



**Property
Info Pack**

Property Info Pack

27 Reginald Place, Burwood

OFFICE ROAD
REAL ESTATE



106m²



655m²



3



1



1



2

PROPERTY DETAILS

ADDRESS:

27 Reginald Place, Burwood, Christchurch

LEGAL DESCRIPTION:

Lot 8 DP 18583

RATEABLE VALUE:

\$570,000

PROPERTY TITLE TYPE:

Freehold

PROPERTY AGE

1950-1959

PRICING:

Refer to Trademe for the latest price.

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 0275475232

LISTING:

https://www.officeroad.co.nz//property?property_id=1212340

PROPERTY DESCRIPTION

CAUSAL COMFORTS, COMPELLING CONVENIENCE

Design functionality and a list of additional conveniences equate to entry-level buying or investment excellence at this refreshed abode in Burwood.

Found within the classic 1950s layout are three bedrooms benefiting from excellent storage and panel heaters in each. The latter helps conquer winter chills, while partial double glazing and excellent insulation are extra appealing inclusions. A well-arranged bathroom exhibiting a separate bath and shower is complemented by a designed lavatory to easily support the household.

A standalone sleepout in the garden is a visible advantage suggesting a multitude of uses, naturally as additional accommodation or as a games room or home office retreat.

The home's split-level living zone is a warm and inviting social scene, featuring a sleek kitchen that steps down to the dining area and lounge, soaking in the sunlight and enjoying the undeniable warmth of a wood burner.

An expansive sliding door opens out to the sun-dappled deck and blank canvas grounds, which are fringed by established trees to offer a private outdoor environment armed with plenty of scope.

The conveniences continue outdoors, with the freehold site possessing a detached double garage equipped with a single drive-through door to a concrete pad, presenting practical room for parking a trailer, boat or another car.

PS3 and PS4 paperwork is available to view for repairs and recently completed renovations, providing welcome peace of mind for purchasers.

Vast green spaces and proximity to New Brighton and Waimairi Beach ensure there is no shortage of recreational opportunities in the area, with the central city being a mere 15 minutes away for lifestyle ease.

High levels of interest are anticipated from first-home buyers and investors, and your earliest viewing is instructed. Contact me for more information.

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



**Certificate
Of Title**



**Certificate
Of Title**

OFFICE ROAD
REAL ESTATE



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **CB723/39**
Land Registration District **Canterbury**
Date Issued 10 July 1957

Prior References
CB690/30

Estate Fee Simple
Area 655 square metres more or less
Legal Description Lot 8 Deposited Plan 18583
Registered Owners
W2NZ Limited

Interests

400890 Order in Council imposing Building Line Restriction - 13.7.1957 at 1.30 pm

426219 Order in Council varying building line condition in Order in Council 400890 - 25.8.1955 at 1.39 pm

444126 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Water	Lot 8 Deposited Plan 18583 - herein	Herein	Lot 2 Deposited Plan 18583 - CT CB703/58	
Water	Lot 8 Deposited Plan 18583 - herein	Herein	Lot 3 Deposited Plan 18583 - CT CB703/58	
Water	Lot 8 Deposited Plan 18583 - herein	Herein	Lot 4 Deposited Plan 18583 - CT CB687/98	
Water	Lot 8 Deposited Plan 18583 - herein	Herein	Lot 5 Deposited Plan 18583 - CT CB687/98	
Water	Lot 8 Deposited Plan 18583 - herein	Herein	Lot 6 Deposited Plan 18583 - CT CB687/98	
Water	Lot 8 Deposited Plan 18583 - herein	Herein	Lot 7 Deposited Plan 18583 - CT CB687/98	

462038 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Water	Lot 9 Deposited Plan 18583 - CT CB723/36	-	Lot 8 Deposited Plan 18583 - herein	



OLD LIM

Land Information Memorandum



Property address:
27 Reginald Street

LIM number: H01127180

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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 17 January 2023
Date received 13 January 2023

Property details

Property address 27 Reginald Street, Burwood, Christchurch
Valuation roll number 22791 85000
Valuation information Capital Value: \$365,000
Land Value: \$110,000
Improvements Value: \$255,000
Please note: these values are intended for Rating purposes
Legal description Lot 8 DP 18583
Existing owner

Council references

Rate account ID 73037922
LIM number H01127180
Property ID 1051354

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.

- **Borelog/Engineer Report Image Available**

Borelog/Engineer Report Image Available

- **Coastal Hazard Inundation**

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at 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.

- **Softground**

Council records show that site contains Soft Ground. Predominant Ground Material: Sand Reason for Assessment: Building Consent Should further buildings be proposed on this site, specific foundation design may be required.

- **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.

Related Information

- There are attached hazard/special site characteristics supplementary sheet/s.
Soil Report from Kirk Roberts dated 17 November 2008

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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

- The drainage works associated with this property has been partially plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and buildings/house outline is attached.
- The dwelling/building is shown to be served by a sewer drain and a stormwater drain.

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 30/06/2023: \$2,712.82

	Instalment Amount	Date Due
Instalment 1	\$678.14	31/08/2022
Instalment 2	\$678.14	31/11/2022
Instalment 3	\$678.14	28/02/2023
Instalment 4	\$678.40	31/05/2023

Rates owing as at 17/01/2023: \$ 678.14

(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.

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/1957/2614 Applied: 26/06/1957 Status: Completed
27 Reginald Street Burwood
Permit granted 10/07/1957
Permit issued 10/07/1957
DWELLING- Historical Reference PER57101128- No plans/information held on property file
- BCN/1972/3313 Applied: 13/06/1972 Status: Completed
27 Reginald Street Burwood
Permit granted 24/08/1972
Permit issued 24/08/1972
CARPORT- Historical Reference PER72101821
- BCN/1975/1068 Applied: 05/03/1975 Status: Completed
27 Reginald Street Burwood
Permit granted 13/03/1975
Permit issued 13/03/1975
ADDITIONS- Historical Reference PER75101066
- BCN/1981/927 Applied: 02/03/1981 Status: Completed
27 Reginald Street Burwood
Permit granted 12/03/1981
Permit issued 12/03/1981
GAMES ROOM- Historical Reference PER81101627
- BCN/2001/1624 Applied: 09/03/2001 Status: Completed
27 Reginald Street Burwood
Accepted for processing 09/03/2001
Building consent granted 09/03/2001
Building consent issued 09/03/2001
Code Compliance Certificate Granted 27/03/2001
Code Compliance Certificate Issued 27/03/2001
MASPORT PROVINCIAL/INBUILT/DRY/98012- Historical Reference ABA10012025
- BCN/2008/7339 Applied: 01/12/2008 Status: Code Compliance Certificate refused S93
27 Reginald Street Burwood
Accepted for processing 01/12/2008
PIM Granted 11/12/2008
PIM Issued 11/12/2008

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Building consent granted 10/03/2009

Building consent issued 19/03/2009

Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 13/07/2018

EXTEND DWELLING - DINING & LOUNGE / NEW GARAGE & DECK- Historical Reference ABA10090212

- BCN/2010/5606 Applied: 23/06/2010 Status: Completed
27 Reginald Street Burwood
Accepted for processing 23/06/2010
Building consent granted 08/07/2010
Building consent issued 08/07/2010
PIM Granted 08/07/2010
PIM Issued 08/07/2010
Code Compliance Certificate Granted 27/09/2010
Code Compliance Certificate Issued 27/09/2010
METRO ECO WEE PED FREESTANDING WOODBURNER CLEAN AIR CERT NO 092976- Historical Reference ABA10104388

(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.
- CDB75032921 02/03/2011 27 Reginald Street
Building Evaluation : Building Inspected Under Civil Defence Emergency , Yellow 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).

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

(ii) Christchurch District Plan

- **Development Constraint**

Council records show there is a specific condition on the use of this site: Specific Foundation Design Required

- **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.

- **Fixed Minimum Floor Overlay**

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

(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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www.ccc.govt.nz

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 Burwood 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.

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Christchurch City Council

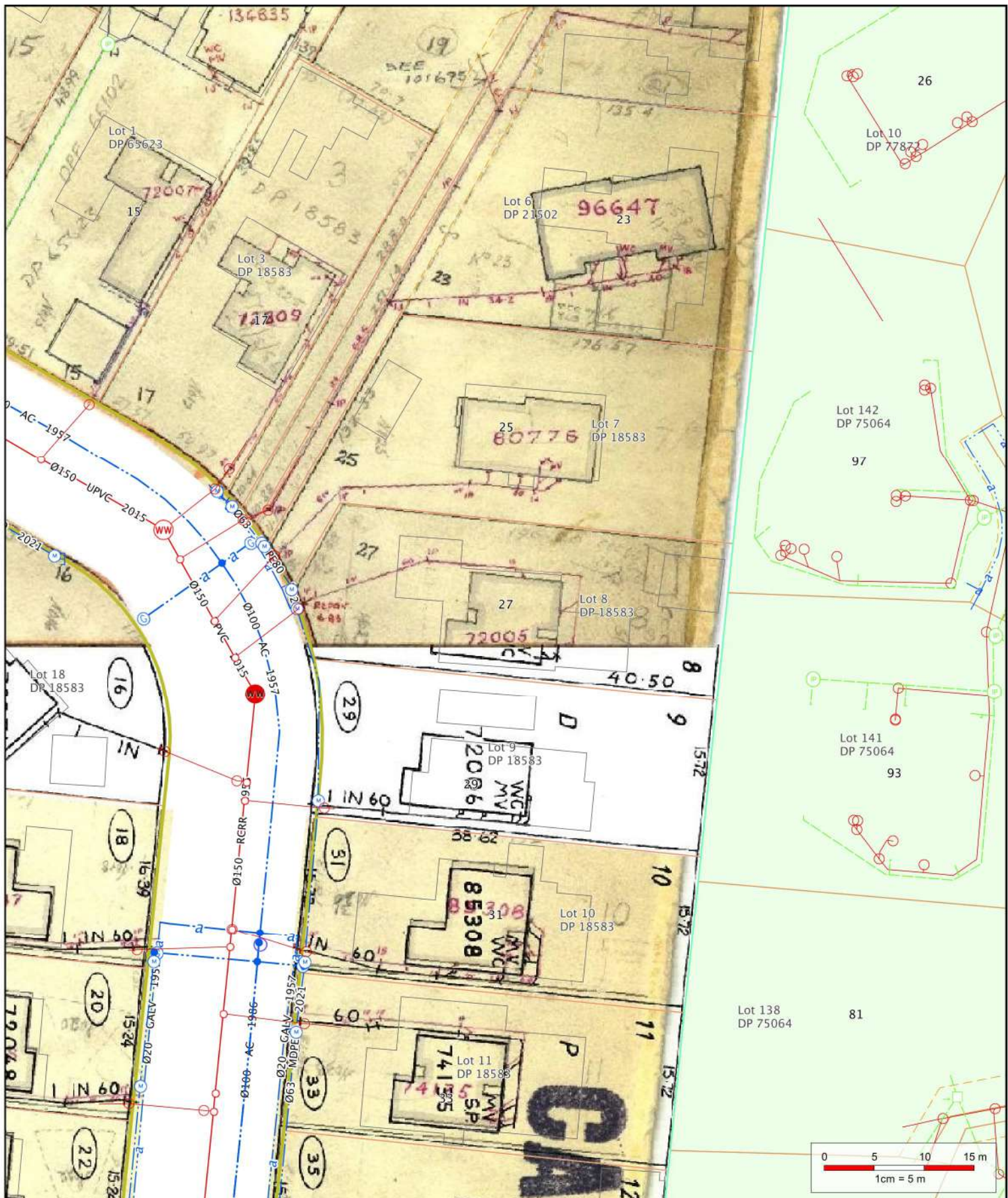
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Christchurch 8154, New Zealand

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www.ccc.govt.nz



1 : 500 on A4

17/01/2023 7:16:20 AM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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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
- Lateral
- Main
- Pressure Main

Wastewater

- Lateral Fitting
- Local Pressure
- Control Panel
- Boundary Kit
- Tank System
- Site
- Vacuum Chamber
- Vacuum Breather
- Bend
- Change
- Eye
- Flow Restriction
- Inlet
- Dome Sump
- Double Sump
- Gross Debris Trap

Stormwater

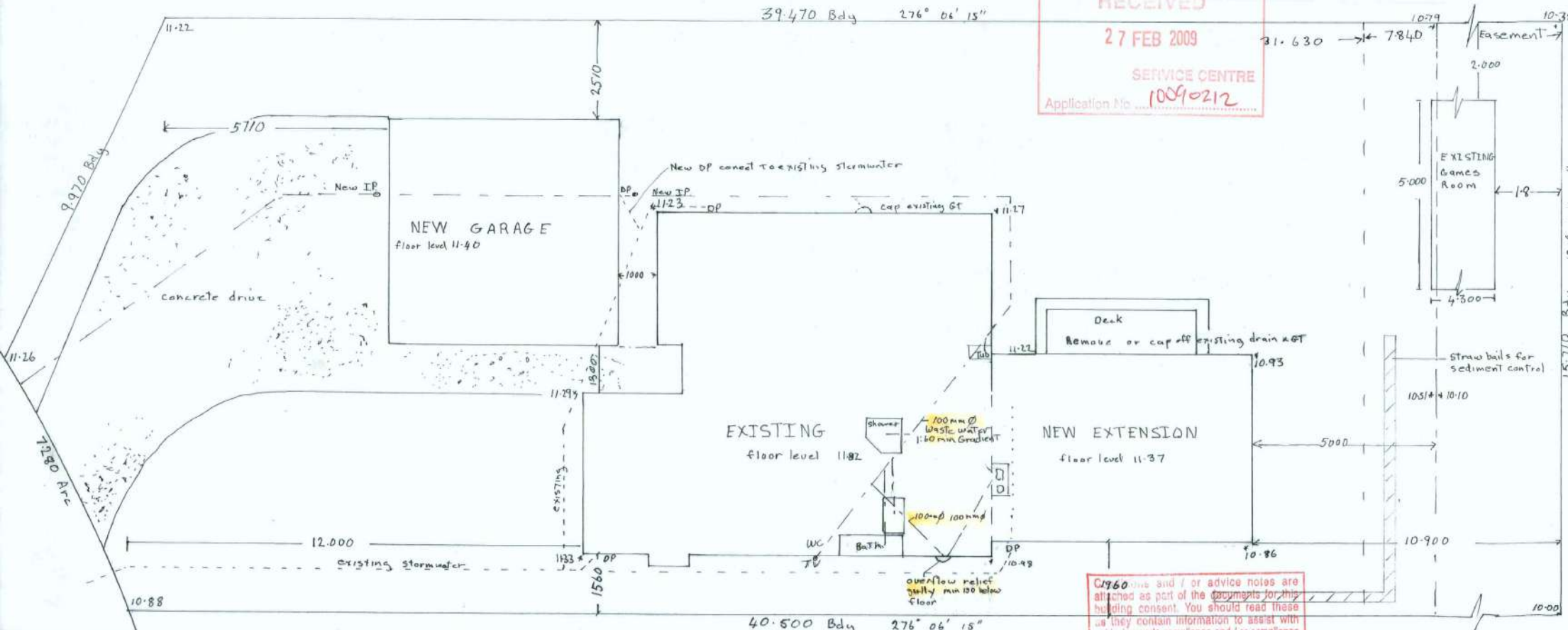
- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

Stormwater

- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- Pipe Protection
- Abandoned
- Proposed
- Out of service
- Easement

T/A COPY

CHRISTCHURCH CITY COUNCIL
RECEIVED
27 FEB 2009
SERVICE CENTRE
Application No 10090212



Cr760 and / or advice notes are attached as part of the documents for this building consent. You should read these as they contain information to assist with achieving code compliance and / or compliance with other legislation that may apply.

DP 18583
Lot 8
Site area - 655 sq m
Existing house - 85.76 sq m
Proposed extension - 32.57 sq m
Proposed Garage - 36 sq m
Existing games RM - 21.5 sq m
Total site cover - 175.83 sq m (26.84%)

CHRISTCHURCH CITY COUNCIL
CONSULT DOCUMENT
28 FEB 2009
File Copy
All building work shall comply with the consented documents.

Drainage System
All Plumbing and Drainage to comply with AS/NZS 3500
pipe layout indicative only and to be confirmed via asbuilt drainage plan by drainlayer for council's records

HOUSE EXTENSION FOR MR STEPHENS
AT 27 REGINALD STREET

scales 1:100

Sheet 1

T/A COPY

17 November 2008

Mr. Greg Stephens
27 Reginald Street
Burwood
Christchurch

Attention Mr. Stephens

CHRISTCHURCH CITY COUNCIL
P.I.M. APPLICATION

Rec'd - 1 DEC 2008

Centre

10090212

JOB NO: 08189/S/1

Dear Mr. Stephens,

RE: Soil Test at 27 Reginald Street, Burwood.

1.0 Introduction

We have been engaged by Mr. Greg Stephens to carry out a soils test at the subject property to determine the allowable bearing capacity of the underlying soils, for the design of foundations for a single story light weight timber framed extension to an existing dwelling. We completed a soils investigation at the subject property on 13th November 2008 and this report summarises our test results.

2.0 Site Description

The site is located at 27 Reginald Street, Burwood.

The property has a single story wooden dwelling with iron roof on a continuous concrete perimeter foundation. A detached garage makes up the improvements to the site.

The section is flat with some established plantings.

3.0 Site Investigation

The soil test consisted of four hand auger boreholes and four Scala Penetrometer tests to determine the underlying soils conditions and allowable bearing capacity of the soils. The hand auger boreholes and Scala Penetrometer tests were completed at the building footprint of the proposed new dwelling extension. Refer to the attached site plan 08189/SK1 for location of the test bores (HA1 to HA4) and Scala Penetrometer tests (SP1 to SP4).

4.0 Subsurface conditions

The anticipated soils morphology within this area of Christchurch, consists of dominantly sand of fixed and semi fixed dunes and beaches of the Springston Formation 1. The hand auger borehole results indicated a Sand Gravel mix over a deep layer of sand to a consistent depth of 2.0m over both (HA1 to HA4) test holes, below existing ground level.

1. L.J Brown, J.H Weeber (1992): 'Geology of the Christchurch urban Area'.

Scala Penetrometer tests were taken to an average depth of 2.0m below existing ground level. The Scala Penetrometer test results indicated that the near surface sand layer is soft with a maximum bearing capacity of 60kPa at 0.4m depth below existing ground level.

The static water table was not struck in boreholes (HA1 to HA4) at the time of this investigation.

5.0 Conclusions/Recommendations

The soils investigation indicated the site to be overlain by a deep layer of sand to a maximum recorded depth of 2.0m

The near-surface soft sand layer can provide a maximum safe bearing capacity of 60kPa at 0.4m depth below existing ground level. This safe bearing capacity is less than the minimum bearing capacity in accordance with NZS 3604:1999, "Code of Practice for Light Timber Frame Buildings", and accordingly the shallow foundations for the proposed single storey extensions will require specific engineering design.

We recommend that the near surface sand layer be excavated over the continuous perimeter foundation and internal load bearing walls, to 0.4m depth below existing ground level.

After constructing the footings, we recommend backfilling to each side of the strip footings with 'tailings' material.

6.0 Disclaimer

This report is based on information gained from limited subsurface test boring and sampling, supplemented by knowledge of local conditions from published sources. The report is therefore interpretative rather than factual and is limited to some extent by the scope of information on which it is based.

The advice tendered in this report is based on information obtained from the limited subsurface test boring and sample locations and is not warranted in respect to the conditions that may be encountered across the site at other than these locations. It must be appreciated that the actual characteristics of the subsurface materials may vary significantly between adjacent test locations and sample intervals other than where observations, explorations and investigations have been made.

It should be noted that because of the inherent uncertainties in subsurface evaluations, changed or unanticipated subsurface conditions may occur that could affect total project cost and/or execution. Kirk Roberts Ltd does not accept responsibility for the consequences of significant variances in the conditions and the requirements for execution of the works.

This disclaimer shall apply notwithstanding that the report may be made available to other persons for an application for permission or approval or to fulfil a legal requirement.

Yours faithfully,

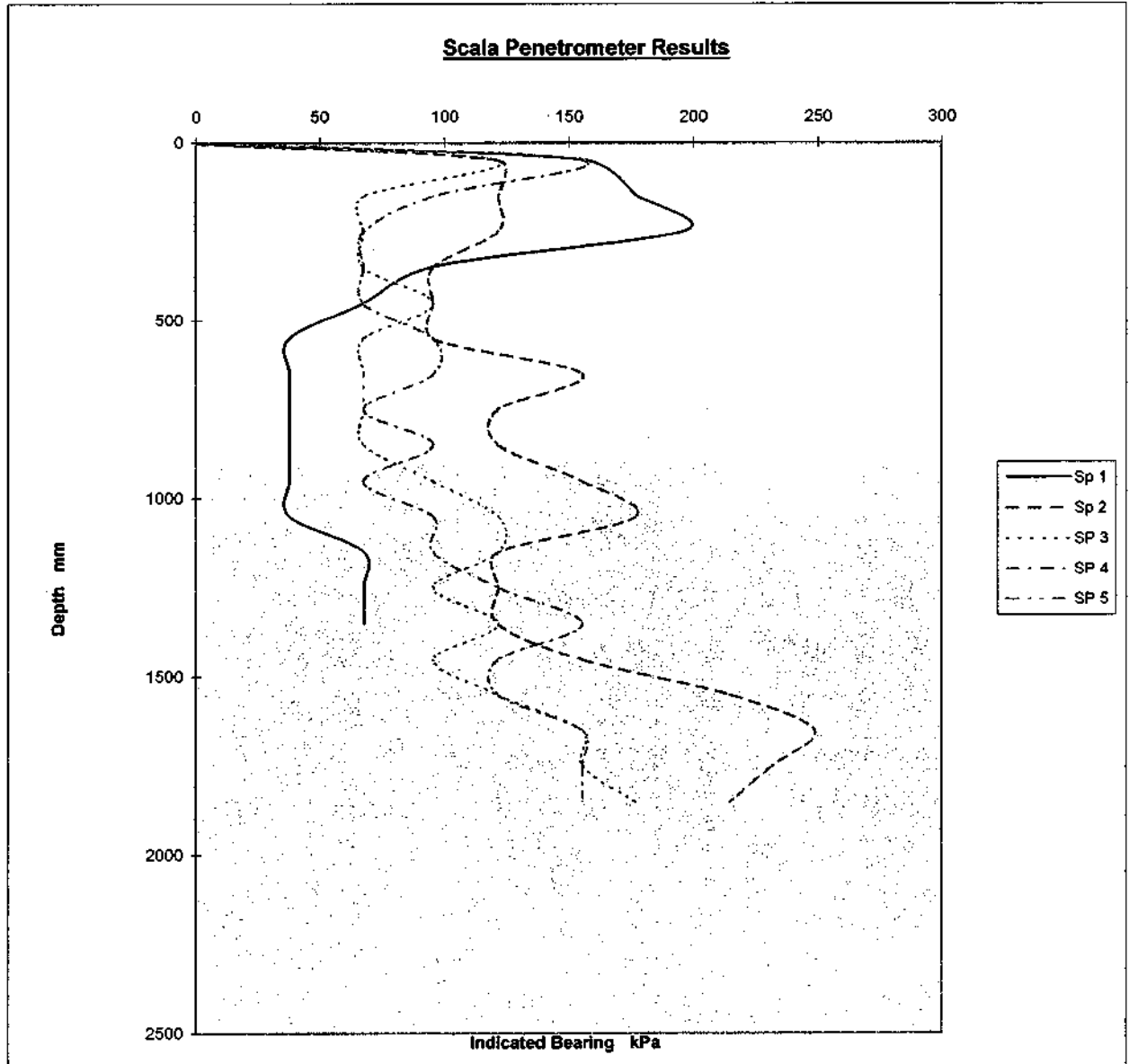
A handwritten signature in black ink, appearing to be 'S. Roberts', written in a cursive style.

S. ROBERTS
Director

SCALA PENETROMETER RESULTS - COMBINED

JOB NUMBER 8189

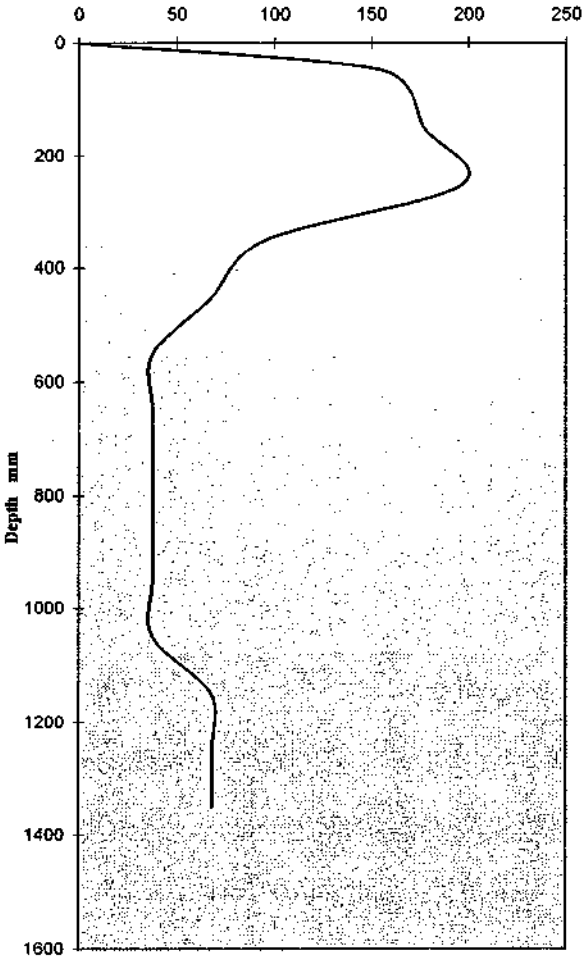
Job Name: Mr. Greg Stephens
Site Address: 27 Reginald Street, Burwood
Town/City: Christchurch
Date: 13-Nov-08
Weather: Fine
Operator: Paul Frost

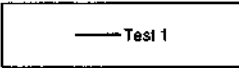


THIS REPORT IS PREPARED SOLELY FOR THE CLIENT WHO COMMISSIONED IT AND KIRK ROBERTS LTD WILL NOT ACCEPT ANY LIABILITY OF ANY KIND FOR THE USE OF ITS CONTENTS BY ANY OTHER PERSON.

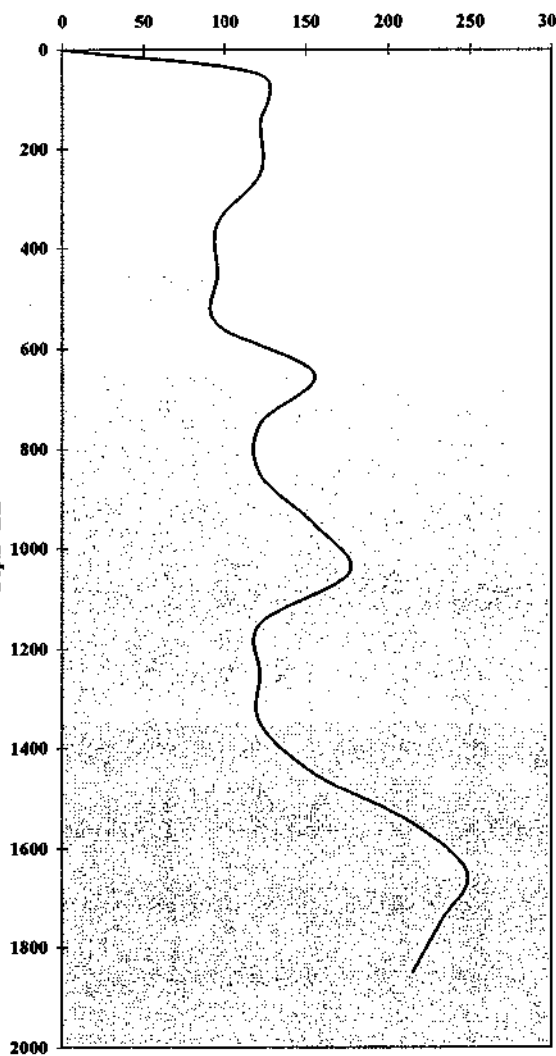
BORE LOGS AND SCALA PENETROMETER TESTS ARE DISCRETE TESTS OF THE GROUND AT THE LOCATION OF THE TESTS ONLY. WHILE THEY ARE REPRESENTATIVE OF TYPICAL CONDITIONS, THEY DO NOT IDENTIFY VARIATIONS IN THE GROUND IN LOCATIONS AWAY FROM THE TEST AREAS.

TEST BORE & SCALA PENETROMETER RESULTS				Standard Penetrometer SP	1
Job Name: Mr. Greg Stephens Site Address: 27 Reginald Street, Burwood Town/City: Christchurch Date: 13-Nov-08 Weather: Fine Operator: Paul Frost				Hand Auger HA	1
				Job Number	8189




DEPTH	STRATA	DESCRIPTION	W.T	<div style="text-align: center;"> Scala Penetrometer Results <small>Indicated Bearing kPa</small> </div>
GL				
0.5		SAND & GRAVEL		
1.0		Very fine SAND & SILT		
1.5				
2.0				
2.5				
3.0				
3.5				
4.0				
4.5				



TEST BORE & SCALA PENETROMETER RESULTS				Standard Penetrometer SP	2
Job Name: Mr. Greg Stephens Site Address: 27 Reginald Street, Burwood Town/City: Christchurch Date: 13-Nov-08 Weather: Fine Operator: Paul Frost				Hand Auger HA	2

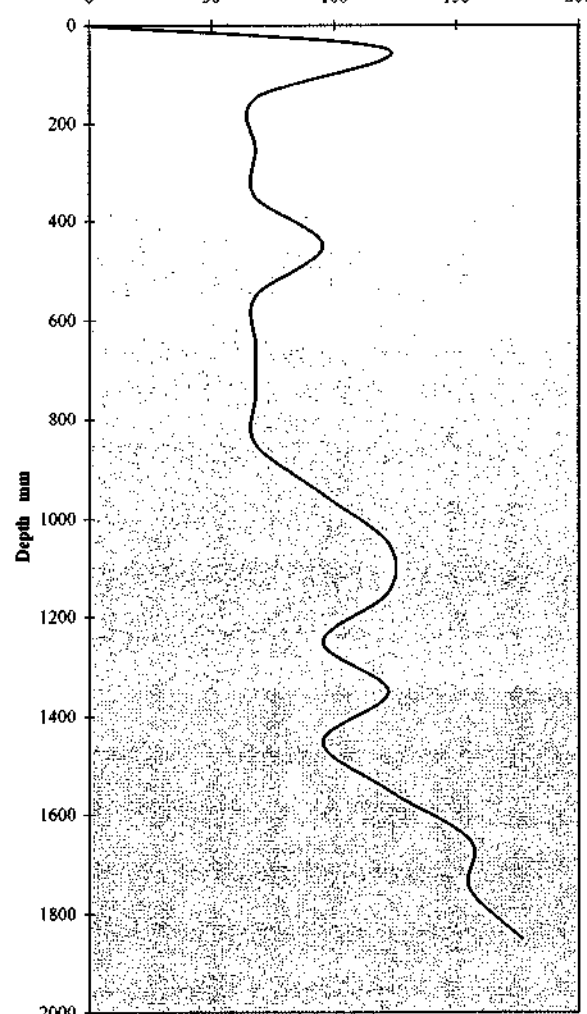
DEPTH GL	STRATA	DESCRIPTION	W.T	<div style="text-align: center;">Scala Penetrometer Results</div> <div style="text-align: center;">Indicated Bearing kPa</div>  <div style="text-align: center; margin-top: 10px;"> — TEST 2 </div>
0.5		SAND & GRAVEL		
1.0		Very fine SAND & SILT		
1.5				
2.0				
2.5				
3.0				
3.5				
4.0				
4.5				

TEST BORE & SCALA PENETROMETER RESULTS				Standard Penetrometer SP	3
				Hand Auger HA	3
Job Name:		Mr. Greg Stephens			
Site Address:		27 Reginald Street, Burwood			
Town/City		Christchurch			
Date:		13-Nov-08			
Weather:		Fine			
Operator:		Paul Frost			

DEPTH GL	STRATA	DESCRIPTION	W.T
0.0		SAND & GRAVEL	
0.5			Very fine SAND & SILT
1.0			
1.5			
2.0			
2.5			
3.0			
3.5			
4.0			
4.5			

Scala Penetrometer Results

Indicated Bearing kPa



Depth mm

— TEST 3

3

3

Job Name:	Mr. Greg Stephens
Site Address:	27 Reginald Street, Burwood
Town/City	Christchurch
Date:	13-Nov-08
Weather:	Fine
Operator:	Paul Frost

Scala Penetrometer Results

Indicated Bearing kPa

Depth mm

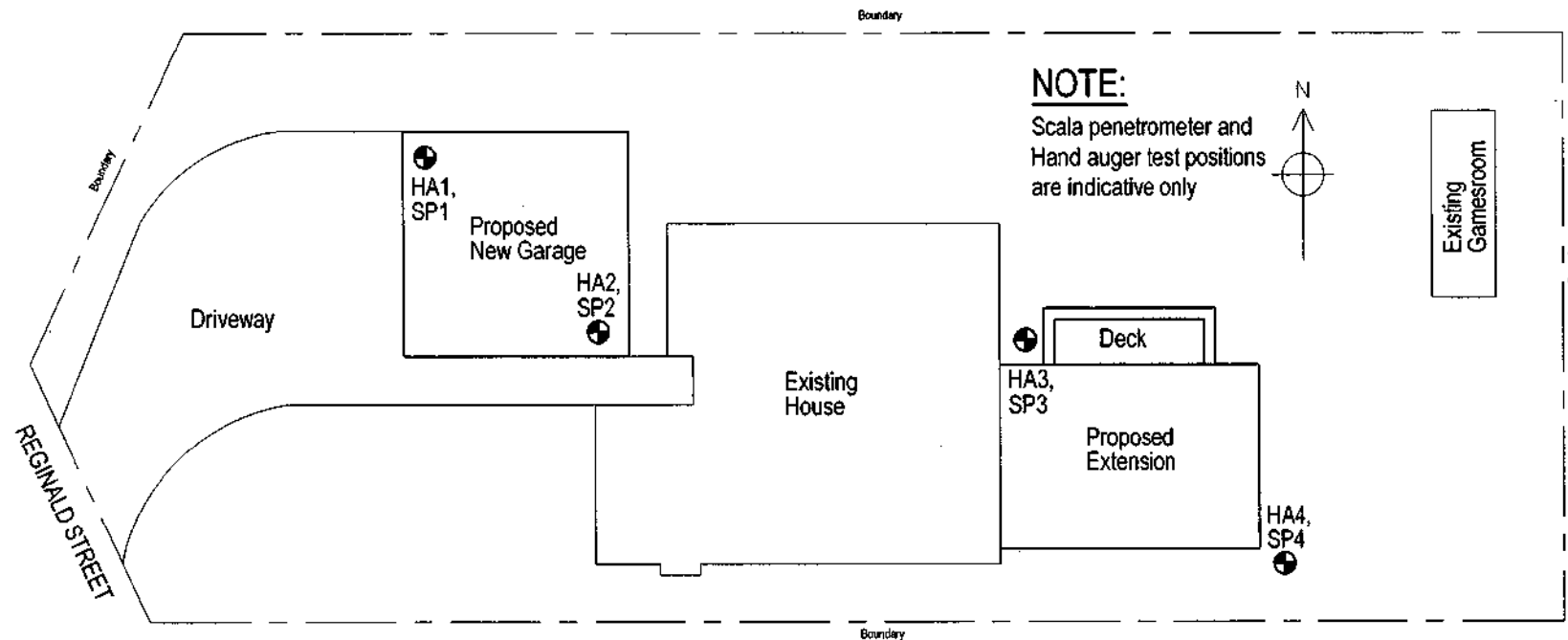
— TEST 3

Depth (mm)	Indicated Bearing (kPa)
0	100
50	100
100	100
150	100
200	100
250	100
300	100
350	100
400	100
450	100
500	100
550	100
600	100
650	100
700	100
750	100
800	100
850	100
900	100
950	100
1000	100
1050	100
1100	100
1150	100
1200	100
1250	100
1300	100
1350	100
1400	100
1450	100
1500	100
1550	100
1600	100
1650	100
1700	100
1750	100
1800	100
1850	100

Indicated Bearing kPa

Depth mm

— TEST 3



NOTE:

Scala penetrometer and
Hand auger test positions
are indicative only



SCALES: 1:200			Mr GREG STEPHENS	SOIL TEST LOCATIONS	Status Stamp		
	INIT	DATE			Date Stamp		
DESIGNED							
DRAWN	JPT	Nov 08					
CHECKED							
APPROVED							
			27 REGINALD SREET				
			CHRISTCHURCH				

27 Reginald Street Land Use Consents



**27 Reginald Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 27 Reginald Street

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

12 Reginald Street

RMA/1984/439

Erect dwelling which intrudes 45 degree recession plane on south east boundary - Historical Reference RES9208831

Processing complete

Applied 23/01/1984

Decision issued 05/02/1984

Granted 05/02/1984

13 Reginald Street

RMA/2015/1833

Dwelling - Historical Reference RMA92030120

Processing complete

Applied 07/07/2015

Decision issued 16/07/2015

Granted 16/07/2015

14 Reginald Street

RMA/1974/146

Erect porch to dwelling with reduced side yard - Historical Reference RES9208833

Processing complete

Applied 07/11/1974

Decision issued 08/11/1974

Granted 08/11/1974

RMA/1992/1061

Erect hobbies room which intrudes through recession planes and exceeds maximum length for accessory buildings. - Historical Reference RES9220885

Processing complete

Applied 14/02/1992

Decision issued 19/02/1992

Granted 19/02/1992

17 Reginald Street

RMA/1986/468

Construct 2 bedrooms in upstairs addition which intrudes into 44o recession plane - Historical Reference RES9208834

Processing complete

Applied 01/09/1986

Decision issued 11/09/1986

Granted 11/09/1986

21 Reginald Street

RMA/2000/2562

First floor dwelling addition, bedr intrude the recession plane o nthe southern boundary. - Historical Reference RMA20003317

Processing complete

Applied 10/10/2000

Decision issued 08/11/2000

Granted 08/11/2000

29 Reginald Street

RMA/2004/1488

Dwelling extension within 1.8m boundary. - Historical Reference RMA20017103

Processing complete

Applied 11/06/2004

Decision issued 18/06/2004

Granted 17/06/2004

31 Reginald Street

RMA/2015/141

Dwelling with attached garage - Historical Reference RMA92028304

Processing complete

Applied 20/01/2015

Decision issued 27/01/2015

Granted 27/01/2015

35 Reginald Street

RMA/1999/4930

Alter existing garage and the addition of a two storey loft and study which intrudes the western recession plane. - Historical Reference RMA20001846

Processing complete

Applied 03/05/1999

Decision issued 06/12/1999

Granted 03/12/1999

41 Vivian Street

RMA/1993/137

Consent to erect two new units on a site with an existing dwelling in the residential 1 zone. - Historical Reference RES9214664

Processing complete

Applied 14/05/1993

Decision issued 21/06/1993

Granted 21/06/1993

49 Vivian Street

RMA/1998/146

To erect a garage between 1.5 and 2m from the road boundary. - Historical Reference RES980032

Processing complete

Applied 07/01/1998

Decision issued 23/01/1998

Granted 23/01/1998

81 Stour Drive

RMA/2001/1400

Garage/workshop which exceeds 9m wi internal boundary and the 20m building length. - Historical Reference RMA20005283

Processing complete

Applied 11/06/2001

Decision issued 24/08/2001

Granted 23/08/2001

89B Stour Drive

RMA/1997/2129

To erect a double garage 2m from the road boundary. - Historical Reference RES972436

Processing complete

Applied 03/09/1997

Decision issued 08/10/1997

Granted 08/10/1997

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

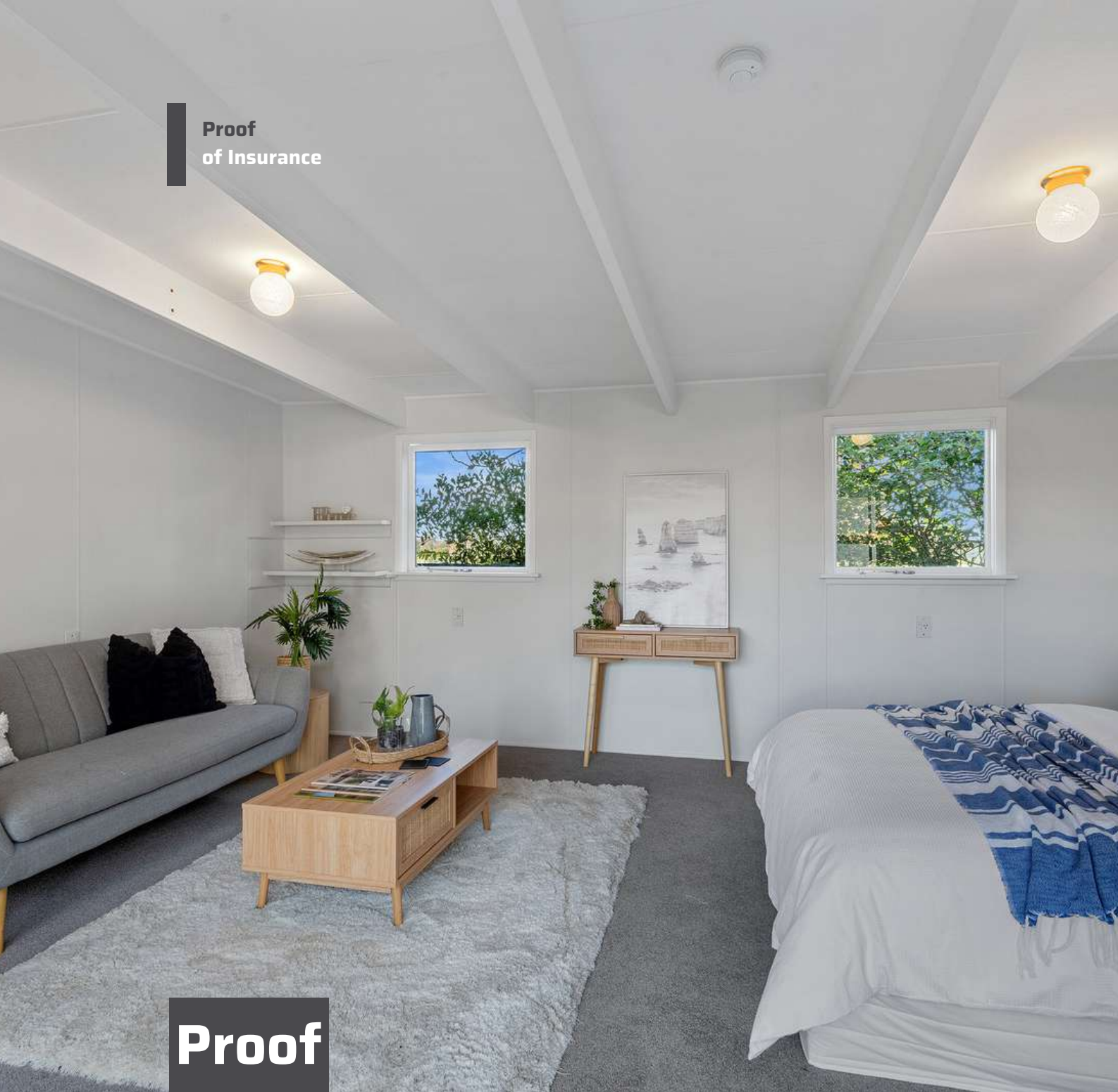
All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of 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

**Proof
of Insurance**



Proof

Of Insurance

OFFICE ROAD
REAL ESTATE

Client Number 232- 0JJQP
Broker Julia Wills

Onesurance Home

This schedule is to be read in conjunction with your policy. Please refer to the policy wording for the full terms, conditions and exclusions relating to this insurance.

The Insured	Client No	Cover No
W2NZ Ltd	232-0JJQP	1996680-000-02
The Insurer	% of Cover	Insurer Policy No
Monument Insurance (NZ) Ltd as underwriting agent for:		
IAG New Zealand Ltd	80	PY9X9JND-0
Vero Insurance New Zealand Ltd	20	PY9X9JND-0

Period of Cover From 12/05/23 to 12/11/23 at 4:00pm; Local Standard Time

Policy Wording **Crombie Lockwood Onesurance Home Insurance Policy PEPONE2**

To obtain a copy of this policy wording please visit www.crombielockwood.co.nz/policy-documents and enter the following code in the search engine **HMONE0719** or call us to arrange a copy to be sent to you.

LOCATION SUMMARY

Actual Insured Name	W2NZ Ltd		
Insured's Date of Birth	20/06/1977		
Home Location	27 Reginald Street, Burwood, Christchurch, 8083		
Type of Home	House		
Home Usage	Vacant		
Number of Self Contained Units Insured	1		
Year Built	1950		
Construction Type	Concrete block		
Home Area	Total Dwelling Area	106	(sqm)
	Total Garage/Outbuilding Area	0	(sqm)
	Total Decking Area	0	(sqm)
Total Floor Area		106	(sqm)
Interested Parties	None Advised		

SUM INSURED SUMMARY

Basis of Cover on Home Repair or Rebuild to the Total Sum Insured as shown below.

Home Sum Insured \$500,000

Including the following policy limits:

Retaining Walls \$75,000

Recreational Features \$75,000

Special Features Total \$0

EQC Sum Insured \$300,000

Total Sum Insured \$500,000

This amount excludes GST which is payable in addition to the Total Sum Insured. You need to be satisfied this amount is sufficient to rebuild your home.

Special Features None advised

Special Features – Important Note:

The Special Features below are automatically covered provided the replacement cost is less than the amounts noted. There is no cover for any such item that has a higher replacement cost unless it is specifically shown above as a Special Feature.

Private utility plant and associated equipment e.g. wind or water mills, diesel generators \$10,000

Bridge, culvert, permanent ford or dam \$15,000

Well or bore hole including pump, lining or casing \$25,000

The items below are not covered unless noted above as a Special Feature:

Cable car and associated equipment

Wharf, pier, landing or jetty

ITEMS WITH VARIABLE LIMITS

The following items are covered up to the limits noted below. Please contact us if you wish to discuss the alternative options available.

Alternative Accommodation \$30,000

Landscaping \$5,000

Increase Landscaping limit to

Methamphetamine Contamination \$30,000, \$750 Excess

OPTIONAL BENEFITS

Breakage Extension (excess on glass, bathroom fixtures and fittings etc.)	Standard Excess
Home Replacement Guarantee	Not Taken
Valuation Type	
Valuation Date	
Valuation Estimate	
Hidden Gradual Damage	\$5,000
Matching Carpet	Not Taken
Sustainability Upgrade	Not Taken

POLICY DISCOUNTS

Voluntary Excess	\$0
Multi Policy Discount	Yes

EXCESSES

Standard	\$1,000
Voluntary	\$0
Total	\$1,000
Excess on Methamphetamine Contamination Claims	\$750
Excess on natural disaster claims for parts of the home not covered by the Earthquake Commission Act 1993.	\$5,000

Refer to the Endorsements and/or Clauses and General Comments sections as there may be other imposed excesses applicable to this cover.

ENDORSEMENTS AND/OR CLAUSES

We agree to extend cover under this policy for the home whilst it is vacant from the period

12/05/2023 to 12/11/2023, on the basis that:

1. A trusted key-holder carries out monthly internal and external inspections of the property;
2. The lawns mown and mail and circulars will be cleared regularly;
3. The power and water are turned off at the mains; and
4. All windows are secure and doors fitted with deadlocks.
5. An excess of \$2,500 applies to all claims while the home is vacant.

After this date, the policy will be automatically suspended if no one is living in the home.

The following Optional benefit is deleted and is not available for selection on this policy: 'Breakage extension'

The following Automatic benefit is deleted and is not available for selection on this policy: 'Alternative Accommodation'

We will not pay for any costs of additional materials, work or expense required solely to comply with Government or local authority bylaws and regulations, if those costs are required solely to meet the requirement of Government or local authorities to reduce

the exposure to a natural hazard at the home.

An excess of \$1000 applies to any claim for water entering the Home as a result of flood, or inundation by seawater, replacing the excess shown in the schedule.

For the purpose of this endorsement, flood means the covering of normally dry land:

i. by water that has escaped or been released from the normal confines of:

a. any lake, or any river, creek or other natural watercourse, whether or not altered or modified, or

b. any reservoir, canal or dam,

ii. by rain water pooling or failing to drain away

INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
Monument Insurance (NZ) Ltd as underwriting agent for:			
IAG New Zealand Ltd	80	AA-	SP
Vero Insurance New Zealand Ltd	20	AA-	SP

IAG and Vero have received the above financial strength rating from Standard and Poor's (Australia) Pty Ltd, an approved rating agency.

The Standard & Poor's financial strength rating scale is:

AAA	(Extremely Strong)	BBB	(Good)	CCC	(Very Weak)
AA	(Very Strong)	BB	(Marginal)	CC	(Extremely Weak)
A	(Strong)	B	(Weak)	SD	(Selective Default)
				D	(Default)
				NR	(Not Rated)
				R	(Regulatory Supervision)

Note: The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website www.standardandpoors.com.

REFERRAL REMUNERATION

We sometimes pay a share of our remuneration to others who refer you to us. Remuneration is brokerage from insurers with whom your insurance is placed and/or fee income for our services.

FAIR INSURANCE CODE 2020

If you have a personal insurance policy or are a small to medium (SME) business and your insurance policy is underwritten by a member of the Insurance Council of New Zealand (ICNZ), a new version of the Fair Insurance Code will apply from 1st April 2020.

A list of [ICNZ members](#) and a copy of the [Fair Insurance Code 2020](#) can be found at www.icnz.org.nz.

DUTY OF DISCLOSURE

The insurance cover that has been arranged for you is based on the information you provided. Because that information is material to the insurer providing your insurance, you must advise any changes or any information that could affect the insurer's acceptance of your insurance. If you don't disclose or you misrepresent any material information your insurance could be invalidated and any claim may not be paid.

While your duty of disclosure applies before you take out an insurance policy or when you renew a policy, you should also advise us of any material change or circumstance if something comes to light during the period of your insurance. Examples of such disclosures could include structural alterations to a building, un-occupancy of insured premises, the installation of new equipment; a change in business operations or many other such changes.

Your duty of disclosure is crucial in maintaining your insurance protection. If you are unsure about any aspect of it please contact us for guidance.



[Additional
Documentation Link](#)

**Additional
Documentation Link**

OFFICE ROAD
REAL ESTATE

Producer Statement

Drainlaying of Sewer & Stormwater

PS3 Construction



Issued by: BEN COSGROVE

("the Contractor")

Registration No: 26616

To: Christchurch City Council

In respect of the following:

Stormwater and sewer installed in accordance with E1, G13 or AS/NZ 3500 as shown on the approved plans or as per the attached as built drainage plan.

Installed at: 27 REGINALD STREET

Building Consent No: _____

As a licenced Drainlayer, currently holding an annual practicing licence, certify that I, or personnel under my control have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

The Contractor acknowledges that it is responsible to Selwyn District Council for the information contained in this Producer Statement. The Contractor agrees to indemnify Christchurch City Council against all liability suffered or incurred by the Council as a consequence of the information contained in this Producer Statement being found to be misleading or incorrect in whole or in part.

Signed: [Signature] Date: 10/03/2023

10 May 2023

W2NZ Ltd

Via E-mail: hadar@webuyproperty.co.nz

Subject: Completion of Structural Work at 27 Reginald St

We have undertaken construction review of the structural work completed at the dwelling located at 27 Reginald Street, Christchurch.

The subject dwelling was relevelled and repaired in accordance with the consent exemption number BCN/2023/463.

Please find attached the Construction Review Producer Statement PS4, the Construction Producer Statement PS3 and the observation reports.

If you have any questions or wish to discuss any aspect of the project, please do not hesitate to contact the undersigned.

Yours faithfully,



Huan Nguyen CMEngNZ, CPEng, IntPE (NZ)
Director, Senior Structural Engineer

Attachments:

- a. PS4
- b. PS3
- c. Observation Reports



ATTACHMENT: PS4



PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

ISSUED BY: **Dev Structural Ltd**
(Construction Review Firm)

TO: **W2NZ Ltd**
(Owner/Developer)

TO BE SUPPLIED TO: **Christchurch City Council**
(Building Consent Authority)

IN RESPECT OF: **Earthquake Repairs**
(Description of Building Work)

AT: **27 Reginald St, Christchurch**
(Address)

Town/City: **Christchurch** **Lot 8 DP 18583**
(Address)

We **Dev Structural Ltd** (Construction Review Firm) have been engaged by **W2NZ Ltd**

To provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with owner/developer.

or ☐ other **Earthquake Repairs** services
(Extent of Engagement)

in respect of clause(s) **B1 and B2** of the Building Code for the building work described in

documents relating to Building Consent No. **BCN/2023/463** and those relating to

Building Consent Amendment(s) Nos. issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions/variation(s) No. (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☒ this review ☐ these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, **I believe on reasonable grounds** that ☐ All or ☒ Part only of the building works have been completed in accordance with the relevant requirements of the

Building Consent and Building Consent Amendments identified above, with respect to Clause(s) **B1 and B2** of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, **Huan Nguyen** am: ☒ CPEng **1026803** # ☐ Reg Arch #
(Name of Construction Review Professional)

I am a member of: ☒ Engineering New Zealand ☐ NZIA and hold the following qualifications
The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ: ☐

SIGNED BY: **Huan Nguyen** (Signature)
(Name of Construction Review Professional)

ON BEHALF OF **Dev Structural Ltd** (Construction Review Firm) Date **10/5/2023**

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suit of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 Design Review Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 Construction Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011²

PS4 Construction Review Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, Engineering NZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as Engineering New Zealand (formerly IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

*Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5 for Engineers³). The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction
NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services
(ACENZ/IPENZ 2004)
- 4 PN Guidelines on Producer Statements

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz



Te Kāhui
Whaihanga
New Zealand
Institute of
Architects

ATTACHMENT: PS3



Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|---|------------------------------------|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): | |

Author name:

CAUUM FRANCIS

Author company:

FRANCIS BUILDING SOLUTIONS LTD

Site address:

27 REGINALD STREET, Burnwood

Description of building work:

RECEVE AS PEN ENGINEERING PS1

Owners Details:

W2 NZ

Scope of work covered by statement:

RECEVE

System/Product used (if applicable):

PS1

I (constructor):

FRANCIS BUILDING SOLUTIONS

have been engaged by

(applicant, designer, main contractor etc)
to construct:

☒ part ☐ all

As specified in the attached particulars of Building Consent Number:

and its attached conditions

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|--|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> B1 | <input checked="" type="checkbox"/> B2 | <input type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No:

Or

☐ N/A

129669

Qualifications/Experience:

7 years LBP

Address:

Postcode:

Phone:

Fax:

Mobile:

027 9324158

Email:

chellum@FarneskinDink.co.nz

Signature:



Date:

14/03/23

ATTACHMENT: OBSERVATION REPORTS



STRUCTURAL OBSERVATION is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by the Contractor.

STRUCTURAL OBSERVATION REPORT

DATE OF OBSERATION:	1 March 2023
COUNCIL REF:	BCN/2023/463
PROJECT NUMBER & NAME:	23-102 - 27 Reginald St
PROJECT ADDRESS:	27 Reginald St
OBSERVATION BY:	Huan Nguyen
ATTENDEES:	Huan Nguyen
PHOTOGRAPHS:	<input checked="" type="checkbox"/> Taken <input type="checkbox"/> sent by contractor

CONSTRUCTION PROGRESS:

1. Excavation of pads for foundation lifting has been completed in accordance with the issued construction documents and instructions.
2. The steel beam at the extension junction was exposed for review. The connection from the steel beam to the supporting stud packs appear to be in good condition.
3. The ring foundation at the extension junction has been exposed for review. Contractor is to provide a thickened concrete wall tying the ring foundation to the extension slab, in accordance with construction sketch CSK1.

ATTACHMENTS:

Site Photos

Construction sketch CSK1





Photo 1 – Excavation under ring foundation for underpinning



Photo 2 – Excavation under ring foundation for underpinning



Photo 3 – Excavation under ring foundation for underpinning



Photo 4 – Excavation under ring foundation for underpinning



Photo 5 – Excavation under ring foundation for underpinning



Photo 6 – Excavation under ring foundation for underpinning



Photo 7 – Exposed concrete ring beam near the extension junction



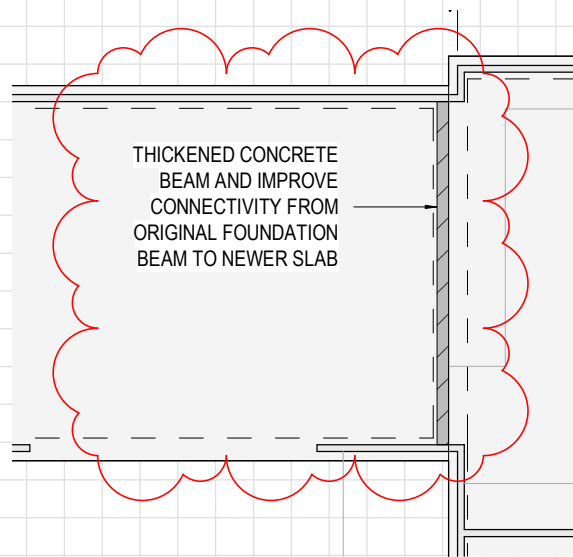
Photo 8 – Exposed concrete ring beam near the extension junction



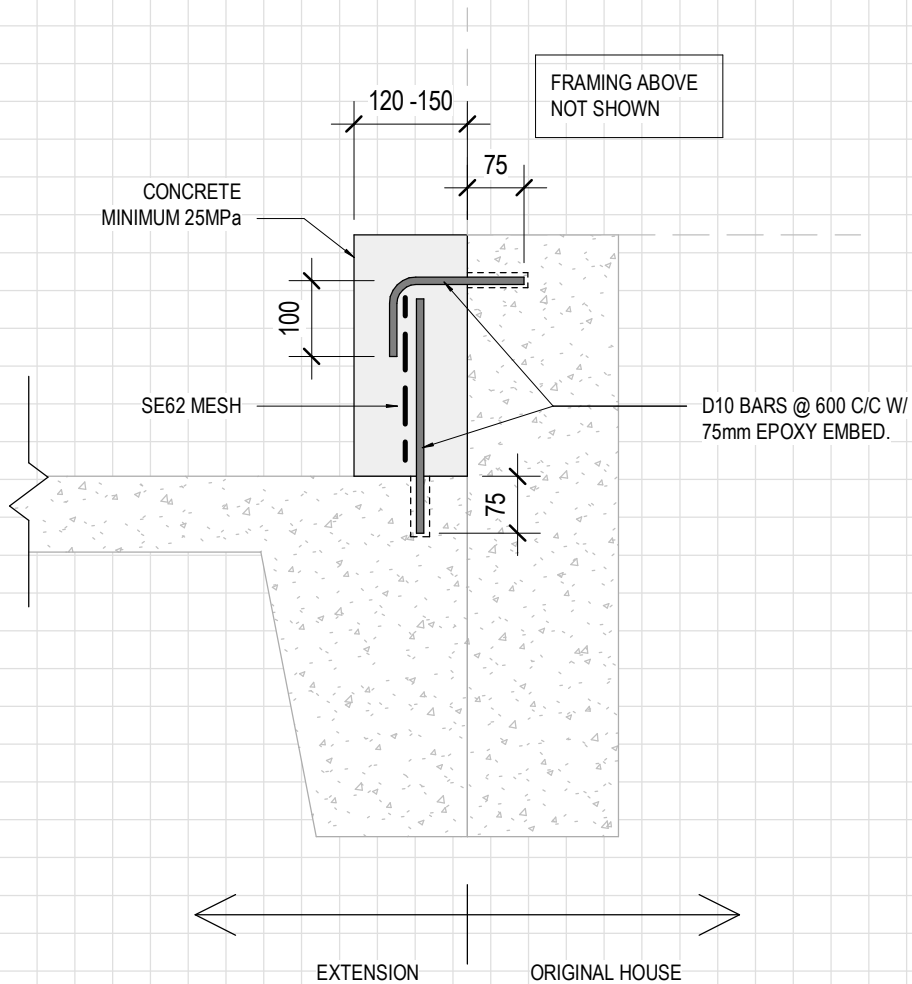
Photo 9 – Exposed steel beam above the kitchen



Photo 10 – Exposed steel beam connection to stud pack, steel beam connection is still in good condition with through bolts from steel end plate to studs.



PARTIAL PLAN



FOUNDATION THICKENING DETAIL

STRUCTURAL OBSERVATION is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by the Contractor.

STRUCTURAL OBSERVATION REPORT

DATE OF OBSERATION:	13 March 2023
COUNCIL REF:	BCN/2023/463
PROJECT NUMBER & NAME:	23-102 - 27 Reginald St
PROJECT ADDRESS:	27 Reginald St
OBSERVATION BY:	Huan Nguyen
ATTENDEES:	Huan Nguyen
PHOTOGRAPHS:	<input checked="" type="checkbox"/> Taken <input checked="" type="checkbox"/> sent by contractor

CONSTRUCTION PROGRESS:

1. Jacking and packing of interior subfloor shallow piles have been completed.
2. Reinforcement for foundation beam thickening at the extension junction has been completed, ready for concrete pour.

ATTACHMENTS:

Site Photos





Photo 1 – Subfloor after jacking and packing



Photo 2 – Subfloor after jacking and packing



Photo 3 – Subfloor after jacking and packing



Photo 4 – Subfloor after jacking and packing



Photo 5 – Reinforcement installed for foundation beam thickening at extension junction



Photo 6 – Reinforcement installed for foundation beam thickening at extension junction



Photo 7 – Reinforcement installed for foundation beam thickening at extension junction



Photo 8 – Reinforcement installed for foundation beam thickening at extension junction

STRUCTURAL OBSERVATION is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by the Contractor.

STRUCTURAL OBSERVATION REPORT

DATE OF OBSERATION:	10 May 2023
COUNCIL REF:	BCN/2023/463
PROJECT NUMBER & NAME:	23-102 - 27 Reginald St
PROJECT ADDRESS:	27 Reginald St
OBSERVATION BY:	Huan Nguyen
ATTENDEES:	Huan Nguyen
PHOTOGRAPHS:	<input checked="" type="checkbox"/> Taken <input type="checkbox"/> sent by contractor

CONSTRUCTION PROGRESS:

1. All structural work has been completed
2. Other non-structural repairs, include repairs of wall and ceiling linings, partial replacement of driveway and paving have also been completed.
3. The measured floor levels are attached

ATTACHMENTS:

Site Photos

Floor levels



PHOTOS



Photo 1 – Front (West) elevation of the property



Photo 2 – South elevation of the property



Photo 3 – North elevation of the property



Photo 4 – Exterior of the sleepout/ game room



Photo 5 – Interior of house, all cosmetic work completed



Photo 6 – Interior of house, all cosmetic work completed

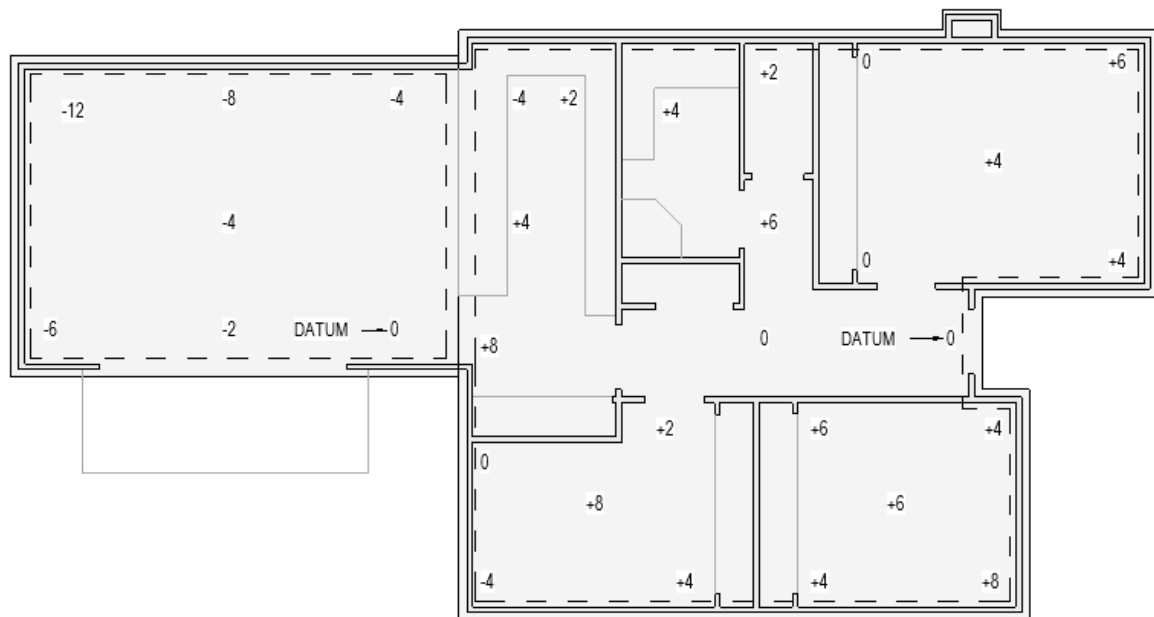


Photo 7 – Interior of house, all cosmetic work completed

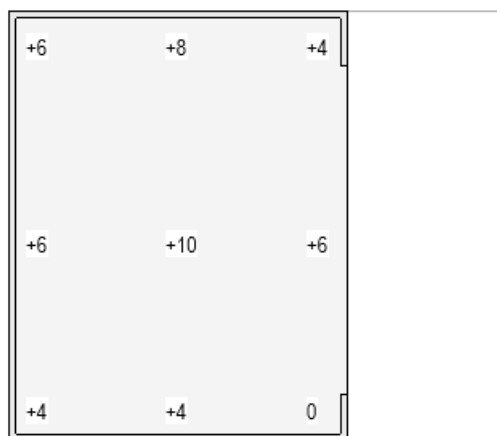


Photo 8 – Interior of house, all cosmetic work completed

FLOOR LEVELS



MAIN HOUSE



GAME ROOM

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|---|--|------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Emergency Lighting | <input checked="" type="checkbox"/> Cladding | <input type="checkbox"/> Escalator |
| <input type="checkbox"/> Waterproof Membranes | <input type="checkbox"/> Drainlayer | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Lift |
| <input type="checkbox"/> Mechanical (HVAC) | <input type="checkbox"/> Solar Heating | <input type="checkbox"/> Other (specify): | |

Author name:

Martin Meddins

Author company:

MJM BRICK & BLOCK LTD

Site address:

27 Reginald Street

Description of building work:

Rebuild panels
Grind out and re-point minor step cracking

Owners Details:

W2NZ LTD

Scope of work covered by statement:

Cladding

System/Product used (if applicable):

I (constructor): Martin Meddins have been engaged by W2NZ LTD (applicant, designer, main contractor etc) ☐ part ☐ all to construct:

As specified in the attached particulars of Building Consent Number: _____ and its attached conditions

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|--|-----------------------------|--|-----------------------------|-----------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <input checked="" type="checkbox"/> B1 | <input type="checkbox"/> B2 | <input checked="" type="checkbox"/> C1 | <input type="checkbox"/> C2 | <input type="checkbox"/> C3 | <input type="checkbox"/> C4 | <input type="checkbox"/> C5 | <input type="checkbox"/> C6 | <input type="checkbox"/> D1 | <input type="checkbox"/> D2 | <input type="checkbox"/> E1 | <input type="checkbox"/> E2 |
| <input type="checkbox"/> E3 | <input type="checkbox"/> F1 | <input type="checkbox"/> F2 | <input type="checkbox"/> F3 | <input type="checkbox"/> F4 | <input type="checkbox"/> F5 | <input type="checkbox"/> F6 | <input type="checkbox"/> F7 | <input type="checkbox"/> F8 | <input type="checkbox"/> G1 | <input type="checkbox"/> G2 | <input type="checkbox"/> G3 |
| <input type="checkbox"/> G4 | <input type="checkbox"/> G5 | <input type="checkbox"/> G6 | <input type="checkbox"/> G7 | <input type="checkbox"/> G8 | <input type="checkbox"/> G9 | <input type="checkbox"/> G10 | <input type="checkbox"/> G11 | <input type="checkbox"/> G12 | <input type="checkbox"/> G13 | <input type="checkbox"/> G14 | <input type="checkbox"/> G15 |
| <input type="checkbox"/> H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No: Or ☐ N/A

Qualifications/Experience:

20 years/City & Guild's

Address:

10 Seafeld place South Brighton

Postcode:

8061

Phone:

Fax:

Mobile:

0210317126

Email:

Martinmeddins@gmail.com

Signature:

Date:

08/03/23

Code Compliance Certificate

Section 95, Building Act 2004

Form 7 – Building (Forms) Regulations 2004

Building consent number BCN/2008/7339

Date issued 26 May 2023

The building

Street address of building 27 Reginald Street
Burwood

Location of building within site/block number

Legal description of land where building is located Lot 8 DP 18583

Building name

Level/unit number

Year first constructed Circa 1950's

Current, lawfully established use Housing - dwelling alterations

The owner

Name of owner W2NZ Limited

Phone number

Contact person

Landline (021) 103 6161

Mailing address 16 Clare Road
RD 3
Alexandra 9393

Mobile
Daytime

Street address/registered office 16 Clare Road
RD 3
Alexandra 9393

After hours
Fax

Email address hadar@webuyproperty.co.nz

Website

First point of contact for communications with the building consent authority:

Name W2NZ Limited

Phone (021) 103 6161

Contact person

Mobile

Mailing address 16 Clare Road
RD 3
Alexandra 9393

Fax
Email address hadar@webuyproperty.co.nz

Building work

Building consent number **BCN/2008/7339**

EXTEND DWELLING - DINING & LOUNGE / NEW GARAGE & DECK- Historical Reference ABA10090212 - subject to a modification to B2.3.1

Issued by: Christchurch City Council

Code compliance

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent.



Mary Greening
Senior Code Compliance Assessor
03 941 8883

On behalf of: Christchurch City Council

Date: 26 May 2023



A BIT ABOUT ANDY

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property – from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.



A BIT ABOUT RICHIE

Dedication, communication, determination and trust are the key values Richie displays in everything he does.

Although he is a Cantabrian through and through, Richie has spent six years living in various parts of the world where he has gained immense life experience, including well-honed business and negotiation skills. During the time he spent travelling from Bali to China he built up communication and people skills that are second to none.

Richie knows the value of modern marketing. "As the Real Estate industry evolves to become more innovative and efficient, so do I." Richie has intentionally chosen to work within a team where a strong emphasis is placed on ensuring that clients receive the best advice, support, and marketing to achieve their goals.

His thorough knowledge of all that Christchurch City and the wider Canterbury area has to offer, his dedication to providing exceptional service to all his clients, both buyers and sellers, and his friendly easy approach to life will ensure you will have complete confidence in having Richie working with you to achieve your real estate goals.

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

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Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual documents.

OFFICE ROAD

REAL ESTATE

A proud member of AGENT X (2021) LTD - Licensed Agent REAA (2008).

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