PROPERTY INFORMATION

A
+ S

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

STATEMENT OF PASSING OVER

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

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

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

R.W. Muir
Registrar-General
of Land

Identifier **980994**

Land Registration District **Canterbury**

Date Issued 01 April 2021

Prior References
CB35C/243

Estate Fee Simple

Area 836 square metres more or less

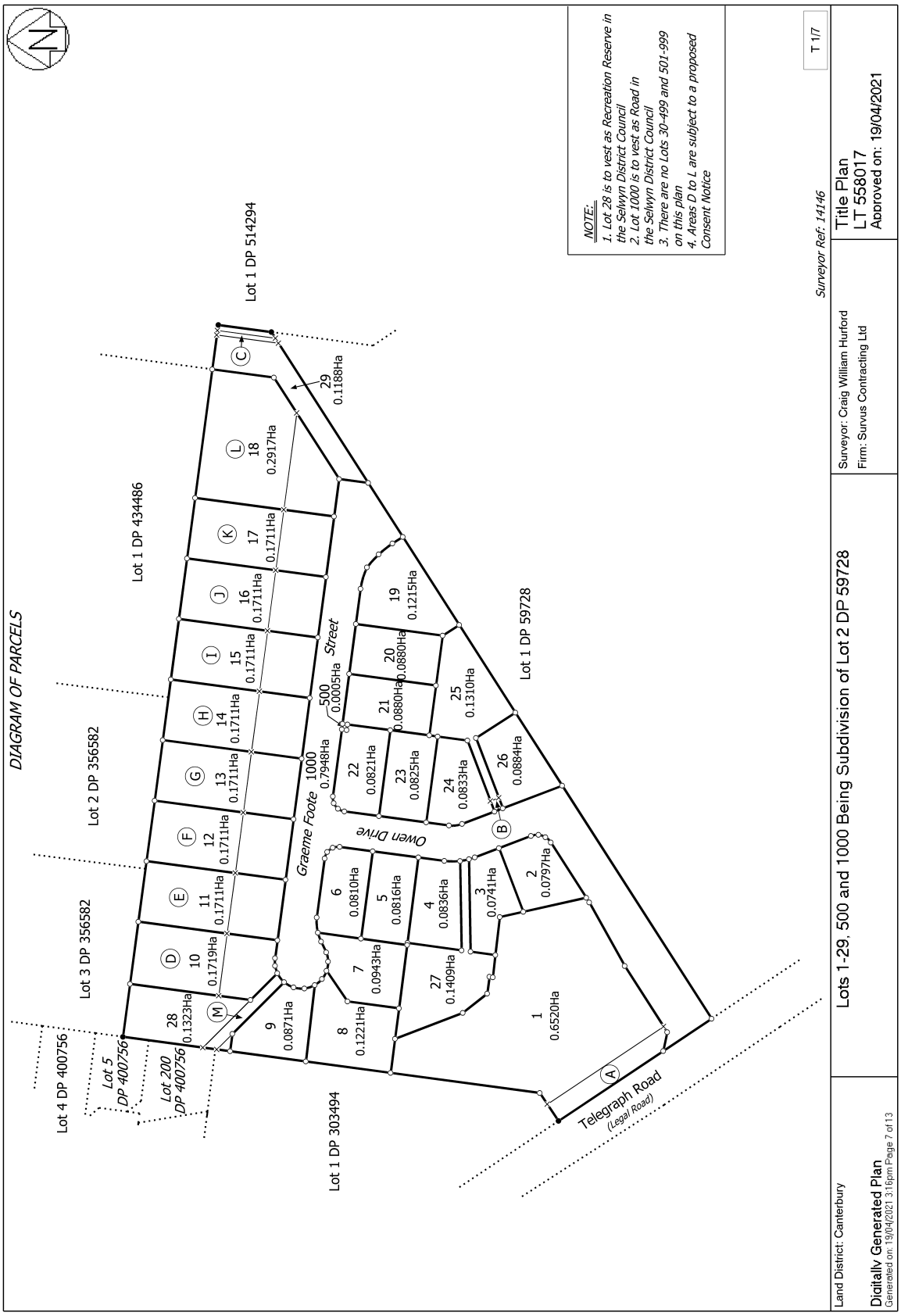
Legal Description Lot 4 Deposited Plan 558017

Registered Owners

Timothy James Taine Pope and Georgina Evelyn Ross

Interests

Land Covenant in Covenant Instrument 12017238.11 - 1.4.2021 at 4:28 pm


DIAGRAM OF PARCELS
NOTE:
1. Lot 28 is to vest as Recreation Reserve in the Selwyn District Council
2. Lot 1000 is to vest as Road in the Selwyn District Council
3. There are no Lots 30-499 and 501-999 on this plan
4. Areas D to L are subject to a proposed Consent Notice
Surveyor Ref: 14146
T 1/7
Lot 1 DP 514294
Lot 1 DP 434486
Lot 2 DP 356582
Lot 3 DP 356582
Lot 4 DP 400756
Lot 5 DP 400756
Lot 200 DP 400756
Lot 1 DP 303494
Lot 1 DP 59728
Graeme Foote Street
Owen Drive
Telegraph Road
(Legal Road)
1 0.6520Ha
2 0.0797Ha
3 0.0741Ha
4 0.0836Ha
5 0.0816Ha
6 0.0810Ha
7 0.0943Ha
8 0.1221Ha
9 0.0871Ha
10 0.1719Ha
11 0.1711Ha
12 0.1711Ha
13 0.1711Ha
14 0.1711Ha
15 0.1711Ha
16 0.1711Ha
17 0.1711Ha
18 0.2917Ha
19 0.1215Ha
20 0.0880Ha
21 0.0880Ha
22 0.0821Ha
23 0.0825Ha
24 0.0833Ha
25 0.1310Ha
26 0.0884Ha
27 0.1409Ha
28 0.1323Ha
29 0.1188Ha
500 0.0005Ha
1000 0.7948Ha
A
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J
K
L
M
Land District: Canterbury
Digitally Generated Plan
Generated on: 19/04/2021 3:16pm Page 7 of 13
Lots 1-29, 500 and 1000 Being Subdivision of Lot 2 DP 59728
Surveyor: Craig William Hurford
Firm: Survus Contracting Ltd
Title Plan
LT 558017
Approved on: 19/04/2021

View Instrument Details

Instrument No	12017238.11
Status	Registered
Date & Time Lodged	01 April 2021 16:28
Lodged By	Gray, Richard Crockford
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
980992	Canterbury
980993	Canterbury
980994	Canterbury
980995	Canterbury
980996	Canterbury
980997	Canterbury
980998	Canterbury
980999	Canterbury
981000	Canterbury
981001	Canterbury
981002	Canterbury
981003	Canterbury
981004	Canterbury
981005	Canterbury
981006	Canterbury
981007	Canterbury
981008	Canterbury
981009	Canterbury
981010	Canterbury
981011	Canterbury
981012	Canterbury
981013	Canterbury
981014	Canterbury
981015	Canterbury
981016	Canterbury
981017	Canterbury

Annexure Schedule Contains 8 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 Richard Crockford Gray as Covenantor Representative on 01/04/2021 03:54 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 Richard Crockford Gray as Covenantee Representative on 01/04/2021 03:54 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

BCEF LIMITED

Covenantee

BCEF 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 Covenants	DP 558017	Lots 2 to 27 (inclusive) DP 558017 RTs 980992 to 981017 (inclusive)	Lots 2 to 27 (inclusive) DP 558017 RTs 980992 to 981017 (inclusive)

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 Schedules].

Form L
Annexure Schedule Page 2 of 8 pages

Insert instrument type
Land Covenant

Continue in additional Annexure Schedule, if required

1. Land covenants ("covenants")

1.1 The Covenantor and the Covenantee wish to protect the visual concept and integrated appearance of the residential Lots on Deposited Plan 558017 To achieve this the Covenantor hereby covenants with the Covenantee as set out below and hereby requests that such covenants be noted against the Titles having the benefit of the covenants.

1.2 These restrictive covenants shall:

(a) run with Lots 2 to 27 (inclusive) on Deposited Plan 558017 and;

(b) be for the benefit of and appurtenant to Lots 2 to 27 (inclusive) on Deposited Plan 558017 and;

(c) be for the term of ten (10) years from the date of registration of this instrument in respect of clause 4.5.2 (Entrance Fences); and

(d) all other land covenants contained in this instrument shall apply in perpetuity.

2. Interpretation

2.1 For the purposes of these covenants:

(a) "Allow" includes to do, facilitate, permit and suffer.

(b) "Building" includes all structures and construction including (but not limited to) dwelling-houses, flats, units, garages, glasshouses, ancillary buildings and sheds and improvements thereto.

(c) "Erect" and "Erection" includes to install, construct, relocate or place on the Land, Lot or in any Building and also includes "allow to erect".

(d) "Entrance Fences" means the entrance fences constructed by BCEF Limited.

(e) "Land" and "Lot" means Lots 2 to 27 (inclusive) on Deposited Plan 558017 having the burden of these covenants.

(f) "Covenantee" means BCEF Limited or its appointed agent.

(g) "Covenantor" includes the builder, building company or partnership or registered owner for the time being of the Land.

(h) "Subdivision" means all the Land in Deposited Plan 558017.

(i) The headings used in this document are for convenience only and do not form part of the covenants nor are they to be used in interpretation of the covenants.

cont.

Form L
Annexure Schedule Page 3 of 8 pages

Insert instrument type
Land Covenant

Continue in additional Annexure Schedule, if required

3. Approvals

3.1 All approvals or consents required by these Covenants shall be sought by the Covenantor from the Covenantee (or its appointed agent) and shall be:

(a) obtained by the Covenantor prior to any work being carried out on the Land; and

(b) given or refused in the sole, absolute and unfettered discretion of the Covenantee (or its appointed agent).

3.2 When the Covenantee (or its appointed agent) exercises its discretion (as referred to in clause 3.1 above) it may also take into account its own assessment of the effects on any Land, and/or Building, or the visual concept or integrated appearance of the residential Lots in the Subdivision.

3.3 Without limiting its discretion, the Covenantee (or its appointed agent) may refuse to approve some dwelling or alteration plans if such could, in its sole opinion, have a shade or other detrimental or negative affect on other Buildings or other Land in the Subdivision, now or at a later date.

3.4 The Covenantee shall have the absolute right to assign or delegate to any agent appointed by the Covenantee, the right to grant approvals or consents required by these Covenants.

3.5 The address of the Covenantee for approvals is currently:
BCEF Limited, 1932 Telegraph Road, RD 1, Darfield 7571

The Covenantee (or its appointed agent) shall endeavour to advise the Covenantor in writing of the decision in respect of any application for approval or consent under these covenants within 21 days of actual receipt of the written request.

4. Covenants
The Covenantor and their successors in title shall:

4.1 Building

4.1.1 Not erect any buildings on the Lot other than a single family dwelling-house and accessory buildings, or further subdivide the property in anyway. These requirements can only be varied with the prior approval and written consent of the Covenantee.

4.1.2 Not shift onto the Lot any pre-built transportable or relocatable house or any existing house. The Covenantor shall not be permitted to move any caravan, garage or similar structure onto the Lot other than for the purposes of constructing permitted buildings and the Covenantor shall remove such structures from the Lot upon completion of construction. For the avoidance of doubt, the Covenantor is not permitted to use such structures for the purpose of any permanent or temporary residential accommodation.

4.1.3 Not erect a dwelling-house with a ground floor area of less than 160m² inclusive of garage, provided that a two storey dwelling-house shall not have a ground floor area of less than 100m² exclusive of garage. Any dwelling-house having less than 160m² or in the case of a two storey dwelling-house a ground floor area of less than 100m² exclusive of garage must have approval in writing from the Covenantee before building commences and will be expected to comply with all other covenants.

cont.

Form L
Annexure Schedule

Page 4 of 8 pages

Insert instrument type
Land Covenant

Continue in additional Annexure Schedule, if required

4.1.4 Not allow the removal of soil from the Lot except as shall be necessary for the construction of approved buildings.

4.1.5 Not build any dwelling-house that does not include an attached fully enclosed garage in similar materials as the dwelling-house. Such garage to be constructed and completed at the same time as the construction and completion of the dwelling-house.

4.1.6 Not erect any accessory building, carport, decking or roof overhang unless architecturally integrated with the design of the dwelling-house. Further and in order to enhance the quality and appearance of buildings, any attachments to any buildings on the Lot (including, but not necessarily limited to, television aerials and solar hot water panels) shall be constructed in such a way as to be discreetly integrated with the design of such buildings so that they are not highly visible from any road, thoroughfare or adjacent property.

4.1.7 Not use any pre-used building materials in the construction of any buildings or fencing on the property without prior written consent from the Covenantee.

4.1.8 Not construct any building with exterior cladding other than being comprised of the following materials:

(i) Kiln fired or concrete brick, blocks or split-stone;
(ii) Natural stone;
(iii) Timber weatherboarding;
(iv) Solid plaster or texture plaster finish; or
(v) Any other exterior cladding material for which the Covenantor has first obtained the Covenantee's written consent.

Any exterior finish in the form of flat cladding, concrete block, poured concrete or similar shall have the surface textured in solid plaster so as to fully cover the base material.

4.1.9 not use any metal clad roofing that has not been factory pre-painted or any roofing material which will create a glare offensive to adjoining property owners.

4.1.10 Not erect any dwelling-house of a single square or rectangular shape. Any dwelling-house shall have at least four breaks and three full valleys in the roofline. The roof shall have a pitch of not less than 25 degrees and must have at least 300mm wide soffits (eaves). **PROVIDED THAT** these requirements may be varied with the prior approval and written consent of the Covenantee.

4.1.11 Not construct any clothesline in such a way as to be highly visible from any road in the Subdivision, or construct any letterbox which is not aesthetically sensitive in terms of design or location.

4.1.12 Not allow construction of any building to be delayed so that substantial progress is not made for any period exceeding three months.

The Covenantor hereby covenants to complete construction of all buildings on the Lot within twelve calendar months of first laying down the foundations for such buildings or within twenty four calendar months from the date of possession, whichever is the earlier, to complete within fifteen calendar months of first laying down the foundations for any building, all ancillary works such as fencing and landscaping and to complete in a proper and tradesman like manner a driveway for vehicle access in a permanent continuous surfacing of concrete, concrete block, brick paving or tar sealing.

cont.

Form L
Annexure Schedule Page 5 of 8 pages

Insert instrument type
Land Covenant

Continue in additional Annexure Schedule, if required

4.1.13 Not use the Lot or any buildings thereon for any purpose other than residential use, nor to permit the buildings or the Lot to be occupied or to use any building as a residence until it has been substantially completed in accordance with all the terms of these Covenants and until appropriate local authority completion certificate has been issued for the buildings. Such occupation of the buildings shall not commence until final and complete settlement of the Lot has taken place.

4.1.14 Not bring onto or allow to remain on the Lot in front of the building or on any road or thoroughfare in the Subdivision, any caravan, recreation vehicle, craft, trailer, trade vehicle, other equipment, materials or machinery unless garaged or screened from any road adjacent to the Lot once construction of the principal building on the Lot has been substantially completed.

4.2 Fencing

4.2.1 Not erect a fence of post and wire or galvanised iron irrespective of profile whether painted, factory prefinished or otherwise. No fence shall be greater than 1.83 metres in height and second-hand materials shall not be used without the Covenantee's consent. No front boundary fence on any Lot shall be constructed of rough sawn wooden posts, railings or palings unless written approval is obtained from the Covenantee prior to construction and in the case of the front fence or any hedge planting along the front of the property, shall not exceed 1.2 metres in height.

4.2.2 Not call upon the Selwyn District Council ('the Council') or other relevant government agency to erect or contribute towards the cost of erection or repair of any boundary fences or dividing fences between the Lot and any Recreation Reserve, Esplanade Reserve or other land owned by the Council or such government agency.

4.2.3 Not call upon BCEF Limited to erect or contribute towards the cost of erection or repair of any boundary fences or dividing fences with the registered owner of any Lot and any other property owned by BCEF Limited, but this provision shall not enure for the benefit of any other subsequent registered owner of any such adjoining Lot.

4.3 Land Use

4.3.1 Not park any vehicle, caravan or boat on or within five metres of any street or access way in the Subdivision unless situated within enclosed garages constructed on the property, provided that this prohibition shall not apply to any invitee of the Covenantor where such invitees are not residing with the Covenantor and the vehicles are parked temporarily only.

4.3.2 Not use the Lot in any way which in the opinion of the Covenantee detrimentally affects the amenities of the neighbourhood, including permitting noise to escape from the Lot which is likely to cause offence to other occupiers in the Subdivision.

4.3.3 Not permit or cause any rubbish to accumulate or be placed upon the land, nor permit any excessive growth of grass so that the same becomes long or unsightly. In the event the Covenantor fails to comply with this clause, the Covenantor agrees the Covenantee may carry out the Covenantor's obligation herein and the Covenantor agrees to pay any charges relating thereto.

cont.

Form L
Annexure Schedule Page 6 of 8 pages

Insert instrument type

Land Covenant

Continue in additional Annexure Schedule, if required

4.3.4 Not allow or permit on or about the Land any dogs of an aggressive nature. The following breeds are not permitted: Pitt-Bull Terrier, Pitt-Bull Cross, Japanese Tosa, Dogo Argentino, Rottweiler, or Doberman Pinscher. The Covenantor together with their tenants and invitees shall ensure that if any dog is brought onto the property that such dog shall not be permitted to roam free without proper supervision by the dog's owner and shall at all times in the owner's absence be located in a secure yard at the rear of the dwelling, or alternatively secured in a kennel at the rear of the dwelling.

4.3.5 Reinstate, replace and be responsible for all costs arising from damage to the landscape, roading, kerbs, footpaths, berm, concrete or other structures in the Subdivision arising from the Covenantor's or their agents and invitees direct or indirect use of the land.

4.4 Vegetation and Structures

With the exclusion of any residential dwelling and accessory buildings (whether permanent or temporary):-

4.4.1 Not erect or place any structure (whether permanent or temporary) nor any plant, tree or shrub on the Lot with a maximum height which exceeds the vertical height of six metres above the natural ground level of the building platform of the lot. The average ground level of the building platform is calculated as being the arithmetic average of spot heights of the Subdivision's finished ground level around the external foundations of the building. Furthermore, the Covenantor shall not permit any trees or other plantings on the land to shade neighbouring properties or, if deciduous trees are located on the land, allow leaves and other tree material to fall beyond the boundary of the Covenantor's land.

4.5 Entrance Fences and Frontage

4.5.1 Not carry out landscaping on the adjacent local authority owned road frontage other than in accordance with the general overall landscaping plan prepared by the Covenantee. The Covenantor shall keep and maintain such local authority owned road frontage in a neat and tidy condition.

4.5.2 Not remove, damage, cover up, add to, change the colour scheme of, make any alterations to or alter the appearance of the Subdivision Entrance Fences situated on any of the Lots. In particular, the registered owner of Lot 2 shall not be entitled to remove, adjust or alter the fence erected on the South Eastern boundary of Lot 2 and the registered owner of Lot 26 shall not be entitled to remove, adjust or alter the fence erected on the South Western boundary of Lot 26.

4.5.3 Not plant any shrubs, trees or flowers in or around the landscape area against the Subdivision Entrance Fences.

cont.

Form L
Annexure Schedule

Page 7 of 8 pages

Insert instrument type

Land Covenant

Continue in additional Annexure Schedule, if required

5. Enforcement

5.1 Acknowledging that the value of the area of the Subdivision will be affected by the standard of buildings erected on the property and by failure to comply with the preceding covenants, the Covenantor covenants for the Covenantor personally and the Covenantor's executors administrators and assigns, that should the Covenantor fail to comply with, observe, perform or compete any of the special conditions and/or covenants and restrictions contained in the preceding covenants, then (without prejudice to any other liability which the Covenantor may have to any other person having the benefit of these Covenants) the Covenantor will:

(a) pay to the Covenantee as liquidated damages the sum of FIFTY THOUSAND DOLLARS ($50,000.00) or a sum equal to 25 per centum of the cost of the erection of the dwelling house whichever sum is the larger immediately upon receipt of a written demand for payment from the Covenantee or the Covenantee's solicitor; and

(b) shall permanently remove or cause to be permanently removed from the Land any improvement or structure so erected or repaired or other cause of any breach or non-observance of the preceding covenants.

PROVIDED and it is further agreed and acknowledged that:

(c) the Covenantor shall only have any liability as regards the preceding covenants while the Covenantor is a registered owner of the property. A transfer of the property by them will not however relieve them from any liability which has arisen before the date of the transfer; and

(d) in any instance of default under the preceding covenants, the remedying of such default within one month of notice in writing requiring removal of such cause of default and the payment by the defaulting party of all reasonable legal costs and other expenses incurred by the party enforcing the preceding covenants shall avoid the payment of the penal sum prescribed by clause 5.1(a) above, provided that this waiver shall not apply in respect of any subsequent default of a similar nature; and

(e) the rights and obligations of BCEF Limited to enforce the terms of the rights and benefits conferred by the preceding covenants and by this clause, shall terminated twelve calendar months from the date on which BCEF Limited ceases to be a registered owner of any lot in the Subdivision and from that date the right to enforce rights and benefits so conferred shall in accordance with normal legal principles vest in the registered owners of any lots in the Subdivision which contain the benefits from the preceding covenants.

6. Dispute Resolution

6.1 Except as relates to the exercise of any discretion, opinion or consent requested of the Covenantee (or its appointed agent) under these covenants, and without prejudice to the Enforcement provisions of this document, if any dispute arises between or among the parties concerning the covenants above, then the party shall enter into negotiations in good faith to resolve their dispute.

cont.

Form L
Annexure Schedule

Page 8 of 8 pages

Insert instrument type
Land Covenant

Continue in additional Annexure Schedule, if required

6.2 If the dispute is not resolved within 20 working days from the date on which the parties begin their negotiations, then the parties shall submit to the arbitration of an independent arbitrator appointed jointly by the parties. If the parties agree, that person appointed may act as an expert and not an arbitrator

6.3 If an arbitrator cannot be agreed upon within a further ten (10) days then an independent arbitrator will be appointed by the President for time being of the Canterbury District Law Society at the request of either party.

6.4 Such arbitration will be determined in accordance with the Arbitration Act 1996 (and its amendments) or any enactment passed in its substitution.

7. These restrictions shall be for the benefit of the residential Lots 2 to 27 (inclusive) shown on Deposited Plan 558017 (Canterbury Land Registration District). The restrictions shall not include any roads, reserves, utility lots, right of way or common access way (as the case may be).

Land Information Memorandum L262866

Application

Rachel Williams		**No.**	L262866
A + S Real Estate Limited		**Application date**	10/11/2026
41E South terrace		**Issue date**	20/11/2026
Darfield 7510		**Phone**	0277484093

Property

Valuation No.	2420010910
Location	13 Owen Drive, Darfield
Legal Description	LOT 4 DP 558017
Owner	Pope Timothy James Taine and Ross Georgina Evelyn
Area (hectares)	0.0836

Rates

Rateable Value

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

Revaluation Year	2024
Land	$270,000.00
Improvements	$730,000.00
Capital Value	$1,000,000.00

Current Rates Year 2026 to 2027

Annual Rates	$3,915.65
Current Instalment	$978.90
Current Year - Outstanding Rates	$978.90
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: General residential zone
Operative District Plan Zoning: Living 1

The Council has undertaken a review of the Operative District Plan and through this process it has developed a New District Plan ('The Partially Operative District Plan') which provides clear objectives, policies and rules to manage the effects of land use activities on the environment, but also sets a clear direction for our district's development and reflects our communities' needs and expectations. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

The period for lodging appeals against decisions on the Partially Operative District Plan closed on the 6th of October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27th November 2023. Many provisions in Partially Operative District Plan are now beyond challenge and are operative/treated as operative (pursuant cl 103 of Schedule 1 and s86F of the Resource Management Act (1991). The Operative District Plan now

only applies where a relevant provision in the Partially Operative District Plan remains subject to appeal. For more information visit https://selwyn.govt.nz/property-And-building/planningstrategies-and-plans/selwyn-district-plan/selwyn-district-plan-review

Resource Consent 195776
To Create A 38 Lot Subdivision.
Section 224 Issued 23/03/2021
Granted By Local Authority Officer 19/03/2020

Resource Consent 195777
To Undertake Earthworks.
Decision Notified 19/03/2020
Granted By Local Authority Officer 19/03/2020

Planning Notes

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

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

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

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

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)

Building

Building Consent 212197
3 Bedroom Domestic Dwelling With Attached Garage
Code Compliance Certificate Issued 13/09/2022

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

Schedule 1 Exempt Building Work

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation. Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

Services

Water

Council Water Scheme is available and connected.

This property has metered water supply connected to the Darfield Scheme. For any further information, please contact hello@selwynwater.co.nz.

The Selwyn District Council Water Bylaw 2008 is applicable. A copy can be found at http://www.selwyn.govt.nz/your-council/bylaws/current-bylaws Please note this property has a water meter and charges are a rate which are payable by the property owner. Therefore, please ensure a meter reading is requested on settlement so you are not liable for previous owner's water charges. Solicitors must ensure that when settling rates with Council on the sale of a property that water meter charges are also included in the settlement calculation.

The water supply is metered and billed by Selwyn Water Limited for every cubic meter of water used.

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be owned by the property owner and will be maintained under the building compliance schedule in addition to any other on-site backflow devices deemed necessary by the building department.

If, during a Civil Defence emergency event the water supply is not operational, Council's immediate focus for its staff and resources will be to bring the supply back into operation. Depending on the size and scale of the event, it may be difficult to meet everyone's needs so property owners are asked to take personal responsibility for drinking water.

As a precaution, the Council would also recommend from a drinking water perspective that a property owner also has bottled water available to meet their immediate drinking water needs of all individuals living on the property for a 72hr period (the recommended amount is 4 litres of water per person per 24hrs).

For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

Sewer

Council sewer scheme is not available

On-site sewage treatment and disposal.

The property is not serviced through Council sewer network. Any onsite wastewater treatment or changes to it will require Environment Canterbury consent.

If there is an existing domestic onsite wastewater treatment system on this property, the owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

Any new or replacement of domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury and may require consent from the surrounding properties for a variety of discharges. This could have an adverse effect on the neighbouring property in relation to odour, potable water supply quality, or be of a general nuisance factor.

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

Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited onto the land over time. If any soil tests have been carried out, please forward a copy to the Council in order for the records to be updated.

For those properties not connected to a 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.

Council is working on the main sewer line for Stage 1 and Stage 2 of the Darfield and Kirwee Wastewater Pipeline Project. This sewer line extends from Telegraph Road/Owens Street intersection up to Kimberly/Horndon Street Intersection. The rollout of the wastewater network to other existing areas of the township (that are planned to be serviced) is expected to start in 2028.

Stormwater

EN10- Soakhole

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

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

Copy of drainage plan attached.

If you have any questions about the Water 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

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.

Land Notes: Council holds the following reports:
* 4/3/2021 – Fill Certificate and Fill Map – Kirk Robert Consulting

Please contact our Information Management Team at Information.Management@selwyn.govt.nz for further information

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

Owen Drive is a formed and sealed local road maintained by Selwyn District Council.

Natural Hazards

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

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

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

You can obtain further information about natural hazard matters from:

- The District Plan Natural Hazard chapter: District Plan - Partially Operative Selwyn District Plan (Appeals Version)
- https://experience.arcgis.com/experience/f7b9c60d5a624147bb731b1afa7788dd#data_s=where%3AdataSource_2-19b106a45d6-layer-17%3A%22Assessment_ID%22%3D%272420010910%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:

- Soil Bearing Investigation Lot 4 Owens Drive, Hidden Acres, Darfield, Constructure Structural Engineering, commissioned by Platinum Homes Canterbury, 02/06/2021. This report affects only 1 property. Purpose of the report: building consent.

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

Tsunami

None known

Flooding and Inundation

District Plan information relating to flooding and inundation

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

Plains Flood Management Overlay

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

- Selwyn River/Waikirikiri floodplain investigation, ECAN report, September 2019

- Regional Policy Statement Modelling for Selwyn District Council – District Plan, DHI Water and Environment Limited report, November 2019

Environment Canterbury information regarding flooding and inundation

Historic Flooding Photographs

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

Other flooding and inundation information

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

Flood modelling

This Property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. View the flood model results. More detail can be found in the technical report: Selwyn District Flood Model - Hydraulic Model Build Report, Tonkin + Taylor commissioned by Selwyn District Council, August 2025.

Ground Water Level

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

Exposure Zones

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

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 Sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	194m	-
Exposure Zone	B	-

Exposure Zone Descriptions

Zone B: Low
Inland areas with little risk from wind blown sea-spray salt deposits

Zone C: Medium
Inland coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

Zone D: High
Coastal areas with high risk wind blown sea-spray salt deposits. This is defined as within 500 m of the sea including harbours, or 100 m from tidal estuaries and sheltered inlets.

Special Land Features

Soil Type

Lismore shallow silt loam

Land Fill

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

Licences/Environmental Health

None known

Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:
    a) Discharge consents.
    b) Well permits.
    c) Consents to take water.

d) The existence of contamination and/or hazardous sites.

e) Flooding.

f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at http://www.ecan.govt.nz/

2. The following further information is supplied on the basis set out in note 2 below.

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
   a) The information may be relevant to the purposes for which this report is obtained;
   b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
4. Schedule 1 Exempt Building Work

   Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

   It is the owners' responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Information Management Team

Date: 20/11/2026

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

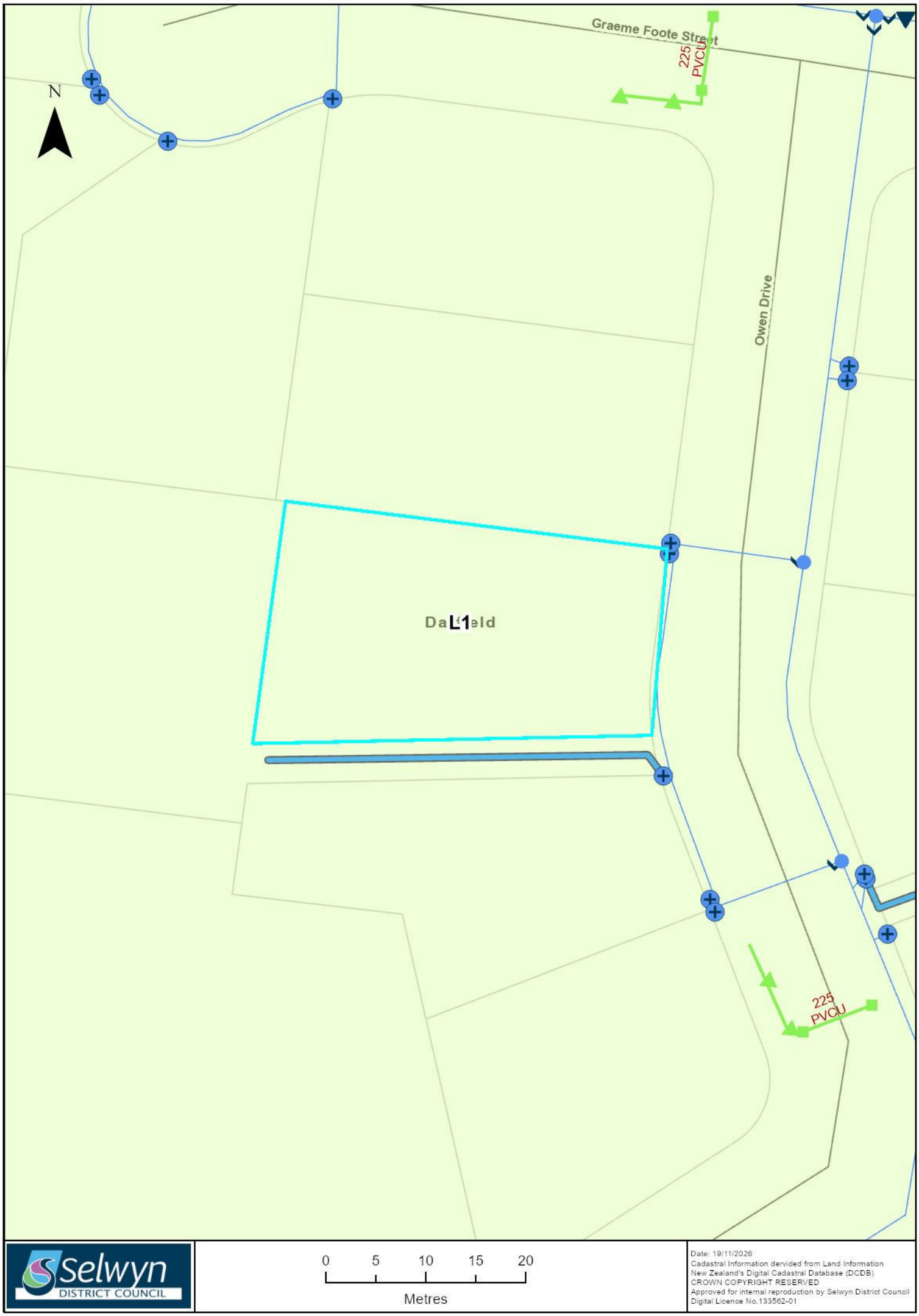
Liquefaction Susceptibility
- DBH TC Zoned Area
- Damaging liquefaction unlikely
- Liquefaction assessment needed

Ecan River Protection Scheme
- Properties Beside Rivers
- Halswell Staff Gauges
- Halswell Floodgates
- Halswell Drainage

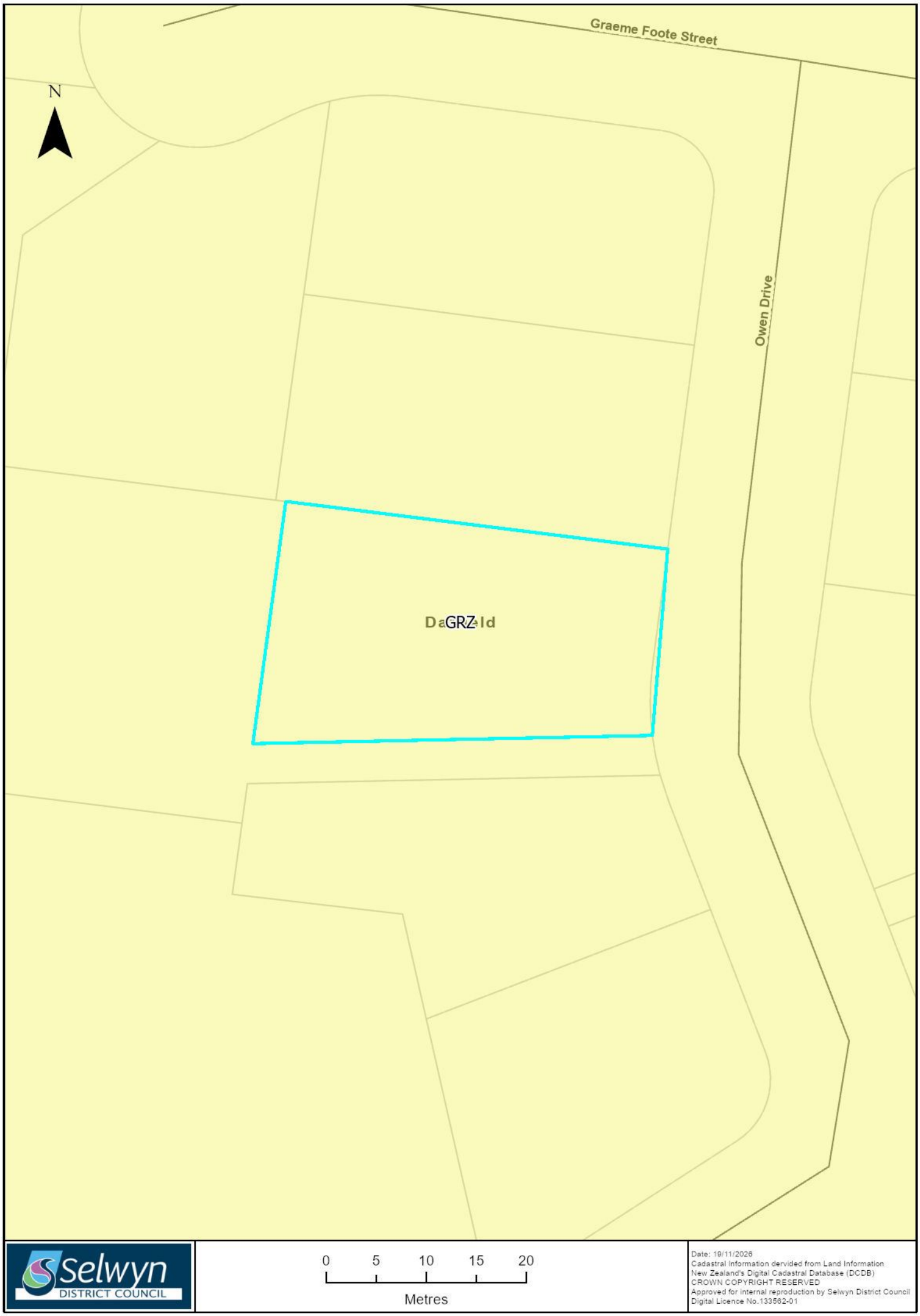
Greendale Fault
- Greendale Fault 50m Buffer
- Fault Lines (GNS 2013)
- Folds (GNS 2013)

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



LIM REPORT - PODP Zone and Precinct



Selwyn DISTRICT COUNCIL

Date: 19/11/2026
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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.

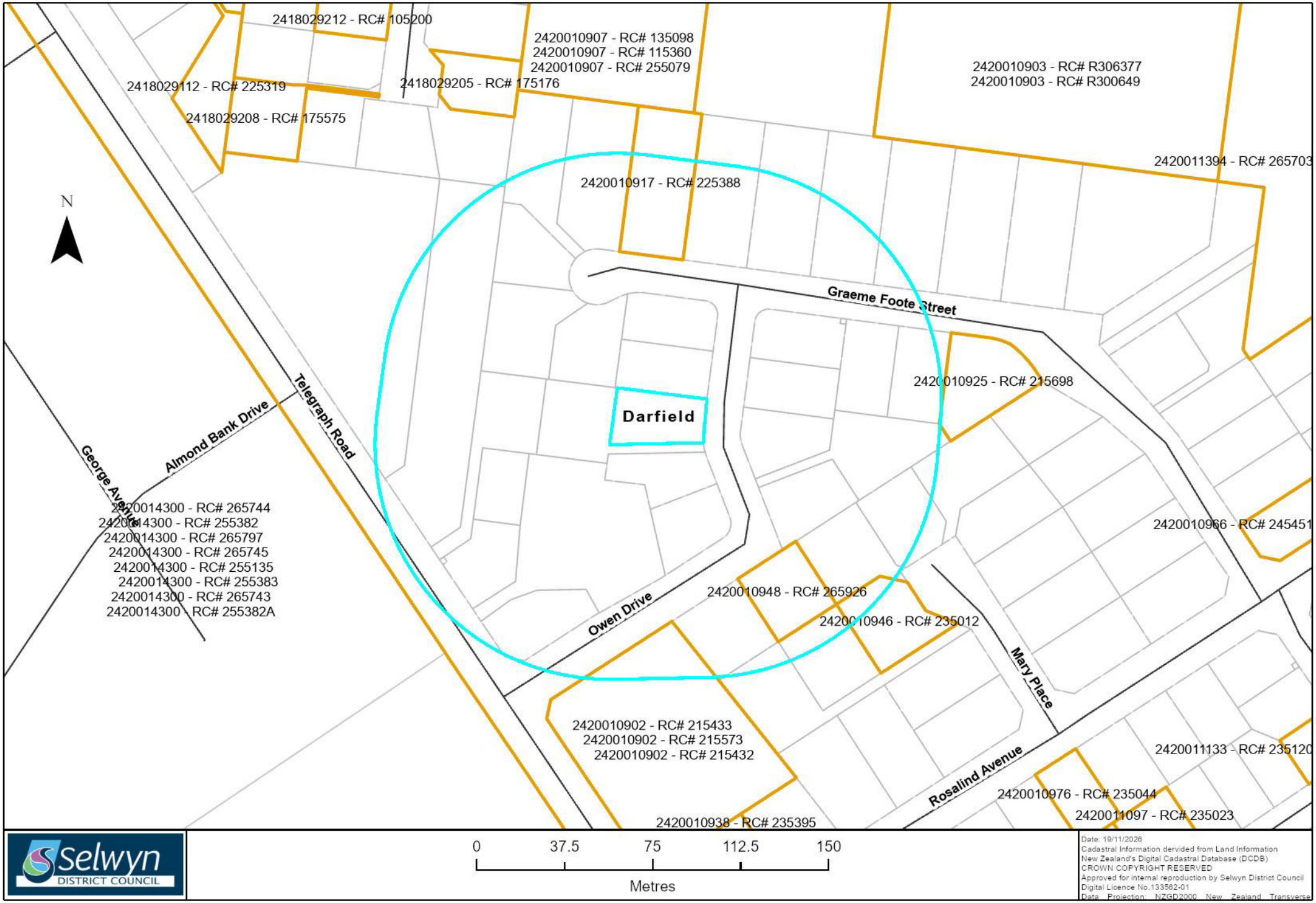
Resource Consent Status Codes:

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

2420010910


2418029212 - RC# 105200
2420010907 - RC# 135098
2420010907 - RC# 115360
2420010907 - RC# 255079
2420010903 - RC# R306377
2420010903 - RC# R300649
2418029112 - RC# 225319
2418029205 - RC# 175176
2418029208 - RC# 175575
2420011394 - RC# 265703
2420010917 - RC# 225388
N
Graeme Foote Street
2420010925 - RC# 215698
Darfield
Telegraph Road
Almond Bank Drive
George Avenue
2420014300 - RC# 265744
2420014300 - RC# 255382
2420014300 - RC# 265797
2420014300 - RC# 265745
2420014300 - RC# 255135
2420014300 - RC# 255383
2420014300 - RC# 265743
2420014300 - RC# 255382A
2420010966 - RC# 245451
2420010948 - RC# 265926
2420010946 - RC# 235012
Owen Drive
Mary Place
2420010902 - RC# 215433
2420010902 - RC# 215573
2420010902 - RC# 215432
2420011133 - RC# 235120
Rosalind Avenue
2420010976 - RC# 235044
2420011097 - RC# 235023
2420010938 - RC# 235395
Selwyn DISTRICT COUNCIL
0
37.5
75
112.5
150
Metres
Date: 19/11/2026
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Assessment_ID	RC Number	Proposal	Decision Date
2420010902	215432	To undertake a two lot subdivision. L/U RC215433	2021-07-16
2420010902	215433	To retain the existing garage in a non complying position on Lot 1 of subdivision consent 215432	2021-07-16
2420010902	215573	To undertake a subdivision creating 29 lots.	2021-09-24
2420010917	225388	To establish a second vehicle crossing on a residential site.	2022-06-23
2420010925	215698	To construct a second vehicle crossing serving a residential property which does not comply with the required setbacks between vehicle crossings.	2021-09-28
2420010946	235012	To establish a non-compliant vehicle crossing.	2023-01-27
2420010948	265926	To erect a residential unit with a non-complying primary pedestrian entrance	

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	13 Owens Drive, Darfield
Legal description of land where building is located:	LOT 4 DP 558017
Building name:	N/A
Location of building within site/block number:	13 Owens Drive Darfield
Level/unit number:	0
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	2021

The owner

Name of owner:	CG & JM Paul
Contact person:	Christopher & Jillian Paul
Mailing address:	PO Box 18 , Darfield
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0274996900
Daytime:	Landline: N/A Mobile: 0274996900
After hours:	Landline: N/A Mobile: 0274996900
Facsimile number:	No information provided
Email address:	christopher@chill.co.nz
Website:	No information provided

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

Building work

Building consent number:	BC212197
Description:	3 bedroom domestic dwelling with attached garage and on site effluent system
Issued by:	Selwyn District Council

Code compliance

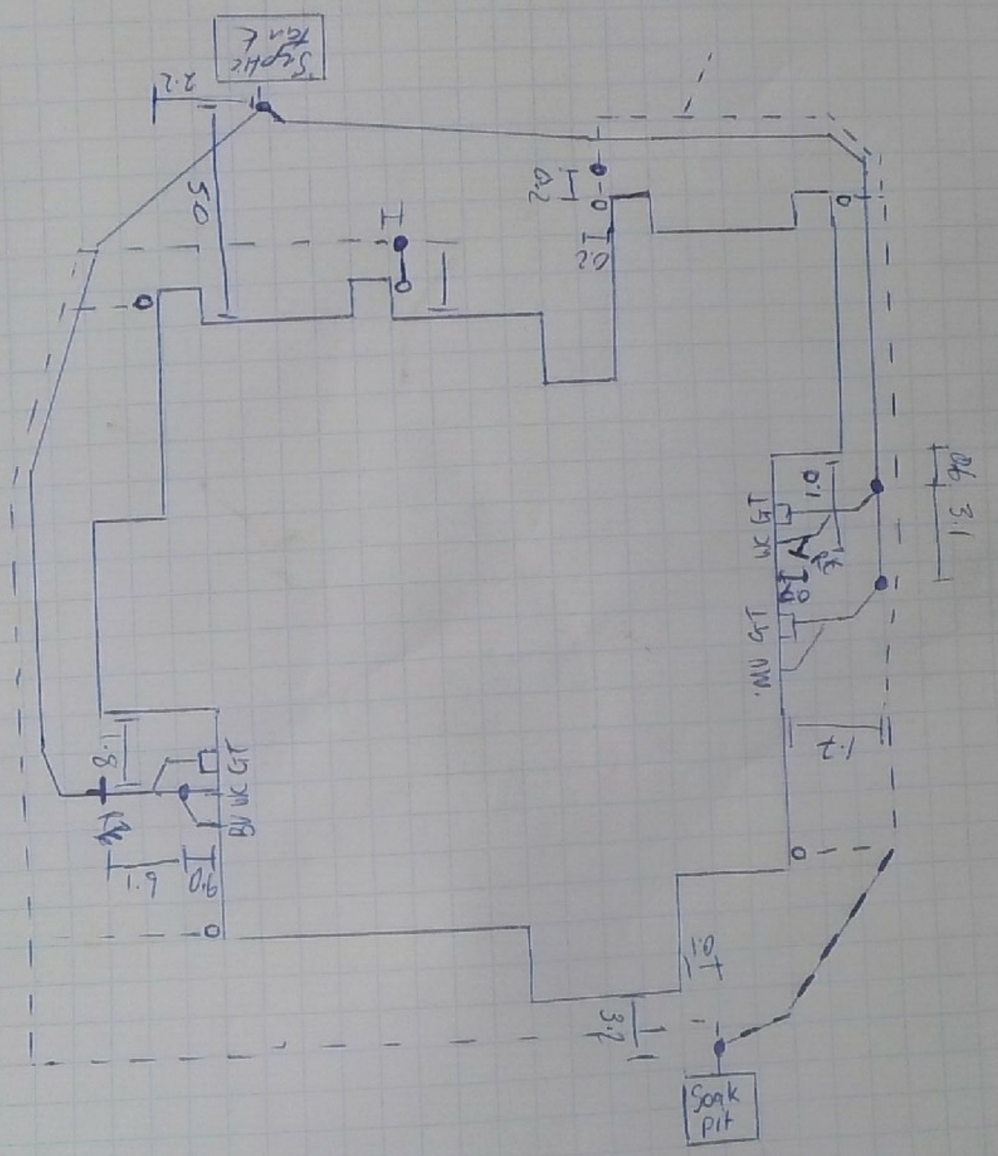
The building consent authority named below is satisfied, on reasonable grounds, that - the building work complies with the building consent.

Signature: Carl Petersen
Position: Building Surveyor Commercial Multi
On behalf of: Selwyn District Council
Date: 13 September 2022

Lot 4 Owens Drive, Hidden Acres

BC212197

Cameron Smales : 30445
Dane Willis : 24413



Key
Sewer —⊙ 1:100 Depth 0.8m
Stormwater --- 1:120 Depth Soakhole 1.4
• Inspections
T Rodding eyes.

Date: 4/03/2021 To: BCEF Ltd

STATEMENT OF SUITABILITY OF EARTHFILL FOR RESIDENTIAL DEVELOPMENT

Building: The following lots of the subdivision located at 1932 Telegraph Road:

Survus Consultants: Project No: 14146 Dwg No. EN-103, Rev 1, 03/09/20
Lots 1-29, including bulk filling to Lots 3-9 and 18-26.

Owner/ Developer: BCEF Ltd

Location: 1932 Telegraph Road, Darfield

This document certifies the extent of earthworks for the above lots that comprise the subdivision of the property located at 1932 Telegraph Road, Darfield has been constructed in accordance with the terms of NZS 4431 over the period October to November 2020.

While work was in progress the engineer named below, who is registered as a Chartered Professional Engineer, was retained to assess the quality of the fill:

Jordan Walker
Kirk Roberts Consulting Engineers Limited 337 St Asaph Street
Christchurch 8640

During the construction works I, or appropriately qualified and experienced staff under my direction, made periodic visits to the site to inspect and test the earthworks. Full details of these inspection and testing works are provided in the document "Earthworks Completion Report for Residential Subdivision" – 1932 Telegraph Road, Darfield, Canterbury, 4th March 2021, Project No.1910190, Issue: A.

This certification, that the earth fill has been placed in compliance with the terms of NZS 4431, does not remove the necessity for proper engineering investigation, inspection, assessment and design of all future foundations.

Yours Faithfully

Jordan Walker
Principal Geotechnical Engineer
Executive Manager Geo/Civil/Env
Kirk Roberts Consulting
CPEng #1022278



LEGEND:

CUT / FILL DEPTH BANDS

	CUT -0.50m to -1.00m	UNDERCUT AREA
	CUT -0.40m to -0.50m	UNDERCUT AREA
	CUT -0.30m to -0.40m	UNDERCUT AREA
	CUT -0.20m to -0.30m	UNDERCUT AREA
	CUT -0.00m to -0.20m	TOPSOIL RESHAPE
	Fill 0.00m to 0.20m	TOPSOIL RESHAPE
	FILL 0.20m to 0.30m	ENGINEERED FILL
	FILL 0.30m to 0.40m	ENGINEERED FILL
	FILL 0.40m to 0.50m	ENGINEERED FILL
	FILL 0.50m to 0.60m	ENGINEERED FILL
	ENGINEERED FILL AREA	

NOTES:

1. DEPTH BANDING SHOWS A CUT/FILL FROM EXISTING SURFACE TO FINISHED LEVEL IN LOT AREAS.

ORIGIN OF LEVELS:	BM CC301 (E04N)
REDUCED LEVEL:	196.450m
DATUM:	LVD 1937 (MSL)
THE SITE DATUM IS:	BM CC301 (E04N)
REDUCED LEVEL:	196.450m

REV	DATE	REVISION DETAILS	ISSUED
1	03/09/20	FOR CONSTRUCTION	DPG
B	25/08/20	FOR APPROVAL	DPG
A	20/07/20	FOR APPROVAL	DPG

PROJECT

1932 TELEGRAPH
ROAD, DARFIELD

CLIENT

BCEF LTD

SURVUS CONSULTANTS
PLANNING • SURVEYING • ENGINEERING

DRAWING TITLE

EARTHWORKS DESIGN PLAN
SHEET 1 OF 1

STATUS	SCALE	SIZE
FOR CONSTRUCTION	1:500	A1

PROJECT NO	DRAWING NO	REVISION
14146	EN-103	1

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.

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