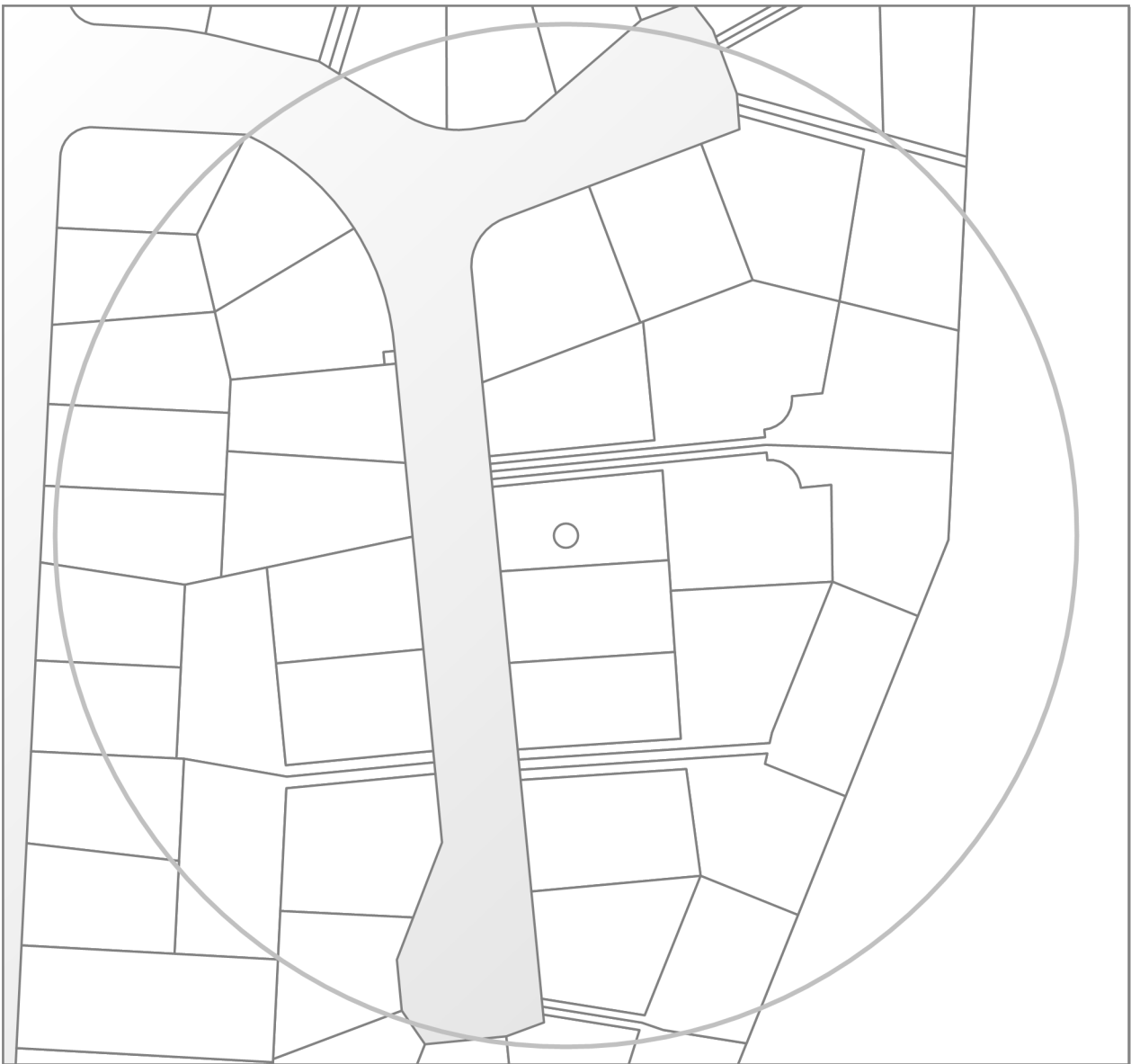




Land Information Memorandum



Property address:
19 Te Maru Place

LIM number: H09087129

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Christchurch City Council
53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

Application details

Date issued 9 July 2025
Date received 30 June 2025

Property details

Property address 19 Te Maru Place, Redwood, Christchurch
Valuation roll number 21926 05924
Valuation information Capital Value: \$690,000
Land Value: \$330,000
Improvements Value: \$360,000
Please note: these values are intended for Rating purposes
Legal description Lot 40 DP 43431
Existing owner J Huang Trustee Limited
96 Spalling Road
Christchurch 8025

Council references

Rate account ID 73150433
LIM number H09087129
Property ID 1114977

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. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

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.

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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.

Natural Hazards

(a) Coastal Hazards

As at the date of this LIM, Council research found no information under this heading.

(b) Earthquakes

- 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.

(c) Flooding

- Predicted 1 in 50 Year Flood Extent

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<https://ccc.govt.nz/floorlevelmap>) or phone 941 8999.

(d) Landslides

As at the date of this LIM, Council research found no information under this heading.

(e) Subsidence

- 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.

(f) Tsunamis

- 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/>

(g) Volcanic and Geothermal Hazards

As at the date of this LIM, Council research found no information under this heading.

(h) Wind

As at the date of this LIM, Council research found no information under this heading.

(i) Any Other Natural Hazards

As at the date of this LIM, Council research found no information under this heading.

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(j) District Plan Natural Hazard Information

Please refer to *Section 8. Land use and conditions* of this report for District Plan related natural hazard information.

(k) Building Notices

Please refer to *Section 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings* of this report for Building Act notice information.


Other Special Features or Characteristics of the Land

- **Fill**

This property is located in an area known to have been filled. The year the fill occurred is Unknown. The filling was, according to the Council's records carried out in a controlled manner and comprises Unknown Material.

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 and Stormwater.

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 30/06/2026: \$4,208.73

	Instalment Amount	Date Due
Instalment 1	\$1,052.13	31/08/2025
Instalment 2	\$1,052.13	30/11/2025
Instalment 3	\$1,052.13	28/02/2026
Instalment 4	\$1,052.34	31/05/2026

Rates owing as at 09/07/2025: \$1,457.13

(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.

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/1981/5077 Applied: 23/07/1981 Status: Completed
19 Te Maru Place Redwood
Permit granted 10/09/1981
Permit issued 10/09/1981
DWELLING- Historical Reference PER81061047
- BCN/1985/22 Applied: 03/01/1985 Status: Completed
19 Te Maru Place Redwood
Permit granted 25/01/1985
Permit issued 25/01/1985
GARAGE- Historical Reference PER85061841
- BCN/1985/604 Applied: 08/02/1985 Status: Completed
19 Te Maru Place Redwood
Permit granted 02/04/1985
Permit issued 02/04/1985
GARAGE DOORS- Historical Reference PER85062015

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

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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.

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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

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the Residential Suburban Zone, which is operative.

- **Flood Management Area**


Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

(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.

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 Monday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Monday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill 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 Papanui-Innes-Central Community Board.

• Electoral Ward

Property located in Papanui 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

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

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19 Te Maru Place

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- Attached is a Property Report that the Council has received relating to unverified/non-consented building work. The Council does not accept any liability for the contents or representations made within the report.

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Christchurch City Council

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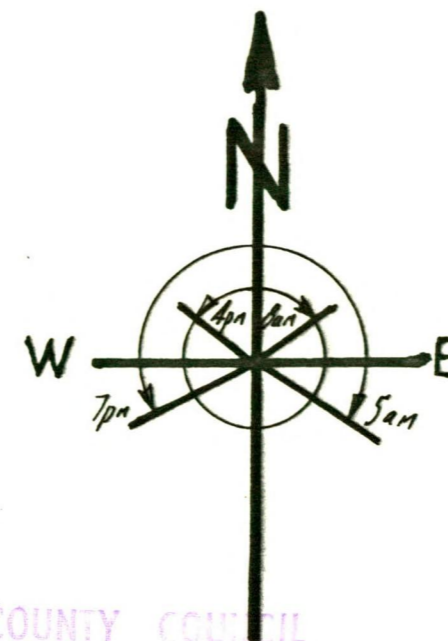
WAIMAIRI COUNTY COUNCIL

APPROVED Subject to:

1. All work to comply with the County Building By-Laws

2. 24 hours notice to be given to the Building Inspector prior to commencing any work.

[Signature]
Building Inspector
8-9-81.



WAIMAIRI COUNTY COUNCIL

24 HOURS NOTICE MUST BE GIVEN

Prior to pouring ANY concrete.

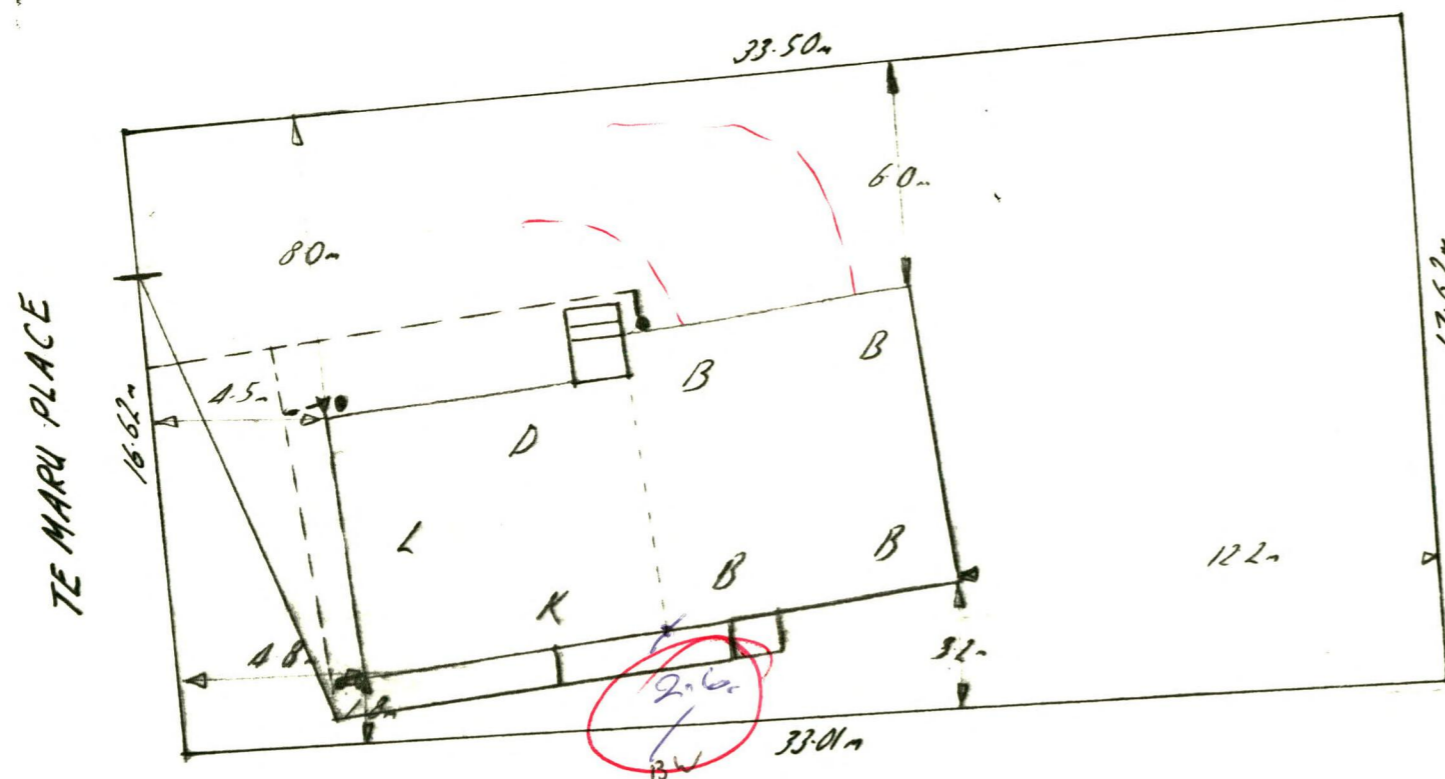
Prior to laying ANY Floor.

Prior to fixing ANY wall or ceiling lining.

On completion of the Building

provision must be made to allow the building Inspector access.

Engineer designed foundation required before installation carried out.



SITE PLAN

AREA: 569m²

APPROX LENGTHS FOR PROVISIONAL SUM INCLUDES

— 32 m SEWER

-- 29 m STORMWATER

CLIENTS SIGNATURE

DATE

DRAWN BY: G.L. SMITH

M.B.:

AGENT: G. M'CALLISTER

1165

CHECKED:

DATE: 1-5-81



merritt-beazley homes ltd

134 Victoria Street
Christchurch 1

PO Box 2901
Telephone 797820

DESIGN: WENTWORTH

PROPOSED RESIDENCE FOR **MR. & MRS. B. ROBINSON,**

NO:

SITE **LOT 40. DP43431. TE MARU PLACE. REDWOOD. CHCH**

AREA OVER BRICK:

AREA OVER FRAME:

SCALE:

1:200

GENERAL INFORMATION

AGE: Altered approximately 15 - 20 years ago.

DESCRIPTION: Original double car garage converted to a games room with an intermediate partition wall with sliding doors fitted. Ranchslider door and aluminium windows have been fitted into the original garage door openings.

LOCATION: NE corner of the house.

CONSTRUCTION - INTERIOR

Floor Type: Concrete.

Linings: Strapped concrete block walls with Shadowline timber wall paneling and gib board ceiling.

Lintels: Original lintels remain.

Ceiling Joists: Original ceiling joists.

Insulation: No insulation.

Subfloor: There is no subfloor due to the concrete slab-on-ground floor construction.

Electrics: The distribution board has been fitted with 13 standard fuse holders. Visible wiring was modern tough plastic-sheathed cable.

Lights and power points are installed.

Light & Ventilation: Good light and ventilation.

CONSTRUCTION - EXTERIOR

Walls: Original concrete block walls. The required weep holes have been installed in the bottom course of the masonry to drain away any rain-water which penetrates the veneer cladding.

Windows: Aluminium windows. Well fitted and flashed.

Doors: Aluminium ranchslider door. Well fitted and flashed.

Foundations: Concrete slab foundations. The concrete slab foundations have been built up above ground level to deter surface water penetration.

Stormwater: Original stormwater.

This report has been added to the file as a record of work for which there is no record of official authorisations. The information in the report should be carefully evaluated in the knowledge that the Council offers no warranty as to its correctness.

The Council has not inspected the work unless the file has been built up above

GENERAL INFORMATION

Alterations: Before making any additions or alterations to the property, home owners are required by law to obtain a Building Consent from the local council/ territorial authority. Almost all plumbing, drainlaying and construction work requires a consent, as well as all major repairs, demolition, removal and relocation of buildings, and installations such as solid fuel heating appliances, although some specific areas may be waived under special provisions of the third schedule of the Building Act.

Also, Consents are generally required for remedial work needed to bring any unauthorised works into compliance with the NZ Building Code.

Firstly a Project Information Memorandum (PIM) should be obtained from the local territorial authority (council) for any major work. A PIM will reveal any pitfalls relating to the site ie flooding, underground water or sewage services etc which may affect the alterations. Detailed plans must then be submitted to the council for consent approval. Work can begin as soon as the consent is issued. The building owner is responsible for ensuring that inspections are carried out by the council at the required stages of construction.

After a final inspection, the owner must apply for a Code Compliance Certificate. This document establishes that the project has been overseen by the council, that all finished work complies with the Consent, and has been carried out in accordance with the NZ Building Code. The Code Compliance Certificate is an important document for insurance and legal purposes, and must be produced in the event of a resale.

This report has been added to the file as a record of work for which there is no record of council authorisations. The information in the report should be carefully evaluated in the knowledge that the Council offers no warranty as to its correctness.

The Council has not inspected the work unless the file indicates otherwise.

CONCLUSION

Following our visual inspection, we conclude that the alteration to the garage appears to have been constructed in a tradesmanlike manner and in accordance with the relevant standards and building regulations in force at the time of construction.

Territorial authorities cannot issue building permits or consents retrospectively. However it should be possible to lodge a copy of this report with the local service centre or the Christchurch City Council, Environmental Services Unit, PO Box 237, Ch-ch so that it will be noted on future LIM reports.

The original copy should be stored with other house documents for legal and insurance purposes and passed onto the new owners in the event of a resale. A copy of this report can also be sent to the insurers, requesting confirmation that the structure will be covered in the event of any insurance claims.

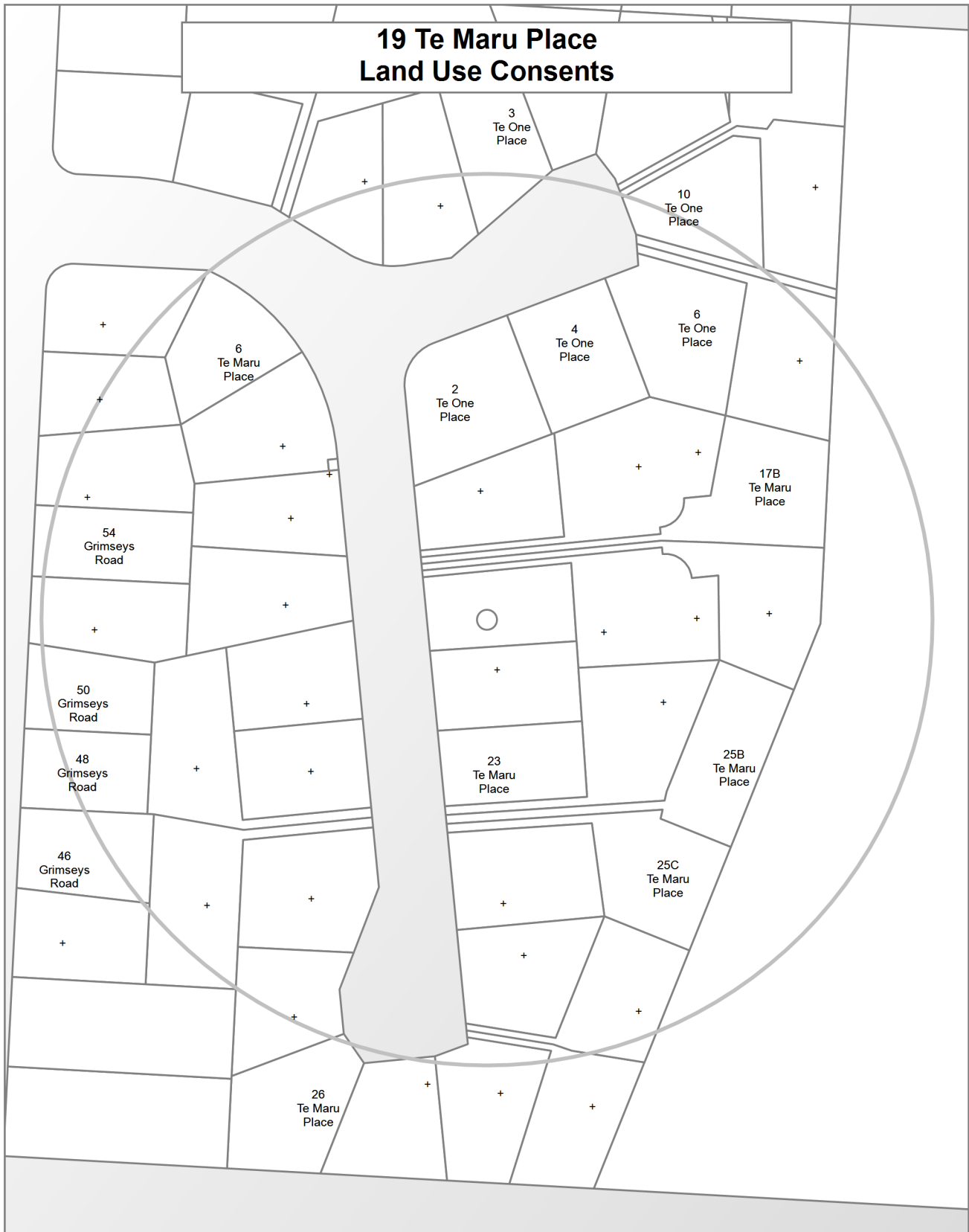
This **Compliance Report** has been prepared with regard to the lack of building permits only to ensure compliance with building regulations at the time of construction and as such does not purport to be a full **AA House Check** Inspection Report and does not include enclosed or concealed areas, general structural condition or maintenance items notwithstanding that comment may be made.

Our observations, comments, evaluations and conclusions are drawn from visual evidence. No destructive or invasive testing was performed.

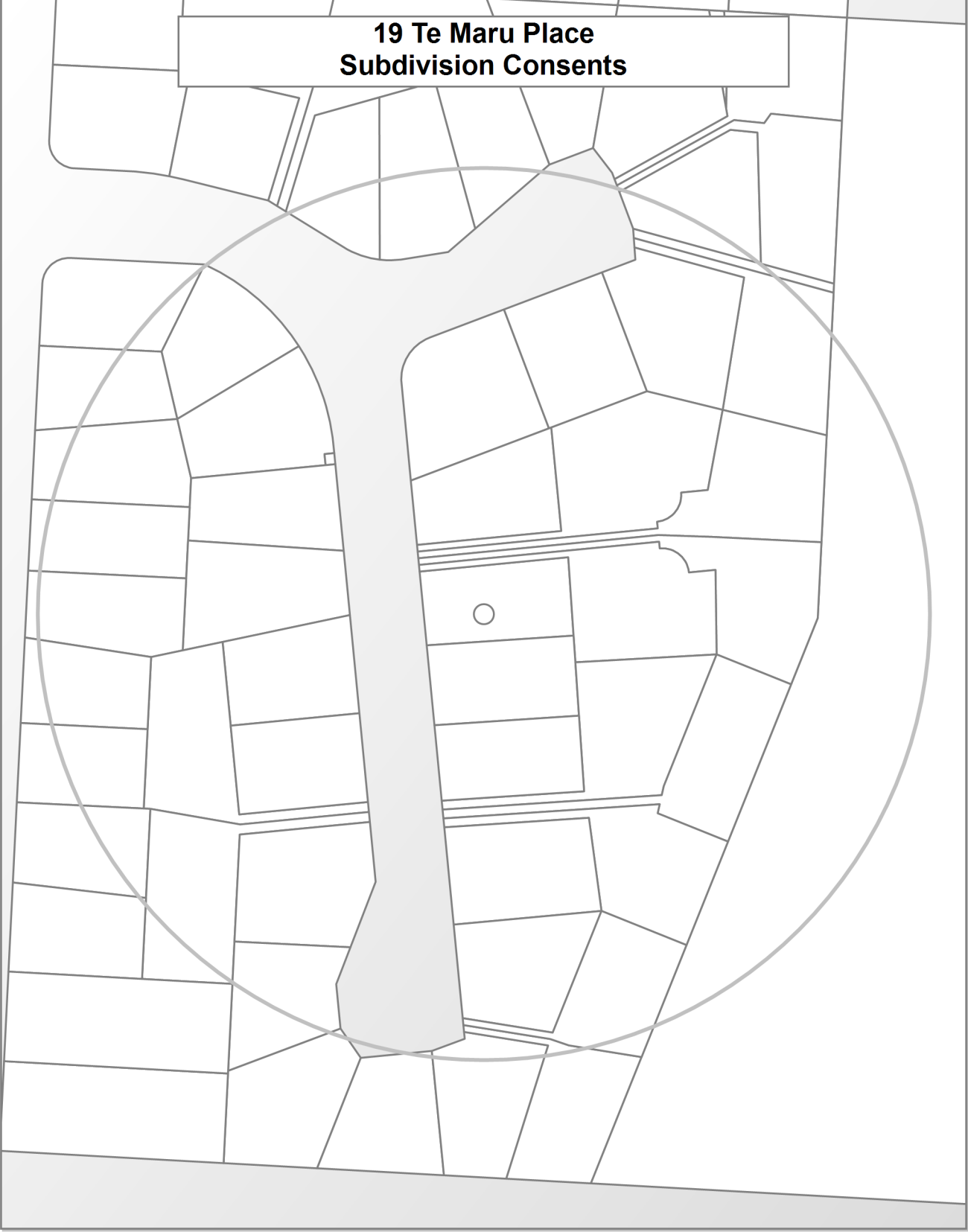
PAUL STANLEY
INSPECTOR

This report has been added to the file as a record of work for which there is no record of council authorisations. The information in the report should be carefully evaluated in the knowledge that the Council offers no warranty as to its correctness.
The Council has not inspected the work unless the file indicates otherwise.

19 Te Maru Place Land Use Consents



**19 Te Maru Place
Subdivision Consents**



Land Use Resource Consents within 100 metres of 19 Te Maru Place

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

10 Te One Place

RMA/1984/80

Dispensation sought to allow a garage to be built in which half of the rear wall projects over the 35 degree recession plane. - Historical Reference RES9202434

Processing complete

Applied 06/04/1984

Decision issued 12/04/1984

Granted 12/04/1984

10D Te One Place

RMA/2013/958

Outline Plan (Two trial embankments as part of the Northern Arterial Motorway) - Historical Reference RMA92022597

Processing complete

Applied 28/05/2013

Decision issued 12/06/2013

Outline plan accepted 12/06/2013

RMA/2017/362

Earthworks

Not accepted for processing

Applied 21/02/2017

Not accepted for processing 01/03/2017

17B Te Maru Place

RMA/1984/79

Dispensation sought to build a garage 300mm from the boundary with block wall providing fire rating and intruding on the 35 degree recession plane. - Historical Reference RES9202425

Processing complete

Applied 09/04/1984

Decision issued 12/04/1984

Granted 12/04/1984

2 Te One Place

RMA/1982/632

Consent to erect a garage 200mm from property boundary in lieu of required 1.5m - Historical Reference RES9219037

Processing complete

Applied 15/06/1982

Decision issued 30/07/1982

Granted 30/07/1982

23 Te Maru Place

RMA/1996/2861

To extend the existing double garage roof, the proposal does not comply with the Proposed City Plan the garage is within 4.5m of the road boundary. - Historical Reference RES963294

Processing complete

Applied 24/12/1996

Decision issued 01/01/1999

Granted 01/01/1999

25B Te Maru Place

RMA/1997/555

A discretionary activity to erect a 4.4m x 4.8m extension onto an existing garage the proposal does not comply with the Transitional and Proposed City Plans. - Historical Reference RES970541

Processing complete

Applied 06/03/1997

Decision issued 20/03/1997

Granted 20/03/1997

25C Te Maru Place

RMA/1985/133

Dispensation sought to extend the garage to 77.55m² in lieu of 65m² maximum, - Historical Reference RES9202426

Processing complete

Applied 20/11/1985

Decision issued 26/11/1985

Granted 26/11/1985

26 Te Maru Place

RMA/1986/110

Dispensation sought to relax the north boundary recession plane on the proposed garage - Historical Reference RES9202427

Processing complete

Applied 11/07/1986

Decision issued 11/07/1986

Granted 11/07/1986

3 Te One Place

RMA/1985/134

Dispensation sought to erect a garage in the front forecourt. - Historical Reference RES9202430

Processing complete

Applied 24/08/1985

Decision issued 18/09/1985

Granted 18/09/1985

4 Te One Place

RMA/1996/2138

To erect a conservatory which intrudes into the 4.5m Road setback. - Historical Reference RES962489

Processing complete

Applied 24/09/1996

Decision issued 02/10/1996

Granted 02/10/1996

46 Grimseys Road

RMA/1991/933

Erect an extension to garage, total wall length 10m in lieu of 9m required, within 1.8m of boundary. Neighbours consent - Historical Reference RES9217321

Processing complete

Applied 27/11/1991

Decision issued 11/12/1991

Granted 11/12/1991

48 Grimseys Road

RMA/1986/906

Erect a garage 250mm from east boundary, and sited on the north boundary. Neighbours consent - Historical Reference RES9217318

Processing complete

Applied 01/01/1986

Decision issued 21/01/1986

Granted 21/01/1986

50 Grimseys Road

RMA/1984/872

Erect a garage, sited 150mm off east boundary and intrudes into the 45deg recession plane. - Historical Reference RES9217317

Processing complete

Applied 12/07/1984

Decision issued 13/07/1984

Granted 13/07/1984

54 Grimseys Road

RMA/2000/3165

Application to construct a dwelling that has a continuous length of 22.5metres along the southern side & has a living area window within 3m setback - Historical Reference RMA20003937

Processing complete

Applied 21/12/2000

Decision issued 11/01/2001

Granted 10/01/2001

6 Te Maru Place

RMA/1997/2591

Dwelling additions to an existing unit located within the 4.5m Road setback and to extend an existing garage resulting in a wall length exceeding 9m within 1.8m of an internal boundary. - Historical Reference RES972984

Processing complete

Applied 17/10/1997

Decision issued 18/11/1997

Granted 18/11/1997

6 Te One Place

RMA/1998/1674

Extension to kitchen and laundry which is within 3m of an internal boundary (2.5 metres proposed) - Historical Reference RES981902

Processing complete

Applied 20/07/1998

Decision issued 01/01/1999

Granted 01/01/1999

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