

GRIFFIOEN.

LAND INFORMATION MEMORANDUM

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We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this LIM report is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



Land Information Memorandum



Property address:

32 McKerrow Street

LIM number: H09262072

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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 25 August 2025
Date received 13 August 2025

Property details

Property address 32 Mckerrow Street, Burwood, Christchurch
Valuation roll number 21823 47646
Valuation information Capital Value: \$890,000
Land Value: \$420,000
Improvements Value: \$470,000
Please note: these values are intended for Rating purposes
Legal description Lot 693 DP 520200
Existing owner Michael Craig O'Donnell
Tessa Kahira Maria Tukaki-Moon
32 Mckerrow Street
Christchurch 8083

Council references

Rate account ID 73188218
LIM number H09262072
Property ID 1183299

Document information

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

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

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

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

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

Property file service

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

(a) Coastal Hazards

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

(b) Earthquakes

- Liquefaction Assessment

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

(c) Flooding

- Flood Assessment

Council is currently updating the flood map database. For information relating to flooding at this address please email floorlevels@ccc.govt.nz.

(d) Landslides

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

(e) Subsidence

- Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

(f) Tsunamis

- Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

- Borelog/Engineer Report Image Available

Borelog/Engineer Report Image Available

- Fill

This property is located in an area known to have been filled. The year the fill occurred is 2016. The filling was, according to the Councils records carried out in a controlled manner and comprises Engineered Fill.

- Fill


This property is located in an area known to have been filled. The year the fill occurred is 2016. The filling was, according to the Councils records carried out in a controlled manner and comprises Sand.

Related Information

- The latest soil investigation report for this property is attached for your information

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.

- **Vacuum Sewer System Constraint**

This property is connected to a vacuum sewer system. The vacuum sewer system has limited capacity and development must align with the Prestons Sewer Master Plan. Developers wanting to develop in the Prestons area should send an enquiry to the Council's wastewater capacity mailbox (WastewaterCapacity@ccc.govt.nz) to see what can be accommodated.

Related Information

- This property is shown to be served by Christchurch City Council Sewer and Stormwater.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

3. Drinking Water Supply

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

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

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

Water supply

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

4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

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

(a) Annual rates

Annual rates to 30/06/2026: \$5,297.54

	Instalment Amount	Date Due
Instalment 1	\$1,324.32	31/08/2025
Instalment 2	\$1,324.32	30/11/2025
Instalment 3	\$1,324.32	28/02/2026
Instalment 4	\$1,324.58	31/05/2026

Rates owing as at 25/08/2025: \$1,312.69

(b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us.

(c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

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

A settlement statement of accounts will be provided on the expected settlement date advised.

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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.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

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

(a) Consents

- BCN/2018/8504 Applied: 12/12/2018 Status: Completed
32 McKerrow Street Burwood
Accepted for processing 13/12/2018
Building consent granted 17/01/2019
Building consent issued 18/01/2019
Code Compliance Certificate Issued 18/07/2019
Construction of dwelling with attached garage

(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

Property address:

32 McKerrow Street

LIM number: H09262072

- 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.

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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.

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 Conditions**

Council records show there is a specific condition on the use of this site: Consent Notice

- **Qualifying Matter**

Property or part of property within the Waste Water Constraint Area qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

- **Outline Development Plan**

Property or part of property is within an Outline Development Plan area, which is affected by specific provisions that are operative.

- **District Plan Zone**

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

(b) Resource consents

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

- **RMA/2012/462 - Subdivision Consent**

153 Mairehau Road Burwood

400 LOT SUBDIVISION s223 issued 13/8/13 LT 466017 - Historical Reference RMA92019798

Status: Consent issued

Applied 30/03/2012

Granted 19/09/2012

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Decision issued 19/09/2012

- RMA/2017/2545 - Land Use Consent
153 Mairehau Road Burwood
To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width
Status: Processing complete
Applied 17/10/2017
Granted 17/01/2018
Decision issued 17/01/2018

Related Information

- The Council system shows a Development Constraint/Ongoing Condition Consent notice for this property. The consent notice should be registered against the record of title for the property and a search of that title and the consent notice will provide details in respect of the constraint / condition. If a search of the title does not record the consent notice or the consent notice is not clear then we suggest you contact the duty planner by either calling 941 8999 or emailing DutyPlanner@ccc.govt.nz. The Consent notice is as follows:

Density B. To be developed in accordance with the relevant provisions for the Living G (Prestons) zone.

Foundation design needs to be in accordance with TC category defined by Aurecon Geotech Completion Report Rev. O dated 18th April 2017.

Specific foundation design taking into consideration the potential for liquefaction and associated effects (vertical settlement and lateral spreading)

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9. Other land and building classifications


Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

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

Please refer to Section 1 for details

10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

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

- **None recorded for this property**

11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the 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 Coastal-Burwood-Linwood Community Board.

• 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

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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Prestons Subdivision
GEOTECHNICAL REPORT FOR LOT 693
CDL Land NZ Limited

29 January 2018
Revision: 1
Reference: 235361

*Bringing ideas
to life*

Document control record

Document prepared by: James Muirson

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Client contact		Jason Adams		Client reference		
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1	30 January 2018	Final for Issue	C Wilson	C Wilson	G O'Sullivan	J Kupec
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Approval			
Author signature		Approver signature	
Name	Clinton Wilson	Name	Dr Jan Kupec
Title	Civil Technician	Title	Technical Director

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Appendices

Appendix A

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Appendix B

Test Results

1 Executive Summary

CDL Land NZ Ltd has commissioned Aurecon New Zealand Ltd to undertake site specific geotechnical investigations and assessments for individual residential lots for building consent purposes for the Prestons South Subdivision Stage 2. This report documents the results of the geotechnical assessment and presents geotechnical comments together with foundation recommendations for the residential house on Lot 693 at the Prestons South Subdivision.

As part of the subdivision development extensive geotechnical testing, including cone penetration tests (CPT), were carried out to define the liquefaction potential at the overall subdivision and to monitor the site works that have occurred. **Based on our information the property is likely to perform to a level equivalent to Technical Category 1 (TC1 - Grey) set by the Ministry of Business, Innovation and Employment (MBIE) in their guidelines issued in December 2012.**

The site development has included extensive bulk earthworks. All earthworks and compliance testing have been undertaken in accordance with the earthworks specification. The engineering sign off and bulk earthworks are documented in the Geotechnical Completion Report for Prestons South Stage 2. The earthfill at the subdivision construction stage was placed and signed off in accordance with NZS4431:1989. Based on review of the available geotechnical information, including bulk earthworks information and NZS4431 compliance records, we consider that a determination in accordance with NZS3604:2011 Section 3.1.3 is appropriate and the property meets the requirements for NZS3604 type foundations.

The geotechnical site specific assessment comprised a review of previous geotechnical investigations undertaken for the subdivision development and a site specific geotechnical investigation. A single hand auger borehole was undertaken to assess the upper soil profile and groundwater level. Two dynamic cone penetrometer (DCP) were carried out on the lot, one of the DCPs was located immediately adjacent to the hand auger borehole with the second DCP located on the opposite half of the lot.

Based on our knowledge of the site setting and our past work we recommend that any residential structure that is to be developed on Lot 693 be founded on standard NZS3604:2011 compliant foundations. These foundations require a minimum geotechnical ultimate bearing capacity of at least 300kPa, which for Lot 693 is achieved at a minimum depth of 0.3m below ground level as this represents the current thickness of the topsoil and loose soil.

This report shall be read as a whole. Our limitations are presented in Section 7.

2 Introduction

CDL Land NZ Ltd is currently undertaking a large residential subdivision with associated commercial lots. Previously Aurecon New Zealand Ltd has undertaken detailed geotechnical investigations and assessments for the purpose of the plan change, subdivision resource consent application, liquefaction assessment, technical classification of the entire subdivision, and observation of bulk earthworks construction.

Aurecon New Zealand Ltd has since been commissioned to undertake site specific geotechnical investigations and assessment of individual lots for building consent application purposes. The site which this report is focused on comprises a single lot, designated Lot 693 at the Prestons South Subdivision to the south of Prestons Road in Marshland, Christchurch. This report documents the results of the geotechnical assessment and presents geotechnical comments together with foundation recommendations for the proposed house on the lot. We note that at the time of writing this report the location and structural form of the dwelling were unknown, and it is inferred to comprise NZS3604:2011 type residential buildings only.

This report shall be read as a whole. Our limitations are presented in Section 7.

3 Site Conditions

3.1 Site Description

The Prestons Subdivision is located on the northern fringes of Christchurch City. The site is made up of a series of adjacent properties forming an irregular and elongated rectangle shape, orientated approximately north to south. The total area of the overall Prestons Subdivision site is approximately 190ha. The site can be separated into two distinct blocks, Prestons North which runs from the Lower Styx Road in the north through to Prestons Road in the south, and the Prestons South development which continues from Prestons Road through to Mairehau Road to the south.

This building consent report is for Lot 693 which is located in Stage 2 of the Prestons South Subdivision development (refer Figure 1 in Appendix A). The lot is bordered by residential lots to the east and west, an access road to the north, and rural land to the south.

3.2 Surface Water

There are no natural sources of surface water on the subdivision. There is a storm water channel to the north of Lot 693.

3.3 Regional Geology

The geology of the site is described in the 1:250,000 scale geological map – ‘*Geology of the Christchurch Area*’, published in 2008 by the Institute of Geological and Nuclear Sciences. Note this map has been referenced as it is at an appropriate scale and covers the entire site. The map indicates the underlying geology comprises ‘*Dominantly sand of fixed and semi-fixed dunes and beach deposits*’ and ‘*drained peat swamp*’. The subdivision geotechnical investigation identified that this area was predominantly underlain by aeolian (dune) and beach sand deposits.

The GNS Active Fault System database (GNS, 2012a) indicates that the site is located approximately:

- 27km north east of the eastern end of the Greendale Fault System. Movement on the Greendale Fault System was responsible for the Magnitude 7.1 Darfield (Canterbury) Earthquake on 4 September 2010.
- 14km north of the epicentre of the Magnitude 6.2 Christchurch Earthquake on 22 February 2011.
- 12km north west of the Magnitude 6.0 earthquake on 13 June 2011 (GNS, 2012b).
- 8km north west of the Magnitude 5.9 earthquake on 23 December 2012.

3.4 Site Earthworks

Site earthworks have been undertaken to prepare the site for residential building purposes. The subsurface profile was stripped back and the site was built up with compacted engineered fill. During bulk earthworks shallow organic material, where encountered, was removed as part of the bulk earthworks.

All earthworks and compliance testing have been undertaken in accordance with the earthworks specification. Details of the site bulk earthworks are provided in the Aurecon report titled ‘*Geotechnical Completion Report for Prestons South Stages W, X and Y*’, Revision 0 dated 8 April 2017. The Geotechnical Completion Report has been completed as part of the requirements of NZS4404:2010 ‘*Land development and subdivision infrastructure*’ and Christchurch City Council ‘*Infrastructure Design Standards - Part 4: Geotechnical Requirements*’. The compacted fill was placed and signed off in accordance with NZS4431:1989 ‘*Code of practice for earth fill for residential development*’.

3.5 Technical Classification

The landcheck maps historically provided on the Canterbury Earthquake Recovery Authority (CERA) website indicated the site is classified as rural and unmapped. The technical categories were developed by the Ministry for Business, Innovation and Employment (MBIE) with the support from the

Engineering Advisory Group (EAG) in mid-2011 and hence prior to start of the subdivision development. The site has since been modified by civil engineering and bulk earthworks.

As part of the subdivision consent geotechnical assessment, site specific liquefaction assessment was carried out over the wider subdivision area. This is detailed in the Aurecon reports titled '*Prestons Road Subdivision, Geotechnical Assessment Report for Resource Consent*', Revision 2 dated 5 March 2012 and '*Prestons Road Subdivision, Detailed Geotechnical Design Report*', Revision 2 dated 12 July 2012.

Based on the results from our liquefaction assessment and bulk earthworks undertaken on the wider subdivision, Lot 693 is likely to perform to a level equivalent to Technical Category 1 (TC1 - Grey) in the historic (and now superseded) MBIE Guidelines issued in December 2012.

4 Geotechnical Assessment

4.1 General

The geotechnical assessment comprised a review of relevant previous geotechnical investigations and construction data and an in-situ geotechnical investigation. The geotechnical investigation comprised hand held testing on the individual lot and a review of the previous geotechnical investigations undertaken for the subdivision within the vicinity of the lot. A single hand auger borehole was undertaken to assess the upper soil profile and the groundwater level. Two dynamic cone penetrometer (DCPs) were carried out on the lot. The handheld testing was undertaken on the lot following the site earthworks. The testing density is considered reasonable as the geotechnical project engineers were involved in the observation of the civil engineering works.

4.2 Previous Investigations

The previous geotechnical testing and investigations undertaken by Aurecon across the entire subdivision site comprised of a combination of cone penetrometer tests (CPT) and machine excavated test pits. Further details regarding these investigation locations are found in the Aurecon reports titled '*Prestons Road Subdivision, Geotechnical Assessment Report for Resource Consent*', Revision 2, dated 5 March 2012 and '*Prestons Road Subdivision, Detailed Geotechnical Design Report*', Revision 2, dated 12 July 2012. In addition, testing carried out as part of the subdivision development is presented in the Aurecon report titled '*Geotechnical Completion Report for Prestons South Stages W, X and Y*', Revision 0 dated 8 April 2017.

4.3 Hand Held Testing

One hand auger borehole was undertaken on the lot as part of the geotechnical investigation to assess the upper soil profile and the groundwater level. The test location and the borehole log have been uploaded to New Zealand Geotechnical Database (NZGD). The borehole log is attached in Appendix B.

The hand auger borehole log indicates the upper soil profile consists of topsoil underlain by sand to the termination depth. The hand auger borehole was terminated when soils samples became saturated and the hole began to collapse.

The logging of the recovered hand auger samples was undertaken in accordance with the New Zealand Geotechnical Society's '*Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes: 2005*'.

4.4 Dynamic Cone Penetrometers

Two DCPs were carried out with the locations and results uploaded to the NZGD. The DCP test results are attached in Appendix B. One of the DCPs was located adjacent to the hand auger borehole, with the second DCP located on the opposite half of the lot. Where the DCP data was not conclusive two additional DCPs were undertaken to confirm the soil profile.

DCP logs indicate 5 blows per 100mm penetration, which is equivalent to an ultimate bearing capacity of 300kPa, was consistently encountered from a depth of 0.3m onwards.

4.5 Groundwater Levels

Groundwater levels were measured within the hand auger borehole at the time of the investigation and correlated to our site specific knowledge. An indicative groundwater level was noted where holes collapsed due to saturated soil. Groundwater was encountered at 2.0m depth below ground level. It should be noted that groundwater levels may vary seasonally.

A review of the NZGD indicates that regional groundwater levels are likely to be in the order of 1m to 2m below ground level. These groundwater levels are reasonably consistent with those measured during the investigation, when taking into account the subdivision earthworks filling and cutting.

4.6 Topsoil Depths

The depth of topsoil has been determined from the single hand auger and two DCPs undertaken on site. We note that the topsoil depths may vary by +/- 100mm between the testing locations and hence it is recommended that at least a 100mm tolerance should be allowed for building foundation excavations.

If greater certainty of topsoil depths across the whole site is required for construction or costing then further testing would be necessary across the proposed footprint of the proposed structure (unknown at the time of writing this report). **The responsibility and liability for any additional testing shall be met by the section purchaser.**

5 Foundation Recommendations

The site is expected to perform in line with TC1 requirements in future earthquakes. Due to the residential land use of the development, the presence of certified fill and the TC1 technical classification, future residential development will be able to adopt standard NZS3604 compliant foundations.

5.1 Foundation Types

It is recommended that residential structures that are built on Lot 693 are founded on standard NZS3604:2011 compliant foundations. These foundations require a minimum geotechnical ultimate bearing capacity of at least 300kPa. The site investigations results indicate the bulk fill was covered with approximately 300mm of topsoil, which will need to be removed and the clean bulk fill exposed for foundation construction.

Based on our understanding of the site works and the investigation results, we recommend that NZS3604:2011 compliant foundations are embedded a minimum depth of 0.3m below current ground level.

5.2 Foundation Construction Recommendations

Construction should proceed in accordance with the NZS3604:2011. Topsoil should be removed from beneath the floor slab and compacted hardfill placed under the floor slab to the required level. In addition, the following recommendations should be considered:

1. To ensure that excavated footings are adequately founded we recommend that excavations should be undertaken by a digger fitted with a smooth edge bucket. The base should be tidily trimmed by hand, lightly compacted with a plate compactor and immediately covered with a concrete tidy slab or 100mm of compacted granular hardfill. A suitable qualified engineer with foundation experience or territorial authority building inspector should be retained to verify the adequate founding has been achieved and all loose and soft or compressible material was removed.
2. If there are significant soft layers beneath a sub-excavation, the softer material will have to be excavated and backfilled with 10MPa concrete or compacted hardfill underneath all load bearing foundation elements. For the hardfill, the sub-excavation will have to have plan dimensions of $B+2D$ where B is the footing width and D is the depth of undercut. For 10MPa concrete the sub-excavation can have the same dimensions as the footing.
3. Depending on the soil encountered, the time of year, and fluctuations of the groundwater level, it is possible that excavations may encounter groundwater. The building contractor is to take appropriate measures to deal with any groundwater ingress to the foundation excavations and keep the excavations and backfill free of groundwater intrusions until the footings are cast.
4. The footing excavations are likely to expose layers of granular soils, which can be adversely affected by rainfall or stormwater. Foundation excavations should not be left open for more than three days. In addition, rainfall and stormwater should not be allowed to pond within the footing excavations as this may affect the bearing capacity of the subsoils.

6 References

Forsyth, Barrell & Jongers, (compilers), 2008. Geology of the Christchurch Area. Institute of Geological and Nuclear Sciences, 1:250,000 Geological Map 16.

Canterbury Earthquake Recovery Authority (2014) Canterbury Geotechnical Database. Retrieved 1 May 2017 from <https://canterburygeotechnicaldatabase.projectorbit.com/>

Christchurch City Council, 2010. Infrastructure Design Standards - Part 4: Geotechnical Requirements.

Geonet, 2012. <ftp://ftp.geonet.org.nz/strong/processed/Proc> (23/10/12)

GNS, 2012a. <http://maps.gns.cri.nz/website/af/viewer.htm> (23/10/12)

GNS, 2012b. <http://www.gns.cri.nz/Home/News-and-Events/Media-Releases/earthquake-part-of-aftershock-sequence> (23/10/12)

Ministry of Business Innovation and Employment (MBIE), 2012 'Repairing and rebuilding houses affected by the Canterbury earthquakes'.

NZGS, 2005. Guidelines for the Classification and Field Description of Soils and Rocks in Engineering. NZ Geotechnical Society Inc, Wellington, New Zealand.

NZS 3604:2011. Timber Framed Buildings. Standards New Zealand, Wellington, New Zealand.

NZS 4404:2010 Land development and subdivision infrastructure. Standards New Zealand, Wellington, New Zealand.

NZS 4431:1989 Code of practice for earth fill for residential development. Standards New Zealand, Wellington, New Zealand.

7 Limitations

We have prepared this report in accordance with the brief as provided. The contents of the report are for the sole use of the Client for the purpose of building consent application only, and no responsibility or liability will be accepted to any other third party. Data or opinions contained within the report may not be used in other contexts or for any other purposes without our prior review and agreement.

The recommendations in this report are based on data collected at specific locations and by using suitable investigation techniques with limited site coverage. Only a finite amount of information has been collected to meet the specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground and groundwater between test locations has been inferred using experience and judgment and it must be appreciated that actual conditions could vary from the assumed model.

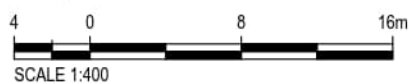
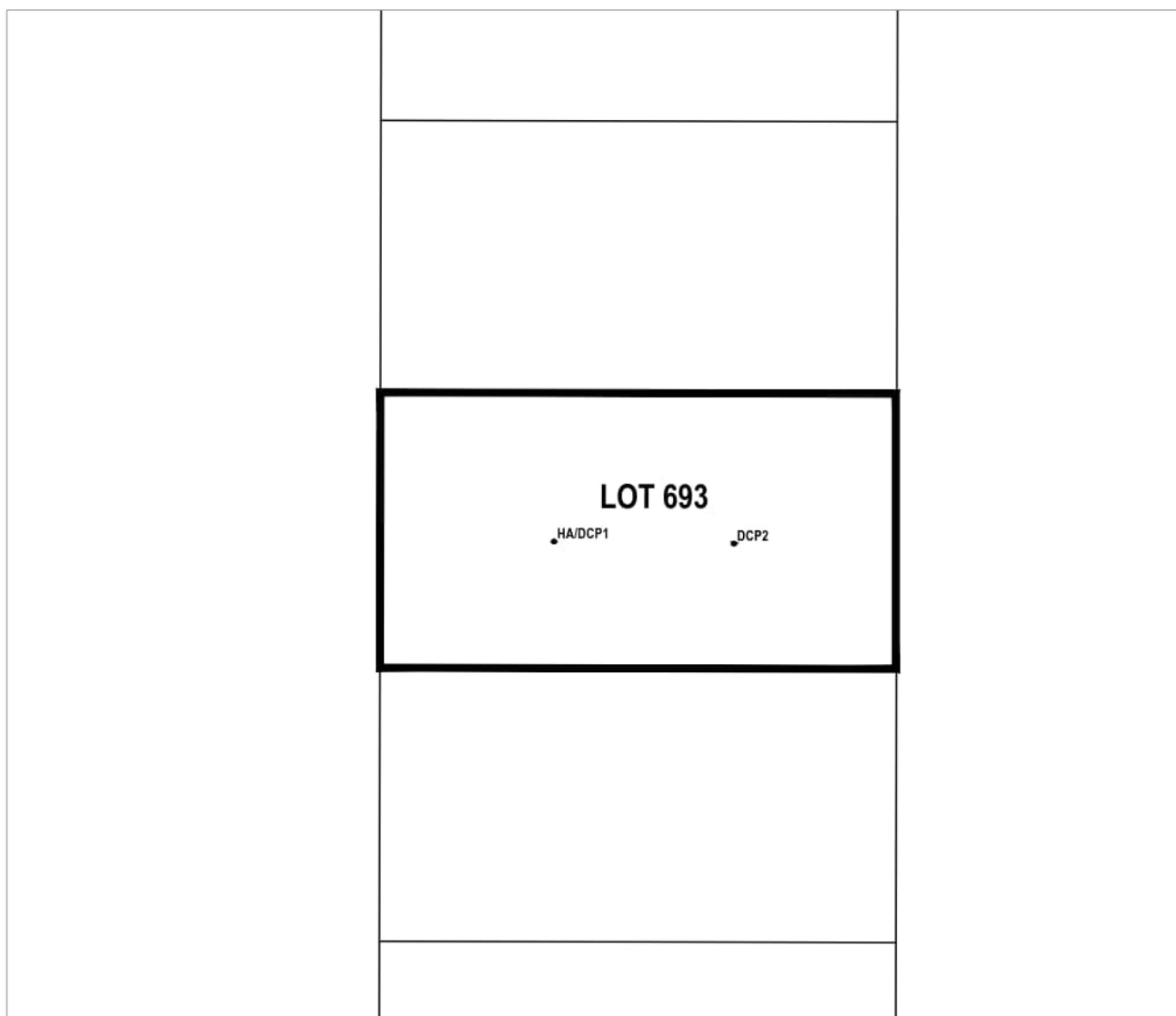
Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.

Subsurface conditions, such as groundwater levels, can change over time. This should be borne in mind, particularly if the report is used after a protracted delay.

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Appendix Figures





Appendix Test Results

HAND AUGER RECORD

HOLE NO. **HA1**

PROJECT NO. **235361**

PROJECT **Prestons Subdivision
Lot 693**

CLIENT **CDL Land Development Ltd**

CO-ORDINATES (NZTM)

SHEET **1** of **1**

METHOD **HA**

E 1573720

DATE from **12/12/2017** to **12/12/2017**

N 5185708

MACHINE & NO. **NA**

ORIENTATION **VERTICAL**

GROUND-LEVEL **+13.37** m RL

STRATA DESCRIPTION

SUBORDINATE FRACTION, MAJOR FRACTION, MINOR FRACTION, COLOUR,
STRUCTURE, STRENGTH, MOISTURE CONDITION
GRADING, BEDDING, PLASTICITY, ETC....
(NZ GEOTECHNICAL SOCIETY - FIELD DESCRIPTION OF SOIL AND ROCK)

Water level	Tests	Samples	Reduced Level	Depth (m)	Legend	
		Type Ref Depth		0.00		
						Fine to medium SAND with some silt and trace of rootlets and gravel; dark brown. Moist; gravel, fine to coarse, subrounded to subangular. (TOPSOIL)
			+13.07	0.30		Fine to coarse SAND; grey. Moist.
						Becomes brownish grey.
						Becomes light brown.
						Becomes grey.
						Becomes saturated.
			+11.17	2.20		End of Hand Auger at 2.20m, on 12/12/2017 Termination Reason: Hole collapse.

- Small Disturbed Sample
- Large Disturbed Sample
- SPT Liner Sample
- Thin Wall Undisturbed Sample
- U100 Undisturbed Sample
- Pocket Penetrometer Test
- Piston Sample
- Water Level
- Impression Packer Test
- Standard Penetration Test
- Permeability Test
- Piezometer / Standpipe Tip
- Packer Test
- In-situ Vane Shear Test

LOGGED **C. WILSON**

DATE **12/12/2017**

CHECKED **A. HILLS**

DATE **13/12/2017**

REMARKS

Groundwater encountered at 2.0m bgl.
Co-ordinates and elevation from site survey.
Elevation based on Lyttelton Vertical Datum.

Report ID: AGS4 HAND AUGER RECORD || Project: LOT 693.GPJ || Library: AGS 4_0.GLB || Date: 18 December 2017

PROJECT **Prestons Subdivision
Lot 693**

PROJECT NO. **235361**

CO-ORDINATES (NZTM)

E 1573720

N 5185708

GROUND LEVEL **+13.37 m RL**

TESTED / SUPERVISED BY **C. WILSON**

DATE **12/12/2017**

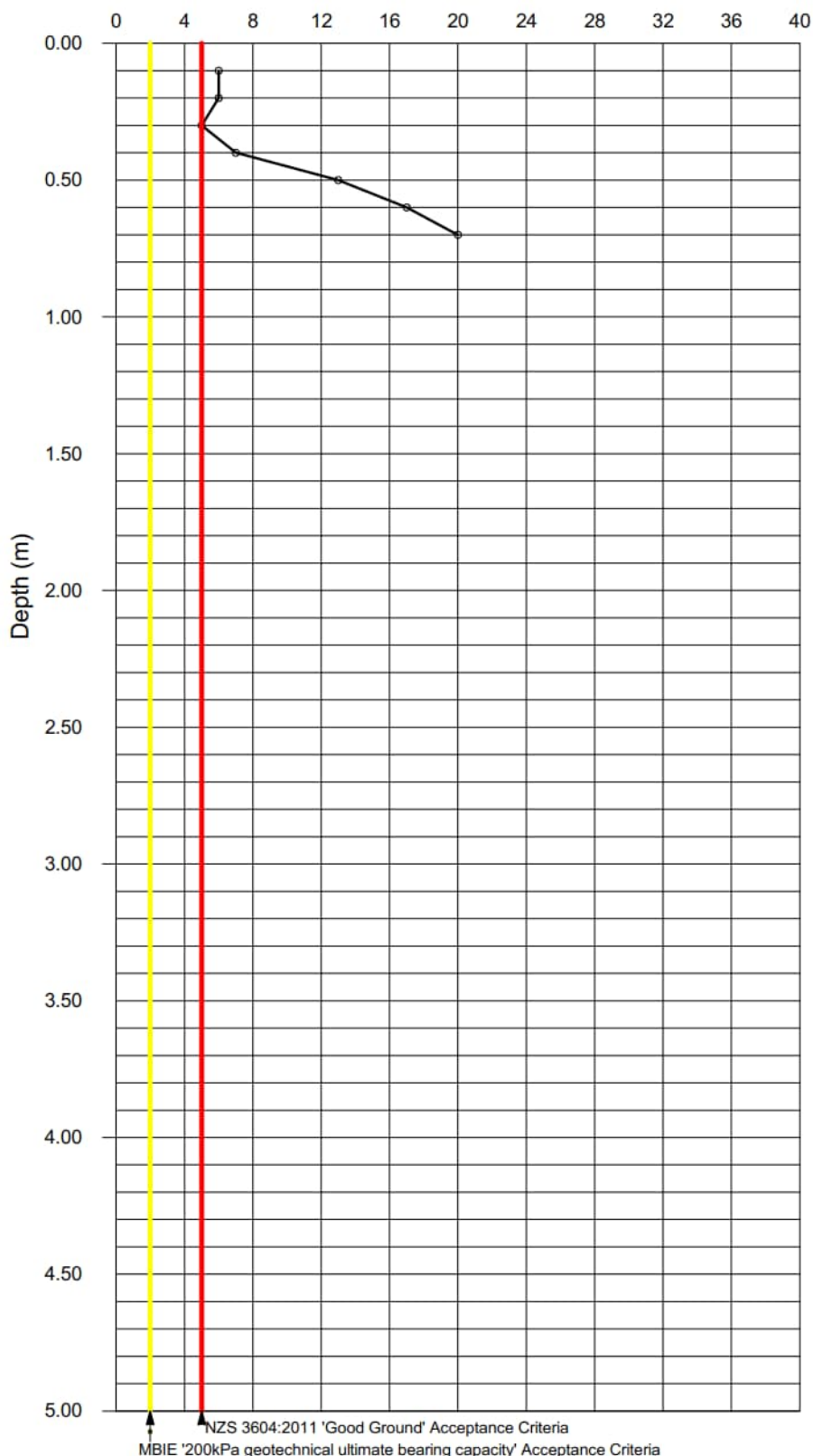
CHECKED BY **A. HILLS**

DATE **13/12/2017**

Results

Depth (m)	Blows per 100 mm	Depth (m)	Blows per 100 mm
0.0	6	3.5	
	6		
	5		
	7		
0.5	13	4.0	
	17		
	20		
1.0		4.5	
1.5		5.0	
2.0			
2.5			
3.0			
3.5			

Number of blows per 100mm



Remarks:

20 blows for 100mm in the last increment.
Co-ordinates and elevation data from site survey.
Elevation based on Lyttelton Vertical Datum.
Effective refusal, 20+ blows per 100mm of penetration.

PROJECT **Prestons Subdivision
Lot 693**

PROJECT NO. **235361**

CO-ORDINATES (NZTM)

E 1573719

N 5185718

GROUND LEVEL **+13.32 m RL**

TESTED / SUPERVISED BY **C. WILSON**

DATE **12/12/2017**

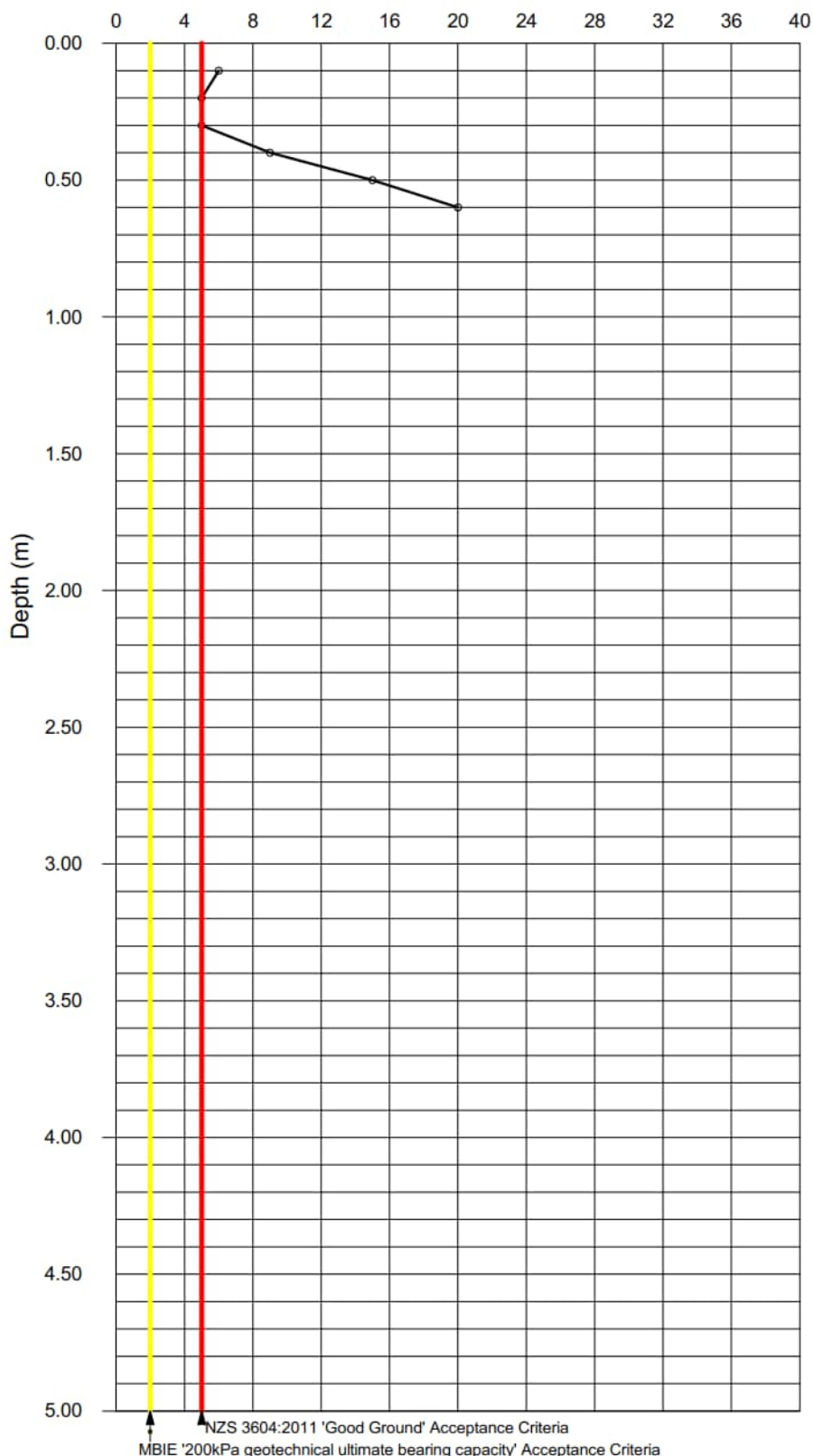
CHECKED BY **A. HILLS**

DATE **13/12/2017**

Results

Depth (m)	Blows per 100 mm	Depth (m)	Blows per 100 mm
0.0	6	3.5	
	5		
	5		
	9		
0.5	15	4.0	
	20		
1.0		4.5	
1.5		5.0	
2.0			
2.5			
3.0			
3.5			

Number of blows per 100mm



Remarks:

20 blows for 100mm in the last increment.
Co-ordinates and elevation data from site survey.
Elevation based on Lyttelton Vertical Datum.
Effective refusal, 20+ blows per 100mm of penetration.



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to life*

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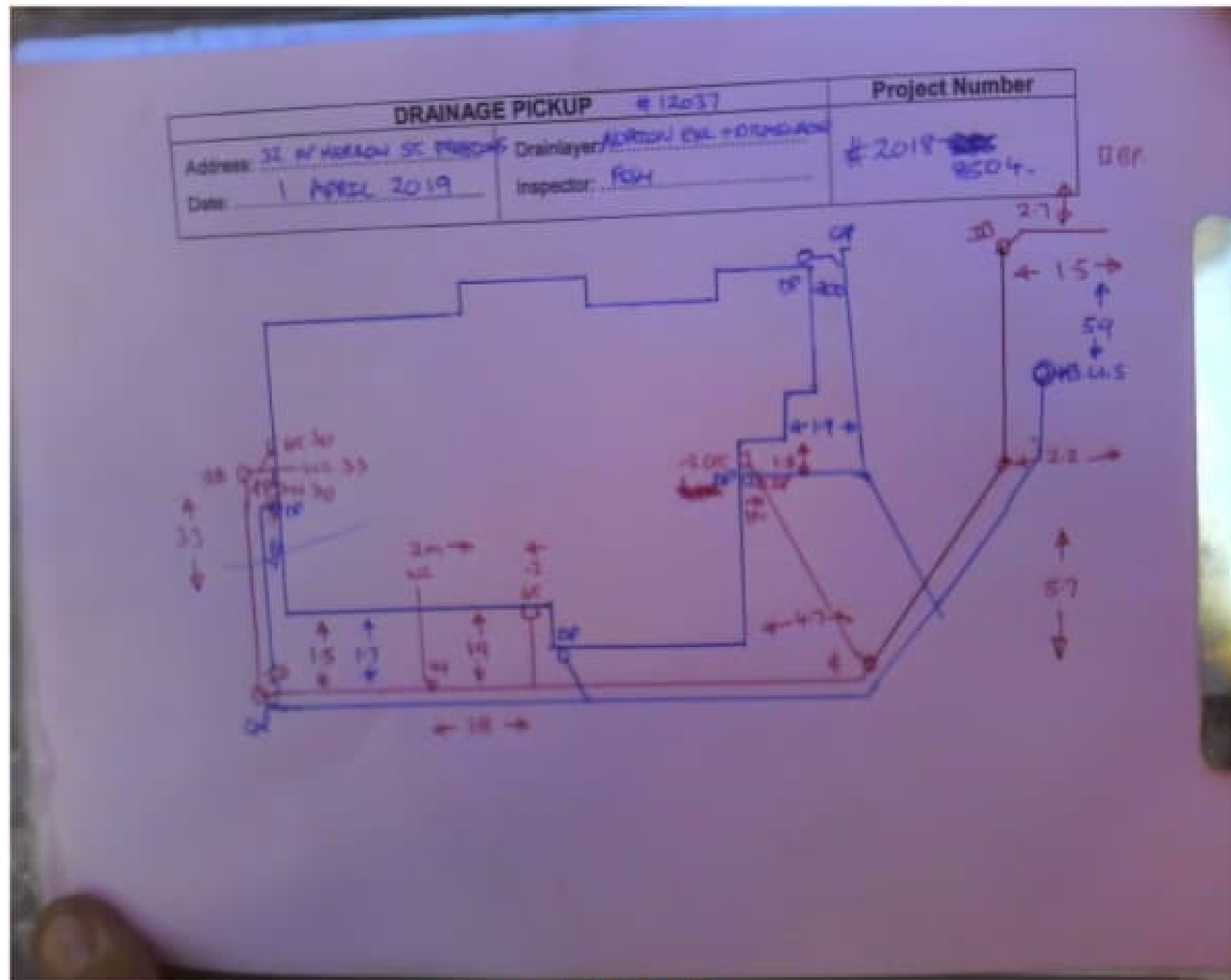
F +64 3 379 6955

E christchurch@aurecongroup.com

W aurecongroup.com

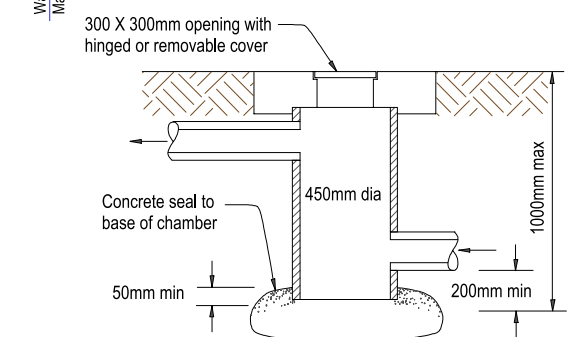
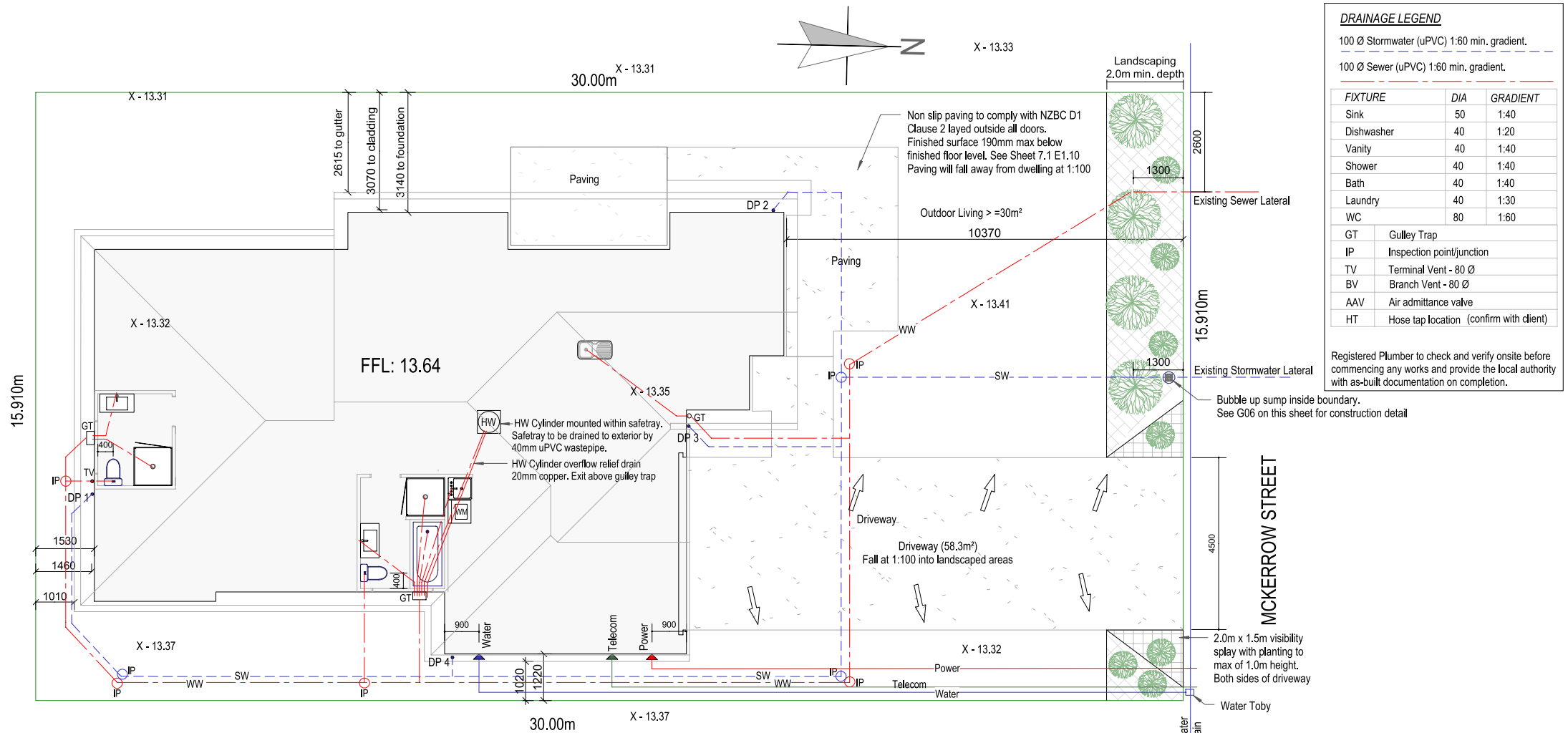
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Philippines, Qatar, Singapore, South Africa,
Swaziland, Tanzania, Thailand, Uganda,
United Arab Emirates, Vietnam.



as built drawing

Taken at 3:53 PM on Monday 1/04/2019



BUBBLE UP CHAMBER

Constructed in accordance with NZBC E1 Par. 3.4.2 (Fig 6) not to scale

JOB INFORMATION

Reference / Job#: ST011186/3
Installation address: 32 McKerrow street, Prestons , Christchurch

CUSTOMER INFORMATION

Name: Pacific Builds Homes & Lifestyles Ltd Email: chris@pacificbuilds.co.nz Phone:
Postal address: 7/27 Tanya St, Bromley, Christchurch, 8062 Mobile:

ELECTRICAL WORKER INFORMATION

Name: Aaron Harris Registration: I250866
Company Name: Aaron Harris Electrical Ltd Phone:
Email: aaron@ahel.co.nz

WORK DETAILS

Date Started: 15/01/2019 Date Completed: 22/05/2019 Work Risk: High Risk
Type of System 230/400v MEN Type of Work New Work
Work has been done in accordance with: Part 2 of AS/NZS 3000

DESCRIPTION OF WORK DONE

New house c/w 28 sockets, 48 lights, 2 towel rails, 2 bathroom heaters, 2 x extractor fan, HWC, Oven and Hobb.
Air con by other

WORKERS UNDER SUPERVISION

Beca Evans-Williams Apprentice Electrician, Carmeron Brown Apprentice Electrician, Michael Dobb Electrician (E 277539), Nicholas Rowe Apprentice Electrician

CERTIFICATION OF WORK

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

Has been installed in accordance with a certified design *	
Has an earthing system that is correctly rated	✓
Contains fittings which are safe to connect to a power supply	✓
Relies on supplier's Declaration of Conformity *	
Relies on manufacturer's instructions *	
Has been satisfactorily tested in accordance with Electrical (Safety) Regulations 2010	✓
All parts of the installation are safe to connect to a power supply, if NOT, please detail what parts ARE safe to connect	✓

* References, where applicable, can be found on the additional information sheet.

Certified Worker's
Signature



Date: 22/05/2019

ELECTRICAL SAFETY CERTIFICATE

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use.

This ESC applies to: Whole Installation



Name: Aaron Harris Registration: I250866
Date: 22/05/2019 Connection Date: 22/05/2019



This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19 (1)(e) of the Building Act Version 3.01

This is an important document and should be retained for a minimum of seven years.



ADDITIONAL INFORMATION

This additional information has been generated by Aaron Harris Electrical Ltd through icert.co.nz

AARON HARRIS
ELECTRICAL LTD

UNIQUE ID:

ST011186/3

**INSTALLATION
ADDRESS:**

32 McKerrow street, Prestons , Christchurch

CERTIFIED DESIGN

Certified Design Details: -

TYPE OF FITTINGS INSTALLED

Light fittings: -

Switchgear: -

Switchboard and distribution: -

DECLARATION OF CONFORMITY

Not specified

MANUFACTURER'S INSTRUCTIONS

Not specified

SAFE TO CONNECT

All parts of the installation are safe to
connect to a power supply: Yes

SUPPORTING INFORMATION

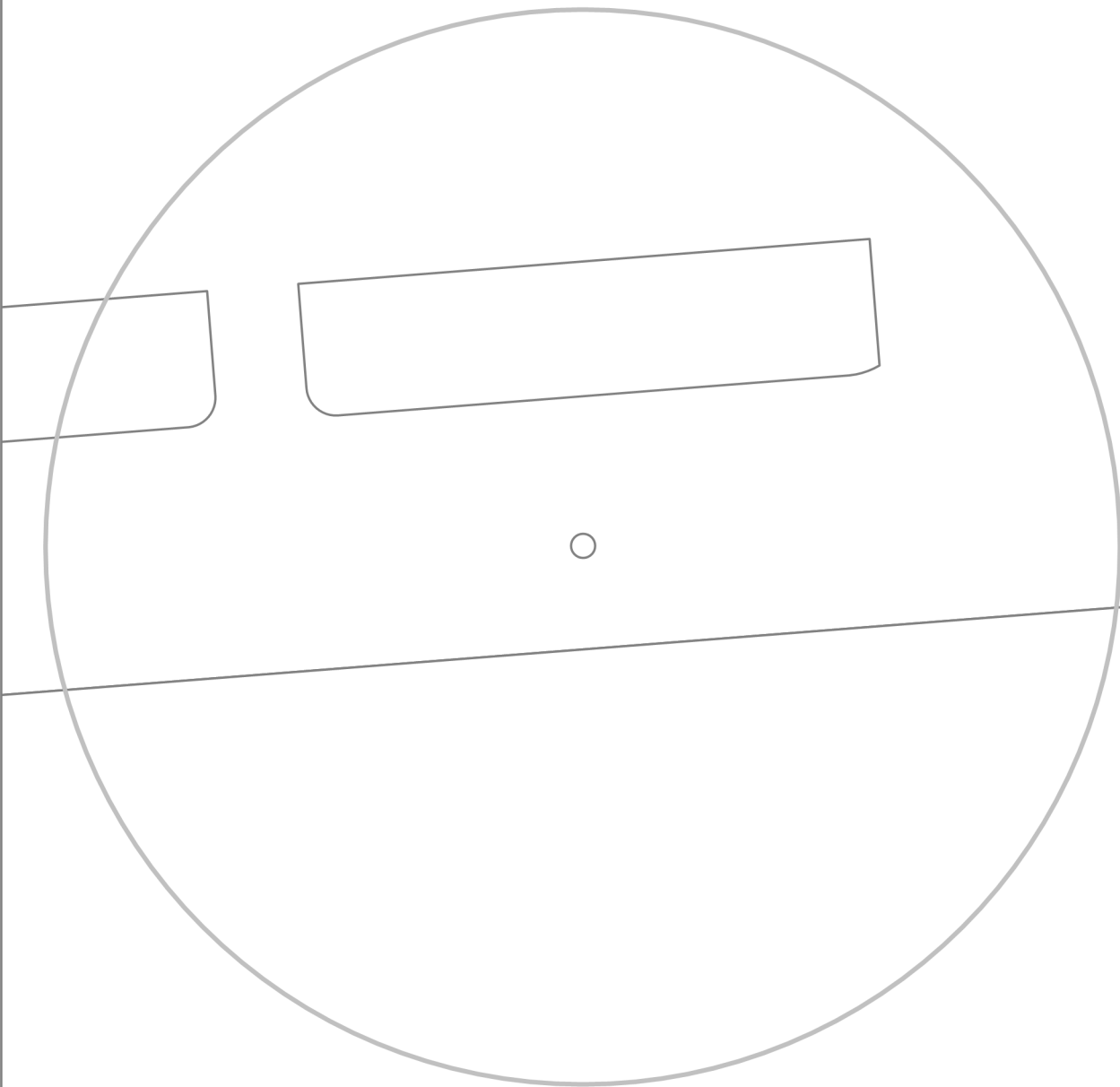
Notes

32 McKerrow Street Land Use Consents

25
Cameo
Grove



**32 McKerrow Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 32 McKerrow Street

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

10 Timara Crescent

RMA/2024/1934

New dwelling with attached garage

Processing complete

Applied 05/07/2024

Decision issued 05/08/2024

Granted 05/08/2024

109 Aviemore Drive

RMA/2024/1418

New dwelling with attached garage

Processing complete

Applied 21/05/2024

Decision issued 07/06/2024

Granted 06/06/2024

111 Aviemore Drive

RMA/2024/2049

A new dwelling with attached garage

Processing complete

Applied 18/07/2024

Decision issued 21/08/2024

Granted 21/08/2024

113 Aviemore Drive

RMA/2024/2048

A new dwelling with attached garage.

Processing complete

Applied 18/07/2024

Decision issued 21/08/2024

Granted 21/08/2024

12 Timara Crescent

RMA/2024/71

Construct residential dwelling and attached garage

Processing complete

Applied 17/01/2024

Decision issued 08/03/2024

Granted 08/03/2024

18 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

RMA/2022/3512

Proposed new residential dwelling with attached garage

Processing complete

Applied 16/11/2022

Amended decision issued - s133A 25/11/2022

Decision issued 24/11/2022

Granted 24/11/2022

19 Timara Crescent

RMA/2024/3307

Construction of single storey residential dwelling with attached garage.

Processing complete

Applied 18/11/2024

Decision issued 16/12/2024

Granted 16/12/2024

2 Eyles Street

RMA/2023/469

Proposed new residential dwelling with attached garage - Lot 982

Processing complete

Applied 27/02/2023

Decision issued 24/03/2023

Granted 23/03/2023

20 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

RMA/2019/385

Construct dwelling with attached garage

Processing complete

Applied 22/02/2019

Decision issued 15/03/2019

Granted 15/03/2019

21 Timara Crescent

RMA/2024/2080

Construct a new dwelling with attached garage

Processing complete

Applied 18/07/2024

Decision issued 29/07/2024

Granted 29/07/2024

22 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

RMA/2020/1297

Construct dwelling with attached garage

Processing complete

Applied 24/06/2020

Decision issued 06/07/2020

Granted 06/07/2020

24E McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

24R McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

25 Cameo Grove

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

25 Timara Crescent

RMA/2023/3095

To establish a residential unit with attached garage

Processing complete

Applied 29/11/2023

Decision issued 14/12/2023

Granted 14/12/2023

26 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

27 McKerrow Street

RMA/2022/2805

Construct a new dwelling with attached garage

Processing complete

Applied 05/09/2022

Decision issued 04/10/2022

Granted 04/10/2022

27 Timara Crescent

RMA/2024/102

Construct standalone residential dwelling

Processing complete

Applied 22/01/2024

Decision issued 07/02/2024

Granted 07/02/2024

28 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

29 Timara Crescent

RMA/2024/2593

Construction of a dwelling with attached garage

Processing complete

Applied 06/09/2024

Decision issued 08/10/2024

Granted 08/10/2024

3 Eyles Street

RMA/2024/2531

New residential dwelling with attached garage

Processing complete

Applied 04/09/2024

Decision issued 23/09/2024

Granted 23/09/2024

30 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

31 McKerrow Street

RMA/2022/3591

Construct a new residential dwelling with attached garage

Processing complete

Applied 24/11/2022

Decision issued 19/12/2022

Granted 19/12/2022

31 Timara Crescent

RMA/2024/1610

Construct dwelling with attached garage

Processing complete

Applied 04/06/2024

Decision issued 02/07/2024

Granted 02/07/2024

33 Timara Crescent

RMA/2023/501

New Single-Storey Residential Dwelling with attached garage - Lot 1037

Processing complete

Applied 02/03/2023

Decision issued 29/03/2023

Granted 28/03/2023

34 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

RMA/2018/3003

To Construct a Dwelling with Attached Garage

Processing complete

Applied 07/12/2018

Decision issued 28/01/2019

Granted 28/01/2019

35 Timara Crescent

RMA/2024/4

NEW RESIDENTIAL DWELLING WITH ATTACHED GARAGE

Processing complete

Applied 11/01/2024

Decision issued 01/02/2024

Granted 01/02/2024

36 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

37 Timara Crescent

RMA/2023/2707

New residential dwelling with attached garage

Processing complete

Applied 17/10/2023

Decision issued 13/11/2023

Granted 10/11/2023

38 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

39 Timara Crescent

RMA/2025/879

Construct a dwelling with attached garage

Processing complete

Applied 27/03/2025

Granted 09/04/2025

Decision issued 10/04/2025

4 Eyles Street

RMA/2025/843

Construct a four-bedroom dwelling with attached garage

Processing complete

Applied 26/03/2025

Decision issued 13/06/2025

Granted 13/06/2025

40 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

42 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

44 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

45 McKerrow Street

RMA/2024/2465

Combined Subdivision - Fee simple - Two lots with land use and amendment to consent notices - Also see RMA/2024/2132

Processing complete

Applied 30/08/2024

Decision issued 30/08/2024

Granted 30/08/2024

47 McKerrow Street

RMA/2024/2465

Combined Subdivision - Fee simple - Two lots with land use and amendment to consent notices - Also see RMA/2024/2132

Processing complete

Applied 30/08/2024

Decision issued 30/08/2024

Granted 30/08/2024

57 McKerrow Street

RMA/2022/3518

Construct a new residential dwelling

Processing complete

Applied 16/11/2022

Decision issued 28/11/2022

Granted 28/11/2022

61 McKerrow Street

RMA/2022/2173

Construct dwelling with attached garage

Processing complete

Applied 05/07/2022

Decision issued 19/07/2022

Granted 19/07/2022

71 McKerrow Street

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

RMA/2019/342

Residential unit with attached garage

Processing complete

Applied 21/02/2019

Decision issued 21/03/2019

Granted 21/03/2019

73R Prestons Park Drive

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

75R Prestons Park Drive

RMA/2017/2545

To construct buildings on Lots 291-294, 312-318 and 377-389 (Stage 2) up to 4 m from the Mairehau Road boundary and with a reduced landscaping strip of 2m in width

Processing complete

Applied 17/10/2017

Decision issued 17/01/2018

Granted 17/01/2018

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