARKE CRAW & COMPANY NOMINEES LIMITED and DAVID JOHN JARMAN

Transferee *Surname(s) must be underlined*

GERALD PETER DWYER, CLARKE CRAW & COMPANY NOMINEES LIMITED and DAVID JOHN JARMAN

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

Fee Simple

Operative clause

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

Approved by Registrar-General of Land under No.2002/5032

Annexure Schedule

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

Transfer	Dated		Page		of		pages

(Continue in additional Annexure Schedule, if required)

COVENANT PROVISIONS

The registered proprietors and their successors in title SHALL NOT:

1. Use or permit or suffer to be used in any residential building or garage on the Property, second-hand materials (other than second-hand bricks) or fibrolite for outer wall facings for any building on the Property.

2. Erect, place or cause to be erected or placed on the Property –

   (a) Any dwellinghouse, unit, garage or buildings other than a new dwelling-house, unit, garage or buildings.

   (b) Any relocated dwellinghouse

   (c) Any dwellinghouse smaller than 185m2 including garage

If there should be any breach or non-observance of any of the foregoing covenants and without prejudice to any other liability which the owner of that Lot may have to any person having the benefit of these covenants, the owner of that Lot will upon demand being made by the Grantor or any of the registered proprietors of any of the Lots:

(a) Remove or cause to be removed from the Property any dwellinghouse, garage, building, fence or other structure erected or placed on the Property in breach or non-observance of the foregoing covenants; or
(b) Replace any building materials used in breach or non-observance of the foregoing covenants.
(c) Strictly comply with all the requirements of these covenants.

In any such case, the owner of the Lot who is in breach of these covenants shall pay all legal costs (on a solicitor and client basis) of the other parties and all other costs and expenses of those parties in relation to any enforcement or attempted enforcement of any of these covenants.

The restrictions shall be for the benefit of all residential Lots shown on Deposited Plan 407177 (Canterbury Registry)

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

Approved by Registrar-General of Land under No.2003/6150

Annexure Schedule – Consent Form

Land Transfer Act 1952 section 238(2)

Insert type of instrument
"Caveat", Mortgage" etc

Transfer Instrument

Page 1 of 1 pages

Consentor *Surname(s) must be underlined*	**Capacity and Interest of Consentor** *(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)*
BANK OF NEW ZEALAND	Mortgagee under Mortgage No. 7980729.1

Consent

Delete Land Transfer Act 1852 if inapplicable, and insert name and date of application Act.
Delete words in [ ] if inconsistent with the consent.
State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section * of the * Act *

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the **Consentor hereby consents** to:]
registration of the attached Transfer Instrument creating Land Covenants

Dated this 15 day of February 2010

Attestation

Sharon Anne Hadfield **Signature of Consentor**	**Signed in my presence by the Consentor** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** Priscilla Stephanie Marie Foothead **Occupation** Bank Officer **Address** Bank of New Zealand, Wellington

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

bnz

CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY

I, Sharon Anne Hadfield, Quality Assurance Officer of Wellington, New Zealand certify:

1. That by deed dated 12 July 2005, Bank of New Zealand, of Level 4, 80 Queen Street, Auckland, New Zealand, appointed me its attorney.

2. A copy of the deed is deposited in the North Auckland registration district of Land Information New Zealand as dealing No. 6508607.1

3. That I have not received notice of any event revoking the power of attorney.

SIGNED at Wellington this 15 FEBRUARY 2010

Sharon Anne Hadfield

[Full name]

View Instrument Details

Instrument No	9069844.3
Status	Registered
Date & Time Lodged	20 June 2012 12:55
Lodged By	Langton, Sandra Joy
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
425346	Canterbury
425347	Canterbury
425348	Canterbury

Annexure Schedule: Contains 4 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor 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 ☑

I certify that the Mortgagee under Mortgage 7980729.1 has consented to this transaction and I hold that consent ☑

Signature

Signed by Gerald Peter Dwyer as Grantor Representative on 20/06/2012 12:39 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee 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 Gerald Peter Dwyer as Grantee Representative on 20/06/2012 12:39 PM

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

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

(Sections 90A and 90F Land Transfer Act 1952)

2009/6229EF
APPROVED
Registrar-General of Land

Grantor

Gerald Peter DWYER, David John JARMAN and Clark Craw & Company Nominees Limited

Grantee

Gerald Peter DWYER, David John JARMAN and Clark Craw & Company Nominees Limited

Grant of Easement or *Profit à prendre* or Creation of Covenant

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

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; *profit* or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
	DP 407218		
Right of way, right to drain water and sewage, right to convey water, electricity, telecommunciations and computer media	**A, E**	**Lot 2 (425346)**	**Lots 3 and 4 (425347 and 425348)**
	B	**Lot 2 (425346)**	**Lots 3 and 4 (425347 and 425348)**
	C	**Lot 3 (425347)**	**Lots 2 and 4 (425346 and 425348)**
	D	**Lot 3 (425347)**	**Lots 2 and 4 (425346 and 425348)**

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

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied] [negatived] [added to]** or **[substituted]** by:

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

[the provisions set out in Annexure Schedule]

Covenant provisions

Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

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

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

[Annexure Schedule]

CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY

I, ROBIN EDWARD SHERRY Quality Assurance Officer of Wellington, New Zealand certify:

1. That by deed dated 12 July 2005, Bank of New Zealand, of Level 4, 80 Queen Street, Auckland, New Zealand, appointed me its attorney.

2. A copy of the deed is deposited in the North Auckland registration district of Land Information New Zealand as dealing No. 6508607.1

3. That I have not received notice of any event revoking the power of attorney.

SIGNED at Wellington this 11 JUNE 2012

ROBIN EDWARD SHERRY

[Full name]

Approved by Registrar General of Land under No.2003/6150

Annexure Schedule – Consent Form

Land Transfer Act 1952 section 238(2)

Insert type of instrument
"Caveat", Mortgage" etc

Easement Instrument

Page 1 of 1 pages

Consentor *Surname(s) must be underlined*	**Capacity and Interest of Consentor** *(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)*
BANK OF NEW ZEALAND	Mortgagee under Mortgage No. 7980729.1

Consent

Delete Land Transfer Act 1952 if inapplicable, and insert name and date of application Act.
Delete words in [ ] if inconsistent with the consent.
State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section * of the * Act *

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor **hereby consents** to:]
registration of the attached Easement Instrument and Deposit of Plan LT 407218

Dated this 11 day of JUNE 2012

Attestation

SIGNED for and on behalf of BANK OF NEW ZEALAND by its attorney ROBIN EDWARD SHERRY **Signature of Consentor**	**Signed in my presence by the Consentor** *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** PAMELA JANE LINDSAY **Occupation** BANK OFFICER BANK OF NEW ZEALAND WELLINGTON **Address**

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Land Information Memorandum L262662

Application

Rachel Williams		**No.**	L262662
A + S Real Estate Limited		**Application date**	21/10/2026
41E South terrace		**Issue date**	02/11/2026
Darfield 7510		**Phone**	0277484093

Property

Valuation No.	2419014522
Location	2/1706 Hoskyns Road
Legal Description	LOT 3 DP 407218
Owner	Clarkson Hamish Paul and Clarkson Amanda Sherryn
Area (hectares)	0.9220

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		$510,000.00
Improvements		$800,000.00
Capital Value		$1,310,000.00

Current Rates Year 2026 to 2027

Annual Rates	$4,432.20
Current Instalment	$1,108.05
Current Year - Outstanding Rates	$1,108.05
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 085040
Subdivide 4ha To Create Two Lots Of 8300m2 And 3.1720ha Zoned Living 2a
Section 224 Issued 09/02/2010
Granted By Local Authority Officer 16/05/2008

Resource Consent 115255
Change Of Conditions To 085301 Subdivision Plan
Section 224 Issued 07/05/2012
Granted By Local Authority Officer 21/09/2011

Resource Consent 085301
Subdivide To Create 3 Residential Lots Ranging In Size From 6940m2 To 1.1310ha
Zoned Living 2a. Variation 115255.
Section 224 Issued 07/05/2012
Granted By Local Authority Officer 08/10/2008

Planning Notes

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

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

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

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

Building

Building Consent 121738
Domestic Dwelling
Code Compliance Certificate Issued 23/10/2013

Building Consent 140697
Domestic Garage With Office And Sanitary Facilities
Code Compliance Certificate Issued 28/01/2015

Building Consent 142141
Swimming Pool
Code Compliance Certificate Issued 22/05/2015

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 a restricted water supply scheme. The number of water units currently able to be supplied (piped capacity) is 2.14 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 a closed water scheme, no additional units would be available beyond the current piped capacity, even if the maximum zoning allocation is higher.

The water main on Hoskyns Road that services this property is currently at full capacity. If a new water connection is required via subdivision process this will require either the existing main to be upgraded or a new parallel main installed. The cost of either an upgrade or new parallel main will be solely at the cost of the applicant/property owner.

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 Selwyn Water Ltd 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 contact Selwyn Water Ltd for detailed information.

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 or Sewage please contact Selwyn Water Limited at 0800 735 H2O (426) or hello@selwynwater.co.nz . For Stormwater information please contact the Selwyn District Council Surface Water at 0800 SELWYN or contactus@selwyn.govt.nz

Water Races

An open or piped stock water race may run through or adjacent to this property. Properties are rated for stock water races as outlined in Council's Policy W109. Water Races are covered by the Selwyn District Council Stock Water Race Bylaw 2018.

Property owners have responsibilities for; maintenance, adjacent vegetation control, providing access and fencing stock. A building setback applies to all races.

Council approval is required for planting of the water races and installation of any structure in the race including culverts.

Potential Water Race Closures and processes are outlined on Council's website.

All closures are subject to Council approval. Public initiated closures require 80% of affect property agreement before can be considered by council.

For further information on water races, please contact Selwyn District Council's Water Services Team.

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

Council's Swimming Pool Register shows that there is a swimming pool/spa pool on this property. The last recorded inspection/CCC for the swimming pool/spa on this property was on CCC - 22/5/2015 Inspection - 24/9/2025 , and it Operational Compliant.

All residential swimming pools must have barriers that restrict access to the pool and immediate pool area by unsupervised children. The pool owner is responsible for ensuring barriers meet New Zealand Building Code clause F9 – Restricting access to residential pools. Council is required to check the pool barrier at least once every three years to confirm they meet requirements.

There will be a fee to cover the inspection and associated administration work.

Inspections can be completed by:

- a council inspector, or
- an Independently Qualified Pool Inspector (IQPI).

The pool owner must let council know if using an IQPI to do inspections and provide council with a copy of inspection records. For more information on residential pools is available on Councils website or call 0800 SELWYN (0800735996).

Land Transport Requirement

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

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%272419014522%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.

None known

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:

- Subsoil Investigation and Foundation Report, Bond Frew Ltd, commissioned by IBL Builders, 11/09/2012. 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)	156m	-
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

Swimming Pool SW250134
Pool Periodic Inspection Pass 24/09/2025

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: 02/11/2026

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

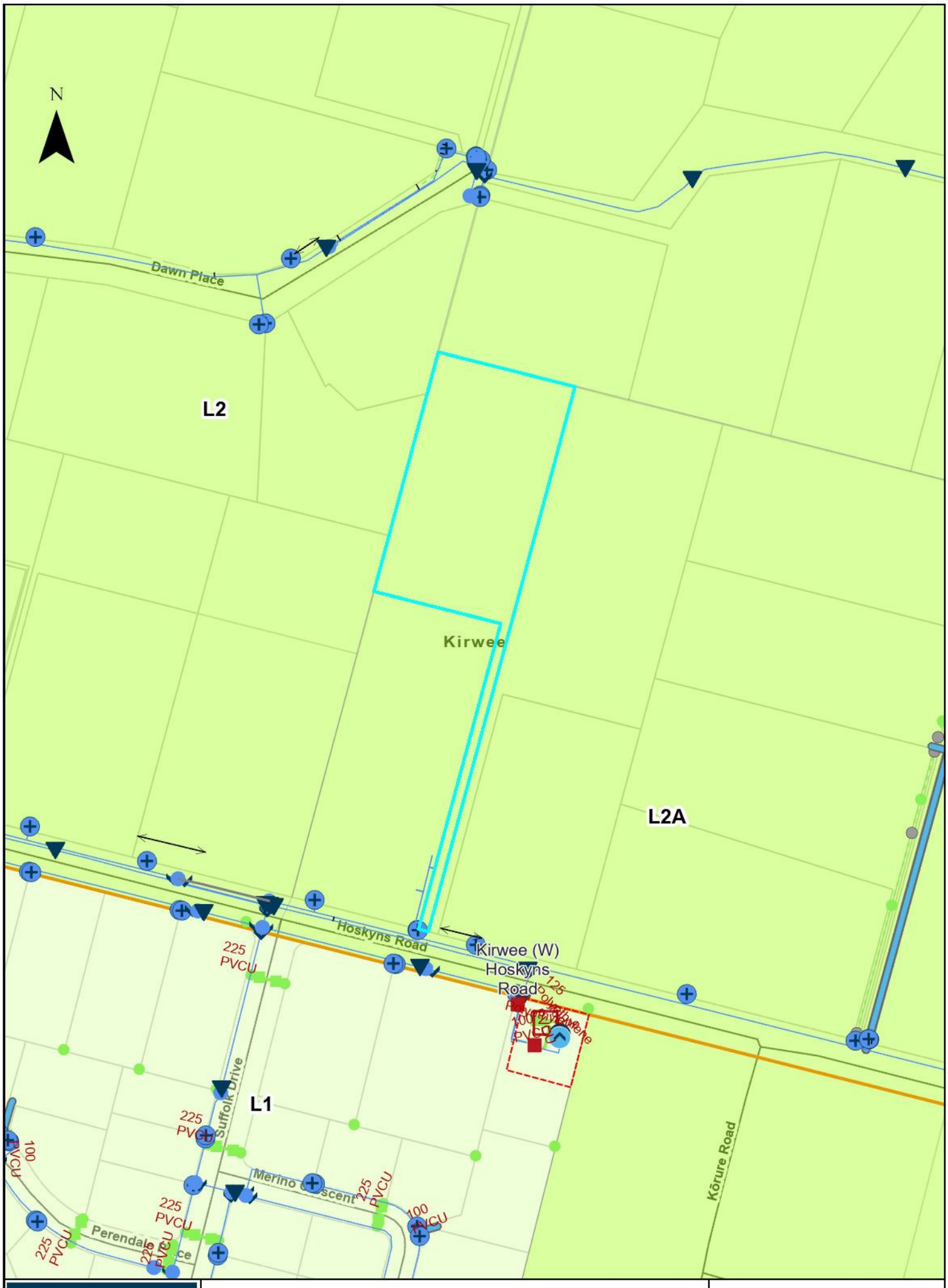
Liquefaction Susceptibility
- DBH TC Zoned Area
- Damaging liquefaction unlikely
- Liquefaction assessment needed

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 30 60 90 120

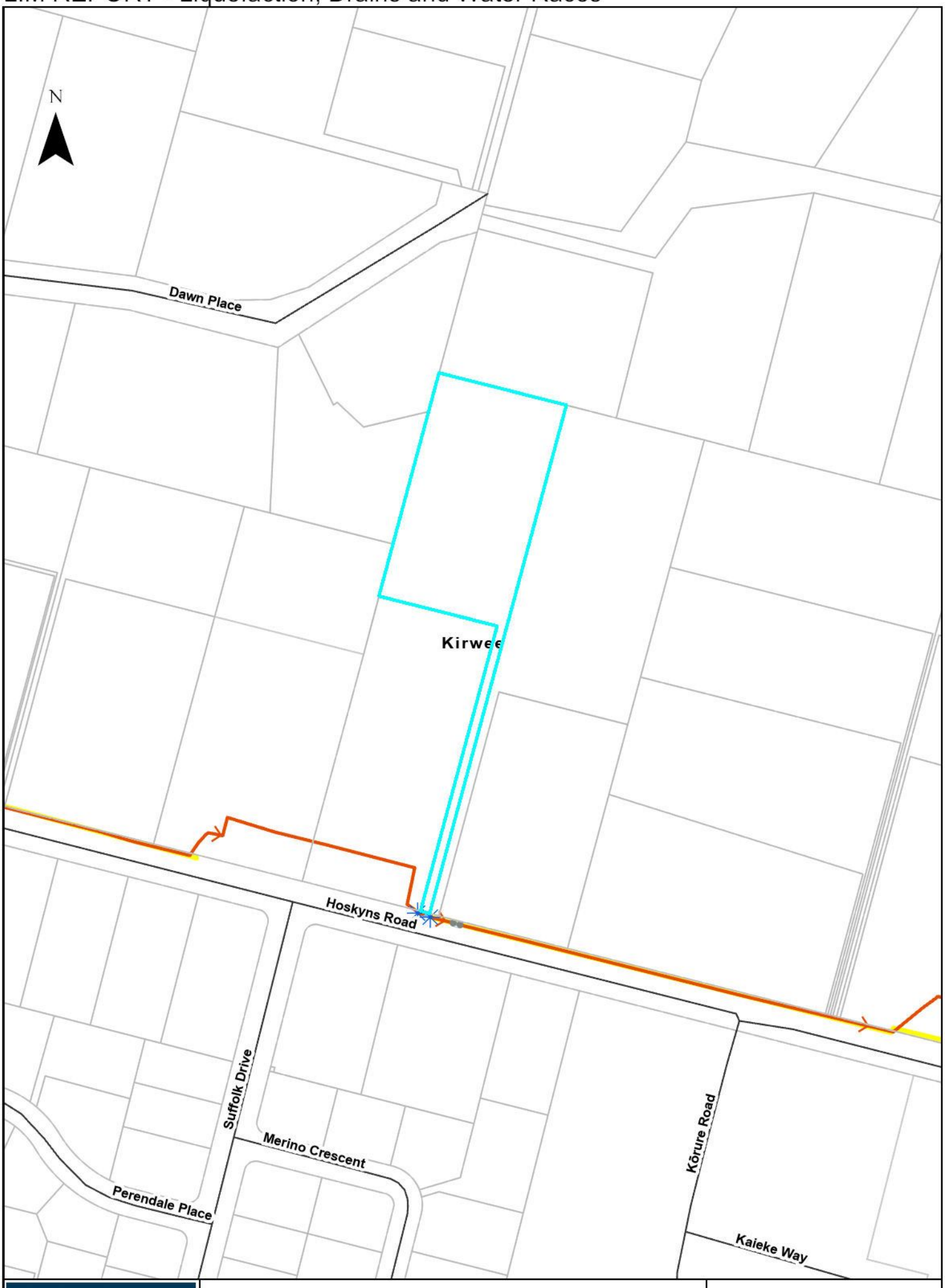
Metres

Date: 29/10/2026
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LIM REPORT - PODP Zone and Precinct



LIM REPORT - Liquefaction, Drains and Water Races



Selwyn DISTRICT COUNCIL

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Metres

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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.

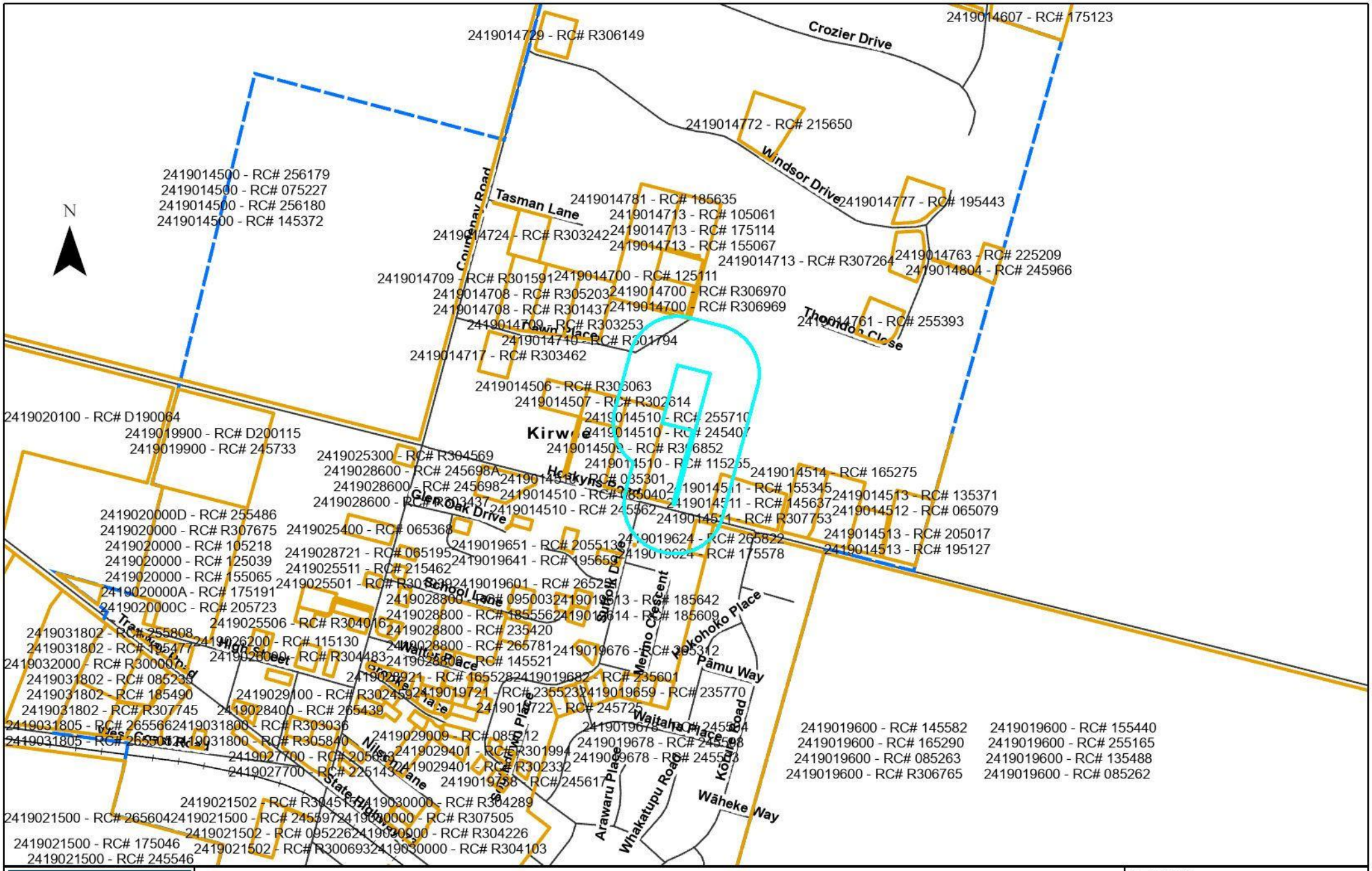
Resource Consent Status Codes:

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

2419014522



Selwyn DISTRICT COUNCIL

Date: 29/10/2026
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Assessment_ID	RC Number	Proposal	Decision Date
2419014507	R302614	BOUNDARY ADJUSTMENT	1997-03-12
2419014509	R306852	TO EXTEND DWELLING WITH ADDITION AT NON COMPLYING HEIGHT	2004-07-20
2419014510	085040	SUBDIVIDE 4HA TO CREATE TWO LOTS OF 8300m2 AND 3.1720HA ZONED LIVING 2A	2008-05-16
2419014510	085301	SUBDIVIDE TO CREATE 3 RESIDENTIAL LOTS RANGING IN SIZE FROM 6940m2 TO 1.1310HA ZONED LIVING 2A. VARIATION 115255.	2008-10-08
2419014510	115255	CHANGE OF CONDITIONS TO 085301 SUBDIVISION PLAN	2011-09-21
2419014510	245407	To undertake a subdivision to create four residential lots and to cancel consent notice 9069844.1 registered on the property at 1710 Hoskyns Road relating to an accessway.	2025-05-01
2419014510	245562	Land Use consent sought for vehicle crossing non-compliances in association with RC245407	2025-05-01
2419014510	255710	Change of conditions pursuant to section 127 to RC245407 and RC245562 as it relates to the inclusion of an amalgamation condition.	2025-09-24
2419014510	R301716	TO ERECT DWELLING & GARAGE IN RU RES ZONE	1995-07-11
2419014511	145637	To carry out a two lot subdivision.	2015-05-15
2419014511	155345	Variation to change condition 4 and delete condition 10 of RC145637.	2015-07-07
2419014511	R307753	SUBDIVIDE INTO 7 LOTS IN LIVING 2A ZONE ALSO SEE 065079	2005-12-13
2419014700	125111	To erect a dwelling on each of 11 undersize lots created by R306969	2012-05-17

2419014700	R306969	TO CREATE 11 LOTS 4 HA OR GREATER NOTE ISSUES WITH ISSUE OF TITLES - DO RM CERTS FOR DWLS	2004-11-08
2419014700	R306970	TO ERECT A DWELLING ON EACH LOT CREATED BY R306969	2004-11-08
2419014713	105061	EXTENSION OF TIME FOR TWO LOT RESIDENTIAL SUBDIVISION R307264	2010-03-15
2419014713	155067	Variation to change R307264/105061 Conditions 1 & 4	2015-02-20
2419014713	175114	To establish and operate a taxidermy business	2017-04-12
2419014713	R307264	TO CREATE 2 LOTS WITH AN AVERAGE LOT SIZE > 1HA ZONED LIVING 2 / RURAL RESIDENTIAL. SEE 105061 FOR EXTENSION OF TIME	2005-03-04
2419014812	235622A	Change of conditions to RC235622 in relation to reticulated connections	
2419014813	245356A	Change of conditions pursuant to section 127 to RC245356 as it relates to servicing connections.	2026-02-10
2419019624	175578	To carry out subdivision creating 42 lots. See L/U 175579	2018-02-19
2419019624	175579	To carry out earthworks associated with RC175578	2018-02-19
2419019624	185276	VARIATION - To change conditions 2, 3, 26 and 27 and cancel conditions 8 and 9 of resource consent RC175578	2018-06-20
2419019624	185479	VARIATION - To change conditions 2 and 3 of resource consent RC175578 and add a condition	2018-10-05
2419019624	185558	VARIATION - To change condition 7 of resource consent RC185479	
2419019624	265822	Outline plan to install two reservoirs/tanks on a designated site	2026-10-09
2419019624	D210001	To designate Lot 400 DP 528758 (1695 Hoskyns Road, Kirwee) for a potable water supply, treatment and storage facility. D422	2021-04-14

2419019678	245503	RC245503 is sought to undertake a subdivision to create 237 residential lots, 2 recreation reserves, 2 local purpose access reserves, and 2 local purpose utility reserves.	2025-07-02
2419019678	245504	RC245504 is sought to undertake earthworks, establish non-compliant roading, erect signage, establish residential units on lots 55, 60, 61, 88, 89, and 90 in the future, and establish a 3m acoustic barrier that does not comply with	2025-07-02
2419019678	245508	To cancel an amalgamation condition and consent notice in relation to subdivision consent RC245503	2025-07-02

Code Compliance Certificate

Section 95, Building Act 2004

The Building

Street address of building: 2/1706 Hoskyns Road, Kirwee
Legal description of land where building is located: LOT 3 DP 407218
Building name: N/A
Location of building within site/block number: 2/1706 Hoskyns Road, Kirwee
Level/unit number: N/A
Current, lawfully established, use: 7.0.1 Outbuildings
Number of Occupants: N/A
Year first constructed:

The Owner

Name of owner: J R & R M Emery
Contact person: J R & R M Emery
Mailing address: Po Box 242, Kirwee
Street address/registered office: 2/1706 Hoskyns Road, Kirwee
Phone number: 03 366 2105
Mobile: N/A
Facsimile number: N/A
Email address: james@iblbuilders.co.nz
First point of contact for communications with the council/building consent authority: Barbara

Building Work

Building consent number: BC142141
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.

Dave Gemmell
Building Inspector
On behalf of: Selwyn District Council
Issue Date: 22 May 2015

Selwyn DISTRICT COUNCIL

Code Compliance Certificate 121738

Section 95, Building Act 2004

The Owner

Name of Owner:	Emery James Royce & Emery Rachel Maree
Mailing address:	PO Box 242, Kirwee 7543
Street address/registered office:	Unit 8 25 Opawa Road, Christchurch
Phone number:	
Landline:	Daytime: 03 366 2105
Mobile: 027 4312345	After hours:
Facsimile number:	
Email address:	james@iblbuilders.co.nz
Website:	

The Building Work

Street Address of Building:	1704 Hoskyns Road, Kirwee
Legal Description of land where building is located:	Lot 3 DP 407218
Valuation Number:	2419014522
Current lawfully established use:	Detached Dwelling
Type of work:	Domestic Dwelling
Estimated Value:	$350,000
Location of building within site/block number:	
Building Name:	Year Construction Commenced: 2012

Code Compliance Certificate:

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

Chris Westwood
Selwyn District Council Building Consent Authority Signatory

Issue Date: 23/10/13

Code Compliance Certificate

Section 95, Building Act 2004

The Building

Street address of building: 2/1706 Hoskyns Road, Kirwee

Legal description of land where building is located: LOT 3 DP 407218

Building name: N/A

Location of building within site/block number: 2/1706 Hoskyns Road, Kirwee

Level/unit number: N/A

Current, lawfully established, use: 7.01 Outbuildings

Number of Occupants: N/A

Year first constructed: 2014

The Owner

Name of owner: J R & R M Emery

Contact person: James Emery

Mailing address: PO Box 242, Kirwee

Street address/registered office: 2/1704 Hoskyns Road, Kirwee

Phone number: 033181943

Mobile: 0274312345

Facsimile number: N/A

Email address: james@iblbuilders.co.nz

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

Building Work

Building consent number: BC140697

Issued by: Selwyn District Council

Code Compliance

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

- the building work complies with the building consent.

Carl Petersen
Building Control Officer
On behalf of: Selwyn District Council
Issue Date: 28 January 2015

C022Y 5 mm cross section

1706 HOSKYNS RD, KIRWEE

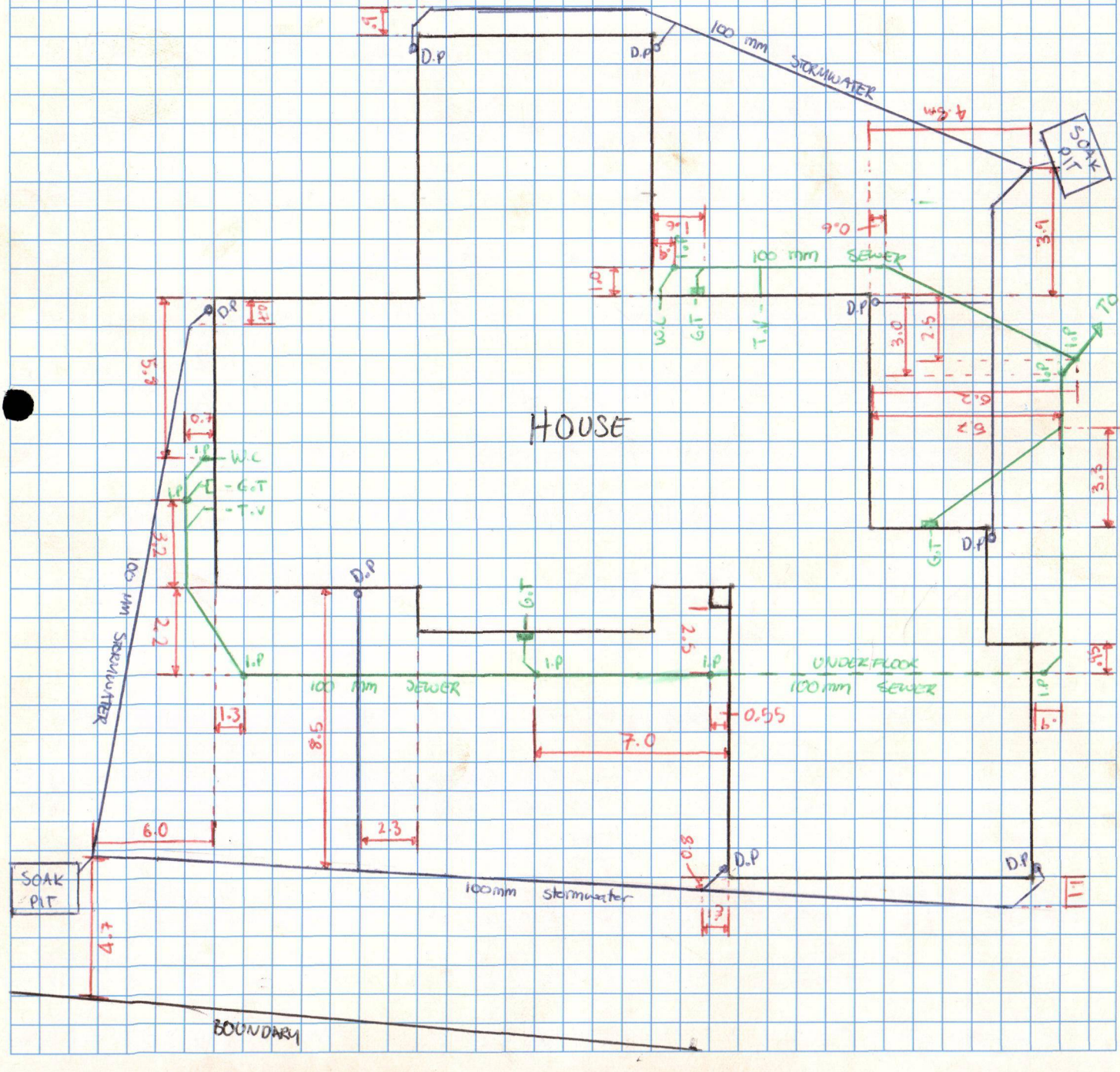
reg no 16594.

Black pen - Boundry lines & building

Red pen - Dimensions

Blue pen - Stormwater - (100 mm pvc) to soak pits. 1:60

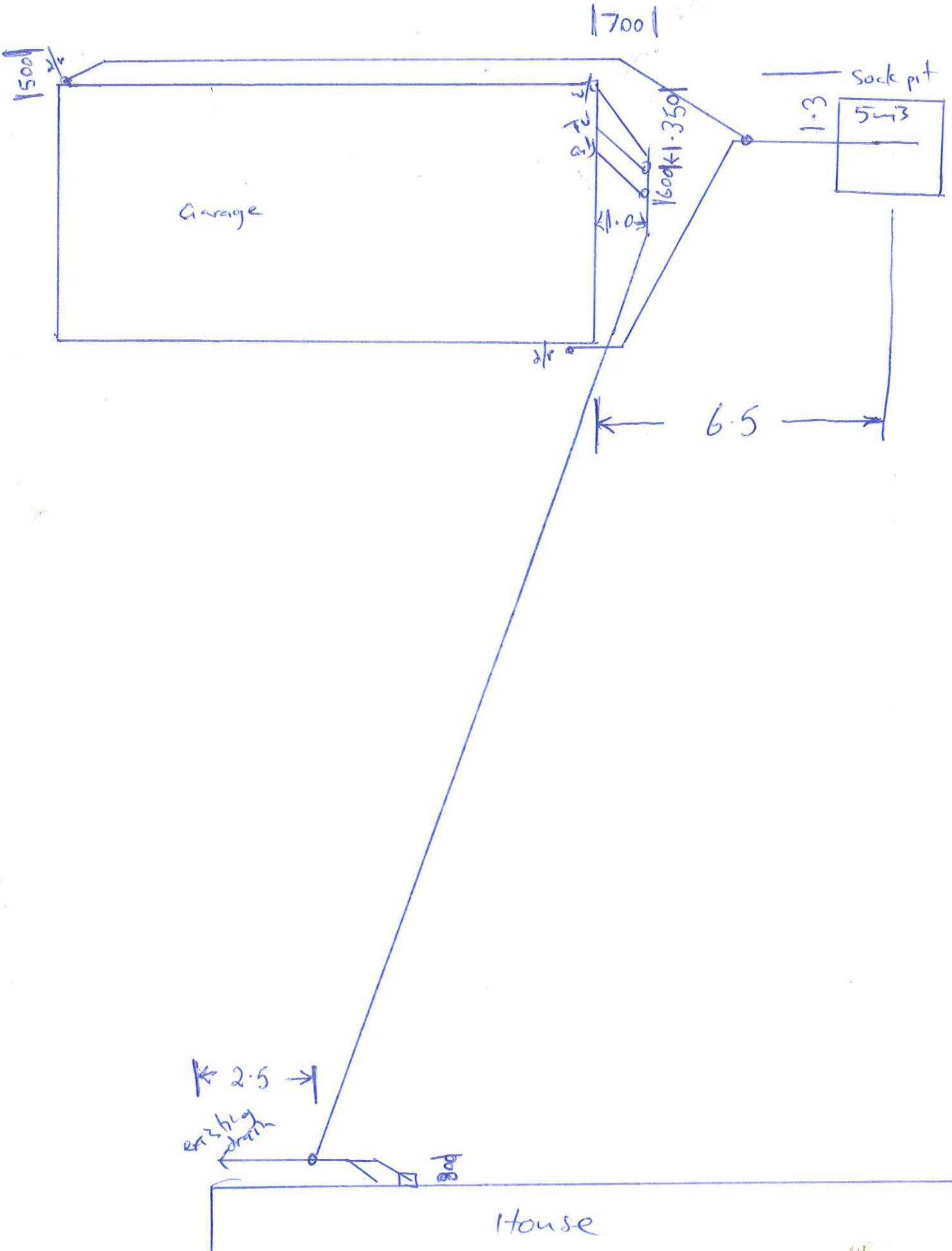
Green pen - Sewer - (100mm pvc) to septic tank & drainage fields 1:60



2/1706 Hoskyns Road
Drawn by: Ashley McGeadie
Reg # 18922

Co-sent # 140
sewer 1:100 minimum grade
stormwater 1:100 minimum grad

BC140697



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

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.

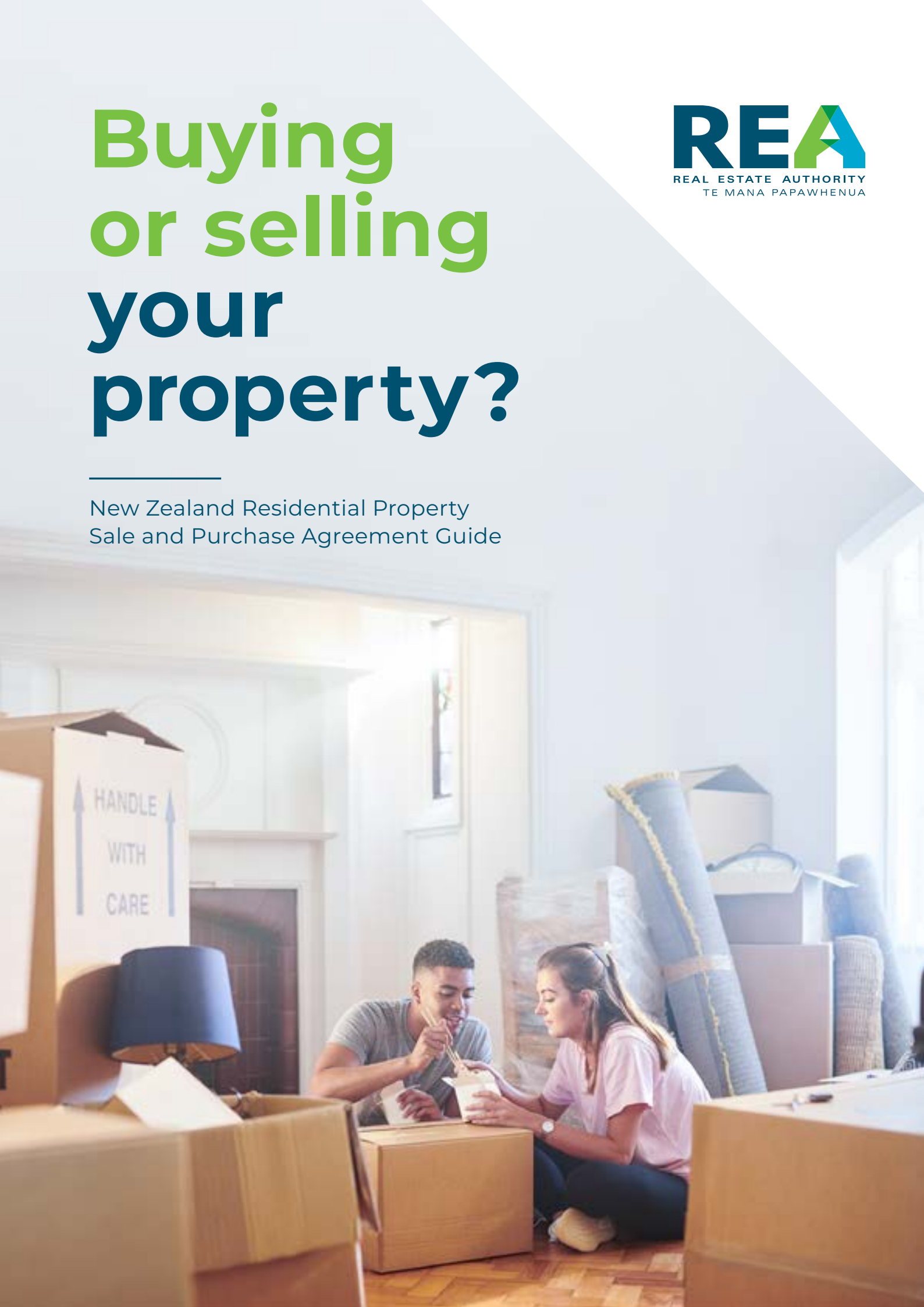
Indoors

- 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



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.

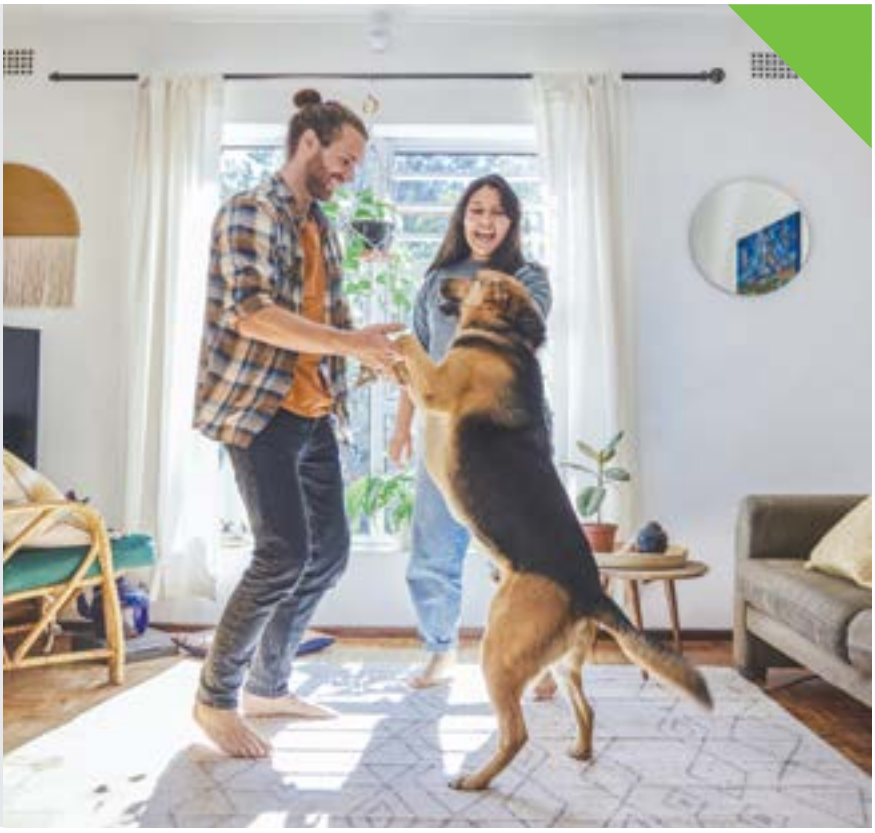
- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.
- We maintain a Code of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

POWERED BY OWNLY LTD. LICENSED REAA 2008