

Land Information Memorandum



Property address:

21 Hamill Road

LIM number: H09341185

Page 1

Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

www.ccc.govt.nz

Application details

Date issued 2 October 2025
Date received 23 September 2025

Property details

Property address 21 Hamill Road, Halswell, Christchurch
Valuation roll number 23447 02158
Valuation information Capital Value: \$730,000
Land Value: \$370,000
Improvements Value: \$360,000
Please note: these values are intended for Rating purposes
Legal description Lot 3 DP 466225
Existing owner Richard Andrew Neeson
Michelle Lucy Neeson
127 Ravensdale Rise
Christchurch 8025

Council references

Rate account ID 73169306
LIM number H09341185
Property ID 1168347

Property address:

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Document information

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

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

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

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

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

21 Hamill Road

LIM number: H09341185

Page 3

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

1. Special features and characteristics of the land

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

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

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

Property address:

21 Hamill Road

LIM number: H09341185

Page 4

Christchurch City Council

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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

- Borelog/Engineer Report Image Available
Borelog/Engineer Report Image Available

Related Information

- There is attached a sub division soil investigation report covering this property.
- There is an attached fill certificate and report information covering this property.

Property address:

21 Hamill Road

LIM number: H09341185

Page 5


Christchurch City Council

53 Hereford Street, PO Box 73015
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2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

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

Related Information

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

Property address:

21 Hamill Road

LIM number: H09341185

Page 6

Christchurch City Council

53 Hereford Street, PO Box 73015
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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: \$4,561.97

	Instalment Amount	Date Due
Instalment 1	\$1,140.43	31/08/2025
Instalment 2	\$1,140.43	30/11/2025
Instalment 3	\$1,140.43	28/02/2026
Instalment 4	\$1,140.68	31/05/2026

Rates owing as at 02/10/2025: \$1,140.43

(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.

Property address:

21 Hamill Road

LIM number: H09341185

Page 8

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
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www.ccc.govt.nz

5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

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/2012/5741 Applied: 11/09/2012 Status: Completed
17 Hamill Road Halswell
Accepted for processing 11/09/2012
PIM Granted 19/10/2012
PIM Issued 19/10/2012
Building consent granted 29/04/2013
Building consent issued 06/05/2013
Code Compliance Certificate Issued 27/09/2013
3 TOWNHOUSES WITH ATTACHED GARAGES - LOT 124- Historical Reference ABA10119418
- BCN/2012/5741/A Amendment Applied: 10/07/2013 Status: Completed
17 Hamill Road Halswell
Accepted for processing 16/07/2013
Building consent granted 16/07/2013
Building consent issued 17/07/2013
Amendment 1 - Extend sewer lateral 4 meters

(b) Certificates

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

(c) Notices

Property address:

21 Hamill Road

LIM number: H09341185

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(d) Orders

(e) Requisitions

Related Information

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

Property address:

21 Hamill Road

LIM number: H09341185

Page 10

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

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:

21 Hamill Road

LIM number: H09341185

Page 11


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

7. Weathertightness

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

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

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

Property address:

21 Hamill Road

LIM number: H09341185

Page 12

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

8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Development Constraint Conditions**

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

- **Liquefaction Management Area (LMA)**

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

- **Outline Development Plan**

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

- **District Plan Zone**

Property or part of property within the Residential 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/2009/1134 - Subdivision Consent

Fee Simple Subdivision **consent surrendered** - Historical Reference RMA92014586

Status: Surrendered

Applied 13/08/2009

Granted 22/10/2009

Decision issued 22/10/2009

Property address:

21 Hamill Road

LIM number: H09341185

Page 13

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

- RMA/2009/1769 - Subdivision Consent
Fee Simple Subdivision 223 Certified 30/5/2012 224 Issued 17/8/2012 DP 453318 - Historical Reference RMA92015253
Status: Processing complete
Applied 30/11/2009
Granted 20/05/2011
Decision issued 20/05/2011
- RMA/2011/1244 - Subdivision Consent
FEE SIMPLE - LONGHURST BLOCK Stage 1 224 Issued Stage 2 224 Issued Stage 3 224 Issued s127
CHANGES TO RMA92018804 & RMA92019438 - Historical Reference RMA92018804
Status: Processing complete
Applied 20/09/2011
Granted 07/11/2011
Decision issued 07/11/2011
- RMA/2012/115 - Subdivision Consent
2 LOT FEE SIMPLE SUBDIVISION See Variation RMA92019661 to allow merge with 92018804 - Historical Reference RMA92019438
Status: Consent issued
Applied 19/01/2012
Granted 10/02/2012
Decision issued 10/02/2012
- RMA/2013/1024 - Subdivision Consent
SEVEN LOT FEE SIMPLE SUBDIVISION 223/221/224 ISSUED 19/8/13 STAGE 1 241(3) ISSUED 12/6/2014 - Historical Reference RMA92022668
Status: Processing complete
Applied 10/06/2013
Granted 04/07/2013
Decision issued 04/07/2013
- RMA/2012/1462 - Land Use Consent
17 Hamill Road Halswell
Seven single storey units. - Historical Reference RMA92020868
Status: Processing complete
Applied 14/09/2012
Granted 22/03/2013
Decision issued 22/03/2013

Related Information

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

Specific foundation design by CPEng or appropriately qualified geotechnical engineer referencing TC2.

Property address:

21 Hamill Road

LIM number: H09341185

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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

Property address:

21 Hamill Road

LIM number: H09341185

Page 15


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

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 Thursday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road 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 Halswell-Hornby-Riccarton 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 Halswell 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

Property address:

21 Hamill Road

LIM number: H09341185

Page 17

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53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
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www.ccc.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.

Property address:

21 Hamill Road

LIM number: H09341185

Page 18

Christchurch City Council

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Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

www.ccc.govt.nz

Earthfill Report

Location	Whincops Road, Halswell
Construction Period	October 2012 and October 2013
Material	Silt (cohesive soil)
Compaction Method	Filled up to 230mm layers in engineering fill areas and used a 10T drum roller along with the wheeled construction equipment to achieve compaction.

1. The Earthworks contractors were David Morris Earthworks.
2. Three NZ Vibratory Hammer Compaction Tests was carried out by Fulton Hogan's Laboratory to determine the maximum dry density and the optimum water content of the on-site silt material used for cut to fill. A copy of the test reports (Report Numbers MDD:CAN12S-15044, 15043, 15042) are attached to this report which confirms all requirements have been met.
3. The majority of the cut to fill material is sandy silt. The classification of the silt is a cohesive soil under NZS 4431:1989, which states the dry density of the compacted fill shall be not less than 95% of the maximum dry density of the soil. The average Maximum Dry Density was found to be 1.68t/m³. With a 95% correction, the minimum allowable soil density being 1.59 t/m³.
4. The location of fill is shown on Drawing S16011.EW.01 named as "Earthworks Cut & Fill"
5. Nuclear Densometer (NDM) Tests by Fulton Hogan were used throughout the construction process to monitor the compaction achieved on the placed fill material. The NDM test results are attached to this report.
6. The engineered fill used on the site is from within the Longhurst Subdivision with material either from the undercut of roads, sites or drainage cut.
7. The maximum depth of fill placed was approximately 1.0m.
8. The earthfill was constructed in layers using excavators, dump trucks and a grader. Compaction was achieved using a 10 tonne drum roller, sheeps foot roller as well as wheel rolling incidental to the use of the wheeled equipment listed above for the filling operations.
9. The possibility of differential settlement at the boundaries of cut and fill should be taken into account in any foundation design.

APPENDIX A

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

To **Christchurch City Council**
PO Box 237
CHRISTCHURCH

Attention Mr B Craig

STATEMENT OF SUITABILITY OF EARTH FILL FOR RESIDENTIAL DEVELOPMENT

Subdivision **Longhurst - Stage 4A Subdivision**
Owner/Developer **Fulton Hogan Land Deployment**
Location **Corner of Halswell Junction Road and Whincops Road, Halswell**

The earth fill shown on the attached plan Davie Lovell-Smith Ltd E16011EW.01, Earthworks – Earth Fill Plan, dated November 2013 has been placed in compliance with the terms of NZS 4431:1989.

While work was in progress I retained as my inspecting engineer (or staff under his control) the engineer named below who is registered in terms of the Engineers Registration Act 1924.

Andrew Hall (Registration Number 246334)
Address C/- Davie, Lovell-Smith Limited, PO Box 679, Christchurch

During the work, the inspecting engineer or staff under his control made periodic visits of inspection to the site as detailed in this report, Contract No E18022-001, which is attached. Details of the soil testing carried out to check the quality of the fill by the inspecting engineer and his testing agency are also included.

The attached plan Davie Lovell-Smith Ltd E16011EW.01, Earthworks – Earth Fill Plan, shows that most building lots within the Subdivision site are affected by filling to some extent.

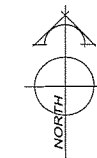
In the opinion of the inspecting engineer the following special limitations should be observed:

- Foundation design in all filled lots to take into account the location of the cut/fill interface (to be confirmed on site) and design appropriately.
- This report deals with the fill material only, not the underlying existing material. This report does not constitute compliance with NZS3604:2011.
- This report does not account for the classification of the sites for liquefaction

This certification, that the earth fills have been placed in compliance with the terms of NZS 4431 does not remove the necessity for the normal inspection and design of foundations as would be made in natural ground.

on behalf of: Fulton Hogan Land Development


.....
Chartered Professional Engineer
30 January 2014



AMENDMENTS:		
AMENDMENT	DATE	DESCRIPTION

NOTES:

- 1) THIS PLAN HAS BEEN PREPARED FOR EARTH FILL ASBUILT PURPOSES ONLY. NO LIABILITY IS ACCEPTED IF THE PLAN IS USED FOR ANY OTHER PURPOSE.
- 2) ANY MEASUREMENTS TAKEN FROM INFORMATION WHICH IS NOT DIMENSIONED ON THE ELECTRONIC COPY ARE AT THE RISK OF THE RECIPIENT.
- 3) ORIGIN OF LEVELS
B.M. EHC 6 RL=28.99
CORNER OF AWATEA & WIGRAM ROADS
LEVELS IN TERMS OF CHRISTCHURCH DRAINAGE DATUM.
JANUARY 2012 ISSUE

CONTOURS SHOWN ARE APPROXIMATELY
CUT (-ve) AND FILL (+ve) AT
0.2m INTERVALS.

LEGEND:

	CUT
	FILL

DAVIE LOVELL • SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140, New Zealand
Telephone: 03 379-0793 E-mail: office@dis.co.nz

JOB TITLE:
Fulton Hogan Land Development Ltd
Longhurst Stage 4A

SHEET TITLE:
Earthworks Cut & Fill
RMA.92018802

DRAWING STATUS:
Asbuilt

SCALE: 1:750@A1 DATE: November 2013
1:1500@A3

CAD FILE: S:\16011\Eng\Longhurst\Asbuilt\16011.EW01 STG 4.dwg

DRAWING No:	SHEET No:	REVISION:
S.16011.EW01		R0

Aurecon New Zealand Limited
Unit 1, 150 Cavendish Road
Casebrook Christchurch 8051
PO Box 1061
Christchurch 8140
New Zealand

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F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com



14 October 2013

Greg Dewe
Land Development Manager
Fulton Hogan Land Development Limited
29 Sir William Pickering Drive
PO Box 39185
Christchurch 8545

Dear Greg

Geotechnical Completion Report – Longhurst Stage 4A Development (Lots 152 to 196, 235 to 243, 252 to 261, 269 to 277, 374, 375, 378 and 379)

This geotechnical completion report is submitted in accordance with Section 12.4.1 of the Christchurch City Council Infrastructure Design Standard.

Introduction

Fulton Hogan Land Development Limited (FHLD) is in the process of developing the Longhurst Residential development in Halswell in southwest Christchurch, with Stage 4A of the development nearing completion. During the geotechnical investigation parts of Stage 4A were identified as being susceptible to a varying degree to the effects of seismically induced liquefaction.

In order to improve land performance of these sites FHLD had a network of subsoil drains installed across Stage 4 of the Longhurst development in order to permanently lower the groundwater levels, and hence thicken the non-liquefiable crust. In addition, engineered fill has been placed in some areas to raise the site for civil engineering reasons (stormwater control, site access etc.). This filling has further thickened the non-liquefiable crust. With this work completed a Technical Category 2 (TC2) classification has been achieved across the entire Stage 4A site.

As part of the close out documentation for Stage 4A, Aurecon have reviewed the dewatering results to confirm the TC classification of Stage 4A. This letter outlines our assessment of the TC classification for Stage 4A of the Longhurst development, as shown on the attached plan.

The conditions of Aurecon engagement are as per our original agreement relating to initial geotechnical investigation carried in October 2010, and are set out in our letter of engagement dated 29 September 2010.

Previous Investigation

Aurecon undertook a geotechnical site investigation across the wider 117ha FHLD Halswell West residential development site in October 2010 to support a plan change application. This investigation is described in the Aurecon Report *Geotechnical Site Investigation and Liquefaction Assessment, Halswell West Rezoning, Rev1* dated 29 November 2010 prepared for Fulton Hogan Land Development Limited (Aurecon, 2010).

Aurecon undertook further geotechnical investigations to support a subdivision application for Stages 4 and 5 of the Longhurst development between October 2011 and March 2012. This included testing in areas that are now included in Stage 4A. This investigation is described in the Aurecon Report

Halswell West Residential Development, Longhurst Stages 4 and 5 Geotechnical Assessment, Rev2
dated 5 July 2012 (Aurecon, 2012).

In August and September 2013 Aurecon has undertaken additional groundwater level monitoring across the site to support the analysis carried out as part of this Geotechnical Completion report.

Liquefaction Hazard Assessment

Parts of the site experienced some surface manifestation of seismically induced liquefaction following the 4 September 2010 Darfield Earthquake and minor or no surface manifestation of seismically induced liquefaction following the 22 February 2011 Christchurch Earthquake.

A liquefaction hazard assessment was carried out as part of the site assessments using the method prescribed in the Department of Building and Housing (DBH) now the Ministry of Business, Innovation, and Employment (MBIE) guidelines for residential development in Canterbury following the Canterbury earthquake sequence (DBH, 2011 and MBIE, 2012).

Technical Category Classification

We have assessed the liquefaction hazard at the site using the method recently prescribed by MBIE guidelines, observed site performance during the major seismic events in the Canterbury earthquake sequence. Based upon the recorded groundwater level information from DLS and our geotechnical site investigations, and accounting for the bulk filling undertaken across parts of the site we believe the **Lots 152 to 196, 235 to 243, 252 to 261, 269 to 277, 374, 375, 378 and 379 fulfil the requirements of TC2 Classification**, i.e. this effectively means that the MBIE believe that '*Minor to moderate land damage from liquefaction is possible in future significant earthquakes*'. House foundations are required in accordance with the MBIE (2012) guideline documents '*Repairing and rebuilding houses affected by the Canterbury earthquakes*' released in December 2012.

References

Aurecon, 2010. *Geotechnical Site Investigation and Liquefaction Assessment, Halswell West Rezoning, Fulton Hogan Land Development Limited, Revision 1* - dated 29 November 2011. Aurecon New Zealand Limited, Christchurch, New Zealand.

Aurecon, 2012a. *Halswell West Residential Development, Longhurst Stages 4 and 5 Geotechnical Assessment, Rev2* dated 5 July 2012. Aurecon New Zealand Limited, Christchurch, New Zealand.

DBH, 2011. *Revised guidance on repairing and rebuilding houses affected by the Canterbury earthquake sequence*. Department of Building and Housing, Wellington, New Zealand.

MBIE, 2012. *Repairing and rebuilding houses affected by the Canterbury earthquakes*. Ministry of Business, Innovation and Employment, Wellington, New Zealand.

Limitations

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

The recommendations in this report are based on data collected at specific locations and by using suitable investigation techniques. Only a finite amount of information has been collected to meet the

specific financial and technical requirements of the Client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it must be appreciated that actual conditions could vary from the assumed model.

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

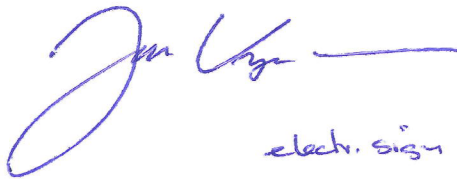
Subsurface conditions, such as groundwater levels, can change over time. This should be borne in mind, particularly if the report is used after a protracted delay.

This report is not to be reproduced either wholly or in part without our prior written permission.

This conclusions in this report draws on investigations, analysis and conclusions from various investigations stages and numerous reports. For specific details please refer to the above mentioned references or contact the writers.

If you have any queries regarding the content of this letter, please do not hesitate to contact the undersigned.

Yours sincerely



elect. sign

Dr Jan Kupec

PhD MSc candIng MIPENZ CPEng IntPE MRSNZ | NZGS IGS ISSMGE NZSEE

Chartered Professional Geotechnical Engineer – Technical Director

Inc: Longhurst Stage 4A Site Layout Plan

Cc: Andy Hall, Davie Lovell-Smith Ltd, PO Box 679, Christchurch



- NOTES:
- 1) Areas and dimensions subject to final survey and deposit of plans.
 - 2) Service easements to be created as required.
 - 3) This plan has been prepared for subdivision concept purposes only. No liability is accepted if the plan is used for any other purpose.

**Christchurch City Council
Approved Consent Plan 1
of 1 (Amended)
RMA92019930.1
12/04/2013**

LEGEND

	DENSITY A
	DENSITY B
	DENSITY C
	DRAINAGE RESERVE
	RECREATION RESERVE

SCHEDULE OF AREAS

Description	Area
Residential Lots (Lots 152 - 382, 389-393)	12,576ha
Road to Vest in Christchurch City Council (Lots 950, 951, 952 & 953)	5,522ha
Local Purpose (Drainage) Reserve to Vest in Christchurch City Council (Lots 945-948 & 954-956)	1,957ha
Recreation Reserve to Vest in Christchurch City Council (Lots 949, 957 & 958)	2,125ha
Balance Land (Lots 941 & 942)	21,947ha
Kiosks (Lots 959 - 962)	20m ²

Total Area: 44,1270ha
Comprised in: C.F.R.'s 562377, 562378 & 562379



DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

79 Cambridge Terrace P.O. Box 679 Christchurch 8140, New Zealand
Telephone: 03 379-0793 Fax: 03 379-5664 E-mail: office@dfs.co.nz

Fulton Hogan Ltd
Longhurst - Stages 4 & 5 Variation
Halswell Junction Road

Proposed Subdivision of
Lots 2, 3 & 4 DP 446418

Subdivision Consent

SCALE: 1:1250@A1 DATE: March 2013
1:2500@A3
DRAWING NO: E.18021 SHEET No: 1 of 1 REVISION: R1

20 January 2012

Greg Dewe
Land Development Manager
Fulton Hogan Land Development Limited
29 Sir William Pickering Drive
PO Box 39185
CHRISTCHURCH 8545

Dear Greg

Geotechnical Summary - Longhurst Stages 1 - 3a Residential Development

1 Introduction

Fulton Hogan Land Development Limited is in the process of developing the 151 allotment Longhurst residential development off Halswell Junction Road and Murphys Road, Halswell, in southwestern Christchurch. This Longhurst development is the first part of the wider 118ha Halswell West urban development.

During the 4 September 2010 Darfield Earthquake parts of the wider Halswell West development site (including the Longhurst site) experienced seismically induced liquefaction to varying degrees. Additionally, during the 22 February 2011 Christchurch Earthquake further minor liquefaction was observed at parts of the Longhurst site.

Following the Darfield Earthquake Fulton Hogan Land Development Limited engaged Aurecon to provide geotechnical engineering services for the project development.

This letter summarises the geotechnical work that has been carried out at the site since October 2010, and outlines what land classification the site has with reference to the new land liquefaction potential classification system released by the Department of Building and Housing in November 2011.

2 Geotechnical Work

2.1 Testing

Aurecon has carried out several geotechnical site investigations across both the Longhurst Stages 1 – 3a site and the wider 118ha Halswell West development site in several stages since October 2010.

On land that will form the Longhurst Stage 1 – 3a subdivision we have completed 24 Cone Penetrometer Test (CPT) soundings, 7 test pit excavations and undertaken a review of other available geotechnical information (i.e. groundwater information, Environment Canterbury borehole records, results of previous geotechnical testing etc.). Overall we have undertaken geotechnical investigations that are in general accordance with the requirements of the recently published Department of Building and Housing guidelines for subdivision development. For comparison, Longhurst Stages 1 – 3a form only a small part of the overall Halswell West development where to date we have completed 76 CPT soundings, and 15 exploratory test pit excavations, with additional testing planned to support future stage developments.

2.2 Ground Model

Based upon our geotechnical site investigation assessment we infer the Longhurst Stages 1 – 3a site is underlain by:

- Surface to 5 to 6m depth – Interbedded layers of stiff clayey-silty material and loose silty-sandy material.
- From 5 to 6m onwards – Dense to very dense sandy gravel.

The groundwater level was in the order of 1m deep.

Typically the upper subsoil material becomes more sandy towards the northeastern end of the site, and the depth to the underlying gravel increases closer to 6m.

3 Engineering Considerations

3.1 Liquefaction and Mitigation Measures

During the course of our geotechnical investigations, site observations, and assessments we identified parts of the site as being potentially liquefiable during a major seismic event. This liquefaction risk is predominately restricted to the interbedded layers and lenses of loose silty-sandy material encountered in the upper 5 to 6 m of the subsoil profile.

In order to mitigate against liquefaction remediation works were undertaken as part of the overall subdivision construction works. This included lowering of the ground water table, undertaking fill in places to increase the crust thickness, and compaction of the newly formed crust.

The result is that across the majority of the site the construction works decreased the expected ground deformations from a large earthquake to be within the limits specified by the Department of Building and Housing (DBH) in their subdivision land requirements.

3.2 Technical Category Classification

Following the recent spate of earthquakes the Department of Building and Housing (DBH, 2010) has developed a new land classification system for residential sections in the wider Christchurch Region with respect to liquefaction risk on residential land. This classification system results in land being defined as one of the following three classifications:

- Technical Category 1 (TC1 - Grey) – Future land damage from liquefaction is unlikely, and ground settlements are expected to within normally acceptable tolerances.
- Technical Category 2 (TC2 - Yellow) – Minor to moderate land damage from liquefaction is possible in future large earthquakes.
- Technical Category 3 (TC3 - Blue) – Significant land damage from liquefaction is possible in future large earthquakes.

Based upon our assessments we infer that all allotments on the Longhurst Stages 1 - 3a developments, except allotments 18, 19, 20, 21, 22, 114 and 115, meet the technical requirements to be classified as TC2.

Allotments 18, 19, 20, 21, 22, 114 and 115 will, without any further works, only meet the requirements to be classified as TC3. Hence further work is suggested to further reduce the deformations and improve the earthquake resistance of the land, see below.

For the Longhurst Stage 1 - 3a development with the bulk of the site being classified as TC2 it will essentially mean that a more robust house foundation will be required over and above the traditional forms of foundation. This is very similar to the bulk of the new subdivision land in the Greater Christchurch area. The acceptable solutions, as per DBH guidelines, include (but are not limited to):

- Raft foundations – both geogrid reinforced gravel rafts and concrete rafts of various forms (solid, ribraft, slab with ground beam etc.) depending upon the house size, number of storeys, cladding, roofing etc.
- Piled foundations founded into the underlying dense sandy gravel material.
- A traditional timber subfloor system provided certain criteria are met (for example light weight cladding and roofing, required bearing capacity is met etc.).

We refer to Section 5 of DBH (2010) for full details on acceptable house foundation types.

As part of the design process of dwellings on TC2 sites a suitable ground investigation for foundation design will need to be undertaken. This site investigation will need to be undertaken under the guidance of a Chartered Professional Engineer (CPEng). The scope of work and associated professional fees are similar to pre-earthquake requirements.

For allotments zoned TC3, specific foundation investigation and design will be required. This site specific investigation may include borehole drilling or Cone Penetrometer Testing to determine the ground conditions below the new building footprint. The design will need to consider the potentially higher ground deformations and be undertaken under the guidance of a Chartered Geotechnical Engineer. The majority of TC3 sites will employ TC2 type foundations, that may be either more robust or strengthen in specific areas to account for the potential of larger ground deformations.

At the writing of this letter we are investigating further options for liquefaction mitigation on the identified TC3 land, see above allotments. The investigations are aimed to increase our understanding of land performance and determine what type of construction work needs to be undertaken to improve the resilience of the land to TC2 level and above.

4 References

DBH, 2010. *Revised guidance on repairing and rebuilding houses affected by the Canterbury earthquake sequence*. Department of Building and Housing, Wellington, New Zealand.

5 Limitations

This is a summary geotechnical investigations and liquefaction mitigation design carried out to date at Longhurst Stages 1 - 3a residential development. Our limitations apply as per our scope of work and detailed in our geotechnical reports *Geotechnical Site Investigation and Liquefaction Assessment, Halswell West Rezoning – Revision 1* dated 29 November 2010, for Fulton Hogan Land Development Limited and *Halswell West Residential Development, Longhurst Stages 2, 3, & 3a Geotechnical Assessment – Revision 2* dated 14 December 2011 for Fulton Hogan Land Development Limited.

If you have any queries relating to the contents of this letter please do not hesitate to contact the undersigned.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jan Kupec'.

Dr Jan Kupec

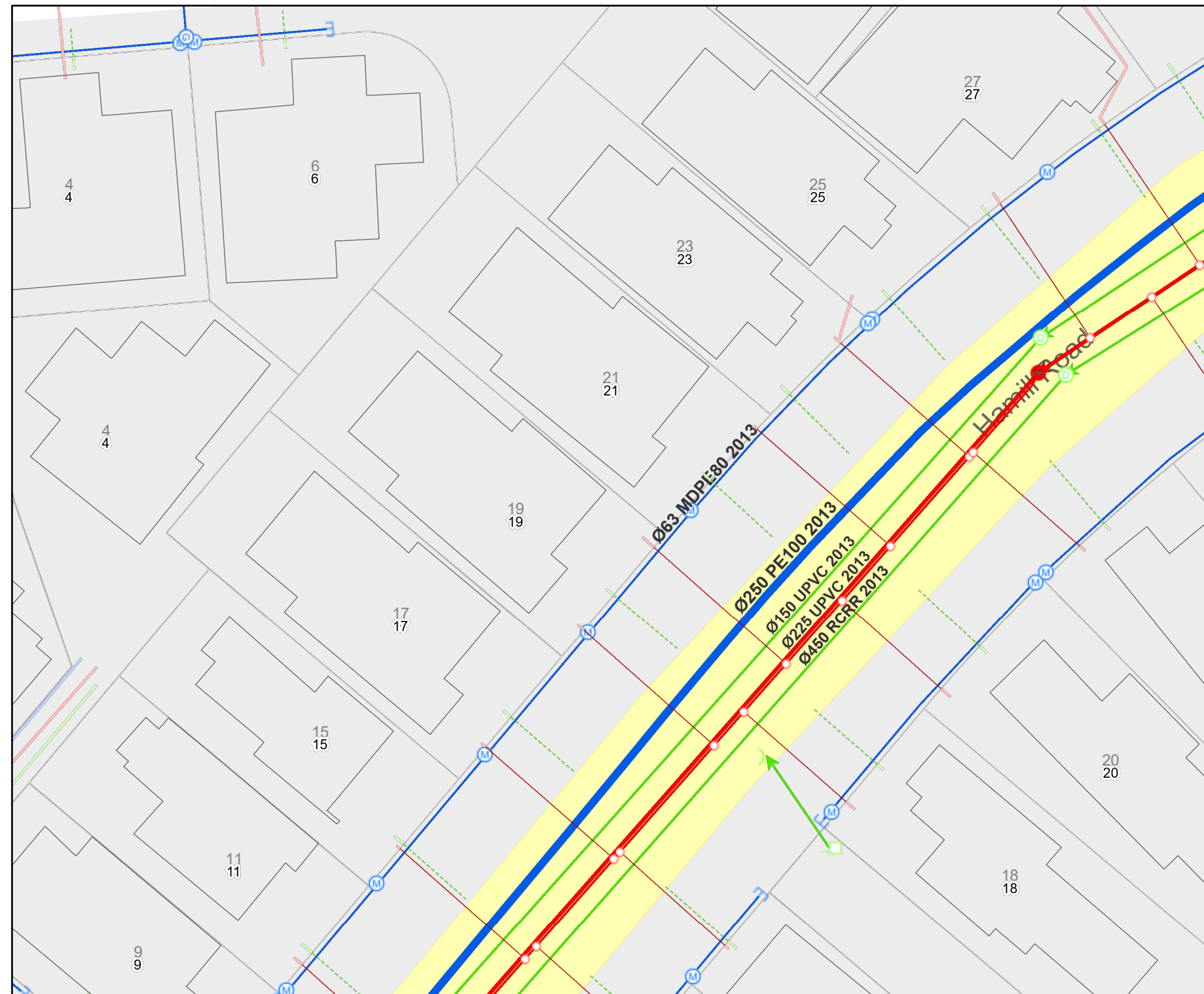
Technical Director – Ground Engineering

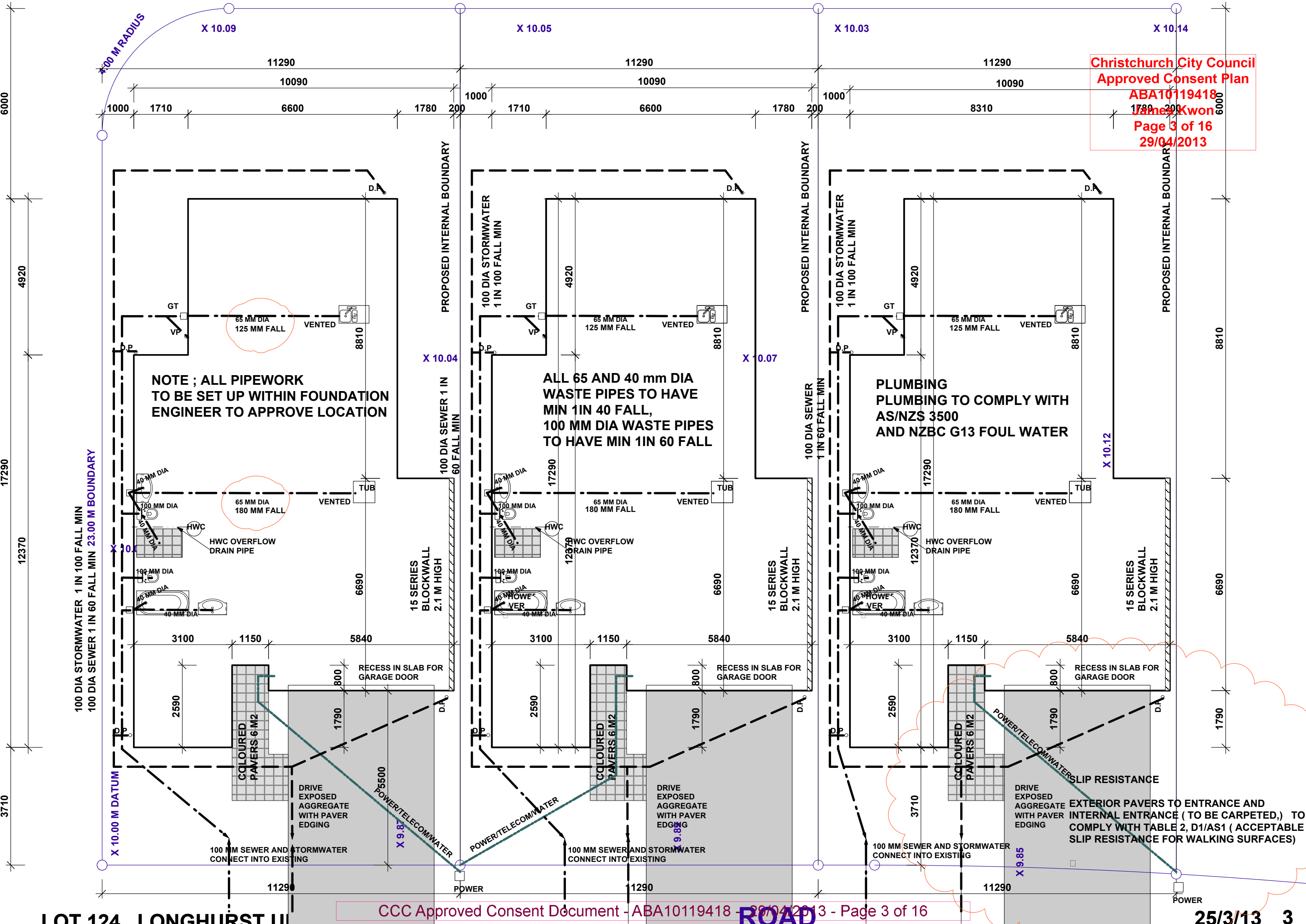
A handwritten signature in black ink, appearing to read 'Dominic Mahoney'.

Dominic Mahoney

Senior Geotechnical Engineer

- Buildings
- StreetAddress
- WwAccess
 - Vented Manhole
- WwEye
 - Eye
 - Eye
- ➔ WwPipeFlowDirection
- WwPipe
 - NominalDiameter
 - Diameter is greater than 200mm, up to 450mm
- WwPipe (non-gravity)
 - NominalDiameter
 - Diameter is 200mm or smaller
- WwLateral
 - WwLateral (non CCC)
 - In Service
- SwAccess
 - SwAccess
- SwInlet
 - Single Sump
- SwOutlet
 - ➔ SwPipeFlowDirection
- SwPipe
 - NominalDiameter
 - Diameter is 450mm or smaller
- SwLateral
 - SwLateral (non CCC)
 - In Service
- WsValve
 - Gate
- WsConnection
 - Meter
- WsFitting
 - End Cap
 - Connector
- WsPipe
 - NominalDiameter
 - Diameter is 110mm or smaller
 - Diameter is greater than 225mm
- WsLateral
 - WsLateral (non CCC)
 - In Service
- RatingUnit





Christchurch
City Council



DRAINAGE PICKUP

Address: Elba Cres
lot 124
Date: 30-5-13

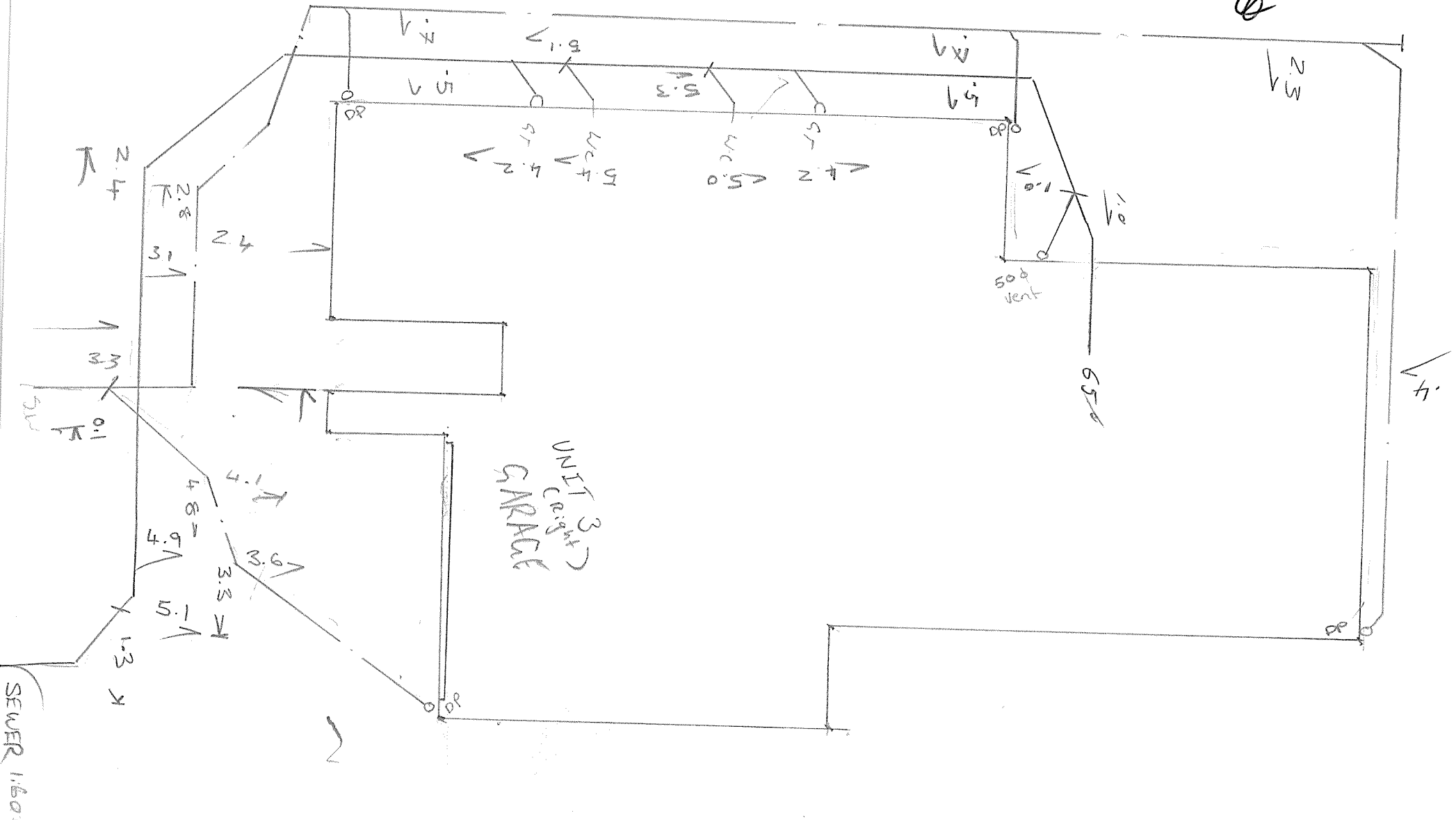
Drainlayer: N.S. Drainage
08610
Inspector:

CONSENT NUMBER

10119418
RECEIVED

5 - JUN 2013

(Signature)





Compliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board

Unique ID: 21 HAMILL RD



This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation

Address: 21 HAMILL RD, HALSWELL

(2) Customer Information

Name: HOME INVENTIONS LTD

Postal Address: P.O. Box 37188, HALSWELL, CHRISTCHURCH

Phone and Email: (03) 322 9552, nnc@extra.co.nz

(3) Electrical Worker Information

Name: AMBIKA PRASAD Registration/Practising Licence Number: E243715

Organisation: AMBIKA PRASAD ELECTRICAL Telephone Number: 021 162 4052

Email: mika_prasad@yahoo.co.nz

Name of person(s) being supervised: _____

(4) Work Details

The work is (circle): **additions** | **alterations** | **new work**

The prescribed electrical work is: ☒ High Risk ☐ General ☒ Low Risk ☐ The homeowner has undertaken part of the electrical installation work.
(Please tick (✓) as appropriate)

Indicate the number of each item installed or altered

Other Work?

Tick (✓) if work includes:

Number of lighting outlets: 48
Number of socket outlets: 28
Number of ranges: 1
Number of water heaters: 1

☐ Mains
☒ MEN switchboard closed to point of supply
☒ Main Earthing System
☐ Electric Lines

(5) Certification of Work

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

- ☒ has been installed in accordance with a certified design
- ☒ has an earthing system that is correctly rated
- ☒ contains fittings which are safe to connect to a power supply
- ☐ relies on supplier's Declaration of Conformity (attach or reference¹)
- ☒ relies on manufacturer's instructions (attach or reference¹)
- ☒ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
- ☐ is safe to connect

Electronic reference: _____

Electrical Worker's Signature: _____

Date: 10-09-2013

¹ If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where the documents can be found, in a readily accessible format, through electronic means.

(6) Electrical Safety Certificate

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

Name: AMBIKA PRASAD

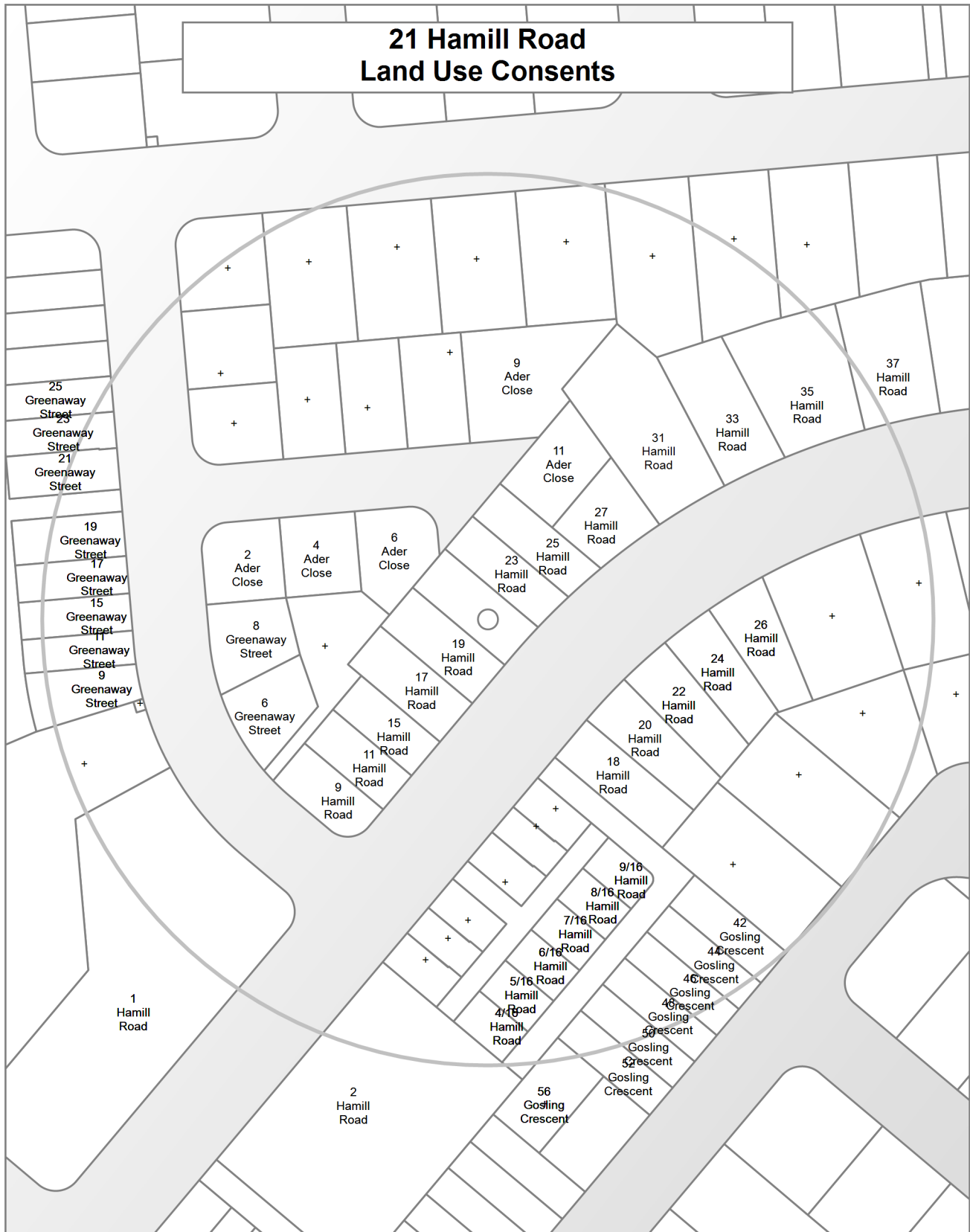
Registration/Practising Licence Number: E243715

Signature: _____

Date: 10-09-2013

Test Results:		
	Electrical Worker	Inspector
Polarity (independent earth):	✓	
Insulation resistance:	<u>>1MΩ</u>	<u>550MΩ</u>
Earth continuity:	<u><1Ω</u>	<u>0.06Ω</u>
Bonding:	✓	
Other (specify):		

21 Hamill Road Land Use Consents



**21 Hamill Road
Subdivision Consents**

Fee simple
Lots:224
Approved

Fee simple
Lots:12
Approved

Land Use Resource Consents within 100 metres of 21 Hamill Road

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

1 Hamill Road

RMA/2013/1115

TO ESTABLISH AND OPERATE A COMMERCIAL CENTRE WITH ASSOCIATED LANDSCAPING AND CAR PARKING AREAS - Historical Reference RMA92022762

Processing complete

Applied 20/06/2013

Decision issued 17/10/2013

Granted 17/10/2013

RMA/2014/334

Within scope for RMA92022762 - Historical Reference RMA92024939

Processing complete

Applied 14/02/2014

Decision issued 21/03/2014

Granted 21/03/2014

11 Ader Close

RMA/2012/1462

Seven single storey units. - Historical Reference RMA92020868

Processing complete

Applied 14/09/2012

Decision issued 22/03/2013

Granted 22/03/2013

11 Greenaway Street

RMA/2013/68

To erect five single storey residential units with attached garages - Historical Reference RMA92021644

Processing complete

Applied 18/01/2013

Decision issued 27/02/2013

Granted 26/02/2013

RMA/2014/1117

Within Scope RMA92021644 - Historical Reference RMA92025759

Processing complete

Applied 12/05/2014

Decision issued 14/05/2014

Granted 14/05/2014

RMA/2014/1310

Fee Simple Subdivision - 5 Lots s223 Certified 10/7/2014 DP 477455 s224 Issued 21/7/2014 - Historical Reference RMA92025958

Processing complete

Applied 30/05/2014

Decision issued 27/06/2014

Granted 20/06/2014

11 Hamill Road

RMA/2013/1996

Erect three two-storey residential units - Historical Reference RMA92023703

Processing complete

Applied 27/09/2013

Decision issued 25/10/2013

Granted 24/10/2013

15 Greenaway Street

RMA/2013/68

To erect five single storey residential units with attached garages - Historical Reference RMA92021644

Processing complete

Applied 18/01/2013

Decision issued 27/02/2013

Granted 26/02/2013

RMA/2014/1117

Within Scope RMA92021644 - Historical Reference RMA92025759

Processing complete

Applied 12/05/2014

Decision issued 14/05/2014

Granted 14/05/2014

RMA/2014/1310

Fee Simple Subdivision - 5 Lots s223 Certified 10/7/2014 DP 477455 s224 Issued 21/7/2014 - Historical Reference RMA92025958

Processing complete

Applied 30/05/2014

Granted 20/06/2014

Decision issued 27/06/2014

15 Hamill Road

RMA/2013/1996

Erect three two-storey residential units - Historical Reference RMA92023703

Processing complete

Applied 27/09/2013

Decision issued 25/10/2013

Granted 24/10/2013

17 Greenaway Street

RMA/2013/68

To erect five single storey residential units with attached garages - Historical Reference RMA92021644

Processing complete

Applied 18/01/2013

Decision issued 27/02/2013

Granted 26/02/2013

RMA/2014/1117

Within Scope RMA92021644 - Historical Reference RMA92025759

Processing complete

Applied 12/05/2014

Decision issued 14/05/2014

Granted 14/05/2014

RMA/2014/1310

Fee Simple Subdivision - 5 Lots s223 Certified 10/7/2014 DP 477455 s224 Issued 21/7/2014 - Historical Reference RMA92025958

Processing complete

Applied 30/05/2014

Decision issued 27/06/2014

Granted 20/06/2014

17 Hamill Road

RMA/2012/1462

Seven single storey units. - Historical Reference RMA92020868

Processing complete

Applied 14/09/2012

Decision issued 22/03/2013

Granted 22/03/2013

18 Hamill Road

RMA/2012/370

EXCEED THE SITE COVERAGE LIMIT for 16 Density B Sites - Historical Reference RMA92019701

Processing complete

Applied 09/03/2012

Decision issued 04/04/2012

Granted 04/04/2012

19 Greenaway Street

RMA/2013/68

To erect five single storey residential units with attached garages - Historical Reference RMA92021644

Processing complete

Applied 18/01/2013

Decision issued 27/02/2013

Granted 26/02/2013

RMA/2014/1117

Within Scope RMA92021644 - Historical Reference RMA92025759

Processing complete

Applied 12/05/2014

Decision issued 14/05/2014

Granted 14/05/2014

RMA/2014/1310

Fee Simple Subdivision - 5 Lots s223 Certified 10/7/2014 DP 477455 s224 Issued 21/7/2014 - Historical Reference RMA92025958

Processing complete

Applied 30/05/2014

Decision issued 27/06/2014

Granted 20/06/2014

19 Hamill Road

RMA/2012/1462

Seven single storey units. - Historical Reference RMA92020868

Processing complete

Applied 14/09/2012

Decision issued 22/03/2013

Granted 22/03/2013

2 Ader Close

RMA/2014/1667

Four Dwellings with Attached Garages - Historical Reference RMA92026331

Processing complete

Applied 08/07/2014

Decision issued 29/07/2014

Granted 29/07/2014

2 Hamill Road

RMA/2012/1075

ESTABLISH AND OPERATE A PRESCHOOL - Historical Reference RMA92020452

Processing complete

Applied 17/07/2012

Decision issued 27/08/2012

Granted 27/08/2012

20 Hamill Road

RMA/2012/370

EXCEED THE SITE COVERAGE LIMIT for 16 Density B Sites - Historical Reference RMA92019701

Processing complete

Applied 09/03/2012

Decision issued 04/04/2012

Granted 04/04/2012

21 Greenaway Street

RMA/2013/642

7 SEMI-DETACHED SINGLE STOREY RESIDENTIAL UNITS within scope RMA92024887 - Historical Reference RMA92022249

Processing complete

Applied 12/04/2013

Decision issued 14/05/2013

Granted 13/05/2013

RMA/2014/1615

Fee Simple Subdivision - 7 Lots s223 Certified 14/8/2014 DP 477879 s224 Issued 28/8/2014 - Historical Reference RMA92026277

Processing complete

Applied 01/07/2014

Decision issued 11/07/2014

Granted 11/07/2014

RMA/2014/282

WITHIN SCOPE AMENDMENT TO RMA92022249 - CHANGE WINDOWS - Historical Reference RMA92024887

Processing complete

Applied 11/02/2014

Decision issued 18/02/2014

Granted 18/02/2014

22 Hamill Road

RMA/2012/370

EXCEED THE SITE COVERAGE LIMIT for 16 Density B Sites - Historical Reference RMA92019701

Processing complete

Applied 09/03/2012

Decision issued 04/04/2012

Granted 04/04/2012

RMA/2014/477

Construct a new residential dwelling - Historical Reference RMA92025092

Processing complete

Applied 03/03/2014

Decision issued 13/03/2014

Granted 13/03/2014

23 Greenaway Street

RMA/2013/642

7 SEMI-DETACHED SINGLE STOREY RESIDENTIAL UNITS within scope RMA92024887 - Historical Reference RMA92022249

Processing complete

Applied 12/04/2013

Decision issued 14/05/2013

Granted 13/05/2013

RMA/2014/1615

Fee Simple Subdivision - 7 Lots s223 Certified 14/8/2014 DP 477879 s224 Issued 28/8/2014 - Historical Reference RMA92026277

Processing complete

Applied 01/07/2014

Decision issued 11/07/2014

Granted 11/07/2014

RMA/2014/282

WITHIN SCOPE AMENDMENT TO RMA92022249 - CHANGE WINDOWS - Historical Reference RMA92024887

Processing complete

Applied 11/02/2014

Decision issued 18/02/2014

Granted 18/02/2014

23 Hamill Road

RMA/2012/1462

Seven single storey units. - Historical Reference RMA92020868

Processing complete

Applied 14/09/2012

Decision issued 22/03/2013

Granted 22/03/2013

24 Hamill Road

RMA/2012/370

EXCEED THE SITE COVERAGE LIMIT for 16 Density B Sites - Historical Reference RMA92019701

Processing complete

Applied 09/03/2012

Decision issued 04/04/2012

Granted 04/04/2012

RMA/2014/1760

WITHIN SCOPE AMENDMENT TO RMA92024848 - Historical Reference RMA92026428

On hold - processing suspended by applicant

Applied 15/07/2014

RMA/2014/243

DWELLING & ATTACHED GARAGE - Historical Reference RMA92024848

Processing complete

Applied 05/02/2014

Decision issued 10/04/2014

Granted 10/04/2014

25 Greenaway Street

RMA/2013/642

7 SEMI-DETACHED SINGLE STOREY RESIDENTIAL UNITS within scope RMA92024887 - Historical Reference RMA92022249

Processing complete

Applied 12/04/2013

Decision issued 14/05/2013

Granted 13/05/2013

RMA/2014/1615

Fee Simple Subdivision - 7 Lots s223 Certified 14/8/2014 DP 477879 s224 Issued 28/8/2014 - Historical Reference RMA92026277

Processing complete

Applied 01/07/2014

Decision issued 11/07/2014

Granted 11/07/2014

RMA/2014/282

WITHIN SCOPE AMENDMENT TO RMA92022249 - CHANGE WINDOWS - Historical Reference RMA92024887

Processing complete

Applied 11/02/2014

Decision issued 18/02/2014

Granted 18/02/2014

25 Hamill Road

RMA/2012/1462

Seven single storey units. - Historical Reference RMA92020868

Processing complete

Applied 14/09/2012

Decision issued 22/03/2013

Granted 22/03/2013

26 Hamill Road

RMA/2012/370

EXCEED THE SITE COVERAGE LIMIT for 16 Density B Sites - Historical Reference RMA92019701

Processing complete

Applied 09/03/2012

Decision issued 04/04/2012

Granted 04/04/2012

RMA/2014/332

To construct a dwelling with attached garage - Historical Reference RMA92024937

Processing complete

Applied 14/02/2014

Decision issued 12/03/2014

Granted 11/03/2014

27 Hamill Road

RMA/2012/1462

Seven single storey units. - Historical Reference RMA92020868

Processing complete

Applied 14/09/2012

Decision issued 22/03/2013

Granted 22/03/2013

31 Hamill Road

RMA/2017/58

Dwelling with attached garage

Withdrawn

Applied 16/01/2017

33 Hamill Road

RMA/2016/3562

Dwelling with Attached Garage

Processing complete

Applied 12/12/2016

Decision issued 10/02/2017

Granted 10/02/2017

35 Hamill Road

RMA/2014/2661

Three dwellings with attached garages - Historical Reference RMA92027351

Processing complete

Applied 10/10/2014

Decision issued 17/11/2014

Granted 17/11/2014

37 Hamill Road

RMA/2014/2661

Three dwellings with attached garages - Historical Reference RMA92027351

Processing complete

Applied 10/10/2014

Decision issued 17/11/2014

Granted 17/11/2014

4 Ader Close

RMA/2014/1667

Four Dwellings with Attached Garages - Historical Reference RMA92026331

Processing complete

Applied 08/07/2014

Decision issued 29/07/2014

Granted 29/07/2014

4/16 Hamill Road

RMA/2013/1997

12 Units - Lot 126 - Historical Reference RMA92023704

Processing complete

Applied 27/09/2013

Decision issued 19/11/2013

Granted 19/11/2013

RMA/2014/2637

Fee Simple Subdivision - 12 Lots s223 issued 13/11/14 (stage 1) LT 481519 s224 Stage 1 Issued 28/11/2014 - Historical Reference RMA92027327

Consent issued

Applied 08/10/2014

Decision issued 07/11/2014

Granted 07/11/2014

RMA/2014/2706

Within Scope Amendment to RMA92025198 - Historical Reference RMA92027399

Processing complete

Applied 14/10/2014

Decision issued 04/11/2014

Granted 04/11/2014

RMA/2014/576

Within Scope Amendment to RMA92023704 - Historical Reference RMA92025198

Processing complete

Applied 13/03/2014

Decision issued 08/04/2014

Granted 08/04/2014

42 Gosling Crescent

RMA/2013/2734

14 Residenital units on 14 fee simple titles ASSOCIATED WITH SUB RMA92024468 - Historical Reference RMA92024466

Processing complete

Applied 13/12/2013

Decision issued 24/03/2014

Granted 24/03/2014

44 Gosling Crescent

RMA/2013/2734

14 Residenital units on 14 fee simple titles ASSOCIATED WITH SUB RMA92024468 - Historical Reference RMA92024466

Processing complete

Applied 13/12/2013

Decision issued 24/03/2014

Granted 24/03/2014

46 Gosling Crescent

RMA/2013/2734

14 Residenital units on 14 fee simple titles ASSOCIATED WITH SUB RMA92024468 - Historical Reference RMA92024466

Processing complete

Applied 13/12/2013

Decision issued 24/03/2014

Granted 24/03/2014

48 Gosling Crescent

RMA/2013/2734

14 Residenital units on 14 fee simple titles ASSOCIATED WITH SUB RMA92024468 - Historical Reference RMA92024466

Processing complete

Applied 13/12/2013

Decision issued 24/03/2014

Granted 24/03/2014

5/16 Hamill Road

RMA/2013/1997

12 Units - Lot 126 - Historical Reference RMA92023704

Processing complete

Applied 27/09/2013

Decision issued 19/11/2013

Granted 19/11/2013

RMA/2014/2637

Fee Simple Subdivision - 12 Lots s223 issued 13/11/14 (stage 1) LT 481519 s224 Stage 1 Issued 28/11/2014 - Historical Reference RMA92027327

Consent issued

Applied 08/10/2014

Decision issued 07/11/2014

Granted 07/11/2014

RMA/2014/2706

Within Scope Amendment to RMA92025198 - Historical Reference RMA92027399

Processing complete

Applied 14/10/2014

Decision issued 04/11/2014

Granted 04/11/2014

RMA/2014/576

Within Scope Amendment to RMA92023704 - Historical Reference RMA92025198

Processing complete

Applied 13/03/2014

Decision issued 08/04/2014

Granted 08/04/2014

50 Gosling Crescent

RMA/2013/2734

14 Residenital units on 14 fee simple titles ASSOCIATED WITH SUB RMA92024468 - Historical Reference RMA92024466

Processing complete

Applied 13/12/2013

Decision issued 24/03/2014

Granted 24/03/2014

52 Gosling Crescent

RMA/2013/2734

14 Residenital units on 14 fee simple titles ASSOCIATED WITH SUB RMA92024468 - Historical Reference RMA92024466

Processing complete

Applied 13/12/2013

Decision issued 24/03/2014

Granted 24/03/2014

56 Gosling Crescent

RMA/2013/2734

14 Residential units on 14 fee simple titles ASSOCIATED WITH SUB RMA92024468 - Historical Reference RMA92024466

Processing complete

Applied 13/12/2013

Decision issued 24/03/2014

Granted 24/03/2014

Decision issued 24/03/2014

Granted 24/03/2014

Decision issued 24/03/2014

Granted 24/03/2014

6 Ader Close

RMA/2014/534

Construct a residential dwelling with attached garage - Historical Reference RMA92025153

Processing complete

Applied 11/03/2014

Decision issued 24/03/2014

Granted 24/03/2014

6 Greenaway Street

RMA/2014/1667

Four Dwellings with Attached Garages - Historical Reference RMA92026331

Processing complete

Applied 08/07/2014

Decision issued 29/07/2014

Granted 29/07/2014

6/16 Hamill Road

RMA/2013/1997

12 Units - Lot 126 - Historical Reference RMA92023704

Processing complete

Applied 27/09/2013

Decision issued 19/11/2013

Granted 19/11/2013

RMA/2014/2637

Fee Simple Subdivision - 12 Lots s223 issued 13/11/14 (stage 1) LT 481519 s224 Stage 1 Issued 28/11/2014 - Historical Reference RMA92027327

Consent issued

Applied 08/10/2014

Decision issued 07/11/2014

Granted 07/11/2014

RMA/2014/2706

Within Scope Amendment to RMA92025198 - Historical Reference RMA92027399

Processing complete

Applied 14/10/2014

Decision issued 04/11/2014

Granted 04/11/2014

RMA/2014/576

Within Scope Amendment to RMA92023704 - Historical Reference RMA92025198

Processing complete

Applied 13/03/2014

Decision issued 08/04/2014

Granted 08/04/2014

7/16 Hamill Road

RMA/2013/1997

12 Units - Lot 126 - Historical Reference RMA92023704

Processing complete

Applied 27/09/2013

Decision issued 19/11/2013

Granted 19/11/2013

RMA/2014/2637

Fee Simple Subdivision - 12 Lots s223 issued 13/11/14 (stage 1) LT 481519 s224 Stage 1 Issued 28/11/2014 - Historical Reference RMA92027327

Consent issued

Applied 08/10/2014

Decision issued 07/11/2014

Granted 07/11/2014

RMA/2014/2706

Within Scope Amendment to RMA92025198 - Historical Reference RMA92027399

Processing complete

Applied 14/10/2014

Decision issued 04/11/2014

Granted 04/11/2014

RMA/2014/576

Within Scope Amendment to RMA92023704 - Historical Reference RMA92025198

Processing complete

Applied 13/03/2014

Decision issued 08/04/2014

Granted 08/04/2014

8 Greenaway Street

RMA/2014/1667

Four Dwellings with Attached Garages - Historical Reference RMA92026331

Processing complete

Applied 08/07/2014

Decision issued 29/07/2014

Granted 29/07/2014

8/16 Hamill Road

RMA/2013/1997

12 Units - Lot 126 - Historical Reference RMA92023704

Processing complete

Applied 27/09/2013

Decision issued 19/11/2013

Granted 19/11/2013

RMA/2014/2637

Fee Simple Subdivision - 12 Lots s223 issued 13/11/14 (stage 1) LT 481519 s224 Stage 1 Issued 28/11/2014 - Historical Reference RMA92027327

Consent issued

Applied 08/10/2014

Decision issued 07/11/2014

Granted 07/11/2014

RMA/2014/2706

Within Scope Amendment to RMA92025198 - Historical Reference RMA92027399

Processing complete

Applied 14/10/2014

Decision issued 04/11/2014

Granted 04/11/2014

RMA/2014/576

Within Scope Amendment to RMA92023704 - Historical Reference RMA92025198

Processing complete

Applied 13/03/2014

Decision issued 08/04/2014

Granted 08/04/2014

9 Ader Close

RMA/2014/168

Erect Four Bedroom Dwelling with Attached Garage - Historical Reference RMA92024769

Processing complete

Applied 29/01/2014

Decision issued 19/02/2014

Granted 19/02/2014

9 Greenaway Street

RMA/2012/584

FEE SIMPLE 224 LOTS & ASSOCIATED LAND USE APPLICATION FOR CHANGE OF CONDITIONS RECEIVED
26/02/13 Sec223 issued 30/1/15 Lt 483265 - Historical Reference RMA92019930

Consent issued

Applied 27/04/2012

Decision issued 19/07/2012

Granted 19/07/2012

RMA/2013/68

To erect five single storey residential units with attached garages - Historical Reference RMA92021644

Processing complete

Applied 18/01/2013

Decision issued 27/02/2013

Granted 26/02/2013

RMA/2014/1117

Within Scope RMA92021644 - Historical Reference RMA92025759

Processing complete

Applied 12/05/2014

Decision issued 14/05/2014

Granted 14/05/2014

RMA/2014/1310

Fee Simple Subdivision - 5 Lots s223 Certified 10/7/2014 DP 477455 s224 Issued 21/7/2014 - Historical Reference RMA92025958

Processing complete

Applied 30/05/2014

Decision issued 27/06/2014

Granted 20/06/2014

9 Hamill Road

RMA/2013/1996

Erect three two-storey residential units - Historical Reference RMA92023703

Processing complete

Applied 27/09/2013

Decision issued 25/10/2013

Granted 24/10/2013

9/16 Hamill Road

RMA/2013/1997

12 Units - Lot 126 - Historical Reference RMA92023704

Processing complete

Applied 27/09/2013

Decision issued 19/11/2013

Granted 19/11/2013

RMA/2014/2637

Fee Simple Subdivision - 12 Lots s223 issued 13/11/14 (stage 1) LT 481519 s224 Stage 1 Issued 28/11/2014 - Historical Reference RMA92027327

Consent issued

Applied 08/10/2014

Decision issued 07/11/2014

Granted 07/11/2014

RMA/2014/2706

Within Scope Amendment to RMA92025198 - Historical Reference RMA92027399

Processing complete

Applied 14/10/2014

Decision issued 04/11/2014

Granted 04/11/2014

RMA/2014/576

Within Scope Amendment to RMA92023704 - Historical Reference RMA92025198

Processing complete

Applied 13/03/2014

Decision issued 08/04/2014

Granted 08/04/2014

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