

Land Information Memorandum



Property address:

224I Hills Road

LIM number: H01212176

Page 1

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 4 May 2023
Date received 25 April 2023

Property details

Property address 224I Hills Road, Shirley, Christchurch
Valuation roll number 22330 48602 G
Valuation information Capital Value: \$335,000
Land Value: \$91,000
Improvements Value: \$244,000
Please note: these values are intended for Rating purposes
Legal description Unit 7 DP 398840 on Sec 1 SO 363151 having share in 1300 m2
Existing owner

Council references

Rate account ID 73126082
LIM number H01212176
Property ID 1157334

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Document information

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

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

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

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

Property file service

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

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

Property address:

224I Hills Road

LIM number: H01212176

Page 3

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

1. Special features and characteristics of the land

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

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

- **Liquefaction Assessment**

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

- **Softground**

Council records show that site contains Soft Ground. Predominant Ground Material: Peat 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 is attached a sub division soil investigation report covering this property.

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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 have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and house outline is attached.
- The property is shown to be served by a sewer & storm water drain which is shared and that common drains continue through the property.

3. Drinking Water Supply

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

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

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

Water supply

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

Property address:

224I Hills Road

LIM number: H01212176

Page 6

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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 30/06/2023: \$2,524.45

	Instalment Amount	Date Due
Instalment 1	\$631.05	31/08/2022
Instalment 2	\$631.05	31/11/2022
Instalment 3	\$631.05	28/02/2023
Instalment 4	\$631.30	31/05/2023

Rates owing as at 04/05/2023: \$423.01

(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.

Property address:

224I Hills Road

LIM number: H01212176

Page 7

Christchurch City Council

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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/2006/4901 Applied: 26/06/2006 Status: Completed
224C Hills Road Shirley
Accepted for processing 26/06/2006
PIM Granted 24/07/2006
PIM Issued 28/07/2006
Building consent granted 16/03/2007
Building consent issued 19/03/2007
Code Compliance Certificate Granted 12/05/2008
Code Compliance Certificate Issued 12/05/2008
10 EPH UNITS & DEMOLISH EXISTING DWELLING SUBJECT 77(1) BA 2004 NOTICE APPLIES
MEMORANDUM OF ENCUMBRANCE REGISTERED AGAINST TITLE- Historical Reference ABA10067268

(b) Certificates

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

(c) Notices

(d) Orders

(e) Requisitions

Related Information

- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

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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.

Property address:

224I Hills Road

LIM number: H01212176

Page 9


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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.

Property address:

224I Hills Road

LIM number: H01212176

Page 10

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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

- **Community Housing Redevelopment Mechanism**

Property or part of property within the Christchurch District Plan (operative) Community Housing Redevelopment Mechanism

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

- **Flood Management Area**

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

(b) Resource consents

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

- RMA/2007/1925 - Subdivision Consent

UNIT TITLE SUBDIVISION 223 Requested 28/11/07 Certified 28/11/07 DP 398870 224 Requested 29/01/08

Issued 11/02/08 - Historical Reference RMA92009218

Status: Processing complete

Applied 05/07/2007

Granted 27/08/2007

Property address:

224I Hills Road

LIM number: H01212176

Page 11

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www.ccc.govt.nz

Land Information Memorandum

Decision issued 27/08/2007

Property address:

224I Hills Road

LIM number: H01212176

Page 12

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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 Styx Mill 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 Styx Mill EcoDrop.

(b) Other

• Floor Levels Information

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

• Guest Accommodation

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

• Community Board

Property located in Papanui-Innes-Central Community Board.

• 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 Innes 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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224I Hills Road

LIM number: H01212176

Page 15

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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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224I Hills Road

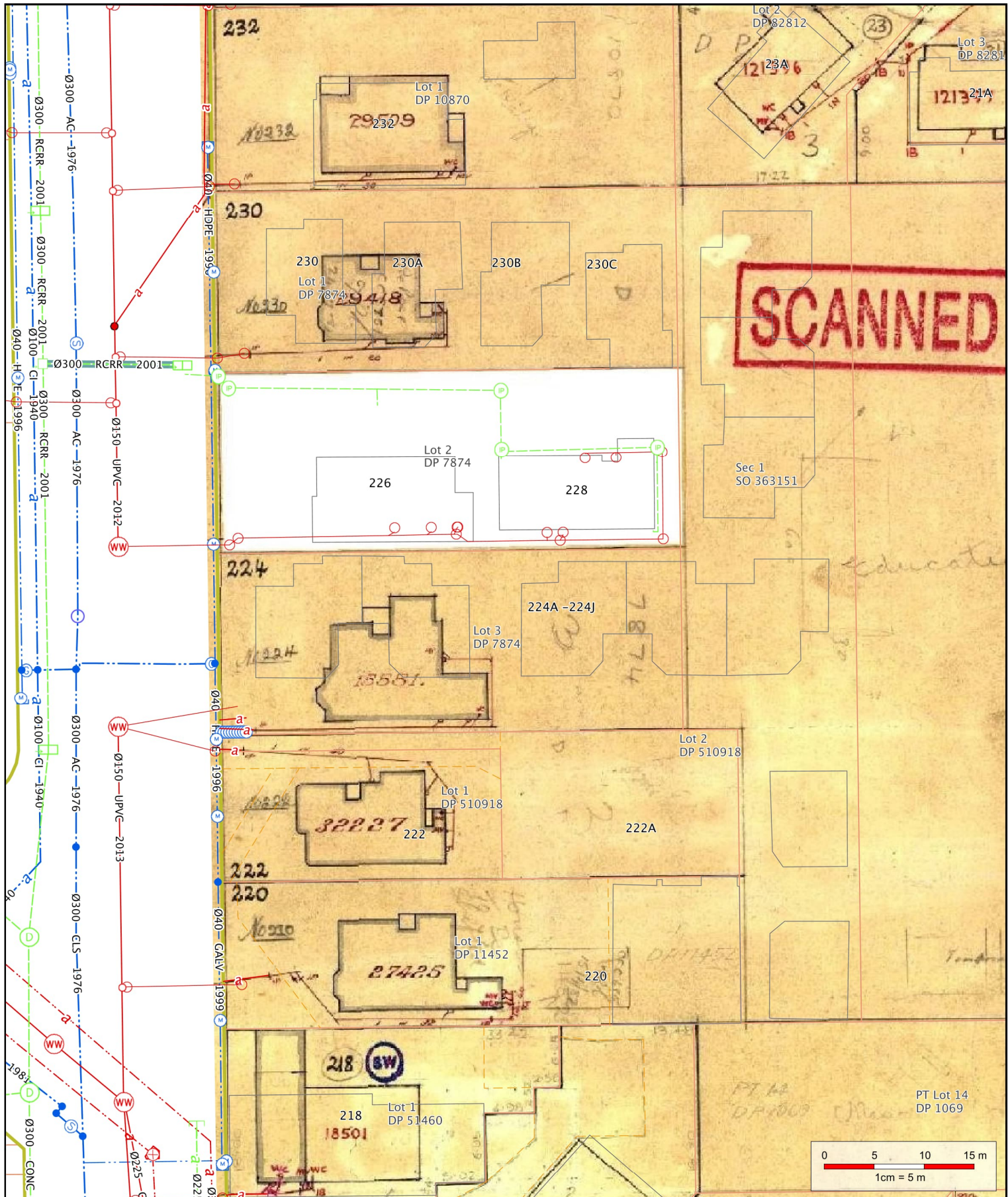
LIM number: H01212176

Page 16

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1 : 500 on A4

4/05/2023 10:00:43 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
- Pressure Main

Wastewater

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

224 HILLS ROAD

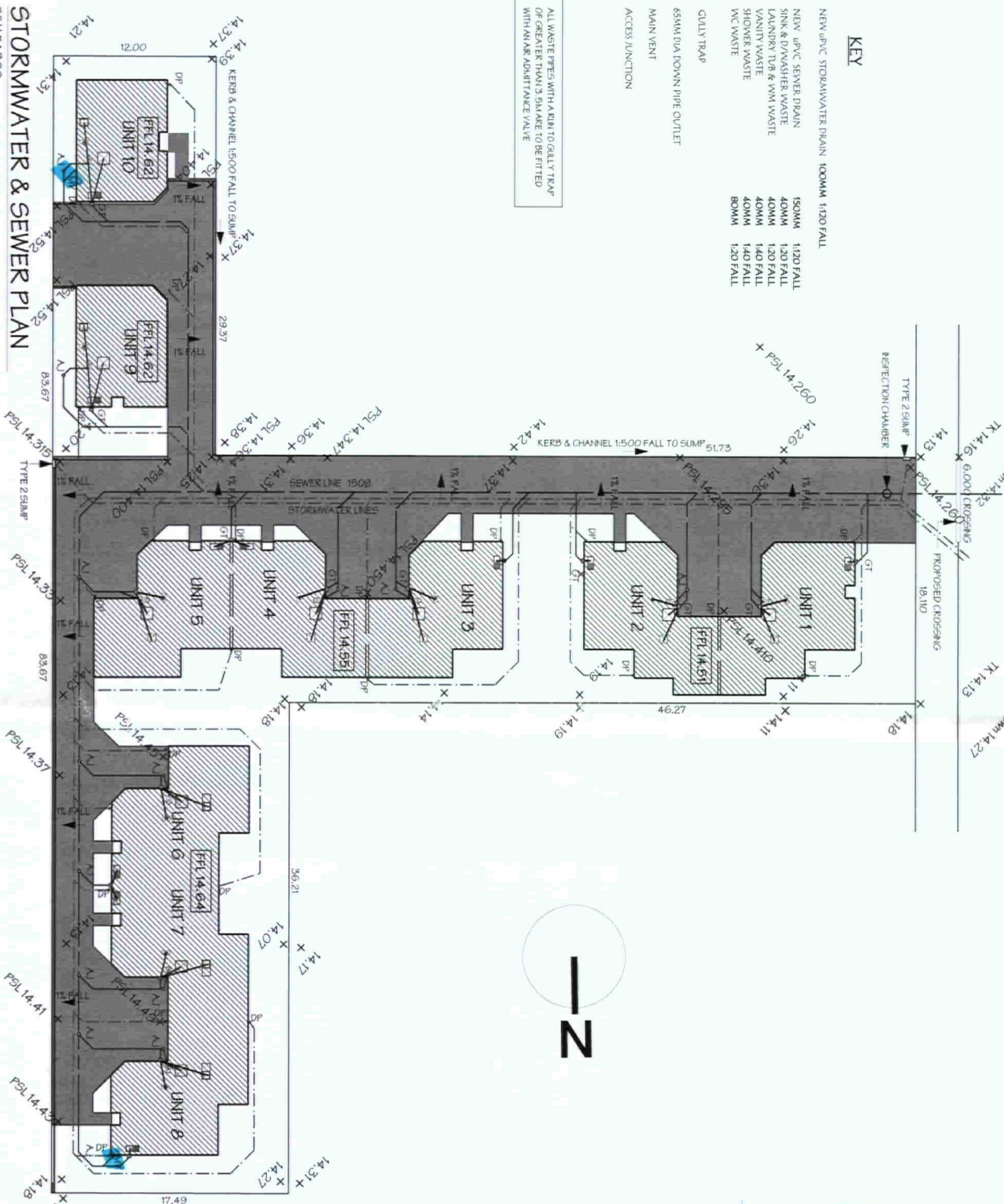
KEY

NEW uPVC STORMWATER DRAIN 100MM 1:120 FALL	150MM	1:120 FALL
NEW uPVC SEWER DRAIN	40MM	1:20 FALL
SINK & D/WASHER WASTE	40MM	1:20 FALL
LAUNDRY TUB & W/M WASTE	40MM	1:40 FALL
SHOWER WASTE	40MM	1:40 FALL
WC WASTE	40MM	1:20 FALL
GT		
65MM DIA DOWN PIPE OUTLET		
MAIN VENT		
ACCESS JUNCTION		

NOTE: ALL WASTE PIPES WITH A RUN TO GULLY TRAP OF GREATER THAN 3.5M ARE TO BE FITTED WITH AN AIR ADMITTANCE VALVE

STORMWATER & SEWER PLAN

SCALE 1:300



—N



10067268

ELDERLY PERSONS HOUSING UNITS


The Contractor shall verify all dimensions on site before commencing construction and all work to comply with N.Z.S. 3604 and the NZ Building Code

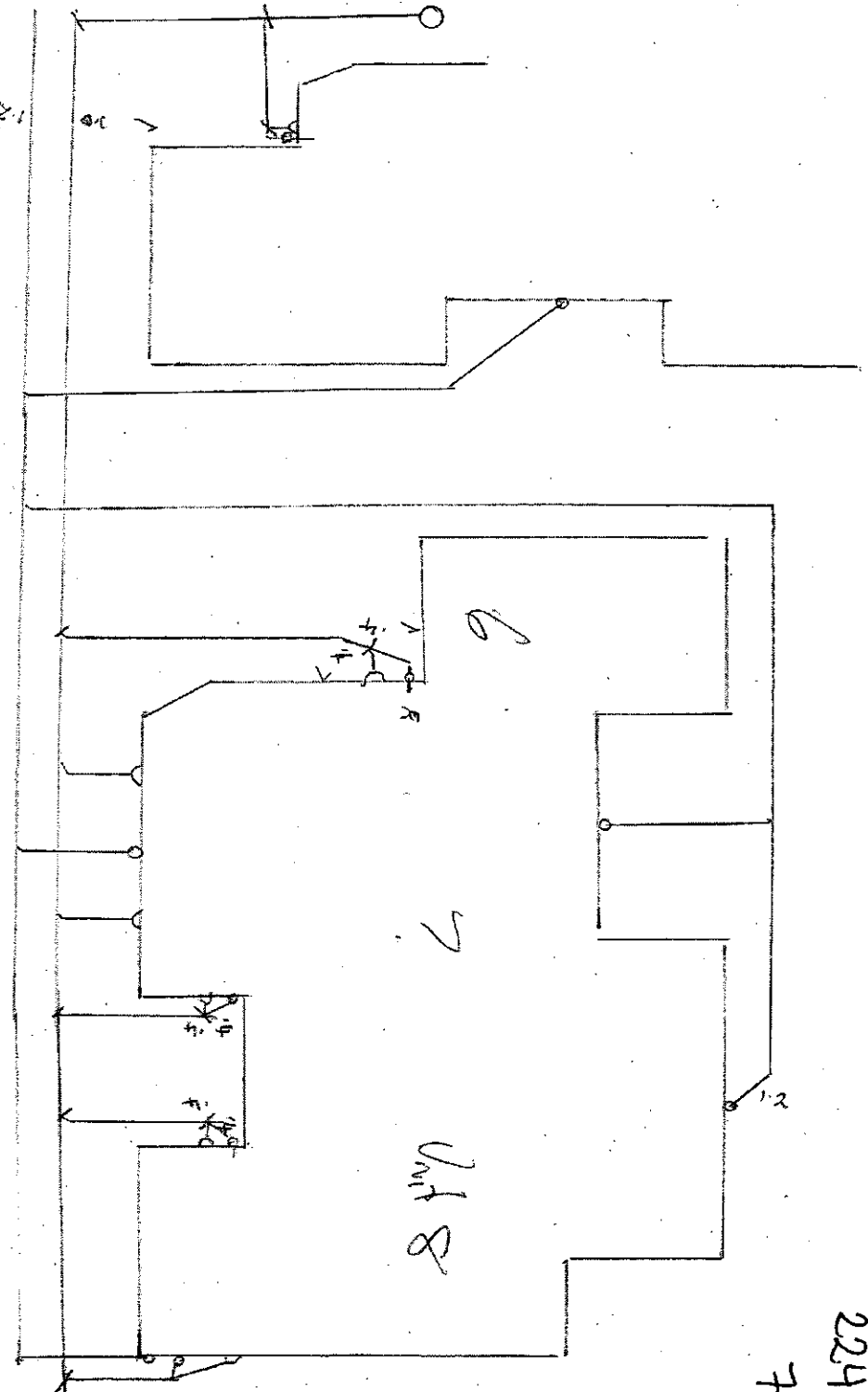
FOR
David Waller
224 Hills Road
Lot 3, DP 7874 & Sec 1 SO 363151
DRAWN DATE June 06

DENNIS NEIL
DESIGN LTD
ARCHITECTURAL
DESIGNERS

BOX 5188, PAPAMOU, CHRISTCHURCH
Telephone or Fax: CHCH (03) 352 5174
email: dennisneil@xtra.co.nz

PLAN No. 8814
SHEET No. 2
of 18

 CHRISTCHURCH <small>CITY COUNCIL • 1001 RANGIOTEA • 1001 CITY</small>		DRAINAGE PICKUP		CONNECTION NUMBER
Address: 224 Hills Rd Project No: 100652868 Date: 31-10-13		Owner: R FORDEN Drainlayer: R FORDEN Inspector: RA		



224 H Hills Rd.
70101348

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an inspection is required.

No 2366639

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLYName of customer DANE WALLER CONSTRUCTIONPhone: 7129952958Address of installation HILLS RD Unit 7

Postal address of customer (if not as above)

WORK DETAILS20 No. of lighting outlets1 No. of ranges16 No. of socket outlets1 No. of water heaters

Please tick (✓) as appropriate where work includes:

☒ Mains☒ Main earthing system

Was any installation work carried out by the homeowner?

☐ Yes ☒ No☒ Switchboard☐ Electric linesDescription NEW INSTALLATION 50mmMains 35mm BULB END EARTH 10mINSTALLATION AS PER PLANS THISBY PBT ELECTRICIAN

It is recommended that test results be recorded here:

Visual Examination ☒Earth Continuity ☒Bonding ☒Polarity ☒Insulation Resistance 200+ Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILSName FINLAY DAVIDSONRegistration no. E12479Company PBT ELECTRICIANSignature [Signature]Date 19/11/07Contact Ph No. 021 359943**CERTIFICATION OF ELECTRIC LINES**

To be completed where a separate electrical worker has installed the electric line portion of the mains

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS Electrical work requiring inspection by a registered electrical inspector☒ New mains☒ Switchboard☒ Earthing system☒ Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name B. O'LearyRegistration no. E1491Signature [Signature]Date 21/11/07Daytime Contact Ph. No. 033778422

TO BE RETAINED BY THE WORKER RESPONSIBLE FOR CERTIFYING THE WORK

893776



POWELL FENWICK
CONSULTANTS LIMITED

Your quality engineering partner.

BLS:KAS

22 June 2006

Dave Waller
632 Marshlands Road
CHRISTCHURCH

consulting engineers	Unit 3, Amuri Park
heating + ventilation	Cnr Bealey Ave & Churchill St
mechanical	P.O.Box 25-108, Christchurch
structural	New Zealand
electrical	(03) 366-1777: phone
acoustic	(03) 379-1626: fax
civil	engineering@pfc.co.nz: email
fire	www.pfc.co.nz: website

ATTENTION: DAVE WALLER

Our Ref: 060822/S/1

Dear Dave,

RE: SITE INVESTIGATION
224 HILLS ROAD

Enclosed please find a copy of our test bore and penetrometer test results for the above site.

The bore results show the site is covered with up to 400mm of topsoil over various layers of wet mottled sandy silt, wet mottled fine sand, wet mottled grey silt, wet mottled blue silt, soil, wet puggy blue/grey silt with up to 20% organics to undecomposed peat to 3.6m below the surface level where our bores were terminated.

The penetrometer results indicate a safe bearing of 35kPa at foundation depths of 400mm founding on the silty sand layer.

As this is less than the allowable bearing values given in NZS 3604, "Code of Practice for Light Timber Frame Buildings", the foundations will require specific engineering design. We are happy to assist with this if requested.

Yours faithfully,

POWELL FENWICK CONSULTANTS LIMITED

P.P.

K J SIMCOCK

B. L. SCHWASS

Encl.



This report has been prepared solely for the benefit of our client. No liability is accepted by this firm or by any principal, or director, or any servant or agent of this firm, in respect of its use by any other person. Any other person who relies upon any matter contained in this report does so entirely at their own risk.

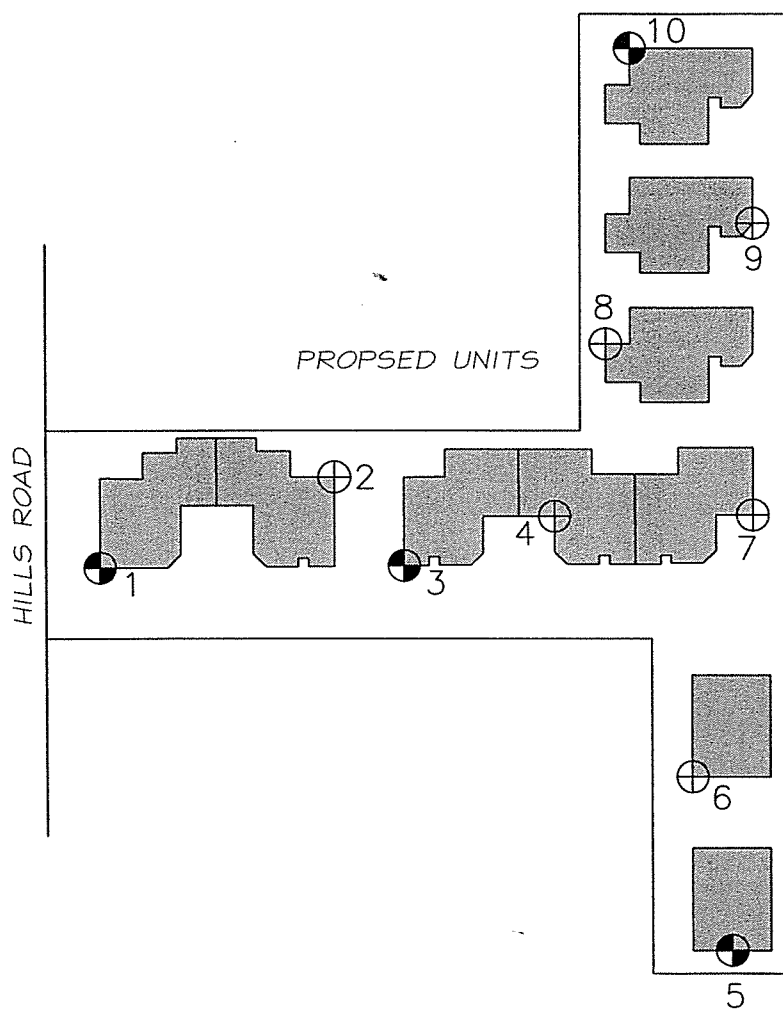
JOB NAME: WALLER UNITS
 JOB LOCATION: 224 HILLS ROAD
 JOB NUMBER: 060822
 DATE: 21 JUNE 2006



POWELL FENWICK
 CONSULTANTS LIMITED

Your quality engineering partner.

consulting engineers	Unit 3, Amuri Park
heating + ventilation	Cnr Bealey Ave & Churchill St
mechanical	P.O.Box 25-108, Christchurch
structural	New Zealand
electrical	(03) 366-1777: phone
acoustic	(03) 379-1626: fax
civil	engineering@pfc.co.nz: email
fire	www.pfc.co.nz: website



SITE PLAN

(N.T.S.)

- ⊕• – Approximate position of scala penetrometer and test bore tests.
- ⊕ – Approximate position of scala penetrometer tests only.



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Job Number: 060822

Job Name: WALLER UNITS

Address: 224 HILLS ROAD

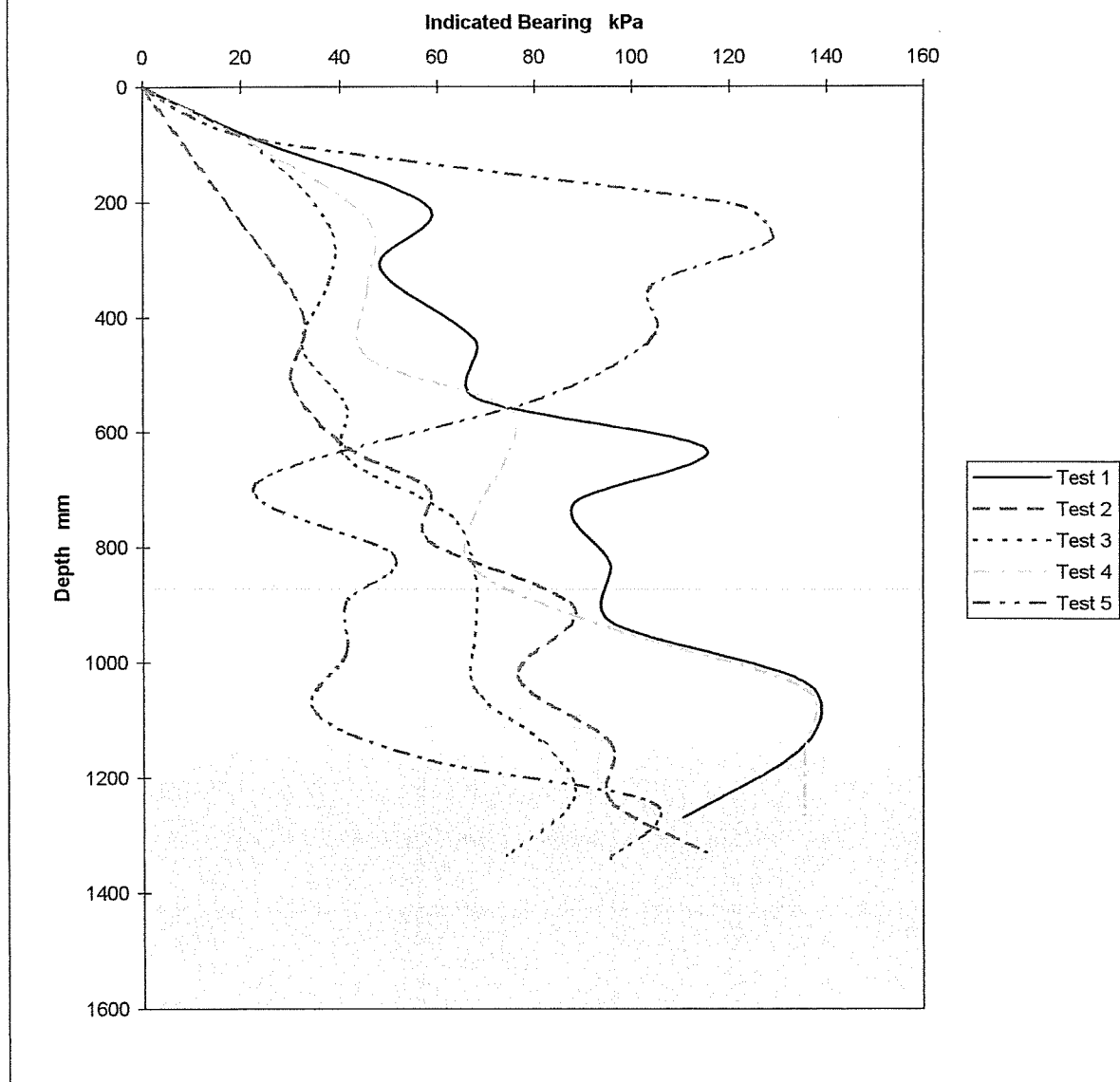
Date: 21/06/2006

Weather: RAINING

Operator: KRJ

consulting engineers	Unit 3, Amuri Park
heating + ventilation	Cnr Bealey Ave & Churchill St
mechanical	P.O.Box 25-108, Christchurch
structural	New Zealand
electrical	(03) 366-1777: phone
acoustic	(03) 379-1626: fax
civil	engineering@pfc.co.nz: email
fire	www.pfc.co.nz: website

Scala Penetrometer Results



THIS REPORT IS PREPARED SOLEY FOR THE CLIENT WHO COMMISSIONED IT AND POWELL FENWICK CONSULTANTS 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.

22/06/2006
05/06/5/A/RBR



POWELL FENWICK
CONSULTANTS LIMITED

Your quality engineering partner.

Job Number: 060822

Job Name: WALLER UNITS

Address: 224 HILLS ROAD

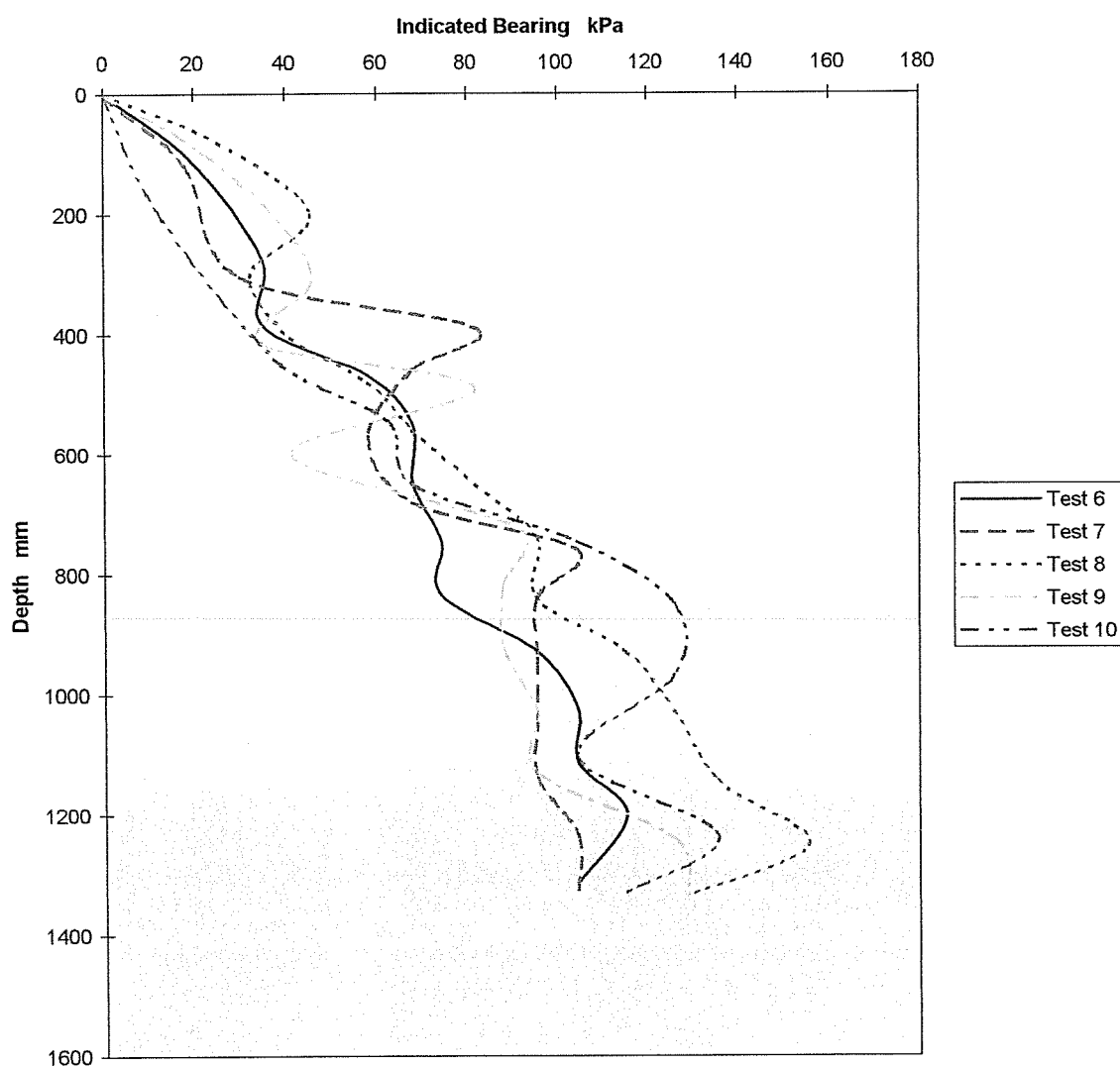
Date: 21/06/2006

Weather: RAINING

Operator: KRJ

consulting engineers	Unit 3, Amuri Park
heating + ventilation	Cnr Bealey Ave & Churchill St
mechanical	P.O.Box 25-108, Christchurch
structural	New Zealand
electrical	(03) 366-1777: phone
acoustic	(03) 379-1626: fax
civil	engineering@pfc.co.nz: email
fire	www.pfc.co.nz: website

Scala Penetrometer Results



THIS REPORT IS PREPARED SOLELY FOR THE CLIENT WHO COMMISSIONED IT AND POWELL FENWICK CONSULTANTS 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.

22/06/2006
05/06/5/A/RBR

TEST BORES AT: 224 HILLS ROAD
CHRISTCHURCH
 FOR: MR. D. WALLER
CHRISTCHURCH



POWELL FENWICK
 CONSULTANTS LIMITED

Your quality engineering partner.

DATE: 21 JUNE 2006
 JOB No: 060822
 WEATHER: RAINING
 OPERATOR: KRJ
 MACHINE: 55Ø Auger

consulting engineers
 heating + ventilation
 mechanical
 structural
 electrical
 acoustic
 civil
 fire

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 Cnr Bealey Ave & Churchill St
 P.O.Box 25-108, Christchurch
 New Zealand
 (03) 366-1777: phone
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 www.pfc.co.nz: website

BORE AT LOCATION		POSITION:		
1				
DEPTH	STRATA	DESCRIPTION	W.T.	
RL=				
		topsoil		
0.5		damp mottled silt/sand 50/50		
1.0		wet mottled fine sand		
1.5		wet mottled grey silt		
2.0		wet mottled blue silt		
2.5		soil wet blue silt		
3.0		wet puggy grey silt with 20% organics		
3.5		undecomposed peat		
4.0		bore terminated in undecomposed peat		

BORE AT LOCATION		POSITION:		
3				
DEPTH	STRATA	DESCRIPTION	W.T.	
RL=				
		topsoil		
0.5		wet mottled fine sand		
1.0		wet mottled sand/silt 50/50		
1.5		wet mottled grey silt		
2.0		wet blue silt		
2.5		soil		
3.0		wet puggy grey silt with 10% organics		
3.5		wet puggy blue silt with 20% organics		
4.0		bore terminated in undecomposed peat		

TEST BORES AT: 224 HILLS ROAD
CHRISTCHURCH
FOR: MR D WALLER
CHRISTCHURCH



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engineering@pfc.co.nz: email
www.pfc.co.nz: website

BORE AT LOCATION		POSITION:		
5				
DEPTH	STRATA	DESCRIPTION	W.T.	
RL=				
		topsoil		
0.5		wet mottled sand/silt 50/50		
1.0				
1.5		wet mottled silt		
2.0		wet grey mottled silt		
		soil		
2.5		wet grey silt		
3.0		wet puggy blue silt with 20% organics		
3.5		wet blue sand		
4.0		bore terminated in undecomposed peat		

BORE AT LOCATION		POSITION:		
10				
DEPTH	STRATA	DESCRIPTION	W.T.	
RL=				
		topsoil		
0.5		wet mottled sand/silt 50/50		
1.0				
1.5		wet mottled silt		
2.0		wet grey mottled silt		
		soil		
2.5		wet puggy blue silt with 10% organics		
3.0		wet blue silt		
3.5		saturated blue sand/silt 50/50		
4.0		bore terminated in wet puggy blue silt		

[illegible]

**224l Hills Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 224I Hills Road

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

1 Shirley Road

RMA/1974/416

To erect a Canopy over the forecourt and pumps, on amendment to s.d. Application. - Historical Reference RES955305

Processing complete

Applied 30/08/1974

Decision issued 30/08/1974

Granted 30/08/1974

RMA/2013/2809

Erect an office building - Historical Reference RMA92024545

Processing complete

Applied 20/12/2013

Decision issued 07/03/2014

Granted 07/03/2014

1/225 Hills Road

RMA/2005/1702

4 elderly persons housing units - Historical Reference RMA20020573

Processing complete

Applied 26/07/2005

Decision issued 15/08/2005

Granted 12/08/2005

RMA/2018/609

Discharge EPH Encumbrance

Withdrawn

Applied 14/03/2018

Encumbrance unable to be discharged 03/04/2018

11 Shirley Road

RMA/1996/960

To erect oversize signs on a site zoned Cu3 in the pcp. - Historical Reference RES961126

Processing complete

Applied 10/05/1996

Decision issued 21/05/1996

Granted 21/05/1996

RMA/1997/484

An Outline Plan submission for one classroom at Shirley School - Historical Reference RES970450

Processing complete

Applied 26/02/1997

Decision issued 26/03/1997

Outline plan accepted 26/03/1997

RMA/2000/1138

Outline Plan - to establish a new carpark to accommodat e 19 vehicles. - Historical Reference RMA20001831

Processing complete

Applied 02/05/2000

Decision issued 31/05/2000

Outline plan accepted 31/05/2000

RMA/2004/2858

Outline plan to erect a new classroom - Historical Reference RMA20018511

Processing complete

Applied 05/11/2004

Decision issued 03/12/2004

Outline plan accepted 03/12/2004

RMA/2005/1360

Outline plan waiver - Historical Reference RMA20020217

Processing complete

Applied 16/06/2005

Decision issued 13/07/2005

Outline plan accepted 13/07/2005

RMA/2006/2678

Outline plan waiver - removal of boiler room - Historical Reference RMA92006781

Processing complete

Applied 07/11/2006

Decision issued 16/11/2006

Outline plan accepted 16/11/2006

RMA/2007/3337

waiver of outline plan for internal alterations and upgrade of classrooms - Historical Reference RMA92010707

Processing complete

Applied 18/12/2007

Decision issued 09/01/2008

Outline plan accepted 08/01/2008

RMA/2008/1992

Outline Plan waiver for 3 shade sails over 1 existing play area - Historical Reference RMA92012878

Processing complete

Applied 25/09/2008

Decision issued 26/09/2008

Outline plan accepted 26/09/2008

RMA/2009/1131

Outline plan waiver for extensions to administration building - Historical Reference RMA92014583

Processing complete

Applied 12/08/2009

Decision issued 21/08/2009

Outline plan accepted 21/08/2009

RMA/2013/2126

Outline Plan - Historical Reference RMA92023839

Processing complete

Applied 14/10/2013

Decision issued 29/10/2013

Outline plan accepted 29/10/2013

RMA/2013/339

Outline Plan - Ministry of Education seeks to relocate an existing classroom and a toilet block to Shirley Primary School - Historical Reference RMA92021931

Processing complete

Applied 01/03/2013

Decision issued 13/03/2013

Outline plan accepted 13/03/2013

RMA/2015/2027

Outline Plan - Redevelopment of Shirley Primary School - Historical Reference RMA92030322

Processing complete

Applied 27/07/2015

Decision issued 22/10/2015

Outline plan accepted 22/10/2015

RMA/2016/3709

Shirley Primary Carpark

Processing complete

Applied 23/12/2016

Decision issued 08/02/2017

Outline plan accepted 08/02/2017

15 Riselaw Street

RMA/2023/159

Minimum floor level certificate

Processing complete

Applied 27/01/2023

Certificate issued 31/01/2023

19 Riselaw Street

RMA/1999/4467

Right Of Way SUBDIVISION 223 received 20/1/00 Certified 24/1/00 - Historical Reference RMA12781

Processing complete

Applied 26/10/1999

Decision issued 01/11/1999

Granted 01/11/1999

19A Riselaw Street

RMA/1999/4467

Right Of Way SUBDIVISION 223 received 20/1/00 Certified 24/1/00 - Historical Reference RMA12781

Processing complete

Applied 26/10/1999

Decision issued 01/11/1999

Granted 01/11/1999

2/225 Hills Road

RMA/2018/611

Discharge EPH Encumbrance

Withdrawn

Applied 14/03/2018

Encumbrance unable to be discharged 03/04/2018

21 Riselaw Street

RMA/1999/3652

A 4 Lot subdivision which is creating fee simple titles for existing dwellings that do not meet a variety of requirements under the Transitional City Pla - Historical Reference RES992711

Processing complete

Applied 22/09/1999

Decision issued 28/09/1999

Granted 28/09/1999

218 Hills Road

RMA/1973/167

Specified departure to redevelop existing Service Station and expand onto residential properties, the balance of these residential properties to Remain residential. - Historical Reference RES9211524

Processing complete

Applied 06/08/1973

Decision issued 15/10/1973

Granted 15/10/1973

RMA/1984/568

Dispensation to extend an existing service Station canopy to 4.6m of adjacent property - follows existing line of canopy - in lieu of 5m required. - Historical Reference RES9211522

Processing complete

Applied 22/08/1984

Decision issued 05/09/1984

Granted 05/09/1984

RMA/1986/619

Dispensation from the District scheme requirement which states that ``no vehicle shall carry out a reversing manoeuvre when moving from any vehicle access to any parking space (for 4 carparks). - Historical Reference RES9211521

Processing complete

Applied 09/09/1986

Decision issued 18/09/1986

Granted 18/09/1986

RMA/1987/544

Dispensation to waive one carparking space - 2 carparks require relocation, 1 cannot be relocated. consent also to reduce the 1.5m Landscape strip by 700mm on the N boundary for approx 4m. - Historical Reference RES9211520

Processing complete

Applied 14/04/1987

Decision issued 12/05/1987

Granted 12/05/1987

RMA/1994/440

Consent for garage to occupy parking spaces resulting in shortfall of 1 space, exceeding recession plane and being less than 5m from a residenti - Historical Reference RES9222597

Processing complete

Applied 18/05/1994

Decision issued 03/06/1994

Granted 03/06/1994

RMA/2003/774

To establish retail activity on the site with parking, landscaping etc - Historical Reference RMA20013047

Under appeal

Applied 21/03/2003

Decision issued 10/12/2004

Declined 10/12/2004

RMA/2004/1222

To store LPG on the site in such a quantity that exceed s the maximum permitted as of right. - Historical Reference RMA20016823

Processing complete

Applied 12/05/2004

Decision issued 19/01/2005

Granted 18/01/2005

220 Hills Road

RMA/1997/215

To alteration existing dwelling and establish a waiting room and Office. - Historical Reference RES970128

Processing complete

Applied 17/01/1997

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1998/967

Establish and operate a vehicle repair workshop and an associated Office building - Historical Reference RES981053

Processing complete

Applied 23/04/1998

Decision issued 01/01/1999

Granted 01/01/1999

RMA/2000/2968

To establish and operate a vehicle repair workshop and erect associated signage. - Historical Reference RMA20003737

Processing complete

Applied 29/11/2000

Decision issued 01/05/2001

Declined 01/05/2001

RMA/2003/774

To establish retail activity on the site with parking, landscaping etc - Historical Reference RMA20013047

Under appeal

Applied 21/03/2003

Decision issued 10/12/2004

Declined 10/12/2004

RMA/2005/443

To establish 2 motor vehicle workshops, and a Freemason 's Masonic Lodge, in a living zone. - Historical Reference RMA20019277

Withdrawn

Applied 22/02/2005

221 Hills Road

RMA/1987/545

Dispensation to erect a fence of 2.1m in height in lieu of the 1.8m maximum - Historical Reference RES9211526

Processing complete

Applied 10/11/1987

Decision issued 11/04/1988

Granted 11/04/1988

RMA/1991/606

Dispensation to erect a garage not meeting the required 6m street setback - proposed siting on the street boundary. - Historical Reference RES9211525

Processing complete

Applied 07/06/1991

Decision issued 17/07/1991

Declined 17/07/1991

Outcome not recorded 17/07/1991

RMA/1991/956

Erect a garage not meeting the required 6m street setback. Proposed siting on street boundary. - Historical Reference RES9217567

Processing complete

Applied 07/06/1991

Decision issued 12/12/1991

Declined 12/12/1991

Outcome not recorded 12/12/1991

RMA/1992/669

Erect a front gate exceeding 1.8m, fence height of 2.1m, gate even higher 2.3m-3.1m - Historical Reference RES9217568

Processing complete

Applied 01/03/1992

Decision issued 19/03/1992

Declined 19/03/1992

RMA/1993/557

Consent to erect a front entry garage with nil setback from the street boundary. Consent from T and J Coughlan, 135 Aylesford st; Mc and VF Rasmussen, 136 Aylesford St - Historical Reference RES9218843

Processing complete

Applied 13/08/1993

Decision issued 18/10/1993

Declined 18/10/1993

RMA/1995/139

Garage located on front boundary and building exceeding the 9m length permitted in a side yard - Historical Reference RES950326

Withdrawn

Applied 03/03/1995

RMA/1996/2891

New garage 1.5m from the road boundary and exceeds 40m2 in area (49m2 proposed). Garage also exceeds 9m building length 9.8m proposed. - Historical Reference RES970021

Processing complete

Applied 24/12/1996

Decision issued 27/03/1997

Granted 27/03/1997

RMA/1997/958

To build a spa room which intrudes into the recession plane, exceeds access build area and length on site. - Historical Reference RES971015

Processing complete

Applied 22/04/1997

Decision issued 16/07/1997

Granted 16/07/1997

222 Hills Road

RMA/1998/968

Establish and operate a vehicle repair workshop and an associated Office building - Historical Reference RES981054

Processing complete

Applied 23/04/1998

Decision issued 30/09/1998

Granted 30/09/1998

RMA/2010/1258

Second residential dwelling - Historical Reference RMA92016839

Processing complete

Applied 18/08/2010

Decision issued 22/11/2011

Granted 18/11/2011

222A Hills Road

RMA/2010/1258

Second residential dwelling - Historical Reference RMA92016839

Processing complete

Applied 18/08/2010

Decision issued 22/11/2011

Granted 18/11/2011

223 Hills Road

RMA/2015/1257

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

Processing complete

Applied 11/05/2015

Decision issued 12/06/2015

Granted 12/06/2015

224C Hills Road

RMA/2006/1474

10 EPH Units - Historical Reference RMA92005532

Processing complete

Applied 26/06/2006

Decision issued 23/08/2006

Granted 23/08/2006

228 Hills Road

RMA/2015/499

Dwelling with attached garage s.88 - replaced by RMA92029000 - Historical Reference RMA92028708

Withdrawn

Applied 25/02/2015

RMA/2015/765

Exisiting Use Rights - Dwelling Replaces RMA92028708 - Historical Reference RMA92029000

Processing complete

Applied 19/03/2015

Certificate issued 09/04/2015

229 Hills Road

RMA/2002/2870

Therapeutic massage clinic in a living zone. - Historical Reference RMA20011916

Processing complete

Applied 11/11/2002

230 Hills Road

RMA/2005/637

4 unit elderly persons development with reduced garage setback from shared accessway - Historical Reference RMA20019474

Processing complete

Applied 15/03/2005

Decision issued 13/04/2005

Granted 12/04/2005

232 Hills Road

RMA/2012/498

TEMPORARY ACCOMMODATION - OFFICE ACCOMMODATION - Historical Reference RMA92019834

Expired

Applied 10/04/2012

Decision issued 12/04/2012

Granted 12/04/2012

238A Hills Road

RMA/2019/2392

To Change the Use of Four Consented OPH Units to a Multi-Unit Residential Complex

Processing complete

Applied 18/10/2019

Decision issued 18/11/2019

Granted 18/11/2019

RMA/2019/369

To construct four Older Person Housing units

Processing complete

Applied 22/02/2019

Decision issued 02/05/2019

Granted 02/05/2019

238B Hills Road

RMA/2019/2392

To Change the Use of Four Consented OPH Units to a Multi-Unit Residential Complex

Processing complete

Applied 18/10/2019

Decision issued 18/11/2019

Granted 18/11/2019

RMA/2019/369

To construct four Older Person Housing units

Processing complete

Applied 22/02/2019

Decision issued 02/05/2019

Granted 02/05/2019

238C Hills Road

RMA/2019/2392

To Change the Use of Four Consented OPH Units to a Multi-Unit Residential Complex

Processing complete

Applied 18/10/2019

Decision issued 18/11/2019

Granted 18/11/2019

RMA/2019/369

To construct four Older Person Housing units

Processing complete

Applied 22/02/2019

Decision issued 02/05/2019

Granted 02/05/2019

238D Hills Road

RMA/2019/2392

To Change the Use of Four Consented OPH Units to a Multi-Unit Residential Complex

Processing complete

Applied 18/10/2019

Decision issued 18/11/2019

Granted 18/11/2019

RMA/2019/369

To construct four Older Person Housing units

Processing complete

Applied 22/02/2019

Decision issued 02/05/2019

Granted 02/05/2019

25 Riselaw Street

RMA/1999/4467

Right Of Way SUBDIVISION 223 received 20/1/00 Certified 24/1/00 - Historical Reference RMA12781

Processing complete

Applied 26/10/1999

Decision issued 01/11/1999

Granted 01/11/1999

25A Riselaw Street

RMA/1999/4467

Right Of Way SUBDIVISION 223 received 20/1/00 Certified 24/1/00 - Historical Reference RMA12781

Processing complete

Applied 26/10/1999

Decision issued 01/11/1999

Granted 01/11/1999

27 Riselaw Street

RMA/2022/1148

Minimum Floor Level Certificate

Processing complete

Applied 08/04/2022

Certificate issued 13/04/2022

RMA/2022/3561

Construct a social housing development comprising of three residential units

Processing complete

Applied 22/11/2022

Decision issued 13/12/2022

Granted 12/12/2022

3/225 Hills Road

RMA/2018/611

Discharge EPH Encumbrance

Withdrawn

Applied 14/03/2018

Encumbrance unable to be discharged 03/04/2018

4/225 Hills Road

RMA/2018/611

Discharge EPH Encumbrance

Withdrawn

Applied 14/03/2018

Encumbrance unable to be discharged 03/04/2018

5 Shirley Road

RMA/1996/2545

Firestone type center - setback from road and location of landscaping. - Historical Reference RES962941

Processing complete

Applied 18/11/1996

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1997/1423

To erect a 5 m2 free standing sign and retrospective consent for 22 m2 of signage painted on the building Proposed City Plan - the area of outdoor advertisements exceed 10.5 m2 permitted (27.75 m2 proposed). - Historical Reference RES971582

Processing complete

Applied 17/06/1997

Decision issued 09/07/1997

Granted 09/07/1997

9 Shirley Road

RMA/1995/2717

To establish, operate, and maintain a Cellular radio base Station comprising a tubular steel mast with up to 12panel antennaethe maximum height no - Historical Reference RES955584

Processing complete

Applied 25/10/1995

Decision issued 12/04/1996

Granted 12/04/1996

Outcome not recorded 12/04/1996

RMA/2000/1377

Cell site upgrade - Historical Reference RMA20002087

Processing complete

Applied 24/05/2000

Decision issued 03/08/2000

Granted 03/08/2000

RMA/2005/1188

Retail office complex which does not meet the rules for landscaping, street scene, queuing distance, and is a high traffic generator. - Historical Reference RMA20020042

Withdrawn

Applied 25/05/2005

RMA/2009/53

Establish a Shirley Freemasons Centre with associated carparking and landscaping - Historical Reference RMA92013452

Processing complete

Applied 16/01/2009

Decision issued 11/03/2009

Granted 11/03/2009

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