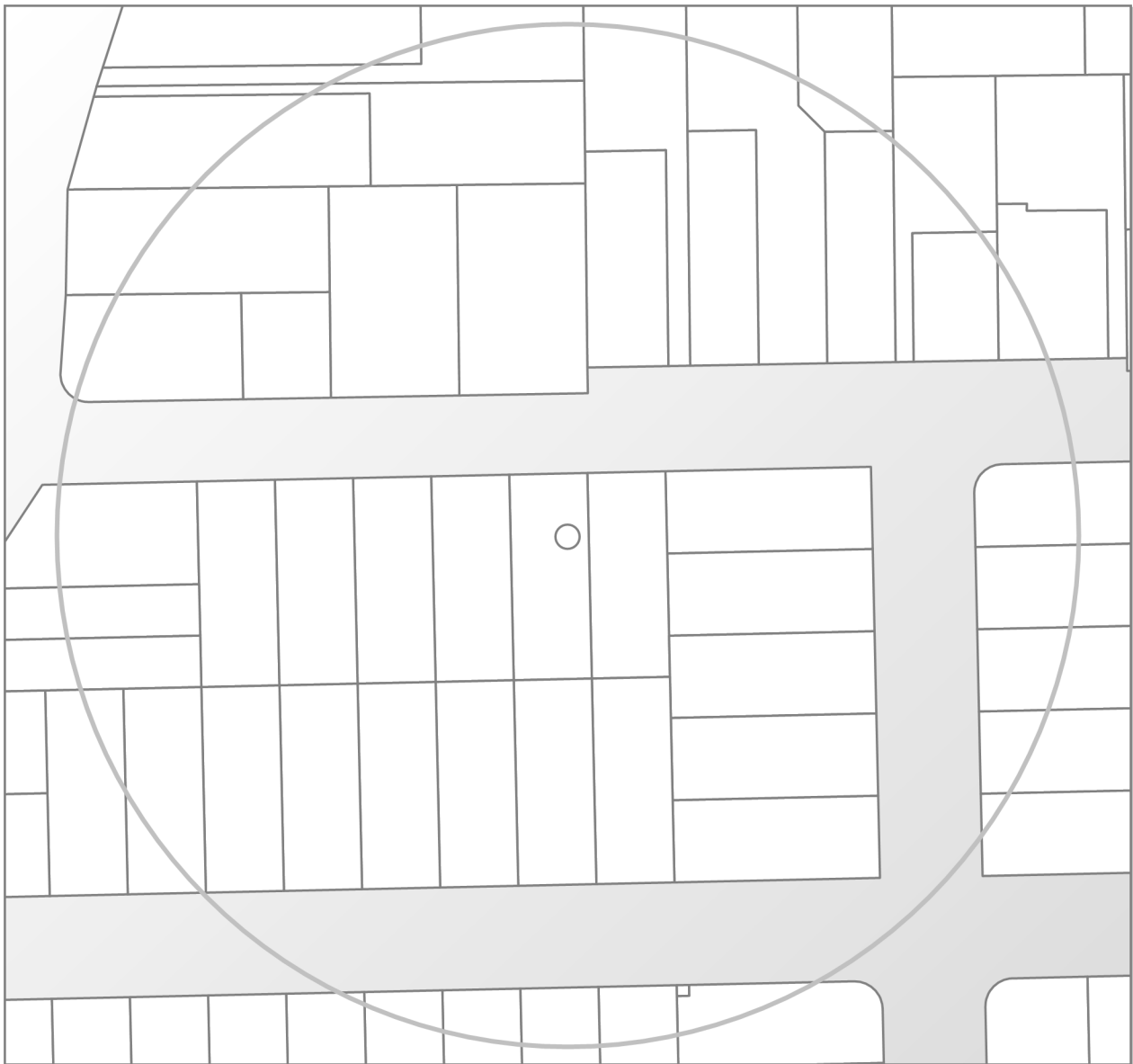


Land Information Memorandum



Property address:

18 Sandwich Road

LIM number: H08933000

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Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
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Fax 64 3 941 8984

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Application details

Date issued 12 June 2025
Date received 30 May 2025

Property details

Property address 18 Sandwich Road, Beckenham, Christchurch
Valuation roll number 22580 38600
Valuation information Capital Value: \$760,000
Land Value: \$520,000
Improvements Value: \$240,000
Please note: these values are intended for Rating purposes
Legal description Lot 11 DP 2315
Existing owner

Council references

Rate account ID 73032006
LIM number H08933000
Property ID 1067023

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this 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. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

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.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

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 therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

Property address:

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A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

☎ For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **Liquefaction Assessment**


Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

- **Consultant Report Available**

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

 For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related Information

- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- This property is shown to be served by Christchurch City Council Sewer .
- The council plan shows no public stormwater lateral to this site.

3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

☎ For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

☎ For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2025: \$4,327.44

	Instalment Amount	Date Due
Instalment 1	\$1,081.79	15/08/2024
Instalment 2	\$1,081.79	15/11/2024
Instalment 3	\$1,081.79	15/02/2025
Instalment 4	\$1,082.07	15/05/2025

Rates owing as at 12/06/2025: \$0.00

(b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us.

(c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.

A settlement statement of accounts will be provided on the expected settlement date advised.

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5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- BCN/1971/943 Applied: 01/03/1971 Status: Completed
18 Sandwich Road Beckenham
Permit granted 08/03/1971
Permit issued 08/03/1971
ALTER DWELLING- Historical Reference PER71101605
- BCN/1980/411 Applied: 04/02/1980 Status: Completed
18 Sandwich Road Beckenham
Permit granted 19/02/1980
Permit issued 19/02/1980
REROOF- Historical Reference PER80101504
- BCN/1986/3575 Applied: 16/06/1986 Status: Completed
18 Sandwich Road Beckenham
Permit granted 27/06/1986
Permit issued 27/06/1986
WOODSMAN- Historical Reference PER86101150
- BCN/2006/1241 Applied: 24/02/2006 Status: Code Compliance Certificate refused S93
18 Sandwich Road Beckenham
Accepted for processing 24/02/2006
Building consent granted 14/03/2006
Building consent issued 14/03/2006
PIM Granted 14/03/2006
PIM Issued 14/03/2006
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 19/02/2013
GARAGE ATTACHED TO DWELLING- Historical Reference ABA10063314
- BCN/2010/4530 Applied: 20/05/2010 Status: Code Compliance Certificate refused S93
18 Sandwich Road Beckenham
Accepted for processing 20/05/2010
Building consent granted 31/05/2010
PIM Granted 31/05/2010
PIM Issued 31/05/2010
Building consent issued 01/06/2010
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 13/07/2018

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WOODSMAN MATAI DVI 165 STANDARD INBUILT WETBACK WOODBURNER CLEAN AIR CERTIFICATION:
04003- Historical Reference ABA10103422

- BCN/2011/6942 Applied: 12/05/2011 Status: Completed
18 Sandwich Road Beckenham
Exemption from building consent approved 16/01/2012
Application for exemption from Building Consent for Metro Eco Trad/Inbuilt/Wood
Burner/Dry/Clean Air Certification No:101157

- Historical Reference BAE35004105

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

(d) Orders

(e) Requisitions

Related Information

- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.

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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

 For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

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8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a)(i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

- **Christchurch International Airport Protection Sfc.**

Property or part of property within the Christchurch International Airport Protection Surfaces overlay, which is operative.

- **Qualifying Matter**

Property or part of property within the Residential Character Area qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

Property or part of property within the Liquefaction Management Area (LMA) Overlay, which is operative.

- **Residential Character Area**

Property or part of property within the Christchurch District Plan Character Area Overlay (CA4) Beckenham Loop, which has been publicly notified.

- **Residential Character Area**

Property or part of property within the Christchurch District Plan Character Area Overlay (CA4) Beckenham Loop, which is operative.

- **District Plan Zone**

Property or part of property within the Medium density residential zone, which has been publicly notified.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

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9. Other land and building classifications


Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

 For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

 For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

☎ For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- Your organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

(b) Other

- **Floor Levels Information**

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

- **Guest Accommodation**

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

- **Community Board**

Property located in Spreydon-Cashmere-Heathcote Community Board.

- **Tsunami Evacuation Zone**

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

- **Electoral Ward**

Property located in Cashmere Electoral Ward

- **Listed Land Use Register**

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 publically available database called the Listed Land Use Register (LLUR). The Christchurch City 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

- **Spatial Query Report**

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A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

Related Information

- The Council has received a third party work completion report/information relating to the building exemption application on this property. It has been placed on the property file. The Council does not accept any liability for the contents, or representations, made within the report/information. The report/information is not included in the Land Information Memorandum (LIM) because the Council has not verify the information/report supplied. If a copy of the property file is required you can request this through our online form by visiting ccc.govt.nz & search property file or visit a Council Service Centre.

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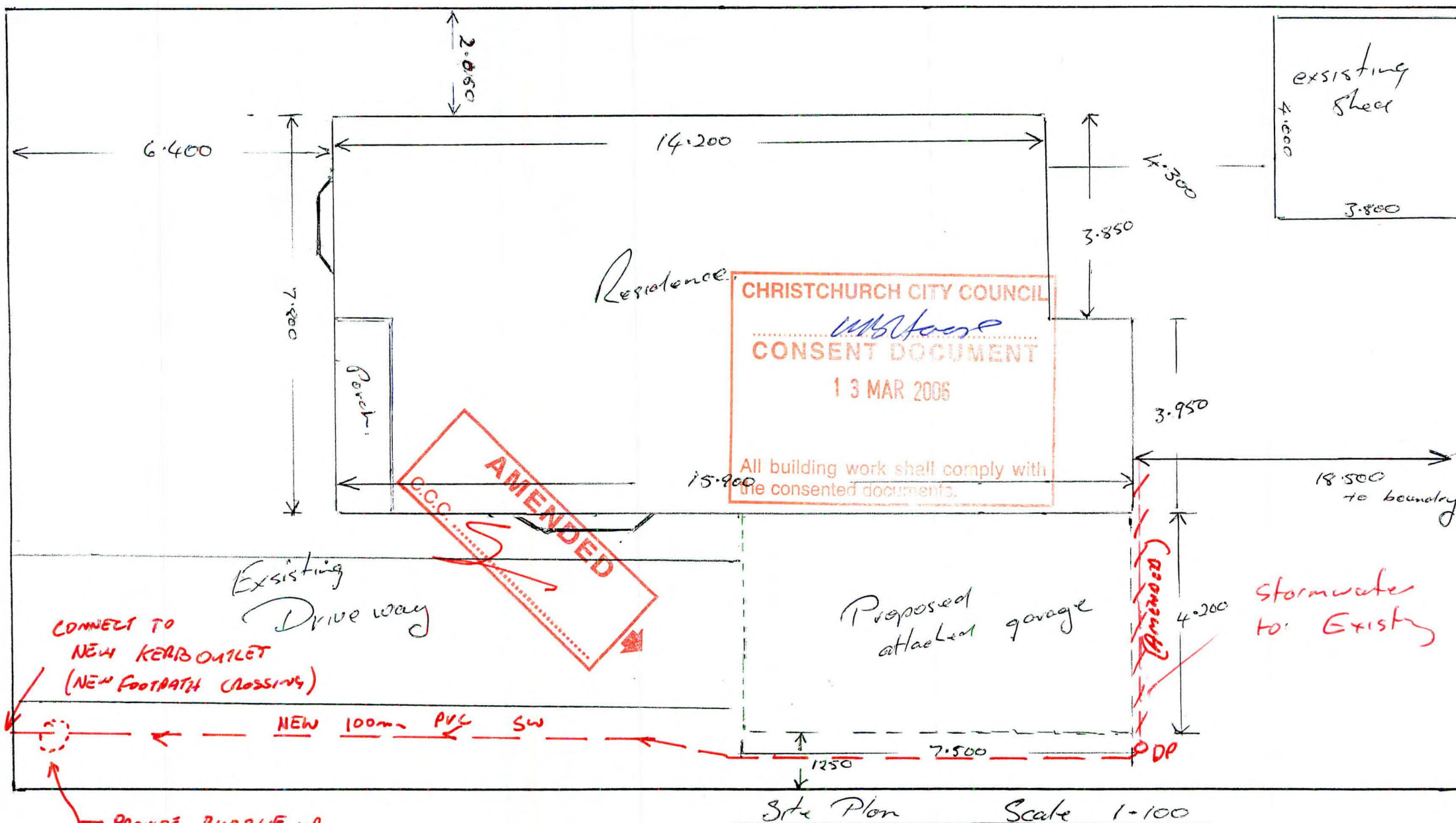
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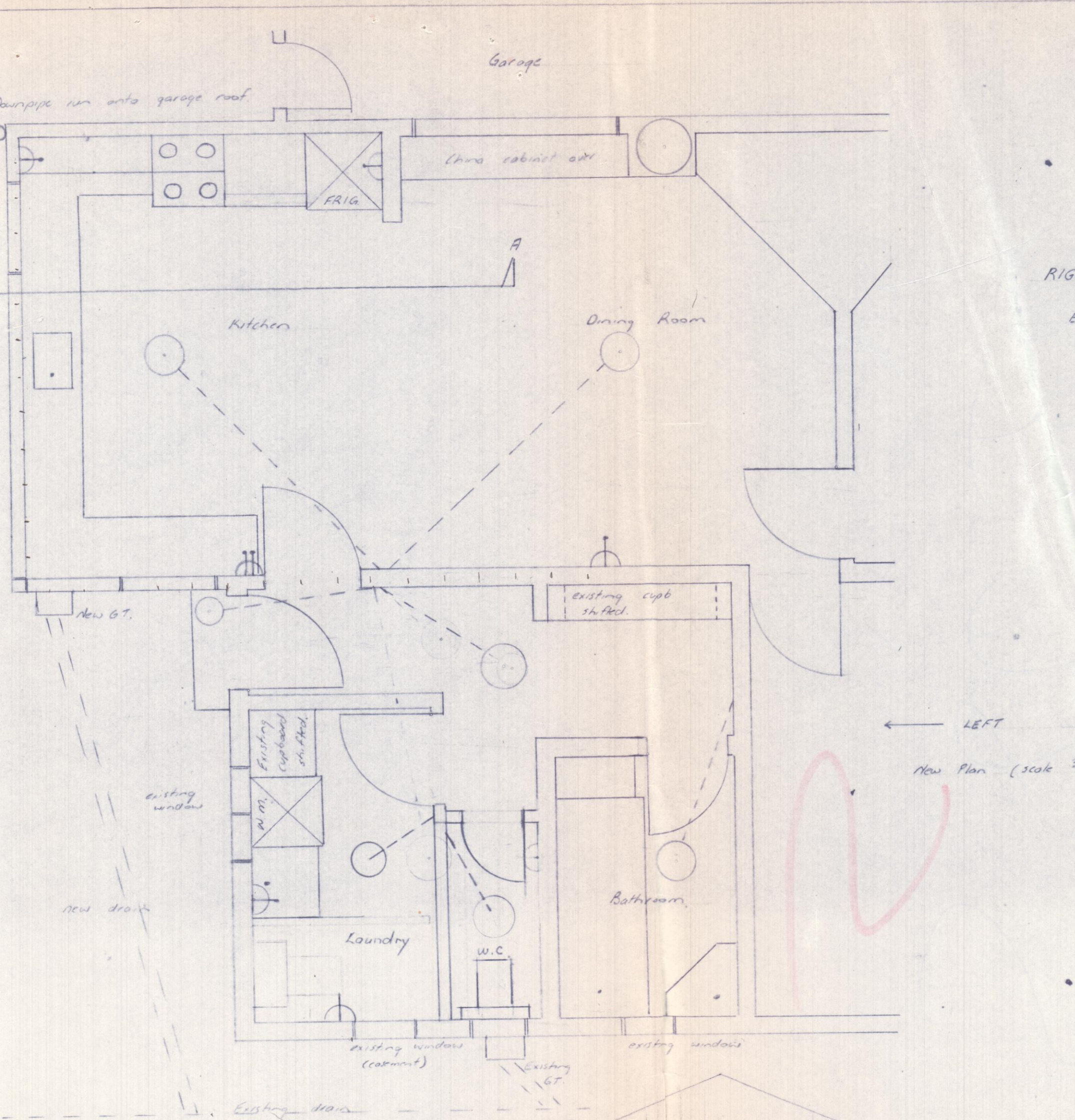
www.ccc.govt.nz

- | | |
|---|---|
| <input type="checkbox"/> Buildings | SwPipe (non CCC) |
| StreetAddress | — In Service |
| WwAccess | SwLateral (non CCC) |
| <input type="checkbox"/> Standard Manhole | — In Service |
| <input type="checkbox"/> Vented Manhole | WsValve |
| WwEye | <input type="checkbox"/> Gate |
| <input type="checkbox"/> Eye | <input type="checkbox"/> WsHydrant |
| <input type="checkbox"/> Eye | WsConnection |
| <input type="checkbox"/> Eye (Vertical) | <input type="checkbox"/> Meter |
| WwLateralFitting | WsFitting |
| <input type="checkbox"/> Lateral Fitting | <input type="checkbox"/> End Cap |
| <input type="checkbox"/> WwPipeFlowDirection | <input type="checkbox"/> Connector |
| WwPipe | <input type="checkbox"/> Connector |
| NominalDiameter | <input type="checkbox"/> Connector |
| — Diameter is 200mm or smaller | <input type="checkbox"/> Connector |
| — Diameter is greater than 200mm, up to 450mm | WsPipe |
| WwLateral | NominalDiameter |
| WwLateral (non CCC) | — Diameter is 110mm or smaller |
| — In Service | — Diameter is greater than 110mm, up to 225mm |
| SwInlet | — Diameter is greater than 225mm |
| <input type="checkbox"/> Single Sump | <input type="checkbox"/> WsLateral |
| <input type="checkbox"/> SwPipeFlowDirection | <input type="checkbox"/> WsStructure |
| SwLateralFitting | WsPipe (not In Service) |
| <input type="checkbox"/> Single Sump | NominalDiameter |
| SwPipe | — Diameter is 450mm or smaller |
| NominalDiameter | — Diameter is 110mm or smaller |
| — Diameter is 450mm or smaller | — Diameter is greater than 225mm |
| SwLateral | <input type="checkbox"/> RatingUnit |



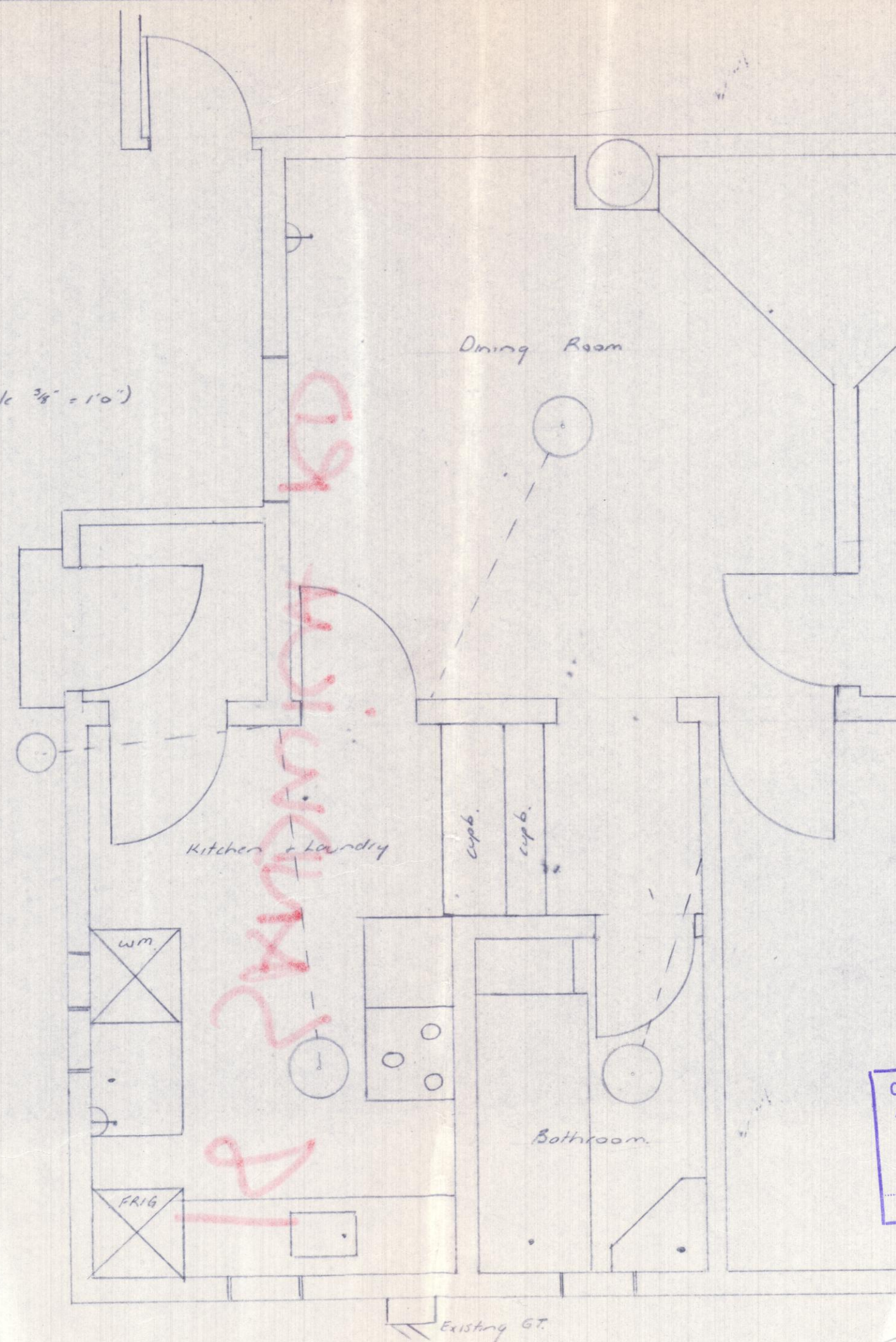


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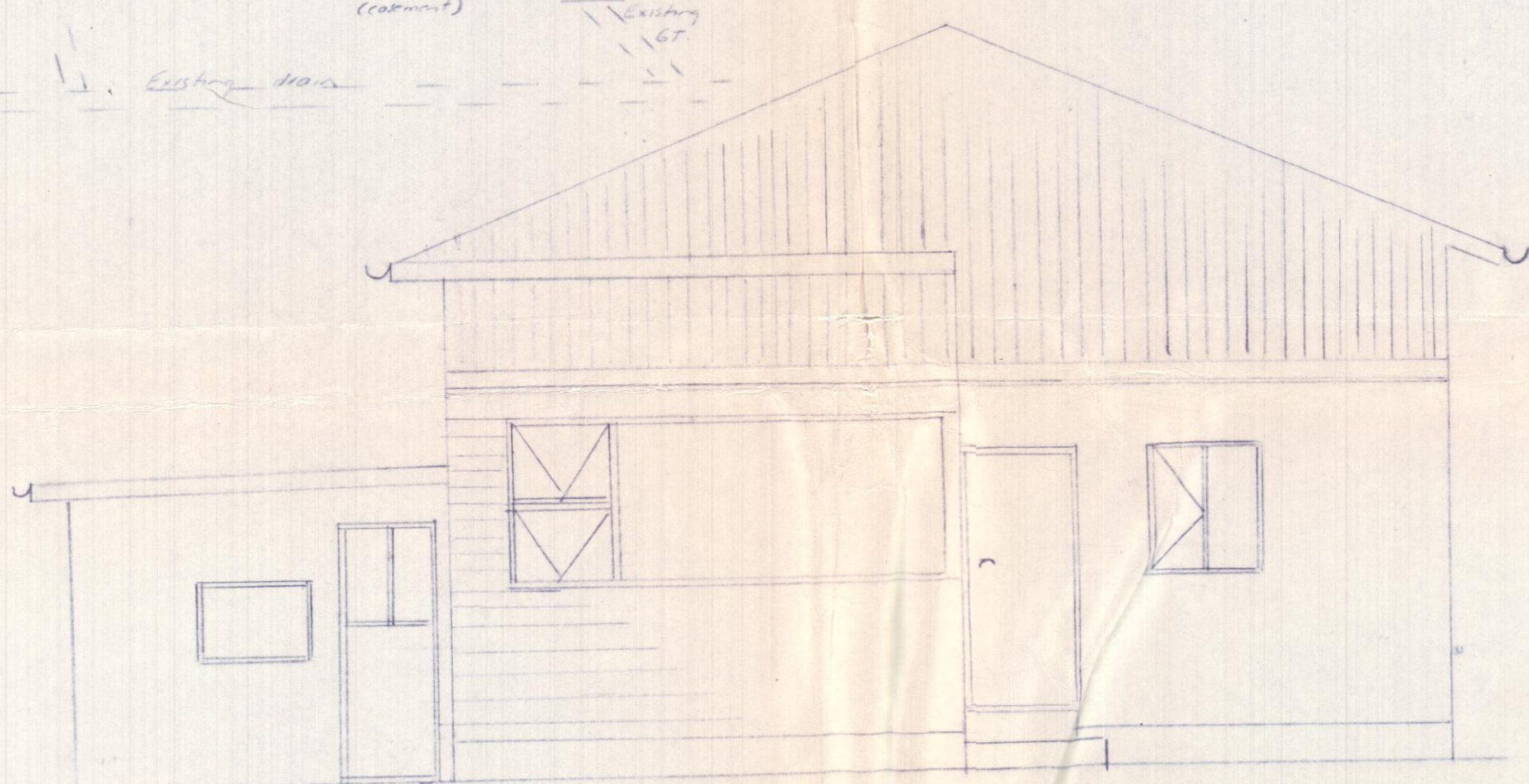


RIGHT: →
Existing Plan (scale $\frac{3}{8}" = 1'0"$)

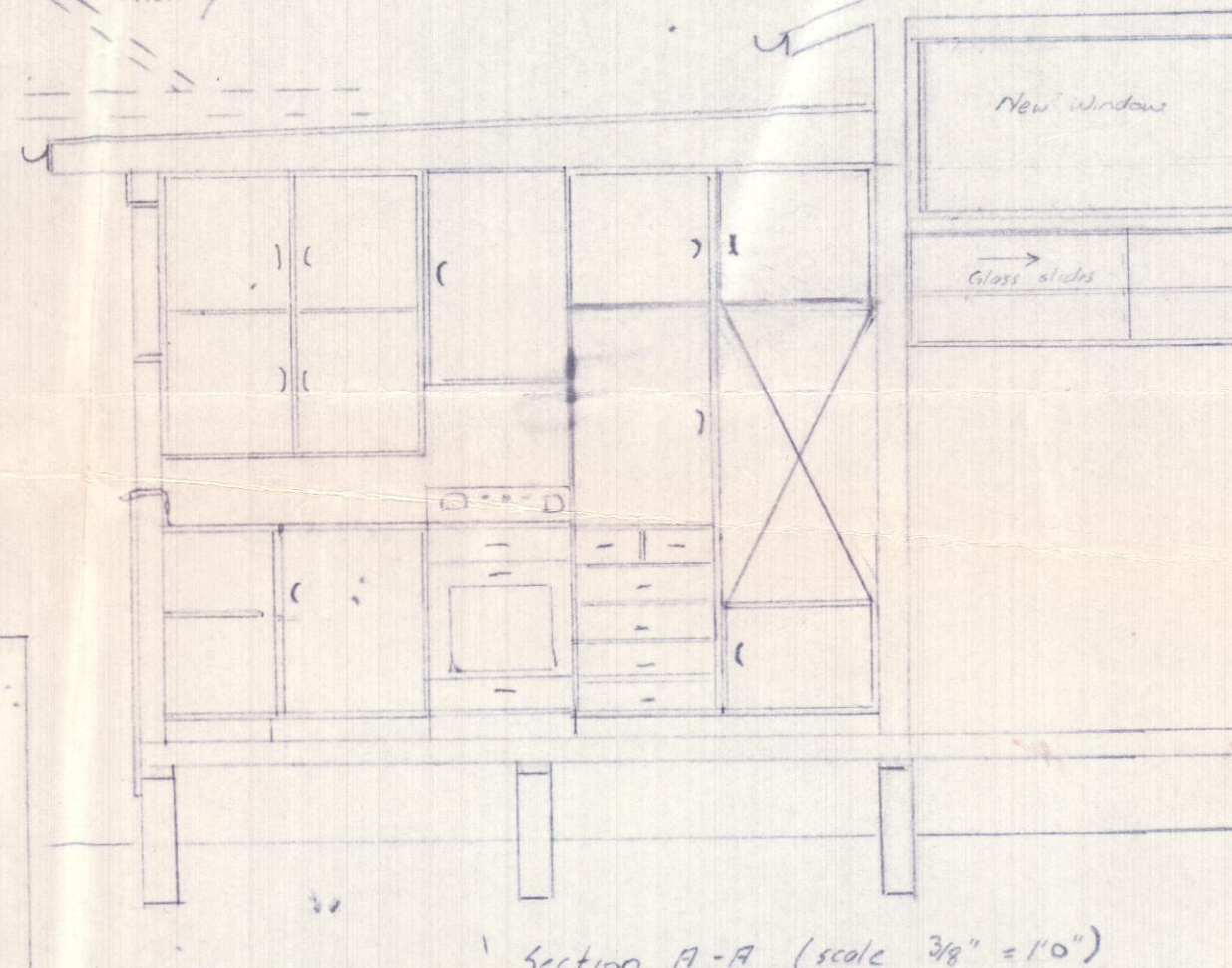
← LEFT
New Plan (scale $\frac{3}{8}" = 1'0"$)



CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
- 8 MAR 1971
For City Engineer



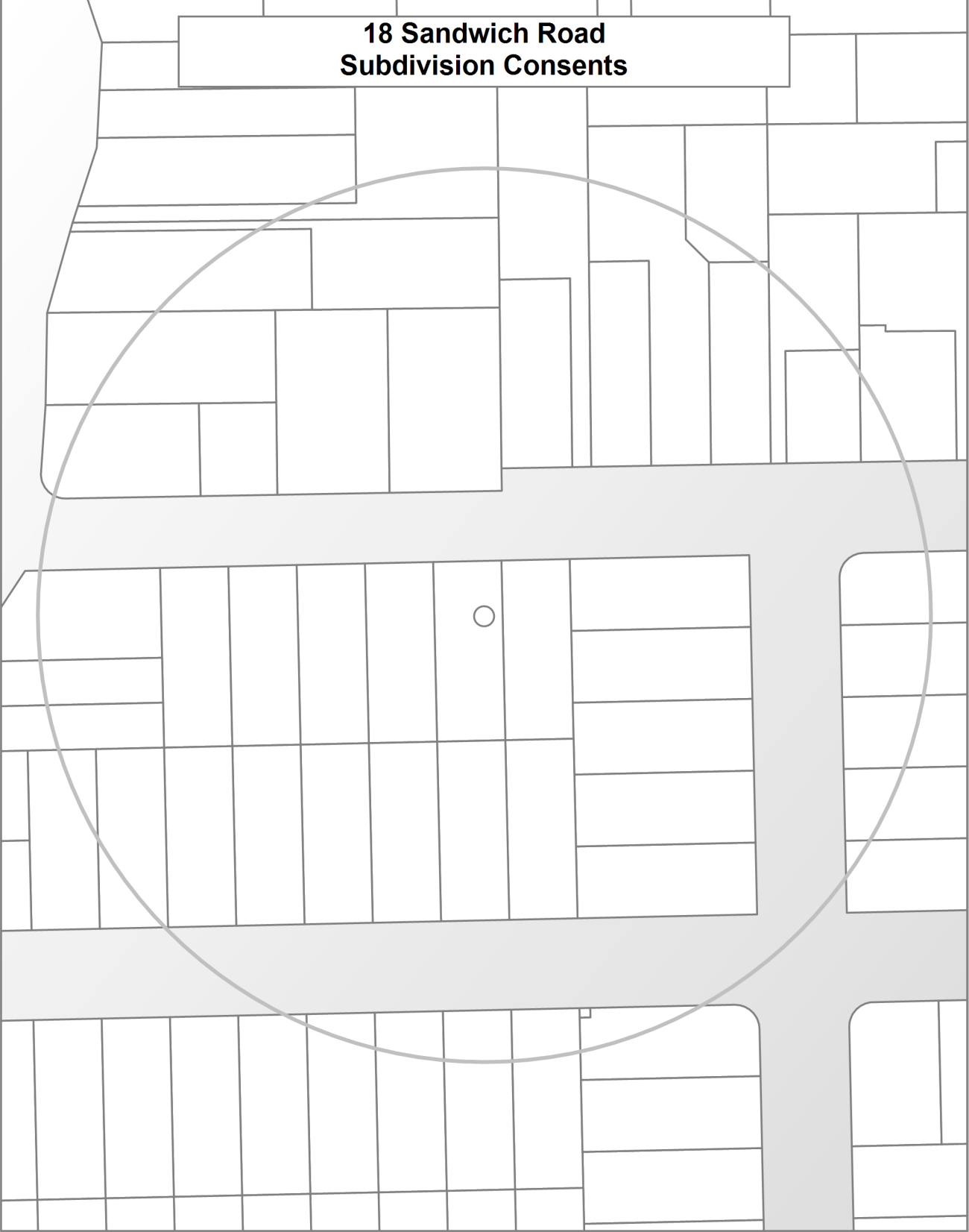
Proposed Alterations and Additions
at
18 Sandwich Rd
for
Mr + Mrs. N. A. Weston



18 Sandwich Road Land Use Consents



**18 Sandwich Road
Subdivision Consents**



18 Sandwich Road
Private occupation of public land



Land Use Resource Consents within 100 metres of 18 Sandwich Road

Note: This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

101 Waimea Terrace

RMA/1998/638

Application to build a garage within 4.5m setback and SAM setback; garage door 4m setback requires 5.5m; exceeds allowable 40m² forward of the dwelling - Historical Reference RES980626

Processing complete

Applied 12/03/1998

Decision issued 01/04/1998

Granted 01/04/1998

RMA/2024/2340

Residential dwelling with attached garage

Processing complete

Applied 15/08/2024

Decision issued 22/10/2024

Granted 21/10/2024

121 Birdwood Avenue

RMA/1992/529

Consent to reduced setback from street boundary - no decision on file - Historical Reference RES9216676

Processing complete

Applied 04/10/1992

Decision issued 11/11/1992

Granted 11/11/1992

132 Birdwood Avenue

RMA/1990/58

Consent to extend the dwelling to 1.1m from the side boundary and into the 35 deg recession plane - Historical Reference RES9200702

Processing complete

Applied 18/10/1990

Decision issued 29/10/1990

Granted 29/10/1990

14 Sandwich Road

RMA/2024/3043

Alterations and additions to existing dwelling including foundation repairs

Processing complete

Applied 22/10/2024

Decision issued 18/11/2024

Granted 14/11/2024

15 Martin Avenue

RMA/2001/140

construct additions that will result in living area window being 3 metre setback - Historical Reference RMA20003989

Processing complete

Applied 04/01/2001

Decision issued 29/01/2001

Granted 26/01/2001

15 Sandwich Road

RMA/1990/979

Consent to construct an oversized accessory building of 27.37m2 - Historical Reference RES9222079

Processing complete

Applied 18/10/1990

Decision issued 24/10/1990

Granted 24/10/1990

RMA/1991/1174

Consent to increase the floor area of an accessory building and for a protrusion thru the recession plane - Historical Reference RES9222077

Processing complete

Applied 22/07/1991

Decision issued 29/07/1991

Granted 29/07/1991

RMA/1991/1175

Consent to an oversized accessory building - Historical Reference RES9222078

Processing complete

Applied 12/03/1991

Decision issued 19/03/1991

Granted 19/03/1991

RMA/2021/1349

Addition of bedroom to existing dwelling

Processing complete

Applied 13/05/2021

Decision issued 17/06/2021

Granted 17/06/2021

16 Sandwich Road

RMA/2015/2546

Dwelling Extension and Alteration - Historical Reference RMA92030885

Processing complete

Applied 11/09/2015

Decision issued 24/09/2015

Granted 23/09/2015

RMA/2018/1654

To Construct a 6m x 6m Double Garage

Not accepted for processing

Applied 10/07/2018

Not accepted for processing 23/07/2018

RMA/2018/1809

To construct a double garage

Processing complete

Applied 27/07/2018

Decision issued 10/08/2018

Granted 10/08/2018

17 Sandwich Road

RMA/2022/1709

Encumbrance for family flat

Withdrawn

Applied 20/05/2022

RMA/2022/3350

Addition and alteration to existing dwelling

Processing complete

Applied 28/10/2022

Amended decision issued - s133A 23/05/2023

Decision issued 16/01/2023

Granted 16/01/2023

19 Martin Avenue

RMA/2003/414

Application for internal changes to the existing house, changing the use of some rooms - Historical Reference RMA20012673

Processing complete

Applied 12/02/2003

Decision issued 17/02/2003

Granted 14/02/2003

RMA/2021/4058

Additions and alterations - extension of bedroom, ensuite, living, kitchen and attached carport

Processing complete

Applied 02/12/2021

Decision issued 09/03/2022

Granted 09/03/2022

RMA/2022/3323

Additions and alterations including a new carport attached to existing dwelling

Processing complete

Applied 26/10/2022

Decision issued 07/11/2022

Granted 07/11/2022

2/31C Sandwich Road

RMA/1990/990

Consent granted to exceed the maximum floorspace permitted for an accessory building at 31c Sandwich Rd Flat 2 - Historical Reference RES94001473

Processing complete

Applied 09/07/1990

Decision issued 20/07/1990

Granted 20/07/1990

28 Martin Avenue

RMA/2000/1988

Application for dwelling additions which intrude setback and recession plane. - Historical Reference RMA20002724

Processing complete

Applied 08/08/2000

Decision issued 28/08/2000

Granted 25/08/2000

31 Sandwich Road

RMA/2015/1498

Dwelling Alterations and Additions - Historical Reference RMA92029771

Processing complete

Applied 04/06/2015

Decision issued 18/06/2015

Granted 17/06/2015

32 Martin Avenue

RMA/1996/575

Application to intrude the recession plane on the Eastern boundary and to reduce the side setback to 1.3metres in terms of the Transitional and Proposed Plans. - Historical Reference RES960676

Processing complete

Applied 20/03/1996

Decision issued 13/05/1996

Granted 13/05/1996

33A Sandwich Road

RMA/1985/1080

Consent granted erect a garage that exceeds 2.3m in height on the boundary and intrudes the recession plane requirements. - Historical Reference RES94001472

Processing complete

Applied 23/09/1985

Decision issued 14/10/1985

Granted 14/10/1985

38 Martin Avenue

RMA/1979/8

Consent to erect a garage on street boundary on the location of the previous garage - Historical Reference RES9200700

Processing complete

Applied 24/10/1979

Decision issued 17/01/1980

Granted 17/01/1980

RMA/1983/820

Dispensation for a garage on a street boundry. - Historical Reference RES954587

Processing complete

Applied 20/04/1983

Decision issued 20/04/1983

Granted 20/04/1983

RMA/1994/1166

Consent to reduce 6.0m separation Betw dwellings to 4.9m - Historical Reference RES94102374

Processing complete

Applied 22/08/1994

Decision issued 18/10/1994

Granted 18/10/1994

85 Waimea Terrace

RMA/2002/3034

Application to erect a dwelling with an attached garage - Historical Reference RMA20012083

Processing complete

Applied 27/11/2002

Decision issued 17/01/2003

Granted 17/01/2003

89 Waimea Terrace

RMA/1989/726

Consent to erect a garage with a verandah over 65m2 in addition to a total size of accessory buildings over 85m2 - Historical Reference RES9216175

Processing complete

Applied 15/08/1989

Decision issued 29/08/1989

Granted 29/08/1989

99 Waimea Terrace

RMA/2022/2689

To construct a new garage and deck

Processing complete

Applied 22/08/2022

Decision issued 02/11/2022

Granted 02/11/2022

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term "resource consents" in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term "subdivision consents" in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied