

Land Information Memorandum

Application

Steven Schwalger Whalan & Partners Limited 3 Deans Avenue Christchurch	No. Application date Issue date	LM2501106 11 June 2025 25 June 2025
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Property

Valuation No.	2159200157
Location	6 Kingsford Smith Drive, Rangiora
Legal description	Lot 6 DP 461792
Owner	Norman Douglas Shipley, Lesley Catherine Shipley, Melissa Jayne Shipley, Tracey Emma McCarron
Area (hectares)	0.3787

Rates

Rating Valuation	
Land	\$1,020,000
Capital Value	\$5,770,000
Improvements	\$4,750,000
Date of Last Revaluation	1 July 2022
Current Rates Year 1st July 2024 to 30th June 2025	
Annual Rates	\$16,634.00
Current Instalment	\$4,158.50
Current Year – Outstanding Rates	\$
Arrears for Previous Years	\$
Next Instalment Due	20/08/2025
Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.	



This information Memorandum, LIM Report, title or other supplementary property information (the "Information") has been prepared by Whalan and Partners Limited, trading as Bayleys ("Bayleys") as agent for "the Vendor". The Information contains information that is publicly available and/or sourced from third parties and capable of independent verification. It has been prepared solely to assist interested parties in deciding whether to further their interest in the Property and Whalan and Partners Limited is acting as a conduit and merely passing this information over. Prospective purchasers must not confine themselves to the contents of the Information but should, in conjunction with their professional advisors, make their own evaluation of the Property and conduct their own investigation, analysis and verification of the data contained in the Information and otherwise concerning the Property. Such evaluation should extend to and include whether there has been a change in the affairs or prospects of the Property since the date of the Information or since the date as at which any information contained in the Information is expressed to be applicable.

Bayleys and the Vendor have not verified any of the detail contained in the Information and Bayleys and the Vendor make no representation or warranty as to the accuracy or completeness of the information and neither Bayleys nor the Vendor accept and/or shall have any liability whatsoever for the accuracy of any part of the information including any liability for any statements, opinions, information or matters (expressed or implied) arising out of, contained in or derived from the Information, or any omissions from, or failure to correct any information, or any other written or oral communications transmitted to any recipient of the Information in relation to the Property.

This Land Information Memorandum (LIM) has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987. It contains all the information described in section 44A(2) that is held by the Waimakariri District Council in relation to the land, as at the date above. It is based on a search of the Council's records only and there may be other information relating to the land which is not held by the Council. The records may not show illegal or unauthorised structures or other work on the land.

The Council has not undertaken an inspection of the land or any building(s) on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult the Council if you have any questions.

The inclusion or omission of information in or from this LIM does not limit or affect the Council's functions, powers or duties in relation to the land under any statute, regulation, bylaw, policy, or other enactment.

The Council will, upon request, provide additional information about the land. There will generally be an additional fee payable, based on the amount of time required to locate, collate and provide the requested information.

Planning/Resource Management

WAIMAKARIRI DISTRICT PLAN

The Council has undertaken a review of the Operative District Plan. Through this process it has developed a New District Plan ('The Proposed District Plan'). This Proposed District Plan provides clear objectives, policies and rules on how people use, subdivide and develop land, and what kind of activities can be undertaken. The Proposed District Plan also controls any adverse effects an activity could have on the neighbourhood and protects the uniqueness of our district by looking after our heritage, cultural values, outstanding landscapes and coastal environment. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

The new District Plan, with a new set of provisions is due out mid-2025.

Most of the provisions under the Operative District Plan (2005) are still relevant, but it's important to be aware that the rules may change when decisions on the Proposed District Plan are publicly notified in mid-2025. For more information about the District Plan Review, please refer to the link below:

<https://www.waimakariri.govt.nz/council/district-development/district-plan-review>

Please note that if you lodge a building consent application, the Council will assess your project against the District Plan rules that apply at the time. If any proposed activity doesn't need a building consent, please contact the Council's Duty Planner by email duty.planner@wmk.govt.nz to find out if any new rules apply to your proposal or site.

Please refer to the links below, for both District Plan(s):

Link to find out the zoning and rules in the Proposed District Plan:

<https://waimakariri.isoplan.co.nz/draft/>

Link to find out the zoning and rules in the Operative District Plan:

<https://waimakariri.isoplan.co.nz/eplan/>

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| 12/04/12 | RESOURCE CONSENT 125050 : 12 LOT BUSINESS SUBDIVISION OF LOT 2 DP 439665 (IN 2 STAGES), copy attached. A certificate of conditions for Stage 1 was issued 20/04/12. A certificate of conditions for Stage 2 was issued 18/04/13, copy attached. |
| 20/02/13 | RESOURCE CONSENT 135043 : VARIATION TO CONDITIONS 1 AND 11.3 OF RESOURCE CONSENT 125050 AND TO DELETE CONDITION 19.1, copy attached |
| 23/06/15 | RESOURCE CONSENT RC155194 : 3 LOT SUBDIVISION OF LOT 9 DP 461792, copy attached. A certificate of conditions was issued 20/08/15, copy attached. |

Rangiora Eastern Arterial Link information attached

Land Use on Contiguous Properties

There are numerous commercial resource consents located to the rear of 6 Kingsford Smith Drive, copies of these consents are available if required.

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Building

- 18/02/14 BUILDING CONSENT BC132104 : WAREHOUSE WITH 2 LEVEL OFFICE/ SHOWROOM AND CAFE (code compliance certificate was issued 15/06/15, copy attached)
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- 05/11/14 BUILDING CONSENT BC141733 : CAFE & SHOWROOM FIT OUT FOR EXISTING COMMERCIAL BUILDING (code compliance certificate was issued 31/03/15, copy attached)
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- 03/09/19 BUILDING CONSENT BE190028 : COMMERCIAL EXEMPTION - CREATE OFFICE IN PRODUCTION ROOM (building exemption certificate issued 23/09/19, copy attached)

It is recommended that Council records are viewed and compared with the actual structure(s) and activities on site to identify any illegal or unauthorised building works or activities.

Site plan, floor plan and elevations are attached.

Sewer and Water

Sewer Available - EASTERN DISTRICTS SEWER – plan attached

Water Available - WATER – RANGIORA – plan attached

Water quality information for each public water supply scheme can be found by following the link below and click on “Water Quality Testing Results”:

<https://www.waimakariri.govt.nz/services/water-services/water-supply>

Where Council services are located within a property boundary, they may not be built over and appropriate separation distance by any future development must be maintained. If a buildover is considered unavoidable, Council’s Three Waters team must be contacted to discuss the design prior to any resource or building consent being lodged for the site.

Southbrook Stormwater Bylaw is attached for your information

Copy of as built drainage plan attached. No other information located

Land and Building Classifications

Heritage Site Reference: No Information Located.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

Compliance with The Building (Pools) Amendment Act 2016

There is no swimming pool or spa pool registered on this property. If there is a swimming pool please go on-line and register it at <https://waimakariri.govt.nz/building-services/swimming-pool-registration>. A Council representative will then contact you to arrange an inspection of the pool and any associated barriers (fencing). If there is a spa pool please check first at <https://www.waimakariri.govt.nz/building-services/i-want-to-build-a.../swimming-and-spa-pools> to determine if it needs to be registered.

Swimming pools must be fenced as required by The Building (Pools) Amendment Act 2016. Owners are advised that an inspection of the swimming pool fencing is mandatory every 3 years to ensure its ongoing compliance with The Building (Pools) Amendment Act 2016.

Vehicle Crossing Requirements

VEHICLE CROSSING VC140178 - copy attached

The installation of vehicle crossings is the responsibility of the owner of the property to be accessed; vehicle crossings may not be constructed or Council roading assets (e.g., footpaths, kerb ramps, street trees) impacted without an approved Vehicle Crossing Permit. For further information refer to the Council's Vehicle Crossing Information Pack in the following link: https://www.waimakariri.govt.nz/_data/assets/pdf_file/0012/141330/230707102468-QD-RDG-Information-002-Vehicle-Crossing-Information-Pack4.pdf

Special Land Features

Wind Zone	High
Earthquake Zone	2
Snow Load Zone	4
Other	No Information located

Licences/Environmental Health

No information located

Network Utility Operators

Contact Mainpower for power availability.
Contact Chorus for phone availability.

Other Information

The Building Warrant of Fitness expires 09/09/25, copy attached. If there is a change of ownership a copy of the new Compliance Schedule or Warrant of Fitness must be forwarded to the Council.

Compliance Schedule CS0461 is attached. Ground Contamination Desk Study attached.

Information attached re; covenant dispensation.

Geotechnical Investigation Report attached.

Letter attached re; backflow prevention test – failed

Soils Investigation Report attached.

This property is in an area categorised as “Damaging Liquefaction Unlikely.” We advise you to refer to Environment Canterbury for more information at <https://www.ecan.govt.nz/your-region/your-environment/natural-hazards/earthquakes/liquefaction>

Environment Canterbury may hold information on natural and physical resources that may be relevant to a property. Information on obtaining a Land Information Report can be found at <https://www.ecan.govt.nz/do-it-online/property-information/land-information-requests/what-is-included-in-a-lir/>

The Listed Land Use Register (LLUR) is a database that Environment Canterbury uses to manage information about land that is or has been associated with the use, storage or disposal of hazardous substances. Further information on the LLUR can be found at <https://www.ecan.govt.nz/your-region/your-environment/hazardous-land-use/listed-land-use-register/>

Environment Canterbury has had a report undertaken on the general distribution and characteristics of active faults and folds in the Waimakariri District. We advise you to refer to Environment Canterbury for more information.

The Council has completed a hazard assessment for the District. This includes flood hazard, location of fault lines, areas susceptible to liquefaction, coastal flood depth and tsunami inundation. **People are encouraged to view this information before making a property decision.** Maps and information on natural hazards for the district are available at: [Waimakariri District Natural Hazards Interactive Viewer \(arcgis.com\)](https://www.waimakariri.govt.nz/services/emergencies-and-recovery/in-case-of-an-emergency)

For information regarding Tsunami refer to the Waimakariri District Council's website on the following link: <https://www.waimakariri.govt.nz/services/emergencies-and-recovery/in-case-of-an-emergency>

Notes

1. Final inspections on buildings were not mandatory prior to 1 January 1993. Should an evaluation of the building be required an independent qualified person should be consulted.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it, and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Property boundaries shown on the attached copies of computer generated plans are based on the Digital Cadastral DataBase (DCDB). Topographical information shown (for example, buildings etc.) is captured by photogrammetric methods. The accuracy of the two methods of data capture is different and the relationship of buildings to boundaries cannot be relied on.
4. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.)
5. If a property is cross-leased any building alterations undertaken may affect the lease documents. If this is the case, appropriate resource consents pursuant to the Resource Management Act 1991, and amended Certificates of Title, should be obtained to reflect the correct situation.
6. It is in your interests to locate the boundary pegs by discovery or redefinition before purchasing the property.
7. Property purchasers should ensure particularly with newly constructed dwellings that the vehicle crossing from the road onto the property is fully formed, in accordance with the Councils' specifications. A check can be made with the Customer Services, if any damage is noted, or if the crossing is not completed.
8. Any subdivision or other further development on this property which requires a new connection or an increased level of usage of Council provided services may be subject to the Council's development contributions policy, ie additional charges may be payable. Council services may include water supply, sewerage, stormwater drainage, reserves, roading and community infrastructure.
9. Use of open fires or older-style burners (older than 15 years within the Clean Air Zones) is not allowed. All older style wood burners that do not meet a 1 gram emission standard and are not on the Environment Canterbury authorised list that are 15 years or older can be replaced with a low emission wood burner provided that a building consent is issued by Waimakariri District Council before 31 October 2017. For information regarding domestic fires and wood burners refer to Environment Canterbury's website www.ecan.govt.nz or telephone 0800 324 636.
10. The applicant is advised that this Land Information Memorandum (LIM) covers information held by the Waimakariri District Council. Any relevant information from Environment Canterbury held on Council files has been included. It is in your interest to also request a Land Information Request (LIR) from Environment Canterbury. Further information can be found at www.ecan.govt.nz/services/online-services/property-information.
11. Territorial Authorities have a wide discretion as to the sort of information that is included in the LIM. Section 44A (3) provides that a Territorial Authority may provide in the LIM such other information concerning the land as the authority considers, as its discretion, to be relevant.
12. This Land Information Memorandum does not contain all information held in a property file. Property files may be requested by telephoning the Council's Contact Team on 0800 965 468 or by visiting a Council Service Centre.



Signed on Behalf of Council

DEBBIE WALLS – PROPERTY INFORMATION – LIMS OFFICER