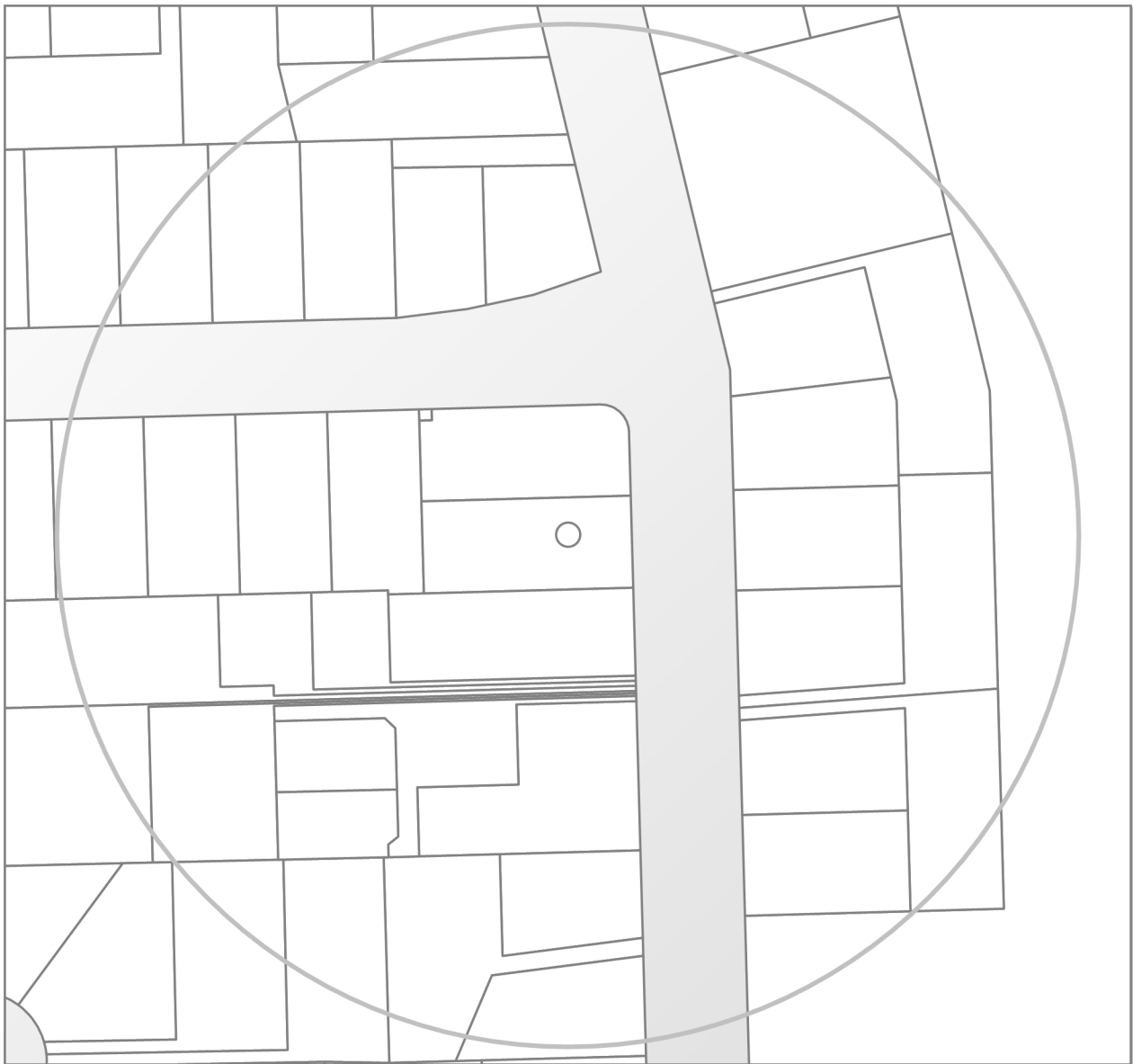


Land Information Memorandum



Property address:

469 Bower Avenue

LIM number: H01332057

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Christchurch City Council

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Application details

Date issued 27 September 2023
Date received 18 September 2023

Property details

Property address 469 Bower Avenue, Queenspark, Christchurch
Valuation roll number 21851 32620 A
Valuation information Capital Value: \$570,000
Land Value: \$245,000
Improvements Value: \$325,000
Please note: these values are intended for Rating purposes
Legal description Flat 1 DP 63750 on Lot 7 DP 62808 having share in 738 m2
Existing owner Beryl Edith Day
Ronald Edward Day
1/469 Bower Avenue
Christchurch 8083

Council references

Rate account ID 73069637
LIM number H01332057
Property ID 1004690

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.

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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.

- **Coastal Hazard Inundation**

The Council has a report, Coastal Hazard Assessment for Christchurch District (2021), which indicates this area may be susceptible to coastal flooding. The 2021 report considers areas that might be at risk over the next 100 years and beyond as a result of sea level rise. To find out how your area might be affected go to www.ccc.govt.nz/coastalhazards.

- **Property located in Tsunami Risk Zone**

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

- **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

- The property is shown to be served by a sewer & storm water drain which is shared and that common drains continue through the property.

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 30/06/2024: \$3,049.19

	Instalment Amount	Date Due
Instalment 1	\$762.23	15/09/2023
Instalment 2	\$762.23	15/12/2023
Instalment 3	\$762.23	15/03/2024
Instalment 4	\$762.50	15/06/2024

Rates owing as at 27/09/2023: \$0.00

(b) Excess water charges

From January 2023 excess water use charges will apply based on water meter readings. Check to see how this property may be affected. <https://www.ccc.govt.nz/services/water-and-drainage/water-supply/water-reporter/>.

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

(c) Final water meter reading required?

No Reading Required

☎ To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

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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/1992/10885 Applied: 03/11/1992 Status: Completed
469 Bower Avenue Queenspark
Permit issued 26/01/1993
Two Townhouses with Attached Garages- Historical Reference PER9207651

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75049959 02/03/2011 469 Bower Avenue
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(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).

- **Tree protected by Subdivision Consent on property**

This site contains a tree which was required by a condition of subdivision. This tree is protected. If you are propose to remove the tree, the agreement of council is required and early consultation with council subdivision staff is recommended. Species Name: Betula pendula (Silver Birch) Crown Width (m): 6.00 Height (m): 10.00

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

(ii) Christchurch District Plan

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility 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.

- **District Plan Zone**

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

- **RMA/1969/158 - Resource consents**

469 Bower Avenue Queenspark

To sell frozen and chilled goods not produced on the property. - Historical Reference RES9218539

Status: Processing complete

Applied 18/07/1969

Granted 17/10/1969

Decision issued 17/10/1969

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- RMA/1986/940 - Resource consents
469 Bower Avenue Queenspark
Encroaching on 35 degree recession plane on south side of building - Historical Reference RES9218541
Status: Processing complete
Applied 03/09/1986
Granted 29/09/1986
Decision issued 29/09/1986
- RMA/1993/1271 - Subdivision Consent
469 Bower Avenue Queenspark
Comp. Title SUBDIVISION - Historical Reference RMA10197
Status: Processing complete
Applied 22/04/1993

Related Information

- Attached is a copy of the aerial view of the property showing the approximate location of the tree/s protected under the sub division/ resource consent conditions.

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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 Wednesday. 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 Wednesday. 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 2 collection cycle on a Wednesday. 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 Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Coastal 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.

Property address:

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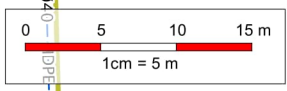
LIM number: H01332057

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Private Drainage


Standard Infrastructure


Bio Gas


 Condensate Trap


 End Cap

 Inlet

 Outlet

 Valve

 Main

 Cable



















Water Intake/Supply

- Connector
- Bellows
- Connector
- Hydrant








Water Intake/Supply

-  Inlet
-  Meter
-  Outlet
-  Pump
-  Restrictor
-  Valve
-  Air Release
-  Butterfly
-  Flow restriction
-  Gate
-  Pressure Activated
-  Sluice
-  Valve
-  Reservoir
-  Structure
-  Lateral
-  Main
-  Sub Main








Wastewater











-  End Cap
-  Valve
-  Air Gap Separator
-  Vent
-  Eye
-  Eye (Vertical)
-  Outfall
-  Pump
-  Junction
-  Access
-  Flush Manhole
-  Inspection Point
-  Standard Manhole
-  Trap
-  Vented Manhole
-  I lateral
-  Main
-  Pressure Main

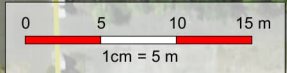
Wastewater

-  Lateral Fitting
- Local Pressure
 -  Control Panel
 -  Boundary Kit
 -  Tank System
 -  Site
 -  Vacuum Chamber
 -  Vacuum Breather

Stormwater

-  Bend
-  Change
-  Eye
-  Flow Restriction
-  Inlet
-  Dome Sump
-  Double Sump
-  Gross Debris Trap

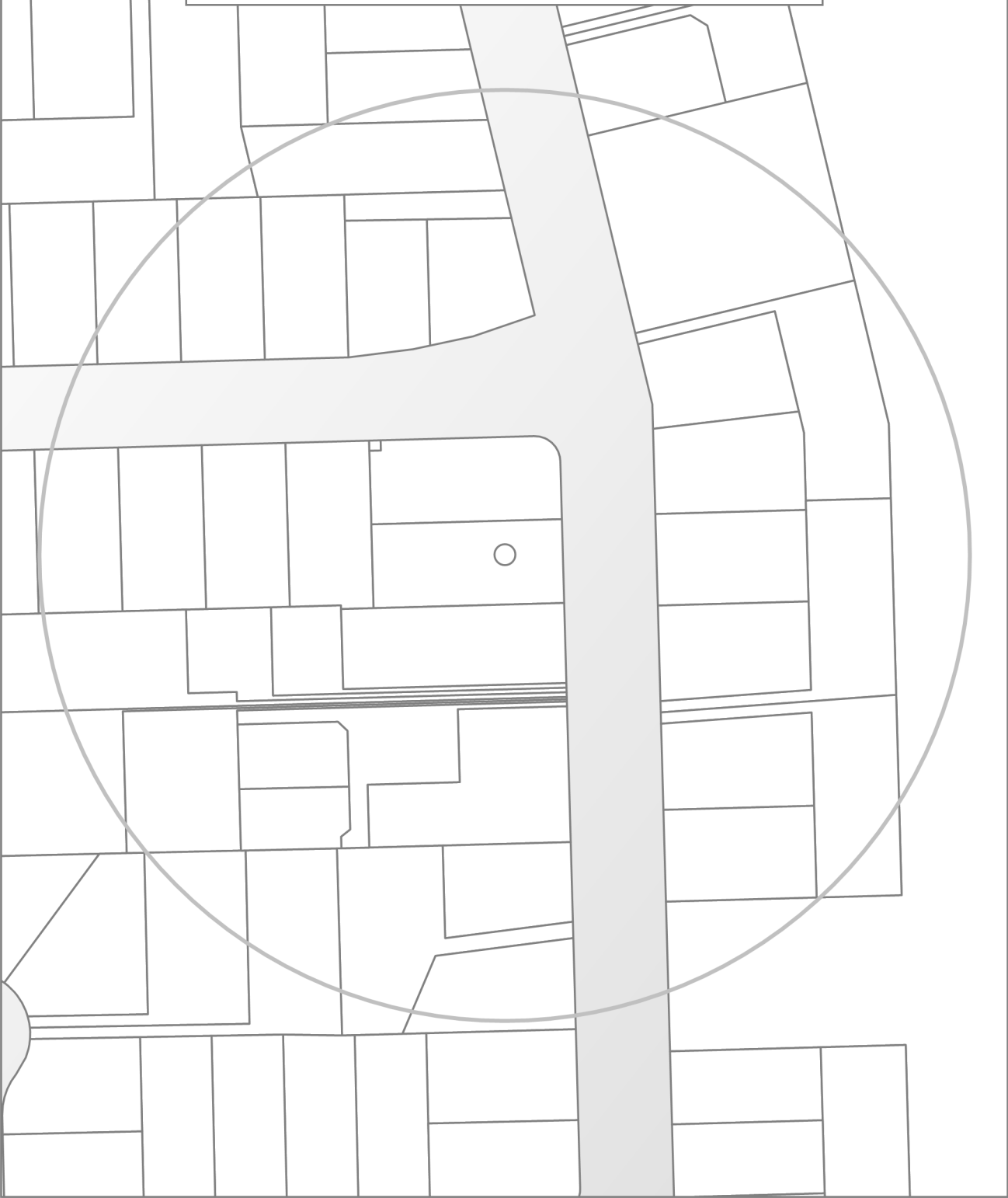
Stormwater	Stormwater
Inlet	Lateral Fitting
	 Single Sump
Inlet Headwall	 Soak Pit
Pipe End	 Inspection point
Silt Trap	 Manhole
Single Sump	
Soak Pit	
Triple Sump	
Junction	All services
Standard Manhole	 Pipe Protection
Outlet	 Abandoned
Pump	 Proposed
Structure	 Out of service
Basin	Landbase
Lateral	 Easement
Main	
Lateral Fitting	
Double Sump	



469 Bower Avenue Land Use Consents



**469 Bower Avenue
Subdivision Consents**



Land Use Resource Consents within 100 metres of 469 Bower Avenue

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

1 Rue de la Mare

RMA/1995/3021

To erect a dwelling which fails to comply with the Proposed Plan in respect of the dwelling contains a length of wall greater than 20m without a 2.4m step in Plan and intrudes into the road boundary setback - Historical Reference RES956108

Processing complete

Applied 01/12/1995

Decision issued 21/12/1995

Granted 21/12/1995

13 Farm Lane

RMA/2015/1257

Global consent for soil disturbance associated with the rebuild and repair of earthquake-damaged residential structures on HAIL land - Historical Reference RMA92029513

Processing complete

Applied 11/05/2015

Decision issued 12/06/2015

Granted 12/06/2015

RMA/2016/1973

Existing Use Certificate - Dwelling with attached garage

Processing complete

Applied 20/07/2016

Certificate issued 28/07/2016

14 Farm Lane

RMA/2004/1893

Erect conservatory within 3m of internal boundary and located partly within outdoor living space. - Historical Reference RMA20017521

Processing complete

Applied 22/07/2004

Decision issued 19/08/2004

Granted 19/08/2004

RMA/2014/1744

Rebuild foundations - Historical Reference RMA92026412

Processing complete

Applied 11/07/2014

Decision issued 25/08/2014

Granted 25/08/2014

RMA/2015/842

Change of Tenure Sec223 issued 10/6/15 Lt483124 Sec224 issued 29/10/15 - Historical Reference RMA92029079

Processing complete

Applied 27/03/2015

Decision issued 15/04/2015

Granted 15/04/2015

15 Farm Lane

RMA/2004/1893

Erect conservatory within 3m of internal boundary and located partly within outdoor living space. - Historical Reference RMA20017521

Processing complete

Applied 22/07/2004

Decision issued 19/08/2004

Granted 19/08/2004

RMA/2014/1744

Rebuild foundations - Historical Reference RMA92026412

Processing complete

Applied 11/07/2014

Decision issued 25/08/2014

Granted 25/08/2014

RMA/2015/842

Change of Tenure Sec223 issued 10/6/15 Lt483124 Sec224 issued 29/10/15 - Historical Reference RMA92029079

Processing complete

Applied 27/03/2015

Decision issued 15/04/2015

Granted 15/04/2015

2 Rue de la Mare

RMA/1998/1246

To erect a garage within the 4.5 metre Road boundary setback. (3m) - Historical Reference RES981384

Processing complete

Applied 26/05/1998

Decision issued 29/05/1998

Granted 29/05/1998

2A Rue de la Mare

RMA/1998/1247

To erect a garage within the 4.5m Road boundary setback. (2m from rue DE LA mare and 3.73m from Bower Avenue.) - Historical Reference RES981385

Processing complete

Applied 26/05/1998

Decision issued 29/05/1998

Granted 29/05/1998

RMA/2014/2184

Earthworks - Contaminated Soil - Historical Reference RMA92026865

Processing complete

Applied 25/08/2014

Decision issued 19/09/2014

Granted 19/09/2014

4 Farm Lane

RMA/1997/1267

To erect a conservatory which intrudes into the 3m living area window setback. - Historical Reference RES971398

Processing complete

Applied 26/05/1997

Decision issued 09/06/1997

Granted 09/06/1997

460 Bower Avenue

RMA/1999/2907

Land use consent to erect residential dwellings on lots 1-16 of subdivision consent Bur/99/525 in accordance with the land use Rules applic - Historical Reference RES991757

Processing complete

Applied 15/06/1999

Decision issued 15/06/1999

Granted 15/06/1999

RMA/2002/682

Landscaping and upgrading the car parking area for the Waimairi Beach Golf Club. - Historical Reference RMA20009663

Processing complete

Applied 25/03/2002

Decision issued 11/04/2002

Granted 10/04/2002

RMA/2013/982

Establish and operate a Golf Clubhouse and Pro Shop - Historical Reference RMA92022622

Processing complete

Applied 31/05/2013

Decision issued 13/06/2013

Granted 13/06/2013

RMA/2016/1681

Soil disturbance on land where an activity identified on the Hazardous Activities and Industries List (HAIL) has been undertaken.

Processing complete

Applied 22/06/2016

Decision issued 17/08/2016

Granted 17/08/2016

RMA/2021/3617

To establish three dwellings on siteAlso see SUB RMA/2021/3589

Processing complete

Applied 27/10/2021

Granted 30/09/2022

472 Bower Avenue

RMA/2014/2460

Temporary dwelling lift in order to rebuild the existing foundations - Historical Reference RMA92027148

Processing complete

Applied 19/09/2014

Decision issued 30/09/2014

Granted 29/09/2014

480 Bower Avenue

RMA/1983/709

To exceed 65m² in one building by 6.225m². - Historical Reference RES9219083

Processing complete

Applied 19/09/1983

Decision issued 22/09/1983

Granted 22/09/1983

RMA/1996/2764

To erect additions to an existing dwelling which fails to comply with the 4m setback for a first floor balcony. - Historical Reference RES963187

Processing complete

Applied 09/12/1996

Decision issued 13/02/1997

Granted 13/02/1997

482 Bower Avenue

RMA/1980/615

To site double carport in front yard. - Historical Reference RES9218544

Processing complete

Applied 29/08/1980

Decision issued 08/09/1980

Granted 08/09/1980

485 Bower Avenue

RMA/1982/618

South wall of addition slightly over the 65 degree recession plane 4.90m in lieu of 3.9m at 1.80m from boundary. - Historical Reference RES9218545

Processing complete

Applied 17/09/1982

Decision issued 01/10/1982

Declined 01/10/1982

RMA/2023/118

Encumbrance - family flat

Processing complete

Applied 20/01/2023

Encumbrance registered 16/03/2023

6 Farm Lane

RMA/2014/3284

Dwelling with Attached Garage - Historical Reference RMA92027989

Processing complete

Applied 09/12/2014

Decision issued 29/01/2015

Granted 29/01/2015

6A Hurst Place

RMA/1995/916

To erect accessory building additions exceeding 9.0m wall length within 1.8m of the boundary to 11.5m at 0.4m from boundary - Historical Reference RES951058

Processing complete

Applied 23/05/1995

Decision issued 19/06/1995

Granted 19/06/1995

9 Farm Lane

RMA/2005/1685

Sleepout with outdoor living space less than 90m². - Historical Reference RMA20020555

Cancelled

Applied 25/07/2005

9 Rue de la Mare

RMA/2014/2375

Soil disturbance and soil removal associated with the construction of a new residential dwelling - Historical Reference RMA92027060

Processing complete

Applied 12/09/2014

Decision issued 26/09/2014

Granted 26/09/2014

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