



Gold Coast Property Limited

364 Cashel Street, Linwood

Two Lot fee simple Subdivision

SUBDIVISION CONSENT APPLICATION



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Application for Resource Consent: Subdivision

Resource Management Act 1991 – Form 9

Submit this form online at: onlineservices.ccc.govt.nz; or

Email to: resourceconsentapplications@ccc.govt.nz; or

Deliver to: Resource Consents Unit, Christchurch City Council, 53 Hereford Street, Christchurch; or

Send to: Resource Consents Unit, Christchurch City Council, PO Box 73013, Christchurch Mail Centre, Christchurch, 8154

For enquiries phone: (03) 941 8999 or email DutyPlanner@ccc.govt.nz

About this form

This form is used to apply for a subdivision consent under Section 88 of the Resource Management Act 1991, and any associated land use consent that may be required. It must be accompanied by a Record of Title, plans and other supporting information.

A deposit must be paid before processing will commence (refer to the Resource Management [Fee Schedule](#)). An invoice will be issued when the application has been received.

Applications are checked for completeness prior to acceptance. Please make sure that you've compiled your documents carefully to avoid delays accepting your application. A subdivision checklist is available on our [website](#).

Please also refer to the important information contained in Sections 12 and 13 of this form.

1. Pre-application discussions

Have you had a pre-application meeting or discussion with any Council staff about this proposal?

☐ Yes

☐ No

If yes, what was the name of the planner or other staff member(s)?

Date of pre-application meeting (if applicable):

Meeting reference number:

2. Application site

Street address:

Legal description: (as at
the date of application)

3. Applicant details

Please note that the **applicant** is responsible for the fees associated with this application, unless specified otherwise in Section 5. Where there is an agent, it is the Council's practice to communicate with both the agent and the applicant.

Full name (including middle name):

OR

Registered Company / Trust /
Organisation name:

Contact person / Trustee names:

Landline:

Mobile :

Email:

Postal Address:

The applicant is the: ☐ Owner ☐ Occupier ☐ Lessee ☐ Prospective purchaser of the application site

☐ Other (please specify):

4. Agent / Surveyor

Name of agent:

Agent's Reference:

Name of firm:

Landline:

Mobile:

Email:

Postal Address:

5. Invoicing details

All consent-related invoices are to be made out to:

☐ Applicant (Their full details must be provided in section 3 above)

- Agent

☐ Existing 'on-account' customer

Account customer name:

☐ Other (specify below)

Name:

Email:

Postal Address:

Note: Any refunds will be paid to the receipted name.

6. Owners and occupiers of the application site

The full name and postal address of each owner and occupier of the application site (if different to the applicant):

7. Description of proposal

Describe the proposed subdivision activity:

Summary:

Subdivision type:

☐ Fee simple

□ Boundary adjustment

☐ Cross lease

Unit titles

Number of lots:

Subdivision activity: ☐ Controlled

☐ Restricted Discretionary

☐ Discretionary

☐ Non-complying

Resulting land use non-compliances? ☐ Yes

☐ No

8. Areas of non-compliance and assessment of effects

Outline the manner in which the proposal will comply (or does not comply) with the rules of the District Plan, regulations in any relevant National Environmental Standards, and relevant sections of the Resource Management Act.

An assessment of effects on the environment (Schedule 4 RMA) must be completed to a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. *Please make sure your assessment covers all the matters of discretion or control in the [District Plan](#) and NES for the rules breached / triggered.*

A report covering these matters may be attached as a separate document.

9. National Environment Standard (NES)

This section relates to the [National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health \(NES\)](#).

The NES includes regulations controlling **soil disturbance, change of use, subdivision and removal/replacement of fuel storage systems** on properties which have been used either now or in the past for a hazardous activity or industry (known as HAIL) that may have resulted in contamination of the soil.

Please answer the following questions to determine whether the NES applies to your proposal.

Is the application site listed on Environment Canterbury's Listed Land Use Register (LLUR)? www.llur.ecan.govt.nz . If YES, please include a copy of the LLUR statement with your application.	☐ Yes	☐ No
If the site is not listed on the LLUR, is an activity described on the Hazardous Substances and Industries List (HAIL) currently being undertaken on the piece of land to which this application relates, or is it more likely than not to have ever been undertaken on the land?	☐ Yes	☐ No
The HAIL list is available at: https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/		
Type of HAIL activity:		

If the answer to either of the above questions is YES, then the NES may apply, depending on the proposed activity. Please identify whether the application involves any of the activities below.

(If the answer to both of the above questions is NO, you do not need to answer the remaining questions in this section).

Does the application involve subdivision of the land?	☐ Yes	☐ No
Will the proposed activity involve disturbance of more than 25m ³ of soil (per 500m ² of disturbed area)?	☐ Yes	☐ No
Volume of soil disturbance:		
Will the proposed activity involve removal of more than 5m ³ of soil (per 500m ² of disturbed area) from the site?	☐ Yes	☐ No

Volume of soil removal:			
Does the application involve changing the use of the land to one which, because the land has been subject to a HAIL activity, is reasonably likely to harm human health? (e.g. service station to office, orchard to residential)		☐ Yes	☐ No
You will need to establish whether the proposed activity complies with the NES. - Subdividing or changing the land use will require resource consent if the permitted activity requirements of the NES are not complied with. These include provision of a Preliminary Site Investigation carried out by a suitably qualified and experienced practitioner. - Soil disturbance or removal exceeding the specified volumes requires resource consent.			
Does the proposed activity require resource consent under the NES?		☐ Yes	☐ No
If the answer is YES, an assessment of the application under the NES must be provided as part of your Assessment of Effects on the Environment (refer Section 8 above). A Detailed Site Investigation may be required.			

10. Other Applications

Have you applied for, or are you required to apply for, any other **resource consents** for this project, either from the Christchurch City Council or Environment Canterbury, and if so, what type?

		Has been applied for:	Is required to be applied for:	Has been obtained:	Reference no. (if applicable):
Christchurch City Council	Subdivision Consent	☐	☐	☐	
	Other Land Use Consent	☐	☐	☐	
Environment Canterbury	Water Permit	☐	☐	☐	
	Discharge Permit	☐	☐	☐	
	Coastal Permit	☐	☐	☐	

OR

☒ No additional resource consents are needed for the proposed activity.

Have you applied for a Project Information Memorandum (PIM) or a building consent for this project?	☐ Yes	☐ No
If yes, what is the project number (BCN number)?		

11. Declaration

I have completed all relevant sections of this form (including the checksheet in Section 14), and I understand that my application may be returned as incomplete if it does not include all of the relevant information.

I understand that the fees paid on lodgement **are a deposit only**, and that the Council will invoice all costs actually and reasonably incurred in processing this application.

All of the information provided with this application is, to the best of my knowledge, true and correct. I understand that all information submitted as part of an application is required to be kept available for public record, therefore the public (including business organisations, media and other units of the Council) may view this application, once submitted. It may also be made available to the public on the Council's website. If there is sensitive information in your application please let us know.



Signature of Applicant (or person authorised to sign on behalf of applicant):

Date		Print name	
------	--	------------	--

If you are signing this application on behalf of a company/trust/other entity (the applicant), you are declaring that you are duly authorised to sign on behalf of the applicant to make such an application.

Privacy information

The Council is subject to the Privacy Act 1993. For a full privacy statement see: <https://ccc.govt.nz/the-council/how-the-council-works/privacy-statement/>. If you would like to request access to, or correction of, your details, please contact us.

12. Fee information

The required deposit must be paid before processing of the application will start. A further invoice will be issued when processing has been completed if the cost of processing exceeds the deposit paid. If the processing cost is less than the deposit a refund will be issued to the **person who paid the fee**.

Where the application fee is to be charged to an **account holder** no deposit is required. Instead the actual fees will be invoiced on completion of processing.

Interim invoices may be issued on a monthly basis up until the issue of the section 224 certificate, including where the applicant is an account holder.

The Resource Management Fees Schedule can be viewed at: <https://ccc.govt.nz/consents-and-licences/resource-consents/resource-management-fees/>

DEBT RECOVERY – Where an invoiced amount has not been paid by the stated due date, the Council may commence debt recovery action. The Council reserves the right to charge interest, payable from the date the debt became due, and recover costs incurred in pursuing recovery to the debt.

MONITORING FEES – Please note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002 in accordance with the Council's Development Contributions Policy. Any development contributions payable will be invoiced to the applicant.

13. Additional notes for the applicant

1. This application is for resource consent under the Resource Management Act 1991. When processing the application the Council can only consider relevant matters under the Resource Management Act. Please be aware that there may be a range of other matters which could affect your ability to carry out the proposed development or activity, and it is your responsibility to investigate these.
2. You may apply for two or more resource consents that are needed for the same activity on the same form.
3. The written approval of persons the Council considers may be adversely affected by the proposal may be required as part of the application, if it is to be processed on a non-notified basis. This will be determined after the application has been lodged and assessed, and a site visit carried out.
4. Consultation with neighbours and other affected persons is at the discretion of and is the responsibility of the applicant.
5. The costs incurred in receiving and checking incomplete applications are invoiced to the applicant. To avoid delays and cost please ensure that you submit a complete application.
6. If further information is required after your application is accepted, you will be advised as soon as possible and processing of the application will be suspended until the information is received.
7. Please make sure all of the information supplied is accurate. Inaccurate information can cause difficulties at a later date, such as additional costs, delays and legal proceedings initiated by the Council and/or by other persons.
8. If resource consent is granted the applicant has a legal obligation to comply with any conditions of the consent.

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1. APPLICATION

1.1. This application for Subdivision Consent is submitted to the Selwyn District Council in accordance with Section 88 of the Resource Management Act 1991, on behalf of Gold Coast Property Limited, the applicant.

1.2. The application is for a two Lot fee simple subdivision creating one additional title in the Industrial General Zone of the Christchurch District Plan.

1.3. The application is made for the following consents: -

Subdivision Consent

- To provide for the creation of two fee simple allotments,
 - Lot 1 at 592m²
 - Lot 2 at 332m²See Subdivision Scheme Plan attached at **Appendix A**.

1.4. The proposal for the subdivision consent is sought is assessed as a **Restricted Discretionary Activity** under the provisions and rules of the District Plan.

2. PROPERTY DESCRIPTION

2.1. The property is located at 364 Cashel Street, Linwood and is legally described as Lot 2 DP 70294.

2.2. The property is contained in Record of Title CB40D/642. A recent search copy of the Record of Title is attached at **Appendix B**.

2.3. The Record of Title records a number of interests.

- Easement Certificate A253312.7
 - Right of way easements over Lot 2 DP 70294, shown as areas F & G
 - Part wall easements over Lot 2 DP 70294, shown as areas B & C

3. SITE DETAILS

- 3.1. The property is located at 364 Cashel Street, Linwood and fronts both Cashel Street and Essex Street. The site was created by subdivision in 1995 around two buildings, one built around 1990 and the other around 1995.



The subject site as viewed from Cashel Street.



The subject site as viewed from Essex Street.

- 3.2. The site is close to Fitzgerald Avenue with both Cashel Street and Essex Street Road being formed to a high standard with kerb and channel. There is access from both streets and footpaths in front of the site on both Cashel and Essex.
- 3.3. The buildings are connected to services, with each building having its own sewer connection to the street with a stormwater connection to Cashel Street and a shared stormwater connection to Essex Street. It appears only one water connection at Cashel Street is provided to the property
- 3.4. The subject site is in a block of industrial general zoned land containing similar industrial buildings and activities. Industrial general zoned land is on the opposite side of Essex Street and land opposite on Cashel Street is zoned Medium Density Residential with a mixture of stand alone dwellings and townhouse dwellings
- 3.5. Site photos showing details of the site are at **Appendix D**.

4. PROPOSALS

4.1. PROPOSED SUBDIVISION

- 4.2.1 It is proposed that the site be subdivided around existing buildings, creating individual fee simple titles for each new allotment. The proposed subdivision is detailed on the Subdivision Scheme attached at Appendix A.
- 4.2.2 Lot 1 is a rectangular lot between Cashel and Essex Streets, containing the building built around 1990 with an area of 592m²
- 4.2.2 Lot 2 is a square lot fronting Essex Street, containing the building built around 1995 with an area of 332m².

4.3 ACCESS

- 4.3.1 Access will continue from Essex Street to Lot 2 and continue from both Essex and Cashel Street for Lot 1.
- 4.3.2 Although Lot 1 has direct road frontage to Cashel Street, the planting area at the road frontage largely restricts access to the existing Rights of Way each side of the lot.

4.4 WATER SUPPLY

- 4.4.1 There is an existing water connection for the site in Cashel Street.
- 4.4.2 It is anticipated a new water connection will be required in Essex Street, to service Lot 2.

4.5 STORWATER DISPOSAL

- 4.5.1 Stormwater is currently disposed of through laterals that connect to the mains in Cashel Street and Essex Street.
- 4.5.2 Easements are proposed where stormwater laterals cross proposed boundaries, see Subdivision Scheme, attached at **Appendix A**.

4.6 SEWERAGE

- 4.6.1 Separate sewage laterals for the two buildings connect into 225mm private sewer main that connects into the public wastewater system in Cashel Street for lot 1 and Essex Street for lot 2.
- 4.6.2 No easements are required for sewer laterals.

4.7 POWER AND TELEPHONE

- 4.7.1 Power and telephone reticulation will be retained in its current layout. Easements will be reviewed at the legal survey.

5 ACTIVITY STATUS

5.2 The subject site is located within the **Industrial General Zone** within the Christchurch District Plan.

5.3 The property is also identified as being within the following areas: -

- Liquefaction Management Area
- Flood Management Area

5.4 The following relevant District Plan aspects are required to be considered in assessing the status of the proposed development.

Rule	Relevant Standard	Comment
8.6.1	Minimum net site area and dimension d. Allotments in any zone except the Residential New Neighbourhood Zone shall meet the minimum net site area and other requirements specified at Tables 1 - 5 to this rule. Table 2 States b) Industrial General, Industrial Park Zones, and where connected to a Council owned reticulated sanitary sewage disposal system in the Industrial Heavy Zone – minimum net site area – 500m²	Lot 1 – Complies Lot 2 – see Rule 8.6.2
8.6.2	Allotments with existing or proposed buildings i. the provisions of Rule 8.6.1 do not apply to that allotment; and ii. the existing or proposed building(s) shall either meet all relevant standards for a permitted activity in relation to the proposed allotment boundaries, or have been approved through a resource consent in relation to any standards that are not met, to the extent provided for in that resource consent, including any non-compliance with site coverage standards; and iii. no allotment shall be less than the minimum net site area specified in Table 6 to this rule.	Lot 1 – around existing building – Complies Lot 2 – around existing building – Complies
8.6.3	Access a) All sites shall have access which is able to allow vehicles to pass to and from a formed road, and such access shall be in accordance with Appendix 8.10.2 to this chapter and the standards set out in Chapter 7.	Existing - Complies

8.6.7	Water supply a) All allotments shall be provided with the ability to connect to a safe potable water supply. b) Provision shall be made for sufficient water supply and access to water supplies for firefighting consistent with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008), except where the allotment is for a utility, road, reserve or access purposes.	Lot 1 will use the existing connection in Cashel Street. Lot 2 will require a new connection in Essex Street. Can comply
8.6.8	Wastewater disposal a) All allotments shall be provided with the ability to connect to a wastewater system.	Complies
8.6.9	Stormwater disposal a. All allotments shall be provided with a means for the management of collected surface water from all impervious surfaces. Where discharge is accepted in the Council's network, each new allotment shall be provided with a piped outfall laid at least 600mm into the net site area of the allotment.	Complies
8.5.1.3 Restricted discretionary RD4	d. Subdivision in a Flood Management Area except as otherwise specified in: i. Rule 8.5.1.4 D1 to D5; and ii. Rule 8.5.1.5 NC1 to NC6 and NC8. Matters of Discretion for the purpose of imposing conditions limited to those listed in a. Rule 8.7.4. b. Where relevant, Rules 8.7.7 – 8.7.11 Matters of discretion for the purpose of granting or declining consent and imposing conditions. Rule 8.8.16	8.7.4 The existing buildings are currently used as separate businesses, with the subdivision providing separate titles for the current land use. The services are currently separate for each building, apart for water, so very little upgrading of services is required, and no land use change is anticipated to occur from this subdivision. No change will be required for the current site access from the local transport network, through the subdivision process.

6 STATUS OF PROPOSAL

6.1. The proposed subdivision can comply with all the relevant subdivision standards of the District Plan. The activity would therefore be considered to a **Controlled Activity**.

6.2. The activity is in a Flood Management Area and is considered to be a **Restricted Discretionary Activity** by **Rule 8.5.1.3 RD4**.

7 OBJECTIVES AND POLICIES

7.1 The relevant objectives and policies of the Christchurch District Plan are considered and commented on

Rule	Relevant Standard	Comment
8.2.2	Subdivision Objective - Design and amenity	
8.2.2.3	Policy – Allotments a. Ensure that the layouts, sizes and dimensions of allotments created by subdivision are appropriate for the anticipated or existing land uses.	Lots have been sized around the existing built environment ensuring that they provide a usable layout
16.2.1	Industrial Objective - Recovery and growth	
16.2.1.1	Policy - Sufficient land supply a. Maintain a sufficient supply of industrial zoned land to meet short, medium and long term supply needs of industrial activities, having regard to the requirements of different industries, and to avoid the need for industrial activities to locate in non-industrial zones.	The proposal creates an additional allotment that can continue to be utilised under its own separate landholding, creating the ability of new ownership and investment in the Industrial Zone.
16.2.1.3	Policy - Range of industrial zones i. Industrial General Zone A. Recognise and provide for industrial and other compatible activities that can operate in close proximity to more sensitive zones due to the nature and limited effects of activities including noise, odour, and traffic, providing a buffer between residential areas and the Industrial Heavy Zone	The creation of a separate allotment within the Industrial General Zone, will provide additional opportunity for the use of the land for activities that require Industrial General Zoned land to operate.

7.2 The proposal is in general accordance with the objectives and policies of the Christchurch District Plan.

8 ASSESSMENT OF PROPOSAL

- 8.1. The proposal meets all the relevant rules for a subdivision within the Industrial General zone, while being in a flood management area.
- 8.2 The proposed subdivision will create an additional allotment, around existing buildings, that will enable the better utilisation of the existing Industrial General Zone resources
- 8.3 Servicing is available to meet the needs of the subdivision with as-built records showing a wastewater main entering the site and a potable water submain available to service both allotments.

9 NATIONAL ENVIRONMENTAL STANDARD

- 9.1. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) requires that an assessment be made with this application to assess the risk of such contaminants remaining in the soil that might pose a risk to the health of persons who subsequently utilise the subdivided land.
- 9.2. The ECan Listed Land Use Register (LLUR) website indicates that on the subject site there is no record of hazardous activities and industry (see **Appendix C**).
- 9.3. Based on this and there not being any proposed changes to the built form and land use, the subdivision is considered to meet the requirements of the NES and no further investigation is considered necessary.

10 STATUTORY CONSIDERATIONS

- 10.2 Section 95 of the RMA sets out whether a consent requires notification. It is not considered that there will be any adverse effects on any adjoining properties arising from this application that do not already exist. As such it is considered that this proposal would not require full or limited notification.
- 10.3 Section 104 of the RMA outlines those matters for which the Council should have regard for when considering an application for a resource consent. Section 5.0, 'Activity Status', of this report, measures the application against the applicable sections.
- 10.4 Section 104C of the RMA provides the ability for Council to grant consent to the **restricted discretionary activity**. In assessing the application, Council's discretion is restricted to NES and or other regulations, along with any areas of discretion detailed in the District Plan. Section 5.0, 'Activity Status', of this report, measures the application against the applicable

rules of the Plan. The conclusion of this report therefore is that consent is justified and should be granted.

- 10.5 Section 104C of the Act provides Council with the ability to approve the application and the ability to impose conditions on the granting of consent under section 108 of the RMA.
- 10.6 Section 106 of the RMA allows the Council to refuse subdivision consent in certain circumstances if: -
- There is significant risk from natural hazards
 - Natural hazards identified within the Christchurch District Plan are not considered to be significant, with the subdivision not changing the current existing buildings.
 - Sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.
 - The proposed lots have legal frontage to the public road network.
 - Physical access will continue as existing
- 10.7 Overall, the subject site is considered suitable for subdivision pursuant to Section 106 of the RMA.
- 10.8 The proposal also needs to be assessed against the provisions of Part 2 of the RMA. The relevant issues from Sections 5 to 9 of the RMA have been addressed in paragraphs 5.0, - 9.0 of this report. It is appropriate that this application be allowed, given that the proposal is in terms of the Rules of the District Plan and any potential adverse effects are no more than minor.

11 CONCLUSION

- 11.1 This proposal seeks to subdivide an Industrial General Zoned allotment, into two new fee simple allotments, with boundaries around the two existing buildings, .
- 11.2 Under the rules of the Christchurch District Plan, the subdivision proposal for which consent is sought is a Restricted Discretionary Activity under RD4 (Flood management area).
- 11.3 The existing buildings are in a flood management area; however, the subdivision will not change the current building layout.
- 11.4 Servicing will be continue to the buildings from existing infrastructure located within Cashel Street & Essex Street, with a new water connection required for Lot 2 in Essex Street.
- 11.5 The subdivision has been designed to fit around the proposed buildings, making the best use of the available land and in a layout that allows for efficient access to and from the site.

- 11.6 The proposal is what the District Plan generally anticipates for development within this zone, and it is considered that this proposal will not produce any significant adverse effects on the surrounding properties, so the applicant does not wish to have the application notified.
- 11.7 The proposal is consistent with the sustainable management of Christchurch City Council's limited natural and physical resources and is in accordance with the purposes and principles of the Resource Management Act 1991. It is therefore considered that consent can be granted as applied for.

Appendix A. SUBDIVISION SCHEME PLAN

Appendix B. RECORD OF TITLES



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **CB40D/642**

Land Registration District **Canterbury**

Date Issued 16 August 1996

Prior References

CB379/129 CB439/44 CB463/99

Estate Fee Simple
Area 924 square metres more or less
Legal Description Lot 2 Deposited Plan 70294
Registered Owners
219 John's Road Limited

Interests

A253312.7 Easement Certificate specifying the following easements - 16.8.1996 at 9.45 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 70294 - CT CB40D/641	E DP 70294	Lot 2 Deposited Plan 70294 - herein	
Right of way	Lot 2 Deposited Plan 70294 - herein	F DSP 70294	Lot 1 Deposited Plan 70294	
Right of way	Lot 2 Deposited Plan 70294 - herein	G DP 70294	Lot 3 Deposited Plan 70294 - CT CB40D/643	
Right of way	Lot 3 Deposited Plan 70294	H DP 70294	Lot 2 Deposited Plan 70294 - herein	
Party wall	Lot 1 Deposited Plan 70294	A DP 70294	Lot 2 Deposited Plan 70294 - herein	
Party wall	Lot 2 Deposited Plan 70294 - herein	B DP 70294	Lot 1 Deposited Plan 70294	
Party wall	Lot 2 Deposited Plan 70294 - herein	C DP 70294	Lot 3 Deposited Plan 70294	
Party wall	Lot 3 Deposited Plan 70294	D DP 70294	Lot 2 Deposited Plan 70294 - herein	

The party wall easements specified in Easement certificate A253312.7 when created will be subject to Section 243(a) Resource Management Act 1991

13537936.2 Mortgage to WDG Farms Limited - 27.2.2026 at 2:16 pm

supplied by the drawing room

W.A. ROBERTSON, DIRECTOR GENERAL, SURVEY AND LAND INFORMATION, NEW ZEALAND

Approved LM 84-23

PD482/4000 005.1/10M D/5

Appendix C. LISTED LAND USE REGISTER



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ448845

Date generated: 24 February 2026
Land parcels: Lot 2 DP 70294



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

 **Sites within enquiry area**

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the

accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Appendix D. SITE PHOTOS

Site from Cashel Street





Site from Essex Street



