

Land Information Memorandum



Property address:
2 Upham Terrace

LIM number: H09006311

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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 19 June 2025
Date received 9 June 2025

Property details

Property address 2 Upham Terrace, Lyttelton
Valuation roll number 23801 59200
Valuation information Capital Value: \$550,000
Land Value: \$300,000
Improvements Value: \$250,000
Please note: these values are intended for Rating purposes
Legal description Lot 1 DP 81498
Existing owner Kainga Ora - Homes and Communities
Private Bag 76913
Manukau City
Manukau 2241

Council references

Rate account ID 73125155
LIM number H09006311
Property ID 1145073

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.

- **Snow Load Design Required**

Contour maps held by the Council indicate that this site is at or above 40 metres above mean sea level. The effects of snow on the design of any proposed buildings will need to be considered and addressed.

- **Consultant Report Available**

Council holds indicative information that this property may be subject to risk from geological hazards. These may be but not limited to potential erosion (eg cliff collapse, tunnel gully erosion, slip/sheet erosion, rockfall), falling debris (eg boulder rolls, rockfall), subsidence, slippage (eg slope instability) or inundation. Information on the hazards may be found by calling 03 9418999. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

- **Consultant Report Continued**

There are a number of Consultant reports on the Port Hills which can be found on the Council's website: <http://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports/>. These consultant reports may or may not reference to information about your individual property.

Related Information


- Council was advised about flooding on section due to coming from the street in June 2013 and Council has no further reports since.

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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.
- The council plan shows no public sewer/stormwater lateral to this site.
- Council records show public sewer pipes passing through 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.

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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: \$3,250.96

	Instalment Amount	Date Due
Instalment 1	\$812.70	15/08/2024
Instalment 2	\$812.70	15/11/2024
Instalment 3	\$812.70	15/02/2025
Instalment 4	\$812.86	15/05/2025

Rates owing as at 19/06/2025: \$0.00

(b) Excess water charges

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 now ensure all water usage and outstanding debts are accurately accounted for.

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

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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/2020/7108 Applied: 27/11/2015 Status: Completed
2 Upham Terrace Lyttelton
Certificate of acceptance approved 14/03/2016
Building Act Certificate of Acceptance considered for foundation repairs. - Historic Reference BAA37001068

(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.
- CDB75020848 25/02/2011 2 Upham Terrace
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

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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.
- Attached is a copy of the form 9 for a certificate of acceptance (BAA) that has been issued for building work at this property. There will be items that have been accepted by Council and some that may have been excluded acceptance.

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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

- **Banks Peninsula District Plan Coastal Hazards**

The subdivision provisions of the Banks Peninsula District Plan relating to coastal hazards still apply and are included in this table (<https://ccc.govt.nz/news-and-events/public-notice/show/88>).

(ii) Christchurch District Plan

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Nga Turanga Tupuna overlay, which is operative.

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Sites of Cultural Significance qualifying matter, which has been publicly notified

- **Remainder Slope Instability Management Area**

Property or part of property within the Christchurch District Plan Remainder of Port Hills and Banks Peninsula Slope Instability Management Area overlay, which is operative.

- **District Plan Zone**

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

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(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

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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 Thursday. 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 Thursday. 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 Thursday. 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/>.

• 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 Banks Peninsula 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.

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Certificate of Acceptance

Section 99, Building Act 2004

Form 9 – Building (Forms) Regulations 2004

Project number	BAA37001068	Date issued	14 March 2016
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The building

Street address	2 Upham Terrace, Lyttelton	Location within site/block number	n/a
Legal description	Lot 1, DP 81498		
Building name	n/a	Level/unit number	n/a

The owner

Name of owner	Housing New Zealand Corporation	Phone numbers	
Contact person	Malcolm Jones	Landline	n/a
Mailing address	PO Box 424, Christchurch Central	Mobile	021 245 5287
		Daytime	as above
Street address/registered office	Level 1, 93 Manchester Street, Christchurch	After hours	as above
		Fax	n/a
Email	malcolm.jones@hnzc.co.nz	Website	n/a

First point of contact for communications with the council:

Name	as above	Phone	as above
Contact person	as above	Mobile	as above
Mailing address	as above	Fax	n/a
		Email	as above

Acceptance of compliance

The Christchurch City Council is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

Description of Work:

- Partial replacement to concrete foundation wall and timber piles.

The work comprises:

- Raising the perimeter foundation to correct level using portable jacks.
- Packing piles with PSA plastic packers.
- Connecting piles to bearers.
- Connecting existing perimeter concrete ring foundation to new block wall foundation.
- Connecting new block wall foundation to bearer.

Building code clauses considered relevant to the work:

- B1 - Structure
- B2 - Durability

The work is subject to the following exclusion:

- All items that are hidden from view and/or are not able to be inspected or verified.

This Certificate is qualified as follows:

Clause B1 - Structure - Compliance with B1.1 (a & b), B1.2, B1.3.1, B1.3.2, B1.3.3 (a - r), B1.3.4 (a - e).

- Producer Statement PS1 - Design provided by Phil Paterson, CPEng 228649 of Powell Fenwick Consultants Ltd states that the designed works comply with B1.
- Producer Statement PS3 - Construction by Graham Ryken, BP 109573 of Maiden Construction Ltd states that the completed works comply with B1.
- Producer Statement PS4 - Construction Review by Phil Paterson, CPEng 228649 of Powell Fenwick Consultants Ltd states that the completed works comply with B1.
- Visual inspection 10 February 2016 by Joanne Hay, Building Control Officer and Phill Carr, Senior Building Control Officer of Christchurch City Council verified sub floor ventilation installed to comply with NZS3604:2011 section 6.14.

Clause B2 - Durability - Compliance with B2.1, B2.2, B2.3.1 (a - c), B2.3.2 (a & b).

- Producer Statement PS3 - Construction by Graham Ryken, BP 109573 of Maiden Construction Ltd to states that the works comply with B2.

NB Where compliance with stated building code clauses may not been verified, Council also has no evidence to indicate that the building may be dangerous or insanitary as a consequence.

This certificate is based on the following information:

- Certificate of Acceptance application form.
- Accompanying documents
- Inspection report, observations and photographs.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

Attachments:

- Stamped approved documents.

Signature:

14/03/2016 12:45 p.m.

X

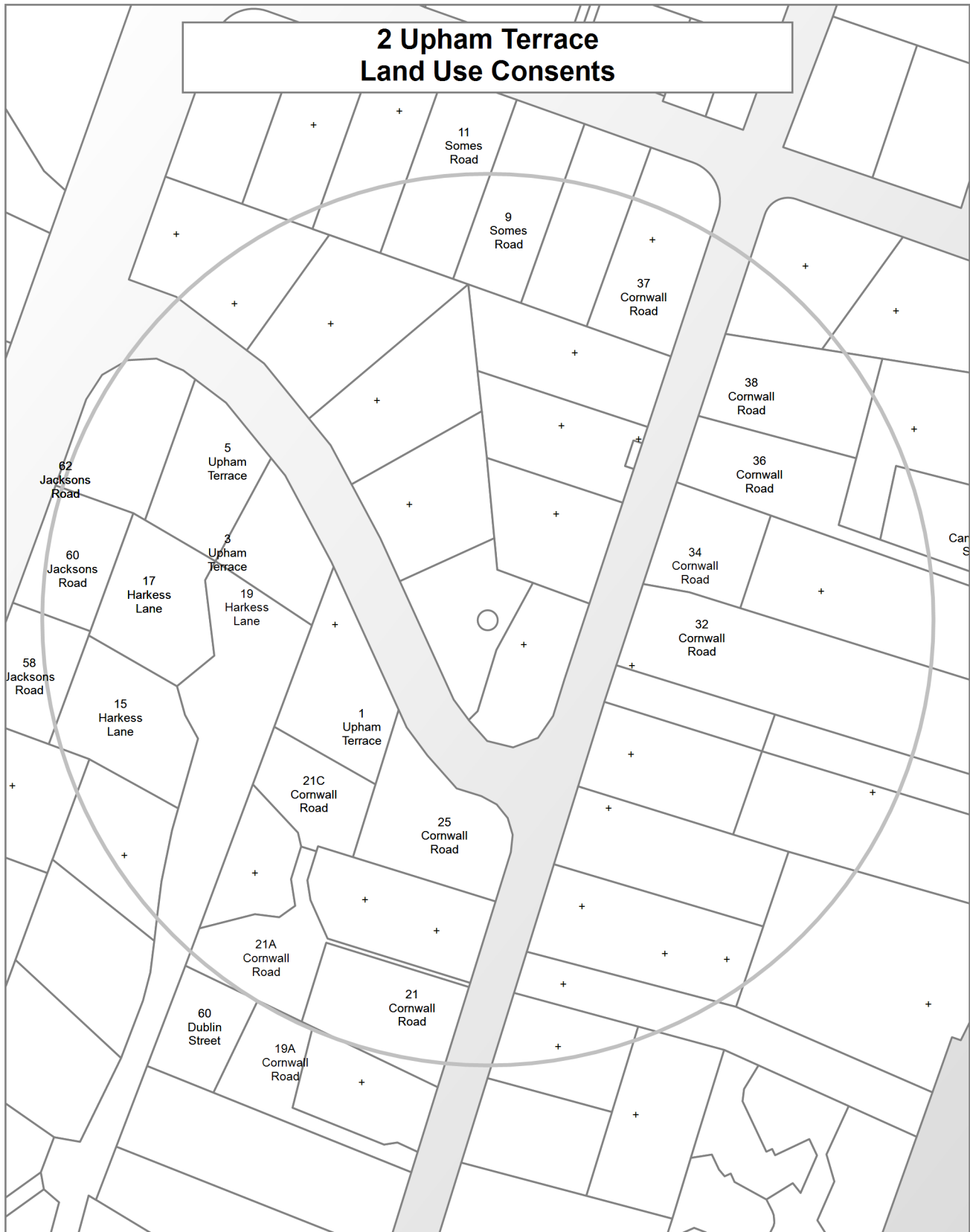
PKarr



Carr, Phil

On behalf of the Christchurch City Council:

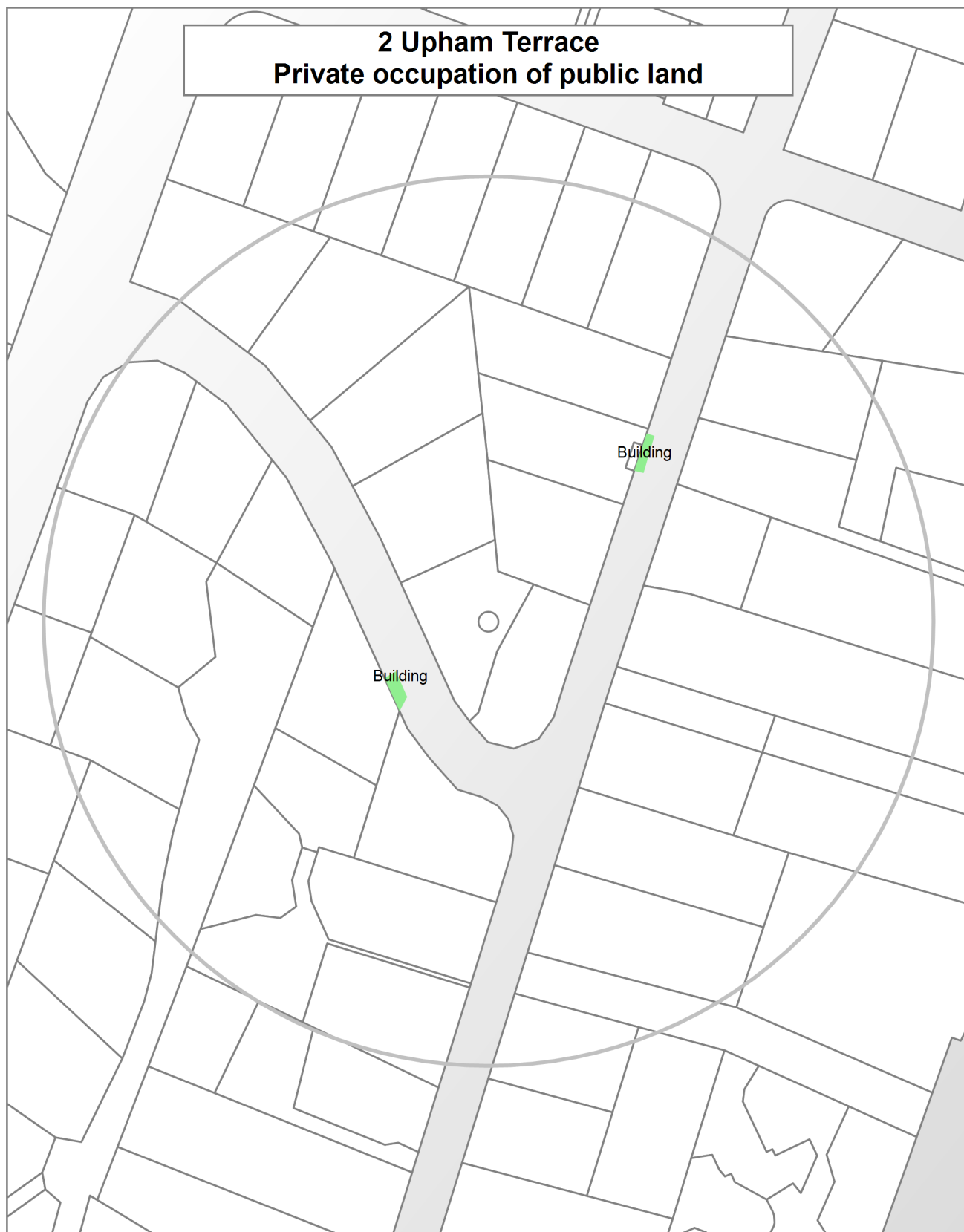
2 Upham Terrace Land Use Consents



**2 Upham Terrace
Subdivision Consents**



2 Upham Terrace
Private occupation of public land



Land Use Resource Consents within 100 metres of 2 Upham Terrace

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

1 Upham Terrace

RMA/1995/1

PARKING PLATFORMS ON ROAD RESERVE - Historical Reference RES92004640

Processing complete

Applied 02/05/1995

Decision issued 26/06/1995

Granted 26/06/1995

11 Somes Road

RMA/2001/45

GARAGE WITHIN FRONT YARD SET BACK - Historical Reference RES95101121

Processing complete

Applied 10/05/2001

Decision issued 11/05/2001

Granted 11/05/2001

15 Harkess Lane

RMA/2009/1518

proposed dwelling has parts of roof line going through the recession plane - Historical Reference RMA92014994

Processing complete

Applied 12/10/2009

Decision issued 08/04/2010

Granted 08/04/2010

17 Harkess Lane

RMA/2018/615

Construct two detached dwellings

Not accepted for processing

Applied 16/03/2018

Not accepted for processing 29/03/2018

RMA/2018/797

Construct two detached residential dwellings and three timber retaining walls

Processing complete

Applied 03/04/2018

Decision issued 01/05/2018

Granted 01/05/2018

19 Harkess Lane

RMA/2018/615

Construct two detached dwellings

Not accepted for processing

Applied 16/03/2018

Not accepted for processing 29/03/2018

19A Cornwall Road

RMA/2018/219

Replace Earthquake Damaged Retaining Walls

Processing complete

Applied 01/02/2018

Certificate issued 16/02/2018

21 Cornwall Road

RMA/2017/2769

Dwelling with attached garage and earthworks

Processing complete

Applied 08/11/2017

Decision issued 12/12/2017

Granted 12/12/2017

21A Cornwall Road

RMA/2007/357

DWELLING WITHIN OUTER NOISE CONTROL AREA - Historical Reference RMA92007573

Withdrawn

Applied 16/02/2007

21C Cornwall Road

RMA/2007/325

EARTHWORKS & ASSOCIATED RETAINING WALLS - Historical Reference RMA92007539

Processing complete

Applied 14/02/2007

Decision issued 15/06/2007

Granted 15/06/2007

25 Cornwall Road

RMA/2003/107

CARPORT WITHIN YARD SETBACKS - Historical Reference RES95101474

Processing complete

Applied 03/09/2003

Decision issued 18/09/2003

Granted 18/09/2003

3 Upham Terrace

RMA/2018/2835

Dwelling and associated parking platform

Processing complete

Applied 20/11/2018

Decision issued 13/02/2019

Granted 13/02/2019

32 Cornwall Road

RMA/2019/529

Construction of a two-bedroom dwelling with associated earthworks.

Processing complete

Applied 14/03/2019

Decision issued 21/05/2019

Granted 21/05/2019

34 Cornwall Road

RMA/2015/325

Dwelling - Historical Reference RMA92028510

Withdrawn

Applied 09/02/2015

36 Cornwall Road

RMA/2013/693

To erect a residential dwelling with an attached garage - Historical Reference RMA92022306

Processing complete

Applied 19/04/2013

Decision issued 09/05/2013

Granted 09/05/2013

37 Cornwall Road

RMA/1998/80

DWELLING EXCEEDING HEIGHT, RECESSION PLANES AND WITHIN 3 METRE FRONT SET BACK - Historical Reference RES95100765

Processing complete

Applied 14/08/1998

Decision issued 04/09/1998

Granted 04/09/1998

38 Cornwall Road

RMA/2009/1771

CAR DECK - Historical Reference RMA92015255

Processing complete

Applied 01/12/2009

Decision issued 16/12/2009

Granted 16/12/2009

5 Upham Terrace

RMA/2005/70

DWELLING WITHIN FRONT YARD, & ENCROACHING RECESSION PLANES - Historical Reference RES95101768

Processing complete

Applied 08/07/2005

Decision issued 01/12/2005

Granted 01/12/2005

58 Jacksons Road

RMA/2003/23

DWELLING WITHIN FRONT YARD AND ENCROACHING RECESSION PLANES - Historical Reference RES95101382

Processing complete

Applied 10/03/2003

Decision issued 25/03/2003

Granted 25/03/2003

60 Dublin Street

RMA/1998/108

CAR DECK WITHIN YARD SET BACK & ENCROACHING RECESSION P DWELLING CHIMNEY PENETRATES 6 M HEIGHT LIMIT. - Historical Reference RES95100795

Processing complete

Applied 24/11/1998

Decision issued 09/12/1998

Granted 09/12/1998

60 Jacksons Road

RMA/2010/754

Dwelling and attached garage encroaching recession plane and yard setbacks - Historical Reference RMA92016284

Processing complete

Applied 24/05/2010

Decision issued 23/06/2010

Granted 23/06/2010

62 Jacksons Road

RMA/1999/15

VARIATION TO RESOURCE CONSENT - Historical Reference RES92004630

Processing complete

Applied 01/01/1900

Decision issued 31/03/2004

Granted 31/03/2004

RMA/2008/1650

NEW DWELLING - APROX 6 METERS FROM SITE BOUNDARY. ERECT A CARPARKING PLATFORM AND STAIR ACCESS DOWN SLOPE TO - Historical Reference RMA92012518

Processing complete

Applied 30/07/2008

Decision issued 18/09/2008

Granted 17/09/2008

RMA/2015/39

Detached with attached garage - Historical Reference RMA92028195

Processing complete

Applied 04/01/2015

Decision issued 16/12/2015

Granted 16/12/2015

9 Somes Road

RMA/2017/2176

Proposed workshop and potters studio and retrospective consent for earthworks and retaining walls.

Processing complete

Applied 08/09/2017

Decision issued 22/11/2018

Granted 20/11/2018

91 Canterbury Street

RMA/1999/173

Dispensation: 26/11/84 - Historical Reference RES92004981

Processing complete

Applied 01/01/1900

Decision issued 01/01/1900

Granted 01/01/1900

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