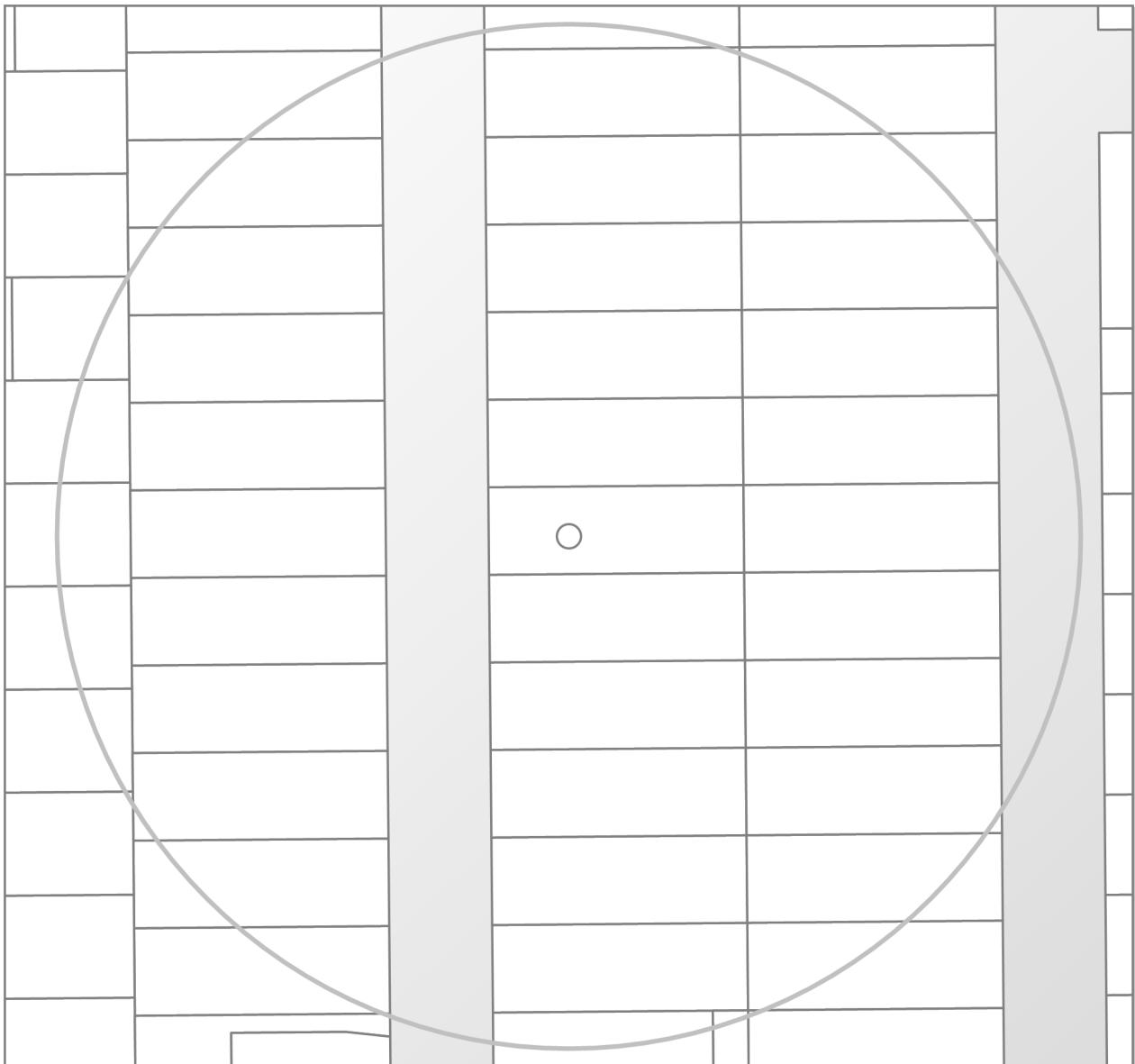


Land Information Memorandum



Property address:
32 Nicholls Street

LIM number: H09317559

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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 5 September 2025
Date received 3 September 2025

Property details

Property address 32 Nicholls Street, Richmond, Christchurch
Valuation roll number 22340 78400
Valuation information Capital Value: \$820,000
Land Value: \$340,000
Improvements Value: \$480,000
Please note: these values are intended for Rating purposes
Legal description Lot 56 DP 5913
Existing owner Nicky Jean Cottam
Anne Eleanor Wilkins
Kendons Trust Services (Cottam) Limited
32 Nicholls Street
Christchurch 8013

Council references

Rate account ID 73122152
LIM number H09317559
Property ID 1089343

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.

Property address:

32 Nicholls Street

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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

- Consultant Report Available

The Tonkin & Taylor Darfield Earthquake 4 September 2010 Geotechnical Land Damage Assessment & Reinstatement Stage 1 Report indicates areas of observed surface manifestations of liquefaction resulting from the earthquake. This property is within one of the identified areas. The report can be viewed at www.eqc.govt.nz/our-publications/darfield-earthquake-geotechnical-land-damage-assessment-reinstatement-stage-1/

- 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.

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(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

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

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.

Related Information

- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- This property is shown to be served by Christchurch City Council Sewer
- The council plan shows no public stormwater lateral to this site.

Property address:

32 Nicholls Street

LIM number: H09317559

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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: \$4,913.65

	Instalment Amount	Date Due
Instalment 1	\$1,228.35	15/09/2025
Instalment 2	\$1,228.35	15/12/2025
Instalment 3	\$1,228.35	15/03/2026
Instalment 4	\$1,228.60	15/06/2026

Rates owing as at 05/09/2025: \$430.61

(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.

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/1972/6001 Applied: 12/10/1972 Status: Completed
32 Nicholls Street Richmond
Permit issued 19/10/1972
GARAGE- Historical Reference PER72000516 - No plans/information held in the property file.
- BCN/1972/6384 Applied: 31/10/1972 Status: Completed
32 Nicholls Street Richmond
Permit granted 23/11/1972
Permit issued 23/11/1972
GAMES ROOM- Historical Reference PER72000735
- BCN/1984/4540 Applied: 22/06/1984 Status: Completed
32 Nicholls Street Richmond
Permit granted 29/06/1984
Permit issued 29/06/1984
KENT TILE FIRE- Historical Reference PER84001524
- BCN/2000/1138 Applied: 22/02/2000 Status: Completed
32 Nicholls Street Richmond
Accepted for processing 22/02/2000
Building consent granted 22/02/2000
Building consent issued 22/02/2000
Code Compliance Certificate Granted 29/02/2000
Code Compliance Certificate Issued 29/02/2000
SOLID FUEL HEATER/MASPORT LE3000/DRY/FS/98006- Historical Reference ABA10002073

Property address:

32 Nicholls Street

LIM number: H09317559

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- BCN/2021/569 Applied: 03/02/2021 Status: Completed
32 Nicholls Street Richmond
Accepted for processing 04/02/2021
Building consent granted 22/03/2021
Building consent issued 25/03/2021
Code Compliance Certificate Issued 25/01/2022
Alterations to dwelling - Re-level foundations, change to layout and installation of Woodsman Coleridge leg, freestanding, dry, woodburner - CAC 211473
- BCN/2025/2384 Applied: 03/04/2025 Status: Completed
32 Nicholls Street Richmond
Exemption from building consent approved 07/04/2025
Insulation - Insulmax

(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

- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.
- Please find a gas fitters certificate attached relating to works that have been carried out on the current building/dwelling at this address.

Property address:

32 Nicholls Street

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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:

32 Nicholls Street

LIM number: H09317559

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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

- **Qualifying Matter**

Property or part of property within the Residential Character 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.

- **Residential Character Area**

Property or part of property within the Christchurch District Plan Character Area Overlay (CA14) Dudley, which has been publicly notified.

- **Residential Character Area**

Property or part of property within the Christchurch District Plan Character Area Overlay (CA14) Dudley, which is operative.

- **District Plan Zone**

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

(b) Resource consents

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

9. Other land and building classifications

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

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

Please refer to Section 1 for details

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

(b) Other

• Floor Levels Information

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

• Guest Accommodation

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

• Community Board

Property located in Papanui-Innes-Central Community Board.

• Electoral Ward

Property located in Central 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.

Related Information

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- The Council has received a third party report/information relating to this property. It has been placed on the property file as a public record ONLY. The Council does not accept any liability for the contents, or representations, made within the report/information. The report is not included in the Land Information Memorandum (LIM) because the Council cannot verify the information in the report. If a copy is required you can request a property file by contacting Council on 03 941 8999 or visiting a Council Service Centre.
- The Council has received a third party work completion report/information relating to the building exemption application on this property. It has been placed on the property file. The Council does not accept any liability for the contents, or representations, made within the report/information. The report/information is not included in the Land Information Memorandum (LIM) because the Council has not verify the information/report supplied. If a copy of the property file is required you can request this through our online form by visiting ccc.govt.nz & search property file or visit a Council Service Centre.

Property address:

32 Nicholls Street

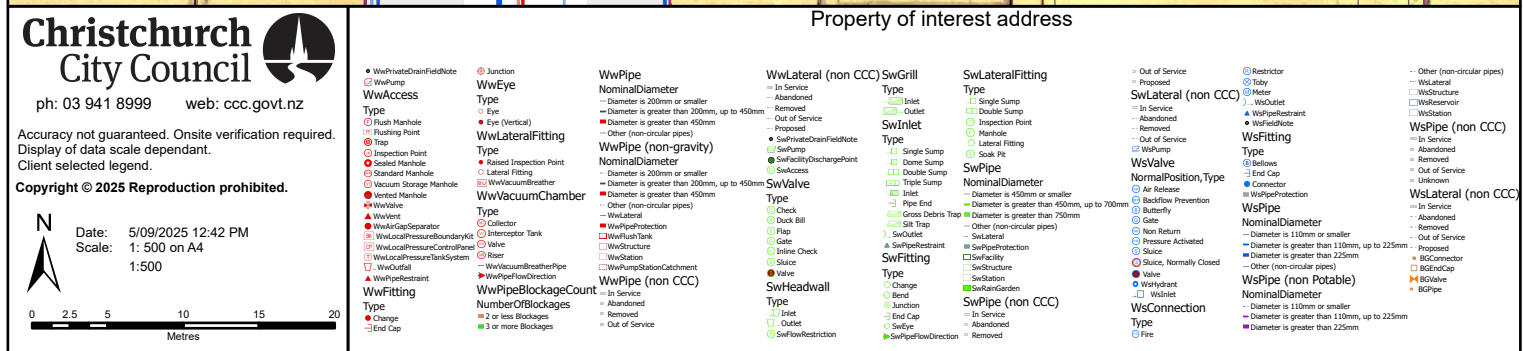
LIM number: H09317559

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Christchurch City Council

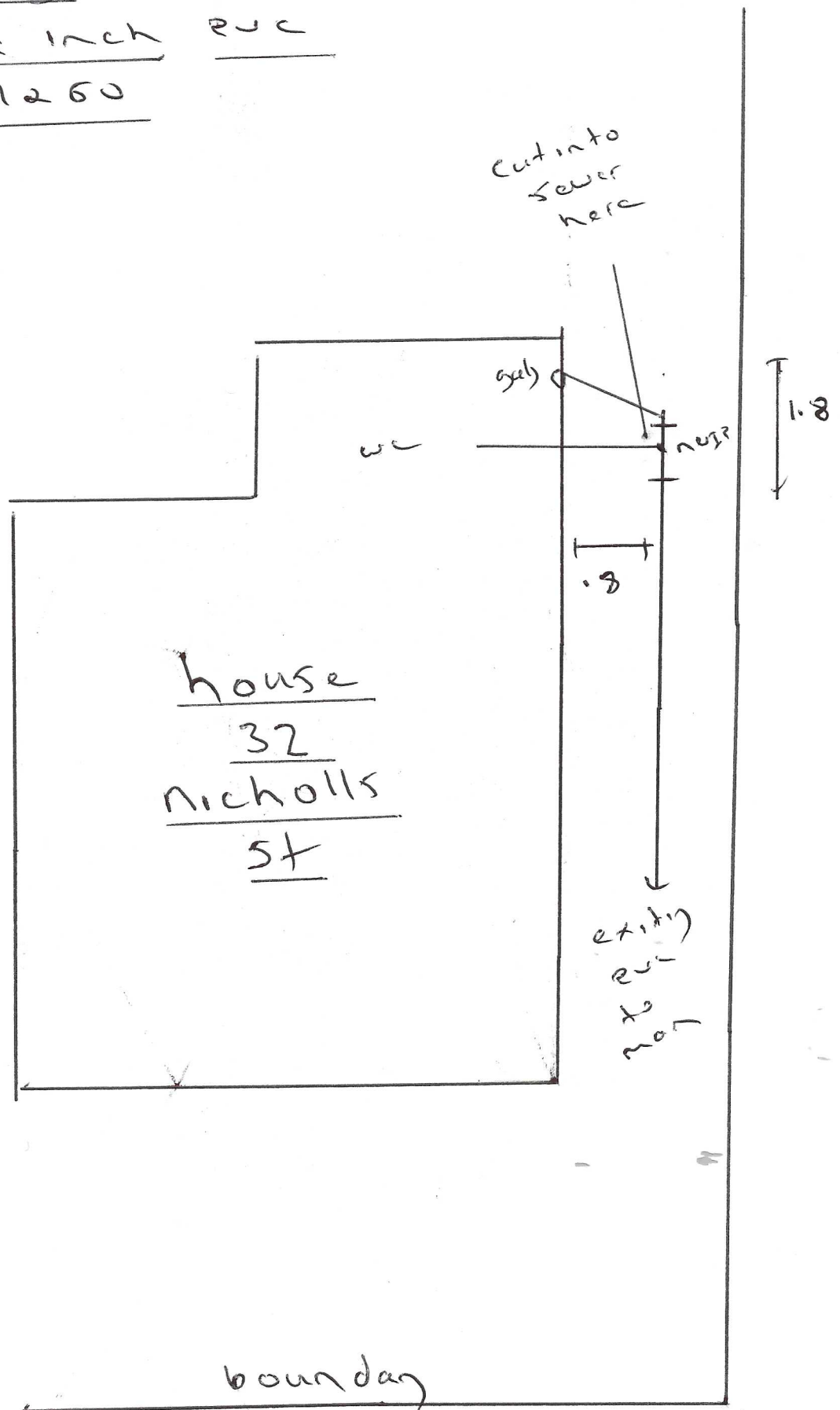
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www.ccc.govt.nz



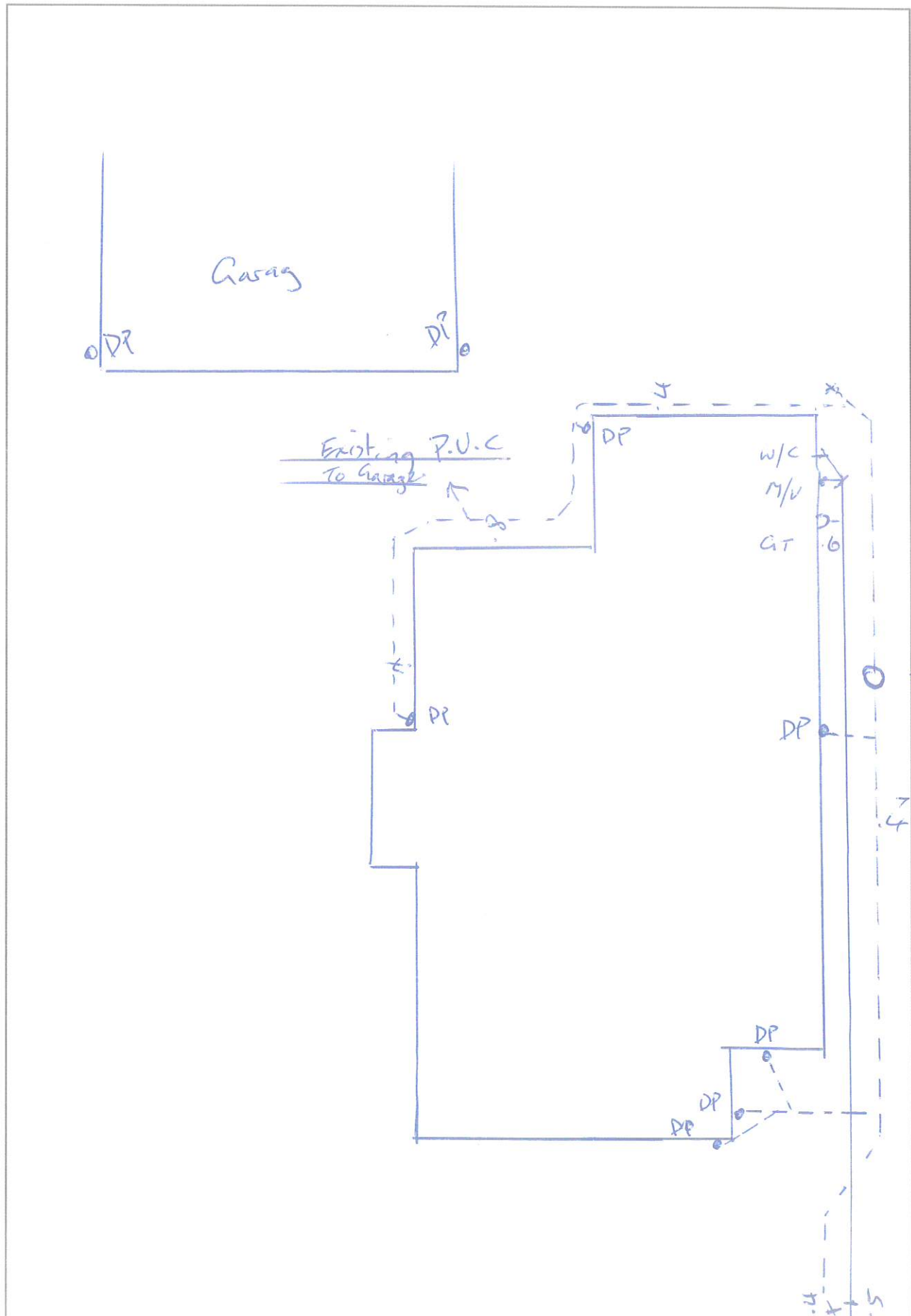
as built Drawing For new toilet cut in
32 nicholls st shirley 0272555115 23/11/2024
Hamish Denny Drainworks LTD rego=18123

Pipe Size 4 inch PVC
Pipe Fall 1260



Drainlayer / Staff Name C. Parkyn Reg.# 16895 Date 30.6.21

Job Address 32 Nicholls ST Sewer + S/W Relay. G.N. Brewer



New Zealand Gas Safety Certificate & Gas Certificate of Compliance



Customer Name

Job Number

#1596

Certificate ID

#1596C1

Site Address

Street Address 32 Nicholls Street
Suburb Richmond
City, Postcode Christchurch, 8013

Risk classification:

☐ Low-risk ☒ General ☐ High-risk

Gas Certificate is for

☐ Whole
installation ☒ Parts

Please specify:

Removed and refit existing bottle station, water heater and pipework.

Description of gas fitting work carried out

Installer Name	Licence Number	Date	Description of work undertaken
George Abbott	22949	17/5/2021	Test good to start. Disconnected and removed bottle station, water heater and pipework.
John Lentz	22530	17/11/2021	Renstalled existing Rinnai gas water back onto the wall. Reinstalled existing copper line between bottle station and water heater. Reinstalled existing bottle station and drip leg back on to wall. Tested gas line all sound. Purged the gas line of air.

Description of gas fittings to which this applies

Qty	Type	Location	Make and Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Water Heater	Exterior Wall	Rinnai A26 #18.02-104245 (existing)	199 mj/h	Forced			

Parts of the gas installation that are safe to connect to a gas supply

☒ All ☐ Parts

Gas Supply Pressure

2.75 kPa

Connection Date

17/11/2021

Gas Type

☐ Natural Gas ☒ LPG ☐ Bio Gas ☐ Other

Test Results

Duration	7	mins
Test Pressure	2.75	kPa
Loss/Gain	0	kPa
Gas Supply Pressure	2.75	kPa

Test Date

17/11/2021

Other TestingCombustion ☐ Yes ☒ NoVentilation ☐ Yes ☒ No**Additional Information:**

The work has been done in accordance with means of compliance (specify)

- ☒ Yes - AS/NZS 5601.1 section 3 to 6
☐ Yes - AS/NZS 5601.2 section 3 to 9
☐ No

Were there any other standards or gas code of practice required for compliance?

☐ Yes ☒ No

Attachments

The work relies on manufacturers instructions

☒ Yes ☐ No

The work has been done in accordance with certified design

☐ Yes ☒ No

Where practical the manufacturer instructions or designs must be attached at the end of this certificate. If not, please provide a reference here for where these can be found.

Reference Existing appliance

Gas Certificate of Compliance

☒ By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely and that the information on this certificate is correct.

Certifier Name **George Abbott**

Licence Number **22949**

Certificate Issue Date **23/11/2021**

Signature

**Gas Safety Certificate**

☒ By signing this document I confirm that the work described in this certificate complies with the building code for the purpose of Section 19(1)(e) of the Building Act 2004.

☒ By signing this document I confirm that the work described in this certificate and the installation or part installation is connected to a gas supply and is safe to use.

Certifier Name **George Abbott**

Licence Number **22949**

Certificate Issue Date **23/11/2021**

Signature





FIELD TESTING LOCATION PLAN

Sheet: 1
Ground Level: 4.7
Date: 24/03/20



Client:
Batchelar McDougall Consulting.

Project:
Geotechnical Investigation.

Location:
32 Nicholls Street, Richmond.

Coordinates (NZTM):
E 1,572,105.53 N 5,181,826.69

Key:



Hand Auger and Scala Location



Scala Location



Cone Penetrometer location



Cone Penetrometer location and
Piezometer installation point



Borehole Location



Trial Pit



Red Line indicates property boundary



HADCP sourced from NZGD



CPT sourced from NZGD



DCP sourced from NZGD



Borehole sourced from NZGD



Notes: 1. Locations and features and exploratory holes approximate only.
2. Aerial photograph sourced from Google Earth.

3. Co-ordinates may not be a true representation of the site plans locations and are only accurate to +/- 1m.
4. Not to scale.

HAND AUGER AND SCALA LOG						Job No.: K200202															
Client: Batchelar McDougall Consulting. Project: Geotechnical Investigation. Location: 32 Nicholls Street, Richmond. Coordinates: E 1572105.3, N 5181831.8						Hole No.: HA01/SP01															
						Date: 24/03/2020															
						Logged By: ASL															
						Sheet: 2A															
						Ground Level: 4.7															
RL	Subsurface Conditions	Depth (m)	Groundwater	Geological Unit	Graphic Log	Scala Penetrometer (blows / 50mm)															
4.65	BARK.			FL		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
4.4	Organic SILT, some sand, trace rootlets, light brown, dry, non-plastic, slow-dilatancy; sand, fine to medium; organics, amorphous.			BURIED TOPSOIL		1															
					1																
					1																
					2																
					1																
4	Fine SAND, minor silt, light brown with orange staining. Loose, moist, poorly graded. 0.50m: some silt. 0.60m: medium dense.					2															
					1																
					1																
					1																
					2																
3.8	SILT, trace to minor sand, light grey with orange mottling, moist, low-plasticity, non-dilatant; sand, fine.					1															
					2																
					1																
3.6	Fine SAND, some silt, grey with orange staining. Loose, moist to wet, poorly graded.					2															
					0																
					1																
3.5	SILT, some sand, light grey with orange mottling, moist to wet, non-plastic, slow-dilatancy; sand, fine.					1															
					0																
3.4	Fine SAND, some silt, bluish grey. Very loose, wet to saturated, poorly graded.					1															
					0																
2.7	SILT, some sand, bluish grey, wet, non-plastic, slow-dilatancy; sand, fine. 1.40m: trace fine sand, non-dilatant. 1.80m: trace wood.			SPRINGSTON FORMATION (TERRESTRIAL)		0															
					0																
					0																
					0																
					1																
					0																
					1																
					1																
					1																
					2																
2.5	WOOD, some silt, grey, saturated.					1															
					2																
2.1	Silty PEAT, grey to brown, wet to saturated; peat, fibrous.					2															
					2																
					2																
					3																
					2																
					3																
					3																
					3																
					4																
					4																
1.7	SILT, trace sand, grey, wet to saturated, low-plasticity, non-dilatant; sand, fine. 3.00m: End of hole, (target depth).					5															
					5																
					6																
					5																

Notes & Abbreviations

Soils logged in accordance with 'The guidelines for the classification and description of soil and rock for engineering purposes' December 2005, NZGS. Co-ordinates are in NZTM unless otherwise specified.

Water

- ▼ Standing Water Level
 ▽ Water Level At Time Of Drilling
 ⇐ Out Flow ⇨ In Flow

Shear Vane

- Corrected as per NZGS Guidelines
 Vane No.:
 UTP = Unable To Penetrate
 + = Peak Exceeded
 - = No Result

Other Comments



Job No.: **K200202**

Hole No.:	HA02/SP02
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Date: 24/03/2020

Logged By: GA

Sheet:	2B
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Sheet:	2B
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RL	Subsurface Conditions	Depth (m)	Groundwater	Geological Unit	Graphic Log	Scala Penetrometer (blows / 50mm)																			
						0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
4.3	Organic SILT, some sand, trace rootlets, brown, moist, non-plastic, slow-dilatancy; sand, fine to medium; organics, amorphous. 0.20m: rootlets absent.			TOPSOIL			1																		
								2																	
								2																	
									3																
								2																	
								2																	
								2																	
4	SILT, minor sand, light brown, moist, non-plastic, non-dilatant; sand, fine. 0.60m: orange mottling. 0.70m: some sand, moist to wet, slow-dilatancy.						1																		
							1																		
							1																		
							1																		
							1																		
							1																		
							1																		
3.5	Sandy SILT, brownish grey with orange mottling, moist to wet, non-plastic, dilatant; sand, fine to medium.						1																		
							1																		
							1																		
							1																		
							1																		
							1																		
							2																		
1.8	SILT, some sand, brownish grey with orange mottling, moist, non-plastic, slow-dilatancy; sand, fine to medium. 1.40m: trace fibrous organics, brownish grey. 1.80m: minor partly decomposed wood. 1.90m: moist to wet. 2.10m: wood absent. 2.40m: trace tree roots, wet. 2.80m: trace charcoal. 3.00m: End of hole, (target depth).			SPRINGSTON FORMATION (TERRESTRIAL)			1																		
							1																		
							1																		
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		2																							
		3																							
		4																							

Soils logged in accordance with 'The guidelines for the classification and description of soil and rock for engineering purposes' December 2005, NZGS. Co-ordinates are in NZTM unless otherwise specified.

Water	Shear Vane	Other Comments
▼ Standing Water Level	Corrected as per NZGS Guidelines	
▽ Water Level At Time Of Drilling	Vane No.: UTP = Unable To Penetrate + = Peak Exceeded - = No Result	
↙ Out Flow ↘ In Flow		



Job No.: **K200202**

Hole No.: HA03/SP03

Date: 24/03/2020

Logged By: GA

Sheet:	2C
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Sheet: 2C

[illegible]

Notes & Abbreviations

Soils logged in accordance with 'The guidelines for the classification and description of soil and rock for engineering purposes' December 2005. NZGS. Co-ordinates are in NZTM unless otherwise specified.

Water	Shear Vane	Other Comments
▼ Standing Water Level	Corrected as per NZGS Guidelines	
▽ Water Level At Time Of Drilling	Vane No.: UTP = Unable To Penetrate + = Peak Exceeded - = No Result	
↙ Out Flow ↘ In Flow		



Job No.: K200202

Hole No.: HAS04/SP04

Date: 24/03/2020

Logged By: GA

Sheet:	2D
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Sheet:	2D
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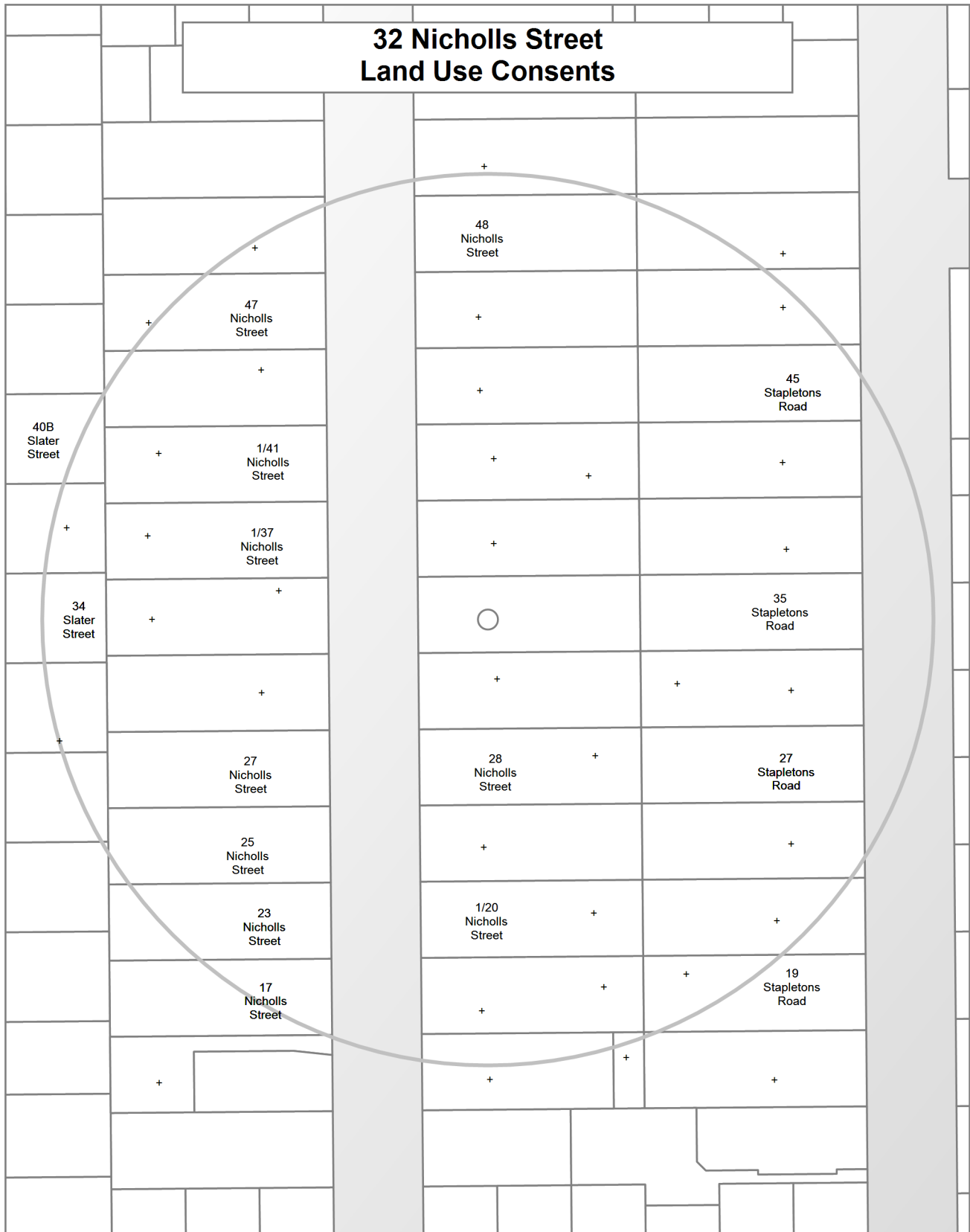
[illegible]

Soils logged in accordance with 'The guidelines for the classification and description of soil and rock for engineering purposes' December 2005, NZGS. Co-ordinates are in NZTM unless otherwise specified.

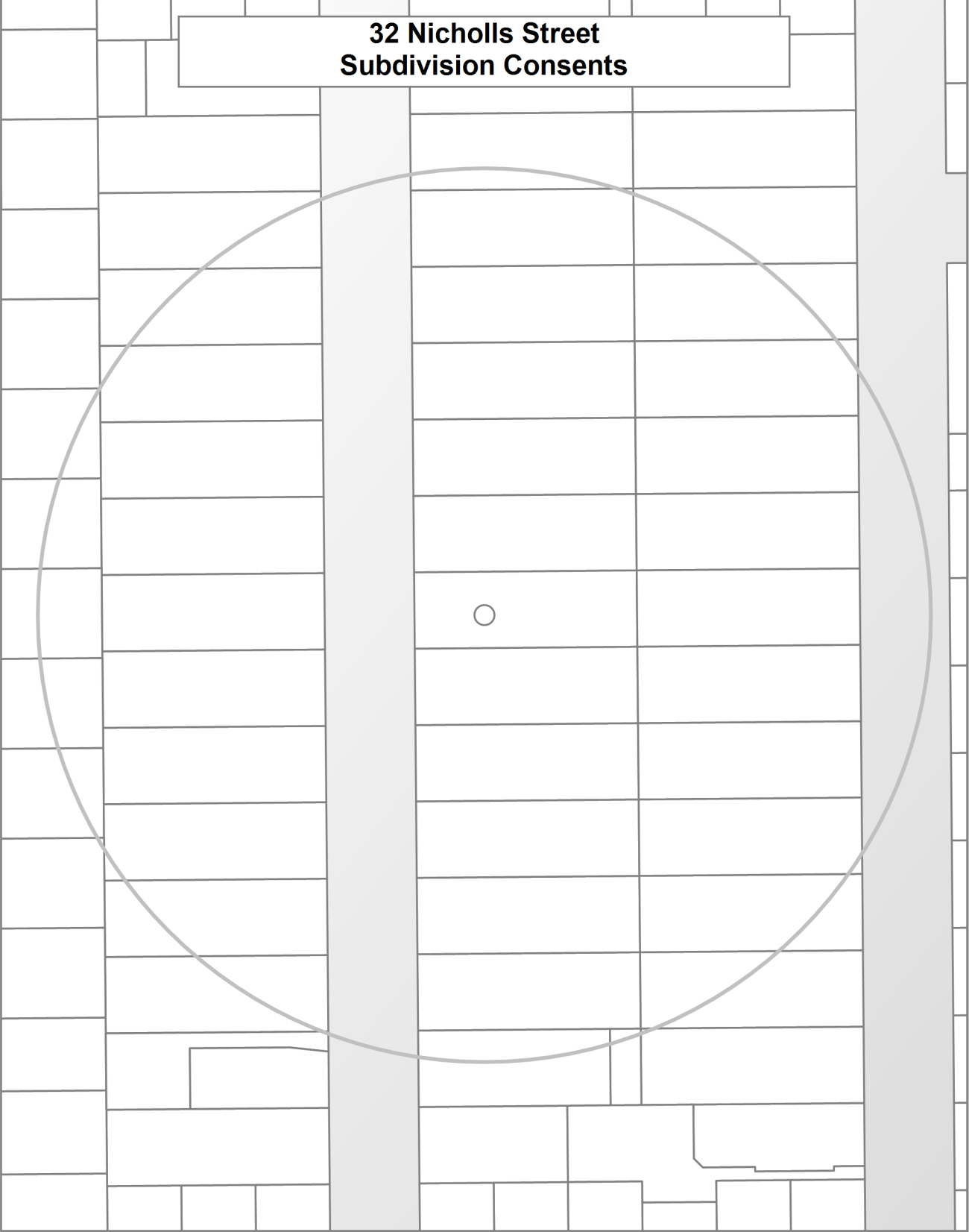
Water	Shear Vane	Other Comments
▼ Standing Water Level ∇ Water Level At Time Of Drilling ↙ ↘ Out Flow In Flow	Corrected as per NZGS Guidelines Vane No.: UTP = Unable To Penetrate + = Peak Exceeded - = No Result	Hand auger terminated at a depth of 2.80m below ground level due to obstruction from deck structure.



32 Nicholls Street Land Use Consents



**32 Nicholls Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 32 Nicholls Street

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

1/20 Nicholls Street

RMA/2024/3055

Construct a single residential unit with attached garage

Processing complete

Applied 17/10/2024

Decision issued 27/11/2024

Granted 26/11/2024

1/37 Nicholls Street

RMA/1991/356

Dispensation to erect a garage 2m from the front boundary. - Historical Reference RES9206271

Processing complete

Applied 28/05/1991

Decision issued 20/06/1991

Granted 20/06/1991

1/41 Nicholls Street

RMA/1991/1011

Erect a double garage which intrudes into the recession plane by 450mm. Neighbours consent - Historical Reference RES9218201

Processing complete

Applied 19/11/1991

Decision issued 03/12/1991

Granted 03/12/1991

17 Nicholls Street

RMA/2008/2290

Dwelling addition which intrudes on recession plane, road and internal boundary setbacks - Historical Reference RMA92013194

Processing complete

Applied 24/11/2008

Decision issued 30/01/2009

Granted 30/01/2009

RMA/2020/2449

To construct a new garage

Processing complete

Applied 27/10/2020

Permitted activity notice issued 04/11/2020

RMA/2024/2115

Extension to front facade of building in character overlay area with minor recession plane breach

Processing complete

Applied 24/07/2024

Decision issued 15/08/2024

Granted 15/08/2024

19 Stapletons Road

RMA/1995/1876

Non complying two unit development - existing dwelling 1m from site boundary. - Historical Reference RES952120

Processing complete

Applied 23/06/1995

Decision issued 23/06/1995

Granted 23/06/1995

23 Nicholls Street

RMA/1984/298

Dispensation to erect a garage attached to dwelling, which intrudes into the recession plane. - Historical Reference RES9206264

Processing complete

Applied 13/01/1984

Decision issued 23/01/1984

Granted 23/01/1984

RMA/1989/245

Dispensation to erect garage additions that intrude into the recession plane - garage over height. - Historical Reference RES9206261

Processing complete

Applied 07/02/1989

Decision issued 15/02/1989

Granted 15/02/1989

25 Nicholls Street

RMA/1986/318

Dispensation to build dwelling additions with reduced setback of 1.1m in lieu of 1.8m. - Historical Reference RES9206266

Processing complete

Applied 21/08/1986

Decision issued 11/09/1986

Granted 11/09/1986

27 Nicholls Street

RMA/1990/306

Dispensation to erect a garage 1.5m from the street boundary in lieu of 3m. - Historical Reference RES9206267

Processing complete

Applied 01/02/1990

Decision issued 22/02/1990

Granted 22/02/1990

27 Stapletons Road

RMA/1999/3525

For dwelling alterations that have a Continuous building length is greater than 20 metres (23.2 metres including covered deck) without a 2.4 metre step in Plan and intrude through the recession plane on the southern boundary. - Historical Reference RES992534

Processing complete

Applied 01/09/1999

Decision issued 14/09/1999

Granted 14/09/1999

RMA/2003/1315

Application to erect a garage - Historical Reference RMA20013606

Processing complete

Applied 20/05/2003

Decision issued 30/05/2003

Granted 30/05/2003

RMA/2024/3317

Additions and alterations to the existing dwelling

Processing complete

Applied 19/11/2024

Decision issued 17/12/2024

Granted 16/12/2024

28 Nicholls Street

RMA/1996/3769

Garage in front court with no complying carparking spaces. - Historical Reference RMA411

Processing complete

Applied 23/09/1996

Decision issued 16/10/1996

Granted 16/10/1996

34 Slater Street

RMA/1967/22

Conditional use consent sought to convert an existing dwelling into two flats. - Historical Reference RES9203021

Processing complete

Applied 01/12/1967

Decision issued 05/03/1968

Granted 05/03/1968

RMA/1991/185

Conditional use to erect one further dwelling unit on a residential 1 site that contains an existing dwelling divided into two flats. - Historical Reference RES9203019

Processing complete

Applied 13/03/1991

Decision issued 07/05/1991

Granted 07/05/1991

35 Stapletons Road

RMA/1969/21

Conditional use consent to erect two cat houses on the property. - Historical Reference RES9203264

Processing complete

Applied 01/02/1969

Decision issued 11/02/1969

Granted 11/02/1969

40B Slater Street

RMA/2021/2373

Minimum Floor Level Certificate

Processing complete

Applied 23/07/2021

Certificate issued 23/07/2021

RMA/2021/2963

Construct two townhouses with attached garages

Processing complete

Applied 08/09/2021

Decision issued 01/11/2021

Granted 01/11/2021

42 Slater Street

RMA/1970/235

Dispensation for a Triangular section with a garage in a front yard. - Historical Reference RES954992

Processing complete

Applied 24/03/1970

Decision issued 24/03/1970

Granted 24/03/1970

45 Stapletons Road

RMA/2002/3173

Dwelling additions and alterations intrudes through the recession. - Historical Reference RMA20012227

Processing complete

Applied 10/12/2002

Decision issued 24/12/2002

Granted 23/12/2002

RMA/2004/2276

To erect an accessory building on the above-mentioned property. - Historical Reference RMA20017918

Processing complete

Applied 06/09/2004

Decision issued 15/09/2004

Granted 14/09/2004

47 Nicholls Street

RMA/1996/2770

The living area windows of existing dwelling within 3m setback from internal boundary. - Historical Reference RES963193

Processing complete

Applied 10/12/1996

Decision issued 17/12/1996

Granted 17/12/1996

48 Nicholls Street

RMA/2003/1956

Application for dwelling alterations and additions that do not comply with the recession plane on the southern boundary. - Historical Reference RMA20014264

Processing complete

Applied 31/07/2003

Decision issued 15/08/2003

Granted 15/08/2003

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