

Land Information Memorandum



Property address:

41 Parnwell Street

LIM number: H09328134

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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 23 September 2025
Date received 11 September 2025

Property details

Property address 41 Parnwell Street, Burwood, Christchurch
Valuation roll number 22791 30100
Valuation information Capital Value: \$660,000
Land Value: \$380,000
Improvements Value: \$280,000
Please note: these values are intended for Rating purposes
Legal description Lot 33 DP 16506
Existing owner Keith George Orevich
Pauline Shelia Orevich
15 Banks Avenue
Christchurch 8061

Council references

Rate account ID 73028450
LIM number H09328134
Property ID 1049416

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

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

(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

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

(k) Building Notices

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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

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

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

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral to this site.
- 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: \$4,432.30

	Instalment Amount	Date Due
Instalment 1	\$1,108.00	15/09/2025
Instalment 2	\$1,108.00	15/12/2025
Instalment 3	\$1,108.00	15/03/2026
Instalment 4	\$1,108.30	15/06/2026

Rates owing as at 23/09/2025: \$0.00

(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/1960/5315 Applied: 25/10/1960 Status: Completed
39 Parnwell Street Burwood
Permit granted 07/11/1960
Permit issued 07/11/1960
STUCCO- Historical Reference PER60000598 - No plans/information held on property file
- BCN/1978/5100 Applied: 16/10/1978 Status: Completed
41 Parnwell Street Burwood
Permit granted 24/10/1978
Permit issued 24/10/1978
CARPORT- Historical Reference PER78800814
- BCN/1980/4434 Applied: 13/08/1980 Status: Completed
41 Parnwell Street Burwood
Permit granted 27/08/1980
Permit issued 27/08/1980
CHAMPION SPACE HEATER- Historical Reference PER80000679
- BCN/2004/3059 Applied: 23/04/2004 Status: Cancelled
39A Parnwell Street Burwood
Accepted for processing 23/04/2004
PIM Granted 17/06/2004
PIM Issued 17/06/2004
Application cancelled 27/11/2006
2ND DWELLING WITH ATTACHED GARAGES- Historical Reference ABA10045002

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- BCN/2013/11037 Applied: 06/12/2013 Status: Completed
39A Parnwell Street Burwood
Accepted for processing 10/12/2013
PIM Granted 13/12/2013
PIM Issued 13/12/2013
Building consent granted 08/01/2014
Building consent issued 10/04/2014
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 08/01/2016
Code Compliance Certificate Issued 02/12/2021
Relocated Second Dwelling with Pile Foundation
- BCN/2013/11038 Applied: 06/12/2013 Status: Completed
41A Parnwell Street Burwood
Accepted for processing 11/12/2013
PIM Issued 16/12/2013
PIM Granted 16/12/2013
Building consent granted 28/03/2014
Building consent issued 10/04/2014
Council refused to issue a Code Compliance Certificate, s93 Building Act 2004 28/03/2016
Code Compliance application not accepted 13/02/2017
Code Compliance Certificate Issued 03/04/2017
Relocated dwelling with new pile foundation and new pile foundation to existing dwelling
- BCN/2013/11037/A Amendment Applied: 12/02/2021 Status: Completed
39A Parnwell Street Burwood
Accepted for processing 15/02/2021
Building consent granted 25/02/2021
Building consent issued 01/03/2021
Amendment 1 - addition of bathroom and beam, partial re-clad of dwelling

(b) Certificates

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

(c) Notices

- Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.
- CDB75028542 01/03/2011 41 Parnwell Street
Building Evaluation : Building Inspected Under Civil Defence Emergency , Yellow Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

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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.

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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

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

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7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

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

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

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8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

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

(ii) Christchurch District Plan

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility 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.

- **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.

- **RMA/2009/913 - Subdivision Consent**
39 Parnwell Street Burwood
Fee Simple Subdivision - Historical Reference RMA92014359
Status: Withdrawn
Applied 30/06/2009
07/03/2016
- **RMA/2013/2668 - Land Use Consent**
39 Parnwell Street Burwood
Relocate Dwelling to Site - Historical Reference RMA92024394
Status: Processing complete
Applied 06/12/2013
Granted 28/01/2014
Decision issued 28/01/2014

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- RMA/2013/2670 - Land Use Consent
41 Parnwell Street Burwood
To relocate an existing dwelling to the site - Historical Reference RMA92024396
Status: Processing complete
Applied 06/12/2013
Granted 28/01/2014
Decision issued 28/01/2014
- RMA/2024/2707 - Combined subdivision / land use consent
41 Parnwell Street Burwood
Subdivision - Fee simple - Four (4) lots with land use
Status: s223 Certificate issued
Applied 19/09/2024
12/11/2024
s224 Certificate issued 17/03/2025
s223 Certificate issued 17/03/2025
Granted 12/11/2024
Decision issued 13/11/2024

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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 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

Council holds a variety of information on requirements for building or property development. This includes:

- required minimum finished floor levels, which 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 property, you can view it online at <https://ccc.govt.nz/flooding-and-floor-levels>.

Otherwise, if you are building or developing on this land, you can request a calculation on required finished floor levels for your proposed building by emailing us at floorlevels@ccc.govt.nz.

• Guest Accommodation

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

• Community Board

Property located in Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in 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

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- **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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120905

GEOTECHNICAL REPORT

39 & 41 PARNWELL ST, CHRISTCHURCH

ISSUE B

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1.0 INTRODUCTION

TM Consultants has been requested to carry out a geotechnical analysis of the sites at 39 & 41 Parnwell St, Christchurch. The sites are to be subdivided, creating 4 lots in total. The proposal is for two houses to be relocated to the new rear titles with the existing houses remaining on the front lots. The aim of the analysis is to assess the risk of liquefaction occurring in future seismic events, and to determine the best approach to the foundation design for the relocated houses on site.

This report describes the extent of the work completed and the results from that work.

The site has been classified as Green Zone, Technical Category 2 by CERA. The testing carried out and analysis of the results show that the site settlement estimates, should liquefaction occur, comply with the limits as described for TC2 zones in the MBIE Guidelines 'Revised Guidelines for Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes.' A foundation solution has been recommended as detailed in Section 5.0.



2.0 GEOLOGY AND INVESTIGATION RESULTS

The site, according to www.cera.govt.nz is a Green Zone, Technical Category 2, yellow.

Four CPTs were completed covering the two existing sites by McMillan Drilling Services. One borehole near the centre of the two sites was also carried out. These results are attached in Appendix A. Shallow soil testing was also carried out for each of these sites by TM Consultants in August 2012. This included bores to 3m and penetrometer tests to determine the ground bearing capacity.

The CPT data shows that the ground conditions at all four CPT locations were reasonably consistent, with predominately sand down to 15m with traces of silt throughout. The CPTs were terminated at 15m, the target depth.

The borehole data concurs with the CPT results showing yellow brown uniformly graded sand to 15m, the target depth, with silt lenses every 2-3m. The water table was not located in this test.

The TM Consultants testing identified the water table at 2m depth and sand to 3m depth.

The ECan database was also searched for geotechnical information. Six well-logs within close proximity to the sites were reviewed: M35/13262, M35/17069, M35/16797, M35/16798, M35/5764, M35/13261. The shallowest water depth recorded was at 1.8m depth. This depth has been used in the liquefaction analysis. Five of the bores identified sand to around 2m depth, the depth of those bores. M35/5764 recorded the soil profile down to a depth of 95m. This showed sand to 33.5m, a layer of clay to 35m, followed by shingle to 95m. These results are shown in Appendix C.

3.0 LIQUEFACTION AND SETTLEMENT ASSESSMENT

The raw data from the CPT tests was uploaded to a liquefaction analysis programme to calculate the risk of liquefaction and the expected settlements at the site. This analysis uses the methodology developed by NCEER 1998, with the fines correction method from Idriss and Seed. A water table depth of 1.8m was assumed.

The results are shown in Appendix B.

The analysis was carried out assuming two limit states:

- Serviceability Limit State (SLS) – peak ground accelerations of 0.13g, EQ magnitude of 6.0.
- Ultimate Limit State (ULS) – peak ground accelerations of 0.35g, EQ of magnitude 7.5.

The results for all four CPT tests show that there is a **high** chance of liquefaction occurring under the ULS ground accelerations between depths of 3.5m and 9m. This decreases to a **moderate** risk of liquefaction occurring beneath 9m.

Under SLS ground accelerations, the results for all CPT tests indicate that there is a **very low** risk of liquefaction occurring down to 10m.

The predicted vertical land settlements due to liquefaction are shown below. These settlements are reported for the top 10m of the CPT test as this is the depth of material considered to have an effect on a structure on the surface and is consistent with the site classifications according to the MBIE guidelines.

CPT	Predicted SLS land settlement (mm)	Predicted ULS land settlement (mm)
1	0	62
2	0	63
3	0	70
4	0	80

This site is expected to behave as classified Technical Category 2 – Yellow.

According to the MBIE Guidelines 'Revised guidance on repair and rebuilding houses affected by the Canterbury earthquake sequence':

The settlements for TC2 classification are 0-50mm at SLS, and 0-100mm at ULS

4.0 LATERAL SPREAD

The sites are located approximately 700m from the Avon River. This is not considered to be a critical distance. No other significant land depressions were located. This implies that there is no lateral spreading risk for the sites.

The map produced by CERA 'Liquefaction and Lateral Spreading Observations' also shows no lateral spreading in the immediate area. Therefore, liquefaction is not considered to be a significant risk in the foundation design on site.

5.0 FOUNDATION SOLUTION

The site has a high chance of liquefaction occurring under an ULS earthquake. We note that it is proposed to relocate two timber floor houses to the rear lots. Our recommendation is to construct a timber piled foundation for each of the houses. This should be constructed in accordance with NZS 3604 as outlined in the MBIE guidelines.

6.0 CONCLUSIONS AND RECOMMENDATIONS

The sites at 39 and 41 Parnwell Street can be considered to be suitable for construction, subject to the comments and recommendations contained in this report. These have been derived from the results at the test locations and the interpolation of ground conditions in between.

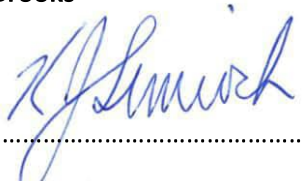
The key geotechnical issues identified at the site as a result of our investigation and geotechnical analyses have been discussed in the preceding sections and are summarised below:

The results of the liquefaction analysis indicate that the site has a **high** likelihood of future liquefaction occurring under ultimate design seismic loads. The liquefiable layers occur to the full depth of the CPT tests. The risk of liquefaction decreases with depth.

The calculated vertical settlements for an undeveloped site are negligible for ground accelerations at SLS and are up to 80mm for ground accelerations at ULS. The differential settlement is expected to be about 50% of the calculated settlements.

Signed: 

Kate Brooks

Reviewed: 

Kevin John Simcock, CPEng Geotechnical, 67375

*Youd, T.L. et Al., 2001: Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils. ASCE Journal of Geotechnical and Geoenvironmental Engineering, Vol.127, No.10, pp.817-833.

7.0 APPENDIX A

Test Results: CPT logs & Borelogs

CPT ANALYSIS NOTES

Soil Type

Interpretation using chart of Robertson & Campanella (1983). This is a simple but well proven interpretation using cone tip resistance (q_c) and friction ratio (f_R) only. No normalisation for overburden stress is applied. Cone tip resistance measured with the piezocone is corrected with measured pore pressure (u_c).

	sand (and gravel)
	silt-sand
	silt
	clay-silt
	clay
	peat

Liquefaction Screening

The purpose of the screening is to highlight susceptible soils, that is sand and silt-sand in a relatively loose condition. This is not a full liquefaction risk assessment which requires knowledge of the particular earthquake risk at a site and additional analysis. The screening is based on the chart of Shibata and Teparaksa (1988).

	high susceptibility
	medium susceptibility
	low susceptibility

High susceptibility is here defined as requiring a shear stress ratio of 0.2 to cause liquefaction with D_{50} for sands assumed to be 0.25 mm and for silty sands to be 0.05 mm.

Medium susceptibility is here defined as requiring a shear stress ratio of 0.4 to cause liquefaction with D_{50} for sands assumed to be 0.25 mm and for silty sands to be 0.05 mm.

Low susceptibility is all other cases.

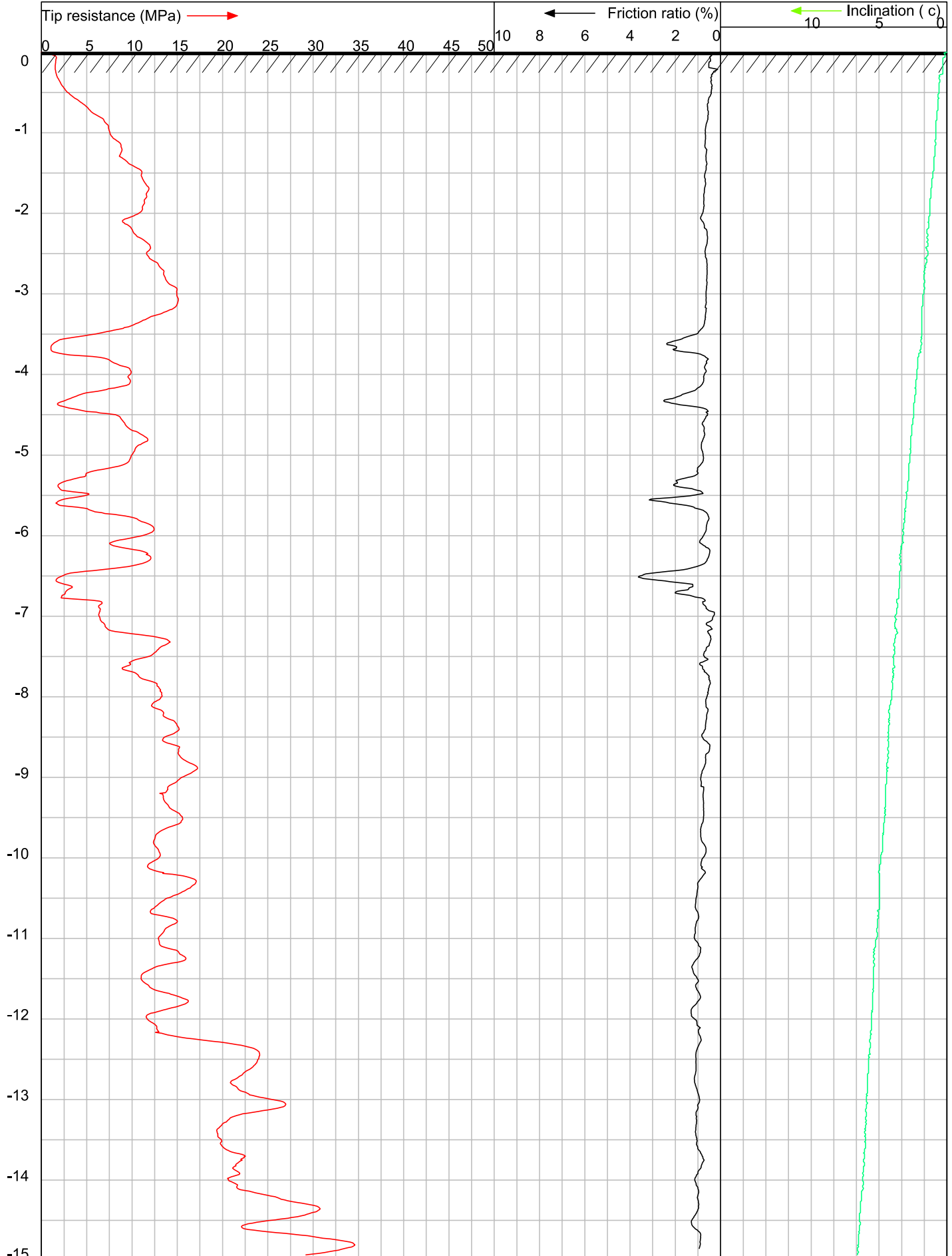
Relative Density (D_R)

Based on the method of Baldi et. al. (1986) from data on normally consolidated sand.

Undrained Shear Strength (S_u)

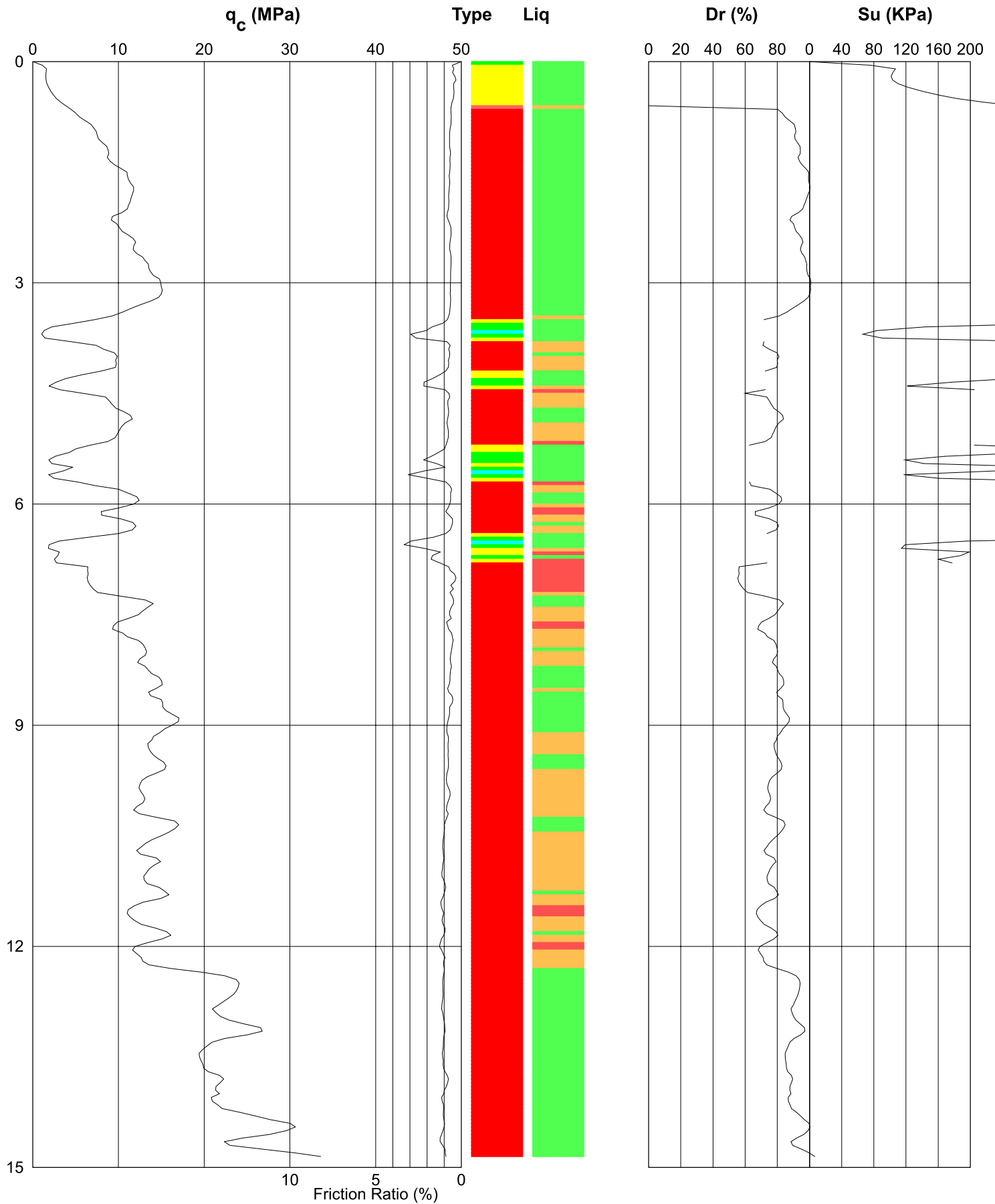
Derived from the bearing capacity equation using $S_u = (q_c - \sigma_{vo})/15$.

DEPTH IN METERS BELOW GROUND LEVEL



CLIENT	: Bruce Alexander Surveyors	JOB #: 11609 TEST #: 1	McMILLAN DRILLING SERVICES 120 High St Southbridge CANTERBURY NZ Ph +64 3 324 2571 Fax +64 3 324 2431 www.drilling.co.nz
LOCATION	: 39 & 41 Parnwell Street, Christchurch		
DATE	: 1-2-2013		
OPERATOR	: S.Cardona		
REMARK 1	: CPT001		
REMARK 2	: Target Depth	CONE TYPE/SERIAL #: I-CFXY-10 / 111210T	

PIEZOCONE PENETROMETER TEST (CPTU) INTERPRETIVE REPORT



Job No: 11609

CPT No: CPT001

Project: Bruce Alexander Surveyors

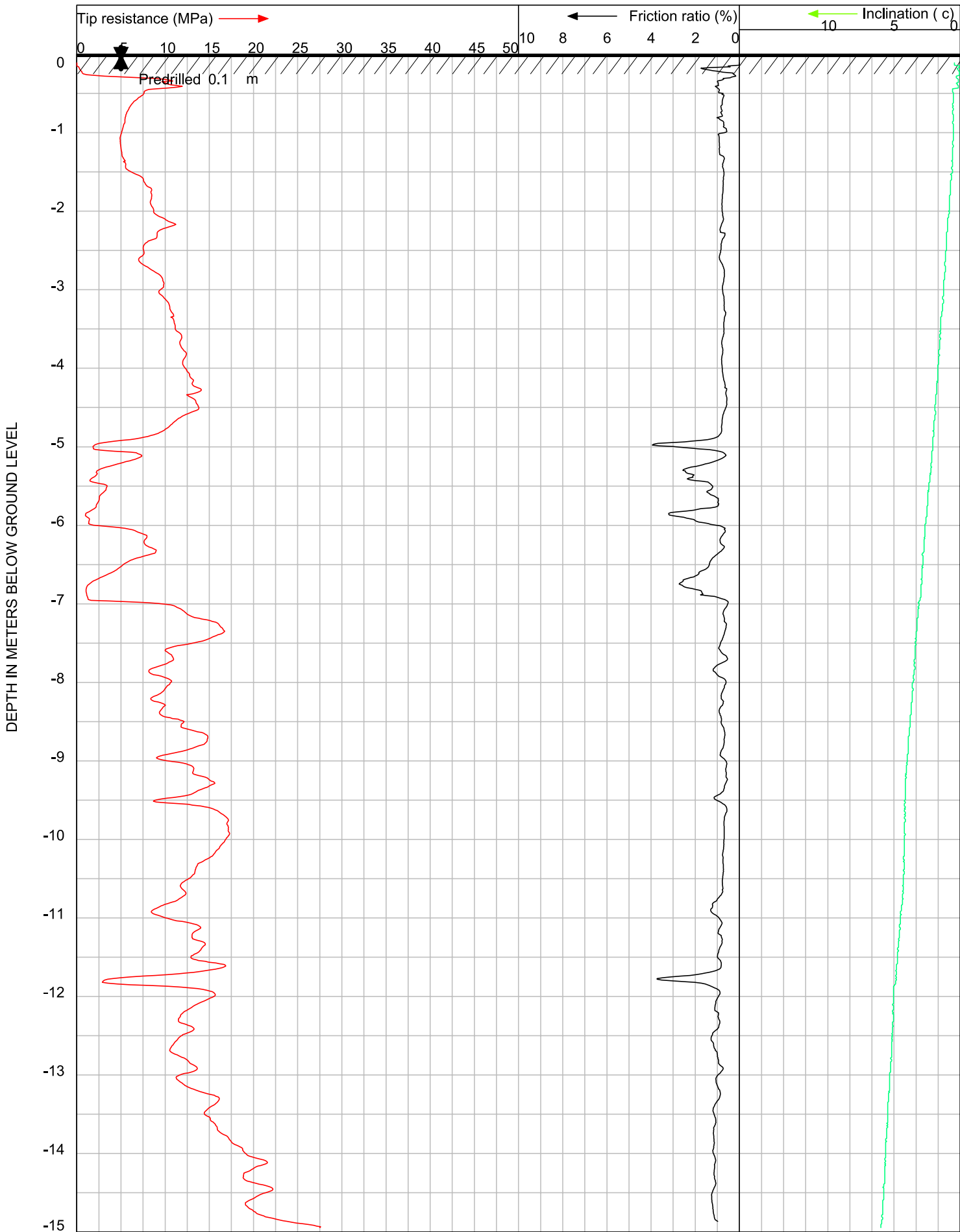
Location: 39 & 41 Parnwell Street, Christchurch

Date: 1-2-2013

Operator: S.Cardona

Remark: Target Depth

McMILLAN
DRILLING SERVICES



CLIENT : Bruce Alexander Surveyors
LOCATION : 39 & 41 Parnwell Street, Christchurch
DATE : 1-2-2013
OPERATOR : S.Cardona
REMARK 1 : CPT002
REMARK 2 : Target Depth

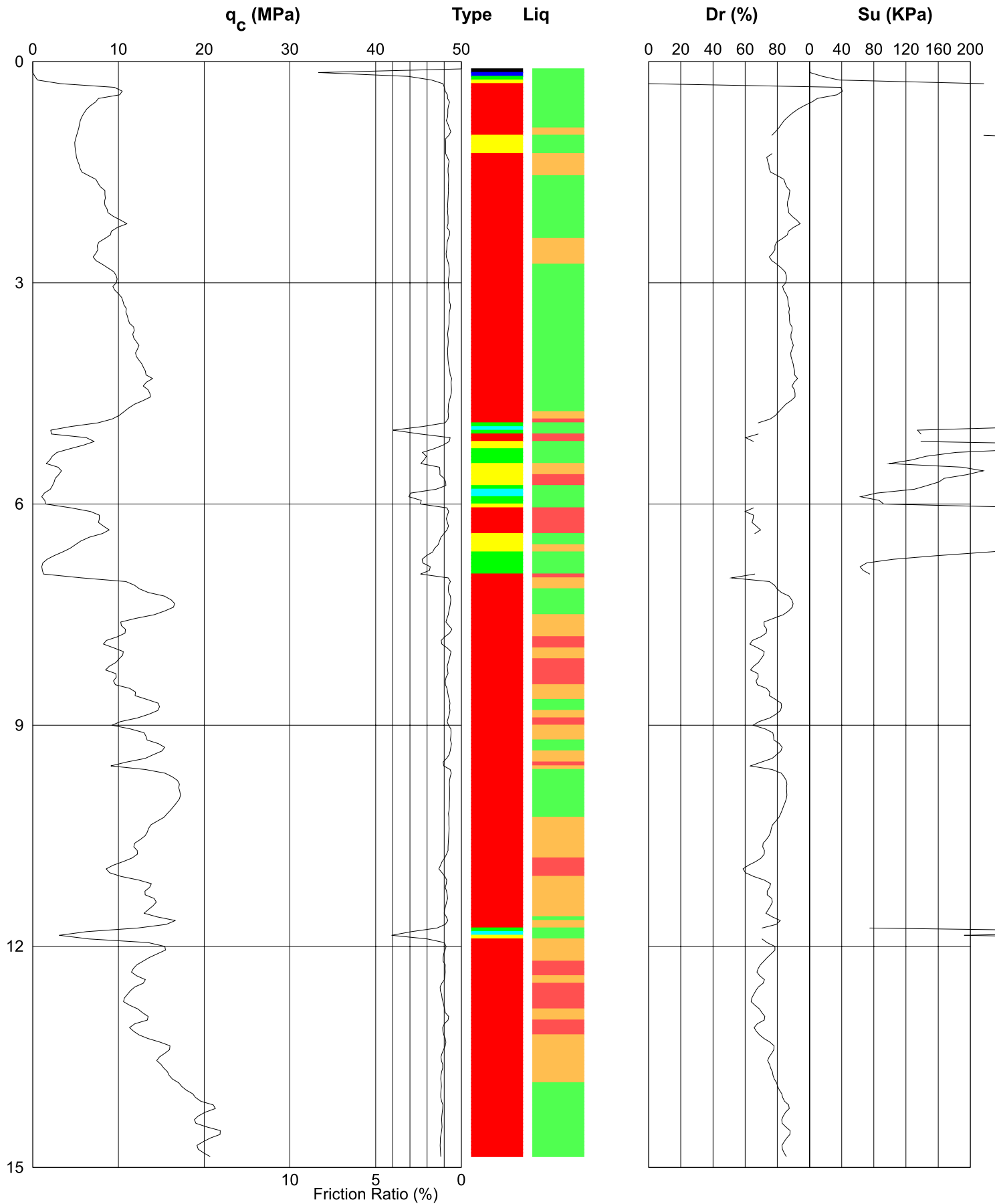
JOB #: 11609
TEST #: 2

CONE TYPE/SERIAL #: I-CFXY-10 / 111210T

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DRILLING SERVICES

120 High St Southbridge CANTERBURY NZ
Ph +64 3 324 2571 Fax +64 3 324 2431
www.drilling.co.nz

PIEZOCONE PENETROMETER TEST (CPTU) INTERPRETIVE REPORT



Job No: 11609

CPT No: CPT002

Project: Bruce Alexander Surveyors

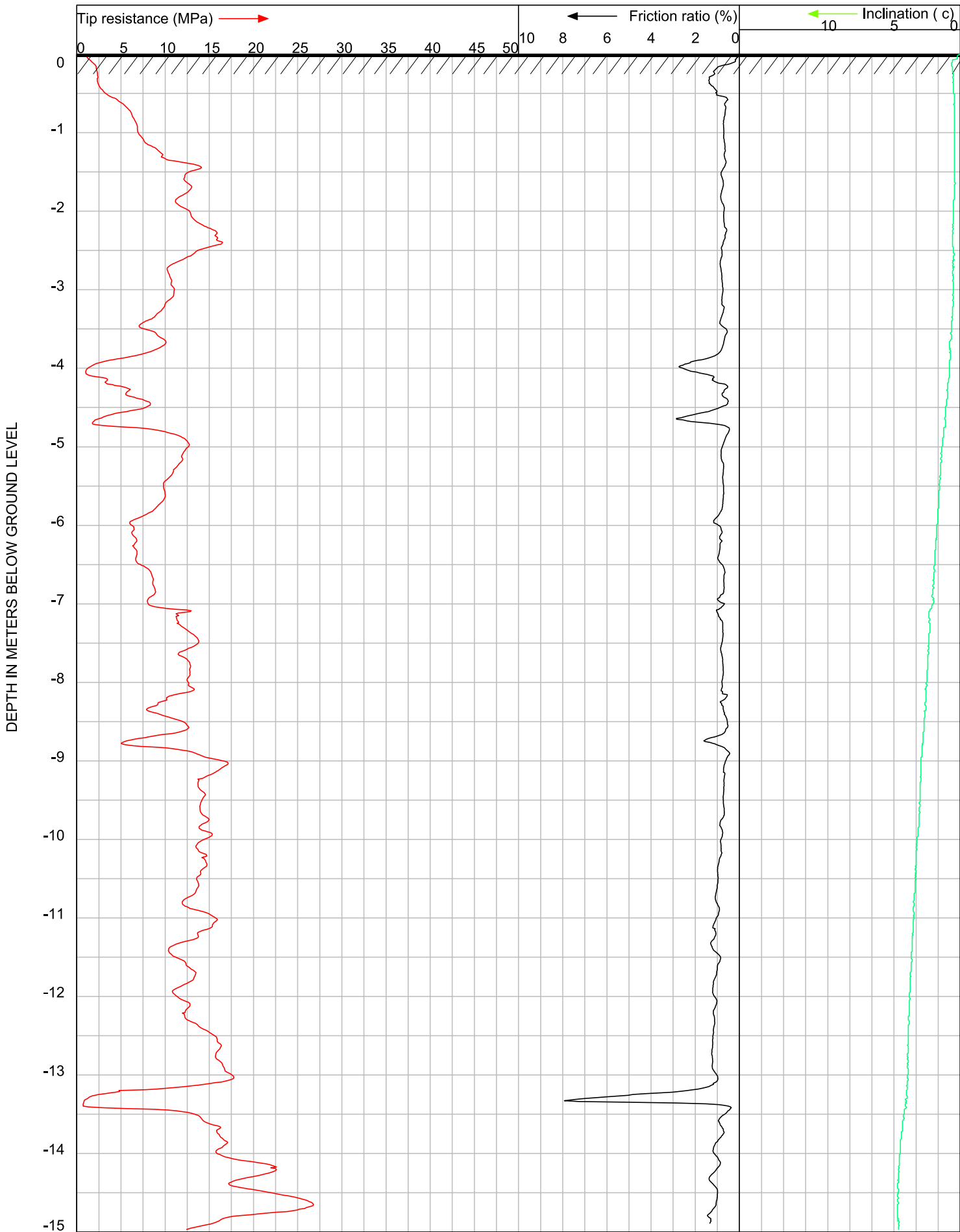
Location: 39 & 41 Parnwell Street, Christchurch

Date: 1-2-2013

Operator: S.Cardona

Remark: Target Depth

McMILLAN
DRILLING SERVICES



CLIENT : Bruce Alexander Surveyors
LOCATION : 39 & 41 Parnwell Street, Christchurch
DATE : 1-2-2013
OPERATOR : S.Cardona
REMARK 1 : CPT003
REMARK 2 : Target Depth

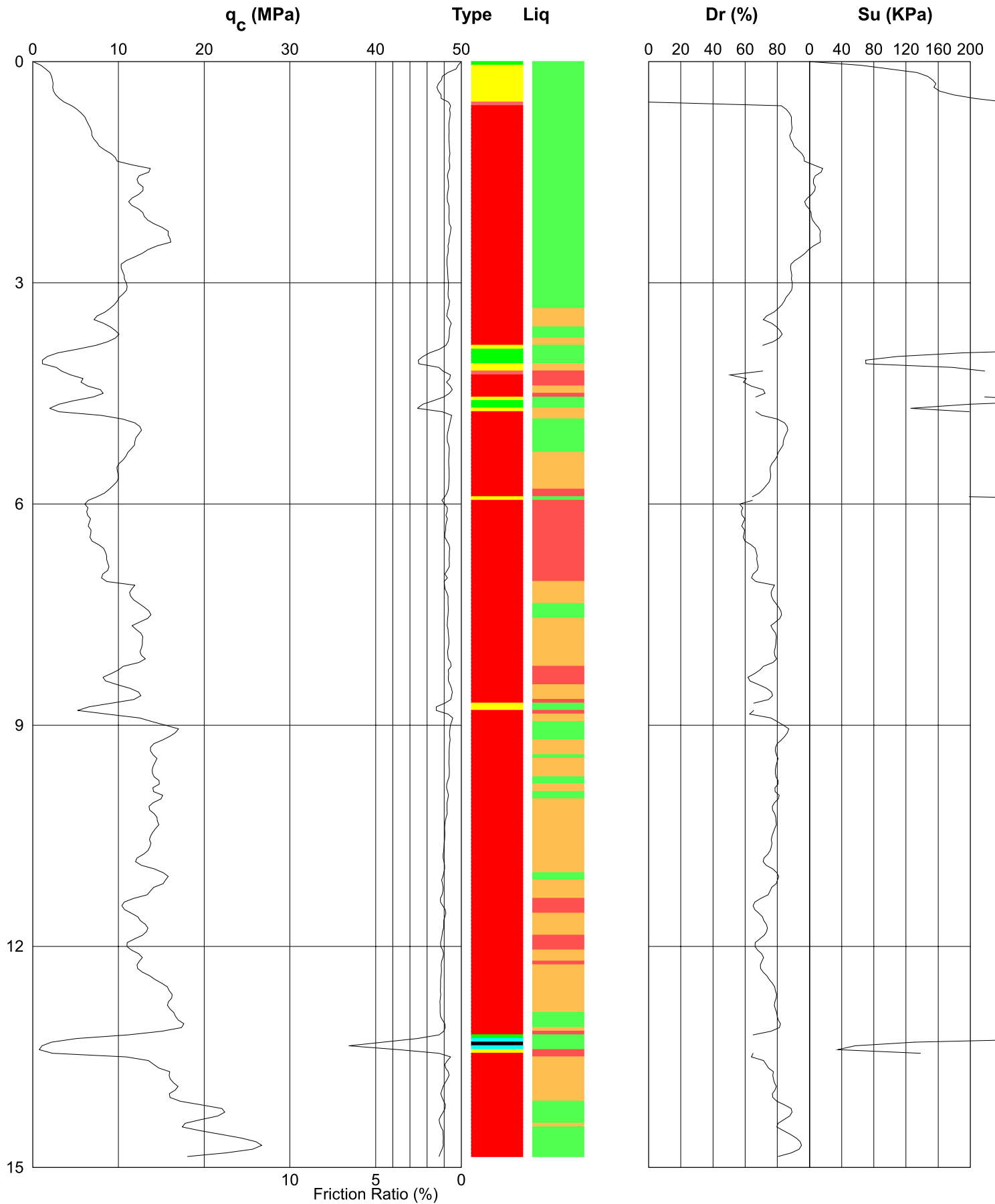
JOB #: 11609
TEST #: 3

CONE TYPE/SERIAL #: I-CFXY-10 / 111210T

McMILLAN
DRILLING SERVICES

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Ph +64 3 324 2571 Fax +64 3 324 2431
www.drilling.co.nz

PIEZOCONE PENETROMETER TEST (CPTU) INTERPRETIVE REPORT



Job No: 11609

CPT No: CPT003

Project: Bruce Alexander Surveyors

Location: 39 & 41 Parnwell Street, Christchurch

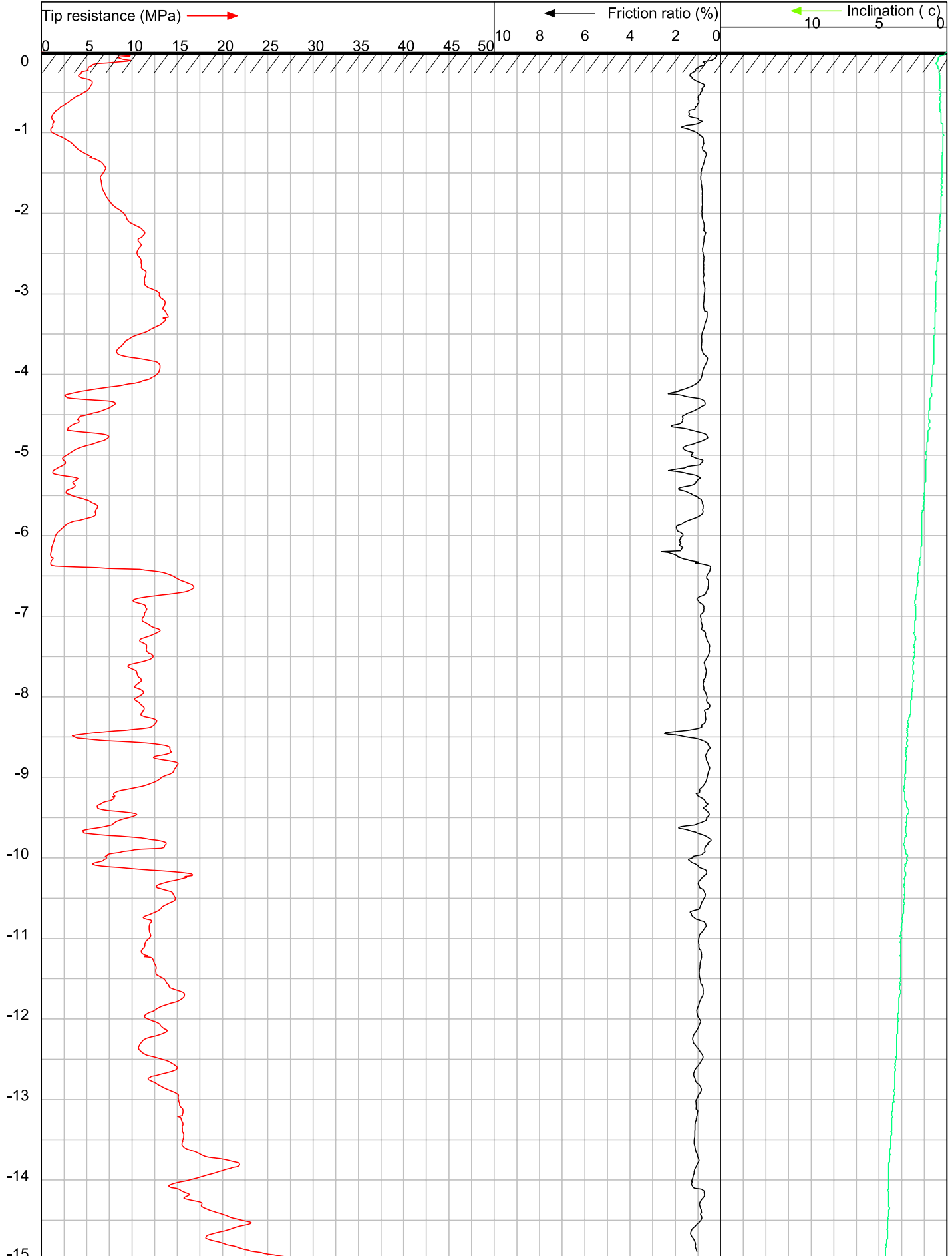
Date: 1-2-2013

Operator: S.Cardona

Remark: Target Depth

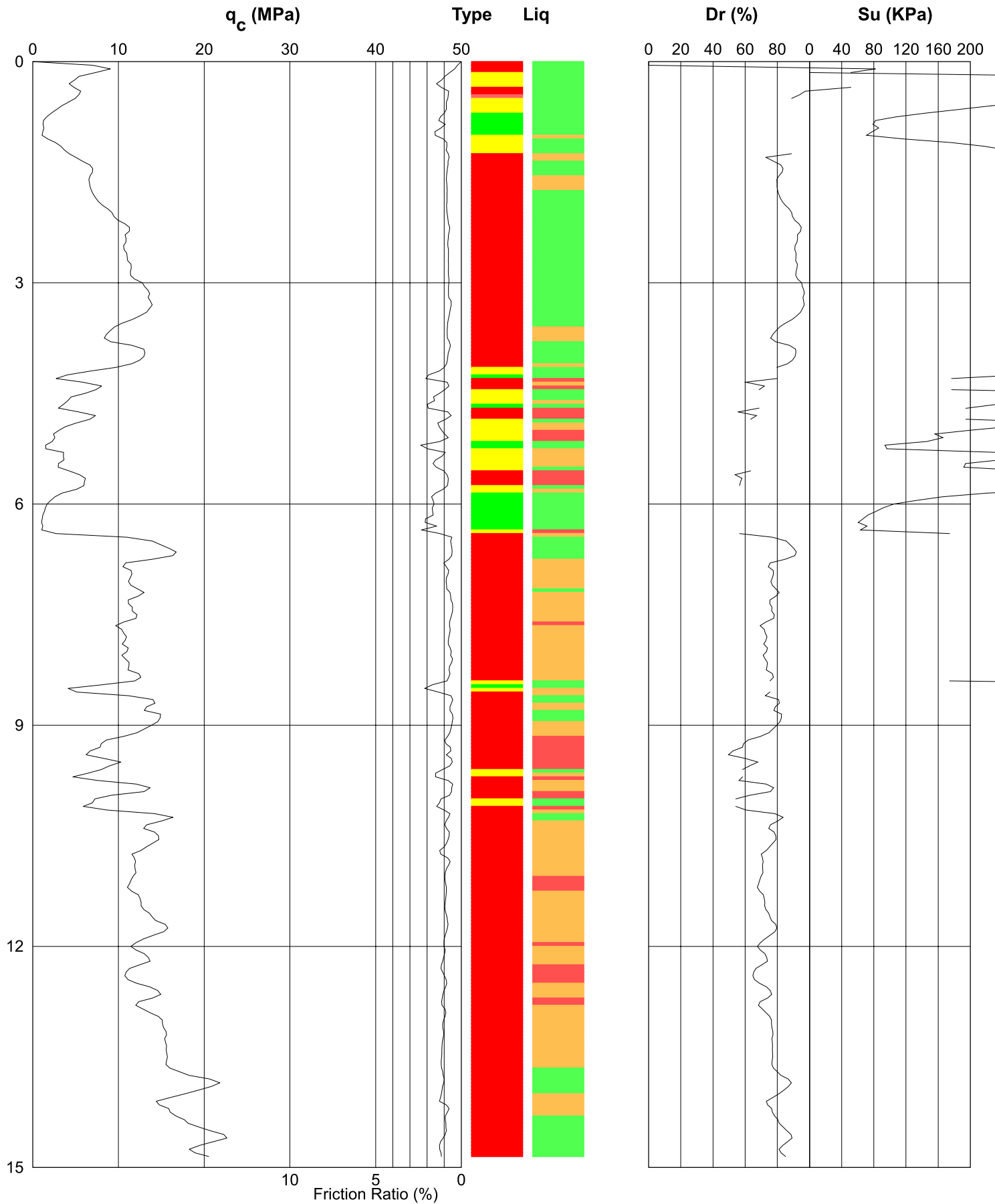
McMILLAN

DEPTH IN METERS BELOW GROUND LEVEL



CLIENT	: Bruce Alexander Surveyors	JOB #: 11609	McMILLAN DRILLING SERVICES
LOCATION	: 39 & 41 Parnwell Street, Christchurch		
DATE	: 1-2-2013	TEST #: 4	120 High St Southbridge CANTERBURY NZ Ph +64 3 324 2571 Fax +64 3 324 2431 www.drilling.co.nz
OPERATOR	: S.Cardona	CONE TYPE/SERIAL #: I-CFXY-10 / 111210T	
REMARK 1	: CPT004		
REMARK 2	: Target Depth		

PIEZOCONE PENETROMETER TEST (CPTU) INTERPRETIVE REPORT



Job No: 11609

CPT No: CPT004

Project: Bruce Alexander Surveyors

Location: 39 & 41 Parnwell Street, Christchurch

Date: 1-2-2013

Operator: S.Cardona

Remark: Target Depth

McMILLAN
DRILLING SERVICES

CPT CALIBRATION AND TECHNICAL NOTES

These notes describe the technical specifications and associated calibration references pertaining to the following cone types:

- ELCI-10CFXY measuring cone resistance, sleeve friction and inclination (standard cone);
- ELCI-CFXY20-10 measuring cone resistance, sleeve friction, inclination and pore pressure (piezo cone).

Dimensions

Dimensional specifications for both cone types are detailed below. All tolerances are routinely checked prior to testing and measurements taken are manually recorded on CPT field sheets. All field sheets are kept on file and available on request.

A.P. van den Berg Machinefabriek b.v. tel. :0513-631355 fax. :0513-631212	DEVIATION of Straightness + MINIMAL Dimensions tip, (friction)jacket, thread adapter	Standards: EN ISO 22476-1 NEN 5140 APB standard
Type of cone:	10 cm ²	
Diameter of tip: (acc. to EN ISO 22476-1)	35,3 ≤ d ₁ ≤ 36,0	
Diameter friction jacket:	d ₂ ≤ d ₁ + 0,35	
Tip: (production dimension)	d ₁ = 35,7 ^{+0,2} ₀	
Jacket (C-cone):	d ₂ = 35,7 ^{+0,2} ₀	
Friction jacket (CF-cone):	d ₂ = 35,9 ^{+0,1} ₀	
Tip for used cone:	d ₁ = 35,5 ^{+0,5} ₀	
Minimal diameter jacket: (C-cone)	d ₂ = 35,2 (APB std.)	
Minimal diameter of friction jacket: (CF-cone)	d ₂ = 35,3	
Use "used cone"-tip when friction jacket diameter:	d ₂ ≤ 35,65	
Minimal diameter of thread adapter:	d = 35,3	
Height dimension tip edge:	7 ≤ h _e ≤ 10	
Maximal deviation of straightness:	1 mm on a length of 1000 mm (max. oscillation 1,0 mm.)	

Cone surface ratio



$$A = 0,25 \times 3,14 \times 30,9 \times 30,9 = 750 \text{ MM}^2$$

$$B = 0,25 \times 3,14 \times 35,7 \times 35,7 = 1000 \text{ MM}^2$$

$$\alpha = A/B \quad \beta = 1 - A/B$$

$$\alpha = 750/1000 = 0,75$$

$$\beta = 1 - 0,75 = 0,25$$

CPT CALIBRATION AND TECHNICAL NOTES (cont.)

Calibration

Each cone has a unique identification number that is electronically recorded and reported for each CPT test. The identification number enables the operator to compare 'zero-load offsets' to manufacturer calibrated zero-load offsets.

The recommended maximum zero-load offset for each sensor is determined as $\pm 10\%$ of the maximum measuring range although the more conservative trigger point adopted by McMillan Drilling Services is $\pm 10\%$ of the nominal range.

In addition to maximum zero-load offsets, McMillan Drilling Services also limits the difference in zero load offset before and after the test as $\pm 1\%$ of the maximum measuring range. See table below:

	Tip (MPa)	Friction (MPa)	Pore Pressure (MPa)
Maximum Measuring Range:	150	1.50	3.00
Nominal Measuring Range:	100	1.00	2.00
Max. 'zero-load offset':	10	0.10	0.20
Max 'before and after test':	1.5	0.015	0.03

Note: The zero offsets are electronically recorded and reported for each test in the same units as that of each sensor.

TEST CERTIFICATE

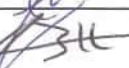
Icone (all versions)

Supplier:	A.P. v.d. Berg Machinefabriek, Heerenveen The Netherlands
Production-order:	58225
Client:	McMillan
Cone-type:	ELCI 10 CFXY
Cone-number:	111210

To test / To check item	Required value	Checked value
Isolation-resistance	>0.5 G-Ohm	1 Gohm
Straightness	S=<0,2 mm	ok mm
Zero-Value Tip	Good	-4.21 MPa
Zero-Value Local Friction	Good	-0.046 MPa
Zero-Value Pore Pressure	Good	/ kPa
Zero-Value Inclination X Zero-Value Inclination Y	-2° < X < +2° -2° < Y < +2°	0 ° 0.1 °
Measurements Tip resistance OK?	Yes	0-50 MPa
Influence of Tip on Local Friction and Pore Pressure? Tip: Max Load ; Mantle free? 10cm2: 150 kN. // 15 cm2: 225 kN.	No influence	OK
Measurements Local Friction OK?	Yes	0-0.75 MPa
Local Friction: Max Load	O.K.	OK
Measurements Pore Pressure OK?	Yes	/
Measurements Inclination OK?	Yes	-24 - 0 - 24
Cone recognition on disconnecting and connecting Icone again?	Yes	Yes
Software version 1.8 installed? Check at opening screen. Uitzondering: GEO LYNBY gebruikt v. 1.7 ! NOTEER versienr.	Version:	1.8
Check alarm-settings Icone. Alarm values are set. (Kill Shutdown)	O.K.	OK

Remarks:



Calibrated by: E Tenhage	Date: 31-08-12	Sign.: 
Final check: A. Balkester	Date: 31-08-12	Sign.: 

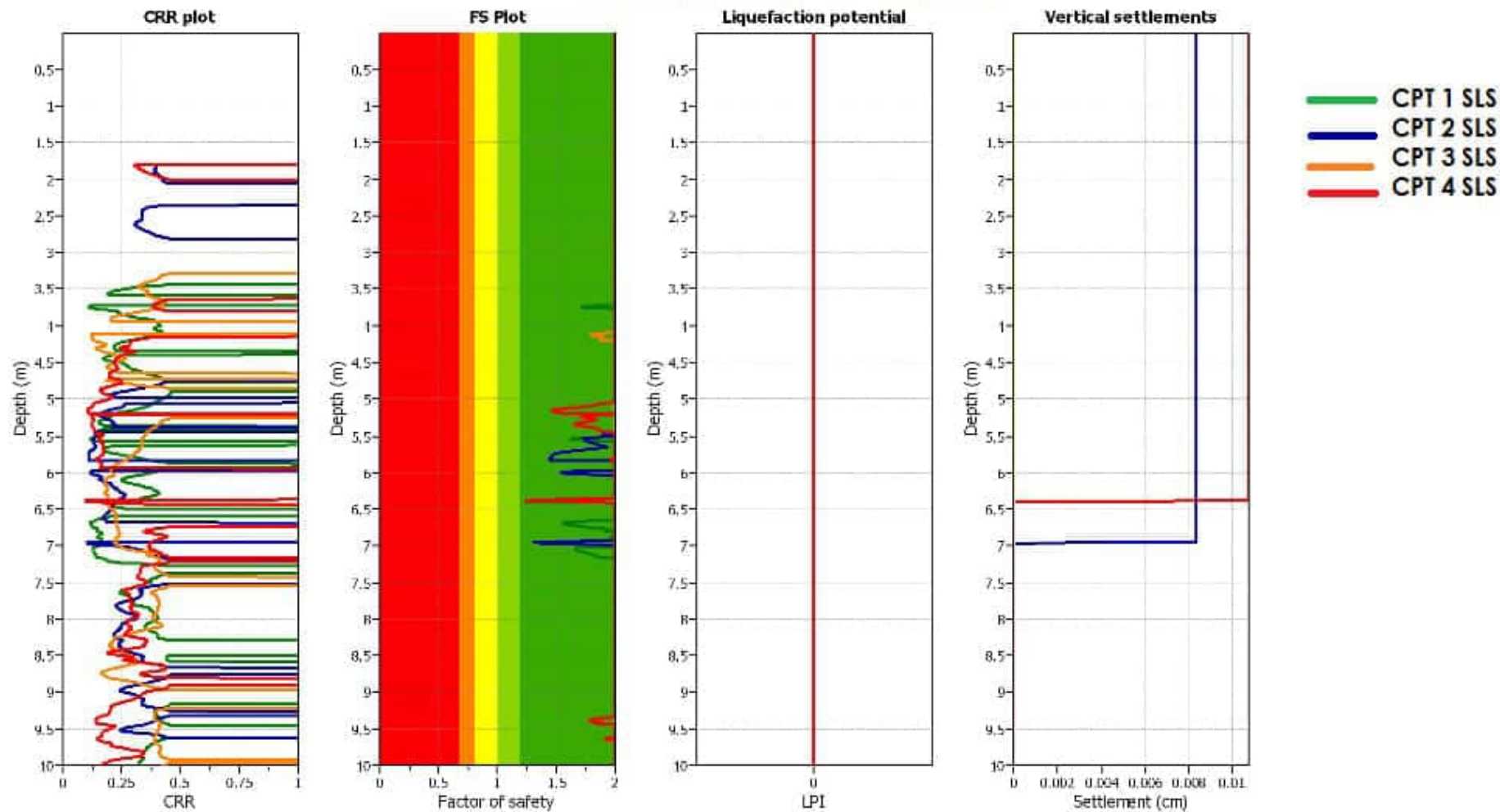
		Client:		Bore Log					
		Project:		Bore No.:	Job No.:				
		TM Consultants Ltd		BH001					
		39 & 41 Parnwell Street, Christchurch		11609					
Site Location: 39 & 41 Parnwell Street, Christchurch Grid Reference: 1574794.93mE, 5184324.16mN (NZTM) Rig Operator: Z. Luxton Rig Model & Mounting: 9700 - D; Truck			Date Commenced: 15/02/2013 Date Completed: 18/02/2013 Consent: - Datum: Ground						
Description	Method	Drivability 1 2 3 4	Recovery 25 50 75	Depth	Graphic Log	SPT N-value (Uncorrected) 10 20 30 40 50	SPT Data (Uncorrected)	Samples	Installation & Resources
Fine yellow brown SAND; dry, uniformly graded sand -1.50m - 2.00m; whitish, very dry -2.00m; fine to medium sand and moist with depth -4.25m - 4.30m; silty sand lens -4.30m - 4.35m; grey with depth -4.30m - 4.35m; grey soft to firm low plasticity lens -4.50m - 5.35m; occasional firm low plasticity sandy silt interbeds up to 20mm thick -5.40m - 5.80m; soft to firm low plasticity silt lens -6.75m - 6.86m; soft low plasticity silt lens, trace to minor sand -8.70m - 9.00m; white firm low plasticity silt lens -12.00m; trace to minor silt with depth	Dual tube		85% 75% 95% 90% 100% 95% 90% 80% 80% 100%	0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5 6.0 6.5 7.0 7.5 8.0 8.5 9.0 9.5 10.0 10.5 11.0 11.5 12.0 12.5 13.0 13.5 14.0 14.5 15.0		10 20 30 40 50	N = 15 (C) 1.50m 3, 3 / 3, 4, 4, 4 450mm N = 16 (C) 3.00m 2, 3 / 3, 4, 4, 5 450mm N = 5 (C) 4.50m 1, 1 / 1, 1, 2, 1 450mm N = 17 (C) 6.00m 2, 3 / 4, 4, 5, 4 450mm N = 21 (C) 7.50m 4, 4 / 5, 6, 4, 6 450mm N = 35 (C) 9.15m 6, 7 / 9, 8, 9, 9 450mm N = 30 (C) 10.50m 7, 8 / 7, 7, 7, 9 450mm N = 33 (C) 12.00m 9, 6 / 7, 9, 9, 8 450mm N = 39 (C) 13.50m 7, 8 / 9, 9, 10, 11 450mm N = 46 (C) 15.00m 6, 8 / 8, 10, 13, 15 450mm		Bentonite (0.5 bags) 2.1m Surrounding ground collapse 15.45m
EOH: 15.45m									
Remarks Geotechnical Investigation Borehole BH001 with SPT Testing No Static Water Level Recorded 1000 Litres Water Added Safety Auto Trip Hammer #398 used (energy ratio 87.5%)						Additional Resources: Plastic Liner m 15 Flush Mounted Toby Box - Standard ea - Environmental ea Above Ground Protective Surround ea Geotextile Sock m 0.0 Hand Clear Location ea Decontaminate Equipment ea			
Drivability 1 Easy Push - No Hammer \ Fast Penetration 2 Relatively Easy Push - Light Hammer \ Relatively Fast 3 Medium Push - Consistent Hammer \ Medium 4 Hard Push - Full Hammer \ Somewhat Slow 5 Very Hard Push - Full Hammer \ Very Slow						Hole Depth: 15.45m Page 1 of 1			

8.0 APPENDIX B

Liquefaction Potential and Settlements

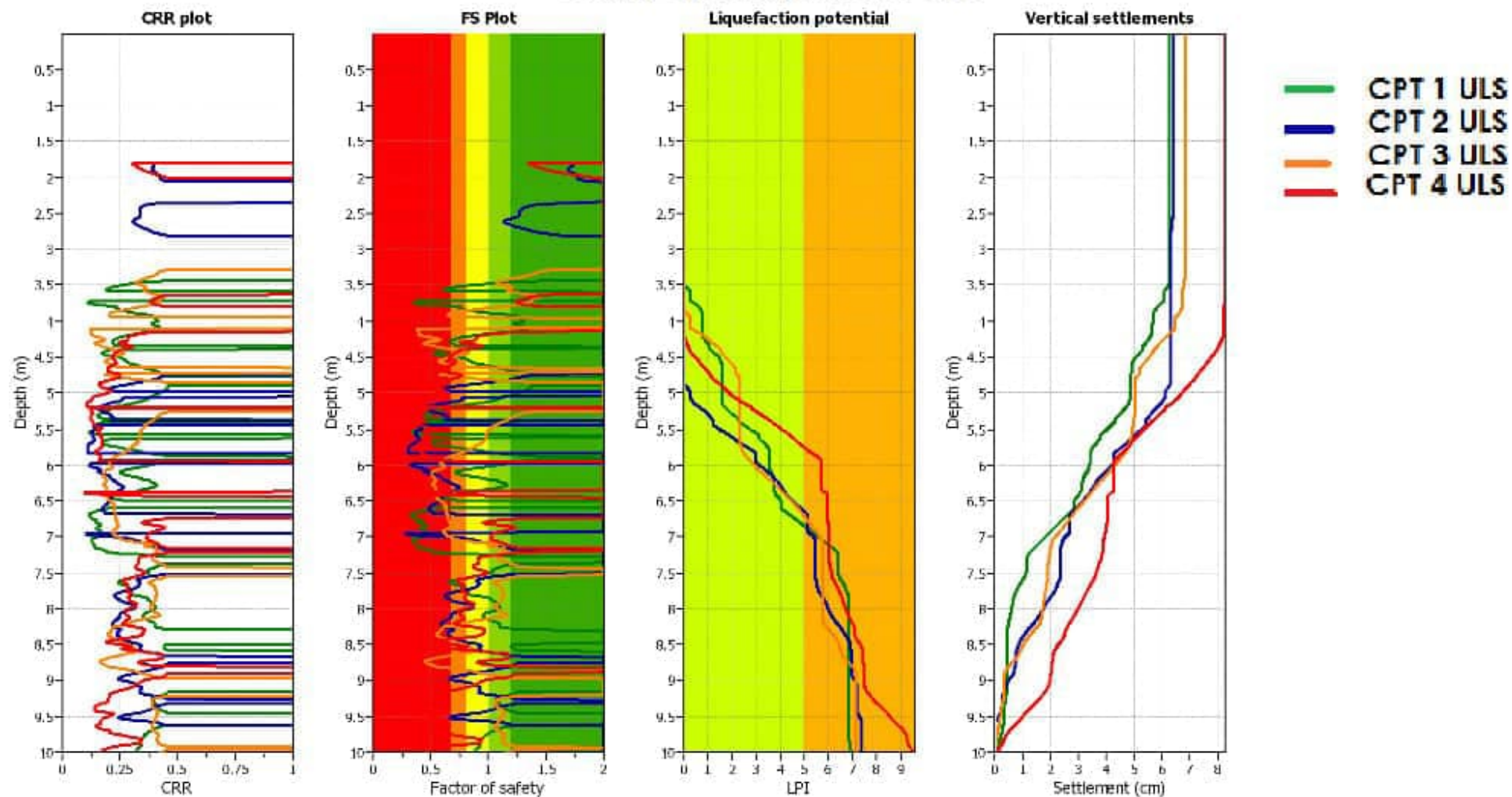
Project: 41 and 39 parnell st

Overlay Cyclic Liquefaction Plots



Project: 41 and 39 parnwell st

Overlay Cyclic Liquefaction Plots



9.0 APPENDIX C

ECAN Borelogs

Unknown No: M35/13261

Well Name: CCC BorelogID 1531

Owner: CCC borelog



Street of Well: Parnwell St -

File No:

Locality:

Allocation Zone: Christchurch/West Melton

NZGM Grid Reference: M35:84836-45802 QAR 3

NZGM X-Y: 2484836 - 5745802

Location Description: Parnwell St - 90m north of
Cossar St - at M.H

Uses: Foundation/Investigation Bore

ECan Monitoring:

Well Status: Filled in

Drill Date: 03 Jan 1965

Water Level Count: 0

Well Depth: 1.45m -GL

Strata Layers: 1

Initial Water Depth:

Aquifer Tests: 0

Diameter:

Isotope Data: 0

Yield/Drawdown Tests: 0

Measuring Point Ait: 3.55m MSD QAR 4

Highest GW Level:

GL Around Well: 0.00m -MP

Lowest GW Level:

MP Description:

First Reading:

Last Reading:

Driller:

Calc. Min. GWL:

Drilling Method:

Last Updated: 27 Mar 2008

Casing Material:

Last Field Check:

Pump Type:

Yield:

Screens:

Drawdown:

Screen Type:

Specific Capacity:

Top GL:

Bottom GL:

Aquifer Type:

Aquifer Name:

Borelog for well M35/13261

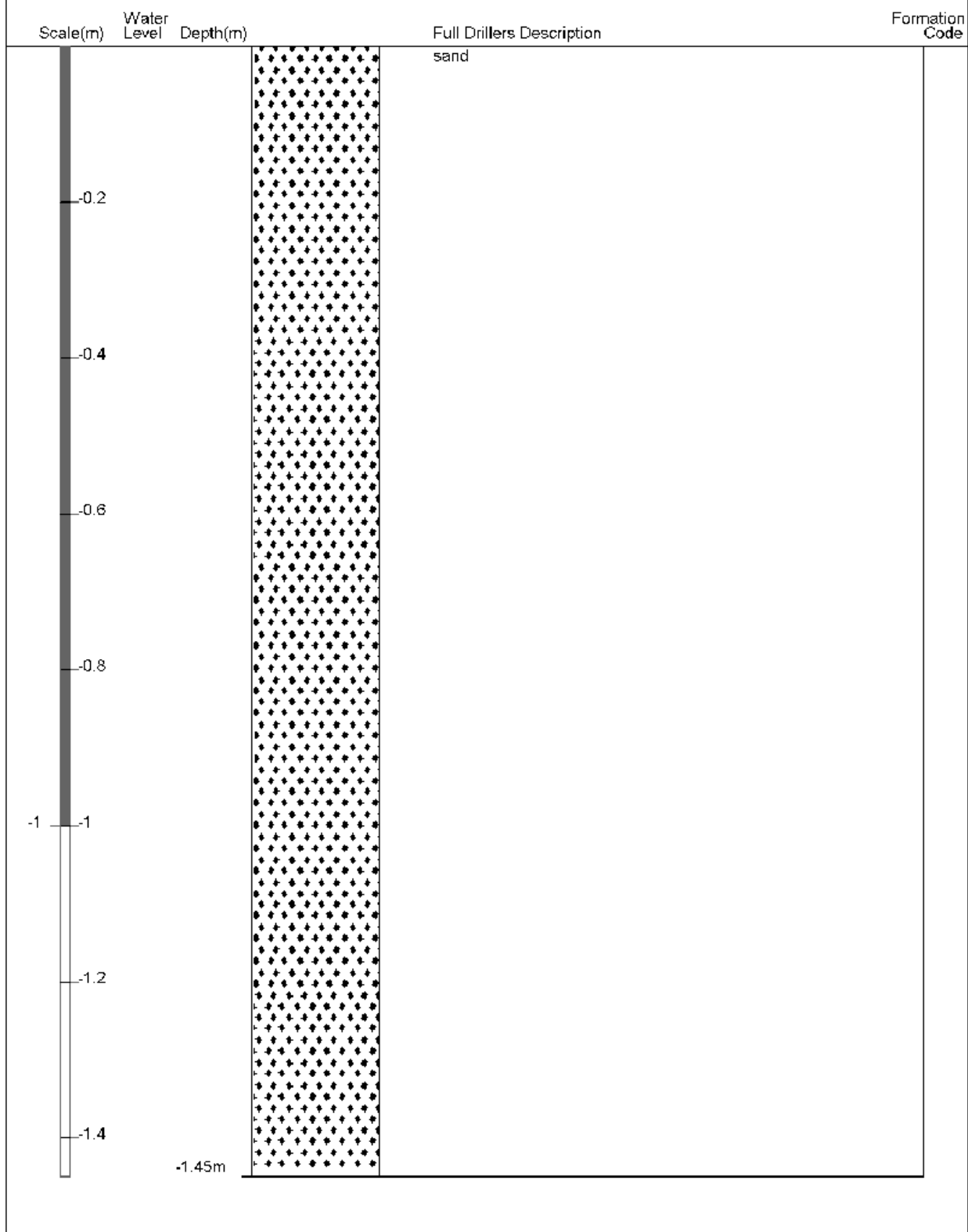
Gridref: M35:84836-45802 Accuracy : 3 (1=high, 5=low)

Ground Level Altitude : 3.55 +MSD

Well name : CCC BorelogID 1531

Drill Method : Not Recorded

Drill Depth : -1.45m Drill Date : 3/01/1965



Unknown No: M35/13263

Well Name: CCC BorelogID 1533

Owner: CCC borelog



Street of Well: Travis Rd / B

File No:

Locality:

Allocation Zone: Christchurch/West Melton

NZGM Grid Reference: M35:84687-46088 QAR 3

NZGM X-Y: 2484687 - 5746088

Location Description: Travis Rd / Baynes St - at
M.H

Uses: Foundation/Investigation Bore

ECan Monitoring:

Well Status: Filled in

Drill Date: 03 Jan 1965

Water Level Count: 0

Well Depth: 2.59m -GL

Strata Layers: 1

Initial Water Depth:

Aquifer Tests: 0

Diameter:

Isotope Data: 0

Yield/Drawdown Tests: 0

Measuring Point Ait: 3.74m MSD QAR 4

Highest GW Level:

GL Around Well: 0.00m -MP

Lowest GW Level:

MP Description:

First Reading:

Last Reading:

Driller:

Calc. Min. GWL:

Drilling Method:

Last Updated: 27 Mar 2008

Casing Material:

Last Field Check:

Pump Type:

Yield:

Screens:

Drawdown:

Screen Type:

Specific Capacity:

Top GL:

Bottom GL:

Aquifer Type:

Aquifer Name:

Borelog for well M35/13263

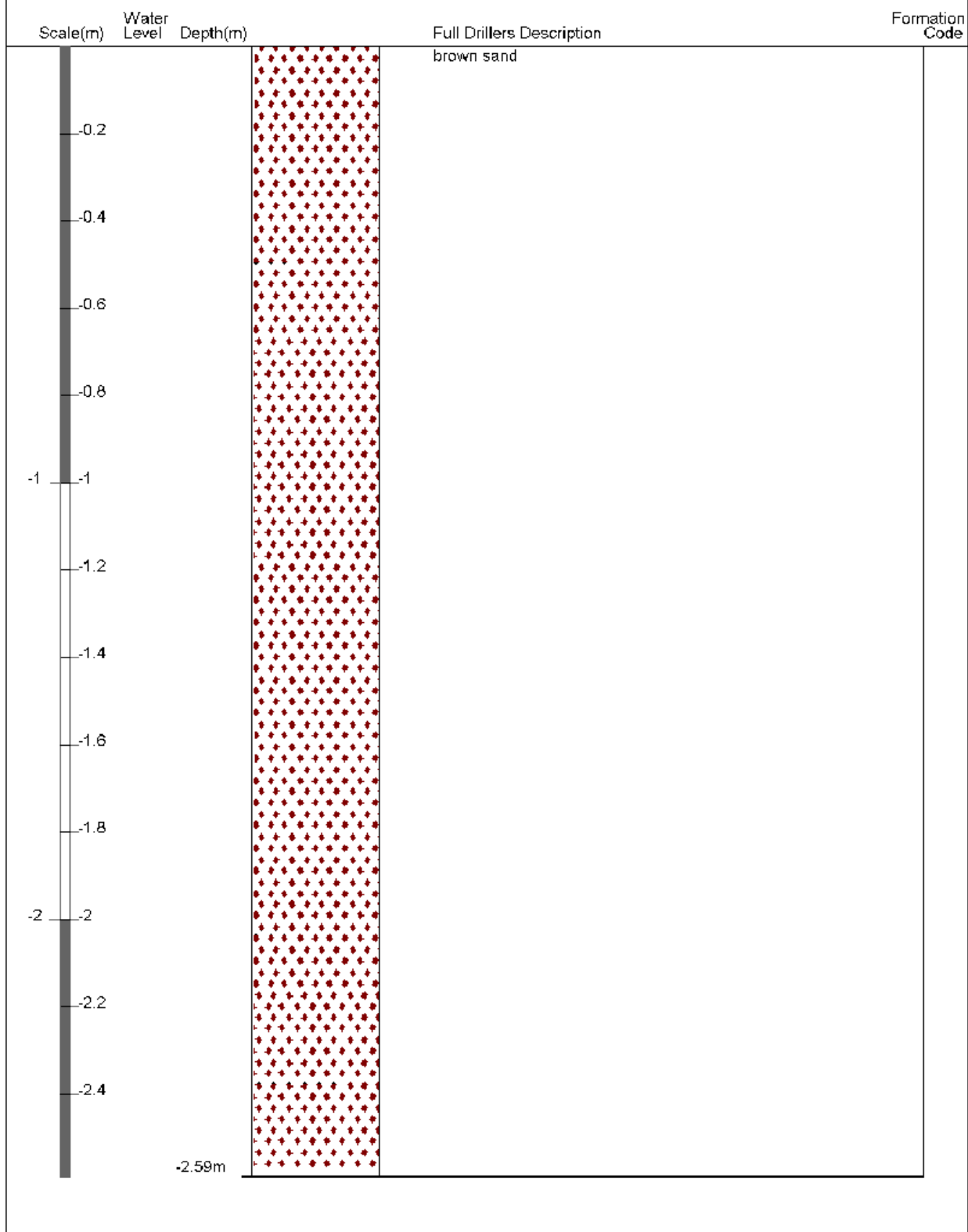
Gridref: M35:84687-46088 Accuracy : 3 (1=high, 5=low)

Ground Level Altitude : 3.74 +MSD

Well name : CCC BorelogID 1533

Drill Method : Not Recorded

Drill Depth : -2.59m Drill Date : 3/01/1965



Unknown No: M35/16797

Well Name: CCC BorelogID 6467

Owner: CCC borelog



Street of Well: Robin Street

Locality: Burwood

NZGM Grid Reference: M35:84611-45883 QAR 3

NZGM X-Y: 2484611 - 5745883

Location Description:

ECan Monitoring:

Well Status: Filled in

File No:

Allocation Zone: Christchurch/West Melton

Uses: Foundation/Investigation Bore

Drill Date: 27 Mar 2007

Well Depth: 2.45m -GL

Initial Water Depth: -1.80m -MP

Diameter:

Water Level Count: 0

Strata Layers: 7

Aquifer Tests: 0

Isotope Data: 0

Yield/Drawdown Tests: 0

Measuring Point Ait: 3.84m MSD QAR 4

GL Around Well: 0.00m -MP

MP Description:

Driller:

Drilling Method:

Casing Material:

Pump Type: None Installed

Yield:

Drawdown:

Specific Capacity:

Highest GW Level:

Lowest GW Level:

First Reading:

Last Reading:

Calc. Min. GWL:

Last Updated: 01 Sep 2009

Last Field Check:

Screens:

Screen Type:

Top GL:

Bottom GL:

Aquifer Type: Water Table

Aquifer Name: Christchurch Formation

Borelog for well M35/16797

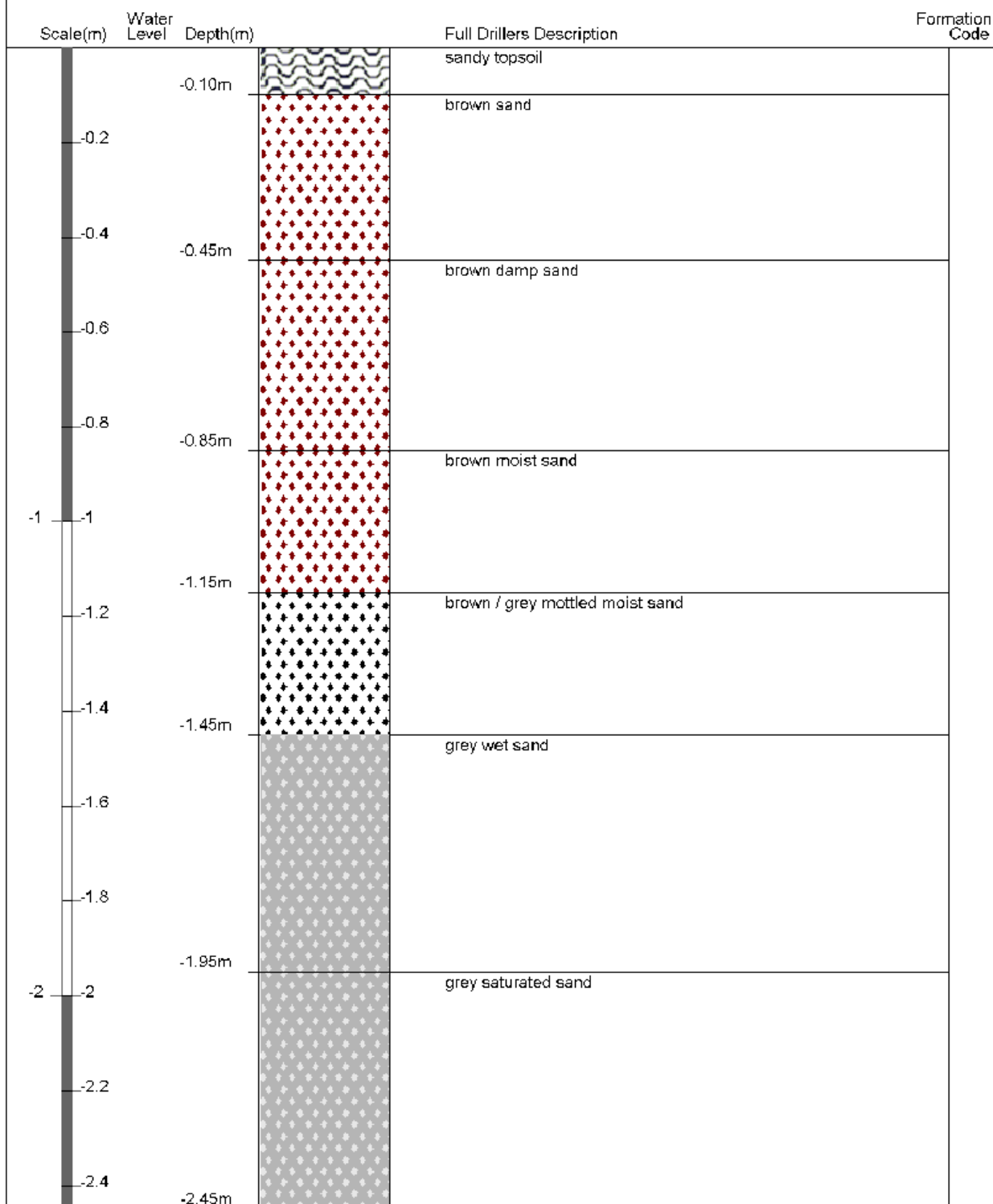
Gridref: M35:84611-45883 Accuracy : 3 (1=high, 5=low)

Ground Level Altitude : 3.84 +MSD

Well name : CCC BorelogID 6467

Drill Method : Not Recorded

Drill Depth : -2.45m Drill Date : 27/03/2007



Unknown No: M35/16798

Well Name: CCC BorelogID 6468

Owner: CCC borelog



Street of Well: Robin Street

Locality: Burwood

NZGM Grid Reference: M35:84620-45885 QAR 3

NZGM X-Y: 2484620 - 5745885

Location Description:

ECan Monitoring:

Well Status: Filled in

File No:

Allocation Zone: Christchurch/West Melton

Uses: Foundation/Investigation Bore

Drill Date: 27 Mar 2007

Well Depth: 1.80m -GL

Initial Water Depth: -1.70m -MP

Diameter:

Water Level Count: 0

Strata Layers: 6

Aquifer Tests: 0

Isotope Data: 0

Yield/Drawdown Tests: 0

Measuring Point Ait: 3.83m MSD QAR 4

GL Around Well: 0.00m -MP

MP Description:

Driller:

Drilling Method:

Casing Material:

Pump Type: None Installed

Yield:

Drawdown:

Specific Capacity:

Highest GW Level:

Lowest GW Level:

First Reading:

Last Reading:

Calc. Min. GWL:

Last Updated: 01 Sep 2009

Last Field Check:

Screens:

Screen Type:

Top GL:

Bottom GL:

Aquifer Type: Water Table

Aquifer Name: Christchurch Formation

Borelog for well M35/16798

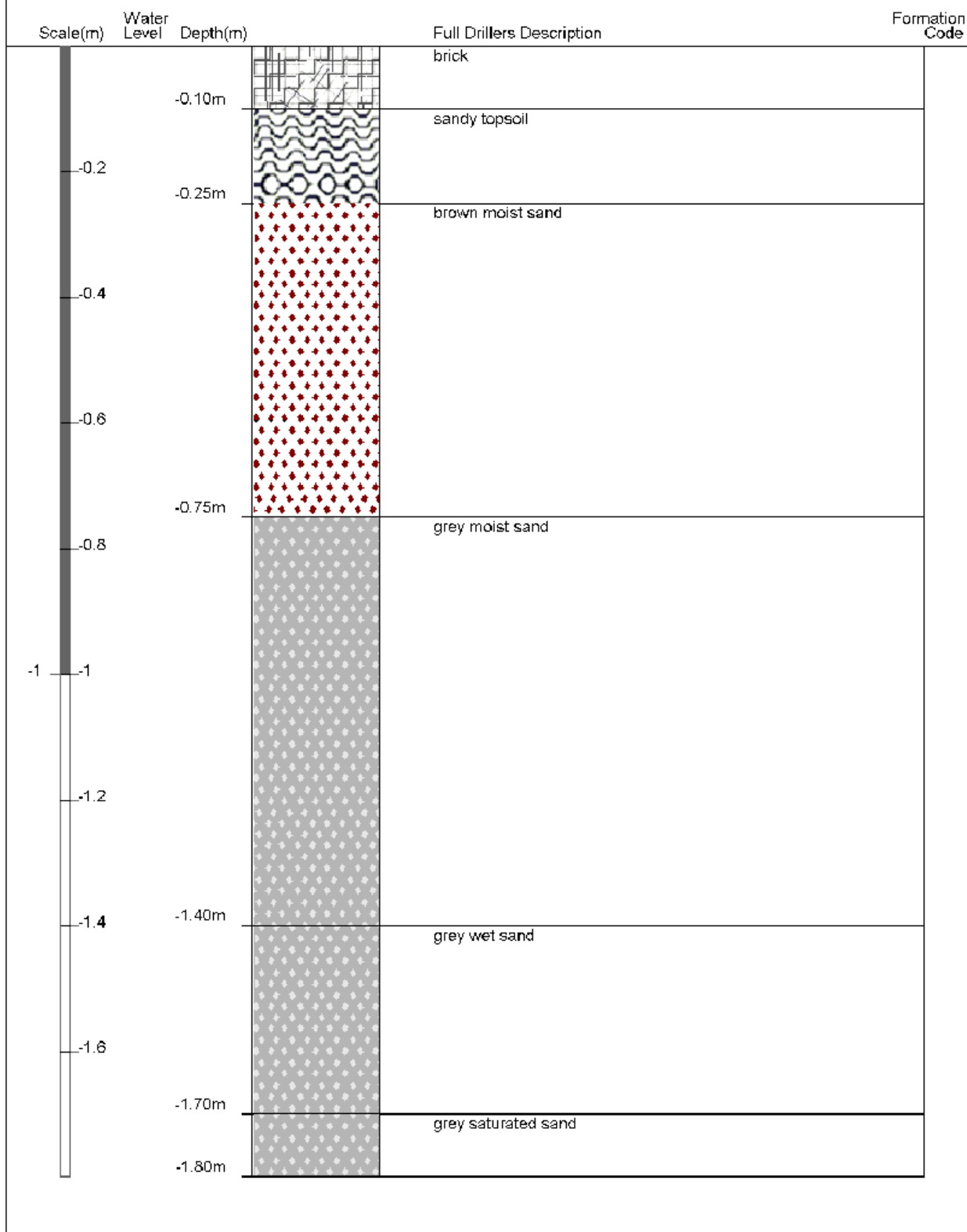
Gridref: M35:84620-45885 Accuracy : 3 (1=high, 5=low)

Ground Level Altitude : 3.83 +MSD

Well name : CCC BorelogID 6468

Drill Method : Not Recorded

Drill Depth : -1.8m Drill Date : 27/03/2007



Unknown No: M35/17069

Well Name: CCC BorelogID 6938

Owner: CCC borelog



Street of Well:

File No:

Locality:

Allocation Zone: Christchurch/West Melton

NZGM Grid Reference: M35:84677-46029 QAR 3

NZGM X-Y: 2484677 - 5746029

Location Description:

Uses: Foundation/Investigation Bore

ECan Monitoring:

Well Status: Filled in

Drill Date: 31 Aug 2006

Water Level Count: 0

Well Depth: 1.80m -GL

Strata Layers: 2

Initial Water Depth:

Aquifer Tests: 0

Diameter:

Isotope Data: 0

Yield/Drawdown Tests: 0

Measuring Point Ait: 3.75m MSD QAR 4

Highest GW Level:

GL Around Well: 0.00m -MP

Lowest GW Level:

MP Description:

First Reading:

Last Reading:

Driller:

Calc. Min. GWL:

Drilling Method:

Last Updated: 27 Mar 2008

Casing Material:

Last Field Check:

Pump Type:

Yield:

Screens:

Drawdown:

Screen Type:

Specific Capacity:

Top GL:

Bottom GL:

Aquifer Type:

Aquifer Name:

Borelog for well M35/17069

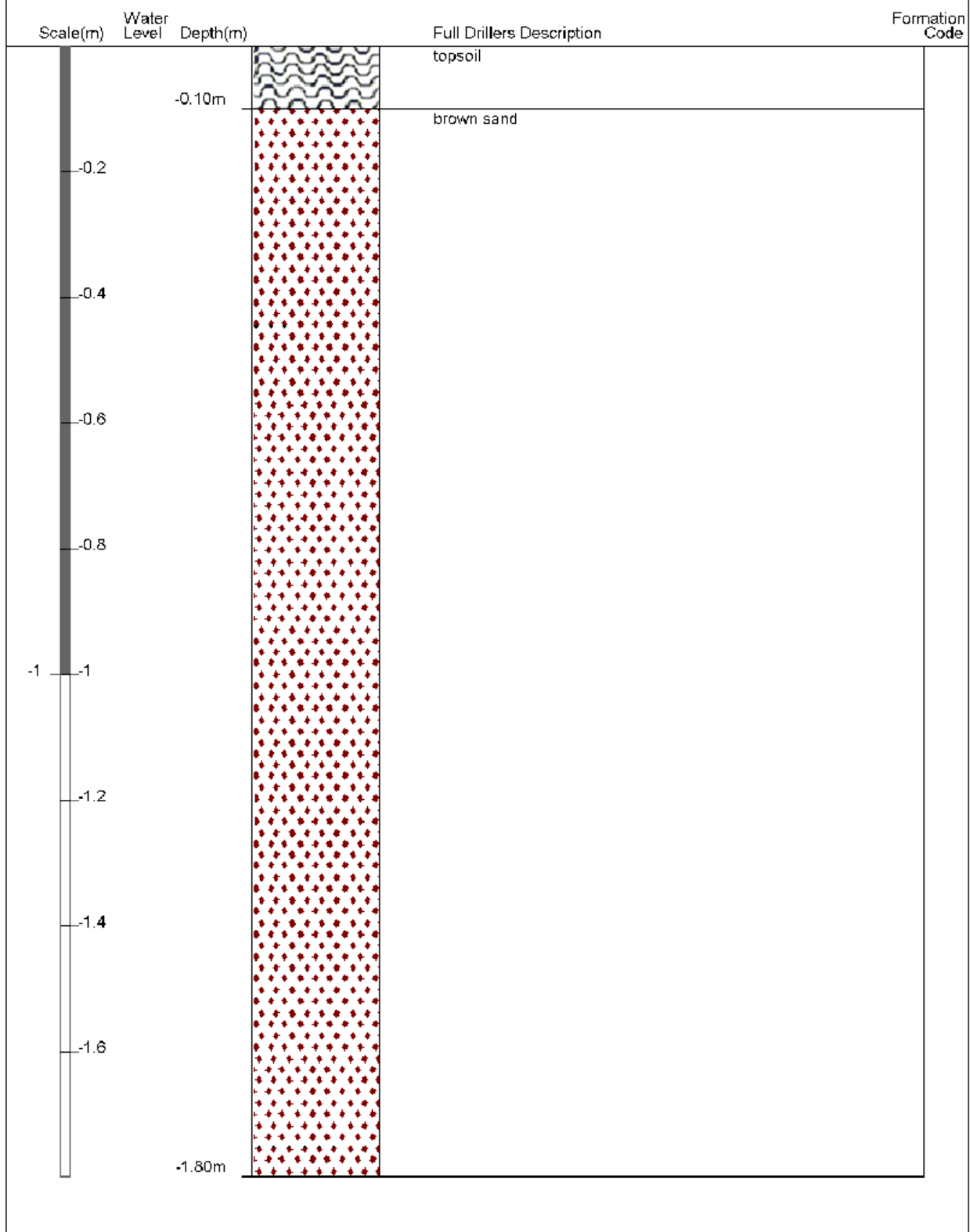
Gridref: M35:84677-46029 Accuracy : 3 (1=high, 5=low)

Ground Level Altitude : 3.75 +MSD

Well name : CCC BorelogID 6938

Drill Method : Not Recorded

Drill Depth : -1.8m Drill Date : 31/08/2006



Bore or Well No: M35/5764

Well Name:

Owner: COOK .M.



Street of Well: 25 PARNWELL ST

Locality: BURWOOD

NZGM Grid Reference: M35:8475-4586 QAR 4

NZGM X-Y: 2484750 - 5745860

Location Description:

ECan Monitoring:

Well Status: Active (exist, present)

File No:

Allocation Zone: Christchurch/West Melton

Uses: Domestic Supply

Drill Date: 11 Dec 1950

Well Depth: 95.70m -GL

Initial Water Depth:

Diameter: 51mm

Water Level Count: 0

Strata Layers: 13

Aquifer Tests: 0

Isotope Data: 0

Yield/Drawdown Tests: 0

Measuring Point Ait: 4.90m MSD QAR 3

GL Around Well: 0.00m -MP

MP Description:

Driller: Job Osborne (& Co/Ltd)

Drilling Method: Hydraulic/Percussion

Casing Material:

Pump Type: Unknown

Yield:

Drawdown:

Specific Capacity:

Highest GW Level:

Lowest GW Level:

First Reading:

Last Reading:

Calc. Min. GWL: 2.40m -MP

Last Updated: 17 Mar 1995

Last Field Check:

Screens:

Screen Type:

Top GL:

Bottom GL:

Aquifer Type: Flowing Artesian

Aquifer Name: Linwood Gravel

Borelog for well M35/5764

Gridref: M35:8475-4586 Accuracy : 4 (1=best, 4=worst)
 Ground Level Altitude : 4.9 +MSD
 Driller : Job Osborne (& Co/Ltd)
 Drill Method : Hydraulic/Percussion
 Drill Depth : -95.69m Drill Date : 11/12/1950



Scale(m)	Water Level	Depth(m)	Full Drillers Description	Formation Code
	Artesian		Blue sand	
-10				
-20				
-30				
		- 33.5m		ch
		- 34.8m	Blue clay	ch
			Blue shingle	
-40		- 41.2m		ri
		- 47.3m	Brown shingle	
			Blue sand & gravel	ri
-50				
-60		- 62.2m		br
			Blue clay	
		- 66.8m		br
			Blue shingle	
-70		- 73.2m		li-1
			Blue clay	
-80		- 80.2m		li-2
			Blue shingle	
		- 86.0m		li-2
		- 89.0m	Blue sand	li-2
-90		- 91.5m	Blue clay	li-3
		- 92.0m	Blue shingle	
		- 95.7m	Brown shingle	
				li-3

[illegible]

ph: 03 941 8999 web: ccc.govt.nz

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N
Date: 09/09/2025 10:00 PM

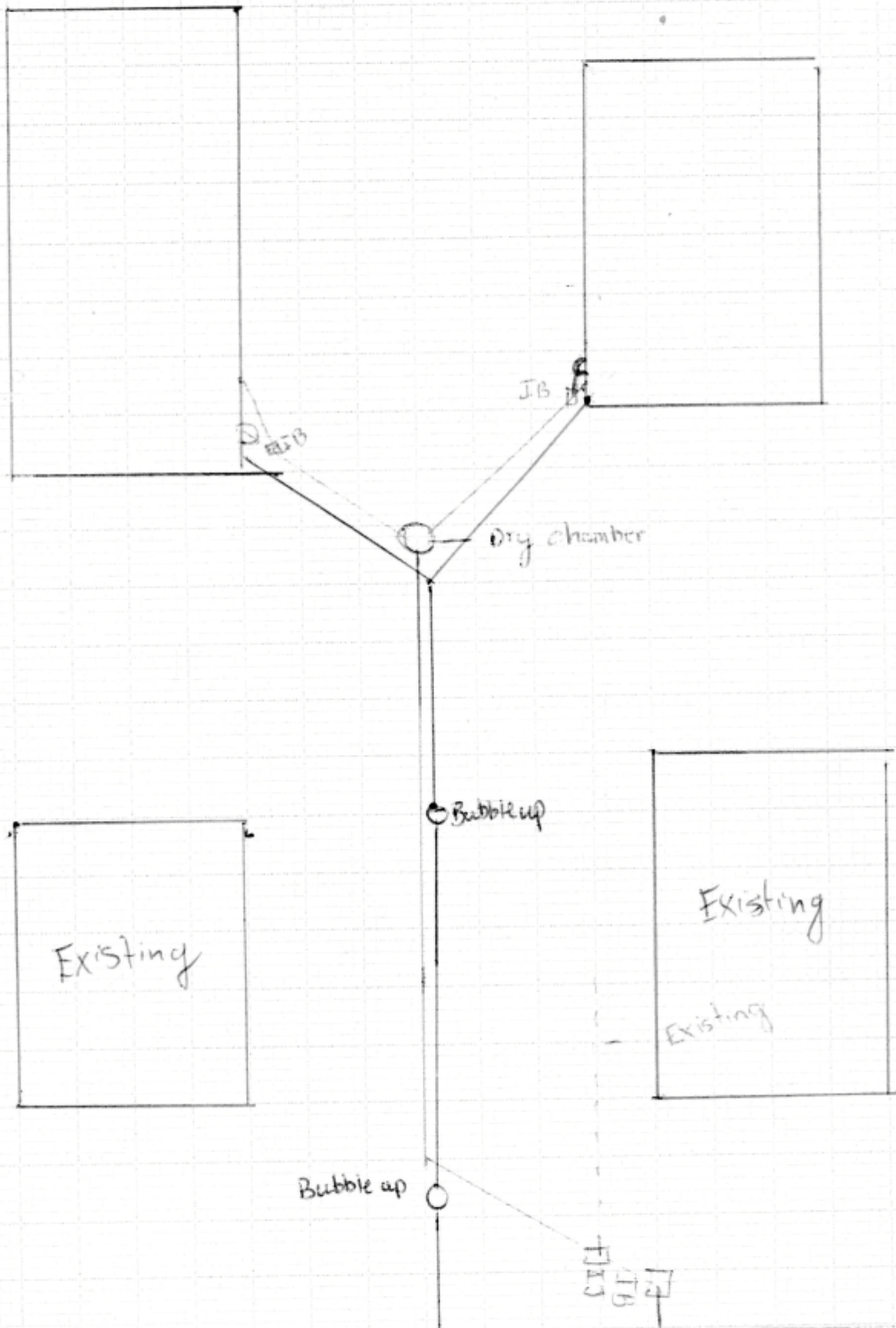
Date: 23/09/2025 12:32 PM
Scale: 1: 500 on A4

► *Journal of Management Education* 34(10):1103-1116

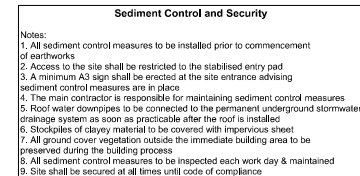


BCN/2013/11038
BCU/2013/11027

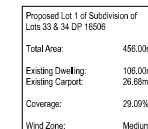
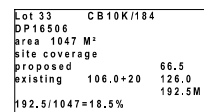
S/S 1:100
S/W 1:00
Geoff 23326



39 41 Parnwell st



Parnwell Street



LAING
BUILDING RELOCATORS

Relocated House

**Proposed Lot 4 39-41 Parnwell Street
Christchurch**

Engineer 13.09.13

BC RC application 04.12.2013

Proposed Lot 2 of Subdivision of Lots 33 & 34 DP 16506	
Total Area:	484.00m ²
R.O.W.:	34.00m ²
Net Area:	450.00m ²
Existing Dwelling:	121.00m ²
Proposed Car Parking:	36.00m ²
Coverage:	34.88%
Wind Zone:	Medium

JOB No. 1235-132 - No 41

DRAWING No. **A1.01**
of 3



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Take Note All Areas Of Work Shown On These Drawings Are Required To Fulfil The Building Consent Conditions. Ensure That All Contractors Involved Are Aware And Have Copies

41 Parnwell Street Land Use Consents



**41 Parnwell Street
Subdivision Consents**

Fee simple
Lots:4
Approved



Land Use Resource Consents within 100 metres of 41 Parnwell Street

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

1/29 Parnwell Street

RMA/2021/1336

Convert minor residential unit to residential unit

Processing complete

Applied 12/05/2021

Amended decision issued - s133A 14/01/2022

Decision issued 09/12/2021

Granted 08/12/2021

RMA/2021/2387

Fee simple subdivision - two lots

Processing complete

Applied 26/07/2021

s223 Certificate issued 17/05/2022

s224 Certificate issued 17/05/2022

Decision issued 15/02/2022

Granted 15/02/2022

105A Bassett Street

RMA/1998/2874

To erect a dwelling and attached garage and exceed the 35% site coverage. - Historical Reference RES983282

Processing complete

Applied 07/12/1998

Decision issued 23/12/1998

Granted 23/12/1998

105B Bassett Street

RMA/1998/1821

To erect a dwelling and attached garage which fails to comply with the required on site manoeuvring. - Historical Reference RES982081

Processing complete

Applied 03/08/1998

Decision issued 19/08/1998

Granted 19/08/1998

2/29 Parnwell Street

RMA/2021/1336

Convert minor residential unit to residential unit

Processing complete

Applied 12/05/2021

Amended decision issued - s133A 14/01/2022

Decision issued 09/12/2021

Granted 08/12/2021

RMA/2021/2387

Fee simple subdivision - two lots

Processing complete

Applied 26/07/2021

s223 Certificate issued 17/05/2022

s224 Certificate issued 17/05/2022

Decision issued 15/02/2022

Granted 15/02/2022

2/97 Bassett Street

RMA/1995/2250

To erect a second unit where the existing unit does not comply with the 1.8m setback on the south boundary, 1m setback from the access way and sited on an area of 401m². the accessway is less than 3m in width - Historical Reference RES953386

Processing complete

Applied 11/08/1995

Decision issued 21/08/1995

Granted 21/08/1995

2/99 Bassett Street

RMA/2025/87

Construct a dwelling with attached garage

Processing complete

Applied 15/01/2025

Decision issued 22/01/2025

Granted 22/01/2025

25G Parnwell Street

RMA/1998/2900

8 LOT SUBDIVISION WITH VARIOUS NON COMPLIANCES - Historical Reference RES983313

Processing complete

Applied 10/12/1998

Decision issued 11/05/1999

Granted 11/05/1999

27 Parnwell Street

RMA/2000/782

2nd dwelling and attached garage wh less than 450m2 and the new dwelling exceeds Dev & Cri 40% site coverage & intrudes the 3.5m vehicle crossing. - Historical Reference RMA20001453

Processing complete

Applied 21/03/2000

Decision issued 18/04/2000

Granted 18/04/2000

RMA/2002/1376

To address the non-compliance of the accessway and Lots 1 & 2 being respectively 420sq.m & 422sq.m as a Discretionary activity. - Historical Reference RMA20010383

Processing complete

Applied 13/06/2002

Decision issued 13/06/2002

Granted 13/06/2002

33 Parnwell Street

RMA/1996/693

To retain a family flat in conjunction with tqo apartments where the family flat is not relocatable. - Historical Reference RES960809

Processing complete

Applied 29/03/1996

Decision issued 28/06/1996

Granted 28/06/1996

33B Parnwell Street

RMA/2007/2563

Living Court Area - Historical Reference RMA92009895

Processing complete

Applied 18/09/2007

Decision issued 12/10/2007

Granted 12/10/2007

38 Parnwell Street

RMA/1973/120

Extend dwelling to reduce side yards - Historical Reference RES9208070

Processing complete

Applied 28/09/1973

Declined 01/01/1999

Decision issued 01/01/1999

RMA/1977/134

Erect second storey which will intrude recession plane - Historical Reference RES9208067

Processing complete

Applied 10/03/1977

Decision issued 15/03/1977

Granted 15/03/1977

39 Parnwell Street

RMA/2013/2668

Relocate Dwelling to Site - Historical Reference RMA92024394

Processing complete

Applied 06/12/2013

Decision issued 28/01/2014

Granted 28/01/2014

Decision issued 28/01/2014

Granted 28/01/2014

RMA/2013/2670

To relocate an existing dwelling to the site - Historical Reference RMA92024396

Processing complete

Applied 06/12/2013

Decision issued 28/01/2014

Granted 28/01/2014

RMA/2024/2707

Subdivision - Fee simple - Four (4) lots with land use

s223 Certificate issued

Applied 19/09/2024

s223 Certificate issued 17/03/2025

s224 Certificate issued 17/03/2025

Decision issued 13/11/2024

Granted 12/11/2024

s223 Certificate issued 17/03/2025

s224 Certificate issued 17/03/2025

Decision issued 13/11/2024

Granted 12/11/2024

39A Parnwell Street

RMA/2013/2668

Relocate Dwelling to Site - Historical Reference RMA92024394

Processing complete

Applied 06/12/2013

Decision issued 28/01/2014

Granted 28/01/2014

RMA/2013/2670

To relocate an existing dwelling to the site - Historical Reference RMA92024396

Processing complete

Applied 06/12/2013

Decision issued 28/01/2014

Granted 28/01/2014

RMA/2024/2707

Subdivision - Fee simple - Four (4) lots with land use

s223 Certificate issued

Applied 19/09/2024

s223 Certificate issued 17/03/2025

s224 Certificate issued 17/03/2025

Decision issued 13/11/2024

Granted 12/11/2024

41 Parnwell Street

RMA/2013/2668

Relocate Dwelling to Site - Historical Reference RMA92024394

Processing complete

Applied 06/12/2013

Decision issued 28/01/2014

Granted 28/01/2014

RMA/2013/2670

To relocate an existing dwelling to the site - Historical Reference RMA92024396

Processing complete

Applied 06/12/2013

Granted 28/01/2014

Decision issued 28/01/2014

RMA/2024/2707

Subdivision - Fee simple - Four (4) lots with land use

s223 Certificate issued

Applied 19/09/2024

Granted 12/11/2024

s223 Certificate issued 17/03/2025

s224 Certificate issued 17/03/2025

Decision issued 13/11/2024

41A Parnwell Street

RMA/2013/2668

Relocate Dwelling to Site - Historical Reference RMA92024394

Processing complete

Applied 06/12/2013

Decision issued 28/01/2014

Granted 28/01/2014

RMA/2013/2670

To relocate an existing dwelling to the site - Historical Reference RMA92024396

Processing complete

Applied 06/12/2013

Decision issued 28/01/2014

Granted 28/01/2014

RMA/2024/2707

Subdivision - Fee simple - Four (4) lots with land use

s223 Certificate issued

Applied 19/09/2024

s223 Certificate issued 17/03/2025

s224 Certificate issued 17/03/2025

Decision issued 13/11/2024

Granted 12/11/2024

42 Travis Road

RMA/1996/147

To erect a new dwelling and then demolish the existing house on site. fails to comply with the Proposed Plan in regards to the 3m living room window setback - Historical Reference RES960130

Processing complete

Applied 19/01/1996

Decision issued 29/01/1996

Granted 29/01/1996

RMA/1996/771

To erect a new unit on the rear of the property and to allow the retention of the existing dwelling on the front of the site for 1 year, to allow completion of the second unit. - Historical Reference RES960902

Processing complete

Applied 18/04/1996

Decision issued 30/04/1996

Granted 30/04/1996

RMA/2007/1933

2 EPH units which exceed 80sqm and site coverage, unit 2 intrudes on recession and site size of existing dwelling is less than 450sqm - Historical Reference RMA92009226

Withdrawn

Applied 09/07/2007

43 Parnwell Street

RMA/2001/3183

Dispensation to reduce the section width. - Historical Reference RMA272

Cancelled

Applied 03/09/2001

45 Parnwell Street

RMA/1999/3622

Application for a garage in the front yard which exceeds 40m2 and intrudes road boundary setback. - Historical Reference RES992668

Processing complete

Applied 16/09/1999

Decision issued 14/10/1999

Granted 14/10/1999

46 Parnwell Street

RMA/2021/7

Alterations and extensions of existing dwelling

Processing complete

Applied 06/01/2021

Permitted activity notice issued 14/01/2021

47 Parnwell Street

RMA/2007/433

Dwelling additions which intrudes on southern boundary recession plane and internal boundary setback - Historical Reference RMA92007655

Processing complete

Applied 26/02/2007

Decision issued 19/09/2007

Granted 19/09/2007

48 Parnwell Street

RMA/2005/971

Dwelling addition - extension intrudes 1.8m boundary setback, intrudes recession plane - Historical Reference RMA20019815

Processing complete

Applied 26/04/2005

Decision issued 06/05/2005

Granted 05/05/2005

50 Parnwell Street

RMA/2006/2154

Dwelling addition which intrudes the southern boundary setback - Historical Reference RMA92006234

Processing complete

Applied 11/09/2006

Decision issued 06/10/2006

Granted 06/10/2006

51 Parnwell Street

RMA/1975/124

Erection of two flats with reduced rear yard. - Historical Reference RES9208079

Processing complete

Applied 18/07/1975

Decision issued 23/07/1975

Declined 23/07/1975

RMA/1981/314

Erect new dwelling with reduced setback at the rear 5.54m instead of the required 6m - Historical Reference RES9208072

Processing complete

Applied 18/08/1981

Decision issued 21/08/1981

Granted 21/08/1981

RMA/1989/338

Reduction of 4.5m setback from road boundary to 3.1m for new dwelling extensions - Historical Reference RES9208071

Processing complete

Applied 19/05/1989

Decision issued 12/06/1989

Granted 12/06/1989

91A Bassett Street

RMA/1994/1432

To have two vehicle crossings to a site 16.09 metres wide when 18 metres is required - Historical Reference RES94102753

Processing complete

Applied 09/12/1994

Decision issued 20/12/1994

Granted 20/12/1994

RMA/1996/658

To erect a conservatory and exceed the 35% maximum site coverage by 4.5%. - Historical Reference RES960769

Processing complete

Applied 02/04/1996

Decision issued 01/05/1996

Granted 01/05/1996

RMA/2016/2196

Wastewater Capacity Certificate

Cancelled

Applied 11/08/2016

RMA/2017/1544

To relocate a dwelling to the site

Processing complete

Applied 30/06/2017

Decision issued 16/08/2017

Granted 15/08/2017

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